HISTORIC STRUCTURE ASSESSMENT

SAINT THOMAS THE APOSTLE EPISCOPAL CHURCH
ALAMOSA, COLORADO

FOR
ALAMOSA UPTOWN AND RIVER ASSOCIATION
AND
SAINT THOMAS EPISCOPAL CHURCH

FUNDING FROM
THE COLORADO HISTORICAL SOCIETY
STATE HISTORICAL FUND
P.O. #2003-HA-052

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ST. THOMAS THE APOSTLE EPISCOPAL CHURCH

607 4th STREET
ALAMOSA, COLORADO

HISTORIC STRUCTURE ASSESSMENT
State Historical Fund Project # 2003-HA-052
June, 2003

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PREFACE: EXECUTIVE SUMMARY

The Saint Thomas the Apostle Episcopal Church is a church complex in the center of Alamosa, sited one block north of Alamosa's downtown. The complex replaced the very first Episcopal Church in the San Luis Valley, built on the same site in 1882. The current complex is designed in tan stucco, in the Spanish Mission Revival style, and was completed in phases by 1930. The building complex consists of the 1925 Parish Hall, designed by W.E. and A.A. Fisher, a stucco-walled courtyard, and a 1930 Sanctuary addition.

Historical Front Entrance of 1926 Parish Hall at right.
1930 Sanctuary at left in background Photo c. 1932

The church has been in continuous use since its construction, and has undergone significant exterior and interior alterations. Some of these have been in result of deterioration of the existing materials, and some have taken place due to two arson fires in the mid-1980s. The exterior clay roofing tiles were replaced by asphalt shingles in the latter half of the twentieth century, and some arched windows have been replaced by single fixed sash. In the interior, drop

acoustical ceilings have been installed, and many furnishings destroyed by fire have been replaced.

Photograph of Parish Hall, showing original clay tiles.
Original 1882 Sanctuary (demolished in 1930) at right. Photo c. 1926

In 2002, Ms. Tawney Becker of the Alamosa Uptown & River Association applied for national historic designation of the complex. On April 22 2003, the Saint Thomas the Apostle Episcopal Church complex was listed on the National Register of Historic Places.

Funding support for this Historic Structure Assessment report is gratefully acknowledged from the Colorado Historical Society State Historical Fund. The grant from the C.H.S. funds the assessment of the structure and the development of stabilization and preservation priorities and budgets.

Mark M. Jones, Associates, Architects LLC was retained by the Alamosa Uptown & River Association to prepare the Historic Structure Assessment which is documented in this report.

Exhaustive research efforts were made by AURA, assisted by the church's parishioners, to locate documentation and photographs of the building in local newspaper archives, articles from the *Colorado Episcopalian* periodical, annual convention journals from the Diocese of Colorado,

and records from the church itself. The original architectural drawings for the 1925 Parish Hall by the Fisher brothers have been obtained. The architect for the 1930 Sanctuary addition remains unknown, and efforts to obtain plans of this addition have been unsuccessful.

On-site investigation revealed that the Parish Hall was built very faithfully to the Fisher brothers' plans. The building retains the majority of its historic fabric, albeit some of this is covered by later construction. Also noticeable is the absence of the original clay tile roofing, removed sometime during the latter half of the twentieth century. Most original windows, doors, hardware, and trim remain in place. Some alterations have taken place, including the enclosure of the Parish Hall stage, and the construction of the awkward linkage between the hall and the Sanctuary.

The building has not been regularly maintained, and as a result has not weathered the decades since its construction well. Some deterioration has begun to occur on the building exterior of both the Sanctuary and Parish Hall. Also, the Sanctuary structural system contains several significant flaws that must be dealt with in the immediate future. These issues are dealt with in greater depth in the structural condition assessment to follow in this report.

The significance of the structure to the Episcopal community of the San Luis Valley, and its architectural significance are of high stature. This, along with the amount of the structure remaining reasonably intact over the years, makes the church an excellent candidate for stabilization and preservation.

1.0 INTRODUCTION

1.1 RESEARCH BACKGROUND/PARTICIPANTS

This Historic Structure Assessment follows the current format of the State Historical Fund and is based on *The Secretary of the Interior's Guidelines for the Treatment of Historic Properties*. The work is developed using several sources: historic archival information, including newspaper clippings, early photographs, and photographic copies of the original architect's plans.

Consultants involved in the report:

Consulting professional services in preparation of this Historic Structure Assessment have been provided by Mark M. Jones Associates, Architects, LLC, of Del Norte, Colorado. The project team includes Mark M. Jones, AIA, a Colorado Registered Architect with more than 30 years of professional experience. Jones is widely published, and has worked on restoration projects on many important buildings throughout the southwest. Collaborating on the project is Christopher Lobas, an architectural designer with nearly a decade of experience, and involvement in historic preservation projects in Colorado, California, and Ohio. The Jones firm has prepared numerous Historic Structure Assessments for the SHF, and has served as architect for several successful restoration projects supported by the SHF, including the winner of the 2001 Stephen H. Hart Award from the CHS. The firm also serves as architect for the Southern Colorado region for the Colorado Community Revitalization Association *Main Street* program, providing architectural guidance for façade restoration/renovation in a number of cities.

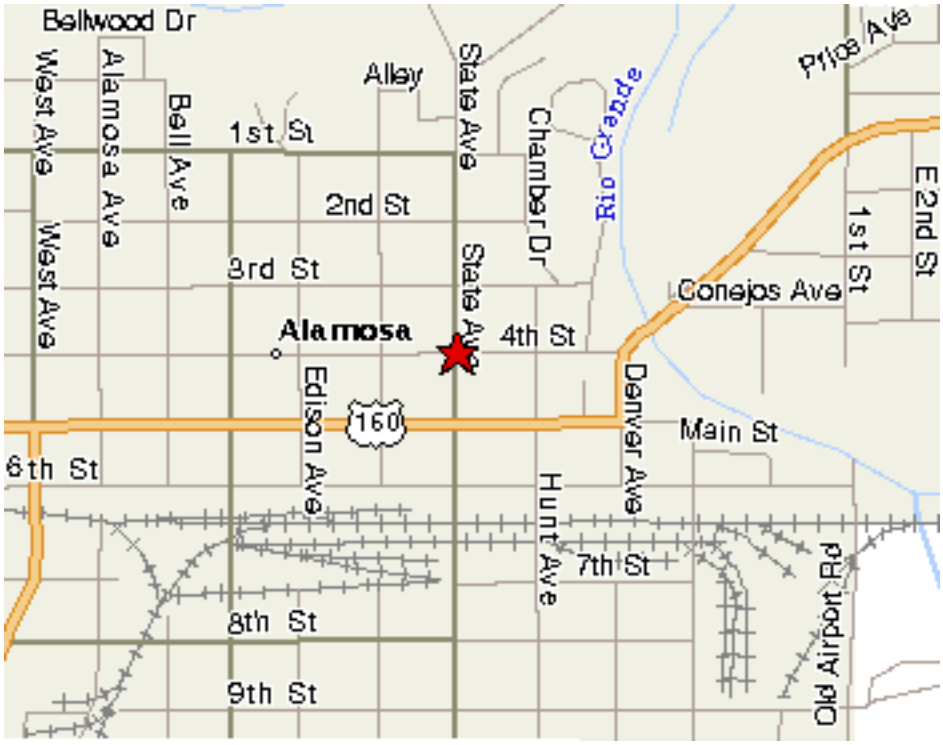
Mark Burggraaf, P.E., of Burggraaf Associates of Pagosa Springs, is a Colorado Registered Mechanical and Electrical Engineer with extensive experience in historic buildings. He has provided field evaluation and recommendations on mechanical and electrical systems of Saint Thomas the Apostle Episcopal Church.

Martin Reynolds, P.E. of Reynolds Engineering Company, located in Alamosa, is a Colorado Registered Civil Engineer and Land Surveyor. He also has extensive experience working on historic properties. He has advised on foundation and structural issues for the Saint Thomas the Apostle Episcopal Church.

Funding partners
The assessment has been funded through a grant from the Colorado Historical Society State Historical Fund, under Purchase Order #2003-HA-052, which is gratefully acknowledged.

1.2 BUILDING LOCATION/SITE PLAN/VICINITY MAP

Physical Location:



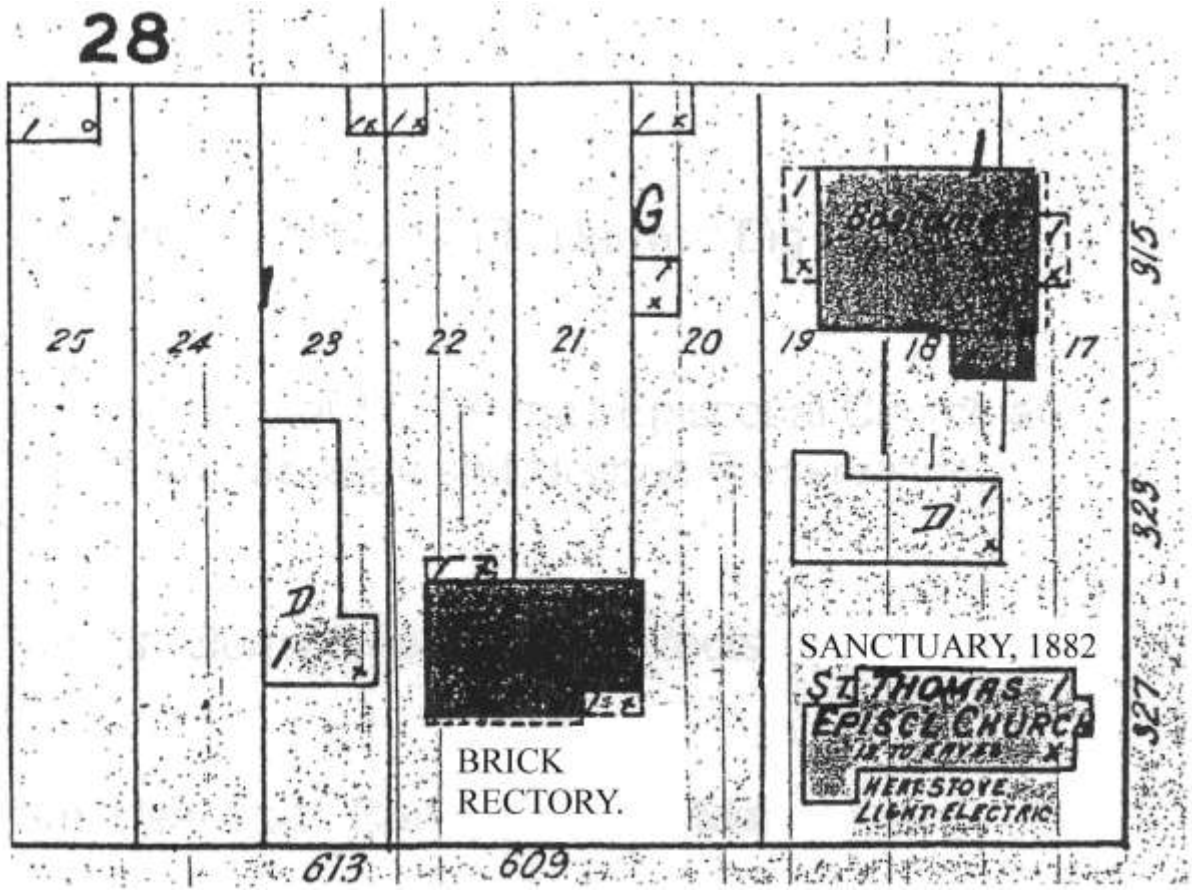
Map courtesy www. Mapquest.com.

Legal Description:

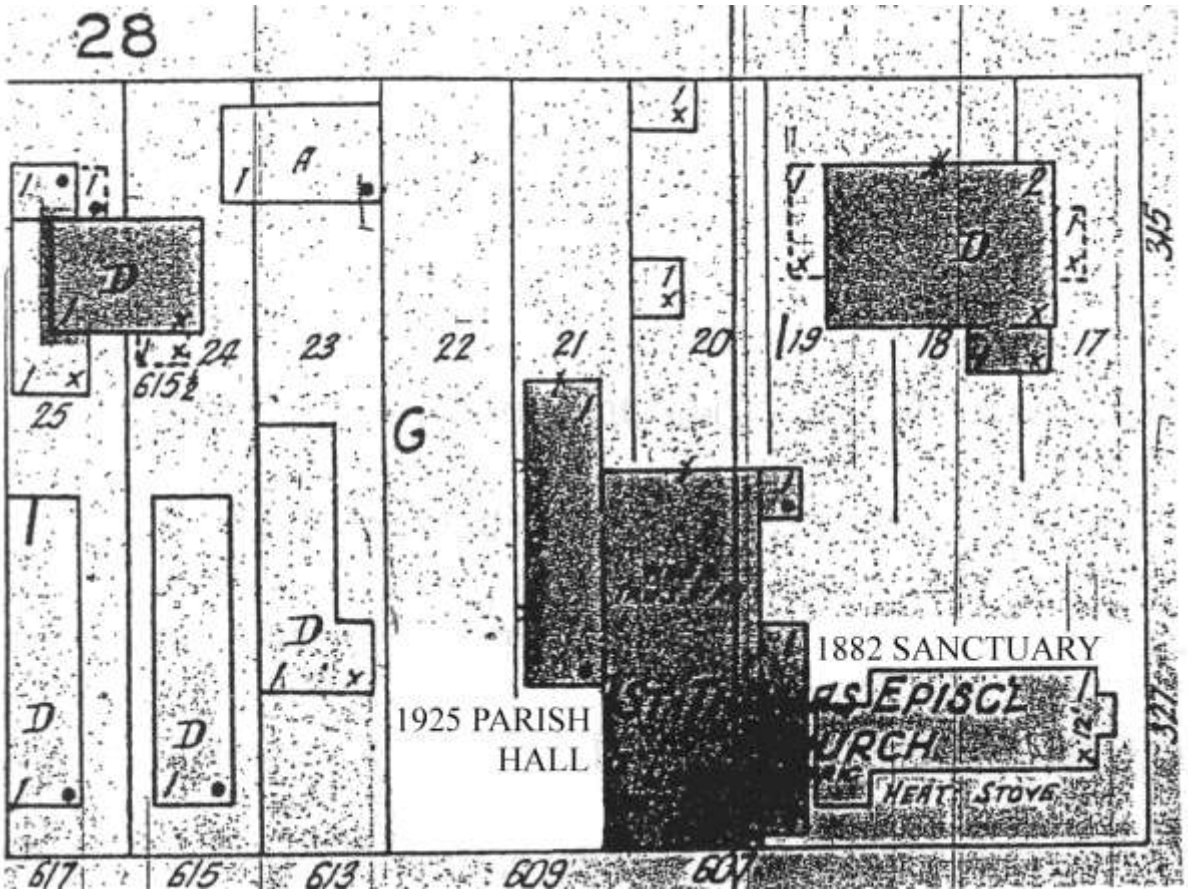
The property includes the parcel of land historically associated with St. Thomas Episcopal Church.

The west 8.9 feet of the south half of Lot 19, the south half of Lot 20, and all of Lots 21 and 22, Block 28, Original Townsite of Alamosa. The remainder of the south half of Lot 19, and the south half of lots 17 and 18 also belong to St. Thomas Church. These are occupied by a food bank, in a building originally established as a fuel filling station in 1930. The food bank building and its parcel are not within the scope this Historic Structure Assessment report.

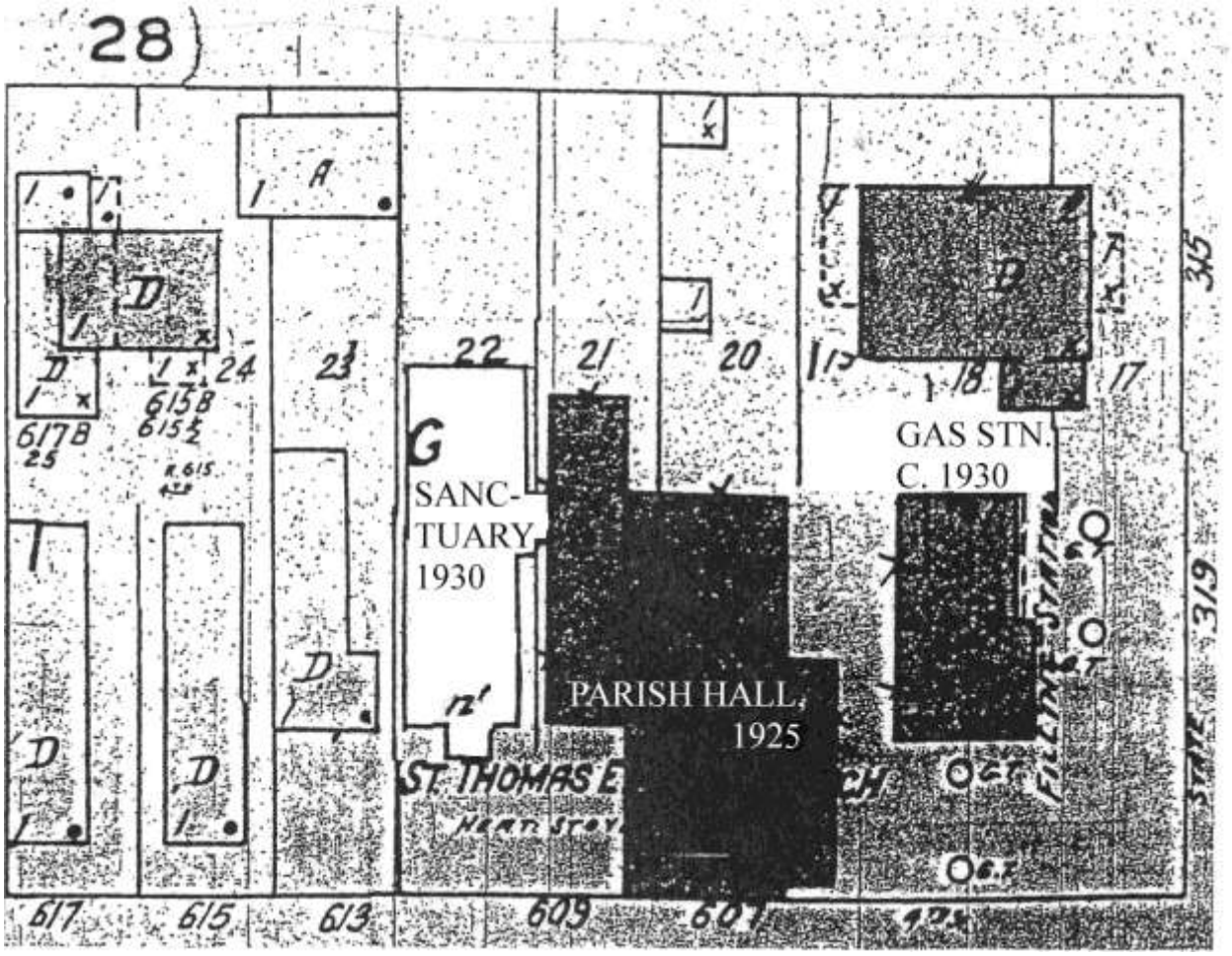
Sanborn maps from 1919, 1929, and 1946 are shown below.



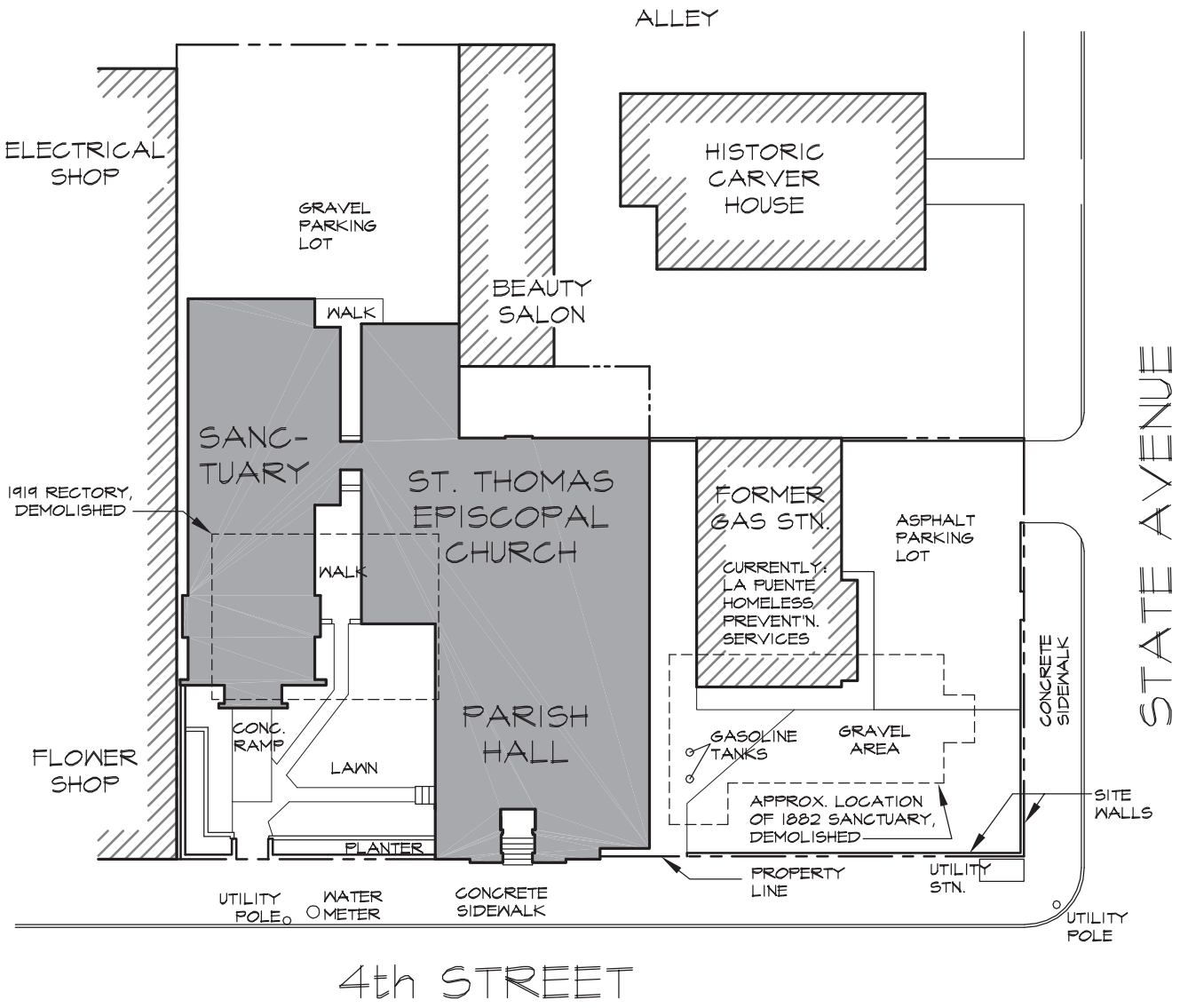
October 1919 Sanborn Map. *At this point the Saint Thomas the Apostle Episcopal Church complex consists of the original 1882 Sanctuary and a brick rectory.*



November 1929 Sanborn Map. *This map shows that the early brick rectory has been demolished, the 1882 Sanctuary still remains, and the 1925 Parish Hall has been constructed.*



March 1946 Sanborn Map. *This map shows the Saint Thomas the Apostle Episcopal Church complex in its modern configuration. The complex includes the 1925 Parish Hall and the 1930 Sanctuary. The (approximately) 1930 gas station (which now serves as the church community food bank) is also shown.*



1 MEASURED DRAWING: SITE PLAN

SCALE: 1" = 30'-0"

NORTH

2.0 HISTORY AND USE

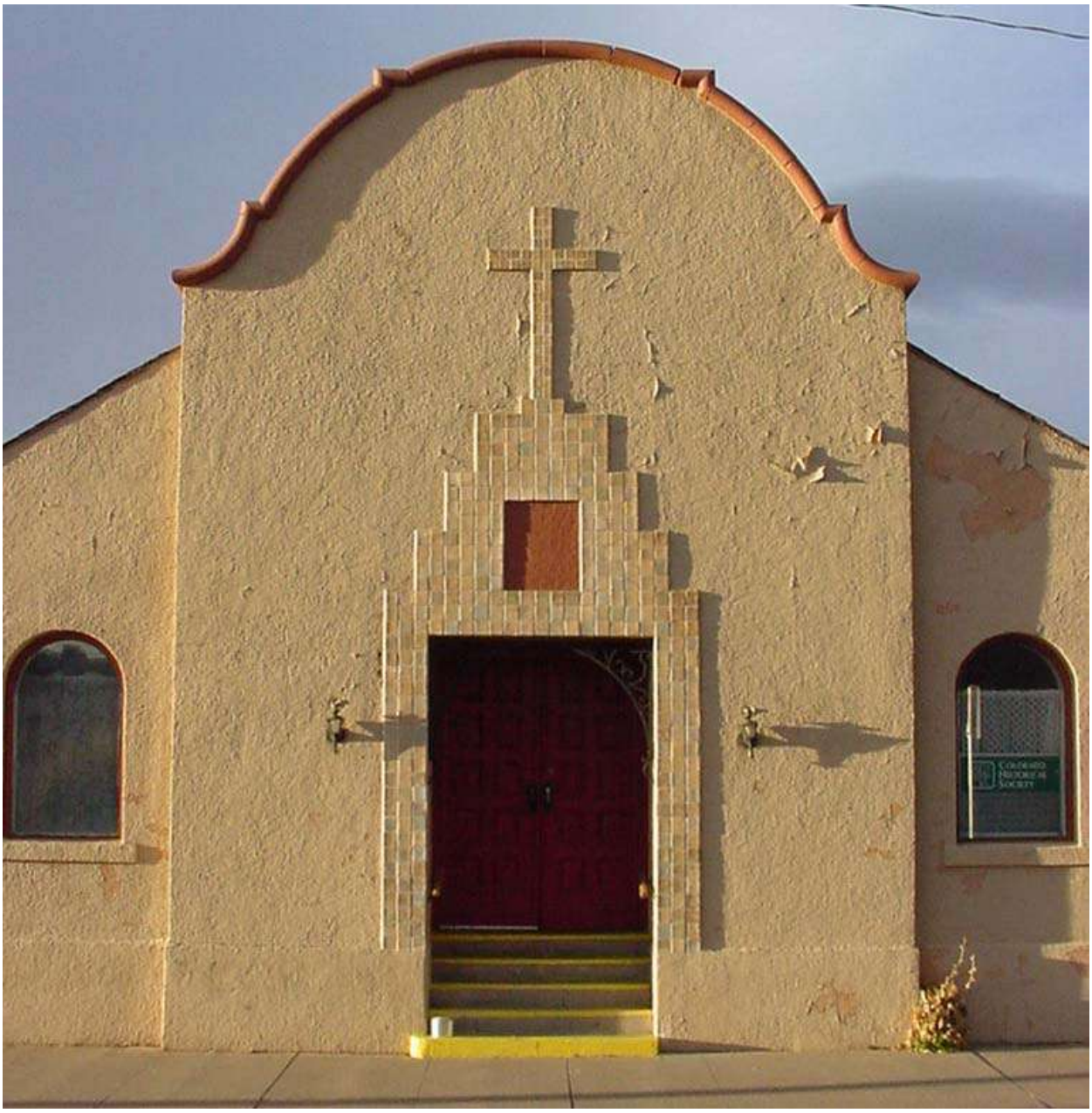
2.1 ARCHITECTURAL SIGNIFICANCE AND CONSTRUCTION HISTORY

Architectural Significance:

Some of the material for this study was gleaned from nomination forms for the National Register of Historic Places for the United States Department of the Interior. The nomination building analysis took place in 2002. The building is an outstanding example of the Mission Revival style popular in the American southwest in the late nineteenth and early twentieth century. The Saint Thomas the Apostle Episcopal Church was a trendsetter in this style in the San Luis Valley, as other buildings built in this manner followed shortly thereafter.

