

St. Mark's Restoration Needs –and Plan so Far

Town Halls
June 17, 2018



Agenda

| Topic | Lead |
|----------------------|-------------------------|
| Opening Prayer | Michele |
| Opening Remarks | Michele |
| Overview of Findings | Kenn/Alfonso from Aeon |
| Plan Phasing | Kenn/Alfonso |
| Oversight | Pete |
| Financial Plans | Nora/Michele/Rob/Jackie |
| Long Term Plans | Michele |
| Table talk | Michele |
| Q&A | All |
| Closing Prayer | Scott |

Opening Prayer

Gracious God, whose blessed Son before his passion prayed for his disciples that they might be one, as you and he are one:

Grant that your Church, being bound together in love and desire to do your works in the world, may be united in one body by the one Spirit, that the work that we do today may help us and this building be open to people who need it for many years to come. Amen.

--The Rev. Michele H. Morgan, 12th Rector

Opening Remarks

We started this journey of a Capital Campaign (Extended Vision 2020) to pay down the mortgage that we took out to cover the cost of the renovation that has benefited us with this space that we have opened up for countless guests and ourselves over the last 3 years.

Our initial goal was to pay down the mortgage, make our sound system better for our aging ears, and have the air handler move more cool air into our worship space and most importantly, donate some of this money to an institution that is also making the world a better place.

We have had an interruption in our plans, and have had to shift to making this grand building solid and safe for those who will come after us. We have to, as my GPS would say, "re-calculate our route." That is what this town hall is about.

Your Rector, wardens and the vestry know that we have to make decisions about how we do what we need to do for the building, as well as the plan forward to pay down the mortgage, decide what sound system will work for our configuration of worship, and who and how much will money we will give to a charity.

Please know this is the start of the process not the end of the process. We encourage you to ask questions, of leadership, of the Fabric Committee, me, and the Vestry.

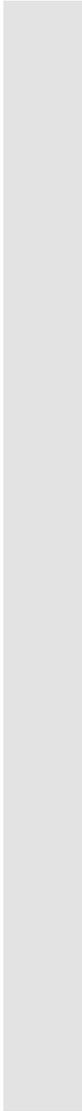
Thank you for your time.

--The Rev. Michele H. Morgan, 12th Rector

Intro to Description of Survey Results

- How did this start? We knew that some brick repairs were needed. Don Gangloff and Pete Eveleth, members of the Fabric Committee, recommended that we do a full survey rather than take a piecemeal approach.
- Our restoration consultant, Traceries LLC, recommended two companies. We talked to both and chose Aeon, who completed their survey and reported results on May 1.
- Introduction of Alfonso Narvaez, senior architectural conservator and founding principle of Aeon Preservation.

-- Kenn Allen, Junior Warden



Aeon Slides Go Here

St. Mark's Plan: Oversight

- In 1971, as St. Mark's resisted a Congressional plan to build the Library of Congress annex by tearing down our church, our block, and three others, the Washington Post called us a "citadel of enlightened Christianity." (See backup for full editorial.) We've successfully faced other challenges in our past, and we'll do the same with this one.
- Oversight of the effort happens in four ways:
 - Junior Warden and Fabric Committee
 - Expertise: several former Junior Wardens and Manciples, architects with historic preservation experience, and members who have led or significantly participated in previous complex renovation projects at St. Mark's.
 - Team being formed to review contract, establish reporting requirements, develop plan to review subcontractor selection
 - Rector and Vestry
 - Junior Warden makes monthly progress reports and requests for approval of special expenditures
 - Outside consultants / governing oversight bodies
 - Traceries (consultant)
 - DC Historical Preservation Review Board (DCHPRB) and the Commission of Fine Arts
 - Congregation
 - Ask questions, keep us accountable!
 - Pledge to support the work.
- Bert Cooper, our beloved historian, once said, "In this place, if you want to, you can find a history and a home. In this place, if you want to, you can be heard. In this place, if you want to, you can be changed."
 - Pete Eveleth, member of Fabric Committee, past Senior and Junior Warden

St. Mark's Plan: Financial

- Propose to Finance Committee and the Vestry to apply half of surplus from last year to restoration work; the other half to parish reserve, building replacement reserve. Note: the Finance Committee and the Vestry both approved this suggestion in their June 2018 meetings.)
- Expand the donor pool: send notes to neighbors, Players, Yoga, and extended family members. Put a banner up with the scaffolding to invite outside help.
- Remain open to other grant possibilities, although they are unlikely
- Restart Extended Vision

-- Nora Howell, Senior Warden

St. Mark's Plan: Extended Vision Status and Plans

- Status: We've raised just over \$1,000,000
 - As of 11 July, we have 58 pledges of \$881,000
 - Plus grant money approved \$50,000
 - Plus transfer of last year's surplus \$75,000
- We still need final restoration cost numbers, but we're looking at a revised target of around \$1,800,000.
- Leadership members are increasing their pledges
- Dinners are being scheduled
- See the weekly eGospels for "Voices from the Giving Tree," listen to parishioners tell why they are supporting Extended Vision.

