



All Saints'

EPISCOPAL CHURCH

Let's Keep the Old Bell Ringing

The bell at All Saints' Church has been ringing for 139 years. When the church opened its doors in 1884, Ravenswood was a small village of Swedish, German and Irish immigrants. Rebuilding from the Great Fire, Chicago was pushing outward. All Saints' bell tower sounded the alarm for volunteer firefighters and called parishioners to the new wood-framed church.

The church was built in the unique American "Stick Style". Over the years, our church has survived two of its own devastating fires—you can still see the burn marks on joists in the cellar. All Saints' arose from the ashes after each disaster, but faced demolition in 1929. The stock market crashed and the Great Depression hit, but All Saints' and its original structure survived.

Throughout the 20th Century, All Saints' bell kept ringing out to a changing community in challenging times. In the 1950s, the thriving parish responded to its own baby boom by building a Sunday school wing. Twenty years later, the Sunday school was nearly empty as families moved away to the suburbs and the parish was shrinking.

In 1992, it looked like All Saints' bell would finally be silenced after more than a century. The Episcopal Diocese was on the verge of closing All Saints' and our historic landmark church. Our parish was nearly broke and All Saints' was relegated to "mission" status, with the Diocesan Bishop ultimately managing the church.

But the bell kept ringing. Thanks to a few dozen parishioners, the support of the Diocese, and the newfound leadership of the Reverend Bonnie Perry, All Saints' rose from the ashes once again and regained our parish status. In the last three decades, our old church has lived up to our adopted symbol of the phoenix and truly been "A Rising Church for the Risen Christ."

Leadership

Members of the Vestry:

Lynda Hazen
Co-Warden

Rick Lumsden
Co-Warden

Anne Cadigan
Scottie Caldwell

Stephen Christy

Edward Dubose

Clare Kunkel

Michelle Mayes

Chris Schilling

Karen Schrage

Jeanne Wirpsa

Capital Campaign Exploratory Committee

Ann McKenzie

Jack Quigley

Stephen Christy

Ken Jones

Alison Mankowski

Bill Shropshire

Bonnie A. Perry

Rector

All Saints' proclaims God's love for all people by reaching out across our neighborhood, our city and even our globe to embody the values of the Gospel every day. Last year, nearly 12,000 worshipers attended Sunday services. Our food pantry and meal program fed close to 36,000 Chicagoans, organized by more than 2,700 volunteers who served our neighbors.

And that's just the beginning.

Last year, All Saints' pioneered CrossWalk, a city-wide procession to call attention to and help stop the gun violence ravaging our city. We've sent dozens of parishioners to New Orleans, Africa and Mexico to help people struggling with poverty and repression. And our young people raise over \$20,000 at a yearly bake sale to change the lives of people in South Sudan.

A church that was struggling to keep its doors open has opened its heart to the world. Now it's up to us to make sure All Saints' keeps ringing out with justice and charity to all its neighbors and we cannot continue these ministries if our church buildings disintegrate around us.

The following pages contain a list of capital projects that need attention. In true All Saints' spirit, we will also give away a portion of any funds collected through a capital campaign. We are looking to you to help us prioritize the work. This is an opportunity for you to decide how to keep the old bell ringing.

1. THE CHURCH

Est. \$1,327,200

(including contingency)

This building dates from 1884, with additions up to 1900, and is the one most in need of attention on the All Saints' campus.

Structural problems include the east wall, which is being pulled out by the entryway vestibule and sagging due to failing cedar posts, its only foundation. This and the other three facades also have long-term cosmetic issues needing attention: rotten window sills, water tables and other wood trim, bad roof eaves, failing stained glass and the like.

The basement has had little attention since it was built and still has a dirt floor. We have recently made much progress in the boiler room, which dates from 1959: removal of the old boilers (1884 and 1959) and the asbestos ceiling. However the room still needs additional fireproofing work as well as a final reorganization of the heating system, plus repair of a cracked beam holding up—but still failing to support—the choir arch at the east end—a problem first noted on architectural drawings in 1959.

“Stuck over” Stick Style

Stucco was the first aluminum siding and in vogue when it was applied to the Church around 1910, probably to match the Rectory (whose stucco is part of the original design) and, at that time, “modernize” the appearance of the Church.

Our restoration efforts would return the Church to its original “Stick Style” (a unique American architecture in the period 1860–1885) as envisioned by the architect John Cochrane, who also designed the Illinois State Capitol.

The cost estimates include the removal of all exterior stucco and restoration of the wood trim underneath in compliance with historic landmark requirements. A 15% allowance is included for unknown wood siding conditions revealed once the stucco is removed. Final painting will follow original colors as determined by a 1991 analysis of original paint conditions.

Insulation

This work will be followed by complete insulation of the building to offset any heat loss and air infiltration the stucco might have prevented.

Work Standards & Duration

Scaffolding to modern work standards and City codes is required for all this work. Due to the complexity of the project and weather restrictions it is recommended the work, if done in entirety, be spaced out over two years.

Mission Statement

All Saints' is a loving, welcoming, inclusive and prayerful Christian community in the Anglican Communion, which celebrates and embodies the love of God for all people in and outside of our church community.

Gifts Essential Chart

This chart illustrates the size and number of gifts necessary for a successful \$1,675,700 capital campaign.

