



MIDDLEHAM & ST. PETER'S EPISCOPAL PARISH

Total Proposed Capital Campaign Goal: \$1.5 Million

Leadership

The Rev. David G. Showers
Rector

The Rev. Erin Shank
Assistant Rector

Jim Shepherd
Committee Co-Chair

Andy Connolly
Committee Co-Chair

Joan Shisler
Senior Warden

Jim Yoe
Junior Warden

Tim Wakeman
Treasurer

Anne Gross, Registrar
Asst. Treasurer

Vestry Members:

Andy Connolly

Colleen Davies

Anna Hall

Anne Hayes

Andy Miller

Jim Shepherd

Karen Wilson

Jackie Vos

Middleham and St. Peter's Parish offers three Sunday services in three separate locations, two in historic chapels and a family service in the Parish Hall. These three buildings house a vibrant and dedicated congregation, unified as a church family in 1978, when we became one parish. We are rich in history, inspiring worship, a strong sense of community, and many thriving and crucial ministries. Newcomers always find a warm and sincere welcome here, and families have stayed for generations.

Middleham Chapel, the oldest church building in Calvert County and one of the oldest in the United States, dates to 1684 when it was erected as a Chapel-of-ease of Christ Church in Port Republic. In 1748, the original log Chapel was re-constructed in the shape of a cross using Flemish-Bond brickwork, and it still is in use today. The sanctuary was enlarged and Sacristy and Vesting rooms were added with an addition built

in 1890. The Chapel was first wired for electricity in 1947, and the six historic stained glass windows, installed in 1893, were refurbished in 1997 when the chapel was last renovated.

St Peter's Chapel was built on Solomons Island in 1889. Young by comparison to Middleham Chapel, many alterations have been made to the interior of the chapel over the years. Electricity was installed in 1921, *continued...*

Dreamcatching—What Is God Calling Us To Do?

In contemplating our evolving needs and the idea of a capital campaign to meet them, our initial challenge was to identify those projects that would best serve the parish now and in the future. We were guided by the crucial question—What is God Calling Us to Do? We worked diligently to hear from one another for several years, and eventually drafted architectural plans which addressed the identified needs. More recently, a process called ‘Dreamcatching’ was employed to actively seek input from parish ministry groups in order to fine-tune their needs and priorities relative to those proposed plans.

The following are potential goals for a proposed Building for Greater Ministry capital campaign this spring. All three of our worship spaces share a part in the proposed projects, as we move together as one congregation toward mutually identified values and programs to serve the Southern Calvert County community. The actual projects and priorities, as well as the scope of what we can achieve at this time will depend completely on the response of the entire congregation of Middleham and St. Peter’s Parish to this study. Please take the time to thoughtfully and prayerfully respond. The opinion of every member is needed to make the best decisions about how we move forward into our future together.

The Need for a Capital Campaign

Like many churches, we grapple each year with funding several and varying annual operating needs. Over the years, budget constraints have often forced difficult choices about the disposition of our stewardship revenues. As a result, some maintenance issues have been deferred and now have become critical and sizable projects. A capital campaign would support both the renewal of our facilities to support and enhance the ministries we are called to, and provide a secure foundation from which to continue our many vital programs in the future.

Proposed Projects and Total Estimated Costs: \$1,500,000

The total cost of all proposed projects included in Building for Greater Ministry is about \$1,500,000.

This figure is derived from recent adjustments to our original architectural plans in response to feedback from the Dreamcatching process, and subsequent estimates compiled by the Building and Grounds Committee. The proposed projects include improvements to support many ministries and programs, address deferred maintenance, restoration of our historic chapels, safety enhancements, improved energy efficiency, and a proposed new columbarium.



Middleham and St. Peter’s Parish



Improvements to Support Ministry Estimated \$650,000

Supportive and efficient space for ministry is a primary identified goal at Middleham and St Peter's. We strive here every day to serve and enrich the lives of our parishioners and the people in our community. In order to better support our many worthwhile ministries, congregants have identified the following needs:

More Space for Christian Education

Over the past several years, the Christian Education offerings at this parish have grown considerably, developing extraordinary programs to meet intergenerational needs of our day. Those directly involved in this vibrant ministry have identified the need for 8 classroom/meeting rooms in the Parish Hall building, in which we would conduct our Sunday School classes, have nursery space, and conduct EFM, VBS, Big Conversations, Day School, and Bible Study programs. Additional offerings we cannot currently accommodate would also be made possible by this additional space. All rooms would be multi-purpose in design, allowing for use by many groups throughout the week.