The building complex consists of two forms, a 1925 Parish Hall and a 1930 Sanctuary addition, with an entry vestibule connecting them. Both are gabled forms facing Fourth Street, with the Parish Hall flush with the sidewalk and the Sanctuary somewhat set back. A low perimeter garden wall runs from the Parish Hall westward along the sidewalk with a gated flat-arched entryway in front of the Sanctuary. This wall is an exception to the style of the larger masses, replete with its soft corners and buttressed arch, it is a more appropriate feature for a New Mexico Pueblo style structure. However, most design elements, materials, and workmanship of the building complex are more consistent to the Mission Revival style. The wall surfaces and chimneys are of asperous, tan stucco. The parapet on the Parish Hall is capped in dark sienna brown terra cotta, and contains alternating rectangular and convex and concave rounded edges. A similar parapet is on the Sanctuary, composed of stucco.

St. Thomas the Apostle Episcopal Church complex, view from 4th Street looking north.



Parish Hall Main Entrance

The Parish Hall has a front gable end crowned with a delicately rounded parapet, containing alternating rectilinear corners and concave and convex curves. Nearby buildings also on Fourth Street are related to the church by style, and possess similar parapet detailing. The Sacred Heart Catholic Church of 1922-28 and the Alamosa County Courthouse of 1936 were both built in the Mission Revival Style, and are both designated on the National Register of Historic Places. The Sacred Heart church was the antecedent of St. Thomas, but the two may have truly begun a stylistic trend on Fourth Street. The Alamosa Post Office building is also pertinent, with a frontispiece displaying an eclectic mix of classical, art-deco, and mission style elements. Even the former Ford dealership across State Street shares parapet detailing cues.

Above and below: Parapet walls at Sacred Heart of Jesus Catholic Church.

Alamosa County Courthouse, with Mission Style inspired parapet detail.

Former Ford Dealership across State Street from Saint Thomas the Apostle Episcopal Church.

Eclectic frontispiece and parapet detailing at former Alamosa Post Office.

On the gable end surface, the Saint Thomas Parish Hall displays a recessed entryway framed with ceramic tiles, crowned with a Latin cross. Iron lamps flank the tile surround. However, these are not the original lamps. The entryway features wrought iron insert brackets, creating an arched effect, and double-leaf eight-paneled wooden entry doors. Windows on the hall are primarily operable wood-framed double-hung with multi-light glazing and round-arched tops. The rear elevation contains a gable end with its stepped gable capped with stuccoed brick. The roof, now of asphalt shingles, was originally made of fired ceramic roofing tiles.

Left: *Wrought iron insert brackets at Main Parish Hall entry.*

Sanctuary Main Entrance

The Sanctuary contains a similar parapet, but with a flattened, less sophisticated curve, rather than the Parish Hall's rounded one. Atop the Sanctuary parapet is a wooden Celtic cross. The entry to the Sanctuary is accessed through a wrought iron gate beneath the arch of the garden wall. A slightly ramped concrete walk with iron handrails leads from this gate to the narthex entry. The entry consists of two red eight-paneled doors with wooden post and lintel surrounds. Above the doors, and at each side, are black iron lanterns. Originally, these lanterns flanked the entry of the 1926 Parish Hall. Above the body of the narthex is found a rounded-arched louver vent. Gothic lancet stained glass windows with diamond lights, seven in all, were removed from the original 1882 church and placed on the east and west elevations of the Sanctuary.

The interior of the Parish Hall contains two fireplaces, one on the west wall and one at the north wall at the stage. Inside the Parish Hall are also to be found a library/ office, several classrooms and multi-purpose rooms with blackboards, restrooms, and the office of the vicar. A serving window connects the main hall with a kitchen at the northwest corner of the building. The building was originally heated with coal, as is indicated by a coal chute in the mechanical room. A crawl space lies beneath the hall. A narrow, awkwardly placed corridor connects the kitchen with the Sanctuary.

The interior of the Sanctuary contains noteworthy finishes and fixtures. Among these are dark wood trim and railing, a main cross beam with a wooden crucifix. Non-original iron wall sconces and hanging light fixtures illuminate the Sanctuary. In the celebrant's area are a refurbished altar and bishop's chair.

Construction History:

The first Episcopal services in the valley were held by Bishop John F. Spalding, bishop of Colorado. He visited the Alamosa area and gave services as early as 1874, and organized a mission at the request of early residents. A rectory, a residence for the church's pastor, was built in 1881 at a cost of $548.11. The same year, a Christmas Day Service was held in the Occidental Building at Main and State streets. That building was a two-story framed structure moved from Fort Garland (or old Garland City) and occupied the land where today's Alamosa National Bank Building is sited. A school house at Third and State housed Sunday School classes for the church around this time. Reverend Melville Honeyman arrived in Alamosa from Denver, and was ordained to the deaconate on the feast of Saint Thomas' Day, December 21, 1881. For this reason, the first church, established as a mission, was dedicated to Saint Thomas the Apostle.

Church Building, NW corner of Fourth St. and State Ave., 1882-1930

Original (1882) Sanctuary Interior, 1920s Photograph

The land for the church was donated by the Alamosa town council on Oct. 16, 1882, and consisted of the south half of lots 17, 18, and 19 of Block 28, given with the condition that a church be built within 18 months (see Sanborn Map, page 8 of this report). According to an Alamosa Journal newspaper article, Fourth Street, which borders the property to the south, was a natural slough draining waters from spring floods of the Rio Grande through the town. The land was certainly filled and raised to the same level as the downtown area shortly before construction began on the first church building. The first church building was built in 1882-83 at the intersection of Fourth Street and State Avenue, with its frontage on State. That church was frame built with clapboard siding, with a small adobe brick vestibule. The original church was constructed at a cost of $976.24, including the building, pews, and the organ. The cornerstone was laid in November of 1883 by Rev. Mr. Honeyman. Reverend Honeyman was responsible for the first baptism at the church and for some of the first confirmation classes. (Incidentally, Rev. Honeyman did proselytize elsewhere in the San Luis Valley; in 1885 he built a log church at La Jara, dedicated to All Saints). Bishop Spalding acquired the south half of lot 20 shortly thereafter, and lots 21 and 22 were acquired while Rev. Honeyman's successor Reverend Amos Bannister was pastor (See Sanborn map, page 8 of this report). A new rectory was built to the west of the church prior to 1919, and the original rectory became the Guild Hall. Thirteen rectors served the parish in all at the original Saint Thomas Church.

A 1923 *Journal of the Annual Council of the Diocese of Colorado* (hereafter *Council Journal*) made mention of approval of plans for small church buildings at moderate cost (between four and eight thousand dollars) prepared under the auspices of the Church Art Commission by Denver and Colorado Springs architects (including A.A. Fisher). At this time Saint Thomas had ninety communicants and was seriously considering new construction.

In 1923, William Ellsworth Fisher and Arthur Addison Fisher, Architects, of Denver were retained by the Episcopal Diocese to draw up plans for a new Parish Hall for the site. The Fisher brothers at this time were accustomed to designing Denver mansions and hospitals. However, Arthur Addison, the younger brother, had become interested enough in church architecture to write a book in 1923 entitled "Little Churches." This text brought to the forefront the needs of small communities to have aesthetically pleasing and functionally suitable church, fellowship hall, and rectory structures. The book was sold throughout the United States, and offered six standard plans for congregations to choose from, and modify with the assistance of their architects. *Council Journal* records state that Fisher & Fisher executed a fine scale model of a small church, which was displayed at an Ecclesiastical Art Exhibition at the Denver Art Museum in February of 1923. This particular model may have been of a standard church plan, perhaps the English Medieval Gothic edifice from Arthur Addison's book.

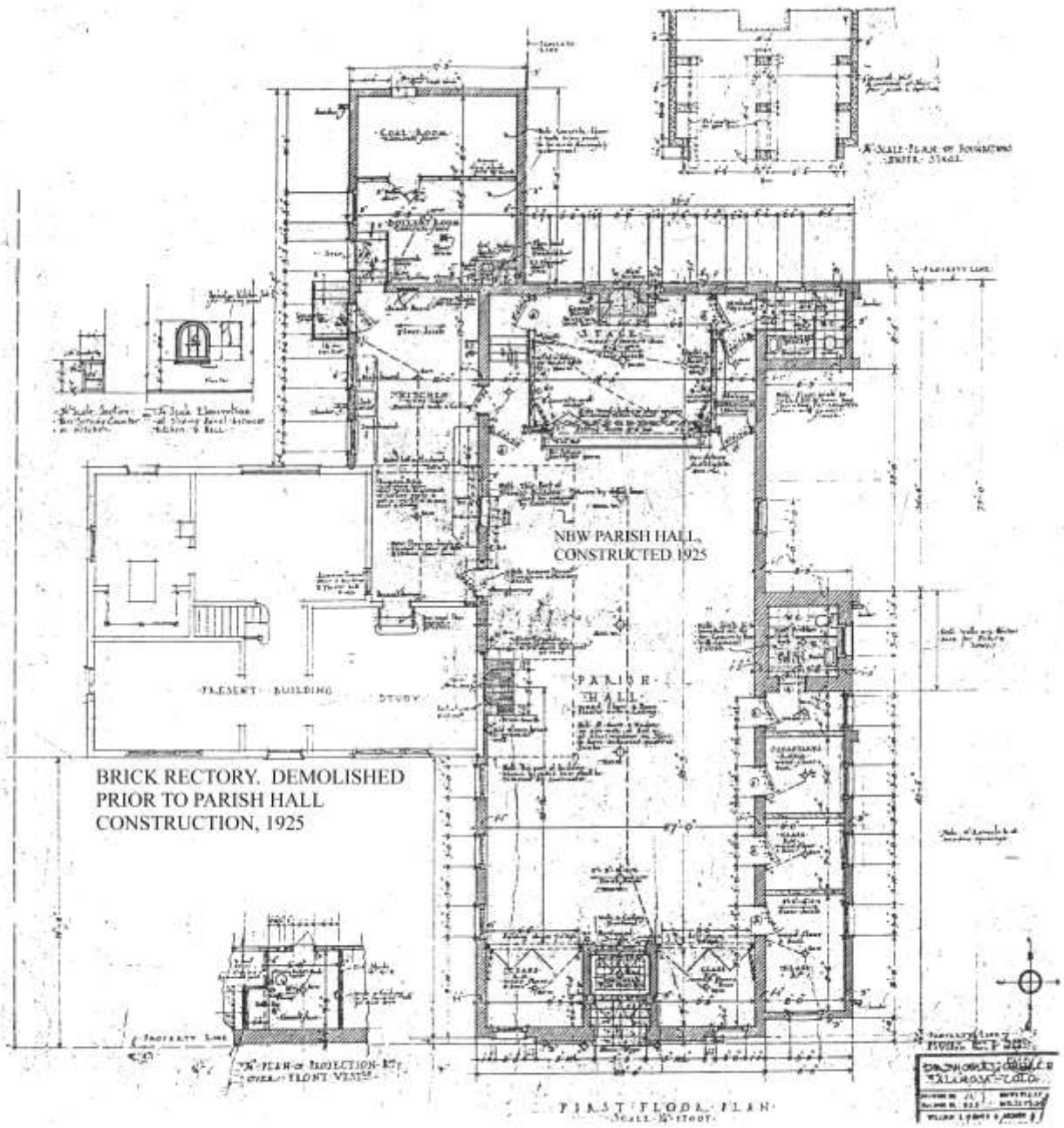
The Fisher drawings show the new Parish Hall immediately west of the 1882 church, and incorporating the c. 1919 brick rectory (per 1919 Sanborn Maps). On these drawings, the rectory and the Parish Hall share a party wall, and the roof ridge of the rectory is resolved in the ridge of the Parish Hall. The rectory was removed in its entirety prior to the construction of the Parish Hall in 1925. The rectory does not appear on the 1929 Sanborn maps. Our research did not indicate a reason why this rectory was torn down. Presumably, this building was built of brick and was of quite solid construction. The rectory, with its hipped roof and flared eaves was certainly not in keeping with the style of the new Parish Hall. Since the rectory was demolished, ministers of the church have resided in off-site housing.

In a *Council Journal* dated Feb. 10-12, 1925 (the report on 1924) it is noted that Saint Thomas pastor Rev. J. A. McNulty was ardently working towards raising a proper building fund. He made a personal appeal to the Diocese for financial assistance for the erection of new and renovation of old buildings at Alamosa. The estimate of funds needed for removing old church, renovation of rectory, and erection of new church by architect A. A. Fisher was $34,000. Local subscriptions and donations from Eastern friends raised amounted to $17,000. With regret the Diocese Trustees could donate only $500 from the Bishops' Building Fund.

A *Council Journal* dated Feb. 4, 1926 (report on 1925) reports completion of the Parish Hall project. Through efforts of Rev. J. A. McNulty and St. Thomas congregation, "one of the most complete and well equipped Parish Houses in the Diocese, at the cost of approximately twenty thousand dollars…was opened and dedicated for use during the Christmastide, with great rejoicing. This venture of faith and good works places Alamosa in the front rank of the Diocesan building activities for the past year…." This *Council Journal* issue also mentions that parishes are self-supporting, bidding the delegates to the convention to remember the great responsibility which rests upon them as members of parishes (p. 63).

In the Episcopal Diocese of Colorado, parishes are economically independent, while missions received ample diocesan assistance. It must be noted here that although Saint Thomas was originally considered a mission, it later became a parish and remained so until 1950. After 1950, its status reverted to that of a mission.

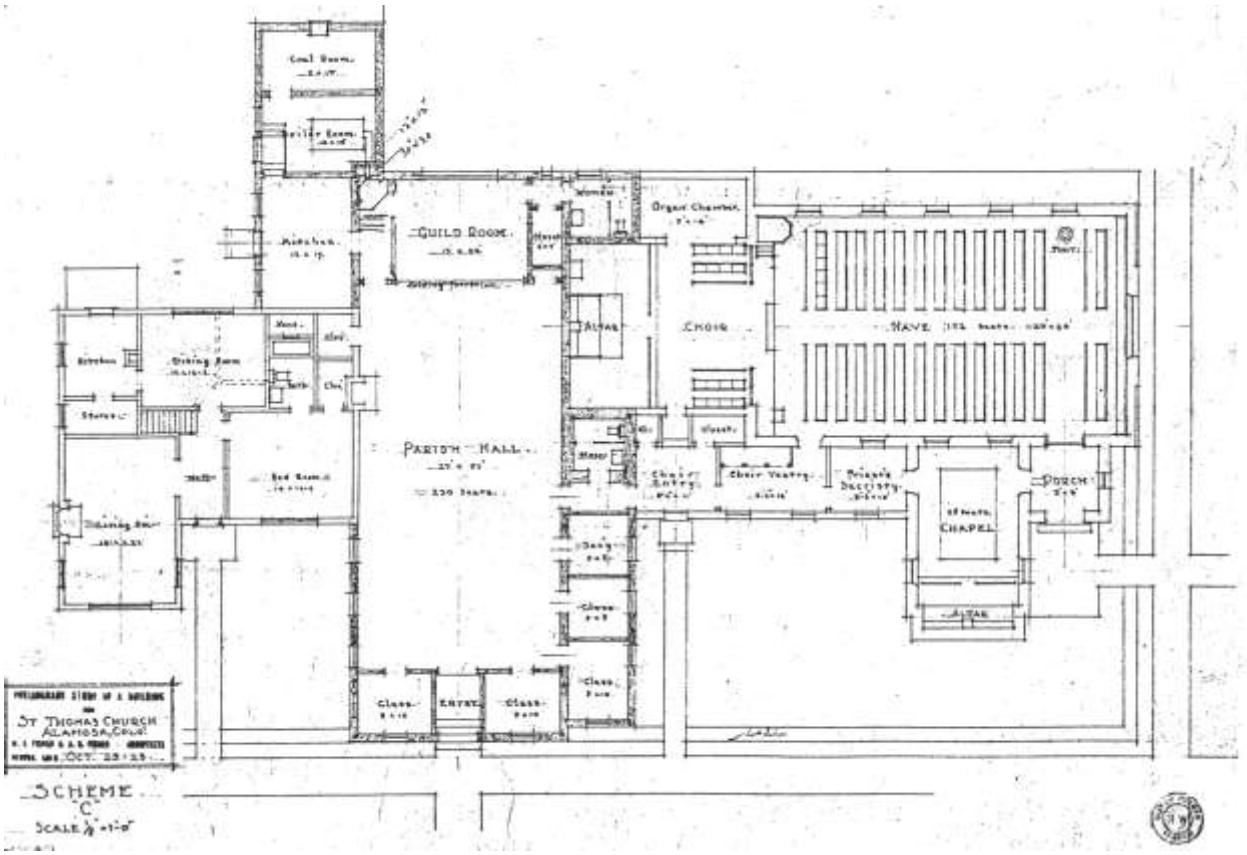
The Saint Thomas Parish Hall itself has been used as a movie theatre, for Scouts, for vacation Bible School, for social gatherings, and for church plays. The structure, with few exceptions, was built in faithful accordance with the Fisher brother's plans and remains today.



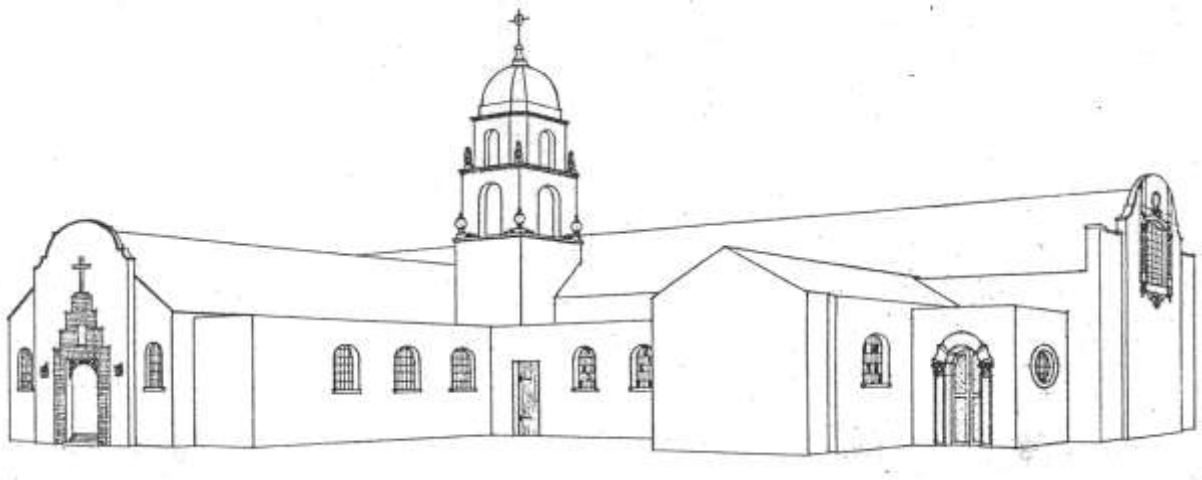
W. E. and A. A. Fisher Architects, Parish Hall Floor Plan, 1923-24

While engaged in construction drawings for the new Parish Hall, the Fisher brothers also produced several master plan studies. One of these early studies, Scheme C, calls for a Sanctuary to intersect the Parish Hall to the east, but these plans were never executed. This plan would have created a corner presence for the Sanctuary and chapel, and a distinct connection between the Sanctuary and Parish Hall. Three foundation stem walls are still extant on the east

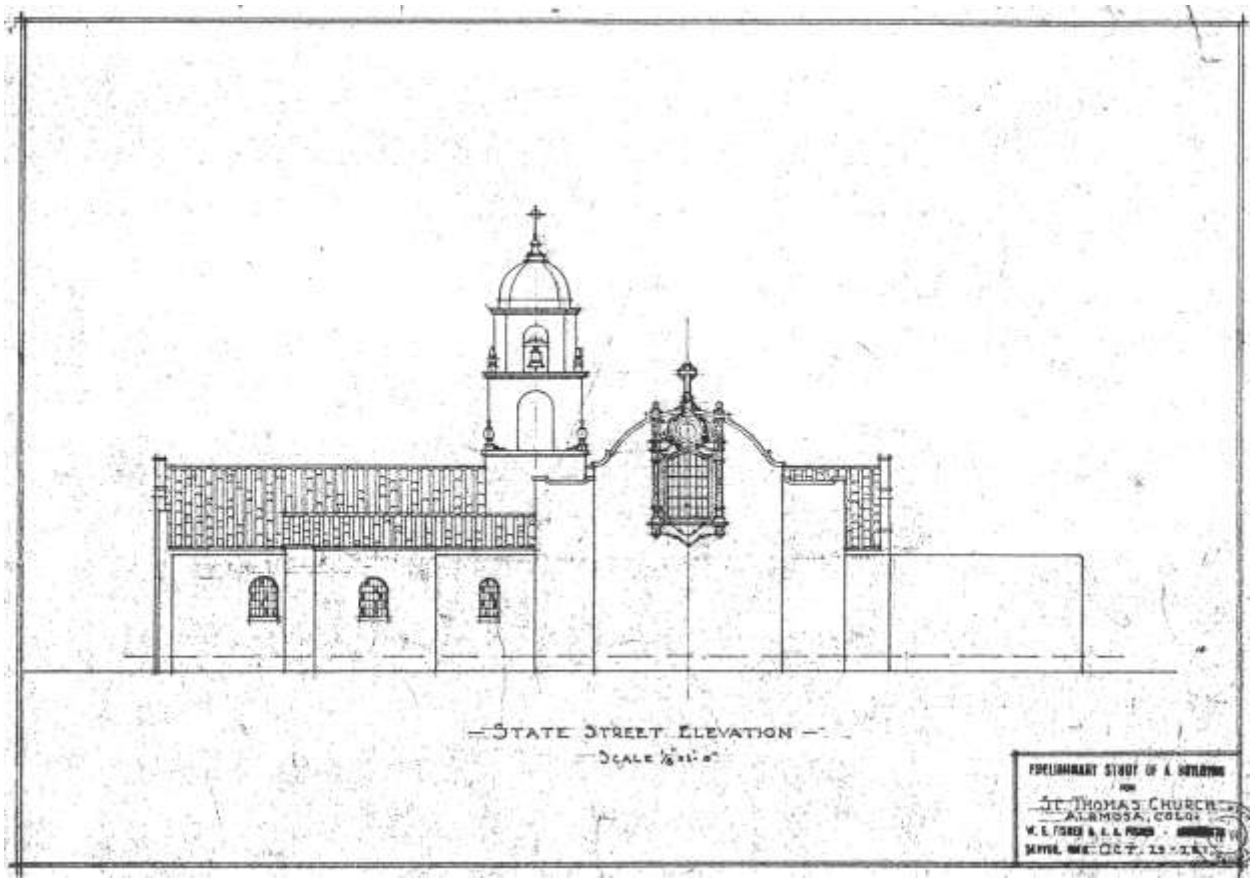
wall of the Parish Hall, obviously intended to bridge to the anticipated Scheme C Sanctuary construction
(See MJA floor plan for location of stem walls). Drawings for the Fisher brothers' Master Plan Scheme C are shown below.



