

To: Mr. Scott Asper, Property Commission, Diocese of Colorado
From: St. Aidan's Episcopal Church, 2425 Colorado Avenue, Boulder, CO 80302
Re: Demolition of 2419 Colorado Avenue, Boulder, CO 80302
Date: July 19, 2011

This is an Executive Summary of the process through which St. Aidan's is asking for permission to demolish a small white house west of the church building. This house is known variously as "2419 Colorado Ave" or "Canterbury House" in many of our supporting documents.

2419 Colorado Avenue was purchased by St. Aidan's in 1975 and was used over the years as a student rental, for clergy housing, occasionally for indigent/guest housing (at the invitation of the clergy), and for some campus ministry programs, including Sunday evening dinners and mid-week Bible studies. It has been maintained to the best of our abilities, including a new roof and window upgrades in 2005 in order to prevent it from deteriorating and becoming either a danger or an eyesore. It has never hosted receptions, weddings, funerals, or church worship other than small daily prayer gatherings from time to time.

The house was built in the 1930's and the original house measured 16' by 24'. In the 1950's several additions were added to the north and east sides, and water and sewer services were connected then. Prior to St. Aidan's purchase of the building, it was a residence. The lot on which it sits constitutes one-half of the property of St. Aidan's (and is a separate lot), and includes about 40% of our parking spaces, greenspace, and a double labyrinth constructed in the spring of 2010 under a very large White Oak tree (that is a "County Champion"). 2419 Colorado is about 15 feet from the sidewalk, and is the first building that someone approaching St. Aidan's on foot from the CU Campus sees. It is considered quaint by some, but is unattractive. The first view of the church, more or less, from campus, is of an abandoned building.

Currently, 2419 Colorado is a potential liability, and also a source of operating expense. Though we have taken every measure to secure it, we have had a few break-ins by homeless persons who have stayed the night, and can only expect more the longer it is vacant. In the 2011 Budget, these amounts are associated with the upkeep of 2419:

- \$2000 Utilities (we maintain heat and lights so we don't lose those utility hookups for future use and to make the building appear safer and occupied, and the water at 2419 is used to irrigate part of the church grounds)
- \$1618 annually for Property Tax, which will decrease slightly when the building is gone.
- \$496 for Property and Liability Insurance for the building
- Approximately \$500 of staff expense for maintenance is used to monitor gutters, roof, etc, along with many volunteer hours.
- We pay for landscaping and snow removal also (approx \$1000 annually for the 2419 Colorado lot), but don't anticipate any savings if the building is gone.

In 2006, the Vestry agreed with the Rector's decision that it was no longer safe to be rented to students. Further reports, including a house inspection (2006), an asbestos report (2006) and a structural evaluation (2006) confirmed that it was not safe. All use, including any student gatherings, was discontinued (in particular because of the structural evaluation) and the building has been vacant since then, though we continued to store some items in it. In 2008, a Joint Subcommittee of St. Aidan's and Canterbury Campus Ministry (also known as EMCUB) stated that the structure, even if it were in perfect, operational condition, does not meet our long-term needs for campus ministry and programming and does not have other appropriate use for ministries of the parish of St. Aidan's. We did not explore at length the cost of a complete renovation—we have a working guesstimate (from our in-house contractor) of a minimum of \$300,000, given the cost of renovations in the city of Boulder. A 2010 Church Insurance Agency Corporation appraisal lists the Reproduction Costs of a New Building at \$223,000.

In 2009, at the Annual Parish Meeting, a committee was convened to discover the details of demolition. This committee did the work required to do before making an application for demolition to the City of Boulder. During this time, the Vestry also decided to go ahead with demolition in order to give us a clean slate, as a helpful first step moving forward with any future long-range planning. In every past site planning process that we have done, 2419 Colorado Ave has not remained on the property and that land has been used for other purposes deemed more appropriate for St. Aidan's, Canterbury, and our ministries. In late 2010, the Vestry agreed to formally pursue demolition with the City of Boulder.

As expected, our Demolition Application was referred to the full Landmarks Board of the City of Boulder (instead of a subcommittee). After initially receiving a decision of a "180 day stay of demolition," we worked with the Historic Boulder to explore all options of retaining part or all of 2419 Colorado Avenue. This consultation with the Historic Boulder confirmed that there is no appropriate way to save the building and have it be useful to the church or campus ministries. Finally, on May 4, 2011, the full Landmarks Board of the City of Boulder unanimously approved our demolition permit. We do consider their unanimity, a decidedly rare event, to be an act of God!

To summarize, the Vestry of St. Aidan's, working with the leadership of Canterbury Colorado, has:

- carefully considered the use of 2419 Colorado Ave and the property on which it sits for at least 5 years (and for some at St. Aidan's, much longer);
- concluded that it is clearly not a safe or inhabitable structure as evidenced by our research;
- realized that even in perfect condition, it does not meet the needs of campus ministry or parish ministry, nor does it further our work together in a helpful way;
- worked with the wider community (the Landmarks Board and the Boulder Historical Society) and our neighbors (all of whom agree that demolition is appropriate) to confirm

that the building does not have historical status or a compelling argument to retain it in the neighborhood.

We submit to the Standing Committee that having explored all options, and that the demolition of 2419 Colorado Avenue is the best step forward for stewarding the resources of St. Aidan's for future ministry.

Supplementary Documents Provided

2006 Canterbury House Inspection

2006 Asbestos Report

2006 Structural Evaluation

2006 Structural Evaluation Photos

2006 Summary of Inspections and Evaluations by Ted Blanchard

2008 Joint Subcommittee Report on Facilities Needs

2010 Church Insurance Appraisal for St. Aidan's

2010 Demolition Cover Letter submitted to the Landmarks Board

2011 May 4 Landmarks Board Presentation

2419 County Assessors Record

Photographs of 2419 Colorado