

FRIENDS OF ST. ROSE, INC.

# Church of St. Rose of Lima

## Building Condition Assessment



2015 March



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## CERTIFICATION PAGE

**RESTORATION  
ARCHITECT**

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Registered Architect under the laws of the State of Minnesota.



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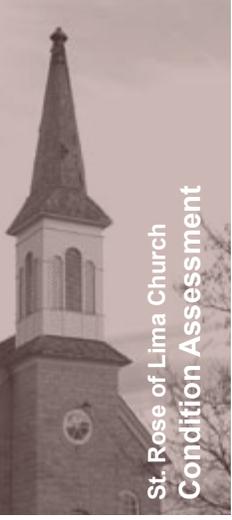
**William D. Hickey**

**Reg. #20111  
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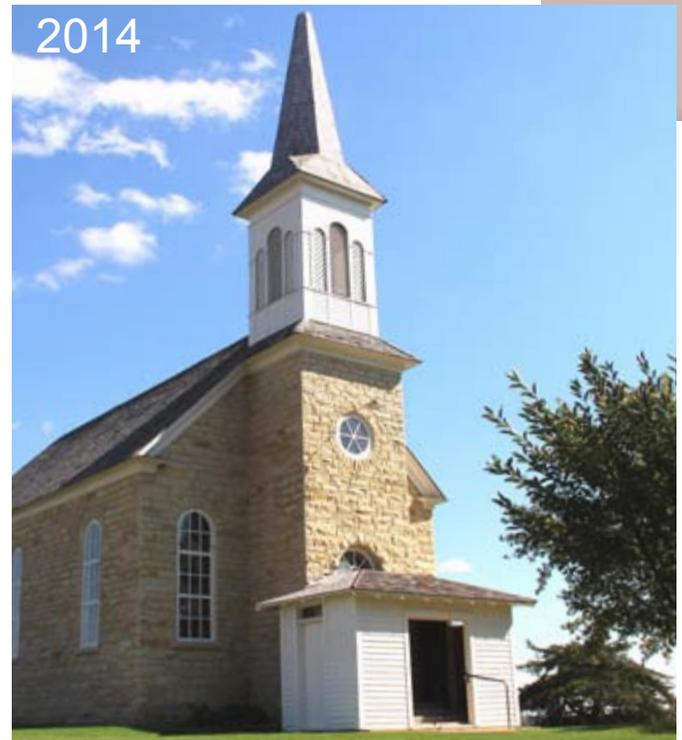
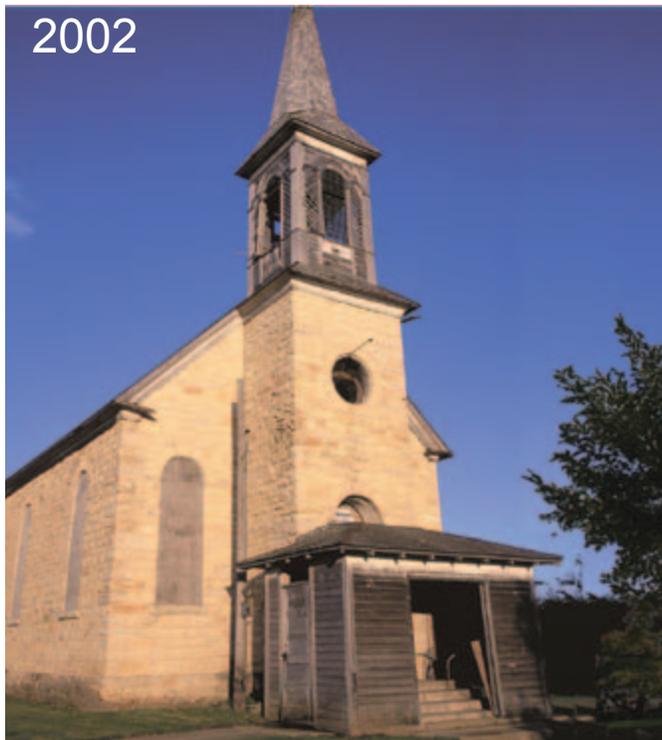
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# P R E F A C E

## RESTORATION: 2002-2015



## HISTORY

Looking at the Church of St. Rose of Lima today it is difficult to fully grasp its story. Although not typically part of a building assessment, this document would fall short if it did not touch on how this building has evolved from a public eyesore that was listed as one of Minnesota's Ten Most Endangered Properties in 2002, to a community show piece. Over the last thirteen years, the Church of St. Rose of Lima has seen a transformation of mammoth proportion thanks to the efforts of the Friends of St. Rose, Inc.