Fisher Brothers' Master Plan Scheme C



Fisher Brothers 4th Street Perspective for Scheme C



Fisher Brothers State Street Elevation for Scheme C.
Note tower and elaborate ceramic frontispiece.

The original Saint Thomas Church held its last services on June 8, 1930, and The Alamosa Journal writes of the razing of it on June 14th of the same year. The Convention Journal, dated Feb. 12, 1930 (report for 1929), reports a sale of the two lots east of the Parish Hall. The Trustees authorized for St. Thomas "to accept an offer for the sale of the corner lots adjoining their new parish house for the sum of $10,000." The sale enables "the parish to dispose of an indebtedness of $5,000 and to carry out some very necessary repairs and renovations to the Church building itself, at a cost of approximately $3,000." The Church building referred to here was apparently the original Sanctuary." A report on the "Southern Deanery" includes a section on St. Thomas in Alamosa and its importance to the Church in the SLV. "Plans are under consideration for the moving and remodeling of the Church building to match the parish house. A hard-working band of faithful women are carrying an almost unbelievable financial burden in order to carry on the work of the Church and liquidate the indebtedness which still remains on the parish house. One of our greatest needs is an adequate rectory, which will solve a very real financial problem." (The original Sanctuary was not moved and remodeled at all, but demolished). The indebtedness of the church was recorded to be $5,400 at that time.

The parish apparently removed the 1882 church to make way for a new corner gas station. The rector sold the property to an oil company for this station. The rector at this time, Reverend

Harry S. Kennedy, sought to use the funds obtained from the oil company's purchase of the property to either move the 1880 building or to construct a new Sanctuary. Searches through Episcopal diocese records have not uncovered the name of the drafter responsible for the new sanctuary. Based on the layout of the plan and level of sophistication of the construction, we are inclined to believe that the drafter of the sanctuary was not a design professional. The designer was probably neither a registered architect nor a professional engineer. Of note here is the poor design of the roof structure. Other revealing factors of the Sanctuary designer's lack of foresight is the arbitrary juncture connecting the sanctuary with the parish hall, the narrow hallway east of the sanctuary space, and the simplified articulation of the front parapet.

The Convention Journal takes note of the erection of the new church in its February 4, 1931 issue (report for 1930). It reads as follows: "Sale of certain lots pertaining to the property of St. Thomas' Church, Alamosa, was consummated. The proceeds of the sale enabled the parish to discharge the whole of its indebtedness to the American Church Building Fund Commission and by erection of an entirely new church building to provide the congregation with a more permanent and beautiful place of worship. The Church in Alamosa, with this new building of Spanish design, harmonizing with the attractive modern parish house built some years ago through the personal efforts of Rev. J. A. McNulty, is now served in a dignified and adequate manner." The indebtedness of the church at that time was $323.95.

Construction of the new Sanctuary was undertaken while the old church building was being dismantled. The first services in the new church were held on Sunday, September 7, 1930, with a dedication service on October 5th of the same year. Newspapers errantly reported the parish name at this time to be Saint *John's* Episcopal Church. The church's fiscal history during the Great Depression is noted briefly here. The diocese fiscal report for 1931 cites "the tragic deficit which the Missionary Budget of the whole Church faces." St. Thomas indebtedness at this time was $3,970.00 The report for 1934 records: "The property formerly used as a rectory of St. Thomas Church, Alamosa, which was sold to the U.S. Government for the cash sum of $3,500." This rectory was off-site. The report for 1936 records $0 indebtedness for St. Thomas, Alamosa.
The report for 1937 makes note that "a loan of $1,600 was authorized for assistance in the purchase of a rectory for St. Thomas' Church, Alamosa." The church made use of another off-site rectory, and its entire indebtedness was recorded as $1,850.00.

The parish later, in the early 1960s, resumed ownership of the site of the gas station, converting the building into a much needed Church School. Church records do not recognize whether the property was sold or donated back to the church. The church complex, including the Parish House, Sanctuary, and the hallway linkage between them, remained essentially as is until the mid-1960s. In 1965, the parish expanded to include a new, donated rectory building off-site. In the summer of 1971, the Sanctuary furnishings received an update. Padded pews were selected to replace older dark wooden pews. According to Ralph Outcalt, a longtime member and former Senior Warden, some time during the 1960s or 1970s, a church committee made a decision regarding the church roof material. At this time, the red clay roof tiles were removed from both Parish Hall and Sanctuary and replaced with asphalt shingles. According to the memory of some churchgoers, the clay tiles were sold to a local community doctor who used them upon his house.

In 1981, the Church celebrated its 100th anniversary. A celebratory Christmas Eve service and gathering did occur. At this time, carpet and paint were provided for the Sanctuary, and a lowered ceiling was provided for the Parish Hall by 1983, according to church member Rich Richardson. The church mechanical systems were also updated with a new boiler and heating system, which is still in use today. The cost of this work was $7,200, more than ten times the original cost of the first church.

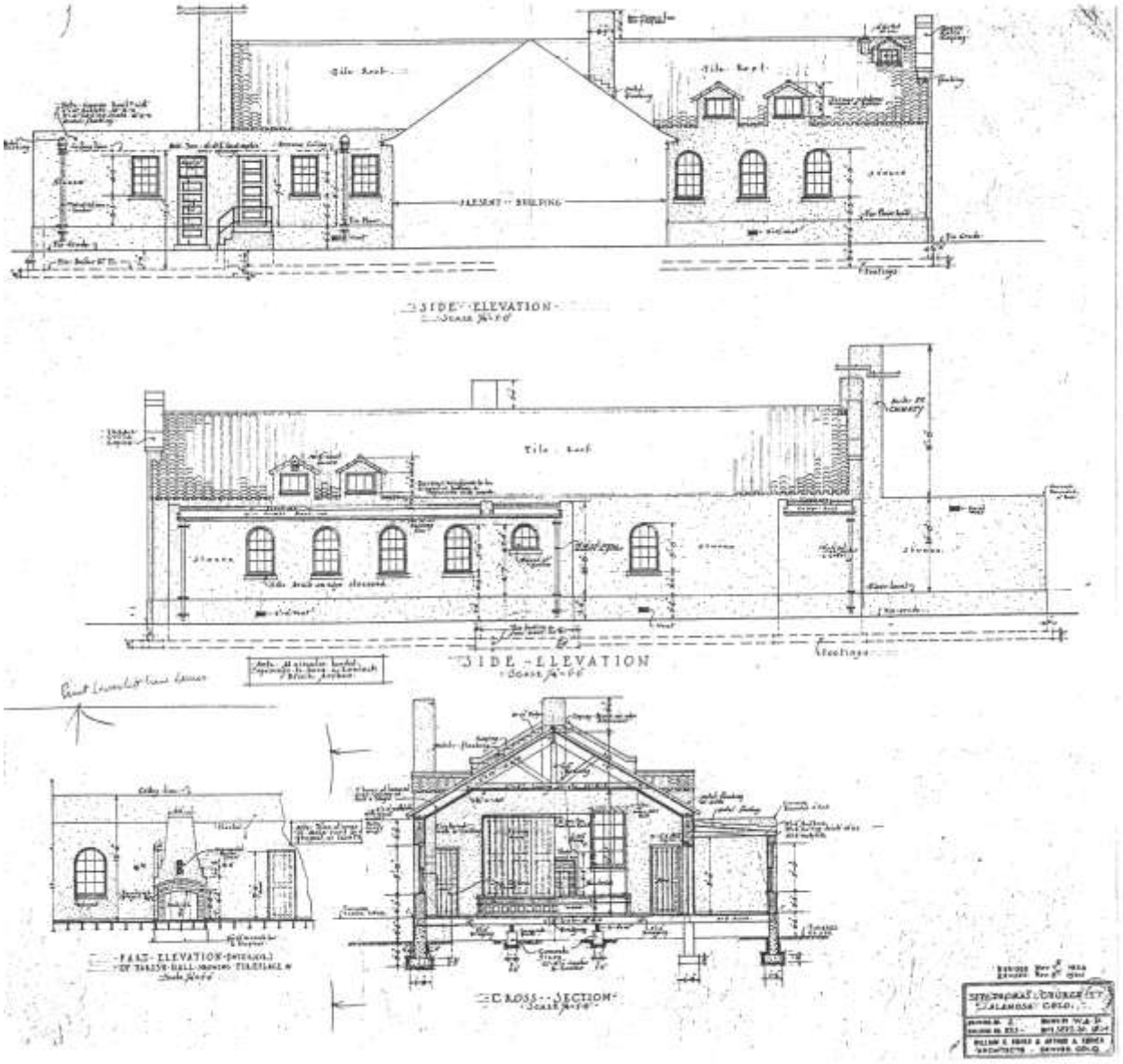
Delinquent individuals struck the church with torches, committing arson on two separate occasions in the mid-1980s. Saturday, September 15, 1984 vandals set fire to the chancel area of the nave, burning a 3-foot hole in the ceiling, a 4-square-foot area of the floor, and an oak bishop's chair. Also destroyed by fire and smoke were priests' vestments, choir robes, and items stored in the sacristy, a small room behind the altar. The total damage was tallied at over $40,000. The act was believed to have been random and without reason, and left Father George Lewis and many parishioners feeling violated. Despite this, Fr. Lewis called upon his congregation to clean altar furnishings, replace the ceiling, and install ceiling insulation. The church was also subjected to several robberies around the same time, with altar wine and religious items stolen. The pastor began to lock the church and Parish Hall while unoccupied. Thursday, January 17, 1985, firemen battled yet another arson at the church. That fire was deliberately set in a closet in the library of the Parish Hall. The blaze caused an untold amount of smoke damage, and ravaged the entire recently installed acoustical ceiling tile. After the fires, the altar was moved out from the back wall of the church, so that the celebrant now faces the congregation from behind the altar.

2.2 PROPOSED PROGRAM

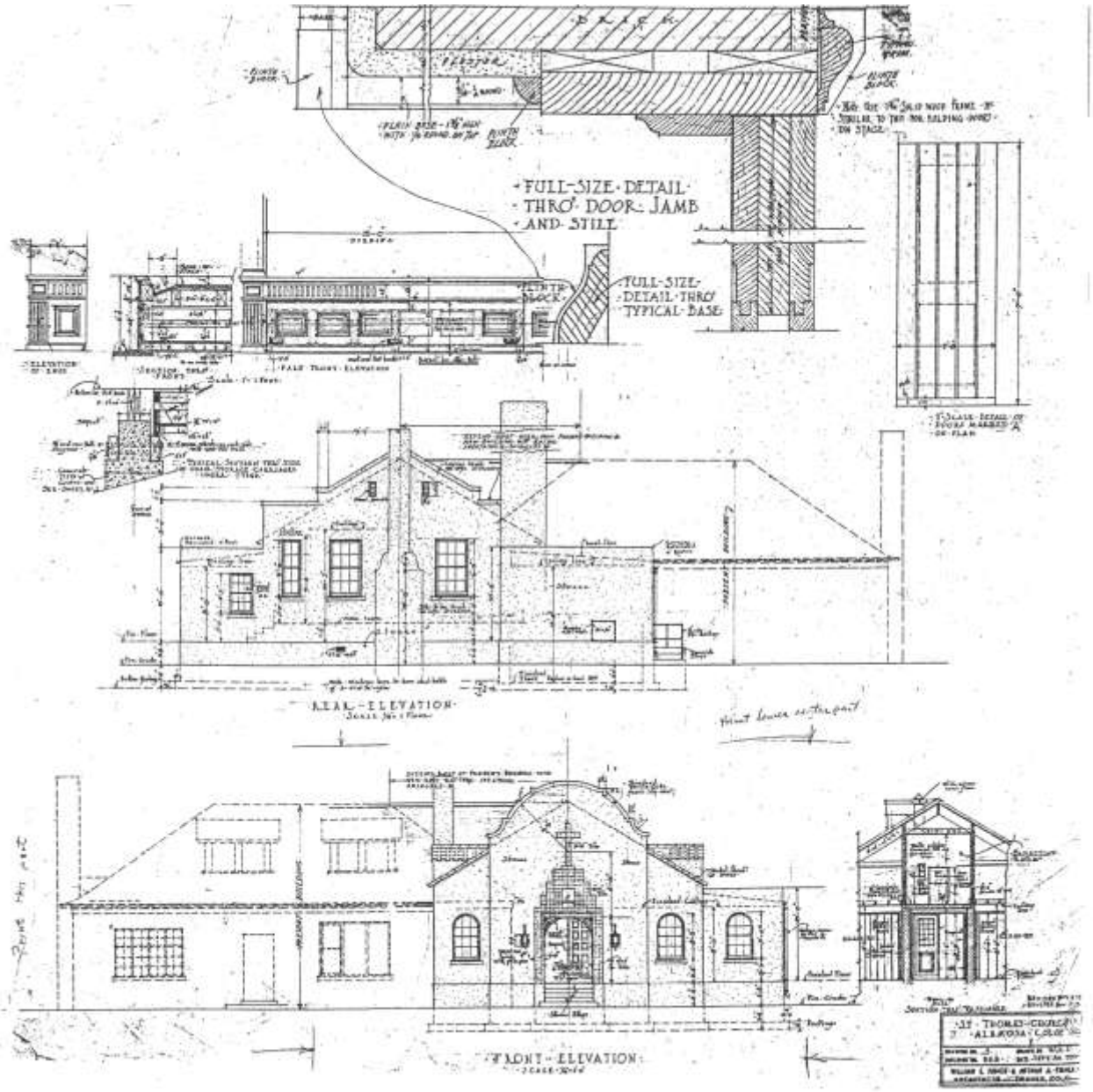
The church complex continues in its use as a gathering place for worship, and for meetings for church groups and local organizations. The Episcopal Diocese of Colorado intends to continue occupying and operating the space for these purposes. The Sanctuary will remain a place for worship, and the Parish Hall a place for gatherings, and club meetings. Once the stage in the Parish Hall is restored, the Parish Hall will entertain parishioners and Alamosa residents alike with theatre, film, lecturers, and events. A new vestibule/ lounge juncture between the Sanctuary and the Parish Hall will be used as a proper transitional place between worship services and fellowship gatherings with coffee and pastries.

2.3 EXISTING SKETCH PLAN

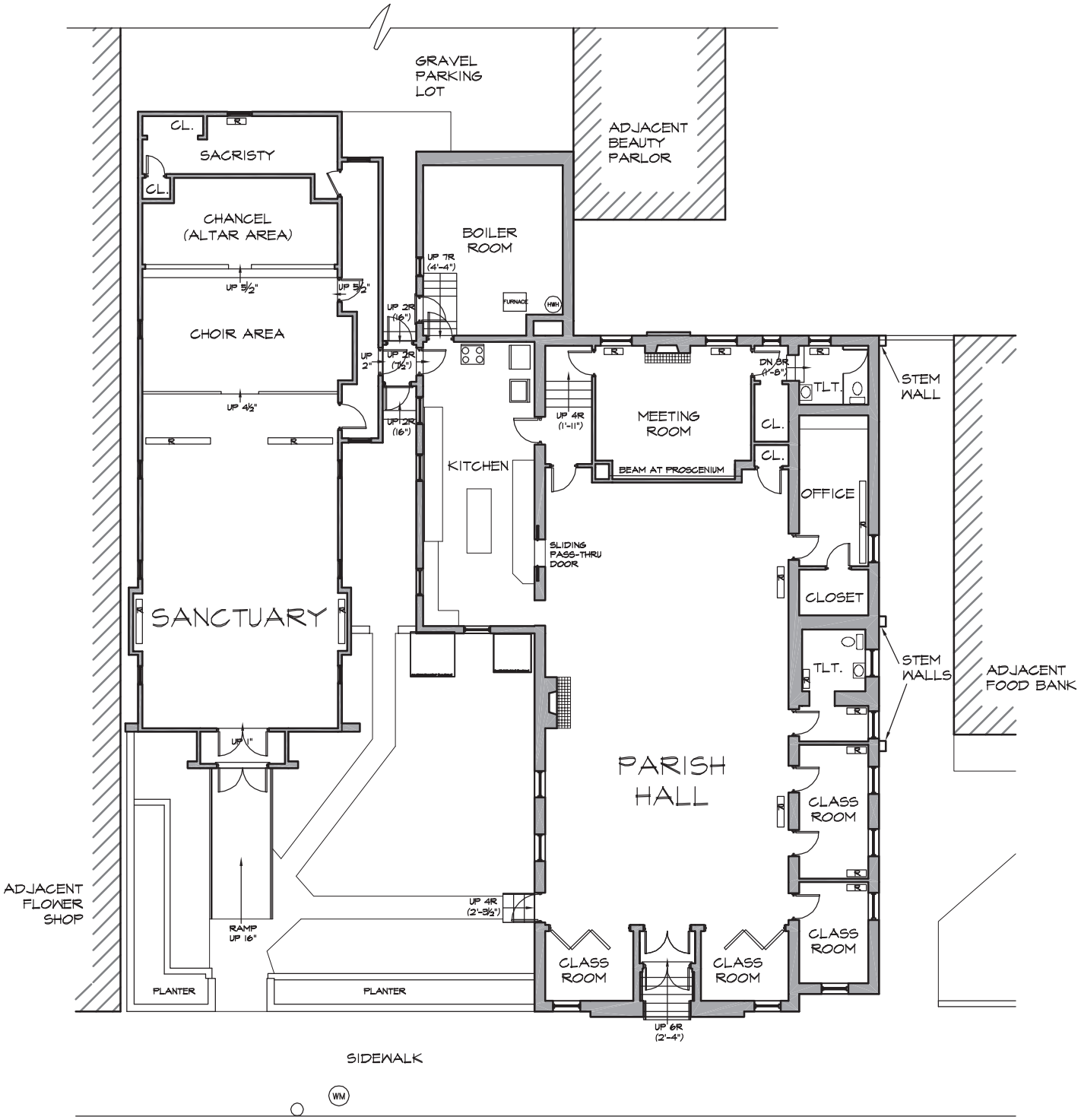
The plans for the project included in this assessment document are twofold. The plans drawn for the Parish Hall by the Fisher brothers are located here, along with electronically drafted measured drawings of the entire complex produced by Mark M. Jones Associates, Architects, LLC. The Sanctuary was measured in the field by the Jones firm, along with the corridor joining the Sanctuary and Parish Hall. The Parish Hall itself, due to the nature of its alterations, was also measured in full.
The original Parish Hall plan is located on page 21 of this report, and the original elevations, sections, and details for this building are found below. The electronically drafted measured plan is located on page 28.



W. E. and A. A. Fisher Architects, Parish Hall Elevations and Sections, 1924



W. E. and A. A. Fisher Architects, Parish Hall Elevations and Details, 1924



MEASURED DRAWING: MAIN FLOOR PLAN

SCALE: 1/16" = 1'-0"

NORTH

3.0 STRUCTURE CONDITION ASSESSMENT

Issues are treated individually under each heading in Section 3. In Section 5, prioritized work and budgets for the structure are considered.

3.1 SITE

DESCRIPTION:
The site is located close to the intersection of State and Fourth Street. This site is one block north of the central intersection of Alamosa's historic downtown area. At this intersection of State and Main (originally Fifth Street), three corners are occupied by historic buildings from the early 20th century. These include: the American National Bank Building, constructed in 1910 and now designated on the National Register of Historic Places for its arcaded block architecture, the red brick Emperius Building built in 1909, and a red brick hotel constructed in the craftsman style in 1900. The latter two structures are destined to be listed on Alamosa's local historic register soon.

St. Thomas Episcopal Church is a complex of buildings in Mission Revival style including the Parish Hall built in 1925, the Sanctuary built in 1930, a vestibule connecting the two, and a low, Pueblo style stucco wall and gate that encompass the property.

The site is bereft of landscaping, save grass within the courtyard, and some flowers within planters beside the low stucco wall surrounding the property. Several trees exist between the north side of the Parish Hall and the adjoining beauty parlor. Most of these are errant saplings growing too close to buildings.

The site, like most in Alamosa, is nearly completely flat, with no apparent drainage. No site drainage system is currently present on the Saint Thomas the Apostle Episcopal Church property. Longtime church members have no recollection of flooding or drainage problems on the site.

Parking is to be found on-site on an approximately 2000 square foot asphalt lot just north of the Sanctuary. This parking lot is accessible by way of an alley off of Main Avenue. Several overflow spaces are available next to the food bank. At the former service station, gasoline storage tanks have been capped and abandoned

CONDITION:
Site conditions are generally good. As mentioned, the appearance of unplanted trees behind the Parish Hall must be addressed. The gravel parking lot is in fair, acceptable condition. Potential drainage problems are present in two distinct areas on the site: the narrow area between the sanctuary and the adjacent flower shop, and the courtyard itself. A visible evidence of drainage problems in the narrow area is the presence of weed vegetation in the Sanctuary foundation area.

RECOMMENDATION:
Regularly watered flowers in the planters would beautify the site substantially. The saplings growing between the Parish Hall and the beauty salon should be removed, including their

stumps. The church may consider asphalt paving for the parking lot in the future. The fuel storage tanks just east of the Parish Hall are recommended for remediation by a qualified remediation expert.
The narrow area between the sanctuary and the adjacent flower shop, and the courtyard itself should be addressed with proper drainage system elements. At the west side of the sanctuary, approximately eight to twelve inches down, a long French drain with a 4" gravel bed should be installed. Perforated flex drain pipe should be installed, routing water from the French drain towards the alley. If grade at the alley is too high, as an alternate, a dry well could be installed in the parking lot. At the perimeter of the courtyard, a two foot wide gravel border should be installed. Perforated flex drain pipe should be placed all around the perimeter. A trench drain should be installed along the curb line, routing the water out to the street gutter.

3.2 FOUNDATIONS

SANCTUARY

FOUNDATION SYSTEM, PERIMETER DRAINAGE, AND BACKFILL

DESCRIPTION:
The concrete perimeter foundation has a spread footing extended 4" past the stem wall on each side. The stem wall itself is approximately 12" wide, 15" tall, and bears upon the foundation footing in an inverted "T" configuration. Several piers and an intermediate stem wall running north-south are located beneath the Sanctuary. The stem wall is located at the approximate centerline of the building.

