

23/65 1 Church St.  
No #

1985

MEMORANDUM

July 22, 1985

TO: David Wheeler  
Permit Processing  
DEP

FROM: Bobbi Hahn, Executive Director *BH*  
Historic Preservation Commission

SUBJECT: 7202 Maple Avenue, Takoma Park  
Salem Methodist Church, Brookeville  
211 Market Street, Brookeville

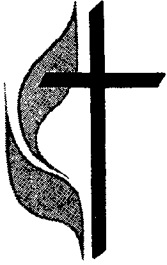
At its July 18, 1985 meeting, the Historic Preservation Commission considering the above referenced cases for determinations of substantial alterations. Their findings are as follows:

1. The Commission found that the following proposals of Shirley True, 7202 Maple Ave., Takoma Park Atlas historic district,, did not constitute substantial alteration of the historic resource or the historic district of Takoma Park in which it is located: installation of storm windows on the north and south dormer windows to match existing storm windows; the installation of six veloux roof windows, 27 1/2" X 48 3/4", to be installed as per attached drawing; and the removal of two double-hung windows in the north dormer to be replaced by one double-hung window. This work is therefore approved.
2. The Commission found that the application of the Salem United Methodist Church, Brookeville Atlas Historic District, to replace the existing tin shingle roof with fiberglass shingles did not substantially alter the exterior architectural features of the historic resource or the historic district in which it is located. The application is therefore approved.

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3. The Commission found that the proposal of Karen and Harry Montgomery, 211 Market Street, Brookeville, to build an out-building approximately 24 X 12 feet, to be located as per the attached plat behind their house which is a contributing resource within the Brookeville Historic District, did not substantially alter the historic resource or the historic district and, therefore, is approved.

0527E



*Salem United Methodist Church*  
P.O. Box 159  
Brookeville, Maryland 20833

PASTOR  
Jeanne W. Klauda  
Church 774-7772  
Home 439-3414

ORGANIST-CHOIRMASTER  
Eric Pollard  
963-3621

July 18, 1985

To the Members of the Montgomery County Historic Preservation Commission:

As pastor of the Salem United Methodist Church of Brookeville, I respectfully appeal to you to consider the difficult situation in which our church finds itself involved.

Most importantly, I am deeply saddened by the emotional turmoil evidenced in previous meetings as the Church and the Historic Commission seek solution. Furthermore, great stress now exists in the town of Brookeville where previously (since the founding of Salem Church in 1833) Church and Community enjoyed a supportive and peaceful relationship. This, indeed, is a tragedy and runs counter to every principle for which Christian churches stand.

As best as I can understand, Salem Church has been caught in an unfortunate series of events. The Church has been in the process of planning a series of repair and renovation projects for over two years. Numerous bids on all work projects have been received and evaluated by our Trustees, who in turn (and in keeping with United Methodist policy) have submitted thorough reports and recommendations to our Administrative Council. Our immediate priority is our roof which is in need of replacement due to leaks. Further delay could cause damage to the interior of our sanctuary.

We are not a large church, but one which conscientiously attempts realistic and attainable financial goals. As a Church, we are also mindful of other needs beyond our own local situation that place rightful demand on our budget (these are in the area of "Outreach" such as projects for the hungry, missions, etc.). We are hardpressed to rationalize increased expenditures on a tin roof replacement which greatly exceed that of a shingle roof. Salem has always tried to be frugal with its own local expenses in order that we also are able to help reach the needs of others outside our immediate church family. At the same time we try, and I believe have succeeded, to maintain our buildings and property in the most attractive manner possible.

Finally, from a more personal perspective, I do believe that the value of historic preservation rests not only in buildings, but also in people. Simply put, the history of Salem Church began with a group of Methodist Protestants who "Built God a house in Brookeville." At that time it wasn't important whether that house was of brick, stone, or wood. Neither was it important if the roof was of tin or shingle. What was important was that spirit of love for God and ministry to a community. This is the heritage we bring to this town, and it is my sincere hope and prayer that the renovations issue that is now before us will not cause us to lose sight of our original mission.

