

State Of Maryland

2019 Bond Initiative Fact Sheet

1. Name Of Project		
Orchard Street Church		
2. Senate Sponsor	3. House Sponsor	
Hayes	Wells	
4. Jurisdiction (County or Baltimore City)	5. Requested Amount	
Baltimore City	\$1,301,000	
6. Purpose of Bond Initiative		
the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Orchard Street Church building		
7. Matching Fund		
Requirements: Equal	Type: The matching fund may consist of real property, in kind contributions, or funds expended prior to the effective date of this Act.	
8. Special Provisions		
<input type="checkbox"/> Historical Easement	<input checked="" type="checkbox"/> Non-Sectarian	
9. Contact Name and Title	Contact Ph#	Email Address
Estelle Young	410-523-8150 x223	eyoung@gbul.org
10. Description and Purpose of Organization (Limit length to visible area)		
<p>Since 1992, the Orchard Street Church has served as the Greater Baltimore Urban League (GBUL)s headquarters. GBUL was founded in 1924 to assist migrants from the rural south to adapt to urban life, address discrimination, and overcome civil rights challenges. GBUL led multiple efforts to open opportunities, integrating the Baltimore City Fire Department, The University of Maryland, and the Baltimore Emergency Relief Commission. Complementing its advocacy work are GBUL programs. Youth programs foster college and career readiness, positive cultural-identity, and community leadership. The Raymond V. Haysbert Sr. Center for Entrepreneurship provides technical assistance to new and growing micro- and small business owners. GBUL outreach activities, convenings, and collaborations span the breadth of GBUL issues including health, education, and employment.</p>		

11. Description and Purpose of Project (Limit length to visible area)

The master plan includes five projects (HVAC, window replacement, brick repointing, stairwell water damage repair, electrical upgrades, sanctuary ceiling repair, and bathrooms). In 1989, GBUL brought together the city, state, local black businesses, and historic preservationists to restore the historic Orchard Street Church (OSC) vacant since 1972. A quarter century later, delayed maintenance and Acts of Man and God compel another major effort to restore this essential Baltimore institution. The master plan completion requested through the Bond Bill, once completed, will fully restore the envelope of the OSC preventing further decay. The master plan is preceded and supported by a BNHA-funded project to complete an easement application and corresponding architectural drawings so that Maryland Historic Trust approval is received and does not delay construction activities. Whiting Turner has provided significant pro-bono support for this ongoing effort since 2016.

Round all amounts to the nearest \$1,000. The totals in Items 12 (Estimated Capital Costs) and 13 (Proposed Funding Sources) must match. The proposed funding sources must not include the value of real property unless an equivalent value is shown under Estimated Capital Costs.

12. Estimated Capital Costs

Acquisition	\$0
Design	
Construction	\$1,301,000
Equipment	
Total	\$1,301,000

13. Proposed Funding Sources - (List all funding sources and amounts.)

GBUL Real Property	\$600,000
Whiting Turner pro-bono General Contractor	\$273,000
BNHA, 2017, 5 Windows	\$15,000
BNHA, 2016, Roof replacement	\$7,500
BNHA, 2019, Easement Consultant/Architectural Drawin	\$14,440
In-kind, Volunteer Grant Manager, 2016-present	\$7,000
Donation - BNHA match 2018, 2019	\$20,000
Healthy Neighborhoods energy upgrades	\$60,000
Bond bill, 2016, Roof	\$25,000
Prior Expenses	\$25,000
Total	\$1,046,940

14. Project Schedule (Enter a date or one of the following in each box. N/A, TBD or Complete)			
Begin Design	Complete Design	Begin Construction	Complete Construction
		1/2/2020	1/3/2022
15. Total Private Funds and Pledges Raised	16. Current Number of People Served Annually at Project Site	17. Number of People to be Served Annually After the Project is Complete	
20000.00	2,049	4,000	
18. Other State Capital Grants to Recipients in the Past 15 Years			
Legislative Session	Amount	Purpose	
2016	\$25,000	To conduct roof repair of the Orchard Street Church	
19. Legal Name and Address of Grantee		Project Address (If Different)	
Baltimore Urban League, Inc 512 Orchard Street Baltimore MD 21201			
20. Legislative District in Which Project is Located	40 - Baltimore City		
21. Legal Status of Grantee (Please Check One)			
Local Govt.	For Profit	Non Profit	Federal
[]	[]	[X]	[]
22. Grantee Legal Representative		23. If Match Includes Real Property:	
Name:	Michael A. Brown, Esq., Miles and Stockbridge	Has An Appraisal Been Done?	Yes/No
Phone:	410-727-6464		Yes
Address:		If Yes, List Appraisal Dates and Value	
100 Light Street, 21202		2005	600000.00