CONDITION:
The perimeter foundation is still completely intact, with no apparent evidence of failure or settlement. Stringy vegetative growth occurs in the crawl space below the sacristy. Some portion of the footing is exposed at an earthen indentation at the midpoint of the west side of the Sanctuary. The foundation was found to be entirely dry.

RECOMMENDATION:
The owner may wish to remove the vegetation by way of herbicide or machete. The owner also may wish to properly backfill the exposed area of foundation. No other recommendations are necessary at this time.

PARISH HALL

FOUNDATION SYSTEM AND PERIMETER DRAINAGE, AND BACKFILL

DESCRIPTION:
The perimeter foundation consists of a concrete spread footing with unreinforced stem walls of various construction. Some foundation walls and columns may be built of concrete, but most are assumed to be built of the same three-wythe brick of the building's above-grade walls.

CONDITION:

All foundation elements were found to be completely dry, and none are compromised in structural integrity. No evidence of footing or foundation wall failure occurs.

RECOMMENDATION:
No work is recommended on the parish house foundation system.

3.3 BUILDING STRUCTURAL SYSTEM

SANCTUARY

GENERAL STRUCTURAL SYSTEM DESCRIPTION:
The building is a light platform framed structure with wood framed floors and wood framed bearing and non-bearing partitions. The ceilings and roof structure are framed with field-assembled wood trusses.

FIRST FLOOR STRUCTURAL SYSTEM:

DESCRIPTION:
First floor framing consists of 2x8 members @ 16" on center spanning east-west, with 2x8 bridging. Below the chancel, or altar area, 2x12s rest several members wide upon a partially fire-damaged sill plate. 2x8 joists rest atop these 2x12s, spanning east-west.

CONDITION:
The first floor framing adequately supports the loads of the structure itself, and of its equipment and occupants.

RECOMMENDATIONS:
No corrective work is recommended.

Floor framing at chancel.

ROOF FRAMING SYSTEM:

DESCRIPTION: A beam which in all appearances seems meant as a structural tension tie occurs in the Sanctuary. This is a false beam consisting of 2x members adhered to the side walls of the Sanctuary and has no structural value whatsoever.

Interior of Sanctuary, with false beam above step to choir area

As shown in this interior view, the plaster follows the profile of structural trusses above. These trusses are composed of 2x6 members with 10'-3" long collar ties and 1'-10" high queen posts.

CONDITION:
Most trusses are straight and in original configuration. However, several are bowing inwardly at the top chords. Upon visual inspection in the Sanctuary attic and from the building exterior, the trusses displayed bowing at the approximate midpoints of the building.

RECOMMENDATIONS: The ceiling should be removed in its entirety. The walls should be brought back into square, as discussed under the heading BUILDING ENVELOPE-EXTERIOR WALLS on page 38 of this report. Once walls are completely square and level, trusses should either be reinforced with metal plates, or replaced altogether. Budgets calculated by local contractors reveal that the cost differential between reinforcement and outright replacement is

nominal. Based on this data, it is advised that the trusses should be removed and replaced. A number of the existing trusses, especially those over the north side of the chancel and the sacristy, may be able to be saved. During demolition of the Sanctuary ceiling these should be evaluated for their structural condition.

A close-up view of the Sanctuary decorative false beam. The beam does not bear on the Sanctuary side wall. Rather, it is merely toe-nailed to the structure. A look beneath the plaster revealed 2x blocking and celotex-type insulation board.

Sanctuary 2x6 field-assembled trusses, with various wood bridging and truss plates.

Sanctuary attic condition, showing field assembled truss.

PARISH HALL

GENERAL STRUCTURAL SYSTEM DESCRIPTION:
The building is a load bearing brick masonry structure, with wood floor framing, a concrete deck at the projection booth, and field assembled wood trusses supporting the ceiling and roof.

FIRST FLOOR STRUCTURAL SYSTEM:

DESCRIPTION:
First floor framing consists of 2x8 floor joists @ 16" on center spanning east-west. The stage area is framed with 2x6 members at 12" on center, with two beams below the proscenium edge. One of these beams is constructed of two 2x4s and another beam is constructed of several 3x members. The drawers below the stage are sturdily constructed on 1-1/4" board and 2x members. The boiler room is a concrete slab on grade.

CONDITION:

The first floor Parish Hall framing adequately supports the loads of the structure itself, and of its equipment and occupants. The drawers below the stage currently stick, and do not roll easily in and out.

RECOMMENDATIONS:
The drawers should be completely removed, repaired, and put back into place in good working order. Any projections should be removed, and all moving parts and wheels should be inspected. At the very least, all elements should be lubricated, and any defective parts should be replaced. Consideration at this time should be given to installing motorized drawer openers, similar to motorized garage door openers.

At left: Parish Hall stage drawer system.

PROJECTION ROOM FRAMING SYSTEM

DESCRIPTION:
The projection room is a loft above the main entry of the Parish Hall. The floor of the room is composed of concrete presumably atop wood decking. The projection room walls and ceiling are completely lined with galvanized metal. Whether this lining was originally intended for soundproofing or fireproofing is unknown.

CONDITION:
The floor system is in perfectly serviceable condition, and can withstand an appropriate load of a projector and its operator, should the Parish Hall be utilized as a theatre at any time in the future.

RECOMMENDATION:
The projection room could use a new wood door and frame, to replace the current hatch, which is attached to the wall with six metal screws.

ROOF FRAMING SYSTEM

DESCRIPTION:

The roof framing above the projection room consists of 2x12 rafters at 16" on center. Above the Parish Hall proper the roof is framed with field-manufactured trusses. These trusses consist of 2x12 top chords, 2x8 bottom chords and 2x8 struts.

CONDITION:
The roof trusses are in very solid, straight condition. All appear to be structurally sufficient for the weight of clay tile roofing. Apparently the wood that composes these trusses was used for concrete formwork. White powder still coats most of the members.

The white powdery substance, similar in consistency to a gypsum plaster, was applied after the trusses were assembled and put in place, and after a layer of vermiculite insulation was installed above the lath and plaster ceiling. The powdery substance was not used as a fireproofing, as it does not completely coat or encase any of the truss members. The substance was not used as an additional insulation either. As it seems to serve no purpose, the reason this substance was applied remains unknown.

RECOMMENDATION:
The white plaster-like powder coating the members of the trusses should be analyzed in a laboratory to determine its content. If it contains no harmful substances, it should be simply left in place.

Roof trusses at Parish Hall.

Roof trusses at Parish Hall. Note plaster-like powdery substance.

3.4 BUILDING ENVELOPE-EXTERIOR WALLS

SANCTUARY

EXTERIOR WALL CONSTRUCTION:

DESCRIPTION:
The exterior walls are load bearing 2x4 frame construction. Exterior surfaces are coated with portland cement stucco. Interior surfaces are gypsum plastered over fiber "celotex" type interior sheathing.

CONDITION:
The east and west exterior walls are severely splayed at the Sanctuary seating area. The following figures were ascertained by use of a laser level in the field. The cause of the splaying was apparently the substantial loads that once befell the roof of the building, that is, heavy clay roof tiles and perhaps an exceptional snow load at one time or another. These forces caused the truss members to thrust out horizontally, and thus push the walls below out of square.

Sanctuary Wall Splaying

Distance Out of Plumb	Location
1-1/2"	East Wall, Splayed Horizontally at Ceiling Line
1-1/8"	East Wall, Splayed Vertically
¼"	East Wall, Splayed Vertically at Altar Arch
½"	East Wall, Splayed Vertically at Nonstructural Beam
2-1/8"	West Wall, Splayed Horizontally at Ceiling Line
2-5/8"	West Wall, Splayed Vertically
2-3/8"	West Wall, Splayed Vertically at Altar Arch
3"	West Wall, Splayed Vertically at Nonstructural Beam

The trusses tended to fail in two locations: at the connection between the queen post and the collar tie, and at the connection between the top plate of the wall and the truss itself. In the latter connection, the truss rests directly upon the wall with no birds-mouth condition. Sanctuary trusses generally did not fail where their thrust was counteracted. Where the Sanctuary comes into contact with the Parish Hall, the hall itself acts as a buttress, holding the Sanctuary trusses together solidly.

RECOMMENDATION:
The condition of splaying walls must be halted and reversed, to prevent further damage and potential ultimate collapse. The walls must be brought back into plumb. First, remove Sanctuary ceiling in its entirety. Then, install and secure steel angles to the top plate of both the east and west walls. Next, install steel tension rods equipped with turnbuckles at the center and strongly anchored to the steel angles. The turnbuckles should then be turned until proper tension is achieved, as recommended by the structural engineer.

EXTERIOR FINISHES:

DESCRIPTION:
Exterior walls are all finished in painted portland cement plaster stucco. Most exterior trim is painted wood. The trim at the gable end parapet and the entry vestibule wall is composed of built up cement mortar, in marked contrast to the high-quality glazed terra cotta used on the Parish Hall parapet edging. Metal ventilation grilles occur on both the north and south elevations.

CONDITION:
The paint is peeling off the stucco and is in poor condition. The exterior wood trim in some locations has deteriorated and rotted, and is in poor condition. The glazed clay trim is disintegrating at its edges, and is in poor condition. The ventilation grilles are operable and in good condition.

Wood rake boards and cement mortar trim at the west side of entry wall.

Wood trim at wall/ roof intersection at side Sanctuary entry.

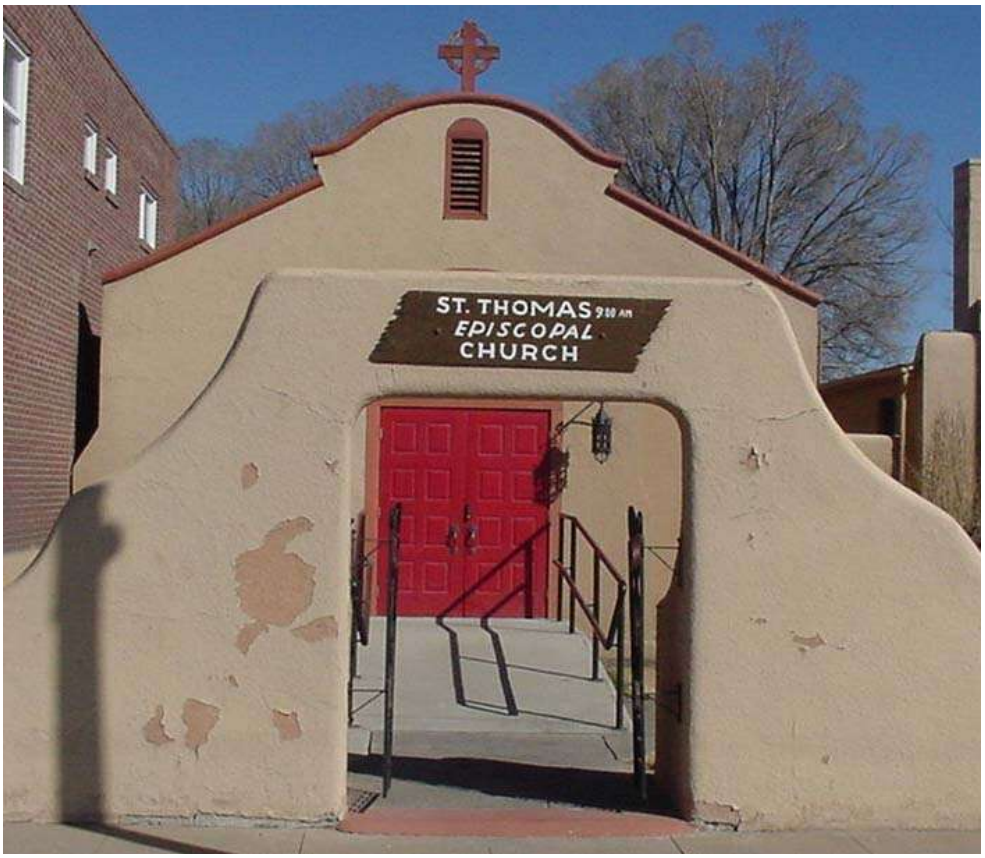
RECOMMENDATION:
Stucco should be repaired where cracked. Paint over stucco surfaces should be removed altogether. Trim board that has been consumed by dry-rot should be removed and replaced. Any support structure for said board that has eroded should also be rebuilt. Any deteriorated built-up mortar edge trim should be removed and replaced. Once all repairs are made, all surfaces should be given a finish color coat of stucco, to match the original color and texture.

EXTERIOR APPENDAGES- PORCH, STOOP, PORTICO, ETC.:

DESCRIPTION:
The Sanctuary has an entry vestibule served by its own exterior accessibility ramp. As is apparent from an inspection of the side of the ramp, it was formed of concrete and built directly over pre-existing concrete stairs. Note that this ramp does not meet the A.D.A. accessibility guidelines. A low perimeter garden wall with softly curving edges extends from the Parish Hall westward along the sidewalk to the Sanctuary. A gated buttressed Pueblo style flat-arched entryway stands in front of the Sanctuary. The wall was built of several-wythe thick masonry, with a thick portland cement stucco finish. An iron gate with delicate curves and quatrefoil patterns opens beneath the arch.

CONDITION:
Unfortunately, this ramp was installed either prior to the publishing of the Americans with Disabilities Act Accessibility Guidelines, or without first consulting them. The ramp rises 16” in only 11’-6” of run, and lacks curbs and legal handrails. The ramp has an acceptable landing at

its apex. An additional 3" of rise occurs in the 10'-9" run between the ramp end and the sidewalk edge. The heights of the iron guardrails and handrails located on either side of the ramp are also not code compliant. The wall enclosing the church property is in fair condition, with minor holes and defects in the stucco application, and some peeling areas of paint. The iron gate and guardrails are in good condition.



Above*: Ramp at Sanctuary Entry*

Left:
Close up detail of black iron gate.

Iron gate at Sanctuary main entry.

RECOMMENDATION:
In a single concrete pour, the ramp pitch could be raised, and the ramp itself be extended the entire distance to the sidewalk. However, this would not give either ambulatory or disabled patrons good access to the courtyard. We recommend that the issues of access to both the Sanctuary and the Parish Hall be addressed through a schematic design phase. A more elegant linkage could take place between the two in the form of a new vestibule. This vestibule could be reached via an accessible ramp in the courtyard. More study is required here. Several steps should be taken to stabilize the perimeter wall. Any holes discovered should be filled, all paint should be removed, and the stucco should be cleaned. The iron gate should be cleaned and lubricated.

PARISH HALL

EXTERIOR WALL CONSTRUCTION:

DESCRIPTION:

Exterior wall construction is triple-wythe load bearing brick masonry with lime putty mortar, typically about 1'-0" thick. Exterior surfaces are coated with portland cement stucco. Interior surfaces are plastered with gypsum plaster.

CONDITION:
Exterior walls are generally in good condition. No evidence of cracking from settlement occurs anywhere on the main body of the Parish Hall. Brick is exposed both in the boiler room and in the projection room above the main entry. In these locations, the brick appears to be solid and not in need of any maintenance.

RECOMMENDATION:
No corrective work is recommended at the exterior masonry walls.

EXTERIOR FINISHES:

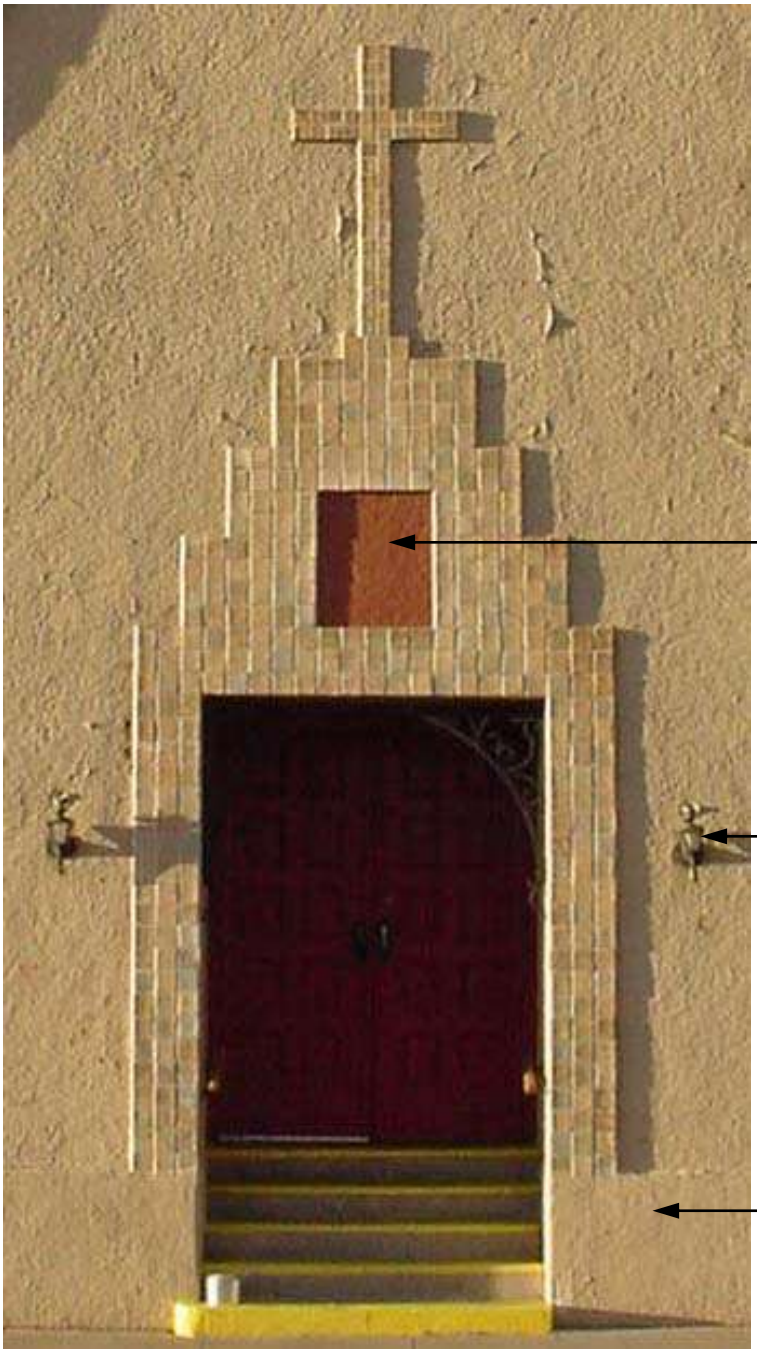
DESCRIPTION:
Exterior walls all finished in portland cement plaster stucco. This stucco has in most cases been painted over with a non-breathable paint. Most exterior trim is painted wood. The trim at the gable end parapet is composed of high quality glazed terra cotta clay pieces. The front entry is framed by a glazed tile surround culminating in a Latin cross near the gable peak.

CONDITION:
The paint covering the stucco is peeling badly, and is absent in some areas. Minor cracks appear in the surface of the stucco. The wood trim is in poor condition, due to weathering and decay in some locations. The glazed clay parapet edge is in good condition. The glazed tile frontispiece surround has several paint stains and eroded areas.


Peeling paint over stucco..

RECOMMENDATION:
The stucco finish needs to be completely cleaned and scraped in peeling areas. The stucco should first be tested for any signs of acrylic. If no acrylic is present, the exterior coat of paint should be completely removed with Prosoco Sure-Klean Fast Acting Stripper. Any particularly difficult paint areas should be treated with Prosoco Sure-Klean Heavy Duty Paint Stripper. Any cracks should be investigated to determine whether they are the result of settling. Cracks should be filled as necessary. A unifying finish coat of portland cement color coat stucco with matching texture should then be applied over the Parish Hall and Sanctuary stucco areas. Deteriorated wood trim and blocking should be removed in its entirety and replaced. No corrective work is

recommended for the glazed clay parapet edge. The glazed tile surround should be cleaned, and any abject tiles replaced to match. Grout for new tiles should match color and consistency of surrounding tiles. The original lanterns should be removed from the Sanctuary entry and installed in their original location at the Parish Hall entry. New lanterns should be fabricated for the Sanctuary, and should be exact replicas of the original Parish Hall pair.



Frontispiece tile surround at Parish Hall entry.

Deteriorated wood eave trim board in two locations at west wall of Parish Hall.

RECOMMENDATION, continued:
Decayed or weather-damaged wood trim board, as shown above, should be completely removed and replaced. Note that some trim at the rake edge of the dormers is missing altogether. Reproduction trim for this location should be milled, installed, and painted.

EXTERIOR APPENDAGES- PORCH, STOOP, PORTICO, ETC.:

DESCRIPTION:
Several stoops appear on the Parish Hall. The main stoop is made of concrete, composed of six risers, and is at the main entry facing south. Another stoop is composed of four steeper risers and occurs at a west entry to the Parish Hall. This stoop was apparently installed some years after the construction of the hall to allow access from the courtyard. The original steps for this side stoop were wood. The third stoop is composed of just two risers and accesses the narrow vestibule between the Parish Hall and the Sanctuary.

Front Entry Stoop

Side Entry Stoop

CONDITION:
The main entry stoop is in good condition, excepting the yellow safety lines painted on the nosing of each tread. No landing occurs at the top. The wooden rails installed on either side of the steps are not code compliant. They are not continuous, nor do they extend past the lowest stair. The side entry stoop, also made of concrete, is in fair condition. The stair there is also not code compliant. The treads are not level and the risers are not of even height. These stairs are also missing a top landing. The railing here is low, and is not securely attached to the stairs and the Parish Hall wall. The stoop at the vestibule entry between the church and the Parish Hall is also made of concrete. This stoop does contain a small top landing, but no handrails are present.

Left: Stoop at vestibule entry.

RECOMMENDATION:
The stoop at the main entry is acceptable except for the paint stripes along the nosings. The thick yellow paint stripes along each tread nosing should be removed. Thinner white stripes can

be added at these edges. The handrails should be removed, and appropriate A.D.A.A.G. approved handrails should be installed.

The side stoop should be entirely removed. A new stoop complete with level steps with risers of even height, a landing correctly sized to meet A.D.A. code, and a code compliant iron railing should be installed at this location. The final, vestibule stoop has been addressed under the heading of exterior appendages for the Sanctuary. This area could be reworked entirely, and a new design composed that creates a graceful, accessible entrance node for both the Sanctuary and the Parish Hall. Included in this design would be a ramp with code compliant iron guardrails and handrails.

3.5 BUILDING ENVELOPE-ROOFING AND WATERPROOFING

SANCTUARY and PARISH HALL

ROOFING SYSTEMS, SHEETMETAL FLASHING, DRAINAGE, GUTTERS AND DOWNSPOUTS

Detail at original clay tile roof.

DESCRIPTION:
The original roofing for both buildings was Spanish clay barrel tiles, in variegated shades of terra cotta and red. This roof lasted from its installation in 1926 and 1930 for the Parish Hall and

Sanctuary respectively until the mid-1970s. (At that time, according to the recollection of several church members, the roof was removed and installed on the house of a local physician, Dr. Hurley. The authors of this report have visited that house and determined that the roofing there is not consistent with that originally installed on the Saint Thomas Sanctuary and Parish Hall).

Left*: Painted clay roof at Hurley residence.*

According to some erroneous testimonies, this tile was removed from Saint Thomas the Apostle Episcopal Church, and sold to the home's owner in the mid 1970s.

Conjecturally, the clay tile roofing may have been removed because its weight began causing structural damage to the trusses and walls of the Sanctuary. The structural system in this building was simply not designed to carry such a heavy dead load. (See discussion under the heading SANCTUARY ROOF FRAMING SYSTEM, page 32 of this report).

Currently the sloped roof areas are covered in asphalt shingles. Multiple installations of these shingles have occurred, and as many as three layers are visible at some roof edges. Low-sloped (near flat) roof areas are composed of rubber membrane roofing. Flashing at valleys and roof-wall intersections is composed of sheet metal. Gutters are made of aluminum and are present at the east and north side of the Sanctuary and both the east and west sides of the Parish Hall. Aluminum downspouts accompany these gutters.

CONDITION:
The asphalt shingles are in poor condition, and are deteriorated in many areas. The low-sloped membrane roofing is completely intact and in good condition. The metal flashing was hastily applied and is often not fully attached. The gutters and downspouts are in fair condition, and are in most places attached securely to walls and roof edges.