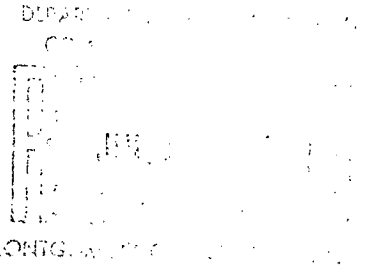
Sincerely,  
*Jeanne W. Klauda*  
Rev. Jeanne W. Klauda



# MARYLAND ASSOCIATION OF HISTORIC DISTRICT COMMISSIONS

July 11, 1985

Ms. Bobbi Hahn  
Montgomery County Historic Preservation Commission  
100 Maryland Avenue, Room 200  
Rockville, Maryland 20850



Dear Bobbi,

Thank you for recently sharing information regarding the roof replacement case for a church in the Brookeville Historic District. As requested, I am sending some information and suggestions to you and the commission regarding this case.

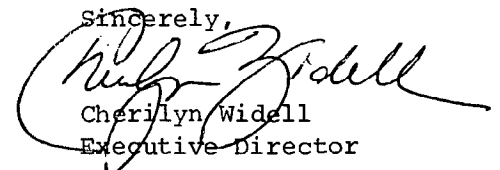
I cannot stress enough how important it is to consider the newness of the historic district designation in this case. I have repeatedly seen commissions and staff virtually destroy the effectiveness of the ordinance and goodwill of the commission in a community by taking too tough a stand too early in the designation of the district. The only way an historic district ordinance works, particularly in a small community, is if it has local community support. It is imperative not to do anything to damage or lose that support. When a community is first designated, the commission should spend at least the first couple of years in an education rather than regulation posture. This will mean sometimes approving changes which are not the best but the trade off is gaining the trust of the property owners and educating them to the expected guidelines.

If a compromise on the roofing material is not possible. (Have you spent some time with the congregation considering alternatives?) I would do everything I could to prevent a problem like this from happening again. The Preservation League of New York has printed an excellent booklet on Taking Care of Religious Properties which I would obtain copies of and distribute to all religious properties under your jurisdiction. You might also consider having a workshop for the building committees of the churches and institutions with which you must work.

A final suggestion is to turn to the community. I have heard of several communities which have obtained funds to repair a spire on a church by a PR campaign with a contribution box in the public square. Maybe this would work to make up for the additional expense of a tin versus asphalt roof.

As always, please do not hesitate to contact me should you have additional questions.

Sincerely,



Cheryl Widell  
Executive Director

Agenda  
Item # III. 2.

300 Market St.  
Brookeville, Md. 20833  
Monday, July 8, 1985

Ms. Hahn.

My wife talked with you today in regard to putting Salem United Methodist Church on the agenda for the July 18 meeting of the Historical Commission.

You said we were already on the agenda but you wanted details of what our proposed plans were.

1. Since the Conference of the United Methodist Church discourages churches being put on any kind of Historical Register and our church board voted not to be put on it several years ago we would ask to be removed.
2. Should this request be denied, we request permission to replace our 75 year old tin roof with fiberglass shingles. We have chosen a style which gives the effect of a Shaker Shingle.

We chose to go with the fiberglass because of the difference in the initial cost plus the maintenance every  $3/4$  years

Cost of tin Shingles	<u>19,062</u>
Initial Painting	<u>2,500</u>
Up Keep over a 25 yr. period approx.	<u>24,000</u>

Total 45,562  
for 25 years-

Cost of Fiber glass Shingles  
with 25 year warranty

\$ 10,487.00

The budget for the year 1985  
excluding any renovations is.

\$ 53,445

Total of present proposed  
renovations

\$ 30,000

Methodist ministers can be moved at any time - Since our minister who is starting her 5<sup>th</sup> year lives in her own home, we use the parsonage as a parish house. When there is a new minister who wants to live in the parsonage we will then have to replace all carpet, repaint and possibly replace the furnace which is approximately 30 years old.

