

Saint Mary's Episcopal Church Barnstable



ALL ARE WELCOME in this place!

A Campaign for St. Mary's Episcopal Church
Barnstable, MA



Please offer this prayer for our renovation each day.

Gracious God, you bless us with many resources at St. Mary's and we are grateful to be stewards of your many gifts. We ask that you send your Holy Spirit to guide us as we move forward with the renovation of our church and parish hall in ways that best express your will for our community.

As Jesus extended his healing touch to people with various physical challenges, may our church be a welcoming place for all people. Open our hearts and minds to the changes that will increase the safety, accessibility, and sustainability of our buildings and grounds. Fill us with your grace and ease any moments of anxiety as we embark on these changes.

You inspired plans that express a perfect marriage of beauty and practicality; shield us from any costly surprises throughout this process, and cultivate trusting, giving hearts for the capital campaign. May parishioners of all ages embrace the chance to renew our sacred space so that all people feel welcomed and nourished by your Word and Sacrament.

Then send us into the world to share your love and peace with all we meet.
Amen.



Many thanks to Liz Mumford for illustrating the problem areas depicted in this document.

A Message from St. Mary's Leadership



St. Mary's Leadership

Vestry:

Senior Warden, Peter Scarafile

Junior Warden, Caty McMahon

Treasurer, Barry Olofsson

Clerk, Brad Goodwin

Bunny Thompson

Susan Goodspeed

Maureen Tempesta

John Stackhouse

Lisa Barr

Cay Hartley

Judy Boyd

Brooks Smith

John Alden

Renovation Task Force:

David Munsell

Peter Scarafile

Peter Gwynne

Helen Hinckley

Phyllis Bradley

Bill Babcock

Angela Cenzalli

Dear Friends,

At St. Mary's, we strive to welcome and care for all people with the openness and inclusiveness of Jesus.

We demonstrate this welcome and care through our worship services, volunteer programs and ministries, and community celebrations. However, the warm welcome and hospitality we provide as a vibrant community of faith is not reflected in our physical spaces.



Over the past six years, the Vestry, with advice from our clergy and lay leadership, has studied the needs of our diverse community. Through multiple surveys and interviews, we have identified the priorities of creating a church that is more accessible, safer, and more sustainable.

Our approved renovation plan allows us to address our most critical needs and leave the legacy of a church that is ready to welcome and serve for generations to come.

Our Priorities:

- Increased Accessibility
- Improved Safety
- Improved Environmental Sustainability

One of the greatest obligations to our spiritual home is ensuring that we are good stewards of its growth and that we properly maintain what has been gifted to us. Today, we have an incredible opportunity to give back and create a St. Mary's that is welcoming in every way.

We need your help and the help of the entire St. Mary's community in this effort. We invite you to review these materials and prayerfully consider playing an important role by making a personally significant gift to the campaign and enthusiastically displaying your faith in our future.

Sincerely yours in Christ,

St. Mary's Vestry & Renovation Task Force

Our Rich History

St. Mary's has faithfully served the residents and visitors of Barnstable and its surrounding communities for over 125 years. Since 1891, we have grown from a little weather-stained house of prayer with twenty-five summer visitors to a thriving year-round parish with nearly 650 parishioners.

Prior congregants saw the need to enlarge St. Mary's to accommodate a growing community at least three times. Through their leadership, we now enjoy our present complex of church, parish hall, renowned gardens, educational building, and rectory.

Our predecessors left us an amazing church community. As the current stewards, we have an opportunity to create an even stronger church for ourselves now and for generations to come.



While church services were held in Barnstable as early as 1866, St. Mary's was incorporated in 1888

The cornerstone of the existing church was laid in 1890, and the first services were held on July 5, 1891

St. Mary's was consecrated on St. Bartholomew's day in 1893 by vacationing Bishop James S. Johnson

As attendance grew to encompass year-round engagement, the first resident Rector was called in 1928

First renovation and church expansion occurred in 1938 with plans by noted architect John Barnard

In the 1940s, Rector Robert Nicholson first cultivated St. Mary's gardens

In the 1950s and early 2000s, beautiful stained glass windows were added in the sanctuary

St. Mary's expanded again in 1965 when the parish office and classroom space were added

The memorial garden was consecrated and dedicated in 1980

The Karl Wilhelm organ was installed in 1986 and dedicated in honor of the Rev. David E. Allen in 2002

The kitchen was renovated in 2012

Our Vibrant Community

WHAT MAKES ST. MARY'S CHURCH SPECIAL?