RECOMMENDATION:
All layers of asphalt shingles should be removed, so as to reveal the substrate. In the Parish Hall, the substrate should be inspected, and any rotted or substandard sheathing should be removed and replaced. (See photos listed under "Exterior Finishes" for Parish Hall). In the Sanctuary, the roof sheathing should be removed and replaced entirely, at the time of truss replacement (See the section listed under Sanctuary Roof Framing System above). All valley and edge flashing should be removed. New sheet metal valley and eave edge flashing should be installed. The low-slope rubber roofing should be re-stretched and firmly affixed at its edges. All flashing and

counter-flashing at intersections of walls and dormers and this flat roof should be inspected and any failed elements replaced. Mission style 2-piece barrel clay tile roofing should be installed. This tile should not be painted, and should be ordered in a color to match clay parapet edges.

Any loose gutters should be firmly mechanically attached to walls and roof edges.

Note loose folds of low-slope rubber roofing and improper flashing at dormer trim. Also, note missing trim at gable end of dormer.

Sealed dormer at west side of Parish Hall. Dormer at east side of Parish Hall.

Note poor roof-wall intersection flashing, and worn asphalt shingles.

3.6 WINDOWS AND DOORS

SANCTUARY

EXTERIOR DOORS, WINDOWS, HARDWARE, TRIM AND FINISHES:

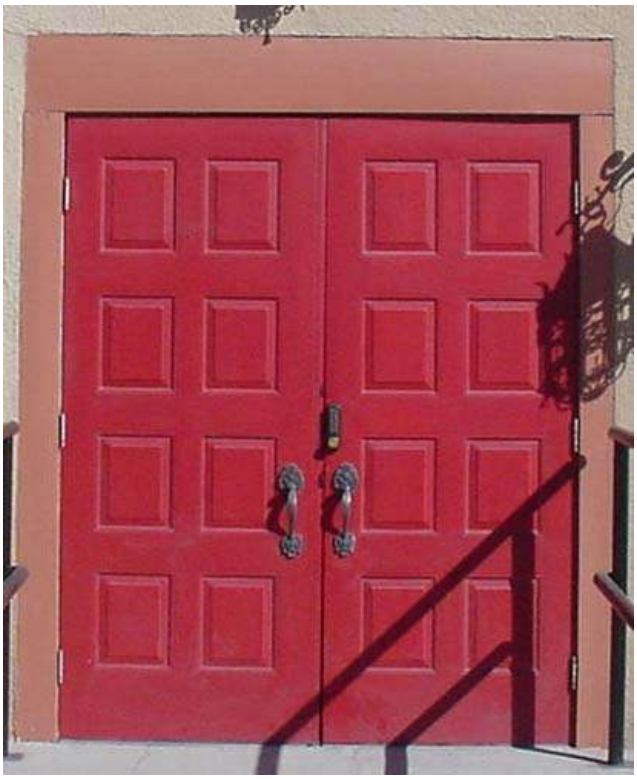
DESCRIPTION:
Exterior windows and doors are wood frame. The original eight panel wood main entry doors are intact. These are painted a bright crimson, and their door hardware includes brass door pulls and combination locks. Interior doors are stained brown. Wood trim is in place on all exterior and interior doors. All wood windows for the Sanctuary are painted a rich terra-cotta shade at the exterior and stained dark brown at the interior. Stained glass wood windows on the east and west elevations were original and were relocated from the 1882 Sanctuary. These windows contain diagonal lites in the bottom, fixed panel and rectangular lites in the middle, hopper panel. Each window has a Gothic lancet-type top panel as well. The configuration of the window lights is four over four over twenty-four. Other standard rectangular double-hung windows occur at the Sanctuary. These are also wood windows, with 5 rectangular lites in the top panel, and a single light below. One aluminum double-hung window is in place in the sacristy facing the parking lot to the north.

CONDITION:
Window condition is generally fair, given the age of the windows. Every surviving original window is intact with original hardware and glass. Paint on the windows, both inside and out, is also in fair condition. Exterior doors are in good condition.

RECOMMENDATION:
Refurbish windows as follows: Using gentlest means possible, remove all chipped and peeled paint from sash and frames only down to the next good paintable surface. Use epoxy filler to patch any damaged areas. Remove cracked glazing putty and re-putty. Prime sash and frames. Use epoxy filler on cracked sills as needed. Follow lead paint protocol. In all double-hung windows, replace all ropes and reset or replace any missing weights. Install new copper weatherstripping. Check all sash for proper operation. Replace any cracked panes. Check leaded windows and repair any bent or broken caming. Check inside finish and reseal with low sheen poly on any areas which are worn. As an alternate, traditional varnish can be used, but would not be as durable as a poly finish. Remove surface paint from interior sash and frames and restore original finish with stain sealer as needed, and poly finish coat. The aluminum window facing the parking lot should be completely removed and replaced with a reproduction wood window, with trim to match existing wood windows.

On the exterior doors, samples should be taken for laboratory spectrographic color analysis. Doors should have all peeling paint removed down to the next good paintable surface. Based on color information gained from the laboratory tests, doors should be repainted in a close approximation of their original color.

Stained glass window at interior.



Eight-panel wood entry doors.

PARISH HALL

EXTERIOR DOORS, WINDOWS, HARDWARE, AND TRIM AND FINISHES:

DESCRIPTION:
The majority of exterior windows and doors are wood frame. The original ten panel wood main entry doors are intact. These are painted crimson on the exterior and stained a sienna brown shade on the interior. Their door hardware includes brass door pulls and a deadbolt lock. (See Parish Hall EXTERIOR APPENDAGES section on page 46 for an exterior photograph of these doors, labeled *Front entry stoop*).

Parish Hall entry doors at interior.

Interior doors are stained brown. Wood trim is in place on all exterior and interior doors. One exterior door, the one exiting to the courtyard from the Parish Hall, was introduced much later than the original construction. The Fishers' plans indicate that this door was installed in an arched masonry opening for a window. All wood windows for the Parish Hall are painted a terra-cotta color at the exterior and stained sienna brown at the interior. These are all double-hung windows with 6 lites in the top panel and 6 rectangular lites in the bottom panel. Windows on the west face of the Parish Hall have been replaced with inoperable double-pane aluminum sash. The south-facing window in the kitchen is of the same variety.

CONDITION:

Window condition is generally fair, given the age of the windows. Every surviving wood window is intact with original hardware and glass. Paint on the windows, both inside and out, is also in fair condition. Aluminum sash windows are in good condition, however, these windows in no way visually replicate the originals. Exterior doors are in good condition. Hardware is also in good condition. Several interior doors have had sheet wood veneer placed over the original door faces.

RECOMMENDATION:
A laboratory spectrographic analysis should be undertaken to determine original colors. Then, all aluminum windows should be removed. Replace these with historic reproduction wood windows with true divided lites in the exact configuration of existing windows. Also include trim to match existing windows. Refurbish wood windows, including all dormer windows, as follows: Using gentlest means possible, remove all chipped and peeled paint from sash and frames only down to the next good paintable surface. Use epoxy filler to patch any damaged areas. Remove cracked glazing putty and re-putty. Prime sash and frames. Use epoxy filler on cracked sills as needed. Follow lead paint protocol. Replace all ropes and reset or replace any missing weights. Install copper weatherstripping. Check all sash for proper operation. Replace any cracked panes. Check leaded windows and repair any bent or broken caming. Check inside finish and reseal with low sheen poly on all areas, especially those that are worn. As an alternate, traditional varnish can be used, but would not be as durable as a poly finish. Remove surface paint from interior sash and frames and restore original finish with stain sealer as needed, and poly finish coat. For interior and exterior doors, attain color samples for laboratory analysis. Any interior doors with sheet veneer faces should have that veneer removed. Then, correct any aberrances and paint door face in a color approximating the original color. The exterior doors are rather scarred from use, and should be sanded and filled with wood putty where appropriate prior to repainting. Repaint the exterior doors in approximately their original color.

3.7 INTERIOR FINISHES

SANCTUARY

DESCRIPTION:
All interior walls and ceilings of the Sanctuary are painted plaster over lath. All interior trim is oak. All trim appears to be in place. Trim is generally in natural tones, with a light varnish, or is painted. Floor materials vary throughout the Sanctuary. The entry vestibule contains oak flooring, as does most of the seating area. Carpet is to be found in the aisle, on steps, on the platforms for the choir and celebrant, and in the hall and sacristy.

CONDITION:
The walls and ceilings are in fair condition, but under some duress, as is evidenced by several cracks and small holes. Wood trim is in fair condition also, as is the wood flooring. Carpet shows initial signs of wear.

RECOMMENDATION:
After walls are straightened and fully aligned (see BUILDING ENVELOPE: EXTERIOR WALLS, page 38 of this report), replace ceiling with gypsum drywall. Tape and prepare surface for paint. Patch any openings and cracks created by or prior to construction. Paint all wall and ceiling surfaces. Refinish wood trim and flooring. Replace all carpet. Protect wood floor during construction.

PARISH HALL

DESCRIPTION:
Most interior walls of the Parish Hall are painted gypsum plaster over lath. Newer walls at the stage area are finished with drywall and wood paneling. All interior trim is softwood. All trim appears to be in place. Trim is generally painted white. Ceiling material is two-by-four foot acoustical ceiling panels in a modern t-bar grid. Floor materials vary throughout the Parish Hall. The entry vestibule contains red tile flooring, and the kitchen contains linoleum. The original material of the balance of the Parish Hall is hardwood flooring, but in the main space and most classrooms and offices, this is covered with carpet. The stage in the Parish Hall has been enclosed by non-original framing and walls.

CONDITION:
The walls are in fair condition, excepting the occasional crack and hole in plaster. The drop acoustical ceilings are altogether inappropriate for the space, especially because they block light from six roof dormer windows. The wood trim is in fair condition also. Because the wood flooring is mostly covered and protected, it most likely remains in fair condition. Where it is exposed, however, in several Sunday school rooms, the flooring is in poor condition. The folding doors of the front classrooms have made deep grooves in the flooring. The tile flooring in the front vestibule is in fair condition. The stage area was not originally enclosed.

RECOMMENDATION:
Repair all holes and cracks in plaster. Remove cove molding in main space carefully, so as not to damage any pieces. Completely remove all acoustic tile ceilings and grid. Once uncovered, repair any damage to the plaster ceiling beneath. Remove all paint from wall and ceiling surfaces, so that original thick plaster finish remains. During this process, pay special attention to the plaster composing the fireplaces. Repair and paint all wood dormer windows (as specified in EXTERIOR DOORS AND WINDOWS, page 51 of this report). Put cove molding back in place at spring line. Remove all carpet. Install thin-set floor tile in front restroom. Address folding doors by undercutting doors to prevent grooving of floor, and introducing mortised ball-type wheel rollers at the base of each door. Refinish all wood flooring. Clean and polish front vestibule flooring. Remove extraneous non-original walls from stage, and restore stage to its former condition. Fashion and install new folding door panels for stage, based on original design. Consideration at this time should be given to installing permanent display cabinets, or at least devoting an area of wall for display. Displayed here would be historical photographs and remnants from the history of the church.

3.8 MECHANICAL SYSTEMS

INTRODUCTION

Burggraaf Associates has been commissioned to provide a scope of work and estimated costs for mechanical and electrical improvements at Saint Thomas the Apostle Episcopal Church in Alamosa, Colorado. Mr. Burggraaf met with Mr. Christopher Lobas and the owner's representative, Mr. D. H. "Mack" McFadden, Jr. on Wednesday, the 23rd of April, 2003.

Comments and recommendations are intended to document the existing mechanical and electrical systems presently in the building, identify equipment and systems which are deficient and determine the requirements for new mechanical and electrical systems which will need to be installed in order to ensure the habitability of the building for the future. An opinion of probable cost associated with each of the systems has been provided.

UTILITY SYSTEMS

DESCRIPTION:
Presently, the water service comes from Fourth Street on the south of the building and goes through the crawl space under the Parish Hall to the boiler room north of the kitchen. The service entry is 1" diameter galvanized steel. Aside from the service entry, all water piping is in copper. The water service also provides water for a timer controlled lawn sprinkler system.

The waste system discharges south to the city sanitary sewer on Fourth Street. The sewer pipes are visible in the crawl space beneath the Parish Hall.

The gas service extends from the alley to the north to two meters in an exterior corridor between the Parish Hall and Sanctuary. These meters are mounted on the exterior wall of the boiler room. From this location, one meter provides gas for the church boiler. The other meter routes directly through the boiler room and then north along the east exterior wall to the beauty salon, just north of the Parish Hall.

The electrical service entry after the meter appears to have been part of the original Parish Hall construction. The existing exterior service disconnect is 100 amp, 240 volt, single phase. The telephone service is overhead, entering the building from the north.

CONDITION:
No leaks are currently present in the water system. A backflow preventer has not been installed for the system. The sewer pipes are apparently in good condition. The gas service installation appears to be in good condition, but results in two penetrations of the boiler room wall. The electrical service is undersized for the needs of the congregation.

RECOMMENDATIONS:
Installation of a backflow preventer is recommended for the water system. No work is recommended for the waste system. The gas pipe penetrating through the building should be

rerouted when construction begins on the new vestibule link. The electrical service should be increased to 200 amp, 240 volt, and single phase. The telephone service is functional and does not need to be repaired or replaced at this time.

MECHANICAL HEATING SYSTEM

DESCRIPTION:
The building is heated using a hydronic heating system. The system is driven by a gas fired cast iron boiler in the Parish Hall boiler room. The heating water is distributed into three zones as follows: 1) The meeting room/ former stage area in the Parish Hall, 2) the balance of the Parish Hall, 3) the Sanctuary. Cast iron radiators are used throughout the building. The office space located on the east wall of the Parish Hall also makes use of an electric heater.

CONDITION:
In general, the heating system appears to be in good condition. . The cast iron boiler should continue to be adequate to provide for the existing heating needs of the building for another ten to fifteen years. No signs of leakage were apparent in the overall piping system, suggesting that it is in good condition and will be for the foreseeable future. The cast iron radiators and the piping do not show any signs of leakage or imminent failure. The thermostat zones being used are adequate and appropriate with the possible exception of the office space being heated with electric baseboard. It is likely that the electric baseboard is being used because the office space is on a zone which would normally be off while the space is occupied.

RECOMMENDATIONS:
Inadequate heating in the office space may be remedied by providing a radiator for the office and adding an additional zone to serve this space.

MECHANICAL VENTILATION SYSTEM

DESCRIPTION:
There are presently no ventilation systems present or in use in the building. Neither of the buildings meets current building codes which require that either building openings equal 1/20th of the floor space or that mechanical ventilation be provided.

CONDITION:
In the case of the sanctuary, the operable windows and doors have an area of fifty-six square feet. This is approximately eight square feet less than the required area. The windows in the Parish Hall are all fixed. As such, only the front doors are available to meet the code requirements for ventilation for this area.

RECOMMENDATIONS:
It is possible that a ventilation system could be installed in the ceiling space above the Sacristy. The ductwork for this system would be extended into the Sanctuary during the proposed roof / ceiling re-construction (see the Architectural / Structural recommendations).

The amount of ventilation area in the Parish Hall falls well short of the required amount. Given an understanding of the congregation's desire to increase the use of the Parish Hall for public functions, the installation of a mechanical ventilation system in this area is recommended. The system would be composed of a fan coil unit installed in the ceiling space of the Parish Hall. Outside air would be supplied to the system via a roof hood or other architecturally appropriate opening. In addition, a kitchen hood should be provided. The kitchen ranges should be relocated to a central location under the hood. The use of the fan coil unit in the Parish Hall would provide for ventilation, make-up air to the kitchen hood, and supplementary heating as required. Installation of a ventilation system would increase the amount of heating required for the Parish Hall (due to the requirement to heat the increased intake of outside air). This would likely require the installation of a second heating water boiler.

MECHANICAL COOLING SYSTEM

DESCRIPTION:
The building does not have a mechanical cooling system of any kind.

CONDITION:
Given the proposed future use of the Parish Hall for assembly type occupancies, some consideration should be given to providing for a future cooling option in this area.

RECOMMENDATIONS:
The ventilation system noted above would have the capability to add cooling without significant additional costs. The considerably lower level of use in the Sanctuary combined with lower lighting levels and relatively small glazing areas results in a much lower heat gain to the space. Mr. McFadden suggested that cooling has not been a problem in this area and no installation of mechanical cooling is recommended for this area.

WATER SERVICE, PLUMBING, AND SEWER UTILITIES

DESCRIPTION:
The original domestic water piping in the building appears to have been galvanized steel. Subsequent areas which have been remodeled have seen the use of copper tubing. The domestic hot water heater is a forty gallon, forty thousand British thermal units per hour (40 MBH) gas fired unit with relatively limited make-up capacity.

CONDITION:
Where visible, the galvanized steel appears to be in relatively good condition. The waste and vent piping system is cast iron and appears to be in good condition. There are a limited number plumbing fixtures in the building, comprising two toilet rooms and the kitchen area. Whereas the plumbing fixtures are in generally good condition, neither of the toilet rooms is accessible by the disabled. The kitchen does not meet general health department standards because it lacks a three compartment sink and a hand sink.

RECOMMENDATIONS:
Should future congregational plans include more serving functions, the kitchen should be remodeled to include the use of a three compartment sink and a hand sink as a minimum. Additional consideration should be given to the use of a dishwasher and a larger capacity domestic hot water heater. The existing water heater may have a remaining life of 5-10 years. Its replacement (either as an upgrade or as a replacement due to system failure) should be a domestic hot water storage tank / heat exchanger which is heated by the heating water boiler. This will significantly increase the overall capacity of the domestic hot water system which would be in keeping with the intent to have greater use of the kitchen.

FIRE SUPPRESSION - SPRINKLERS

DESCRIPTION:
The building does not have a fire suppression system in place.

CONDITION:
No code requirements require the installation of a sprinkler system. As such, it is potentially beneficial that the congregation discuss the option, particularly with regards to potential insurance savings.

RECOMMENDATIONS:
A system could be relatively easily installed in the current configuration of the Parish Hall and could be installed as a part of the proposed roof remodel of the Sanctuary. The installation would require that the water service into the building be upgraded to 4" in order to have adequate water flow.

3.9 ELECTRICAL SYSTEMS

ELECTRICAL SERVICE, PANELS, AND DISTRIBUTION SYSTEM

DESCRIPTION:
From the exterior meter, the electrical service is extended to a one hundred amp load center which apparently replaced a fuse box which was part of the original construction. This load center serves the Sanctuary directly. The center serves the Parish Hall kitchen through an additional load center. Finally, the load center serves the Parish Hall proper through an original fuse box.

CONDITION:
Some of the original building wiring is visible at the main distribution load center. It appears to be cloth covered and suggests the need to replace the overall building distribution system. The load centers and fuse box systems have served out their useful life. In particular, the fuse box does not have a “dead-front” and is a hazard to any one changing a fuse.

RECOMMENDATIONS:
The load centers and fuse box systems should be replaced. A single two hundred amp single phase panel board should be installed in the boiler room. This panel board should be used to re-

feed all existing circuitry in the building. Where absolutely necessary, existing wiring could be re-used. This should, however, be kept to an absolute minimum.

LIGHTING

DESCRIPTION:
Lighting systems through both buildings are a mixture of fluorescent and incandescent.

CONDITION:
The lighting systems in the Sanctuary are generally incandescent and match the use of the space. The lighting systems in the Parish Hall have by and large been converted to fluorescent. No significant inadequacies were noted.

RECOMMENDATIONS:
Period fixtures would certainly be recommended in both the Parish Hall and Sanctuary in order to unify the historic design.

FIRE DETECTION SYSTEM

DESCRIPTION:
The building does not presently have a central fire detection system and no local smoke detectors were noted.

CONDITION:
There can be significant unoccupied periods in the building of this type, during which a fire could occur.

RECOMMENDATIONS:
Installation of a complete fire detection system with a central station dial up capability is recommended. As with the fire sprinkler system, this modification should be reviewed with the church's insurance carrier for premium cost savings. An ideal time to install the fire detection system would be during the roof and ceiling renovation in the Sanctuary.

SECURITY ALARM SYSTEM

DESCRIPTION:
No security alarm system was present or recommended at this time.

CONDITION:
Every entry to the building complex can be locked, and a core membership of the church committee possesses keys to access the building.

RECOMMENDATIONS:
No work is recommended.

TELEPHONE AND DATA SYSTEM

DESCRIPTION:
The telephone service entry is on the north side of the Parish Hall.

CONDITION:
The service appears to be adequate for present use.

RECOMMENDATIONS:
The existing telephone / data system should only be upgraded if the Congregation's plans include a significant increase in telephone / data services in the future. In that case, we recommend that the service entrance be re-located to the east wall of the boiler room and that a central phone / data system be installed in the boiler room.

4.0 ANALYSIS AND COMPLIANCE

4.1 HAZARDOUS MATERIALS

Evidence of potential asbestos containing materials was found in pipe insulation in the boiler room, and in ceiling panels. An asbestos survey is recommended.

4.2 EXISTING MATERIALS ANALYSIS

PAINT:
Original paint on the building, because of its age, is presumed to be lead-based paint.
Restoration work should follow approved protocol for the encapsulation of lead based paint.

4.3 ZONING CODE COMPLIANCE

The entire site is within the city limits of the City of Alamosa and is zoned commercial. The present use is conforming.

4.4 BUILDING CODE COMPLIANCE

The City of Alamosa has adopted the Uniform Building Code, 1991. Recommended work on Saint Thomas the Apostle Episcopal Church is intended to follow the requirements of this code. Electrical recommendations are in accordance with the National Electrical Code, and fire protection recommendations are in accordance with NFPA 91. Plumbing recommendations are in accordance with the Uniform Plumbing Code, 1991.

According to the UBC, 1991:
Both buildings (the Parish Hall and Sanctuary) are Type V-N construction.
The Sanctuary and most of the Parish Hall is Occupancy Type A-3
The Office in the Parish Hall is Occupancy Type B-2.
No mixed occupancy separations are required between A-3 and B-2.
Actual areas: A-3: 2913 sf; B-2: 2460 sf
Courtyard walls are exempt from fire-resistive requirements because they are only one story tall

(per Section 504c).
Total population of Parish Hall: 120
Total population of Sanctuary: 108
Proposed design plan provides adequate exits for entire population of Sanctuary, Parish Hall, and the Vestibule/ Lounge connection.

According to UPC, 1991:
Assuming that Sanctuary and Parish Hall are not occupied at the same time, existing restrooms adequately serve current population. Proposed design plan provides adequate restroom facilities for entire population, even during simultaneous use. The restrooms shown in the proposed plan are also A.D.A. compliant.

4.5 ACCESSIBILITY COMPLIANCE

The property is not in compliance with the American Disabilities Act Accessibility Guidelines. Currently, no accessible route is present into the Parish Hall. Only two restrooms are present in this building, and neither is accessible according to the A.D.A.A.G. The ramp built over original stairs leading into the Sanctuary does not comply with A.D.A.A.G. requirements, because it is sloped too steeply, has no curbs, and does not have acceptable, code compliant handrails.

