

ST. ANDREW'S HOUSE
retreat & conference center



**A MASTER PLAN FOR
ST. ANDREW'S HOUSE
PHASE I**



Director
Dan Oberg

Advisory Committee
Matt Hornyak, Chair
Sandi Carter
Lisa Clausen
Alex Flannagan
Terry Jones
Britt Olson
George Robertson

**Submitted to the Diocesan Board
Episcopal Church of Western Washington
April 2022**

Overview

- I. **A Brief History of St. Andrew's House**
- II. **The Development of the Mission & Vision**
- III. **Phase I – Improving the Accessibility of the Lodge**
- IV. **Fundraising Strategy for Phase I**

I. A Brief History of St. Andrew's House

Arthur Symons built the lodge which became St. Andrew's House as a vacation home in 1928. It featured a beautiful vista of mountains, forest, and water that has fed the spiritual lives of the indigenous Twana people for ages. I. P. Callison, a pioneer Washington businessman, first developed the property where the lodge is located. He built a hunting lodge that now houses the Harmony Hill Retreat Center. Carpenter Chris Visdal built the Symons home and lived there with his wife as caretaker. The Symons family moved in every summer and celebrated New Year's there every year.

The Rev. Wilbur C. Woodhams, Rector of Christ Church, Tacoma, discovered the Lodge for sale in 1951, when he went looking for a "Monday house," a place to relax after Sunday services. He enlisted the help of Sam Brown, Norton Clapp, and Bishop Stephen Bayne in acquiring the property as a diocesan retreat facility. Mr. Clapp, a Weyerheuser board member, bought the Lodge and later donated it to the Diocese. The Christ Church Tacoma chapter of the Brotherhood of St. Andrew donated many hours of work to prepare the building for visitors. In recognition, it became known as St. Andrew's House.

The Bayne Cottage, built in 1954 and originally called the Bishop's Cottage, funded by Hawthorne K. Dent, founder and Board Chairman of the General Insurance Co. (later Safeco), provided a family-sized waterfront cabin for clergy vacations in 1954. It has since been made available to all seekers of a small private retreat space on the Canal.

Through the first three decades of operation as a retreat center, St. Andrew's House remained basically unchanged, until needed improvements were made from 1987 to 1996, including repair to the foundation, replacement of siding, additional insulation, modernizing the septic system, building fire escapes and installing a fire protection system.

Yet the Diocese had to continue to subsidize St. Andrew's House, as the limited facilities and access made many potential retreat groups seek services elsewhere. In 1999, Director Burt Duncan and Advisory Committee Chair Jim Church proposed a major capital campaign for specific improvements to allow St. Andrew's House the opportunity to be occupied constantly, at higher rates, with the goal of financial sustainability and ensuring a healthy future for generations to come. The resulting renovation added the Chapel, more dining room space, a sunroom, and created ADA-accessible bedrooms and bathrooms. Since that time, St. Andrew's has continued to expand partnerships to new retreat groups to achieve the desired financial sustainability.

II. The Development of the Mission & Vision

Bishop Bayne envisioned a retreat center that would be “a gateway to a new level of Christian life:” *To come apart from the world into the deepest of Nature’s beauty—to live in solitude and much silence—to recapture a lost simplicity and a forgotten purpose—to share in simple, country fellowship...these are the elements of life at St. Andrew’s House....so much of our daily life—including our Church life—is hurried, shallow, noisy, cluttered...here is an attempt to offer us a place where tranquility, serenity and depth are the keynotes.*

In 1992, the St. Andrew’s House Advisory Committee crafted the first Mission Statement, which was amended as part of a Strategic Plan in 2010 to its current form: *The mission of St. Andrew’s House is to provide retreats for individual and group reflection and community-building in communion with God and Creation.*

The Strategic Plan also identified Core Values and Guiding Principles as to the culture the leadership sought to create at St. Andrew’s House:

- Core Values: *Caring, honesty, respect and responsibility*
- Guiding Principles: *Live the core values, have fun, bring humor, cultivate future thinking/vision, honor diverse points of view, be open to new ideas, provide leadership, participate actively, communicate openly, and seek community input.*

