



05 October 2016

Praise Buildings
Religious Property Brokerage
5771 Waterloo Road
Suite 1300
Ellicott City, Maryland 21043

Attention: Ms. Barb Bindon
Project Manager

**Re: Calvary United Methodist Church
1321 Calvary Road
Churchville, MD 21028
Mc # 16335**

Dear Ms. Bindon,

It was a pleasure to meet with you at existing church on Monday October 3, 2016. The purpose of our visit was to review the roof of the original church to access its structural adequacy. The church we understand was originally built in 1821 and consists of a stone facade with a very steep pitch shingle roof. In the interior of the sanctuary, two rows of temporary columns composed of 6" x 6" wood posts spaced at 6'-0" on center support a wood beam at the underside of the ceiling. (See enclosed photographs) It is unknown when the temporary columns were installed or the reasons for their installation.

We could review the roof framing above the ceiling by an access hatch from the balcony. We noted that a temporary wall was constructed above the ceiling to the underside of the roof rafters. At the bearing location of the new wall we noted numerous wood rafters have cracked or split. (See enclosed photographs) This wall we believe was added for additional support of the 4 x 6 wood rafters. From our review of the structural roof framing both from the inside as well as from the outside, it does not appear that the roof is sagging.

We also able to review the framing below the floor from a floor hatch located along the inside face of the exterior side wall. We noted that there was only a very small area that was excavated below the first floor for the installation of mechanical equipment. (See enclosed photograph) The remaining floor rafters are located within a foot of the existing earth. The mechanical equipment that we observed appears to be obsolete.

03 October 2016

Praise Buildings

**Re: 400 South Monroe Street
Baltimore, Maryland 21223
MC Job No. 16335**

Page 2

Based on our review at this time the two rows of temporary columns must remain in place to insure the structural integrity of the roof. Obviously, these wood posts serve to detract from the value of the property. These wood posts could be replaced by a deep steel wide flange beam located just below the ceiling that would span from the exterior end wall of the church to the balcony. Additional support would have to be provided at the bearing conditions at each end of the beam accordingly. The installation of this beam would serve to eliminate the temporary columns and provide an open interior sanctuary space. The costs and installation of the beam along the corresponding deep bulkhead should be further evaluated by future interested parties.

Thank you for the opportunity of preparing this report. If we can be of any further service to you in this matter, please do not hesitate in contacting our office.

Very truly yours,

MORABITO CONSULTANTS



Anthony Morabito, PE
Vice President

