

*ADVENTURE IN MISSION 2000*

*MASTER PLAN*

*February 13, 1994*

## FOREWORD AND ACKNOWLEDGEMENTS

*This Adventure in Mission 2000 Master Plan represents the culmination of over three years of data gathering and planning by the Vestry, Vestry Committees and Commissions, and congregation of St. George's Episcopal Church, working with Quinn-Evans Architects, Inc. The Master Plan consists of three equally important documents: the Program Case Statement, the Historic Structures Report, and the Facilities Plan.*

*While an end unto itself, the Master Plan is by no means the final planning piece in the A.I.M. 2000 Program. Rather, it should be viewed by the reader as the final product of the "concept phase" of the A.I.M 2000 Program. Still to be completed are the "fundraising phase", the "design phase", and the "execution or implementation phase"; each will require more data gathering, decision making, and investment of time, talent, and treasure by the Vestry, its Committees and Commissions, and the members of St. George's.*

*Like the historic church for which the A.I.M. 2000 Program has been designed, the Master Plan has its own significant history. On April 28, 1991, the Vestry committed itself to a special capital improvements drive to retire debts, complete major restoration of the church, and meet future space and mission needs (including handicapped accessibility). Considerable preliminary work was completed by the Vestry and its Capital Planning & Preservations Committee in 1991, including:*

*\*A physical survey of restoration and repair work was ordered and completed by Tidewater Restorations, Inc.*

*\*Paint samples were collected and saved for future analysis.*

*\*The outline for an Historic Structures Report was completed.*

*\*A request for architects' proposals resulted in selection of Quinn-Evans Architects, Inc., Washington, D.C., as the most qualified and desirable firm to assist the Vestry with its concept phase of the restoration and enhancement program.*

*Plans for the capital fund campaign were tabled in late 1991 as a result of significant cash flow problems in the church; it would be sixteen more months before Vestry investigations revealed the congregation had fallen victim to a costly embezzlement by its treasurer. Nevertheless, important and tedious work continued on the Historic Structures Report.*

*Still facing the uncertain outcome of investigation concerning possible financial improprieties, the Vestry mandated reformation of the CPPC and follow-through on previous capital fund campaign plans at its retreat in February, 1993. On July 8, 1993, in the face of enormous turmoil surrounding the embezzlement discovery, the Rector, Vestry, and CPPC members courageously pledged personal funds totalling over \$40,000 to ensure completion of the A.I.M. 2000 Master Plan; the Junior Warden executed the contract with Quinn-Evans Architects the following day.*

*With preliminary engineering studies completed, the Vestry and architects continued forward with a series of eleven program-specific space planning meetings in October, 1993. Church members and staff met with Vestry representatives to define and document current and future space needs via the use of a questionnaire provided by Quinn-Evans Architects. The completed questionnaires were reviewed for comment by the CPPC members and the Rector. The results of the tabulated questionnaires and comments became the basis for the future facilities plan. At*

*the same time, the congregation was both pleased and relieved at the Vestry's announcement that virtually all the stolen funds had been recovered; once more, God's strong hand worked His will in the community of faith at St. George's.*

*The CPPC completed their work on the Historic Structures Report, gave their final endorsement to the Quinn-Evans Facilities Plan, and developed the A.I.M. 2000 Program Case Statement in January, 1994. The collated report is intended for submission to the Vestry for further endorsement and action at a special meeting on February 13, 1994.*

*Tremendous thanks are due the entire congregation for its tenacity, faith, and courage during the especially challenging length of this project phase. The following individuals, in particular, expressed themselves with extraordinary gifts of time, talent, and treasure which made possible the completion of the Adventure in Mission 2000 Master Plan:*

