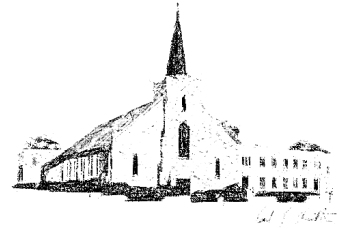


# Lutheran Church of the Incarnation



May 31, 2019

Dear Brothers and Sisters in Christ at ILC,

Over the last several months, your Building Committee has worked diligently to formulate a plan to improve our overall campus. As they have reported to you at annual meetings and in other forums, our sanctuary is in need of significant repairs. The Committee has examined carefully the most efficient way to deal with these issues, as well as with the need for larger, fully accessible bathrooms, a replacement for our aging organ, additional storage, and further renovations to the sanctuary itself.

At meetings held on May 20 and May 28, the Church Council voted to approve the Building Committee's recommendations for design and financing, and now send them to you, the members of the congregation, for approval at a **special called congregational meeting on June 23<sup>rd</sup>**, following the worship service.

In many ways, these recommendations come to you under an extraordinary set of circumstances. In 2018, Council and the Incarnation Foundation received notice of an extremely generous gift from the estates of the Carter family (Harry, Emilie, and Karie Ann), who were members of Incarnation from 1957 until Harry's death in 1986. Thanks to the Carter gift, and the additional generosity of the Incarnation Foundation and the Incarnation Child Development Centers, we are in the incredible position of being able to move forward on this project with zero impact to the annual budget.

At the called meeting on June 23<sup>rd</sup>, Council will recommend that the church approve the proposed designs and borrow the cost of the renovation, estimated at \$650,000, from a local bank.

The CDC and the Foundation (utilizing interest from the Carter gift), have jointly agreed to assume the resulting monthly loan payments for the renovations. They do so joyfully and in a spirit of support for the congregation, so that the congregation can move forward to focus its stewardship efforts towards the support of a new full-time pastor.

Members of Council will be providing forums to answer detailed questions and present drawings and proposed budgets. Forums will be held on Sunday, June 2 following worship, Tuesday, June 11 at noon following the Quilters meeting, Wednesday, June 12 at noon following Bible Study and Sunday, June 16. Detailed plans will also be posted in the Reception Hall.

If you have questions, please contact any of the Church Council or Building Committee members, listed on the reverse of this letter.

This is a joyous moment in the life of our congregation. Please plan to attend a forum and to be in attendance on June 23 to vote on this historic decision for the future of Incarnation.

Sincerely,

Steve Cook, Chair  
Incarnation Church Council

## Members of Church Council

Steven Cook  
803-447-1733  
[steve@saludas.com](mailto:steve@saludas.com)

Shawn DeJames  
803-917-6060

Mike Ely  
803-605-4364  
[mikeely@hotmail.com](mailto:mikeely@hotmail.com)

Walter Lindler  
803-331-2270  
[wwlsoapy@bellsouth.net](mailto:wwlsoapy@bellsouth.net)

Larry Marchant  
803-606-9102  
[larrycmarchant@gmail.com](mailto:larrycmarchant@gmail.com)

Susan McArver  
803-546-6121  
[swmcarver@mac.com](mailto:swmcarver@mac.com)

Eugenie Parker  
803-730-1014  
[parkereugenie@yahoo.com](mailto:parkereugenie@yahoo.com)

Sarah Sawicki  
803-917-3246  
[sarahsawicki@gmail.com](mailto:sarahsawicki@gmail.com)

## Members of the Building Committee

Teresa Boykin  
803-422-1905  
[cdc@incarnationlutheran.com](mailto:cdc@incarnationlutheran.com)

Patrick Hawkins  
803-404-3805  
[music@incarnationlutheran.com](mailto:music@incarnationlutheran.com)

Porter Kinard  
(803) 782-9448  
[porterkinard@gmail.com](mailto:porterkinard@gmail.com)