In the spirit of these Values and Guiding Principles, we conducted an Appreciative Inquiry Process to discover a renewed vision for the future in 2018. Appreciative Inquiry engages a variety of constituents including, guests, donors, board members and staff in identifying their best experiences of St. Andrew’s House. We wanted to bring the best of where we have been into a desired future. Because the statements gathered were grounded in real experience and history, we discovered how St. Andrew’s House blesses people and how we can continue to do so. There is a full report on the Visioning Process available, but a summary of the feedback received from the participants is as follows:

1. *Retain What is Most Valued at St. Andrew’s House* – The wish expressed most often from participants was the desire to keep things the same at St. Andrew’s House. Participants valued the cozy, home-like atmosphere, friendly staff, great meals, and everyone being under one roof. Often these comments were followed by requests for some changes, but with the caveat of retaining what they value so much about this sacred space.
2. *Improve Accessibility* – As for changes, the most common wish expressed was that there would be more ADA-accessible rooms and parking available. Many of the participants struggle with the stairs and small bathrooms and shower rooms.
3. *Add Spaces/Rooms* – There were calls for adding some rooms to the Lodge, not only to increase the ability to serve larger groups, but also to allow for more private rooms and less-crowded rooms. Again, participants wished that any rooms added would be ADA-accessible as well.
4. *Improve Rooms & Beds* – Along the same lines, participants remarked that our current rooms are too small, bunk beds are inaccessible, and there are not enough private rooms offered.
5. *Offer Other Kinds of Retreat Opportunities* – Many participants asked that we create the ability for them to come for private retreats, in addition to coming with their group.

As a result of the feedback from this process, the following Vision Statement was adopted in 2019: *St. Andrew’s House will increase the accessibility of its services to all who seek to enter, while maintaining the warmth, intimacy, and home-like quality that our guests most value.*

III. Master Plan Phase I – Improving the Accessibility of the Lodge

After the adoption of the Vision Statement, the Advisory Committee began to look at ways to improve accessibility in the Lodge. Three architectural firms that had been recommended to us were considered before choosing Wenzlau Architects of Bainbridge Island. Charlie Wenzlau and his associate Jeff Weis began reviewing the Mason County Pre-Inspection Report and Geo-Technical Assessment that had been completed on the property. Right at that time, the COVID pandemic lockdown happened, and plans were suspended for 2020.

In conversations with Bishop Rickel over that challenging year, we were encouraged to submit proposals to the Diocesan Board for how we could resume in 2021. The Board graciously granted St. Andrew's House a loan, up to \$24,000, to retain not only the services of Wenzlau Architects but also of Marc Rieke of The Enrichment Group to begin a fundraising strategy toward an eventual capital campaign.

Wenzlau Architects has developed a plan for Lodge expansion that would beautifully address the accessibility goals the Advisory Committee set for them (see **Appendix A**). The Advisory Committee has approved the drawings as creatively & beautifully addressing the Vision for St. Andrew's House.

By adding a wing to the rear of the Lodge, connected to the current East wing, the general look and home-like feel of the Lodge is retained, but many new important features are added:

1. Two new ADA-approved bedrooms on the ground floor, with direct access to the ADA parking
2. Four new bedroom suites on the second floor, allowing St. Andrew's the space to remove all the bunk beds and spread out the beds in the existing over-crowded rooms
3. A new entrance to the Lodge, allowing people coming from the parking lot direct entrance into the second floor of the building, with a nice gathering/meeting space for welcome and a wide indoor staircase to the first floor