Size of Gift	Number Needed	Cumulative Total	Monthly (Over 3 yrs.)
\$500,000	1	\$500,000	\$13,899
\$250,000	1	\$750,000	\$6,944
\$150,000	1	\$900,000	\$4,167
\$100,000	1	\$1,000,000	\$2,778
\$50,000	4	\$1,200,000	\$1,389
\$25,000	5	\$1,325,000	\$694
\$15,000	7	\$1,430,000	\$417
\$10,000	10	\$1,530,000	\$278
\$5,000	11	\$1,585,000	\$139
\$3,000	12	\$1,621,000	\$83
\$1,000	15	\$1,636,000	\$28
\$500	20	\$1,646,000	\$14
under \$500	Many	Goal Achieved	Variable

1a) East Façade, Including Entryway Vestibule & Bell Tower: \$669,400

- Rent/erect/remove scaffolding: 4 months
- Remove/repair/clean/reinstall all stained glass
- Remove all stucco; repair/replace original wood and all wood trim
- Blow in insulation between studs in all walls
- Stabilize/repair all wall bowing damage
- Detach vestibule from façade, jack up, excavate/pour new concrete foundation; level and re-set structure
- Remove non-original vestibule roof; restore original one still in place below current roof
- Install new sheet metal floor below bell in bell tower; current one rusted out
- Erect new front stairs on entryway vestibule
- Prime/paint all

1b) Church Basement: \$116,600

Furnace/Boiler Room: \$65,000

- Complete small repairs, tuck-pointing & ceiling renovation to make room fully fireproof.
- Finish final work on steam/water lines so entire system is updated and simplified.
- Repair/strengthen cracked beam supporting main arch at east end of choir area.

Sanctuary: \$41,600

- Clean/tuck-point entire foundation interior; (hasn't been done since 1884; brickwork rotten in some areas; estimate replacing 350 bricks).
- Remove/replace structure housing organ turbine; current structure falling apart & allowing dust/dirt entry into turbine/blower area.

- Price includes services of organ maintenance company to disassemble/reassemble organ piping/levers/valves in this area

1c) South Façade, Including Choir, Sacristy & Hallway: \$287,400

- Rent/erect/remove scaffolding: 3 months
- Remove/repair/clean/reinstall all stained glass
- Remove all stucco; repair/replace original wood and all wood trim
- Blow in insulation between studs in all walls
- Sacristy: Remove & replace roof/flashing (existing roof over 50 years old & failing)
- Hallway: Jack up; excavate dirt/existing cedar supports
- Hallway: Install new concrete foundation/floor; level and reset structure
- Prime/paint all

1d) North Façade, Including Choir: \$172,400

- Rent/erect/remove scaffolding: 3 months
- Remove/repair/clean/reinstall all stained glass
- Remove all stucco; repair/replace original wood and all wood trim
- Blow in insulation between studs in all walls
- Prime/paint all

1e) West Façade \$81,400

- Provide lifts and other access to wall and eaves
- Repair the stucco (this wall is not very visible)
- Blow in insulation between studs in all walls
- Prime/paint all

2. READING ROOM

\$138,100

(including contingency)

This is a relatively recent addition to the All Saints' campus. Records do not exist, but shortly after the Rectory was erected in 1905 the congregants built a connecting passageway from that structure to the Church. Some time later, the Reading Room was expanded to the east and made flush with the east façade of the Rectory. For many decades, this served as the Parish office.

The original structure sits on cedar posts as a foundation, with a dirt crawl space similar to how the Choir area was built before the Church's "Hole in the Wall" efforts allowed us to correct this. The eastern extension appears to have a shallow, irregular concrete footing. Half the structure has substandard floor joists as well. Past seasons have seen freezing and bursting water lines underneath, as well as termite damage. Its crawl space has recently become a major entry point for rats, which then have migrated into the Rectory. For now, emergency efforts have stopped this invasion. Work would include:

- Remove/repair/clean/reinstall three sets of leaded glass windows
- Jack up; excavate dirt/existing and failing cedar supports; install new concrete foundation/floor with floor drains; level and reset structure
- Install new floor framing; current framing not up to code
- Repair/replace all stucco (original to structure)
- Repair/replace all exposed wood trim
- Prime/paint all

3. RECTORY

\$139,800

(including contingency)

The Rectory was built in 1905 in a standard, half-timbered Tudor style. The architect is unknown. Much work has been done on this structure over the years, including Ron Young's 2011 emergency work on the south façade, formerly known as "the aviary" due to the host of sparrows then living in its various façade voids.

The work proposed here is largely cosmetic since the building is structurally sound. The stucco is original to the design and would be repaired and left in place. Windows, gutters and other trim need attention. It is recommended that all scaffolding be erected at the same time for a period of four months, and all the exterior work be completed in one season.

- Remove/repair/clean/reinstall basement-level leaded glass windows and two windows either side of front door
- Repair all stucco
- Repair/replace all exposed wood trim
- Repair/replace all windows as needed
- Install new gutters/downspouts as needed
- Prime/paint all

4. PARISH HALL

\$40,600

(including contingency)

This structure dates from 1938 when the congregation, having failed to raise sufficient funds to demolish and replace the Church (due to the Depression), elected instead to use what they had to raze the original parish hall (ca. 1884) and build the current one. It was designed in a standard neo-Gothic style to eventually blend with the hoped-for new Church, when built.

The structure is very sound; in fact, it was designed to accommodate a second story in the future! The roof is being maintained and should last another five to seven years. Current problems are largely centered on the Wilson Avenue stone façade and parapet wall, which are coming apart and need attention from a stone mason, who will also provide all scaffolding as needed.

Permit Estimate: \$30,000

*Total Estimated
Capital Needs:
\$1,675,700*