Marc McKenna  
(803) 240-1658

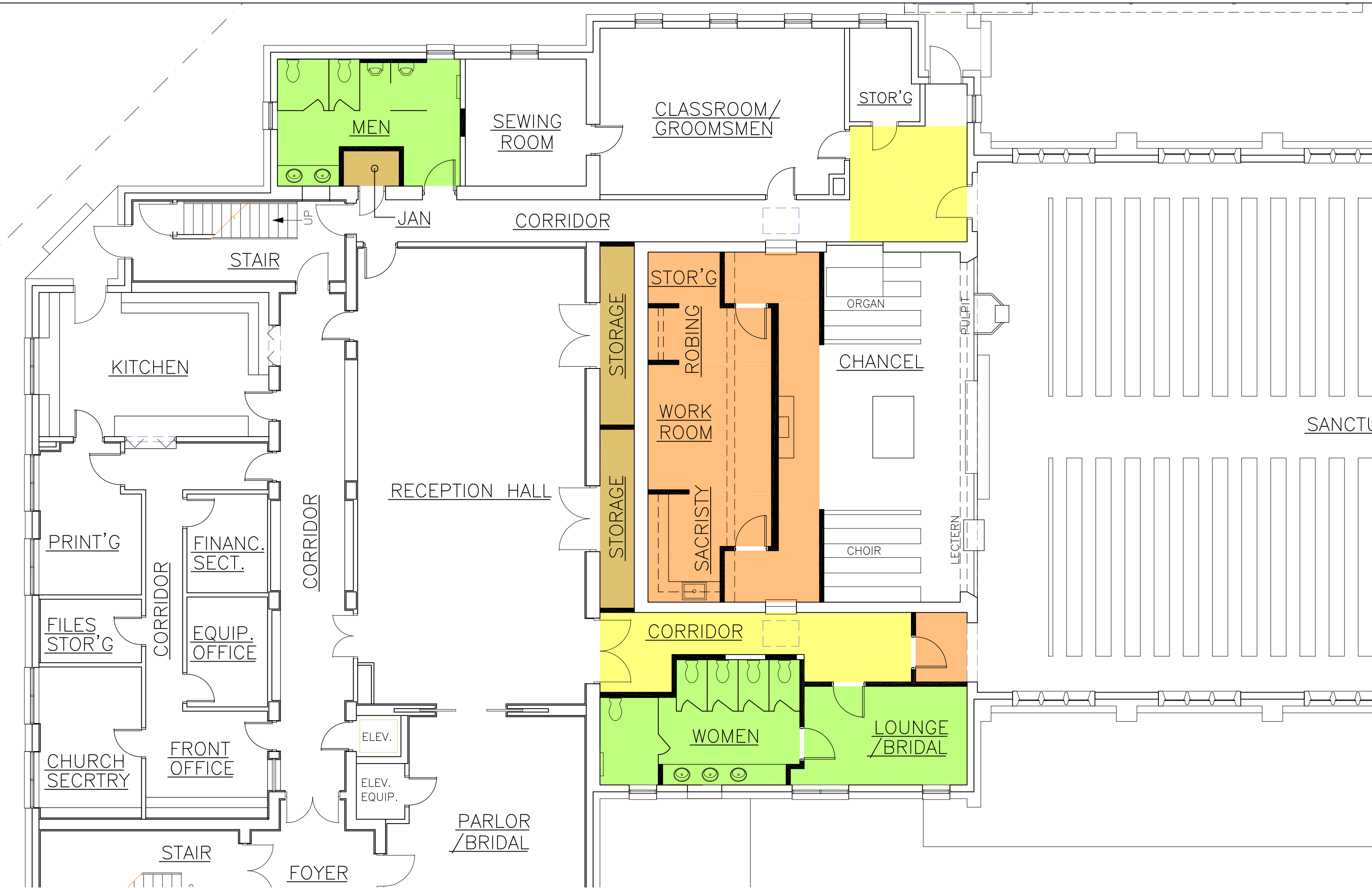
Catherine Austin Sexton  
803-309-3581  
[Catherinesexton1@aol.com](mailto:Catherinesexton1@aol.com)

Pastor Jane Mitcham  
(803) 530-2045  
[pastor@incarnationlutheran.com](mailto:pastor@incarnationlutheran.com)









MEN

SEWING ROOM

CLASSROOM/  
GROOMSMEN

STOR'G

JAN

CORRIDOR

STAIR

KITCHEN

STOR'G

ORGAN

ROBIN

CHANCEL

WORK ROOM

SANCTU

RECEPTION HALL

STORAGE

STORAGE

SACRISTY

CHOIR

LECTERN

PRINT'G

FINANC.  
SECT.

CORRIDOR

FILES  
STOR'G

CORRIDOR

EQUIP.  
OFFICE

CORRIDOR

CHURCH  
SECRTY

FRONT  
OFFICE

ELEV.

ELEV.  
EQUIP.