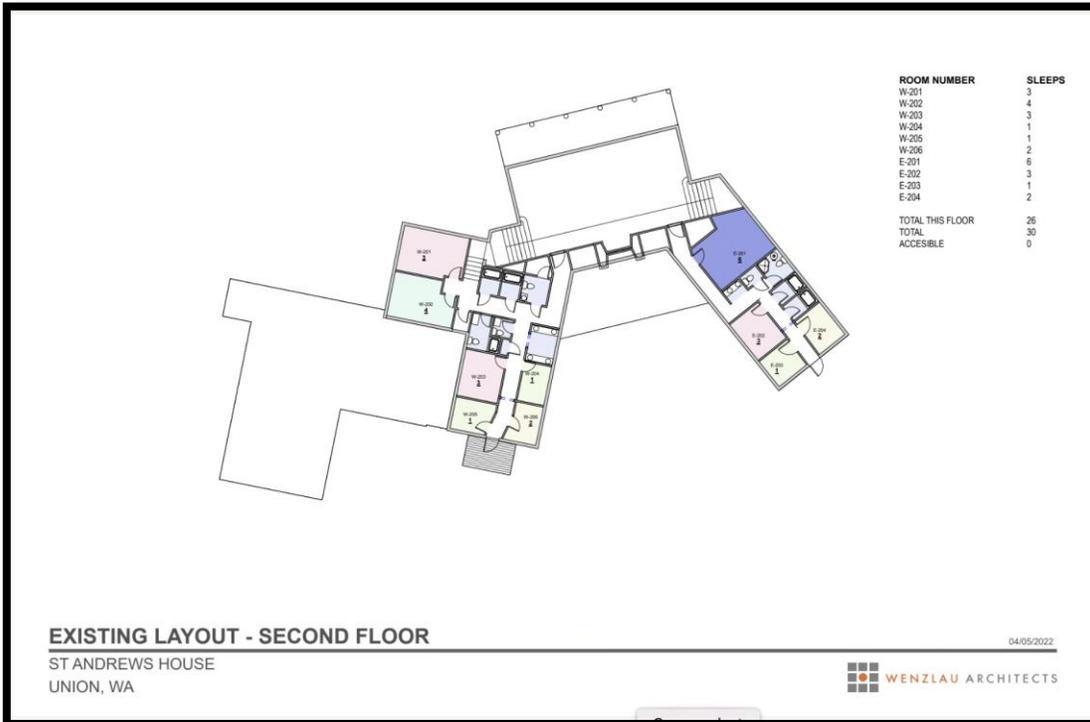
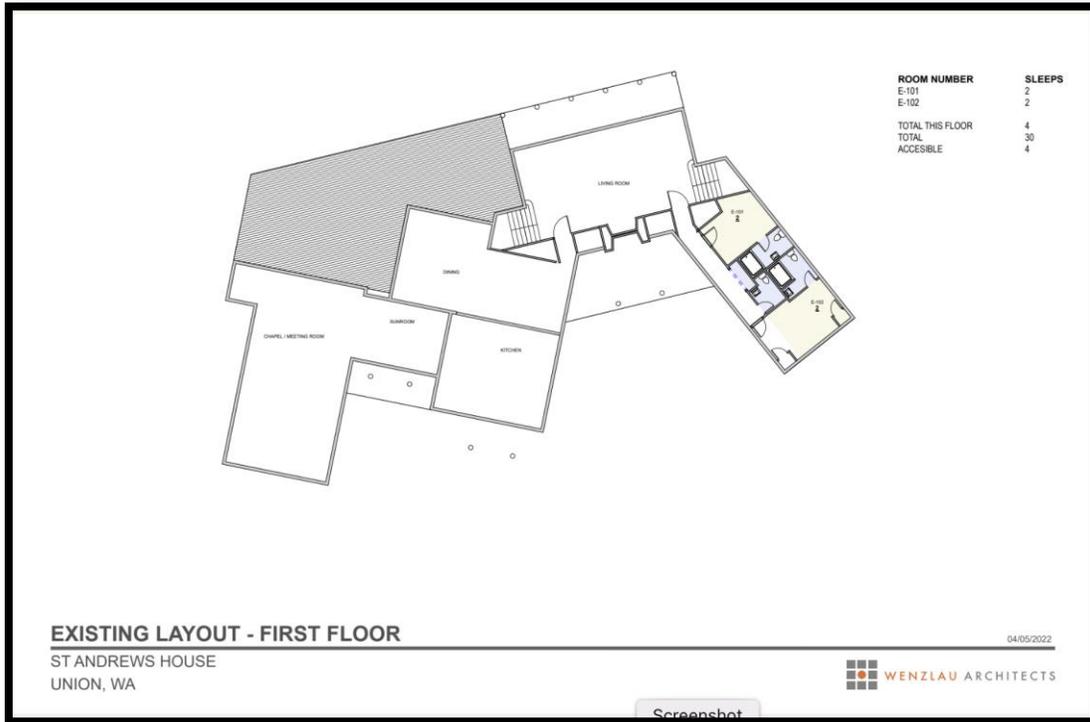
All this additional space would not alter the approved capacity of beds or septic usage, allowing the expansion to occur without prohibitive re-engineering or expansion of the infrastructure. St. Andrew's House will remain a 30-bed capacity facility, but with 16 bedrooms rather than 12, four ADA-approved ground floor bedrooms instead of two, and accessible welcoming areas for guests (both on the first and second floors) that help people avoid having to carry their belongings up and down staircases to their rooms.

