

**WESTMINSTER PRESBYTERIAN
CHURCH CAPITAL CAMPAIGN**

**PROJECT
UPDATE**



Table of Contents



03

A HISTORY OF COMMUNITY A NEED FOR GROWTH

A Brief Project Recap

04

SUMMER UPDATE ON THE CAPITAL CAMPAIGN

By Dave and Rachael Boezi,
Capital Campaign Co-Chairs

05

A MORE CARING WELCOME

By the Rev. Dr. Caitlin Deyerle

06

THE EVER-CHANGING CHAPEL

By Georgie Woessner

09

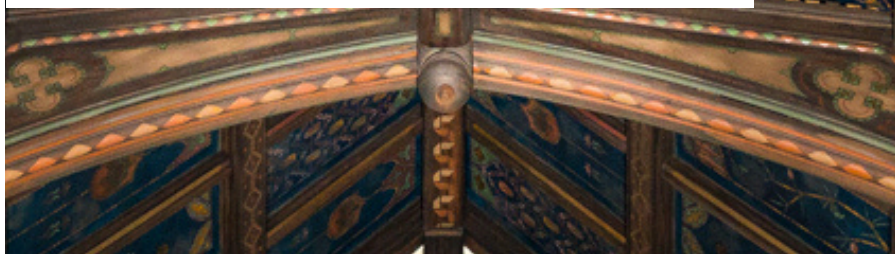
THE MAKING OF A VISION

By Kay Berg

11

SUPPORT THE VISION

How you can support the Capital Campaign



A History of Community

A Need for Growth

Since 1799, before Dayton was Dayton, our church has been here, loving God, loving neighbor, and changing lives. In 1926, as Westminster Presbyterian Church, we moved into a new building, a magnificent Gothic cathedral designed by the renowned American church architect, Ralph Adams Cram. Today, at a time when other churches are closing their doors, our congregation is thriving—new members are joining, our children's and youth choirs are growing, our classrooms are full—we continue to serve the greater Dayton community by sharing God's human connection and care.

Our building is beautiful and historic, but it is holding us back.

The plan to address this need is an ambitious one. After meetings, consultations, dreaming, drafting, praying, and petitioning, the vision for the capital campaign came into focus. The plan is a two-phase construction project that will renovate the entryway and meeting spaces of the church. Phase 1 focuses on expanding our Hospitality, encompassing the renovation of Fellowship Hall and the Nursery. Improved lighting will welcome members and guests in the Sanctuary. The Chapel will be reimaged into a more functional multi-purpose space for everything from ID Ministry, classes, and more. Phase 2 increases our accessibility with the addition of a new drop-off and accessible entry on Wilkinson St. A larger elevator welcomes guests with all needs and reduces congestion on Sunday mornings. The addition of ADA-compliant bathrooms would allow us to welcome everyone.



Phase 1 Hospitality

Renovation of Fellowship Hall and the Nursery. Improved lighting in the Sanctuary. A versatile mission space in the Chapel.

Phase 2 Accessibility

New drop-off and accessible entry on Wilkinson St. Installation of new large elevator. New ADA compliant restrooms.

“Betsy Whitney and I, as honorary chairs, are particularly pleased with the planned improvements of accessibility for all people in the congregation, as well as continuing to welcome members and visitors for generations to come.”

- Judy McCormick

Summer Update on the Capital Campaign

Expanding God's love through Connection and Outreach

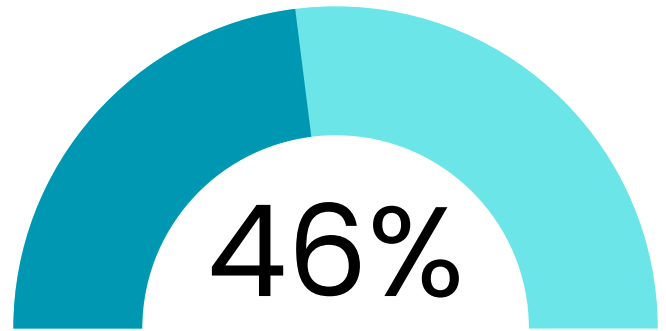
By Dave & Rachael Boezi, Capital Campaign co-chairs