- Mr. Charles Bullock & Mr. John Pearce, Co-Chairmen CPPC*
- Mr. Fielding Lewis, CPPC Member*
- Mr. Russell Dodd, former CPPC Member*
- Mr. David Adams, CPPC Member*
- Mr. George S. Van Sant, CPPC Member*
- Mrs. M.C. Moncure, Vestry Class of 1995 & CPPC Member*
- Mrs. Phyllis Poppen, CPPC Member*
- The Reverend Charles Sydnor, Jr., Rector*
- Mr. Ed Jones, Senior Warden, Vestry Class of 1994*
- Ms. Susan Onderdonk, Director of Music*
- Mrs. Elizabeth Roberson, Church Secretary*
- Mr. Thomas "Doc" Holladay, Sexton*
- Mr. Bill Schwarz, Vestry Class of 1993 & former CPPC Member*
- Mrs. Avis Harris, Vestry Class of 1993 & Christian Education Coordinator*
- Mr. Marion Rambo, Vestry Class of 1993*
- Ms. Bryn Winn, Vestry Class of 1993*
- Mr. Peter Myers, Vestry Class of 1993*
- Mrs. Donna Dinger, Vestry Class of 1994*
- Mr. Tom Embrey, Vestry Class of 1994*
- Mrs. Lana Digges, Vestry Class of 1994*
- Mr. Jack Peterson, Vestry Class of 1994*
- Mr. Bill Carter, Vestry Class of 1995*
- Mr. Bobby Lee, Vestry Class of 1995*
- Ms. Judy White, Vestry Class of 1995*
- Mrs. Julie Schwarz, Vestry Class of 1996*
- Mr. Pete Hearn & Mr. Cameron Thompson, A.I.M. 2000 Fund Drive Co-Chairs*
- The Reverend Thomas Faulkner*
- Mr. Bob Thompson, Robert B. Payne Company, Inc.*
- Mr. Fred Ecker, III, Tidewater Restorations, Inc.*
- Mr. Michael Quinn, Quinn-Evans Architects, Inc.*
- Ms. Leora Mirvish, Quinn-Evans Architects, Inc.*
- Mr. Baird Smith, Quinn-Evans Architects, Inc.*

*--Pamela Jewett-Bullock, Junior Warden*



**ADVENTURE IN MISSION 2000**

**PROGRAM CASE STATEMENT**

**February 13, 1994**

**Prepared by:**

**Charles Bullock**

**John Pearce**

**David Adams**

**M.C. Moncure**

**Fielding Lewis**

**Phyllis Poppen**

**Pamela Jewett-Bullock**

**George Van Sant**

*"I find the great thing in this world is not so much where we stand as in what direction we are moving. To reach the port of heaven, we must sail, sometimes with the wind and sometimes against it—but we must sail, and not drift, nor lie at anchor.*

*Oliver Wendell Holmes*

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## INTRODUCTION

*To passers-by,  
it is a monument of strength and grace.*

*To those who enter in,  
it is a place of welcome and reverent beauty,*

*To residents of Fredericksburg,  
it is a timeless symbol of their city.*

*To preservationists,  
it is a prized example of mid-nineteenth century Romanesque architecture.*

*To city leaders,  
it is a community resource and advocate for change.*

*To those in need,  
it is a smile, a listening ear, and a helping hand.*

*To cultural enthusiasts,  
it is an acoustically superior concert facility.*

*To members of its congregation,  
it is a spiritual home.*

*To all who care about the quality of life in the Fredericksburg Area,  
it is a treasure to be preserved.*

From its 1714 beginning as a reformed congregation for German settlers, Saint George's Episcopal Church has played a key role in the life and culture of the people residing in the Fredericksburg Area. The near 150 year old steeple of the 1849 church building rises stately above Fredericksburg, ever present in historic journals and artists' renderings of the bustling little City. In December, 1862, still gaping with the honorable wounds it received as Union and Confederate troops showered Fredericksburg with cannon balls, St. George's became a hospital for thousands of wounded soldiers.

Appearances can be deceiving. The spiritual, historical, and cultural landmark called St. George's is in serious trouble. The last major renovation and physical plant restoration took place nearly three decades ago. Subsequent piece-work repair and restorative projects have provided only short-term solutions to critical problems caused by the relentless erosion of the elements. Fifteen-year-old paint coatings are badly deteriorated, presenting imminent danger to underlying wood and masonry. Electrical wiring installed in the 1950's is seriously overloaded; it was not designed to handle modern equipment such as computers, photocopiers, and major appliances. Our furnaces are in critical condition and highly inefficient, resulting in enormous annual repair and fuel costs. Two-thirds of our plant is without air conditioning; room air conditioner units installed in summer months present a constant repair challenge and a major overload threat to the outdated electrical system. The entire facility is forbidding to persons with special needs or handicaps; accessibility to persons with special needs is both a current legal requirement and a moral obligation.

Our mission statement reflects our purpose: *"To restore all people to unity with God and each other in Christ through worship and fellowship, doctrine and education, action and outreach."* St. George's Episcopal Church needs the help of its congregation, its community, and its many supporters and well-wishers to restore its historic legacy and equip its physical plant for the continuation of its mission and community service into the 21st Century.