The Diocesan Board met and approved of this Master Plan on April 21, 2022

Appendix A – Lodge Expansion Project Planning Drawings

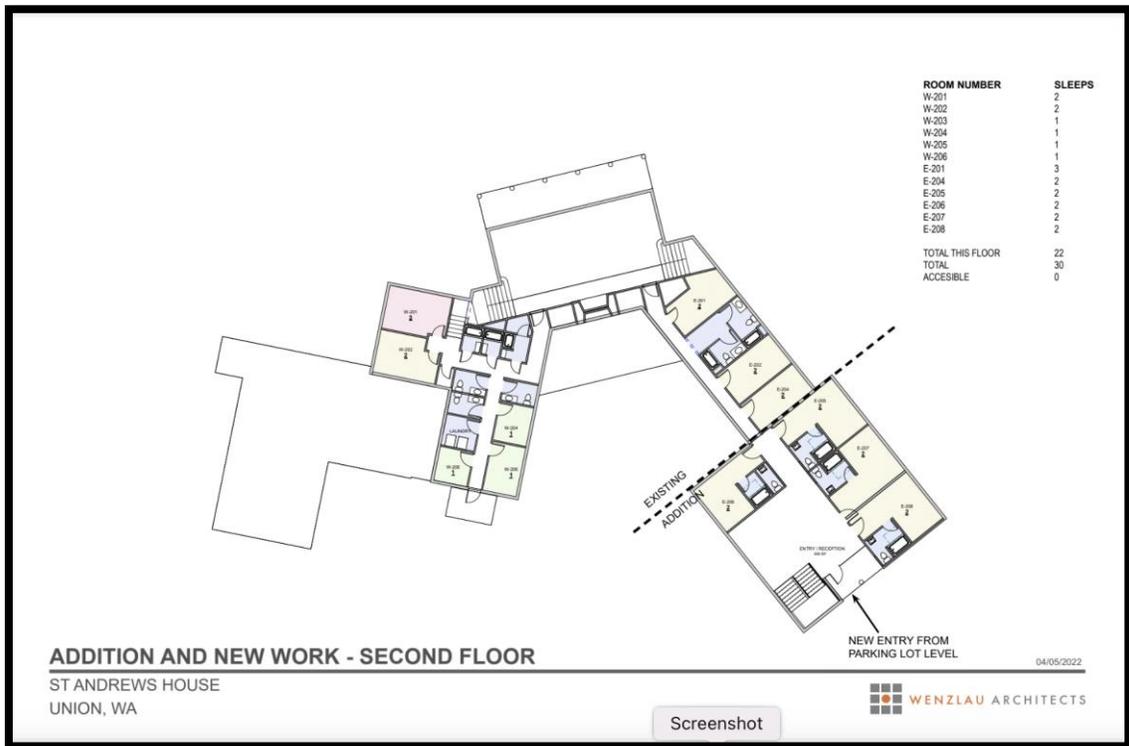
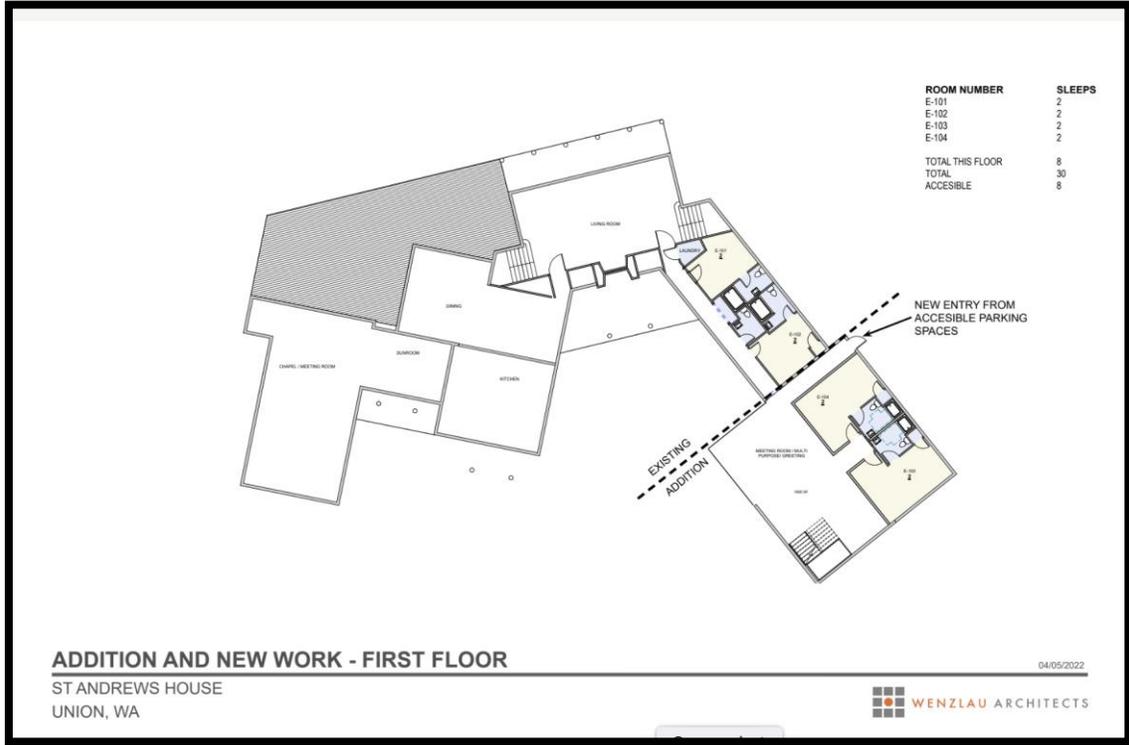
Submitted by Wenzlau Architects on April 5, 2022