- † **WORSHIP.** Worship forms the heart of our community. Our services, based on the Eucharist, feed a variety of spiritual temperaments: quiet services, services with traditional hymns or contemporary music, lively children's services, and outdoor services at local beaches and in our garden.
- † **OUTREACH.** St. Mary's makes a difference in the local community and beyond through its many volunteer opportunities and mission trips. Our outreach ministries, built around Matthew 25:36-40, focus on fighting hunger and homelessness, supporting local schools, providing clothing and gifts to those in need, ministering to the incarcerated and their families, and protecting the environment.
- † **CARE.** St. Mary's is a loving and open community whose members support each other in times of celebration and crisis. We provide members with pastoral care, meals, rides, and other forms of assistance. We gather together for retreats and community meals, and forge connections between parishioners outside church through our Open Circles.
- † **BEAUTY.** St. Mary's enchanting gardens offer a place of serenity, beauty, and spiritual refreshment unlike any other found on Cape Cod. Our memorial garden provides a peaceful place to honor and remember loved ones, and pay respects to those who generously sacrificed and built the community we enjoy today.



Addressing the Needs of Our Church

Throughout our history, St. Mary's has grown and adapted to meet the changing needs of our community.

We have come together to ensure we pass on to future generations a church that is spiritually active, lovingly welcoming, and physically secure—in other words, a church, that will remain receptive to the needs of current and future members as well as the surrounding community.

This careful study and planning has resulted in a creative and efficient renovation plan that will enhance our campus while maintaining our identity and historical legacy.

As current stewards, it is our turn to honor and care for our spiritual home as we do for our own homes.



This renovation project began in 2012 with the creation of a small group that surveyed church members' wishes for improvements in the campus and interviewed a handful of local construction companies.

In 2016, the group re-formed as the renovation task force and re-surveyed the congregation. The results identified our the most critical needs: **improve the accessibility, safety, and sustainability of our buildings and grounds.**

After a competitive process, the task force chose ConServ, a construction company based in Sagamore Beach, to carry out the renovation.

In July 2017, Carlton and Company interviewed 68 members of the congregation to determine the feasibility of a capital campaign that would be required to realize the renovation plan.

Encouraged by the study, the Vestry unanimously approved the renovation plans and decided to proceed with a capital campaign. They engaged CCS Consulting to coordinate the campaign.

Realizing Our Vision

St. Mary's is embarking on a \$2.1 million capital campaign to ensure that our beloved church can continue to be the physical center of our spiritual life, serving our extraordinary parishioners and those who attend our meaningful programs.

The funds raised as a result of this campaign will create worship and gathering spaces that will suit the needs of our community for generations to come. The campaign funds raised will be invested in the manner laid out below:



Increase Accessibility

- *Elevator from the church to parish hall*
- *Additional aisle along the south wall in the nave*
- *Convenient access to restrooms from the church and parish hall*
- *Improved acoustics in church and soundproofing between the church and parish hall*
- *Covered drop-off location near the renovated entrance to the sunroom*
- *Improved access to the altar area for lay ministers, choir, and clergy*

Improve Safety

- *New fire sprinkler system throughout the entire campus*
- *Upgraded mechanical systems: electrical, lighting, heating and cooling*
- *Improved egress from all spaces*
- *Full generator to power our buildings during emergencies and outages*

Enhance Environmental Sustainability

- *Improved insulation and energy-efficient lighting*
- *Installation of solar panels*
- *Accessible walkway to the Memorial Garden*
- *Installation of new playground*
- *Flood remediation in parking lot*

Expand Community Gathering Spaces

- *Renovated parish hall with added space and a stage*
- *Additional conference space for adult learning and meetings*
- *Relocated library, new youth space, and choir/acolyte room*
- *Additional storage and archival space*

Campaign expenses for the production of materials, postage for mailings, events, and campaign fundraising counsel should not exceed an estimated 4% of the \$2.1 million goal.

Increase Accessibility

We pride ourselves on being a community that welcomes all of God's children, regardless of age, gender, race, or physical or mental ability. However, the accessibility of our church does not reflect this defining aspect of our community.

Problem – Access to the Church:

All interior routes to the church involve multiple levels and a flight of stairs. Our low ceilings are dangerous for anyone taller than six-feet. Entering the church from outside requires walking up a pathway and ramp that are exposed to rain, snow, and ice.

Solution: A new entry with elevator will provide access from the parish hall to the church, and a covered drop-off will be added near the ramp.