Space for Outreach

As a parish, Middleham and St Peter's has embraced Outreach opportunities with vigor and dedication. We currently provide a location for MayFest, the SMILE Board of Directors Meetings, Regional Council Meetings, Maryland Food Bank Distribution, AA, Boy Scouts, Girl Scouts, Overeaters Anonymous and our Day School. By adding the proposed additional square footage and making improvements geared toward our ministries, we could serve many more community needs, such as providing food through the Backpack ministry for needy elementary school students, after school study and tutoring programs, Financial Counseling, and other community-related programs.

Fellowship Space at St Peter's

A 600 sq. ft. addition to the rear of St. Peter's Chapel would create both a needed place to encourage fellowship after services, and a needed gathering place for local community groups to hold meetings.

Kitchen Improvements

A larger kitchen in the Parish Hall would be a significant improvement for both in-reach and outreach on many levels. It would better enable the Episcopal Church Women and others to provide meal support on the many occasions that food is required for parish functions and fellowship. It would allow for increased community events and parish fundraisers. It would also significantly increase the refrigerator space available for our community garden produce, Project ECHO meals, and hospitality dinners serving our community.

Parish Health Ministry

The Parish Health ministry is expanding and currently provides a variety of health related offerings for our parish and to the community. Monthly programs and bulletin boards provide current health related information. The Health Fair, a community event sponsored jointly with Calvert Memorial Hospital, offers vital screening options and health care information to the community. The proposed additional space in the Parish Hall would make it possible to add a Dental Clinic, a Wellness Clinic, and other related opportunities for healing the body, the mind and the spirit. Middleham and St. Peter's Parish has the potential to become a focal point for extended health services in southern Calvert County, benefiting many.

Worship Improvements

Worship is the foundation of our Parish life at Middleham and St. Peter's. The proposed projects would include more comfortable seating in St. Peter's Chapel, audio systems in both chapels and the Parish Hall, and removing the steps leading to the altars in both Middleham and St. Peter's chapels for better accessibility.

Music Program Improvements

Music is a highlight of all our worship services. Our Music Minister and an Assistant Music Minister tend to both our Choir and Bell Choir, and also provide music programs for the Sunday school classes and Vacation Bible School. A practice room and dedicated space in the Parish Hall for them to work would enhance our musical capability, and allow us to offer concerts and musical performances to draw and delight our congregation and the local community.

and the edge grain pine flooring was put down in 1927. Kneeling benches were installed in 1930, and stained glass windows installed in the 1980s. The inviting white picket fence was built in 1967, in place of a black iron fence that had surrounded the property since 1919. In 1989, an addition that included a restroom was added to St Peter's.

The Parish Hall was built in 1967. As we grew and more space became necessary, the Parish Hall building was enlarged in 1995. At that time, Sunday services began to be held in all three worship spaces, and the Parish Hall became the center of activity for all our administrative offices, meetings, Christian education and the many ministries serving our parishioners and the community.

We know from recent deep listening to our members that our ministries have become central to our identity as a congregation. They have flourished and been proven vital and relevant by the response of our community. And we have once again outgrown our spaces.

When one considers the dedication, faith, and eagerness to serve shared by the people who call Middleham and St. Peter's their church home, it is not a wonder that we are now feeling called by God to expand our ability to do good works; spreading God's word even further, truly loving our neighbors as ourselves, and sharing our blessings and good will with those in need both near and far.



Technology Upgrades

With three worship locations, we understand better than most that communication is the key to carrying out all of the ministries of our parish and living into the mission, vision, and values we faithfully embrace at Middleham and St. Peter's Parish. Up-to-date technology has become vital to the present and future of our parish. Every ministry has expressed some need for technology improvements. Cable and Wi-Fi access is needed in all the rooms of the Parish Hall building. Audio and Visual equipment is also needed in the Parish Hall, including each classroom and conference room, to support worship, education, community functions, and ministry meeting capacities. This would also allow us to provide web-based worship services for shut-ins, and to podcast wedding and funeral services to family and friends who cannot be present. Technology improvements would allow the congregation in all worship spaces to hear and see worship services more clearly.