PARLOR  
/BRIDAL

WOMEN

LOUNGE  
/BRIDAL

STAIR

FOYER

	Area (sq.ft)	Cost per sq. ft.	Subtotal Cost
Mens Restroom Area & Jan Clst	220	\$270 per sq.ft.	\$59,400.00
Womens Restroom Area	385	\$270 per sq.ft.	\$103,950.00
West Corridor and Reception Hall Door	215	\$65 per sq.ft.	\$13,975.00
East Corridor at Sanctuary Door	130	\$65 per sq.ft.	\$8,450.00
<b>Restroom and Corridor Subtotal</b>	<b>950</b>		<b>\$185,775.00</b>
New Sacristy & Robing at Chancel Platform	580	\$200 per sq.ft.	\$116,000.00
New Rose Window			\$30,000.00
Storage rooms behind Chancel	120	\$40 per sq.ft.	\$4,800.00
<b>Chancel Sacristy Robing Subtotal</b>	<b>700</b>		<b>\$150,800.00</b>
<b>Balcony Modifications for Organ, Struct, Rail, Power</b>			<b>\$25,000.00</b>
<b>Abatement Allowance</b>			<b><u>\$20,000.00</u></b>
<b>Subtotal Construction Budget</b>			<b>\$381,575.00</b>
12% Soft Costs, A/E Fees, Permitting, Testing			<b>\$45,789.00</b>
<b>New Organ in Balcony</b>			<b><u>\$65,000.00</u></b>
<b>Total Project Cost</b>			<b>\$492,364.00</b>
<b>Total Project Cost Rounded</b>			<b>\$493,000.00</b>

**1. Repairs at Water Infiltration at Steeple Tower**

Replace Steeple Flat Roof	\$8,000
Repairs to Base Flashing and Shingles at Base of Steeple Tower	\$8,500
Coating of Steeple Tower Walls to Resist Water Infiltration at Mortar Joints	\$5,000
Replace Wood Ceiling and Wood Trim	<u>\$10,000</u>
Subtotal	\$31,500
Soft Costs 8%	<u>\$2,520</u>
<b>Total Repairs at Water Infiltration at Steeple Tower</b>	<b>\$34,020</b>

**2. Repairs at Water Infiltration at Chancel Corner**

Repairs to Base Flashing and Shingles at Gable Granite Walls	\$3,500
Repairs to Plaster on Interior	\$3,000
Unknowns Allowance	<u>\$3,000</u>
Subtotal	\$9,500
Soft Costs 8%	<u>\$760</u>
<b>Total Repairs at Water Infiltration at Chancel Corner</b>	<b>\$10,260</b>

**3. Repairs at Water Infiltration at Pastor Robing Restroom and at Windows at Newly Proposed Men's and Women's Restroom Locations**

Window and Steel Lintel and Window Flashing Replacement & Granite Removal and Replacement around Windows	\$36,000
Plaster / Drywall Repairs around Windows	<u>\$6,000</u>
Subtotal	\$42,000
Soft Costs 8%	<u>\$3,360</u>
<b>Total Repairs at Pastor Robing Restroom and Men's and Women's Rest.</b>	<b>\$45,360</b>

**4. Tuck-Point 1,000 lineal feet of Stone Mortar & Coat Stone and Mortar with Crystalline Water Sealer**

\$40,000

**5. Repair Two Cast Stone Cracks in Sanctuary Stainglass Windows**

\$5,000

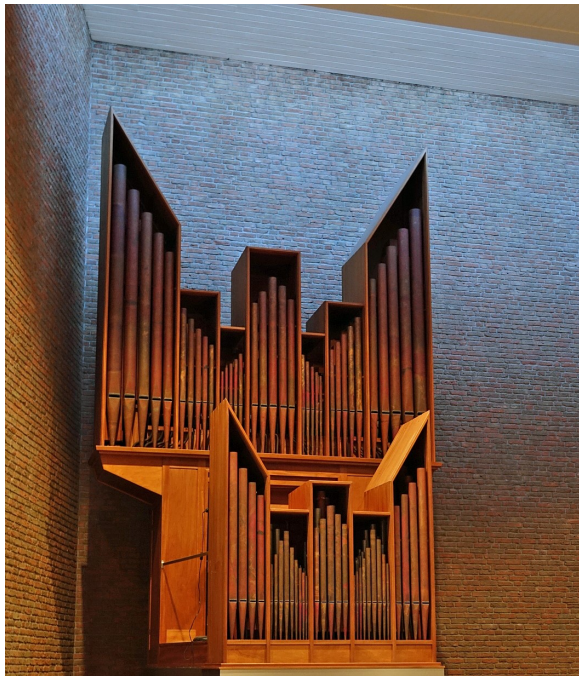
Total	\$134,640
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**Total Ball Park Cost of Immediate Repairs - Rounded****\$135,000**

## Flentrop Organ Details

Patrick has done a thorough job researching options to replace our current, ailing organ. To repair the current system would be over \$400,000. Fortunately, he has found this organ at a much lower cost.

