

# State Of Maryland

## 2025 Bond Initiative Fact Sheet

<b>1. Name Of Project</b>		
Historic Charles W Baldwin Hall		
<b>2. Senate Sponsor</b>	<b>3. House Sponsor</b>	
Simonaire		
<b>4. Jurisdiction</b> (County or Baltimore City)	<b>5. Requested Amount</b>	
Anne Arundel County	\$148,000	
<b>6. Purpose of Bond Initiative</b>		
the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Historic Charles W. Baldwin Hall including cedar shake roof replacement		
<b>7. Matching Fund</b>		
Requirements:	Type:	
Grant		
<b>8. Special Provisions</b>		
<input type="checkbox"/> Historical Easement	<input checked="" type="checkbox"/> Non-Sectarian	
<b>9. Contact Name and Title</b>	<b>Contact Ph#</b>	<b>Email Address</b>
Gail Campbell		410-409-0187
<b>10. Description and Purpose of Organization</b> (Limit length to visible area)		
<p>Severn Cross Roads Foundation is 501(c)(3) non-profit based in Millersville, MD on Historic General's Highway. Our mission is two-fold. We work to preserve and manage 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. SCRF sponsors and partners with Scout Troop 804, which has completed 24 Eagle Scout projects in our building and on our grounds. In addition, we frequently provide meeting space, free of charge, for representatives and groups who wish share district information for citizen input in a location that is convenient for local residents.</p>		

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

The purpose of this project is to replace the cedar shake roof on our Civil War Era Building, constructed in 1861. During the past several years, we have been experiencing leaks in several different areas of the roof. This has caused damage to parts of the interior of our treasured historic building. We have hired a contractor to repair some of the damage, but, as the contractor informed us, this is only a temporary measure. The only solution is a full roof replacement. Because there is an easement on the building, we have been notified by MHT that all work to our building must be historically correct. This means that we must use wood shake shingles. The difference in cost between wood vs. man-made materials means that the expenses will be considerably higher than if we were able to use traditional roofing materials. We need to complete this project in a timely manner in order to avoid additional damage to the interior and exterior of our building.

*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**

<b>Acquisition</b>	
<b>Design</b>	
<b>Construction</b>	\$148,000
<b>Equipment</b>	
<b>Total</b>	\$148,000

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

Severen Cross Roads Foundation	\$5,000
LBI	\$143,000
<b>Total</b>	\$148,000

<b>14. Project Schedule (Enter a date or one of the following in each box. N/A, TBD or Complete)</b>			
<b>Begin Design</b>	<b>Complete Design</b>	<b>Begin Construction</b>	<b>Complete Construction</b>
4/1/ 2025	5/30/2025	7/1/2025	9/30/2025
<b>15. Total Private Funds and Pledges Raised</b>	<b>16. Current Number of People Served Annually at Project Site</b>	<b>17. Number of People to be Served Annually After the Project is Complete</b>	
5000.00	10,000	12,000	
<b>18. Other State Capital Grants to Recipients in the Past 15 Years</b>			
<b>Legislative Session</b>	<b>Amount</b>	<b>Purpose</b>	
2024	\$25,000	Historic arched window repair and restoration of 21 G	
<b>19. Legal Name and Address of Grantee</b>		<b>Project Address (If Different)</b>	
Severn Cross Roads Foundation P.O. Box 223 Crownsville, MD 21032		Historic Charles W. Baldwin Hall 1358 Millersville Road Millersville, MD 21108	
<b>20. Legislative District in Which Project is Located</b>	12B - Anne Arundel County		
<b>21. Legal Status of Grantee (Please Check One)</b>			
<b>Local Govt.</b>	<b>For Profit</b>	<b>Non Profit</b>	<b>Federal</b>
[ ]	[ ]	[ X ]	[ ]
<b>22. Grantee Legal Representative</b>		<b>23. If Match Includes Real Property:</b>	
<b>Name:</b>	Julie Anderson Reinhart	<b>Has An Appraisal Been Done?</b>	Yes/No
<b>Phone:</b>	410-268-5035		No
<b>Address:</b>		<b>If Yes, List Appraisal Dates and Value</b>	
Anderson Reinhart Law 92 Franklin Street P.O. Box 64 Annapolis, Maryland 21404-0063			

<b>24. Impact of Project on Staffing and Operating Cost at Project Site</b>			
<b>Current # of Employees</b>	<b>Projected # of Employees</b>	<b>Current Operating Budget</b>	<b>Projected Operating Budget</b>
1	1	153571.00	153571.00
<b>25. Ownership of Property</b> (Info Requested by Treasurer's Office for bond purposes)			
<b>A. Will the grantee own or lease (pick one) the property to be improved?</b>			Own
<b>B. If owned, does the grantee plan to sell within 15 years?</b>			No
<b>C. Does the grantee intend to lease any portion of the property to others?</b>			No
<b>D. If property is owned by grantee any space is to be leased, provide the following:</b>			
<b>Lessee</b>	<b>Terms of Lease</b>	<b>Cost Covered by Lease</b>	<b>Square Footage Leased</b>
N/A			
<b>E. If property is leased by grantee - Provide the following:</b>			
<b>Name of Leaser</b>	<b>Length of Lease</b>	<b>Options to Renew</b>	
N/A			
<b>26. Building Square Footage:</b>			
<b>Current Space GSF</b>	Approximately 11,200 sq. ft;		
<b>Space to be Renovated GSF</b>	roof only		
<b>New GSF</b>	No change to sq. ft.		

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

1861

**28. Comments**

The history of Charles W. Baldwin Hall is unique. It now sits in its third location at the intersection of Historic Generals Highway and Millersville Road. Once used as a church, it was decided in the late 1970's that it was no longer useful to Baldwin Memeorial United Methodist Church. A small group of community members made arrangements to save the beautiful Gothic Style building that was slated to be taken down by a wrecking ball. On June 2, 1981, our treasured building was moved to its new location across the street, on the other side of Generals Highway. Since that time, a small group of trustees and local citizens has worked tirelessly to maintain the property so that it can be used as a community center and local history library with a focus on genealogical research.

From March 2020, and the years that followed, Severn Cross Roads Foundation was unable to raise the necessary funds to operate Historic Charles W. Baldwin Hall. Prior to that time, one of the main sources of income had been funds provided through weddings and other community events. Since most of the events during the pandemic were canceled, our finances have been severely impacted. We are also currently addressing drainage issues, which must be corrected to mitigate damage which has already impacted our foundation and basement interior.

We have received several donations from our members, but we have been unable to raise the amount necessary for the roof replacement which is need of immediate attention before serious structural damage occurs.

Any assistance from this Legislative Bond Initiative would allow us to preserve this beautiful 19th century gem in our community. The trustees appreciate your consideration of this request.