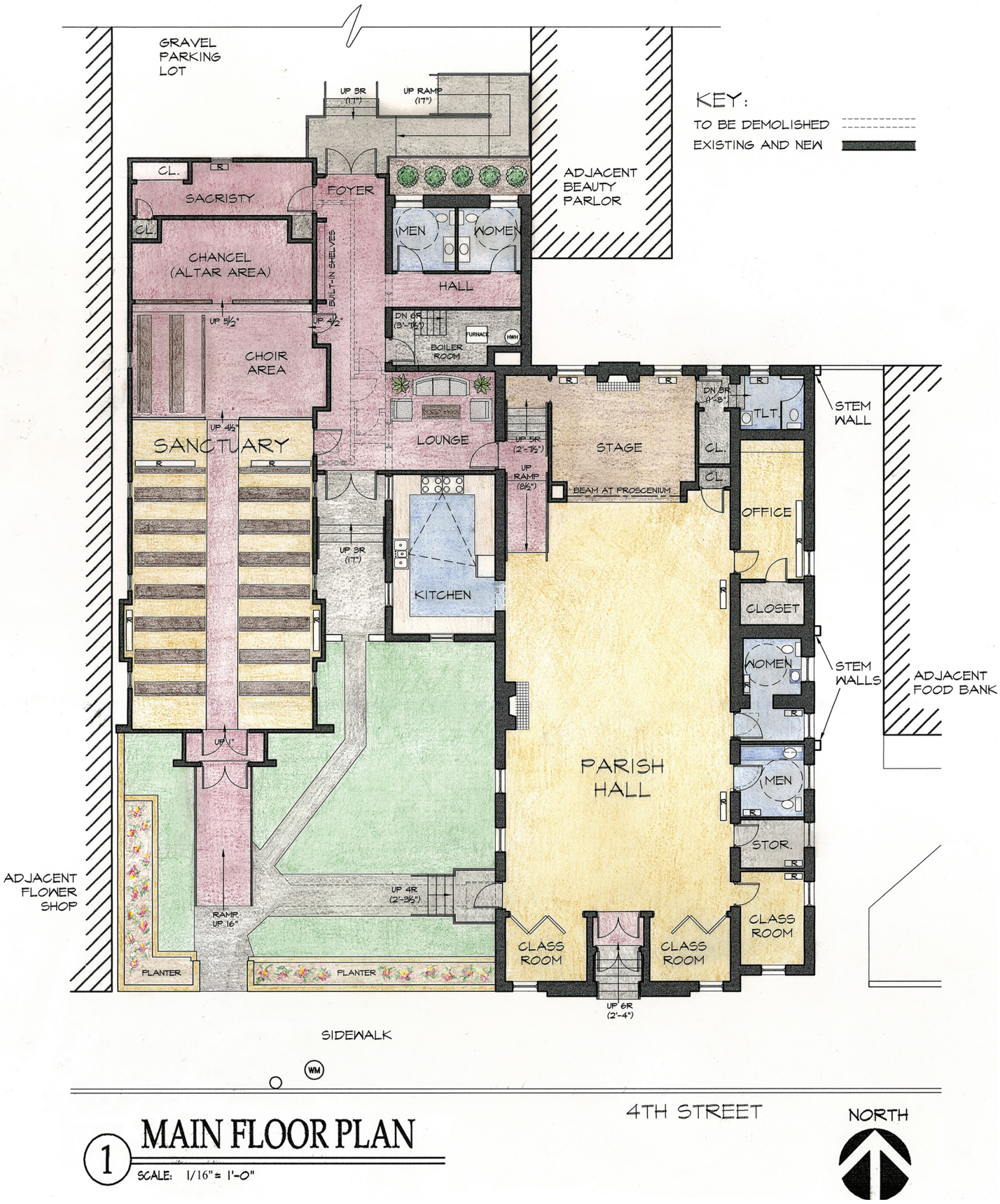
Mark M. Jones Associates, Architects, LLC has undertaken a complete design analysis of Sanctuary, Parish Hall, and the hall connecting them for better access and compliance. Solutions to the accessibility challenges and a complete proposed design follow.

PROPOSED RENOVATION DESIGN

The design most importantly will be in keeping with the original historic features of the Parish Hall and Sanctuary. Any exterior elements will be of stucco with either flat or sloped barrel clay tile roofing. The new interior construction will be finished with floor, wall, and ceiling treatments similar to the existing finishes in the Parish Hall and Sanctuary.

The first element proposed is the introduction of new access points to the building. A wide stair will bring in ambulatory congregants from the courtyard area. Another stair and a ramp will allow an accessible entry from the parking lot area. Centered between the Sanctuary and the Parish Hall will be a new vestibule and a gracious lounge area with seating and coffee tables. An element (either in the form of a ceiling soffit or a change in floor materials) will indicate the historic separation between the Parish Hall lounge and the link to the Sanctuary (the former exterior of the building). The centrally located foyer/ hall will also access two new A.D.A. restrooms at north end of boiler room. An appropriate A.D.A. ramp will bridge the Sanctuary and the Parish Hall. The kitchen will be renovated to make a more suitable work triangle, and to include fixtures required by health codes. The existing restroom in the Parish Hall will be renovated and updated, and one Sunday school classroom will be converted into another accessible restroom.

The proposed new renovation plan is shown on the following page.



1 MAIN FLOOR PLAN

SCALE: 1/16" = 1'-0"

5.0 PRESERVATION PLAN

5.1 PRIORITIZED WORK

PRIORITY 1: Structural Reinforcement and Roofing
Remove ceiling in Sanctuary and bring walls back into plumb, following instructions in section 3.4 of this report, and additional instructions from structural engineer. At this juncture, replace trusses.

Move furniture to the Parish Hall. Then, remove roofing, sheathing, and the trusses themselves. Install new trusses, adequately sized to support clay tile roofing. Sheathe roof with approved plywood sheathing. Build proper soffit and eave detail, per architect's construction documents

Install mechanical ventilation system above sacristy, with new ducting through Sanctuary trusses. Remove asphalt roofing from Parish Hall. Remove and replace any dry-rotted or deficient wood trim and eave and soffit boards on both buildings. Re-roof the Parish Hall, the Sanctuary, and the vestibule between them concurrently, using barrel shaped Spanish terra cotta clay tile. Tile should not be painted but should remain its natural sienna color.

Install new ceiling in Sanctuary at underside of trusses, following historical profile. Re-install decorative wood beam and all suspended lighting. Paint all interior walls and ceiling in Sanctuary.

PRIORITY 2: Exterior Renovations
Refurbish all windows and doors throughout both buildings. Install new stair and stoop at west side of Parish Hall, with appropriate period iron railings. Clean and repair exterior tile entrance surround and replace tiles as necessary. With restoration cleaner and scrapers, remove all paint from both buildings, as it is non-breathable paint. Clean all stucco. Apply finish coat stucco where necessary on both buildings. Repair any holes in perimeter wall. Scrape paint from perimeter wall, and repair stucco. Repair perimeter entry gate.

PRIORITY 3: Site Drainage and Archaeology
Install new french drain and drainage system west of Sanctuary and in parking lot. Install gravel border and flexible drainage pipe at the courtyard perimeter. Install new trench drain along the curb line, routing the water out to the street gutter. While excavation is undertaken for the drains, a historical archaeologist will be monitoring the site for any artifacts.

PRIORITY 4: Electrical System
Install new electrical service entry. Remove and replace existing electrical system with a single phase 200 amp service in the boiler room. Remove existing circuit breaker and fuse box. Install historic lighting in Parish Hall.

PRIORITY 5: Fire Protection
Install new fire detection and alert system. Install wet pipe fire sprinkler system throughout both buildings.

PRIORITY 6: Interior Redesign
Remove all volunteer foliage between the parish hall and the beauty salon. Perform selective demolition and construction necessary to create vestibule space between Parish Hall and Sanctuary per architect's plans. Minimize impact of demolition on original structures. Install new ramp behind Sanctuary. Construct new linkage hallway between Parish Hall and Sanctuary behind kitchen per architect's plans. Renovate kitchen as required, including new three-compartment sink and hand sink and a new kitchen hood above stoves. Replace the existing domestic water heater with a new domestic hot water storage tank/ heat exchanger. Install smoke detectors in each room. Reinstall gas meters for both the church and the adjacent beauty parlor.

PRIORITY 7: ADA Restroom Modifications
Bring restroom at east side of Parish Hall up to A.D.A.A.G. compliance, and add one additional restroom in Parish Hall directly adjacent to existing restroom, and add two additional restrooms at north end of boiler room. All restrooms should receive appropriate fixtures and accessories, such as grab bars, to make them completely compliant with the A.D.A. Finish all restrooms with tile on floor and wainscot, and hall floor with carpet.

PRIORITY 8: Parish Hall and Stage Preservation
Remove acoustic tile ceiling system at Parish Hall. Restore dormers and dormer windows. Refinish ceiling plaster where necessary. Use temporary torchier lights at this time. Remove acoustic tile ceiling system and all non-original walls at stage area. Patch affected areas to match original. Remove carpet flooring at stage area and in the body of the Parish Hall. Restore wood flooring throughout entire Parish Hall. Remove paint from all interior walls and ceiling in Parish Hall, and restore original stucco-like plaster surface. Clean all surfaces. Fashion and install new folding doors at stage front.

PRIORITY 9: Mechanical System
Install new heating radiator and temperature zone for the office. Install new overhead ventilation and air conditioning system in Parish Hall, including a second boiler in the boiler room.

5.2 PHASING PLAN

Preliminary Phasing Plan, developed by Saint Thomas Church Committee

Priorities 1 through 3	2004
Priorities 4 and 5	2005
Priorities 6 through 8	2006
Priority 9	2007 Forward

5.3 ESTIMATE OF PROBABLE COST OF CONSTRUCTION

Historic Structure Assessments are by nature conceptual and do not include plans and specifications sufficient to develop actual quantity takeoffs for purposes of cost estimating. As, such, this is approached as a conceptual budgeting effort, based on the level of detail available.

Consequently, contingencies ranging from 20% to 30% have been included in each item. A&E fees are also included.

PRELIMINARY BUDGET

Construction Priorities	2004	As scheduled*
PRIORITY 1: Structural Reinforcement and Roofing	$129,000	$129,000
PRIORITY 2: Exterior Renovations	$29,600	$29,600
PRIORITY 3: Site Drainage and Archaeology	$11,960	$11,960
PRIORITY 4: Electrical System	$31,000	$32,550
PRIORITY 5: Fire Protection	$33,750	$35,440
PRIORITY 6: Interior Redesign	$61,400	$67,690
PRIORITY 7: ADA Restroom Modifications	$32,600	$35,940
PRIORITY 8: Parish Hall and Stage Preservation	$19,000	$20,950
PRIORITY 9: Mechanical System	$25,650	$29,700
TOTALS:	$373,960	$392,830
Square Footage, Total	5431	5431
Cost per Square Foot	$69/sf	$72/sf

*As scheduled in phasing plan above. Construction costs are presumed to increase five percent per year, compounded.

6.0 PHOTOS AND ILLUSTRATIONS

Photos and illustrations appear where applicable within the text in each section of the report.

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8.0 APPENDICES

8.1 MEASURED DRAWINGS

Original architects' drawings and measured drawings are included in Section 2.3 and in annotated form as appropriate in the text.

8.2 HISTORIC DOCUMENTS

On pages to follow.

8.3 HISTORIC NEWSPAPERS

On pages to follow.

ST. THOMAS EPISCOPAL CHURCH

ALAMOSA, COLORADO

MECHANICAL/ELECTRICAL

RECOMMENDATIONS

AND

CONSTRUCTION COST ESTIMATES

PREPARED BY

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May 8, 2003

INTRODUCTION

Burggraaf Associates has been commissioned to provide a scope of work and estimated costs for mechanical and electrical improvements for the St. Thomas Episcopal Church in Alamosa, Colorado. We met with Chris Lobas of Mark M. Jones Associates and Mr. Mack McFadden on Wednesday, May 23, 2003 to examine the building and to discuss the Owners' desires for the structure.

Our comments and recommendations are intended to document the existing mechanical and electrical systems presently in the building, identify equipment and systems which are deficient and determine the requirements for new mechanical and electrical systems which will need to be installed in order to ensure the habitability of the building for the future. We have provided an opinion of probable cost associated with each of the systems.

The existing church facility was built in two different parts over the course of several years. The sanctuary was constructed first and then the parish hall was added. The original design may have anticipated the addition, however, as the heating boiler plant and the power service entry are centrally located in the parish hall and the installation appears to have been rather seamless. As with any building of this age, there have been changes to the mechanical and electrical systems over time. The heating boiler, some of the plumbing fixtures and parts of the electrical distribution and lighting systems has obviously been changed from the original construction. The workmanship where changes have been made is generally good.

Water and sewer services enter the building from Fourth Street on the south. Gas extends from the alley on the north to two meters in an exterior corridor between the sanctuary and the parish hall. Gas piping for one of the meters is then routed through the Parish Hall boiler room and then north along the east exterior wall to the beauty salon to the northeast of the Parish Hall. Power extends overhead from a utility pole in the alley north of the property. Telephone service also extends into the building overhead from the north alley.

Presently, all of the mechanical, plumbing and electrical systems in the building are functional and are in reasonable repair given the age of the systems. The electrical service entry and distribution systems have outlived their useful life and should be considered for replacement. In addition, there are issues with the ventilation systems and current codes for assembly type occupancies which should be addressed during any significant re-model work.

UTILITY SYSTEMS

Presently, the water service comes from Fourth Street on the south of the building and extends in the crawl space under the Parish Hall to the boiler room on the north side of the building. We were not able to verify the size, but believe that it that it is 1". The service is adequate in size and the Owner's representative did not indicate that there are any leaks in the system at this time. The existing service entry appears to be galvanized steel. After the boiler room, all visible domestic water piping appears to be copper. The water service also serves a lawn sprinkler system which is on a timer type control.

The waste system discharges south to the city sanitary sewer in Fourth Street. Most of the building sewer system is visible in the crawl space under the Parish Hall and appears to be in good condition.

The gas service into the building is only used for the boiler. The installation is in good condition and appears to be adequate for the intended use. Of greater concern is the gas piping for the beauty parlor which is routed through the mechanical room of the Parish Hall. Although the installation appears to be in good condition, the result is two unnecessary penetrations of the exterior walls of the mechanical room and a potential liability / easement issue. We recommend that the piping be re-routed, preferably from a separate meter location next to the beauty parlor building.

The electrical service entry after the meter appears to be part of the original building construction. The existing exterior service disconnect is 100 amp, 240 volt, 1 phase. Given the potential assembly type uses of the Parish Hall, the electrical service should also be increased to 200 amps at 240 volt, 1 phase.

The telephone service entrance is overhead and enters the building from the alley on the north. It appears to be functional and does not need repair or replacement at this time.

We estimate that the cost of re-installing the gas meter for the beauty parlor will be approximately $ 3,000.

We estimate the cost of a new electrical service entry will be approximately $ 3,000.

MECHANICAL HEATING SYSTEM

The heating system for both buildings is hydronic, driven by a gas fired cast iron boiler in the Parish Hall boiler room. Heating water is distributed to three zones as follows, (1) former stage / meeting room in the Parish Hall, (2) the remainder of the Parish Hall, and (3) the Sanctuary. Cast iron radiators are used as terminal equipment. The office space located on the east wall of the Parish Hall also makes use of an electric heater.

In general, the heating system appears to be in good condition. The cast iron boiler should continue to be adequate to provide for the existing heating needs of the building for another 10-15 years. We did not see any signs of leakage in the overall piping system, suggesting that it is in good condition and will be for the foreseeable future. The thermostat zones being used are adequate and appropriate with the possible exception of the office space being heated with electric baseboard. It is likely that the electric baseboard is being used due to the office space being on a zone which would normally be off when the office is occupied. This may be remedied by providing a radiator for the office and adding an additional zone to serve this space.

We estimate the cost of adding a heating radiator and a temperature zone for the office to be $2,000.

MECHANICAL VENTILATION SYSTEM

There are presently no ventilation systems in use in the building. Neither of the buildings meets current building codes which require that either building openings equal 1/20th of the floor space or that mechanical ventilation be provided.

In the case of the sanctuary, the operable windows and doors have an area of 56 S.F.; approximately 8 S.F. shy of the required area. Given the relatively light use of the sanctuary and the lack of space available in the existing structure for the installation of a mechanical ventilation system, we do not recommend installation. If desired by the congregation, it is possible that a ventilation system could be installed in the ceiling space above the Sacristy with the ductwork being extended into the Sanctuary during the proposed roof / ceiling re-construction (see the Architectural / Structural recommendations).

The windows in the Parish Hall are all fixed. As such, only the front doors are available to meet the code requirements for ventilation. These fall well short of the required areas. Given our understanding of the congregation's desire to increase the use of the Parish Hall for public functions, we recommend the installation of a mechanical ventilation system in this area. The system would be composed of a fan coil unit installed in the ceiling space of the Parish Hall with outside air being supplied via a roof hood or other architecturally appropriate opening. In addition, a kitchen hood should be provided with the ranges being relocated as required to a central location under the hood. The use of the fan coil unit in the Parish Hall would provide for ventilation, make-up air to the kitchen hood and supplementary heating as required. Installation of a ventilation system would increase the amount of heating required for the Parish Hall (due to the requirement to heat the increased outside air). This would likely require the installation of a second heating water boiler.

We estimate the cost of installing a ventilation system in the ceiling space of the Sacristy will be $ 4,000.

We estimate the cost of installing an overhead ventilation system (including a second boiler in the boiler room) in the Parish Hall will be $ 12,000.

We estimate that the cost of installing a kitchen hood in the kitchen will be $ 7,500.

MECHANICAL COOLING SYSTEM

The building does not have a mechanical cooling system of any kind. Given the proposed future use of the Parish Hall for assembly type occupancies, some consideration should be given to providing for a future cooling option in this area. The ventilation system noted above would have the capability to add cooling without significant additional costs.

The lower level of use in the Sanctuary combined with lower lighting levels and relatively small glazing areas results in a much lower heat gain to the space. Our discussion with Mr. McFadden suggested that cooling has not been a problem in this area and we don't recommend the installation of mechanical cooling.

Provided that the mechanical ventilation systems noted previously are installed, we estimate that the addition of cooling in the Parish Hall will cost approximately $ 5,000.

DOMESTIC PLUMBING SERVICES

The original domestic water piping in the building appears to have been galvanized steel. Subsequent areas which have been remodeled have seen the use of copper tubing. Where visible, the galvanized steel appears to be in relatively good condition.

The waste and vent piping system is cast iron and appears to be in good condition.

There are a limited number plumbing fixtures in the building, comprising two toilet rooms and the kitchen area. Whereas the plumbing fixtures are in generally good condition, neither of the toilet rooms are ADA and the kitchen does not meet general health department standards with regards to having a three compartment sink and a hand sink.

The domestic hot water heater is a 40 gallon, 40 MBH gas fired unit with relatively limited make-up capacity.

Should future congregational plans include more serving functions, we recommend that the kitchen be remodeled to include the use of a three compartment sink and a hand sink as a minimum. Additional consideration should be given to the use of a dishwasher and a larger capacity domestic hot water heater. The existing water heater may have a remaining life of 5-10 years. Its replacement (either as an upgrade or as a replacement

due to system failure) should be a domestic hot water storage tank / heat exchanger which is heated by the heating water boiler. This will significantly increase the overall capacity of the domestic hot water system which would be in keeping with the intent to have greater use of the kitchen.

At least one of the restrooms should be remodeled for ADA use. Further evaluation should be done to determine the code required number of restroom fixtures needed for the building as a whole.

We estimate the cost of remodeling the kitchen to provide for a three compartment sink and a hand sink will be $ 3,000.

We estimate the cost of replacing the existing domestic water heater with a domestic hot water storage tank / heat exchanger will be $ 1,000.

We estimate the cost of adding additional restroom facilities will be $ 1,000 per fixture.

FIRE SUPPRESSION - SPRINKLER SYSTEMS

The building does not have a fire suppression system in place. A system could be relatively easily installed in the current configuration of the Parish Hall and could be installed as a part of the proposed roof remodel of the Sanctuary. The installation would require that the water service into the building be upgraded to 4" in order to have adequate water flow. We are not aware of any code requirements to install the sprinkler system. As such, we recommend that the Congregation discuss the option, particularly with regards to potential insurance savings.

In the event that a sprinkler system is installed, we estimate the cost to be $ 20,000.

ELECTRICAL PANELS and DISTRIBUTION SYSTEM

From the exterior meter, the electrical service is extended to a 100 amp load center which apparently replaced a fuse box which was part of the original construction. This load center serves the sanctuary directly and the Parish Hall kitchen and Parish Hall proper through an additional load center and original fuse box respectively. Some of the original building wiring is visible at the main distribution load center. It appears to be cloth covered and suggests the need to replace the overall building distribution system. The load centers and fuse box systems have served out their useful life and should also be replaced. In particular, the fuse box does not have a “dead-front” and is a hazard to any one looking to change a fuse.
We recommend that a single 200 amp, 1 phase panel board be installed in the boiler room. This panel board should be used to re-feed all existing circuitry in the building.

Where absolutely necessary, existing wiring could be re-used. This should, however, be kept to an absolute minimum.

We estimate the cost of re-wiring the building will be $20,000.

LIGHTING SYSTEMS

Lighting systems through both buildings are a mixture of fluorescent and incandescent. The lighting systems in the Sanctuary are generally incandescent and match the use of the space. The lighting systems in the Parish Hall have by and large been converted to fluorescent. Although, we did not see any significant in-adequacies, there may be areas, where period type fixtures may be desired to re-establish the historical significance of the buildings.

FIRE DETECTION SYSTEM

The building does not presently have a central fire detection system and neither did we see any local smoke detectors. Given that there can be significant unoccupied periods in the building of this type, we recommend the installation of a complete fire detection system with a central station dial up capability. As with the fire sprinkler system, this modification should be reviewed with the Church's insurance carrier for premium cost savings. The roof and ceiling work being considered as a part of the historical renovation make this an ideal time to install a fire detection system.

We estimate the cost of installing a fire detection system to be $ 5,000.

TELEPHONE / DATA SYSTEM

The telephone service entry is on the north side of the Parish Hall. It appears to be adequate for present use and should only be upgraded if the Congregation's plans include a significant increase in telephone / data services in the future. In that case, we recommend that the service entrance be re-located to the east wall of the boiler room and that a central phone / data system be installed in the boiler room.

MECHANICAL / ELECTRICAL DESIGN FEES

Design fees will range from 6% to 10% of the construction costs depending on the construction administration requirements.

REYNOLDS ENGINEERING COMPANY

21626 CR AA.5 -- ALAMOSA, COLORADO 81101
PHONE / FAX: 719-274-3218

MEMORANDUM

May 14, 2003

TO: Christopher Lobas

FROM: Martin Reynolds

RE: St. Thomas Episcopal Church, Alamosa, CO

This memorandum summarizes my review and our discussion relative to the sagging roof and splayed walls on the sanctuary building of the St. Thomas Episcopal Church on 4th Street in Alamosa, CO

During our field review of the building on April 18th, we observed the roof sagging throughout approximately the middle 2/3 of the building. We also observed the east and west walls splayed vertically. A visual inspection of the roof trusses indicated that the truss members are 2″ x 6″ lumber and each of the trusses has a 2″ x 6″ collar tie and a queen post. The roof slope is 6:12 with trusses spaced at approximately 24″o.c. It was observed that the trusses were only toe nailed to the top plate of the wall without a bird mouth cut or metal clip of any kind. Access and inspection of the trusses was limited to the north end of the attic at a location where there has been no failure of the roof or wall sections. Preliminary load calculations indicate that the trusses as designed should be able to support roof loads including clay tile with a 40 psf snow load.

Because we were unable to gain access to the area of the roof with visual sagging failure we were not able to determine if these trusses were constructed in manner similar to the trusses at the north end of the attic. Because of the visual sagging failure, it appears that either the truss members or the connections have failed. This could only be verified with access to these trusses.

If the truss members or the connections have failed, we discussed one solution may be to bolt a steel plate on each side of the truss members, forming a composite member with much greater strength than the wood members. There would be several complications with this procedure including re-straightening the sagging top members of the trusses to conform to a straight line of the steel plate.

After more discussion it was decided to contact a local contractor for comparable prices to install steel plates to the members, relative to completely replacing the roof with pre-manufactured trusses designed for the anticipated loading including clay tile.

If the initial cost estimates are reasonable close, it is my recommendation that a complete new roof system be installed as I believe there would be fewer complications during construction and a better final product.

Particular attention should be paid to the connection of the trusses to the top plate of the wall as a part of any new construction.

St. Thomas Parish 38th Anniversary Memoir, 1915:

From the scrap book of Mrs Ellen Hulett - newspaper clipping - no date

ST. THOMAS PARISH CELEBRATES ITS 38th ANNIVERSARY

St. Thomas' parish of the Episcopal Church will celebrate its thirty-eighth anniversary on Sunday next, St. Thomas Day, December 21. On that day thirty-eight years ago the Rev. Inetville Honeyman arrived in Alamosa to take charge of the mission just organized and by request of Bishop John F. Spalding, bishop of Colorado. The bishop had several times visited Alamosa for services, coming into the valley as early as 1874, and he had organized a mission at the request of several residents of the town. Rev. William Honeyman held his first service, the service of holy communion on Christmas Day, 1881. It was held in the Occidental building, then standing at the corner of Main and State Streets, where the new Alamosa National Bank Building is in course of erection under the direction of one of our parish wardens, Alexander Oliver. Probably owing to Mr. Honeyman's arrival in the town on St. Thomas' Day, the church built in 1882 was dedicated to St. Thomas. The town board gave the site for the new church corner of State and Fourth. On this site was built a rectory in October, 1881, at a cost of $548.11 of which Bishop Spalding contributed $200; Grace Church, Colorado Springs, $25, and the balance was raised in the town. When the church was built it cost $976.24 including building, pews and an organ. Bishop Spalding contributed $370, the St. Thomas Guild, $340, and small contributions were sent from Colorado Springs and Piedmont, N. J. The rectory was later replaced by a brick house with modern improvements through the joint efforts of St. Margarets' and St. Thomas' Guilds and the old rectory became the Guild Hall. The first baptism recorded by Rev. Melville Honeyman was that of Samuel Kegeer King, baptised April 9, 1882. His first confirmation class was confirmed by Bishop Spalding March 19, 1882, and consisted of Clara E. Gladhill, May E. Haskins, Laura A. Mason, John L. Phillips, George W. Stout, S. K. Young, C. K. King, Carrie E. King and a little later Catherine Blackmore. His first marriage was at the rectory April 25, 1883, of Christopher Lamoreaux and May Richardson.