Problem – Access to Restrooms:

Access to the bathrooms requires navigating hallways with uneven steps and limited handrails. For those with limited mobility, this is dangerous and not accessible to people using wheelchairs.

Solution: Add accessible restrooms in the parish hall and on the second floor of the parish hall expansion – the second floor restrooms will be easily reached from the church.

Increase Accessibility

Problem – Mobility within the Church:

Priests, Eucharistic ministers, and acolytes deal with a series of uneven levels in the sanctuary. The single aisle inside the church presents another difficulty: individuals sitting close to the walls must negotiate their way past other worshippers to enter or leave a pew and the single aisle creates “traffic jams” at communion.



Solution: Create a side aisle on the south side of the church to allow access to the pews from both ends. The side aisle also improves flow when people come to communion, and creates additional methods of egress from the church. Level the sanctuary floor, making it safer for clergy, ministers, and acolytes.



Problem – Acoustics and Soundproofing:

It is paramount that all who come to worship can fully participate by hearing readings, sermons, and music. The current acoustics in the church make it difficult to hear past the first several pews. The soundproofing between the hall and church is not sufficient, with sounds in the parish hall disrupting our services.

Solution: Improve church acoustics so that readings and sermons can be heard from all pews. Soundproofing will create a more peaceful and focused space for worship, uninterrupted by outside sound.



Improve Safety

This renovation provides an incredible opportunity to tackle significant safety issues. During our last two annual meetings, we sang, “Let us build a house where love can dwell and all can safely live.” This campaign gives us the opportunity to create a safer St. Mary’s for all.



Problem – Unsafe Systems: Our mechanical systems are outdated. We regularly experience flooding and sewage issues. The campus lacks a fire sprinkler system. Our historic wood and brick building is vulnerable to costly damage unless we upgrade all our systems.

Solution: Upgrade electrical and HVAC systems, install sprinkler systems, improve the septic system, and mitigate flood impacts.

Problem – Insufficient methods of egress: Members and visitors would not be able to quickly exit many of our spaces in the event of an emergency. Multiple hallways, stairs, and uneven steps present safety concerns, especially for those with mobility issues.

Solution: Redesign entrances and hallways in the church and parish hall to create safe and easy entry and egress routes.

Problem – Poor Exterior Lighting:

Poor outdoor lighting makes it difficult to spot tripping hazards at night and identify potentially threatening people.

Solution: Improve lighting and signage throughout the campus.

Enhance Environmental Sustainability

We are called to care for the natural world: this renovation provides an opportunity to answer the call by making improvements that will lower energy use and costs. In addition to being better stewards of the environment and our parish resources, we will improve access to the grounds.

Problem – Regular Flooding: St. Mary's parking lot floods owing to the low water table and our proximity to wetlands.

Solution: Create a berm around the parking lot for flood mitigation and to protect the wetlands.



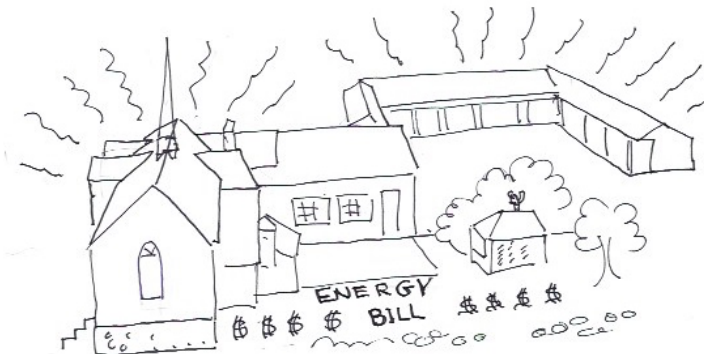
Problem – Walkway to Memorial Garden:

The partial walkway is uneven and often muddy. Those with mobility issues find it especially difficult to navigate.

Solution: Extend the brick walkway all the way to the garden.

Problem – Lack of Playground: The previous playground was removed because wood rot made it unsafe, thus limiting play space for children.

Solution: Build a new playground that makes St. Mary's even more welcoming to young families and children from the community.



Problem – High Energy Costs: Energy-inefficient windows and insulation, and outdated heating and cooling systems generate high utility bills.

Solution: Install energy-efficient mechanical systems, windows, insulation, and solar panels to lower costs and decrease energy use.

Expand Community Gathering Spaces

St. Mary's is a loving and inviting community that gathers to build connections within our parish family. We come together to learn in small groups, and to celebrate and mourn together during life's major moments. However, our current spaces are too small. This hinders our ability to gather and grow.