24. Impact of Project on Staffing and Operating Cost at Project Site			
Current # of Employees	Projected # of Employees	Current Operating Budget	Projected Operating Budget
8	10	1120431.00	1344500.00
25. Ownership of Property (Info Requested by Treasurer's Office for bond purposes)			
A. Will the grantee own or lease (pick one) the property to be improved?			Own
B. If owned, does the grantee plan to sell within 15 years?			No
C. Does the grantee intend to lease any portion of the property to others?			Yes
D. If property is owned by grantee any space is to be leased, provide the following:			
Lessee	Terms of Lease	Cost Covered by Lease	Square Footage Leased
NAACP State Conference	1 Year	7,200	384
Global Strategy Partners	1 Year	3000	192
Living Well Matters	1 Year	3000	192
E. If property is leased by grantee - Provide the following:			
Name of Leaser	Length of Lease	Options to Renew	
26. Building Square Footage:			
Current Space GSF	17,434		
Space to be Renovated GSF	17,434		
New GSF	17,434		

27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion

1837/1882

28. Comments

Nestled in its Seton Hill neighborhood, the city's oldest standing structure built by African-Americans remains a staple in the community. The Orchard Street Church dates its earliest history back to 1825. Truman Pratt, then a freeman, but born a slave in March 1775 at Hilds Light, near Hope Chapel, started a prayer meeting, most likely in a dwelling. Pratt was not an ordained minister, but actively conducted church affairs for more than forty years. Both zealous and Godly while being a slave, Pratt proved his temperament was better suited for freedom. He ran away from his owner, John Roy, around 1814. Pratt became a seaman for several years, and shipped out of Boston, but soon he desired to return to Baltimore. Upon his return, he twice attempted to purchase freedom from his owner, and eventually succeeded.

The original OSC structure dates back to 1837, with subsequent additions in 1853 and 1865 as the congregation grew. In 1882, the present standing Church was built on the same site in an Italian renaissance architectural style. The church was founded and organized by Truman Pratt, Basil Hall, Cyrus Moore and Jacob Gruber, all free Black men. City records cite the Orchard Chapel property as being deeded to Pratt, Hall, Moore and Gruber in September 1839. The building itself was erected by slaves and black freedmen who worked by torchlight in the night.

While its exact role is not certain, tunnels under the church were long associated with the Underground Railroad, and the OSC was reportedly a stop on Harriet Tubman's passage to freedom. One documented connection is the provision of Harriet Tubman's map used by the son of congregant Samuel Green to escape to freedom in Canada. Archaeology completed during the church's restoration in 1992 uncovered one such space associated with the Underground Railroad, which has been made accessible by stairway. The tunnel under the OSC is located near Pratt Street, where slaves were sold directly from the ships at the harbor, and lead to the old Mount Royal Station.

The OSC was recognized as a separate Methodist church in the 1840s. During the Civil War, this reorganization of the Methodist Episcopal Church occurred, and the Orchard Street Methodist Church would be able to oversee its own congregation. At the Methodists Washington Conference of 1864, Pratt was honored, and then in 1876, was assigned a seat within the bar at the conference. In the last few years of his life he was acclaimed by his fellow Methodists until his death in 1877, at the venerable age of 102.

The property is noted as the oldest standing Black built building in Baltimore City built by Blacks for Blacks. OSC is located in the historic area of Seton Hill, adjacent to the nationally recognized St. Mary's Spiritual Center. The Orchard Street Methodist Church has been listed on the National Register of Historic Places since November 12, 1975 (Inventory Number B-1401). It is building number 97 on Baltimore City's Designated Landmark List (2012). The church is located within the boundary of the Baltimore National Heritage Area (<http://explorebaltimore.org/explore/orchard-street-church>).