-- Rob Hall and Jackie Boddie, co-chairs, EV Campaign

St. Mark's Plan: Long Term

- Survey building every 10 years, funded by the Endowment Fund established for this purpose
- Propose new Vestry policy to increase building reserve yearly via substantial set-asides from operating budget.
- Per Vestry policy, unrestricted special donations will continue to go to mortgage principal
- In summary, in order to be good stewards of our building, we need to plan for continuing building needs
 - The Rev. Michele Morgan, Rector, and
Nora Howell, Senior Warden



Q&A

Closing Prayer

We give you thanks, God, for the generations who came before us: the laborers who built this church, the parishioners who funded it, and all those who have worked to maintain it. We have received a generous legacy.

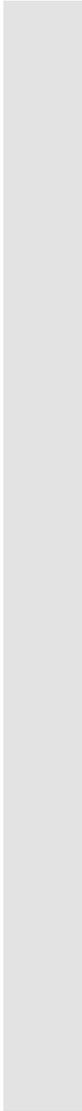
And so we pray to you today for the courage, the commitment, and the foresight to repair this building so that generations to come will know its beauty, that those seeking you might know you in this space, and that the surrounding community will have a place to meet together.

May we be infused with your spirit of generosity as we seek to sow a harvest that many more may reap, for generations to come. Amen

-- The Rev. Scott Lipscomb



Backup



Approved
Vestry
Resolution
May 2015

“Effective January 1, 2015, it shall be the policy of St. Mark’s Church that all proceeds of bequests, which are not specifically targeted by the bequestor to other approved activities of the church, be devoted to paying down the principal of the \$1 million loan now held by National Capital Bank.”

Washington Post Editorial, June 3, 1971

Masters Without a Masterplan
The Washington Post, Times Herald (1959-1973); Jun 3, 1971;
ProQuest Historical Newspapers: The Washington Post
pg. A18

Masters Without a Masterplan

The third building of the Library of Congress, the \$90 million James Madison Memorial Library at First Street and Independence Avenue SE, will hardly be an ornament to Capitol Hill or 20th century American architecture. Its design comes to us from the wonderful people who gave us the Sam Rayburn House Office Building in the Hitlerian style in which Professor Albert Speer had hoped to rebuild Berlin. But that, alas, was not the reason House Speaker Carl Albert urged that the Madison Library construction be stopped. The Speaker was thinking of replacing it with a fourth House Office Building.

We are glad the House Appropriations Committee did not go along and we would urge the full House, when it votes on the appropriations bill Friday, to let the library construction proceed. There are several reasons, as we see it, why it cannot do otherwise.

The first and foremost of these reasons is that only last year the House Appropriations Committee had given solemn assurance to the people who live and work on Capitol Hill that the library building would not be used as a "subterfuge" for another House Office Building. Public Law 91-214, approved March 16, 1970, reaffirms that the third Library of Congress building is not to be used for "general office building purposes."

If the new library were to be so used, you see, another library would have to be built on another nearby site. The Library of Congress simply must have more space. Its collection is now scattered in 14 different locations all over this metropolitan area, with one as far away as Dayton, Ohio. Rental for this scattered space now costs the taxpayer \$2.2 million a year, not to speak of the cost of inefficient services, operations and improper storage. What is more, the library's need for space is increasing by 44,000 square feet a year. It has been asking for an additional building since 1958.

If the library is not built along Independence

Avenue, where construction has been started, it would have to be built where it was proposed once before—behind the Library of Congress Annex between 3d and 5th Streets and Independence and East Capitol Street. This would entail the destruction of four of the liveliest and most attractive city blocks in this city, including St. Mark's, a citadel of enlightened Christianity, and numerous historic houses owned by the Folger Shakespeare Library, the American Historical Association, the Capitol Hill Presbyterian Church, and others. This would be brutal madness.

Perhaps Speaker Albert is right and the House needs yet more office space. Since the Rayburn building was completed in 1965 the number of staff members each congressman may employ has been increased from 7 to 15 and the business of Congress is growing with the population of the country. The new Architect of the Capitol, Mr. George M. White, has found that some 25 to 35 rooms, for committee work and such, have been authorized but simply are not there. But that does not mean there is no space on Capitol Hill. The problem is to utilize the space not for ostentation but for efficiency. There is space to build below the Rayburn building, atop of its adjoining parking garage, on the site of the Congressional Hotel and, with efficient remodeling, we assume, within the gaudy marble caverns of the Rayburn building itself.

But it is not for us, nor for the House, for that matter, to assume anything at this point until qualified design professionals, under the guidance of the capable new Capitol Architect, have thoroughly studied both the space needs and the space potentials of Congress in a sober and orderly way and drawn up a masterplan for future development. This is something J. George Stewart, the late non-Architect of the Capitol, had steadfastly refused to do. Since the new architect is ready and willing to do it, he ought to be given a chance.