Problem – Insufficient Gathering Spaces:

The parish hall is too small to host large weddings, funerals, fundraisers, holiday parties, and other events that help build and sustain a vibrant community. The hall's layout limits the number of conference spaces available for St. Mary's many ministry and volunteer groups.

Solution: Increase the parish hall capacity by 35% and include a moveable platform for speakers or musicians. Add a second story and relocate the library meeting room to overlook the gardens. Create accessible vesting rooms for choir, Eucharistic ministers, and acolytes.



Problem – Lack of Storage and “work” space:

Storage space is limited and not ideal. We store many items in the attic which is inaccessible and not temperature-controlled. There is no place for the youth group to do projects, or for groups like the greens committee to prepare for the Holly Fair, Rummage Sale, or other events.

Solution: The old vesting rooms will become storage space for various groups. The old library will become a multi-purpose room for use by the youth group, greens group, and any other group in need of “work” space.

A Special Request for Support

We are excited about this vision for St. Mary's church and we believe it is achievable with prayer and participation. To be successful, we need the support of the entire St. Mary's community. We hope you will prayerfully consider your own support and make a personally significant five-year pledge to support this campaign.

The commitments made to the campaign will be tremendous investments in the continued spiritual and physical growth of our community. They will help ensure that our campus is accessible, safe, sustainable, and that it provides adequate space for our congregation to thrive for future generations.

Members of the congregation and visitors who have come before us have done their part to make St. Mary's what it is today. Year-round and seasonal members and visitors alike have an incredible opportunity to ensure the future of St. Mary's for years to come. We thank you for your continued leadership, commitment to our mission, and generosity.

Opportunities for Recognizing Generosity

All individuals and families who support the campaign will be recognized for their generosity, if desired. Additionally, named gifts offer a meaningful and lasting opportunity to recognize individuals, families, and loved ones for their significant investments.

The opportunities presented here reflect our desire to allow donors to acknowledge the importance of the church community in their lives and the lives of their loved ones. We have a tradition of publicly recognizing generosity, and we are pleased to offer these opportunities as part of our campaign.

Recognition Opportunity	Gift Level
Parish Hall	\$500,000
New Library	\$250,000
Solar Panels and Display	\$250,000
Memorial Garden Walkway	\$100,000
Elevator Lobby / Gallery Space	\$100,000
Sacristy	\$50,000
Flower Guild Room	\$50,000
Choir / Acolyte Robing Room (2)	\$50,000
Youth / Multi-purpose Room	\$50,000
Refurbished Pews (25+)	\$18,000 - 25,000

Thank you for your consideration!

How You Can Help

In order for St. Mary's to reach its goal, it is important for the campaign to gain early momentum in the form of major gifts. Such gifts will inspire others to join in the effort. You can help by praying for the success of this campaign and by making a sacrificial gift to support the campaign.

The following table outlines the various levels of multi-year pledges needed to achieve our \$2.1 million goal. Please review the gift table and methods of giving below to see how you may be able to support St. Mary's Church in this endeavor.

Example Gift Level	Annual Payments	Quarterly Payments	Monthly Payments	Gifts Needed at Level
\$500,000	\$100,000	\$25,000	\$8,333	1
\$250,000	\$50,000	\$12,500	\$4,167	2
\$100,000	\$20,000	\$5,000	\$1,667	3
\$50,000	\$10,000	\$2,500	\$833	4
\$25,000	\$5,000	\$1,250	\$417	15
\$18,000	\$3,600	\$900	\$300	20
\$12,000	\$2,400	\$600	\$200	25
\$6,000	\$1,200	\$300	\$75	30
\$3,000	\$600	\$150	\$50	35+

Gifts of Cash

Cash gifts are the most common form of giving to campaigns, and are as easy as writing a one-time check or completing a pledge form to make payments over time.

Gifts of Appreciated Securities

Transferring marketable securities that have grown substantially in value may qualify you not only for a tax deduction, but may also help you avoid the long-term capital gains tax.

Charitable Bequests

Bequests can be as simple as adding an addendum to your will indicating that St. Mary's will receive a specific amount or a percentage of your estate upon your passing.

