



The Episcopal Church of the Epiphany

Total Proposed Capital Campaign Goal: \$1,296,000

Leadership

The Rev. Benno D. Pattison,
Rector

The Rev. Dr. Sharon L. Hiers,
Sr. Associate Rector

Julie P. Ryder,
Organist and Choirmaster

L. Shea McNutt,
Parish Administrator

2016 Vestry

Phil Bolton

Stephanie Everett,
Sr. Warden

Kim Finnegan

Brian Gross

Bruce MacLachlan

Katie Pedersen

Amy Shipp,
Jr. Warden

Paul Welty

Michael Eurey

Bill Gary

Bonnie Kissler

Brenda Lloyd

Sara Cushing
Sr. Warden, ex-officio

Sy Burnett
Treasurer, ex-officio

Martha Rummel
Clerk, ex-officio

In 1894, informal home gatherings in Atlanta's first planned suburb, Inman Park, formed the beginning of what we know today as The Church of the Epiphany.



By 1898, the group's lay services and Sunday school classes had grown sufficiently to warrant mission status. Bishop C. K. Nelson suggested the name Epiphany because it had been the name

of his first parish and because the new mission's locale was the easternmost suburb of Atlanta—the Magi having come from the East. (Epiphany's logo, a five-pointed star, serves as an apt, though unintentional, reminder of the parish's first neighborhood, Little Five Points.) The cornerstone, made of Stone Mountain granite, was laid in March of 1898 and the first service was held in the chapel the following May.

Since that time, The Church of the Epiphany has continually looked to the future, moving to our present location in 1957, hiring the first female rector in the Southeast in 1985, and completing our most recent renovation in 2004.

Through Epiphany's Phase I Cottage Meetings, our parish expressed a number of common themes. The following projects reflect the priorities identified.

Summary of Projects & Costs:

Retire Debt: \$420,000

Following the Capital Campaign to fund Epiphany's substantial 2004 renovation, the parish was hit with a number of unexpected expenses, including considerable repairs to the organ and an unanticipated opportunity to purchase the Byrd House property. As a result, the vestry made the difficult decision to accept the burden of a sizable loan. Although our parish has diligently paid the loan down over time, the debt still represents a cumbersome portion of our operating budget. If the loan were retired, roughly \$54,000 per year would become available to fund additional programs and staff.

During the Cottage Meetings, parishioners generated a number of thought-provoking ideas about how our Parish might use these funds once the debt is retired.

Here is a sampling:

- *Add a full-time Sexton*
- *Fund more Outreach programs*
- *Build a vegetable garden*
- *Purchase a new dishwasher*
- *Fund the Business Incubator at Bishop Tharp Institute in Haiti*

Byrd House Renovation: \$255,500

Epiphany is blessed with a parish that spans generations from the very young to the very young at heart. Young adults and young families are joining our parish, enriching us with innumerable gifts and talents. Long-time members remain with us, continuing to strengthen our community with their own significant gifts and talents. Our ministries are expanding and we have learned through the past year that both the Byrd House and its surrounding acreage add great value to our Parish.

In order for Epiphany to use the Byrd House for church-related activities, we are required to modify the building to satisfy safety codes. The following list of renovation items will provide us with a facility that can accommodate a broad range of programs:

- *In the basement, remove and replace carpet and finishes for mold remediation*
- *On the main level, remove walls in the bedroom, kitchen*
- *and basement; adjust the structure to support changes*
- *Remove and install new kitchen cabinets and countertops and appliances*

- *On the main level between the living room and covered porch, remove the heavy sliding glass doors and add new swinging doors and sidelights*
- *On the east side covered porch, wrap the existing columns, provide new guardrails and add a decorative privacy screen on the side facing the adjacent house*
- *On the roof, remove and install new shingles, gutters and downspouts, fascia and soffit*
- *New wood deck, brick piers and ramp at west end of house facing the church*
- *Expand the deck facing the back yard and add steps to flow into backyard and toward church*
- *Provide (4) new exterior doors*
- *Clean existing fireplace and flue*
- *Paint all existing interior and exterior surfaces that are currently painted*
- *Add insulation to the attic*
- *Remove and install new flooring in the bathrooms (3)*
- *Price includes \$5,000 for new furniture and appliances, \$7,500 for landscaping*

A renovated Byrd House will provide our parish with the ability to host a broad variety of programs.

A sample of potential programming opportunities for the Byrd House:

- *Chapel space for weddings and funerals*
- *Meeting space for youth group activities*
- *A short-term housing venue for visiting priests, young adult and youth groups who are visiting Atlanta for pilgrimage and service projects*
- *Chapel and meditative space for local retreats and parish quiet days*
- *Meeting space for vestry, committees and community groups*
- *Park and play space for mother's groups and children's play groups*
- *Restorative contemplative space for elder care and veteran's groups*
- *A soothing space for acupuncture ministry*

Parking Improvement Options

The need for expanded and accessible parking has long been a concern for many of Epiphany's parishioners. Parking on Sundays and during large events is disorderly, sometimes making it difficult for parishioners to park efficiently. For parishioners with mobility challenges, the parking lot's bumpy uneven surface can be difficult to navigate.