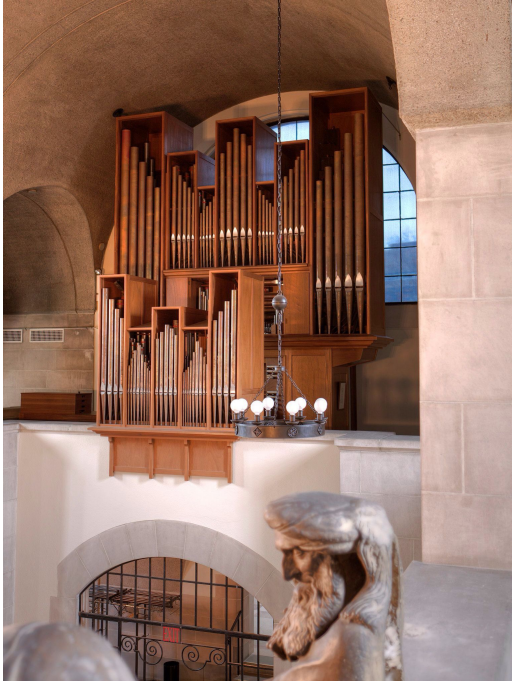
This organ, on which we have placed a deposit, is a mechanical-action / tracker instrument built by the Flentrop Organ Company in northern Europe. This organ was built in 1957 and was lovingly played every Sunday at its church in the Netherlands until, sadly, the church folded and all belongings were sold. Flentrop took the organ back and have been trying to find the perfect fit for a new home. The miracle with this instrument is that the size perfectly fits our balcony and the number of stops was in-line with what our committee had considered being able to possibly purchase if we were to buy a new pipe organ. The organ has been inspected by the company and is in very fine condition. A new blower will be added to it that will work with American electrical voltage and this will be completely guaranteed (a great thing, because our "old" blower is from 1959 and sits downstairs in our wet basement. The new blower is far quieter and will be attached to the back of the organ in the balcony away from wet conditions). Overall, the particular style of this organ is based upon years of Lutheran traditions - one part of the organ rests on the balcony rail and the other divisions are housed in the larger case. Because there is no leather in the organ, like our current organ, we will not have to worry in future decades about those costly repairs.



Even dating from 1957, similar organs by the same Flentrop company are well-loved and performed upon at major institutions in the USA and abroad. For example, people can notice the similar case design from the Harvard University Flentrop to the one we would be getting. They were built within 2 years of each other. You will see a picture of a Flentrop with a grand piano. That is the Flentrop organ at Salem College (where our own Dr. Susan went to college in NC). That instrument was a landmark organ in the South when it was installed and it really sparked an interest in Lutheran / Baroque organ music from the time of Johann Sebastian Bach. People are still today recording CDs upon it and students play concerts there all the time. The third pic is the Flentrop Magnum Opus at Duke University Chapel. Again, this organ has been widely recorded and is used multiple times a week at Duke for services, weddings, funerals, and concerts. It is one of the best examples of quality organ construction within a 4-hour drive from Columbia. Similarly, the organ at Christ Chapel at our very own Lutheran Theological Southern Seminary was built by the Flentrop firm in the 1980s.

Patrick has been in conversation with organ faculty from the Peabody Conservatory at The Johns Hopkins University, from Indiana University at Bloomington, from Juilliard in New York City, Arizona State University, and from the Boston Conservatory. Hands down, all of his colleagues send warm congratulations to us at Incarnation Lutheran for having the foresight to rescue this fine instrument from Europe and to relocate it to South Carolina. Furthermore, our very own local chapter of the American Guild of Organists have been so excited by this news that they have agreed to pay 50/50 the expenses for our dedication concert when the date is set. The featured recitalist will be Dr. Janette Fishell, Organ and Sacred Music Professor at Indiana University at Bloomington and former Professor of Organ and Sacred Music at East Carolina University. Dr. Fishell was one of a small handful of international organists asked to play on the 50th anniversary concert for the Flentrop organ at Harvard University. She so looks forward to meeting everyone at Incarnation and looks forward to tailoring a program specifically suited to our "new" Flentrop organ!