Rev. Honeyman built a log church at La Jara dedicated to All Saints and opened for service on June 21, 1885. He resigned December, 1885, and was succeeded by Rev. Amos Bannister during whose rectorate the church was enlarged and two additional lots secured. Reverend Bannister held the charge from January 1, 1886, to February 1892. During his ministry of six years he recorded fifty-six baptisms indicating the steady growth of the mission. He resigned to accept the parish of Christ Church, Denver.

The Rev. W. D. Cone became rector in May, 1892. On May 8, 1893, he married one of his parishioners, Elizabeth Mary Booth. Their daughter, Agnes Virginia, was baptised in February, 1897. Rev. Mr. Cone was a devoted priest and missionary and the work prospered under his care. Several of the furnishings in the church are the work of his hands. In the list of burial services recorded by him we find "Unknown Man, burned to death July 4, 1895," "Charles H. Emerson, town marshal, died January 21, 1895, of bullet wound," "James Stuart Reed, Presbyterian Minister, died February 24, of pneumonia, aged 57." Since Rev. Mr. Cone's resignation in 1897, the parish has been served by the following priests:

Rev. R. E. Pendleton, from May to November, 1898; the Rev. John W. Heal, December 1, 1898 to September, 1899; the Rev. W. C. Wise, who died July 17, 1902; the Rev. John H. Molineaux took charge

St. Thomas Parish Celebrates its 38th Anniversary -2-

September 1, 1902. During his ministry plans were drawn for a new stone church in the Spanish style of architecture to seat 300 people and the estimated cost at that time was $6,000.

Dr. Molineux was succeeded by Rev. F. W. Roberts, the Rev. Carroll M. Burck, from March 10 to December, 1905, Algernon T. Brown to the end of 1906; A. G. Harrison to April 1, 1909. W. P. Reang to 1907; Joseph H. Darling, December 5, 1909, to January 25, 1914; Henry J. Johnson, February 11, 1914, to March 1, 1916; G. H. Sumner, June to September, 1917 to January 1, 1918; James MacLaughlin, June to December, 1918, the present rector assumed charge March 1, of this year.

One interesting feature in the development of the mission has been the St. Thomas Guild. As far back as 1882, it was well organized and providing the funds for the parish.

In the beginning of 1882 William A. D. Mason was treasurer. On May 8, 1882, Mr. George Stout became treasurer and Charlotte L. A. Garvin, secretary, the membership at that date included Mesdames Stout, Haskins, Samson, Garvin, King, Willis, Day, Honeyman, Gerteisen and McKelvey.

In 1882 the Guild bought an organ for the church and they provided music for the choir, Gounod's communion services being sung at Easter of that year. They also provided chandeliers for the church and altar vestments, besides raising larger part of the clergyman's salary. For over thirty-eight years the women of St. Thomas' Guild have worked harmoniously and with fervent zeal to promote the good works of the parish. The Guild is now a potent factor for good in the community and active in its service to the church. The president is Mr. John Simons. During these years, the women have raised nearly a thousand dollars, including several hundred dollars for the furnishing of the rectory. The membership is over forty and any one willing to help in the good work of the Guild is eligible for membership.

The parish has served the community well in the past and is more efficient than ever under the leadership of the present rector, the Rev. J. Attwood Stansfield. He organized a vestry last June and the personnel of the vestry assures the development of the parish to meet the growth of the town. Wardens are Dr. C. A. Davlin and Alexander Oliver.

Vestrymen, Dr. C. L. Orr, Herbert Taylor, Henry C. Mullins, Dr. C. E. Morse, L. B. Olsen, Jack Gerteisen, A. F. Bethman, B. T. Poxson, secretary and John A. Bassett, treasurer. The vestry have recently voted to raise the salary of the rector so that he may have an assistant, who will relieve him of the work in the missions of the valley and leave him free to devote most of his time to the parish of Alamosa.

The choir is vested and is now under the direction of Miss Vinger with Mr. MacThompson as organist.

The new parish program includes the renovation and enlargement of the church, a new pipe organ, new pews and the erection of a new parish and community house around which will be centered the social

St. Thomas Parish Celebrates its 38th Anniversary -3-

life of the parish. The Sunday School of religious education is to be developed on up-to-date lines, with a modern equipment. The rector is superintendent of the school, Chrissie Taylor, secretary, and Mary E. Olsen, organist. Teachers are Mr. F. Rines, Mary Orr, Irma Morrell, Winifred Hatfield and Jack Simons.

All persons without a church home are invited to attend and avail themselves of the privileges of the parish, a glad hand will be extended to all to attend the anniversary services next Sunday at 11 a.m. and at 7:45 p.m. The church aims to serve the community as best it can. The rector offers his services to all, especially the sick and lonely. His telephone is 196. Every Wednesday afternoon a friendly cup of tea is served to all comers at the rectory, on Fourth Street, near the church.

Program for New Sanctuary Consecration, 1930:

Consecration of

St. Thomas' Church

October 5th 1930
Alamosa, Colorado

THE ORDER FOR THE DEDICATION of St. Thomas' Episcopal Church

Alamosa, Colorado.

OFFICIANT

The Rt. Rev. Fred Ingley, S. T. D., D. D.
Bishop Coadjutor.

Processional Hymn - - - - - - - - - - - 457
General Confession - - - - - - - - - - page 8.
Venite, - - - - - - - - hymnal page 727, tune 6.
Scripture Lesson.
Jubilate, - - - - - - - hymnal page 742, tune 27.
Apostles Creed, - - - - - - - - - - - page 15.
Prayers, - - - - - - - - - - - - - page 17.
Hymn - - - - - - - - - - - - - - - 464
Consecration Service - - - - - - - - page 559.
Hymn - - - - - - - - - - - - - - - 266
Sermon - - - - - - - - - - Bishop Ingley.
Offertory. Anthem by the choir.
"Praise Ye The Father"—Gounod.
Closing Prayers.
Recessional Hymn - - - - - - - - - - - 539.

HISTORY OF ST. THOMAS' CHURCH

The Rt. Rev. J. F. Spaulding visited Alamosa and held services on various occasions.

The Rev. M. Honeyman held his first service Dec. 25th, 1881 in the Occidental Building.

Oct. 23, 1882 a Rectory was built at a cost of $548.11.

The Town Council donated three lots with condition that a Church be built within 18 months.

The Mission was organized Jan. 16, 1882 under the name of St. Thomas, as the first incumbent was ordained to the Diaconate on St. Thomas' Day, Dec. 21st, 1881.

The first recorded baptism was that of Grace May King, Feb. 12, 1882.

Bishop Spaulding confirmed a class of eight on March 19, 1882.

The Rev. Mr. Honeyman performed the marriage service for Christpher Lamoreaux, and May Richardson, on April 25th, 1883.

On Jan. 22, 1882 the first funeral service was held.

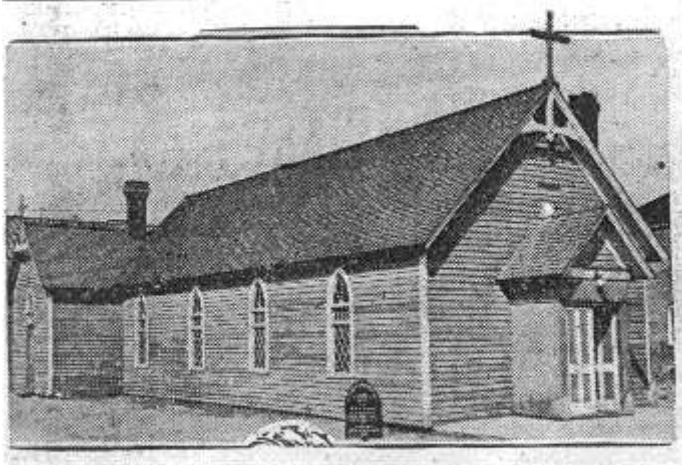
The fund for the building of the Church was started 1881 and the Church was completed the following year.

There have been 22 Rectors connected with the Church since its inception.

The last service in the old Church was on June 8th, 1930.

Old Church Torn Down

Episcopal church at Alamosa, Colo., erected forty-nine years ago of adobe, brick and boards, has been torn down to make room for a filling station. Funds from the lease of the site will finance the building of a new church, of Spanish design.



Alamosa Adobe Church, Erected Half Century Ago, Being Torn Down

Alamosa, Colo., June 14.—Another well-known building of pioneer days in south central Colorado has passed with the tearing down and removal this week of the Episcopal church, erected forty-nine years ago at what is now one of the principal business centers and in that period was on the outskirts of the town. The old house of worship, one of the first to be built in southern Colorado, was made of a combination of adobe brick and boards. It is to be replaced with a modern auto service company filling station to be established by a nationally known oil company under a ten-year lease.

The church had in 1926 built what is known as a parish house immediately joining the old building to the west. This has been used not only for church purposes, but for Rotary and Kiwanis club meetings, and for general municipal dinners. It is an ornate building of Spanish design, highly ornamental as well as useful. The adjoining lot to the west also was owned by the Episcopal congregation.

LEASE FUNDS WILL FINANCE NEW CHURCH.

Taking advantage of this fact and backed by the board of trustees, Rev. Harry S. Kennedy, rector of the church, arranged for the building of a new house of worship to replace the old, using the funds obtained from the oil company for the lease on the corner. As a result the congregation will soon have a highly artistic and modernized house of worship, built on the Spanish type of architecture, in which to worship.

The demolishing and removal of the debris of the church revealed about the most unique assortment of articles that could well be imagined.

100 WHISKY BOTTLES ARE UNEARTHED.

Beneath the foundation of the floor of the old adobe and frame building the workmen found, among others, the following articles:

More than 100 old-brand whisky and beer bottles, a pair of old-fashioned crutches, three sets of coal oil lamps and brackets more than fifty years old, but in an excellent state of preservation; square lamp chimneys that have not been manufactured in over a half century; a broken half crutch; copies of newspapers so old that they crumpled when exposed to the air, and a carpenter's smoothing plane, probably a hundred years old.

When the church was built in 1881 a cornerstone was laid in which a box containing various messages of the parishioners and copies of newspapers of that date was placed. Workmen have not as yet been able to unearth this old receptacle, but hope to in excavating the foundation this coming week.

Meanwhile Rev. Harry S. Kennedy, rector, is preserving the various relics uncovered by the workmen—with the exception of the empty bottles that one time contained choice liquors. He says there is a limit even in the matter of preserving antiques.

ALAMOSA JOURNAL, ALAMOSA, COLORADO

MEMORIES OF OLD ST. THOMAS CHURCH REVIVED AS CORNER STONE IS FOUND WHEN OLD BUILDING IS RAZED

By JENNIE DORRIS BURRELL

With the razing of St. Thomas church and discovery of the old corner stone and relics of a half century ago, it seems fitting at this time to review in memory, incidents connected with the historic old landmark and its pioneer parish.

With the founding of Alamosa, contrary to the expressed belief and remarks of many dwellers of our little city who came later to reside among the pioneers, that the early settlements of the west were composed of a rough, uncultured and perhaps uneducated set of citizens. The writer rises to a point of order to refute the accusation, for the pioneer fathers and mothers of the new settlement in the San Luis Valley, came from the east, endowed with high ideals of life and society at large. They established, quickly in the communities in which they chose to live, fine schools with certified teachers and churches of the various creeds for the benefit of their progeny and opportunity to carry on with the elders a true Christian fellowship and cultured home life even against odds.

They also enforced the laws sometimes in a severe manner, but with them law enforcement was not a mockery of justice.

So almost with the founding of Alamosa, an Episcopal mission, among other creeds was organized with occasional church service and regular Sunday school in the historic old Occidental building (a large, two-story frame building moved here from Ft. Garland) which was razed long ago to accommodate business houses, and stood on the present site of the Alamosa National Bank, J. C. Penney store, Isis Theatre and the Oliver office buildings at the corner of Main St. and State Ave.

Bishop Spalding was then at the head of the Colorado Diocese and was revered and loved by the younger as well as the older citizens for his gracious qualities.

Cornerstone Laid 1883

In November of 1883 the resident Rector Rev. Honeymoon called the Sunday School class from the school house at Third and State to sing hymns at the ceremony of laying the cornerstone for St. Thomas church and the writer recalls the earnest little group of singers who sang: "The church's our foundation, Is Jesus Christ our Lord," etc. as they stood on the board walk on State Avenue for the occasion.

Fourth Street a Slough

Fourth street which borders the property on the south was then a natural slough which drained the high waters of spring time from the Rio Grande thru the town. At such seasons the footing board walk served as a pontoon bridge to the residents north of Main street and also as a boat landing for the merry oarsmen and their passengers in small boats plying the flood waters as a source of amusement for the youth of the times.

Only three matrons who were among the singers on that joyous day, almost a half century ago, remain in Alamosa to recall the occasion. They are Mesdames Matilda Emperius Greening, Mary C. Dorris Lewis and Jennie Dorris Burrell, and members of the old Sunday School classes are Mary Chance Price, who ably assisted the church choir in the years past, Fritz and Herman Emperius, George and John Dorris, who were all sons and daughters of Alamosa's earliest pioneers, who have passed long since to their reward.

Thirteen Rectors Have Served

Through the years following the founding of St. Thomas church the following Rectors and their amiable wives have served the parish: Reverends Honeymoon, Bannister, Cone, Douglas, Wise, Molineaux, Burke, Harrison, Darling, MacLauchlin, Stansfeld, McNulty and the present Rector, Rev. Harry Kennedy.

The Diocese has been governed by three Bishops. They were Bishops Spalding, Olmstead and Johnson, ably assisted by Archbishop Schofield and Bishop Co-adjutor Ingley.

Among the earliest pioneer women who courageously assisted in establishing and building the St. Thomas parish were Mesdames Willis, wife of G. A. Willis, realtor and insurance agent, Garvin, wife of John Garvin, minerslologist and assayer, Haskins, wife of Dr. B. F. Haskins, Sampson, wife of C. M. Sampson, civil engineer, Stout, wife of George Stout, stage-coach driver from Alamosa to Del Norte, Engley, wife of Attorney Eugene Engley and the Misses Booth, daughters of Dr. Wm Booth.

Later many prominent families of the community have sustained the parish in its effort of upbuilding Christian virtues and good fellowship.

An Outstanding Character

St. Thomas Sunday School registers one outstanding character, the late John L. Phillips who served as S. S. superintendent for about twenty-five years, catering to the welfare and wishes of his classes and providing often from his own pocket the means for entertainment and reward, especially at the Christmas seasons. He was beloved by all and served as God-father to many baptisms. He was familiarly called "Daddy" Phillips.

The writer recalls with mention of this venerable benefactor, the delightful Christmas programs at the church and the early gifts sent from Eastern parishes, often New York and New Jersey which contributed lavishly to western missions and small churches. Their boxes contained household linens for the Rector's family, mittens, gloves, hose, home-made scrap-books, dolls, toys, velvet-framed mirrors, testaments, small Bibles and other books. The latter often distributed as prizes for attendance. Mrs. Lewis has a prized Japanese creamer and sugar set; the writer a copy of "The Holy Land and the Bible" (copyright 1888) with a map of Palestine and 212 illustrations reproduced from the celebrated German work of Dr. George Ebers.

Builders of note in St. Thomas parish history were Rev. Honeymoon who saw the old church erected and the tiny rectory which was later replaced by the larger rectory during Rev. Burke's residence here. Rev. Douglas who organized the first vested boys' choir, Rev. Stansfeld who beautified the interior of the church and its ground, Rev. McNulty who officiated when the Guild Hall was built and Rev. Kennedy who will see the new church expand.

St. Margaret's Guild in earlier years, with her busy needle-women was a potent factor in supplying funds for various and sundry improvements of the church. Their annual bazaars were a feature of social enterprise for many years during which time many prominent matrons served as president and official body. St. Thomas Guild assisted and now carries on the parish work aided by the Altar Guild. All these builders had grasped the poet's lines:

'All are architects of fate
Working in these walls of time
Some with massive deeds and great
Some with ornaments of thyme.

Let us do our work as well
Both the unseen and the seen
Make the house where Gods may dwell
Beautiful, entire and clean."

Thru all the years of St. Thomas' existence, prominent and influential citizens of the community have been allied in support and made possible the effort and success of the small parish.

Hail and Farewell

Old St. Thomas church, Hail and farewell! Tho your humble walls have fallen to the dust, memories, sacred, are written in your history and in the hearts of your parishioners who have knelt before the cross in the past half century. The spiritual monuments to Christian life and endeavor shall endure, while the remnants of your material body shall mingle with the new in the church now under construction, may its influence hold tenaciously together the spirit of Christian fellowship which served the pioneer and his followers and lead them upward and onward to the paths of righteousness to glorify them in a new structure.

NOTE: It is interesting to note that this article returns for publication to the newspaper which has been published continuously thru and prior to the existence of St. Thomas Church for the "Independent" found in the box of relics, published by Finley and Heckman, was the foundation of the present Alamosa Journal. The writer has been personally acquainted with all its publishers.

J. D. B.

New Episcopal Church To Be Dedicated Here Tomorrow

Bishop Ingley to Give Address at Morning Services Commencing at 11 o'Clock

Dedication services for the new Episcopal church at the corner of State and Fourth streets will be held tomorrow when Bishop Ingley makes the main address at the morning service at 11 o'clock. The entire day will be given to services and social meetings in honor of the church and the bishop.

A choral communion service will start the events at 8 a. m. "We want the members of the parish to be there to participate," the Rev. Harry S. Kennedy, rector, urged today. Bishop Ingley will attend and speak.

At this service all the memorials which have been given to the church will be dedicated. The choir will sing through the entire time.

Bishop Ingley to Preach

Following the communion a parish breakfast will be served to everyone in the parish hall. "This will be an informal gathering with the bishop," Rev. Kennedy explained. At 10 o'clock Bishop Ingley will speak in the church school, and at 11 he will deliver the dedicatory sermon and administer the service. Special music is to be furnished by the choir.

The day will be ended by a supper and smoker for the men of the parish and friends at which Bishop Ingley will speak again. The church will be open all day and visitors will be welcome to go through the church at any time.

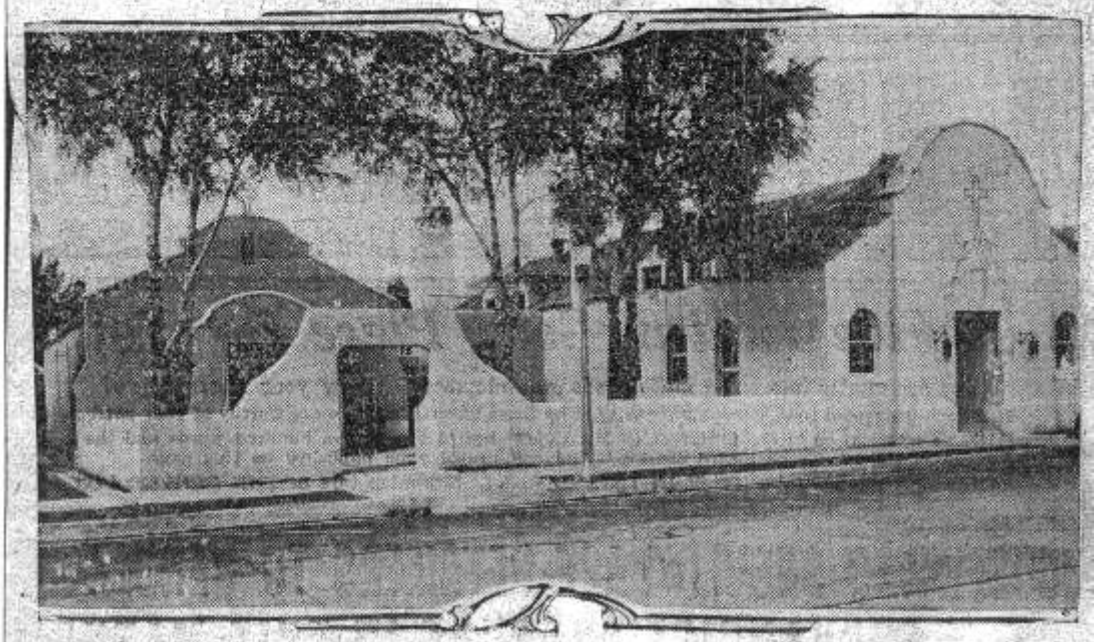
Church On Old Site

The new church, built in the style of the old Spanish missions, is located on the site of the first Episcopal church in Alamosa which was built in 1882. The last service was held in it June 8, 1930. The first in the new church was held Sept. 7. Bishop Spaulding held the first Episcopal services in Alamosa in 1880. The following year the Rev. Mr. Honayman came as the first rector. Services were held in the old Oxidental building, until the church was built in 1882. The city council had granted the three lots at the corner of State and Fourth streets to the church for a building with the provision that they erect a building within 18 months.

The first rectory, built in 1881, was erected at a cost of $550, records show. The Rev. Harry S. Kennedy, the present rector, is the twenty-second minister who has served in the Alamosa parish.

"The new church gives added room and equipment for carrying on the work of the church and the various organizations, Mr. Kennedy said this morning, "besides giving us a great deal of pleasure to be in a new building which we hope will help us do better work."

House of Worship —the new St. John's Episcopal church, shown at the left in the photo below, was dedicated at Alamosa, Colo., Sunday. At the right is the parish house. Rev. Harry S. Kennedy, rector of the church, was active in promoting the building. Spanish mission type architecture in the structures exemplifies part of the history of the San Luis valley section.—Photographs by The Wilhelms, Alamosa.



EPISCOPAL CHURCH OPENED AT ALAMOSA

Alamosa, Colo., Oct. 6.—An outstanding event in church circles in south central Colorado was dedication here Sunday of the recently completed St. John's Episcopal church that has replaced the original house of worship erected on an adjoining site in 1882, or forty-eight years ago this fall. The new edifice is of a Spanish type of architecture in conformity with a connected parish house built four years ago, the two buildings have a combined frontage of about seventy-five feet on Fourth street, just off of State street on the northern edge of the business district.

An ornamental high wall, surmounted with an arched gateway in the center, surrounds an open areaway thru which the worshipers reach the entrance to the church proper. A red tile roof covers both buildings. The rector's study, Sunday school rooms, conference rooms and an auditorium and stage are included in the church and parish house, all equipped and furnished to meet the needs of the members. A pipe organ and choir loft are two of many features in the church auditorium.

Rev. Harry S. Kennedy, rector of the church, which numbers among its membership many of the most prominent residents of Alamosa and this section of the state, is given much credit for arousing the necessary interest to obtain the highly attractive new house of worship. The first church was a frame affair occupying the corner of State and Fourth streets. This site was leased for a filling and service station.

The dedication of the new church was featured by special musical and song offerings, the reading of a historical sketch of the activities of the members during the last forty-eigh years and a special sermon by the Rev. Mr. Kennedy. Many pioneers who rode horseback or in horse-drawn vehicles to celebrate the opening o the original Episcopal church were present at the dedication.

PAGE 16A THE PUEBLO CHIEFTAIN AND PUEBLO STAR-JOURNAL, PUEBLO, COLORADO, FRIDAY, DECEMBER 25, 1981

St. Thomas Episcopal Church celebrates 100th anniversary

Article and Photos
By ERIN SMITH
Correspondent

ALAMOSA (C-SJ) — St. Thomas Episcopal Church Parish is 100 years old today and that anniversary was celebrated, along with an even more famous birthday during a Christmas Eve service which lasted until after midnight.