2 Corinthians 8:3-5 (NIV) The Macedonian church's giving serves as a model of generosity and commitment to God's love: *For I testify that they gave as much as they were able, and even beyond their ability. Entirely on their own, they urgently pleaded with us for the privilege of sharing in this service to the Lord's people. And they exceeded our expectations: They gave themselves first of all to the Lord, and then by the will of God also to us.*

About three months into the Capital Campaign, we have received pledges equaling \$1.6 million toward our goal of \$3.5 million! This is a great start toward expanding God's love through connection and outreach and is enough to fund the first phase of our plan. Our architects, LWC, will start drafting construction documents this summer to be sent out to bid in the fall. We are thankful to many of you for your leadership gifts, and there is still plenty of room to be a part of the giving. Reverend Richard Baker and the Capital Campaign Committee have been busy sharing the vision with individuals and groups - we would love to meet with you if you haven't heard the details yet. Pledge sheets are available in the church office, too. We ask that you prayerfully consider your gift to the campaign.

With improved accessibility for our almost 100-year-old building in mind, we look forward to a new, large elevator at the front of the building, accessed by a drop-off lane on Wilkinson Street and a covered walkway. There will be handicap-accessible restrooms and a grand ramp into Fellowship Hall to make it possible for everyone to enjoy coffee hour, funeral receptions, and special events. But first, we'll relocate and update the nursery to make room for the new restrooms. Westminster simply cannot be without a nursery. It's a busy place that our parents of young children rely on! The first phase of construction will also include removing the pews and leveling the floor of the Chapel so that it can better accommodate our ID Ministry, large classes and meetings, and still be used as a chapel.

As the Rev. Dr. Baker says, "You have already given to the church what is most important, and that is yourself." This is an extremely exciting time for Westminster as we move our building into the future. With these planned improvements, we will be able to connect with one another and reach out to the community in better ways. Let's keep this momentum going to reach our goal - we are grateful for your support!



So far, with thanks to many of you, we have raised 1.6 million dollars or 46% of our 3.5 million dollar goal in three months!

THE EVER-CHANGING CHAPEL

By Georgie Woessner

Why are those windows so weird?

Many years ago, I was sitting in the West Parlor and looking curiously at the windows on the south side of the room. "That's odd," I thought. "It looks like they used to be longer. Hmm." Some time after that, I was in the chapel and stared at the windows on the south side of that space. "Hmm," I thought. "Looks like they used to be taller." And then it hit me. One hundred years ago, our building was constructed with a two-story chapel in its southwest corner.

Gothic in design and built in stone, it intentionally reflected the style of the main sanctuary. What is now the far west side of the West Parlor was the chapel balcony, reached by a door on the landing outside the West Parlor. What we have called the Chapel Reception Room was the back of the chapel.

But in the 1960s, for reasons I can only guess, the space was remodeled to create our major meeting space, the West Parlor. The chapel became a single-level space, paneled in a warm wood, and the chancel reflected a more contemporary era with a table and wooden carving. Each space got one half of the stained glass windows, and they were hidden behind shutters! In short, we changed our space to meet the existing needs.

We haven't used the chapel for worship regularly for quite a while. Occasionally, a funeral is held there. Sometimes an education class meets there. The sloped floor limits flexibility. And, of course, our ID Ministry meets there for 5-6 hours each Wednesday.



**The original chapel, as it was built in the 1920s.
The balcony pictured is now the far West Side of the West Parlor.**

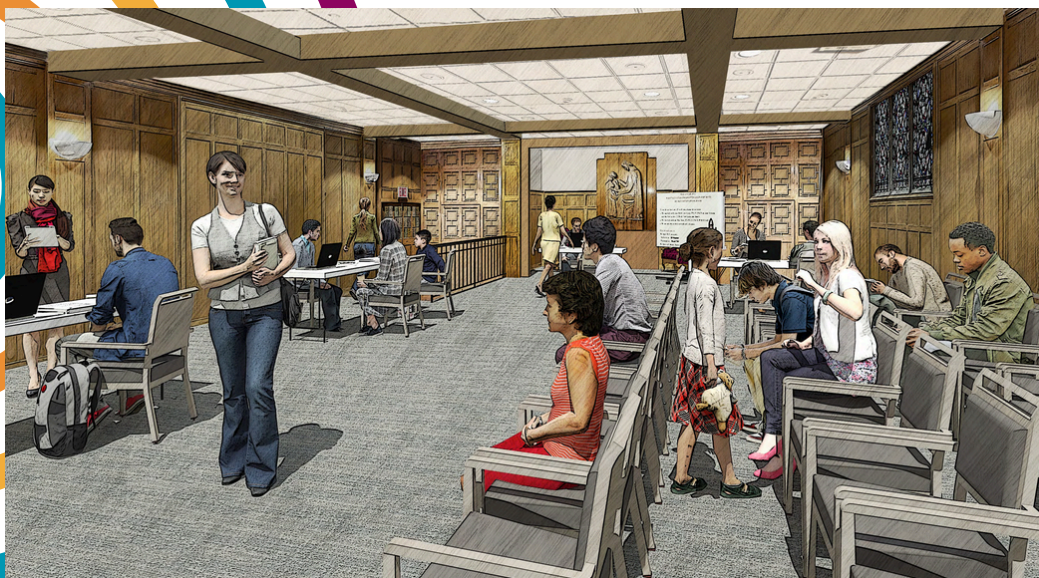
So here's the plan...