Four parking options have been studied:

OPTION 1: *Expand Parking Area, Fully Pave and Stripe the Main Lot: \$324,500*

- Expand the width of the main lot, cutting into the hill, and add a retaining wall at the south end of the lot
- Provide (code required) underground storm water detention (\$65,000 allowance)
- Provide additional gravel, 2" binder, 1" asphalt paving and stripe for 50 cars

OPTION 2: *Expand Parking Area, Pave the Drive Aisles, Gravel in the Parking Spaces: \$301,500*

- Expand the width of the main lot, cutting into the hill, and add a retaining wall at the south end of the lot
- Provide (code required) underground storm water detention (\$65,000 allowance)
- Pave/stripe only the drive aisles. Provide additional gravel, 2" binder and 1" topping with directional markings at a cost of \$202,000

No matter which side of the "to pave or not to pave" question a parishioner takes, it is evident that overall, Epiphanyites are very eager to make a good impression with visitors and guests. It is important to all of us that everyone feels welcome at Epiphany—beginning with the parking lot.

OPTION 3: *Expand Parking Area, Keep a Gravel Surface: \$256,500*

- Expand the width of the main lot, cutting into the hill, and add a retaining wall at the south end of the lot
- Provide (code required) underground storm water detention (\$65,000 allowance)
- The parking lot remains gravel with no striping

OPTION 4: *Paid Parking Attendants: \$11,500*

- Provide 2 parking attendants every Sunday to greet parishioners and visitors and assist drivers to park their cars in an orderly way
- Provide at least 2 parking attendants for major holidays and large parish gatherings

Walkway Between the Main Building & the Byrd House: \$192,000

The concept of a connector between the Byrd House and the nave was conceived as a means to increase our welcoming presence in the community. The intent is to make our campus appear visually connected to those visiting our campus as well as those driving past Epiphany on Ponce de Leon Avenue. The connector also serves as a fully accessible path from the nave to the Byrd House so that there is no impediment to those with mobility challenges. All can enjoy participating in meetings, programs and events held at the Byrd House.

Conceptually, the cost for the connector is made up of the following elements:

- Remove the existing wood door and install a new glass door at interior and exterior of the oratory at the northeast corner of the nave, changing it to a vestibule
- Install new flooring and repaint the vestibule
- Provide a new 10-foot long roof canopy in front of the vestibule and new outside lighting

- Remove 3"-6" wide strip of asphalt paving across the parking lot between the nave and the Byrd House and install a new concrete sidewalk with brick inserts every 5-feet to match the sidewalks elsewhere on campus; extend this walkway to the Ponce de Leon entrance of the Byrd House and connect to the ramp and porch included in the cost for Byrd House renovation
- Provide a new canopy roof and new handrails at the Ponce de Leon entrance to the Byrd House
- Enhance the natural path to Byrd House
- A \$7,500 allowance is included for landscaping
- At the Ponce de Leon entrance to the Byrd House, provide new steps leading west toward the nave's vestibule

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Repair Main Building: \$78,500

The interior of our building—nave, narthex, Jones Hall, classrooms, offices, bathrooms and hallways—has not been painted since the building was renovated in 2004. The painted portions of Epiphany’s exterior show signs of weathering on the doors and trim. The entire building is overdue for a deep-cleaning. Seven office windows are sealed shut and are not insulated. The trim around the windows is deteriorating. Replacing the windows will provide the opportunity for Epiphany’s staff to enjoy

fresh air during their work day and weathertight seals for protection from the elements.

In the spirit of “Welcome,” Epiphany’s exterior sign at the corner of Ponce de Leon Avenue and East Lake Drive will be cleaned and receive lighting updates.

- Main building interior and exterior painting and general repair
- A \$22,000 allowance to clean and repair the exterior sign

Outdoor Chapel: \$25,500

Whether we hike, camp and paddle, or garden and use clippings to arrange flowers, Epiphanyites feel a deep spiritual connection to our natural surroundings. Parishioners at every Cottage Meeting expressed a strong desire for outdoor chapel space. Our chapel will be used for a variety of purposes: Morning Prayer, Compline, Easter Vigil, small weddings and funerals, group gatherings and celebrations.

- Provide an outdoor clearing to comfortably seat 30–50 people for formal and informal outdoor gatherings
- The chapel will be surrounded by native plants and will feature a fire pit and a permanent stone altar

Gifts Essential Chart

This chart illustrates the size and number of gifts necessary for a successful \$1,296,000 capital campaign.

Size of Gift	Number Needed	Cumulative Total	Monthly (over 3 years)
\$260,000.....	1.....	\$260,000.....	\$7,222
\$150,000.....	1.....	\$410,000.....	\$4,167
\$100,000.....	1.....	\$510,000.....	\$2,778
\$50,000.....	3.....	\$660,000.....	\$1,389
\$25,000.....	5.....	\$785,000.....	\$694
\$10,000.....	20.....	\$985,000.....	\$278
\$5,000.....	30.....	\$1,135,000.....	\$139
\$3,000.....	35.....	\$1,240,000.....	\$83
\$1,000.....	40.....	\$1,280,000.....	\$28
Less than \$500.....	Many.....	Goal Achieved.....	Variable

A variety of options exist for the parking portion of our project. We are assuming the most intensive option for purposes of initial budgeting.

Mission Statement

The Episcopal Church of the Epiphany is an inclusive community called to seek and follow Jesus Christ. We welcome all people in the Eucharistic Fellowship of Christ’s Body. We receive strength and encouragement at the common table to carry out Christ’s work of reconciliation in our broken world. Nourished by worship and witness, learning and teaching, fellowship and service, we strive to live out the Gospel’s radical values with gladness of heart.