In 1961, the church was decommissioned, and it appeared that its fate to be demolished was sealed. So with its doors closed, heat and electricity off, and no one to maintain it, the church slowly withered over the next forty years. When the Friends of St. Rose took possession of the building in 2003 the roof was failing, sections of the masonry needed re-pointing, the stained glass windows needed re-leading, the plaster was falling off the walls and ceiling, and the wood vestibule at the main entry was

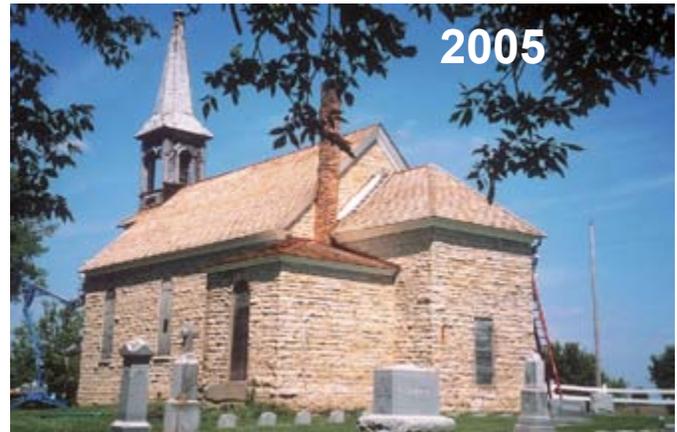
failing. The group was undeterred. There was, however a bright spot; over those forty plus years there had been little, if any, vandalism.

Since 2002, the Friends have raised both community support and funds, all in an effort to re-establish the Church of St. Rose of Lima as a community gathering place. The building is a shining example of their success, as well as the community's. To date, the Friends of St. Rose have the support of hundreds of community members who have pledged their commitment to preserving this site for future generations.

Adjacent to the church properties is a cemetery, owned and operated by the St. Rose Cemetery Board. Even during the period of time when St. Rose of Lima was decommissioned, the cemetery continued to be active. The properties owned by the St. Rose Cemetery Board and the Friends of St. Rose share the distinct honor of being on the National Register of Historic Places as a historic site.

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## THE WORK

### GENERAL

The work completed on the church so far is extensive, but more than the breadth of the work, the quality of the craftsmanship is what sets this site apart. Through historic research about both the church and building/construction techniques, the Friends of St. Rose have created a knowledge base which has helped them seek out and find craftsman of the highest level. It is this dedication to the building that will ultimately insure that it survives the test of time.

Modern construction techniques can be harsh, and even fatal, to a historic structure. For example, using a modern mortar mix on the masonry can cause the stone to deteriorate and promote water infiltration. The Friends of St. Rose have taken an educated approach to restoration, accepting that it is more important to do something correctly and historically appropriate, rather than quickly.

Highlighted here are several of the largest and most prominent projects that have been undertaken since 2002. These projects illustrate not only deep affection for the church, but also the understanding of what is appropriate for the building to survive and thrive for years to come.

### THE ROOF

By the time work began on the roof, it was severely compromised. Shingles were missing and those that remained were brittle, curling and covered in moss from moisture saturation. Flashing at the eaves and around the chimney was disintegrating at an alarming rate.

During construction, the old shingles, flashing and underlayment were removed. The substrate was evaluated and replaced as required. Once all the demolition was complete, construction started with a new underlayment. In keeping with the original construction, copper flashing was used throughout. This was followed by installing #1 grade cedar shingle that matched the original roof both in size, and lay-up.



### THE MASONRY

The Church of St. Rose of Lima is constructed of dressed limestone that was quarried just one mile east of the church. On the elevations which are visible from the CR11, the mortar has been struck with a more decorative bead/rope. The rest of the building has been struck with the simpler flat pierced strike.

In 2002, sections of the mortar on the building had begun to fail. The Friends of St. Rose searched to find a skilled mason who knew the historically correct techniques for this highly critical and sensitive restoration. Historic accuracy was needed to apply the correct type/mix of mortar. A highly skilled mason was also necessary for the more complex striking of the two distinct joints.