It will help our ministries and programs if we change our space to meet our new needs. We want to encourage flexibility in configuration, usage, and content. Due to earlier renovations, the chapel has an unusually high ceiling with a sloped floor. The ceiling height allows us to raise the chapel floor to the same height as the chapel reception room floor, creating a room slightly larger than the West Parlor above it. The chapel has three doors for entrance, and all will remain for use in the final design. The door nearest the elevator will now lead to a short set of stairs up to the newly leveled space. The other two doors are already at, or very near, what will be the new floor level and will be accessible entrances.

The chancel stays as is, albeit a bit shorter. The chapel organ and the corresponding pipes will be removed. It hasn't been operational for some time, and there has been no pressing need to fix it. The wall between the chapel reception room and the chapel may or may not stay. Surprises are always good!



"It will help our ministries and programs if we change our space to meet our new needs. We want to encourage flexibility in configuration, usage, and content."



The new Chapel layout will allow for more flexibility and better use of space.

And here's what we expect to do tomorrow that we can't do today!

1. We can hold small worship services...facing forward, facing in a circle, standing, or seated.
2. We can set various configurations of tables and chairs for meetings, projects, and mission work.
3. The Parent Fellowship Class will meet here since their current space will become the new nursery, and they are growing rapidly. Yay!

AND MOST IMPORTANT

4. We will continue to serve our ID Ministry with dignity and privacy. We are investigating desk storage that can accommodate computers and remain in place during the week...but be closed and locked for security purposes. We are mentally rearranging the furniture and rethinking client flow to see what plan will accomplish this best. **One of the things we have loved about this space for ID ministry is that our clients know they are in a worship setting. We never want to lose that feeling.**



The renovation will allow ID Ministry to rethink client flow and give the ministry much-needed storage and space.

Pictured is a typical Wednesday line for clients and the Chapel Reception acting as impromptu storage space.

A More Caring Welcome

By The Rev. Dr. Caitlin Deyerle

Each Sunday morning, I say a prayer over our Ushers and Greeters and send them out to be the welcoming face of Westminster to all our members and visitors who will gather for worship that morning. One of the most coveted jobs is to be the greeter who welcomes folks as they enter through the Perry Street door. This includes our Bethany Bus Riders, the Lincoln Park residents, and many others who value the more accessible parking and entrance.



"If you are the Perry Street door greeter for a Sunday morning or a Memorial Service, there are a few things you notice quite quickly. First of all, the early bird gets the worm, and so the closest parking spots go quickly!"





If you are the Perry Street door greeter for a Sunday morning or a Memorial Service, there are a few things you notice quite quickly. First of all, the early bird gets the worm, and so the closest parking spots go quickly! Secondly, the route to the elevator is not self-evident to visitors, and often there is some confusion about how to get to the elevator and then where to go when you get off. Finally, it is a tight squeeze to get in that elevator. Not all wheelchairs or motorized chairs fit, and there is a 2-3 person limit to each elevator ride. That means that on some occasions, like Easter or Heritage Sunday, quite a line builds up waiting for the elevator. Deacon Terry Biers, who has had several joint surgeries over the past year, said of navigating the elevator ride during her recovery, "I came to the building to practice the route before I attempted a Sunday. I found that I could navigate the hallways just fine, but when I made the attempt on a Sunday, it was the waiting in line that did me in!" I regularly encounter people just like Terry who long to come to worship, but cannot make the maze of hallways and stairs work for them.