The repairman has told us to be thinking along these lines because of some of the problems he has encountered with the furnace.

These costs will be sizable then.

We are a small Church with quite a number of retired people making up our membership.

Approximate Membership	190
Approximate number in attendance	60-70
Number of Pledges	61
Number of regular contributors	70

It is of the utmost urgency to be allowed to go forth with the roof as soon as possible.

We were told 3 years ago when it was patched and painted that it should be replaced. At that time we had just become a single station church and had paid \$42,500 for the other church's share of the parsonage.

We are very much afraid waiting any longer is inviting trouble since the roof is in need of painting again and a hail storm could cause serious damage making holes and causing leaks which would ruin the interior of the church.



It would seem quite evident that we are trying to keep our buildings in good repair but the figures show we must be realistic on how far we can extend our financial capabilities.

Sincerely

Jessie C. [Signature]

M E M O R A N D U M

June 27 1985

TO: Brookeville Local Advisory Committee  
Board of Trustees, Salem Methodist Church

FROM: Bobbi Hahn, Executive Director  
Historic Preservation Commission *BH*

SUBJECT: LAC meeting rescheduled to Monday, July 1.

Mr. Les Unglesbee, Chairman, Board of Trustees, Salem Methodist Church, has requested that the Local Advisory Committee meeting scheduled for Tuesday, July 2 at Brookeville Academy be rescheduled to assure that representatives of the Board of Trustees will be there to present the application of the church to change the roofing materials on the historic building. In an effort to accommodate the applicants and with the concurrence of LAC members, the meeting has been rescheduled for Monday, July 1 at Orndorff Hall. The LAC will meet for a discussion of organizational and administrative matters at 7:30 p.m. as scheduled. A discussion of the church's application is scheduled for 8:30 p.m.

Members of the LAC should be thinking in terms of scheduling a regular meeting date each month. You will also be electing officers and deciding on length of terms at the July 1 meeting.

0479E

ROOF COSTS (7/1/85)

ASSUMPTIONS:

1. COST OF ASPHALT ROOF IS \$10,500.
2. COST OF METAL ROOF IS \$19,000.
3. METAL ROOF NEEDS PAINTING EVERY 5 YEARS
- 4 IT COSTS ABOUT \$3,000 TO HAVE THE CHURCH ROOF PAINTED
4. A METAL ROOF WILL LAST LONGER THAN AN ASPHALT ROOF (25-40 YEARS VERSUS 75-100 YEARS) IF THE METAL ROOF IS PAINTED EVERY FIVE YEARS.
5. MANY PEOPLE WOULD PREFER A TIN ROOF TO AN ASPHALT ROOF

ANALYSIS:

ASPHALT ROOF

MONTHLY PAYMENT ON A \$10,500 NOTE (20 YEARS) IS:

\$115.61	@ 12%
\$130.57	@ 14%

TIN ROOF

MONTHLY PAYMENT ON A \$19,000 NOTE (20 YEARS) IS:

INTEREST %	MONTHLY PAYMENT \$	SAVINGS IF TIN IS INSTALLED (EXCLUDING MAINTENANCE)			
		12% ASPHALT		14% ASPHALT	
		MONTHLY	5 YEARS	MONTHLY	5 YEARS
0	\$ 79. <sup>00</sup>	\$ 36	\$ 2715	\$ 51	\$ 3889
3	105	10	754	25	1928
4	115	0	0	15	1144
6	136	--	--	--	--

CONCLUSION:

- FOR 0% LOAN INSTALL TIN
- FOR 3% LOAN PROBABLY INSTALL TIN BECAUSE IT LASTS LONGER AND A LOT OF PEOPLE PREFER IT
- FOR GREATER THAN 3% LOAN INSTALL ASPHALT BASED ENTIRELY UPON FINANCIAL CONSIDERATIONS