

State Of Maryland

2023 Bond Initiative Fact Sheet

1. Name Of Project		
Historic Charles W Baldwin Hall - Restoration of Historic 1861 Window		
2. Senate Sponsor	3. House Sponsor	
Gile	Pruski	
4. Jurisdiction (County or Baltimore City)	5. Requested Amount	
Anne Arundel County	\$30,000	
6. Purpose of Bond Initiative		
the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the historic 1861 windows at the Historic Charles W. Baldwin Hall		
7. Matching Fund		
Requirements:	Type:	
Grant		
8. Special Provisions		
<input type="checkbox"/> Historical Easement	<input checked="" type="checkbox"/> Non-Sectarian	
9. Contact Name and Title	Contact Ph#	Email Address
Delegate Andrew Pruski		Andrew.Pruski@house.state.md.us
Gail Campbell		410.409.0187
10. Description and Purpose of Organization (Limit length to visible area)		
<p>Severn Cross Roads Foundation is a 501(c)(3) non-profit based in Millersville, MD on Historic Generals Highway. Our mission is two-fold. We work to manage and preserve Historic Baldwin Hall (1861) which is on the national Register of Historic Places. An additional part of our mission is to provide a community center for scouts, music, arts, and fitness groups. These valuable human services enrich the lives of citizens in our community. In addition, we sponsor and partner with Boy Scout Troop 804, which has completed 21 Eagle Scout projects on our grounds. We frequently provide meeting space, free of charge, for groups that share district information for citizen input in a location that is convenient for local residents. SCRF also houses the Dulaney History and Genealogy Research Center and an 1840's reproduction schoolhouse, both of which are open to the community.</p>		

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

Baldwin Hall is a historic building constructed during the Civil War Era. The building has 21 original tall, arched, nine over nine double hung "Gothic" style sash windows. In a 2020 independent report by EHT Tracerics, a historic preservation consultant, it was noted that there is evidence of water damage, as well as wood rot, in the windows. In addition, all of the pulley systems, which allow windows to open and close, are not operational. Also, 14 of the panes of glass are broken or cracked throughout the building. The windows need to be re-glazed, repaired, and restrained, both interior and exterior. Insulation needs to be added and it is recommended that the windows should be fitted with UV resistant, non-glare, acrylic panels on the exterior. These exterior panels would protect the windows from the elements and help save energy. It should be noted that none of the recommendations from the report have been addressed due to lack of funds available to SCRF.

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	
Design	
Construction	\$30,000
Equipment	
Total	\$30,000

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

N/A	
Total	\$0

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
3/1/2023	4/1/2023	6/1/2023	11/1/2023
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	
0.00	10,000	12,000	
18. Other State Capital Grants to Recipients in the Past 15 Years			
Legislative Session	Amount	Purpose	
None			
19. Legal Name and Address of Grantee		Project Address (If Different)	
Severn Cross Roads Foundation P.O. Box 223 Crownsville, Maryland 21032		Historic Baldwin Hall 1358 Millersville Road Millersville, Maryland 21108	
20. Legislative District in Which Project is Located	33A - Anne Arundel County		
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:	Julie Anderson Reinhart	Has An Appraisal Been Done?	Yes/No
Phone:	410.268.5035		No
Address:		If Yes, List Appraisal Dates and Value	
Anderson Reinhart Law, LLC 92 Franklin Street P.O. Box 64 Annapolis, Maryland 21404-0064			

24. Impact of Project on Staffing and Operating Cost at Project Site			
Current # of Employees	Projected # of Employees	Current Operating Budget	Projected Operating Budget
1	1	92023.00	92023.00
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?			No
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
N/A			
E. If property is leased by grantee - Provide the following:			
Name of Leaser	Length of Lease	Options to Renew	
N/A			
26. Building Square Footage:			
Current Space GSF	Approximately 11,200 sq. ft;		
Space to be Renovated GSF	Windows only		
New GSF	No change to sq. ft.		

27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion	
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28. Comments	
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Since March of 2020 our organization, Severn Cross Roads Foundation, has been unable to raise necessary funds to operate Baldwin Hall, our Civil War Era Building constructed in 1861. Prior to that time, our main source of income had been from rentals for weddings and other community events. Since many of the events scheduled during the past three years were canceled, our finances have been severely impacted. The money we had in reserve has been used to cover our operating expenses such as utilities and insurance. In 2021, we had an unexpected expense due to the ceiling being deemed unsafe and the potential of collapse. That repair required immediate attention. In 2022, we had another unexpected expensive when two of our HVAV systems had to be immediately replaced. We currently have other structural needs such as a leaking roof and peeling exterior paint, which detract from the appearance of the historic building and makes it more difficult to generate income from rentals.

We have received several donations from our members that covered several of our small expenses, but we are able unable to raise the amount necessary for historic window repairs, which are in need of immediate attention before serious structural damages occur.

Any assistance from this Bond Initiative would allow us to repair our historic windows and preserve the community treasure that is Baldwin Hall. Thank you for your consideration.