We want to be a church that welcomes all who come through our doors! As the Pastor for Congregational Care, I am especially passionate about making sure our injured, elderly, or handicapped members can be fully included in the worship and life of our congregation. Whether you are a mom with a double stroller or a grandparent with a motorized wheelchair, we want to make sure you are able to navigate our building successfully. So the Deacons, Ushers, Greeters, and I are so excited for the changes that will come with this capital campaign project. Welcome for all.



I look forward to the Sunday mornings when our members can pull right up to the covered entrance to drop off their loved one and arrive right at the brand new, full-size elevator that will bring them to the Narthex where they belong. Everyone deserves to come in the front door! I look forward to the new and enlarged bank of bathrooms that will finally offer fully handicap accessible stalls, as well as changing tables for our young families. And I look forward to that Grand Ramp, leading guests at weddings, funerals, and special Sundays right down into the Fellowship hall to share in the community gathering.

Sometimes people ask me if this campaign is thinking enough about our downtown Dayton neighbors, and I say a passionate yes! Because not only will it make the building more accessible for us, but it will also make our building accessible for the community. So when DECA holds their graduation, or the Victims of Homicide Service guests arrive, or when the Dayton Gay Men's Chorus performs their annual concert, all of our neighbors will feel like welcomed and valued guests in our space. A more accessible building means a more caring welcome for all.



"I look forward to the Sunday mornings when our members can pull right up to the covered entrance to drop off their loved one... Everyone deserves to come in the front door!"

The Making of a Vision

By Kay Berg

The Centennial Task Force (CTF) has been the longest serving committee I have been a part of at Westminster, but it is very rewarding, and I am happy that I said yes to the invitation to join this project in 2021. The vision we are sharing now has been built on careful discernment and preparation. Let me describe the process.



Original members of the Centennial Task Force:
John Ey, Co-Chair, Georgie Woessner, Co-Chair, Kay Berg,
Dave Boezi, Karen Clute, Aven Ford, Amy Lachman, Brian
Sharp, Richard Baker, Caitlin Deyerle, Anna Owens

The seeds of CTF go back to 2019, when the Session commissioned Bob Knechel, Vail McGuire, and me to draft a Ministry Master Plan, describing the philosophy behind Westminster's ministry in Dayton. The pillars of ministry identified in that master plan are Worship and Music, Education, Mission, and Caring, which have been the focus of ministry at Westminster for generations. The Ministry Master Plan was the first in a three-step process to define and improve our capability for ministry and it provided the guidelines for discernment going forward.

The second step was a Building Plan, identifying the assets and drawbacks of our building as we live into our calling in the next century. The CTF's task was to guide that identification and to plan for our building's centennial, coming up in 2026. In the fall of 2022, we held listening sessions with members and cohort groups in the congregation. From a long and creative list of "dreams" for our building, we identified two main areas of need: Accessibility and Welcome. We determined that improvements in those areas would best help us fulfil our mission as a leading church in downtown Dayton.

Those listening sessions were fun, as was the next level: Conversations with two architectural firms to explore the possibilities of making those dreams come true. We had a fascinating visit and conversations with Cram & Ferguson, out of Boston, the firm of Westminster's original architect, Ralph Adams Cram. We had equally exciting visits and conversations with LWC, well established Dayton architects known for respecting historical preservation and at the same time bringing fresh renovations to older buildings. After careful discernment, we chose LWC, and our, often bi-weekly, meetings with them in person over the course of two years have proved that we made the right choice.

One of the first things LWC told us after a close inspection of the building was that we had more space—and storage space—than we thought, and that to make that space available, we needed a good clean-out, just as people need from time to time at home. That "exodus of excess" took place during the summer of 2023, and our building is better for it.