Harvard University Chapel



Salem College



Duke University Chapel

## Historical Background from Susan Wilds McArver

This week, I was able to spend a brief amount of time in our church archives. I was interested in trying to find out more about the Carter family, who gave the Foundation such a generous gift last year, and also about the building of the current sanctuary and its mural.

While I need to preface this with the caveat that I found no definitive answers, and that one would need way more time than I had to do a thorough search through the records, I can at least report the following:

1). A picture of Harry, Emilie and Karie Ann Carte is attached from the 1971 Church Directory. They joined the church in 1957 and were members until 1986, when Harry passed away. In 1996, Emilie provided this brief recollection as part of the 75th anniversary of the church:

*Harry and I came to Incarnation as a couple with a baby not quite 1 year old. Our daughter Karie Ann was baptized by Pastor George Meetze in a private service [this was the practice back in those days...] with 2 sets of Godparents and family in attendance. All three of us attended church there until Karie Ann went off to college.*

*As the years went by Harry was active in the church and we grew to love it. When Harry died, Pastor Donges performed his memorial service.*

*After his death, I couldn't seem to bring myself back to staying in church; I kept looking for him to come sit in the pew he shared with me. I soon left to go to Good Shepherd Lutheran, which is 3 blocks from my home, but I still return on occasion and remember many lovely folks still there.*

Those ties apparently continued to run very, very deep...

2). The current sanctuary was completed in 1959 and dedicated in January of 1960. Here are some tidbits:

+It's depressing to learn that in 1959, the Church Council was dealing with the issue of "water in the basement of the new Educational Building" . . .

+There was a great deal of back and forth over whether to put a mural or a stained glass window (or windows) above the altar. This actually seems to have been among the last decisions reached.

The Building Committee of the time did a LOT of work and research into church architecture. Opinions and bids were solicited both from stained glass window companies and also from major churches as far away as New York about murals they had.

In August of 1958, the Building Committee was in conversation with a stained glass window company in Winston Salem about installing TRIPLE windows above the altar. At a later time, they mention a rose window.

An undated document discussing details desired by at least 6 church committees for the new sanctuary includes many items that did make it into the final plan (including an "air-cooling system in summer on a par with heat in winter)", and includes "'Stained glass windows over Altar to be considered. No dorsal curtain.'" (An old style, often velvet curtain hanging above and behind an altar in many older churches).

This must have been a somewhat difficult, if not contentious, discussion. There is an unsigned, typed document in the file entitled, "Bad Art and Bad Theology". It states that the only appropriate art over an altar AT ALL is a crucifix or "a representation of the blessed Sacrament" to remind one of the sacrifice of Christ. The author, whomever he or she was, was not happy with any art depicting "our Lord's tender care rather than the idea of His atonement for our sins . . . ."

Mercy . . .

The congregational meeting of December 2, 1957 was asked to vote on two options: to renovate and enlarge the present sanctuary (a smaller stone church on the same site as our present sanctuary) or build completely new. A fascinating "rendering" of the proposed new building includes among other things, a rose window over the Devine Street door (not the existing "Come Unto Me" window), the organ placed on the OPPOSITE side of its current location, and no bell tower. Our present Reception Hall was originally intended to be made into classrooms, and the present office area was the original site of the Fellowship Hall. The new (present) organ cost \$28,000.

The congregation voted for Option #2, to build a new sanctuary at a cost of \$238,125. Good thing. Pastor Meetze reported later that when the wrecking ball took one swing at the old building, the entire structure fell down. . .

The Building Committee continued to debate what to put over the altar. In February of 1959, they sought to import someone from New York to consult on a possible mural. But they also wanted the consultant to know that "If for any reason we decide to abandon the idea of a mural," they would have no further obligation to him. In June of 1959, the Building Committee reported that "Additional study is being given the Altar Wall treatment and when a decision has been reached, Council will be advised"

Apparently, if they "advised," it did not appear in the record. No further mention of the subject appears in the Council Minutes through 1961, after the dedication of the church.

This summary is not a full accounting. There are more records to be examined. But at least for now, we can say this much:



1). The original decision about what to put over the altar was not straightforward. The original conversation in the record was about windows. I have not yet found the definitive document that outlines why the Building Committee decided in the end to go with the mural instead.

2). Change is difficult . . . The decision to build, and what the new church should look like, was an emotional one, and not everyone was on board with it at first. The Building Committee wrestled with some tough decisions. Some members of the congregation mourned the loss of the “old” church. But the Minutes also report that once the decision to build a new sanctuary was made at the congregational meeting, some of those who had resisted it came forward later to say - “This new design isn’t big ENOUGH! We need more seating for the future . . . “