Existing Lodge Layout



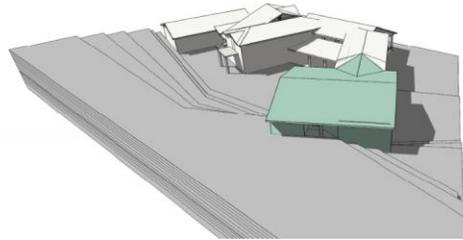
Lodge Expansion Project Planning Drawings

Addition & New Work

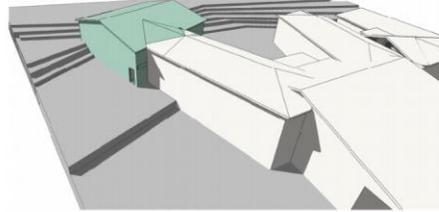


Lodge Expansion Project Planning Drawings

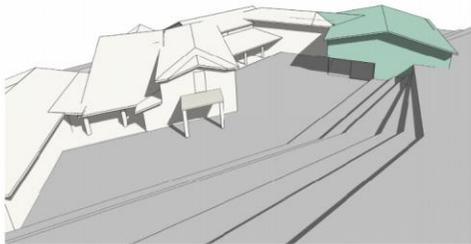
Model Images



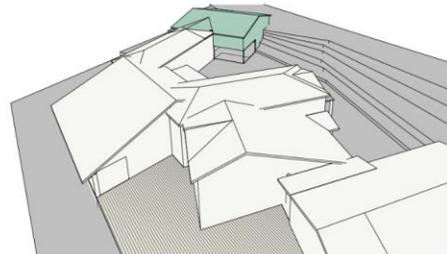
VIEW FROM SOUTHEAST



VIEW FROM NORTHEAST



VIEW FROM SOUTHWEST



VIEW FROM NORTHWEST

MODEL IMAGES

ST ANDREWS HOUSE
UNION, WA

04/05/2022



Screenshot