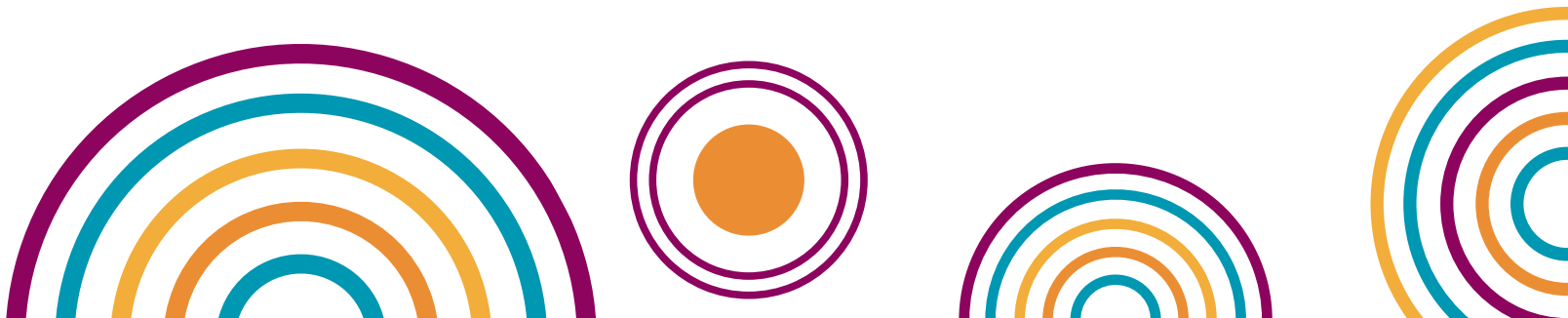
The drawings that you see today in the Capital Campaign materials are the product of long and careful conversations with John Fabelo and Elisa Friedman of LWC over the last two years, and with Bear Monita before his retirement from LWC at the end of 2024. Every detail has been considered with care, both to preserve the historic beauty of our building and to increase its functionality, making it more accessible and welcoming.

Finally, the CTF was ready for the third step: Determining whether we could go forward with a Capital Campaign to finance the improvements we had envisioned. In the summer of 2024, we hired Dona Vella, a very experienced local fundraiser, to conduct a Feasibility Study. A cross section of 75 individuals and family units were invited to participate in 1-2-hour interviews with Dona, either in person at the church or via Zoom. The 50 individuals who participated were interviewed during the fall of 2024, and Dona presented her findings to the Session at its February meeting, 2025, with the recommendation that Westminster could support a \$3.5 million campaign.

After hearing that good news, CTF went back to the proposals and cost estimates, pruned some items from the “wish list,” and finalized plans with LWC, ready for the next step of receiving “specs,” specific drawings for a general contractor. A Capital Campaign Committee (3C) was formed with Dave and Rachael Boezi as chairs, and Judy McCormick and Betsy Whitney as Honorary Chairs, and the Centennial Capital Campaign was launched!

The hardest part of being on the CTF for me has been not being able to share the details of the plans until recently. As I walk through the church, I sometimes smile to myself as I think, “Yes, there will be the arches in Heritage Hall that will open up Fellowship Hall to view and to welcome.” “There will be the Grand Ramp, encircling Fellowship Hall like arms of welcome and accessibility.” And it’s the same throughout the building.

I am proud to be part of this Centennial Capital Campaign! The carefully chosen renovations have been a long time in planning and will serve our church well for the future. What an exciting time—not just looking back on Westminster’s significant past but looking ahead confidently to its equally significant future as a church made more accessible and welcoming to young and old, fulfilling our ministry goals of worship and music, education, mission, and caring—providing a life-giving, life-affirming human connection to God’s love and the Good News of Jesus Christ!





Support the Vision



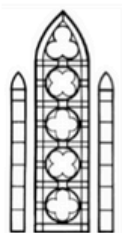
Westminster Presbyterian Church has had an important downtown Dayton presence for nearly 100 years. And now we will make our church a more welcoming, accessible place! Working together with architects from LWC, and stepping forward in faith, we can continue to be a vibrant congregation and fulfill our historic leadership role in Dayton.

In order to achieve this lasting impact on our community, our goal is to raise \$3.5 million dollars. Your contribution, pledged over three years, will provide vital support for this transformative project. Every dollar counts and brings us closer to realizing our vision of a fully accessible space. Your contribution will ensure that we can complete all planned improvements and create a welcoming environment for everyone.

We're excited to share more about this vision for Westminster's future! If you, your family, or your small group are interested in learning more about the campaign, then we want to hear from you.

**Sign up for a Sharing the Vision Meeting
or make your pledges at
www.westminsterdayton.org/centennial
You may also make a pledge by calling the
Church Office (937-223-7285).
Pledge forms are also available in the
Church Office.**





Westminster Presbyterian Church
125 N. Wilkinson St.
Dayton, OH 45402

Non-Profit Org.
U.S. Postage
PAID
Dayton, Ohio
Permit No. 376