Storage Space

Storage space is needed by every program carried out in the Parish Hall, Middleham Chapel, and St. Peter's Chapel. Every ministry group called for more storage space in their dreamcatching sessions. The Altar Guild is woefully in need of space to store altar materials, vestments, and supplies serving all locations; Christian Education and programs need allocated storage space in the classrooms and meeting rooms; a vesting area in all three worship spaces is necessary for clergy, lay chalcist, and acolyte vestments; and a Sacristy in the Great Hall is needed to provide an appropriate space for sacred items currently scattered throughout the building.

Renovations and Deferred Maintenance Estimated \$715,000

In the proposed *Building for Greater Ministry* plans, all three buildings would benefit from some needed deferred maintenance and renovation work.

Maintenance & Repairs

Carpeting would be replaced in the two chapels. Storm water management is needed to eliminate a leakage issue in the Parish Hall basement. Repairs are needed for cracks in the interior walls and ceiling of Middleham Chapel, and it needs painting inside and out. Windowsills in the Parish

Hall and in Middleham Chapel need repair. The cabinets in the vesting area and sacristy of Middleham Chapel would be replaced. More seating capacity and wider, more comfortable pews are planned in St. Peter's Chapel, and the pews in Middleham Chapel would be repaired.

Accessibility and Safety Improvements

Projects to improve accessibility and welcome for all three properties have been proposed. An elevator in the Parish Hall would allow multi-floor access for all people and program spaces. New and renovated doorways and hallways will be wheel-chair and stroller friendly. Adding a bathroom to Middleham Chapel and improving the accessibility of restrooms in the Parish Hall would better serve the needs of the congregation and community visitors. The addition of showers in the Parish Hall would help us serve Safe Night guests, parishioners working in the garden, and visiting church groups who spend the night. Removing the interior steps leading to the altars in both Middleham Chapel and St. Peter's Chapel will make it easier and safer for all congregants to access the altar area. Driveway and entrances at the Parish Hall campus will be improved to provide more parking spaces and easier access from the outside. Finally, a sprinkler system must be installed in the Parish Hall, as required by the fire regulations in the county.

Energy Efficiency

The proposed plans include energy efficiency measures. All energy systems installed will be the most up to date and efficient possible, in order to save on utility bills and to be more environmentally responsible. This includes the installation of solar panels, more efficient HVAC systems for the Parish Hall, particularly in the basement, and changing St. Peter's Chapel from oil to gas heat.

Columbarium . . . Estimated cost \$50,000

A new columbarium is proposed, located at the edge of the cemetery, providing a more spiritual and respectful resting place than the one currently in place. A walking path would be constructed to allow easy access from the Parish Hall to this new columbarium location. This structure would be larger than the current columbarium in order to accommodate increased requests for niches. The current niches would be relocated to the new one.

Middleham and St. Peter's Parish is a welcoming, engaging and spiritual community of worship, fellowship and service for all, providing an open door to all who reach out to God.

Gifts Essential Chart

This chart illustrates the size and number of gifts necessary for a successful \$1.5 Million capital campaign.

Size of Gift	Number Needed	Cumulative Total	Monthly (over 3 years)	Monthly (over 5 years)
\$300,000	1	\$300,000	\$8,333	\$5,000
\$200,000	1	\$500,000	\$5,556	\$3,333
\$100,000	3	\$800,000	\$2,778	\$1,667
\$50,000	5	\$1,050,000	\$1,389	\$833
\$25,000	7	\$1,225,000	\$694	\$417
\$10,000	10	\$1,325,000	\$278	\$167
\$5,000	13	\$1,390,000	\$139	\$83
\$3,000	25	\$1,465,000	\$83	\$50
\$1,000	34	\$1,499,000	\$28	\$17
Less than \$500	many	Goal Achieved	Variable	Variable