## BACKGROUND

The historic and architectural significance of St. George's Church is well known. In fact, it has been called "one of the treasures of Virginia" by the Virginia Department of Historic Structures. The Church was founded in 1714 to serve German settlers along the Rapidan River in the area which is today Spotsylvania County. The first church building at the current Fredericksburg location was erected in 1732, re-built in 1813, and replaced (the main church building structure) in 1849. The cemetery is the oldest feature of the original town of Fredericksburg still in its original use.

Located within the 40-block Fredericksburg Historic District, the present Romanesque style 1849 church structure is a fine example of Chesapeake Area architecture of the mid-nineteenth century. Several of its particular features, including the lovely 1895 wood and brass pulpit and the exquisite stained glass works, are priceless treasures. The first three stained glass panels, from Germany, were installed in 1876. Others, including three by the famed Tiffany Glass Company, were installed circa 1908-09. Communion silver, given to the church in 1827, is still in use today.

Many noted Americans have figured prominently in the history of St. George's. President George Washington attended occasional services at St. George's with his mother, Mary Ball Washington, a Fredericksburg resident, between 1788 and 1791. George's sister, Betty Washington Lewis, and her husband, Colonel Fielding Lewis, were early and prominent members of the Church. Colonel Lewis was an early member of the Vestry at St. George's, and his descendants continue to serve in leadership roles in the Church today. General Robert E. Lee represented Latimer Parish, Lexington, at the May, 1869, Diocesan Council meeting held at St. George's. Among those interred in the cemetery at St. George's are Colonel John Dandridge, father of Martha Dandridge Custis Washington, William Paul, brother of Commodore John Paul Jones, the Reverend Edward C. McGuire, Rector of St. George's from 1813-1858, and Colonel Fielding Lewis.



## MISSION AND COMMUNITY SERVICE

In colonial days, Anglican parishes like St. George's were empowered to care for orphans, widows, the sick, and the needy. The Male Charity School of Fredericksburg and the Female Charity School of Fredericksburg were founded by members of St. George's in 1795 and 1802, respectively, to provide indigent children the rudiments of an English education and the principles of Christian religion. Nearly two hundred years later, St. George's continues to provide social, spiritual, and cultural leadership in the community. Trust funds were used to purchase and produce Hope House, a homeless shelter for families in Fredericksburg. Likewise, St. George's is a founding member church of the Thurman Brisban Homeless Shelter, which in 1993 opened its doors in a converted warehouse. The Church played key roles in establishing and supporting a local chapter of Big Brothers and Big Sisters, a hospice support agency, and a "safe-haven" teen center called "TheMorgue".

The facilities at St. George's are open and in use from 7:00a.m. to 11:00p.m. daily. Because of its location at the geographic center of the Episcopal Diocese of Virginia, St. George's is often the site of official diocesan conferences and meetings. Outside organizations hosted in the facility include Children's House (a day care facility), Alcoholics Anonymous, and Parents' Anonymous. Among the public events and activities hosted by St. George's are the Annual Rappahannock Garden Club Tour and Luncheon, the Annual Rotary Club Pancake Supper, the Annual Ann Page Garden Club Dinner, and the Annual Fredericksburg Chamber Music Festival. A monthly "Super Seniors" Luncheon program honors and provides interesting programs for senior citizens. Volunteer tour guides are on duty from 10:00a.m. to 3:00p.m. Monday through Friday (May through September) to welcome visitors to the historic church facility.

## WHY A.I.M. 2000?

The ADVENTURE IN MISSION 2000 FUND will provide St. George's Episcopal Church with \$3,448,700 to be used to restore, preserve, renovate, expand, and equip the facility to secure the future of its community mission into the 21st Century. Major elements of the program include:

- \*complete restoration of wood and masonry exteriors and interiors
- \*replacement of heating, air-conditioning, and electrical systems plant-wide
- \*installation of access systems and facilities for persons with special needs
- \*addition of classroom/meeting spaces, enhancement of Family Room gathering space, expansion of our library, provision of a dedicated music rehearsal space, and provision of "clustered" offices
- \*renovation of Nave and Chancel to permit accessibility and reflect a celebrating people
- \*installation of a Memorial Garden with columbarium
- \*development of a Mission Advocacy Fund for seeding social services and programs in Fredericksburg and assisting with new church development
- \*growth of our Preservation Fund to meet restoration needs of the future

Following are the three most important reasons the A.I.M. 2000 FUND must be established:

