

State Of Maryland

2022 Bond Initiative Fact Sheet

1. Name Of Project		
The Ship Caulkers' Houses		
2. Senate Sponsor	3. House Sponsor	
Ferguson	Clippinger	
4. Jurisdiction (County or Baltimore City)	5. Requested Amount	
Baltimore City	\$200,000	
6. Purpose of Bond Initiative		
the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the properties at 612-614 S. Wolfe Street		
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
Del. Luke Clippinger		luke.clippinger@house.state.md.us
Courtney G. Capute		410.215.0534
10. Description and Purpose of Organization (Limit length to visible area)		
<p>The Preservation Society was organized in 1967 to lead the "road fight" to prevent the construction of an I-95 extension through Federal Hill and Fell's Point. In the 55 years since that successful effort, the Preservation Society, a 501(c)3 organization, has worked tirelessly to advance the 3 core tenets of its mission: 1. Ensuring that significant properties in these areas are maintained and renovated within historic standards; 2. honoring the past while keeping an eye towards the future to ensure that Fell's Point and Federal Hill remain vibrant neighborhoods to work, live and play with development, adaptive reuse, and the activation of public space being at the heart of this mission; and 3. working to highlight the vibrant events of our community's storied past while promoting crucial information about the present.</p>		

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

The purpose of the Project is to preserve and restore 612-614 S. Wolfe Street, two c. 1797 one room structures that in the 1840s and 1850s were home to free Black ship caulkers, so that the houses may be used to: 1. celebrate the free Black ship caulkers who lived in the houses before the Civil War and raise awareness of their history and enduring legacy of the free and enslaved Black community; 2. inspire research regarding the community of Blacks during this period; and 3. foster community engagement in the houses by opening them for community use. From c. 1838-1858, free and enslaved Black caulkers held a virtual monopoly on Baltimore's ship caulking trade. These houses are physical links to the story of freedom and advancement for Black people. Barred from social institutions available to white Baltimoreans, the caulkers were central to the creation of organizations to support, educate, and employ members of Fell's Points Black community.

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	\$7,000
Construction	\$356,000
Equipment	\$0
Total	\$363,000

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

LBI	\$200,000
African American Heritage Preservation Program	\$100,000
City of Baltimore DHCD (pending)	\$49,000
Preservation Society Fundings	\$4,000
Baltimore City Historic Preservation Fund	\$10,000
Total	\$363,000

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
N/A	June 2020	June, 2020	TBD
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	
10000.00	50 in pers; 775 soc. media;	2500--tours; soc. media;	
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)	
The Society for the Preservation of Federal Hill and Fell's Point, Inc. 812 S. Ann Street Baltimore, MD 21231		612-614 S. Wolfe Street Baltimore, MD 21231	
20. Legislative District in Which Project is Located	46 - 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:	N/A, engaged on an as needed basis.	Has An Appraisal Been Done?	Yes/No
Phone:			No
Address:		If Yes, List Appraisal Dates and Value	

24. Impact of Project on Staffing and Operating Cost at Project Site			
Current # of Employees	Projected # of Employees	Current Operating Budget	Projected Operating Budget
0	0	6000.00	20000.00
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	
26. Building Square Footage:			
Current Space GSF	744		
Space to be Renovated GSF	744		
New GSF	None		

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

c.1797

28. Comments

Supplemental information regarding the Project:

Those who know the story of Frederick Douglass know that he was an enslaved ship caulker working in Fell's Point before he escaped to freedom in 1838. What is not generally known is that he credited the support and encouragement he received from the free Black ship caulkers in Fell's Point for much of his success. In his autobiography, *My Bondage and My Freedom*, he wrote, "Many of the young calkers [sic] could read, write and cipher. Some of them had high notions about mental improvement; and the free ones, on Fells Point, organized what they called the East Baltimore Mental Improvement Society. To this society, notwithstanding it was intended that only free persons should attach themselves, I was admitted, and was, several times, assigned a prominent part in its debates. I owe much to the society of these young men."

For too long, the interpretation of Fell's Points history has excluded Black stories. If known at all, the story of the Black ship caulkers in Fell's Point before the Civil War is barely a footnote, yet their contributions to their community, establishing churches, schools, and philanthropic and benevolent societies, were significant and deserve to be widely known. The goal of the Ship Caulkers Houses Project is to bring the story of the Black ship caulkers, both freed and enslaved, to the public as a recognized and important part of Fell's Point's history.

Supplemental information concerning Construction:

The scope of work on the Ship Caulkers' Houses is being performed in 3 phases, all subject to MHT easement committee approval, as follows:

Phase 1--Structural/Stabilization Work: Ongoing. Contract price (incl. demo) \$116,900; \$38,500 paid to date. Expected completion date: 6/1/2022. MHT approved. Modest cost overruns expected.

Phase 2--Exterior Restoration/Envelope Work: Contract price \$109,200. Expected commencement date: Summer 2022. MHT approved.

Phase 3--Interior Restoration Work: To be commenced after completion of Phases 1 and 2. Not yet bid. Estimated cost: \$125,975. Will be submitted to MHT for approval at the appropriate time.

Note: Not included in the construction costs is \$12,485 in archeological monitoring costs required in connection with the MHT easement. This cost is being covered by the Preservation Society.

Also note: It is contemplated that as Phase 4, a low-profile, one story building will be constructed toward the rear of the lots that will house a bathroom, kitchenette and modest capacity flex space for displays, lectures, school tour presentations, as well as community use. Project feasibility and scope are currently under development with fundraising to follow.

Supplemental information concerning number of people served at the Project site: The Houses are not currently safe for entry by the general public.