The present church building was built in 1931 and bishop's warden Bill Zittle noted that the church receives a facelift just about every 50 years.

The most recent facelift, completed in time for the parish's 100th birthday, included carpet and paint in the church and a lowered ceiling in the parish hall. A new boiler and heating system is also going in.

Total cost of the work is about $7,200, more than 10 times the cost of the first church ($976.24 in 1882). Back then, the rectory only cost $548.11, church records revealed.

Although the Right Rev. J. T. Spalding, bishop of Colorado, visited Alamosa and held services on various occasions, regular services began on Dec. 25, 1881, when the Rev. Melvin Honeyman, a deacon, held his first Christmas service at the Occidental Building.

The Rev. George Lewis

Honeyman conducted the church's first baptism on Feb. 12, 1882, when he baptised the infant Grace May King, daughter of C.K. and Carrie E. King. During his tenure, which ended Dec. 29, 1885, Honeyman baptised 18 persons, mostly infants and small children.

Honeyman was responsible for confirmation training of eight adults, including the Kings, who were confirmed by Spalding in March 1882.

During the early days of the parish, priests included Robert E. Pendleton, John Withers Heal, W. C. Wise and J. Attwood Starisfied.

Tenure for priests then wasn't long. The Rev. Robert Whiting, who died in 1977, served St. Thomas and other parishes in the San Luis Valley for about 30 years. His widow, Florence, still plays the organ at the church almost every Sunday.

The current vicar is the Rev. George Lewis, who also is a speech professor at Adams State College. Ironically, Father Lewis isn't the first George Lewis in the little parish's history. There was another George Lewis, no relation to Father Lewis, who was a member of the parish in the 1890s.

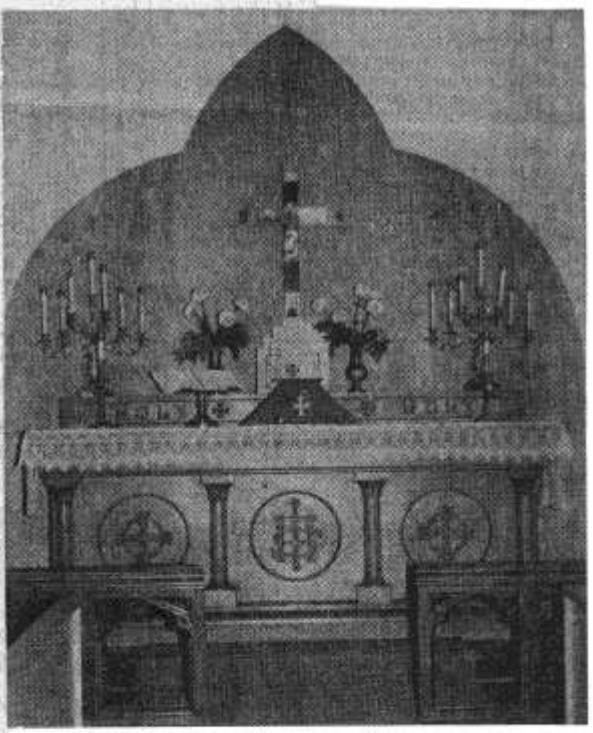
The parish, which has always been a mission, was officially organized on Jan. 16, 1882, under the signature of 12 "gentlemen," records reveal. The name St. Thomas was chosen because Honeyman had been ordained to the deaconate on St. Thomas Day, Dec. 21, 1881.

Oddly enough, back in 1882, church and state weren't totally separate. On Oct. 16, 1882, the Alamosa town council donated the south half of Lots 17, 18 and 19 of Block 28 to the fledgling parish, with the condition that a church be built within 18 months from that date.

Soon afterward, Bishop Spalding sent $50 for the purchase of the south half of Lot 20, making the dimensions of the property 75 feet fronting on State Avenue and 100 feet on Fourth Street.

During the six years that Honeyman's successor, the Rev. Amos Bannister, was the church's priest, the church was enlarged and two more lots were acquired. Additions were made to the rectory.

The current parish hall was built in 1927 during the tenure of the Rev. J. Archibald McNulty. It was used as a movie theater and for church plays.



St. Thomas', Alamosa, celebrates a century

By ERIN MACGILLIVRAY SMITH

ALAMOSA — When members of St. Thomas' Church, hold their annual picnic on Sept. 12, they will have a dual purpose for celebrating. The picnic will be the culmination of an almost-year-long celebration of the mission's 100th birthday.

Actually, the congregation was 100 years old last Christmas Day. The anniversary was celebrated along with an even more famous birthday with a Christmas Eve service which lasted until after midnight.

The present church was built in 1931 and former Bishop's Warden Bill Zittle noted that the church receives a facelift just about every 50 years. The most recent facelift included carpet and paint in the church itself and a lowered ceiling in the parish hall. A new boiler and heating system went in at the end of July of this year. Total cost of the work was almost 10 times the cost of the first church, which was $876.24 back in 1882. In 1882, the rectory cost only $568.11, church records revealed.

Although the Right Rev. J.F. Spalding, Bishop of Colorado, visited Alamosa and held services on various occasions, regular services began on Dec. 25, 1881, when the Rev. Melvin Honeyman, a deacon, held his first Christmas service at the Occidental Building.

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Honeyman was responsible for confirmation training of eight adults, including the Kings, who were confirmed by Bishop Spalding in March 1882.

During the early days of the congregation, priests included Robert E. Pendleton, John Withers Heal, W.C. Wise and J. Attwood Starisfield. Tenure for priests then wasn't long. The Rev. Robert Whiting, who died in 1976, served St. Thomas' and the other churches in the San Luis Valley for about 30 years. His widow, Florence, still plays the organ at the church almost every Sunday of the year.

The current vicar is the Rev. George Lewis, who also is a speech professor at Adams State College. Ironically, Father Lewis isn't the first George Lewis in the little church's history. There was another George Lewis, no relation to Father Lewis, who was a member in the 1800s.

St. Thomas' Church was officially organized on Jan. 16, 1882, under the signature of 13 "gentlemen," records reveal. The name was chosen because Honeyman had been ordained to the diaconate on St. Thomas' Day, Dec. 21, 1881.

Oddly enough, back in 1882, Church and State weren't totally separate. On Oct. 16, 1882, the Alamosa town council donated the south half of Lots 17, 18 and 19 of Block 28 to the fledgling congregation with the condition that a church be built within 18 months from that date.

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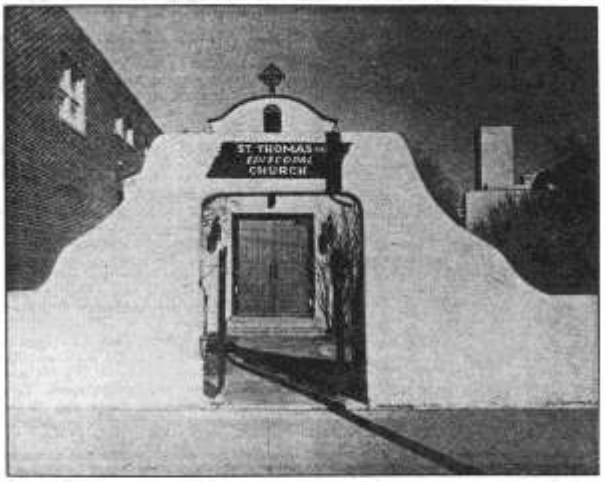

St. Thomas' Church, Alamosa. (Photo by Erin M. Smith)

When Suffragan Bishop William Wolfrum rededicated the church on May 15, 1882, he commented, "Blessings don't wear off," but noted that it was good to renew blessings for a church which is a "signpost to the Glory of God."

Bishop Wolfrum said that use of the church will result in God's pleasure: "God will bless it abundantly . . . by keeping the walls up and the roof on."

(The author is San Luis Valley correspondent for the Pueblo Chieftain and much of the above material has appeared in articles written for that paper.)

10A The Denver Post/Wednesday, Sept. 19, 1984

Alamosa church damaged by fire

The Denver Post

A fire, believed to be the work of an arsonist, heavily damaged a 65-year-old Episcopal Church in downtown Alamosa last weekend.

Carl Whiteside, deputy director of the Colorado Bureau of Investigation, said the agent investigating the fire at St. Thomas Episcopal Church believes it was set by vandals. Local officials had asked the CBI to enter the case.

The fire was discovered by a city policeman just before 4 a.m. Saturday, and firemen worked until almost 7 a.m. to extinguish it. Officials think the fire had been smoldering about three hours.

Alamosa fire Lt. Joe Boos said the church has a double roof which held in the heat and made firefighting difficult.

The fire started in the altar area of the nave, or sanctuary, burning a 3-feet hole in the ceiling and a 4-foot-square area of the floor.

A bishop's chair, made of heavy oak and valued at more than $1,000, was destroyed, as were priests' vestments, choir robes and other items in the sacristy, a room behind the altar.

The Rev. George Lewis, vicar of the mission church, said several religious items were out of place and the covering had been ripped from a pew at the front of the church, leading him to believe someone had been in the building.

Lewis called it "a wanton act, with no reason. We feel like we've been violated."

But he went ahead with his scheduled sermon topic Sunday, preaching on forgiveness to the 125-member congregation, which met in the adjacent parish hall. He adjusted the sermon to fit the occasion, saying, "We cannot allow ourselves to hold vengeance and revenge. That is opposed to what Jesus taught. We haven't got time for that. We can't brood, we must go on."

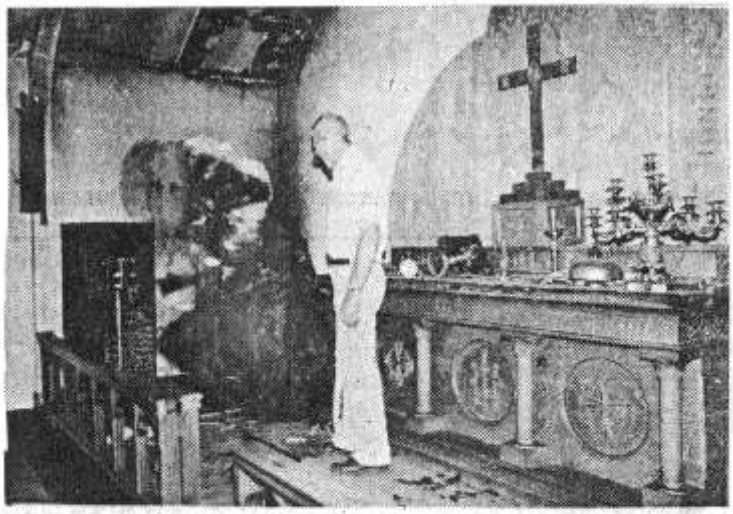

Photo by Erin Smith

Al Milsom of St. Thomas Episcopal checks where fire began
. . . smoke, fire damaged vestments and other articles

Fire in Alamosa church probably arson, CBI says

By ERIN SMITH
Chieftain Correspondent

ALAMOSA — An arsonist's work early Saturday morning caused extensive fire and smoke damage to St. Thomas Episcopal Church on Fourth Street.

Church members held services in the adjacent parish hall on Sunday morning because their church was cordoned off by a police barricade.

Members of the small parish weren't allowed inside until Sunday afternoon, when a Colorado Bureau of Investigation agent finished investigating the scene.

The Rev. George Lewis, the mission's vicar, said officials called him to the unlocked church about 4 a.m. Saturday.

Firemen cut through the roof — a relatively new one — to fight the fire.

Lewis said the CBI agent told him the fire probably began shortly after midnight and probably was the work of an arsonist.

Pages were torn from prayer books, hymnals, the altar book and sheet music to start the fire on the antique bishop's chair, near the altar.

At first, Lewis said, it was believed that someone had stolen the bishop's chair, also referrred to as a throne. But remnants, including a lone spring, attested to its destruction.

The chair was valued at more than $1,000.

The fire was discovered by Alamosa Police Patrolman Rick Needham.

The fire burned through the floor and went up through an inside wall between the altar and sacristy and into the attic. It burned through the wall and destroyed choir robes, vestments and destroyed other religious articles.

Nothing was stolen, but there was extensive damage to the Bible, hymnals and a pew. Smoke damage also was extensive.

Lewis said he said he couldn't estimate the monetary damage to the building.

"It's like being violated," the priest said. "It's an innocent church that was open and available to anyone — like an innocent child that can't protect itself."

Services will be held in the parish hall until the church is repaired.

Page 6A The Chieftain, Pueblo, Colo., Tuesday, November 6, 1984

Arson-shocked Episcopal congregation repairs Alamosa church

By ERIN SMITH
Chieftain Correspondent

ALAMOSA — My godmother's call came to me early Sunday afternoon this Sept. 16. "Have you heard what they've done to our church?" I remember her saying.

No, unfortunately I didn't know because I hadn't gone to church that morning. Obviously, Mary Sparrow hadn't either because she would have noticed my absence. It was a Sunday I'd skipped in a last-ditch effort to get ready for my trip to Europe with my mother on Sept. 18.

"Somebody torched our church," Mary continued. I became sick.

It was bad enough that someone had broken into the sacristy on two occasions in about a year's time and stolen the communion wine and into Father George Lewis' office in the parish hall and stolen a number of religious items, but to torch a church!

My feelings of anguish and tears were shared by other members of our little mission, St. Thomas Episcopal Church here in Alamosa.

Later I went down to the church to take pictures for The Chieftain and to talk to Father George. "It's like being violated," he said quietly. "It's an innocent church that was open and available to anyone. Like an innocent child that can't protect itself."

Although the interior of the church was badly smoke-damaged and there was severe fire damage to the area west of the altar, the church would be repaired, maybe by Christmas — with God's grace — Father said.

Part of me wanted to cancel my travel plans. I felt guilty about leaving my friends, my church family, at such a time. I wasn't baptized until I became an adult and it was in that church. I was the second person to be baptized by Father George, who received the calling later in life than many men of the cloth. I was confirmed in that church. Such events make a church "special" to an individual.

Some creep had set fire to our church and I was damn mad.

"The church is not the building; it's the people," Father George said at some point during our tour of the damaged building.

Our beautiful gem-blue choir robes had melted on their hangers in the sacristy, dissolving over the four unopened jugs of communion wine I'd brought from California following the memorial service for my own father this summer. Amid that rubble was "my" own personal miracle. By rights the jugs of wine should have been shattered. Three were intact. I cut my left thumb on the fourth.

What seemed to be another sign of divine providence was that the corpus christi was only smoke damaged, although the light fixtures on either side had melted and formed opaque curtains.

Churches in Alamosa have been the target for vandals and thieves. A number lock up at night. What we at St. Thomas felt was shared by other denominations. The Presbyterians, Roman Catholics and First Christians offered us use of sanctuary facilities to hold services. A similar offer came from a Baptist minister.

For the four succeeding Sundays, I worshiped in the great European cathedrals: Cologne, St. Peter's (where, along with thousands of others, I saw the Pope at a beatification ceremony), Barcelona and Chartres. The fifth Sunday, Oct. 21, I went to church at St. Paul's Episcopal Church in New York City. St. Paul's is where George Washington worshiped when he was president — New York City was the national capital then. Looking around that beautiful church, I thought of my friends back in Alamosa still worshiping in a drab parish hall.

"Nay, not so," said some angel. Upon return, I found that the church's people had repaired the building and had held services there on Oct. 21. The ecumenical spirit reigned. An outward sign of that spirit was in the wine-colored choir robes, a gift from the Presbyterian Church of San Pablo in Conejos County.

From the ashes of that antique bishop's chair has risen a new spirit in our little mission, which is working on a plan with St. Stephen's Episcopal Church in Monte Vista, to share Father George, who'll be retiring from Adams State College next month.

As part of that renewed spirit, a joint service was held last Sunday at the renovated church. Preaching the sermon was Colleen Pughe of St. Stephen's, the first woman to deliver a sermon from the 50-year-old pulpit.

Photo by Erin Smith

Interior of St. Thomas Episcopal Church in Alamosa
. . . has been restored following fire during mid-September

Church hit by arson again

By ERIN SMITH
Chieftain Correspondent

ALAMOSA — Little St. Thomas Episcopal Church Thursday afternoon was the victim of its second arson within less than five months.

On Sept. 15, an unknown arsonist set fire to the interior of the church. The fire resulted in thousands of dollars in damage and forced the small mission to renovate the historic old church.

Between 3 and 3:30 p.m. Thursday, the parish hall was set on fire. The recent fire is believed to have been the work of an arsonist as well.

The Rev. George Lewis, vicar of the missions of St. Thomas at Alamosa and St. Stephen's at Monte Vista, left the parish hall about 3 p.m. Thursday.

The hall had been unlocked during the day and new locks had been installed about noon.

Bishop's Warden Bill Zittle said it's believed that either someone broke into the church — there were two other break-ins in the past two weeks with one netting the burglar all the wine kept in the kitchen for dinners — or was hiding in the parish when Lewis left for the afternoon.

The fire started in a closet between the library and the parish hall itself.

An untold amount of smoke damage was incurred to the church, and Zittle, who also is an insurance agent, said the recently installed acoustical ceiling will have to be replaced.

Little fire damage was incurred because, ironically, the old roof vents were in working condition and the smoke poured out, causing a passerby to report the fire about 3:30 p.m.

"It's so hard to be a bishop's warden and not cuss right now," Zittle said as he watched Alamosa's volunteer firemen extinguish the blaze about 4 p.m.

VALLEY COURIER
SERVING ALAMOSA, CONEJOS, COSTILLA, MINERAL, RIO GRANDE AND SAGUACHE COUNTIES
FRIDAY, JANUARY 18, 1985 Alamosa, Colorado 81101 VOLUME 58 No. 77

OSSIBILITY OF ARSON PROBED — Smoke pours from a rear indow of Alamosa's St. Thomas Episcopal Church as firefighters ise the interior of the building in the photo at left. At right, firefighters prepare to set up a fan at the Fourth St. entrance of the church to clear the interior of smoke.
(Courier photos by Fred W. Harris)

Arson considered in St. Thomas fire

By CALLIE COCHRAN
Courier Staff Writer

Alamosa firefighters found themselves battling two unrelated fires, one a possible arson, late Thursday afternoon and early Friday when they responded to calls at St. Thomas Episcopal Church and the Alamosa Inn.

The fire department was dispatched to 607 Fourth Street at 3:45 p.m. Thursday, said Chief Ron Green, when a jogger had run by the church, saw smoke and reported it from next door.

The fire occurred in a closet in the library of the parish hall. All of the storage items and contents were destroyed, said Rev. George Lewis, and there is smoke damage in the church.

Colorado Bureau of Investigation's Don Shepherd at Pueblo has been called in to investigate for possible arson, Green said. A previous arson occurred at St. Thomas on Sept. 10, 1984, when a fire was discovered in the chancel area causing over $40,000 in damage.

"Twenty firefighters responded to the call, and the fire was under control within the first hour," said Green. "We have no idea how it started and the damage is undetermined at this time."

"I am perturbed, chagrined and saddened by this," Lewis said, adding that he will hold "business as usual" and will hold a service on Sunday.

"If the investigators find it to be arson, I'm very sorry for the person who has done it and I hope he is caught," said Lewis.

Lewis left the church office at 5 p.m. and speculated that the alleged arsonist possibly sneaked in while he was there if he didn't break into the church. The church has had locks installed due to three break-ins during the past two weeks, all involving criminal trespass, and the front parish hall door was locked at the time of the incident.

"I'm thankful no one was hurt in either incident. There's always that danger," Lewis said.

The fire rekindled itself this morning at 10:15, causing the firemen to respond to the church again.

"I checked it this morning at 8:45 and everything was fine," said one of the firefighters. He said that steam was rising from the heat inside but it was nothing to worry about. A man drove by and saw smoke rising from the top vents and contacted the fire department immediately.

"I knew it wasn't steam I saw," he said.

Green said he doesn't know how or why the fire was rekindled.

The other incident occurred Thursday at 4:30 p.m. when the department was dispatched to the Alamosa Inn, where a leak in the regulator of a propane tank in a semi-trailer exploded.

The tank was being used to heat potatoes and the pressure build-up caused a minor explosion, Green said. There was no fire and the potatoes were undamaged.

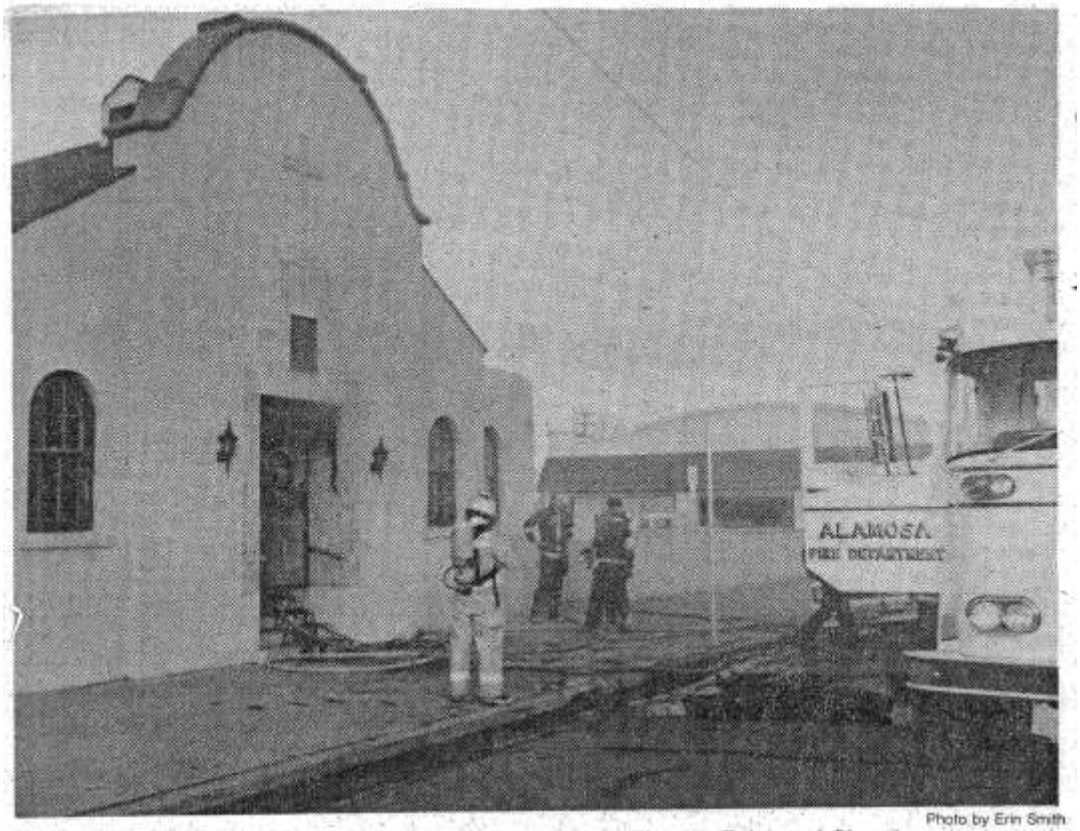

Photo by Erin Smith

Firefighters work to extinguish a fire at St. Thomas Episcopal Church
. . . the fire broke out in the parish hall on Thursday

CBI agent sifts rubble of church fire

By ERIN SMITH
Chieftain Correspondent

ALAMOSA — Firemen returned Friday morning to St. Thomas Episcopal Church to extinguish vestiges of a fire at the parish hall.

Alamosa Assistant Fire Chief Rick Johnson said firemen didn't want to disturb the rubble until a Colorado Bureau of Investigation agent could be present to review the work.

Smoke continued to pour out of the building Friday morning, and firemen returned to the scene at 10:13 a.m. with a CBI agent to extinguish what remained of the smoldering ruin in a closet east of the library at the north end of the parish hall.

Johnson said the work took three hours because of the need to have the CBI agent look over the rubble. Normally, extinguishing the fire would have taken only five minutes, Johnson added.

Later, bishop's warden Bill Zittle reviewed the damage. Zittle, an insurance adjuster, said, "There was nothing there (in the closet) that would start by itself."

Zittle said the fire had to be intentionally set.

Reportedly, an accelerant was used and a burn pattern was obvious, but part of the floor was removed during the investigation.

The fire was started between 3 and 3:30 p.m. Thursday in 4-by-8 foot closet where Christmas decorations — including a number of antique decorations — costumes and a case of toilet paper were stored.

Smoke damage was extensive to the entire parish hall. Structural and water damage weren't so great.

Zittle said a dollar figure on the damage could easily reach $10,000.