1. THE NEAR ONE HUNDRED FIFTY YEAR OLD ST. GEORGE'S EPISCOPAL CHURCH, AN ARCHITECTURAL AND HISTORICAL LANDMARK, REQUIRES EXTENSIVE REPAIRS AND CONSTANT, EXTREMELY COSTLY MAINTENANCE. THE FUND IS NEEDED TO BOTH PRESERVE THE LANDMARK QUALITY OF THE BUILDINGS AND TO SECURE THEM FOR THE FUTURE.
2. ST. GEORGE'S EPISCOPAL CHURCH IS THE CENTER OF A WIDE RANGE OF PROGRAMS AND ACTIVITIES. THE FACILITY IS IN CONSTANT USE, AND THEREFORE IS IN NEED OF ONGOING REPAIR AND UPKEEP.
3. THE CHURCH IS A STABILIZING FACTOR IN THE SOCIAL ENVIRONMENT OF THE FREDERICKSBURG AREA, A SYMBOL OF COMMUNITY PRIDE, AND AN IMPORTANT CULTURAL ARENA FOR VISITORS FROM THE ENTIRE MID-ATLANTIC REGION AND BEYOND.

## THE A.I.M. 2000 FUNDRAISING CHALLENGE AND PRELIMINARY BUDGET

The ADVENTURE IN MISSION 2000 FUNDRAISING GOAL is \$3,448,700, to be raised in the five-year period beginning April 1, 1994 and concluding on December 31, 1999. These funds will be used as follows:

DEBT RETIREMENT RECTORY FUND	\$6,700
RESTORATION/MECHANICAL PLANT UPGRADES/ACCESSIBILITY ISSUES/NEW CONSTRUCTION	\$1,593,000
FIRE SUPPRESSION SYSTEM	\$146,000
HAZARDOUS MATERIALS ABATEMENT	\$122,000
ARCHITECTS' FEES (DESIGN & EXECUTION)	\$280,000
CONSTRUCTION ESCALATION FACTOR	\$107,000
CONSTRUCTION CONTINGENCIES	\$224,000
CEMETERY STABILIZATION	\$120,000
SOUND SYSTEM	\$6,000
TELECOMMUNICATIONS SYSTEM	<u>\$15,000</u>
SUBTOTAL	\$2,619,700
PROJECT CONTINGENCIES (FUNDRAISING/ LOAN FEES/EQUIPMENT/ETC.--15%)	<u>\$393,000</u>
SUBTOTAL	\$3,012,700
PRESERVATION FUND GROWTH (4%)	\$135,000
MISSION ADVOCACY FUND DEVELOPMENT (10%)	<u>\$301,000</u>
TOTAL	\$3,448,700

### CONCLUSION

The ADVENTURE IN MISSION 2000 FUND will restore and preserve our landmark facility and equip it for mission, ministry, and community service for the 21st Century. Your gift to A.I.M. 2000 is an investment which will have tremendous impact on St. George's Episcopal Church and the entire Fredericksburg Area.

**ST. GEORGE'S EPISCOPAL CHURCH**  
**907 PRINCESS ANNE STREET**  
**FREDERICKSBURG, VIRGINIA 22401**

**"ADVENTURE IN MISSION 2000" PLEDGE**

**YES! Count me (us) among those excited about and committed to these five-year "Adventure in Mission 2000" goals:**

- \* to restore and renew our historic physical plant to meet existing ministry and mission requirements of our community of faith*
- \* to expand and re-equip the physical plant to support our community of faith in its ministry and mission into and beyond the Year 2000*
- \* to fund our continued leadership in church growth, historic preservation, community service, and social advocacy*

**OVER AND ABOVE MY (OUR) REGULAR PLEDGE to the programs and operating budget of St. George's Church, I (we) pledge the following as an outward and visible sign of my (our) commitment:**

**TOTAL PLEDGE \$**

To be paid **WEEKLY** at \$ \_\_\_\_\_ for five years beginning April 1, 1994  
To be paid **MONTHLY** at \$ \_\_\_\_\_ for five years beginning April 1, 1994  
To be paid **ANNUALLY** at \$ \_\_\_\_\_ for five years beginning April 1, 1994  
I (We) enclose \$ \_\_\_\_\_ herewith.

**Signature(s):** \_\_\_\_\_  
\_\_\_\_\_

**Address:** \_\_\_\_\_  
\_\_\_\_\_

**Printed Name(s):** \_\_\_\_\_  
\_\_\_\_\_

**Home Phone:** \_\_\_\_\_  
**Day Phone:** \_\_\_\_\_