Chip Nichols

**Sanctuary Preservation and Readiness**

**Town Hall Meeting**

*June 7, 2015*

**Project Genesis & Background**

**Background -** This project has deep roots at All Saints. In fact, this is the third Town Hall Meeting on the subject, following up on meetings in September 2013 and May 2014, but its roots go a lot further back.

One element of the Project dates back to 2006, when we got quite far along toward getting County approval for an outdoor memorial garden for interment of ashes and urns, but ultimately withdrew our application in the face of some fairly entrenched neighborhood opposition.

Then in 2009, your Vestry commissioned a study by an independent building inspector of the safety and building code compliance of All Saints’ 10 campus buildings. The study identified numerous necessary repairs to all of them. With one exception, the work was completed by 2011 at a cost of some $275,000 in budgeted and invested funds.

. . . *it was it was determined that a number of important improvements were needed to make this beautiful and sacred building ready to serve our congregation and our broader community for the next 100 years.*

In 2011 the Vestry began a very thorough and deliberate future-directed needs assessment, which included a parish-wide survey. Through this process it was determined that a number of important improvements were needed to make this beautiful and sacred building ready to serve our congregation and our broader community for the next 100 years.

**Bell Tower & West End of Sanctuary Foundation Lack Support/Reinforcement --** At the top of the list was to address the final recommendation of the 2009 building inspector’s report, that the structural integrity of the Bell Tower and Sanctuary foundations be investigated and, if necessary, remediated. This we undertook in late December 2011. Local builder William Dalziel and Associates removed stones from the Tower and tunneled under the main entrance and reported back what is now well known, that the Tower is essentially free-standing and unreinforced and that the foundations under the oldest part of the Sanctuary—its west end—are minimal at best, and neither would likely withstand a significant earthquake. As a side note, the Sanctuary suffered horrific damage in the 1925 earthquake, when it was much more firmly anchored and more agile. While the Sanctuary was not totaled, it cost more to repair than its original construction cost, even in inflation-adjusted dollars.

The Tower is essentially free-standing and unreinforced and the foundations under the oldest part of the Sanctuary—its west end—are minimal at best

**Parish Survey: Improve Accessibility, Lighting, Sound, Acoustics --** Beyond seismic strengthening, the 2011 parish-wide survey responses asked for improvements in accessibility, enhanced lighting, acoustics and sound systems, adequate heating and air conditioning, repair or replacement of the organ, better use of available space for worship and formation, and renewed efforts to establish a columbarium.

It was clear we had to address the seismic issues, and then the question was: do we proceed with that separately, or do we try to address all these issues together, with one master plan, master permit, project architect, engineer and general contractor, and a single capital campaign.

**Master Plan v. Piecemeal Approach --** Your Vestry felt that a piecemeal approach would be cost-inefficient, would require repeated disruptions to the usability of the Sanctuary, and would involve us in an endless succession of fund-raising appeals that would be antithetical to what our time together should be about. It was decided to ask you how you felt about it, in another Parish-wide survey in August 2013, and a Town Hall Meeting in September, and the consensus was to proceed, cautiously, keeping the Parish informed each step of the way, and making no change to the “look and feel” of the Sanctuary that was not necessary.

So the Vestry engaged the Dalziel firm and the Van Sant engineering firm to make temporary repairs to the Sanctuary foundations and began planning ways and means to address the needed Bell Tower and foundation upgrades and the improvements that you had called for in the two parish-wide surveys. As part of this effort, the Vestry engaged Jeff Conway to help us develop a capital campaign—Jeff has done a spectacular job and will be updating you a little later on the progress of the campaign to date.

At the Town Hall Meeting little over a year ago, on May 18, Jock Sewall’s conceptual drawings for the key elements of the Project were shown and we presented a preliminary budget.

Shortly after that, at Jock’s urging, we engaged the full-service architectural firm of Bob Easton to further develop Jock’s plans and help us bring this project to fruition, along with local architect Richard Thorne, whom we engaged as Project Manager and who also is here today-- Richard, could you stand and be recognized? Thank you.

What Bob will show you in a moment is the product of a great deal of work over the past nearly 12 months by Bob’s firm in conjunction with Richard and a host of other professionals, your Vestry, your Staff, your Clergy and many, many involved parishioners. The key elements are the following:

* “The Bell Tower and Sanctuary seismic strengthening” includes dismantling the Tower, numbering the pieces for use in reconstruction, digging proper footings, and constructing an identical Tower around a reinforced concrete core and steel framing; building properly footed foundations around the south, west and north sides of the Sanctuary and tying the Sanctuary to them; and bracing the building laterally on both its north-south and east-west axises.
* “New Pipe Organ” covers removal of our ailing electro-pneumatic instrument—which is only about 30% functional—and installing a new, traditional tracker pipe organ in the space behind the existing reredos.
* ADA restrooms, working areas and Seaside Chapel envisions repurposing the existing Vesting Room and other rooms on the south side, including creating new “sacred space” to serve the needs of our children’s and family ministries that also can be opened to become part of the main Sanctuary and be another means of egress to the patio, creating two ladies’ and two men’s ADA-compliant lavatories, and adding 800 square feet in the rear for improved working space.
* “Accessibility improvements” include lowering the altar platform, installing a small lift and moving the communion rail to the main floor level to make it accessible for all.
* The Memorial Chapel would be created from the area behind the North Chapel currently used to house excess organ pipes, as a space for remembering our departed and housing columbarium niches.
* “Landscaping” includes repairing construction damage, unifying the look and feel of our campus and creating spaces for fellowship, formation and youth activities, and
* The “Endowment and invested reserves” are to assure the perpetual maintenance of the Sanctuary and support the new and broadened ministries it will house.

**Role of Project Architect --** Bob Easton will be presenting the principal design elements as they now stand—and they continue to be a work in progress—and then Rev. Aimee will share with us the theological underpinnings for this work.

What Bob will show you in a moment is the product of a great deal of work over the past nearly 12 months by Bob’s firm in conjunction with Richard and a host of other professionals, your Vestry, your Staff, your Clergy and many, many involved parishioners.

Bob is a 1964 graduate of Berkeley and a 1967 graduate of the Architectural Association School of Architecture in London, and has been responsible for magnificent buildings throughout California and the Southwest. Notable local historic buildings that he has renovated have included the Montecito Country Club and the Old Firehouse in the Upper Village.

Bob has a number of slides and I would ask that, as questions occur to you, please make a note—each of you should have received a special sheet for this purpose—and there will be ample time later on for you to ask questions. And now, here’s Bob.