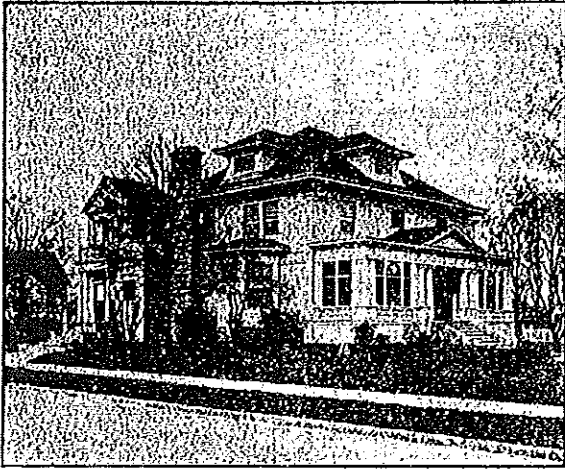


HAFER HOUSE : A St. Mark's Decision

THE PAST



Exterior View of the Funeral Home.

The architect of the original house, completed in 1905 for lumberman Edgar F. Hafer, is unknown. Hafer House may be the oldest Colonial Revival style structure in Medford. It was reported to be the most expensive home built in the city in 1905. John Perl purchased the vacated home in 1920. He moved his embalming business into the ground floor and used the upper floors as the Perl family residence. Renowned architect Frank C. Clark designed a major addition and alteration to the house around 1921. Perl Funeral Home operated in the building for more than 75 years.

Many factors influenced St. Mark's decision to purchase Hafer House in 1999 at a cost of \$495,000. At that time, Dagwell Hall housed church offices and Sunday School classrooms and hosted the Samaritan Counseling Center. Moving St. Mark's offices to Hafer House allowed the counseling center to grow. Other considerations were:

- A desire to control the adjacent parking area that Perl allowed us to use on Sundays
- The worry that another buyer might forever limit our option to expand
- The need for a distinct and sizeable space for youth and teens
- The Endowment Trustees' recommendation to invest in real estate rather than stock
- Perl's financial difficulties and strong motivation to sell

THE PRESENT

In 2001, Building for Ministry undertook a capital campaign to fund three projects: remodeling Hafer House, repurposing the existing parish hall and between them building a new and larger fellowship hall. Active contributions continued through 2008, many the fulfillment of five-year pledges. The effort fell short of its ultimate goal and the bulk of the funds have been held in trust for the future. Building for Ministry provided approximately



\$158,000 in 2007 to transform the windowless northeast side of Hafer House into bright and pleasant offices. Monies for the 2009 kitchen remodel came from a separate account. The Building For Ministry balance on December 31, 2014 was \$648,677.40.

An inspection by Ayres Real Estate in May 2013 revealed that while the “bones” of Hafer House remain sturdy, aging roofing, dry rot and foundation settling are significant. In response, Bruce Cartmel, Margaret Bell, David McFadden and Wes Weston conducted an in-depth analysis, available on the church website or upon request, and provided three alternatives. Comments below each alternative approximate the vestry’s current thinking.

Raze Hafer House, build new office space and add amenities to the parish hall

- Disrespectful of local history: Hafer House is on the Nat’l Register of Historic Places.
- A restored Hafer House would contribute beauty and vitality to downtown Medford.
- Negative public reaction would run counter to St. Mark’s desire to be a good neighbor.

Keep Hafer, refurbish its exterior and add amenities to the parish hall

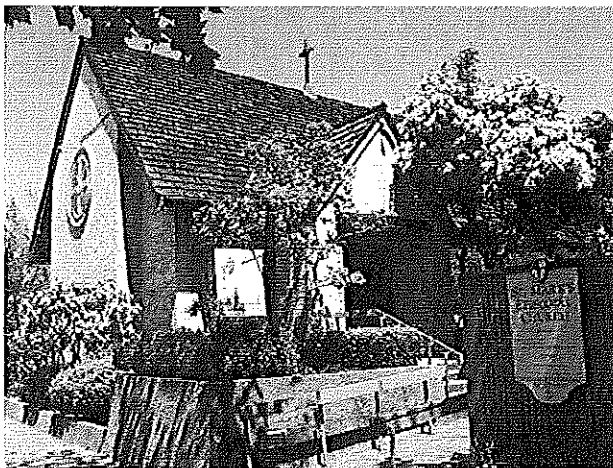
- Hafer House would remain removed from the church, not meeting our parish needs.
- Costs would be high and unpredictable as additional problems became evident.
- An elevator for the 2nd and 3rd floor would be prohibitively expensive.

Sell Hafer, build replacement office space and add amenities to the parish hall

- We would save an estimated \$13,000 annually in operation and maintenance costs.
- We would be able to address the specific need of our parish life and work.
- This is the UNANIMOUS recommendation of your vestry.

THE FUTURE

Further action awaits a decision at the Annual Meeting. Some information of note:



- A lot line adjustment will retain the majority of property for St. Mark’s. We will sell Hafer House and only the legal minimum additional land.
- How long a sale would take is unknown, but there have been reports of interested buyers.
- Research into available rental space for temporary offices and possible storage has revealed viable options.
- Preliminary development of a phased building plan is underway.

A paper vote scheduled early in the Annual Meeting agenda on Sunday, January 25, 2015, will decide St. Mark’s future relationship with Hafer House. Ballots will be counted by John Richardson, vestry clerk, witnessed by Junior Warden Margaret Bell. The results will be announced before the conclusion of the meeting.