Gifts of Life Insurance

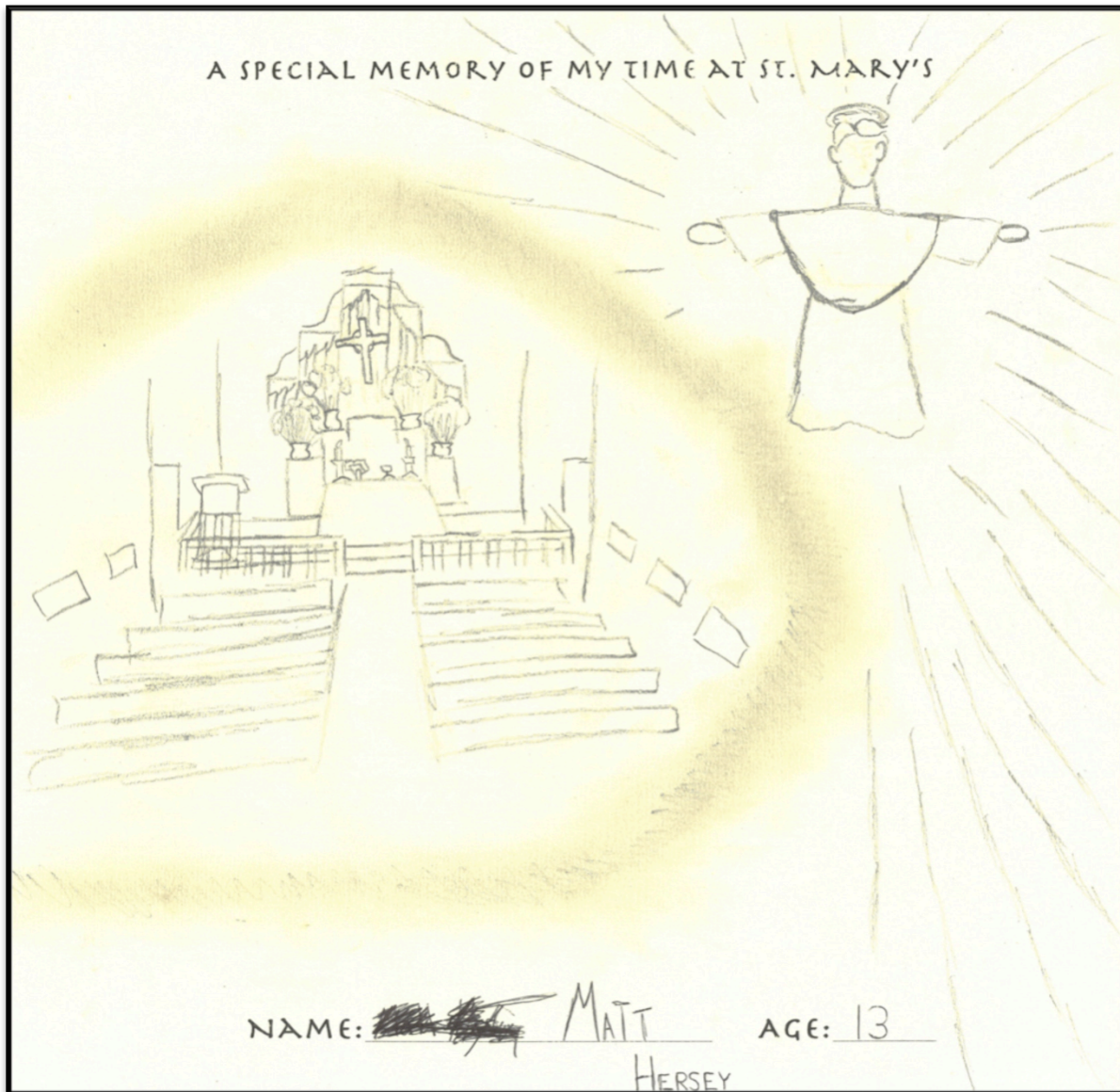
Whole life insurance policies that are fully paid up and are no longer needed can make wonderful gifts and may entitle you to a tax benefit for the policy's cash value.

IRA Distributions

In some instances, retired individuals do not need all the required minimum distributions from their IRA's. Current laws allow for charitable donations from qualifying IRAs to satisfy the minimum distribution requirements.

Corporate Matching Gifts

Check with your company to see if your employer offers a charitable matching gift program and if donations to churches qualify.



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Drawn on the occasion of St. Mary's 125th anniversary in 2013.

Thank you for your prayerful consideration of this important request.



May there be peace within us.
May we trust God that we are exactly where we are meant to be.
May we use the gifts that we have received,
And pass on the love that's been given to us.
May we be confident knowing that we are beloved children of God.