The Friends of St. Rose hired a mason, who trained in Germany and now resides in Connecticut, to spend a few weeks over three summers living in Minnesota while making the masonry repairs. Loose and failing mortar and cement was removed and the joints cleaned in preparation for the new mortar.

The quality of the workmanship so closely matches the original tuck pointing that it is often difficult to tell the new work from the historic work.



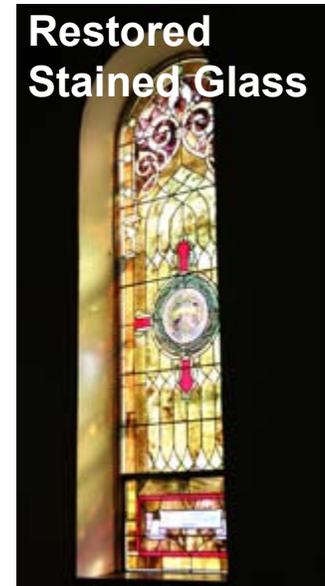


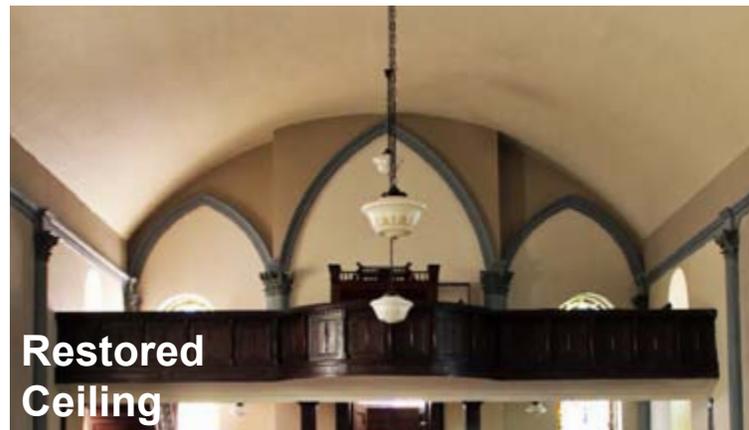
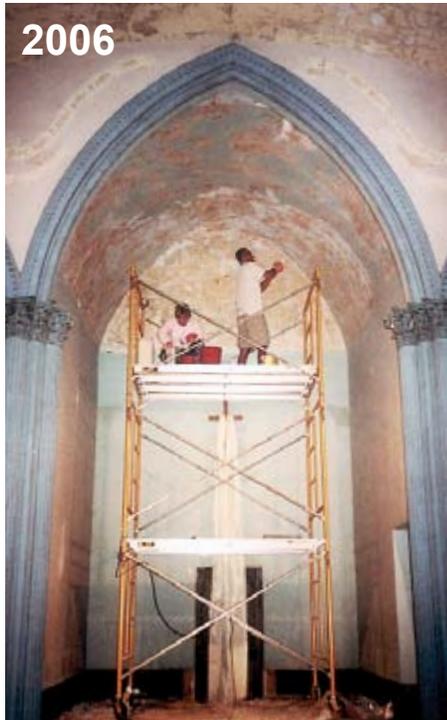
### THE WINDOWS

When the church ceased to be used in 1961, the stained glass windows were only being protected from the elements by the original wooden storm windows. Several clear glass panes were missing from the original storms, but for the most part the stained glass and storm windows survived over 100 years intact. All but one of the original nine stained glass windows survived.

The original clear glass storms were removed, stripped, re-glazed, repainted and re-installed. The stained glass windows, like the storms, were removed for off-site restoration, including cleaning, cataloging and re-leading. As a side note, funds for this stained glass work were raised in two months.

In 1980, marine grade plywood was added to protect the storm and stained glass windows from damage when the building was not in use. Later this was replaced with removable Alumaticore panels. During events the Friends of St. Rose are able to remove the panels to allow a natural light flow into the building.





## THE CEILINGS

The plaster work in St. Rose of Lima suffered from the extreme temperature and moisture fluctuations caused by the building being unconditioned for many years. The worst area in the church was the ceiling.

In order to stabilize the ceiling, flexible fiber fabric was used as part of the restoration. Scaffolding was set up to allow the craftsmen to work on the barrel vaults for an extended period.

Along with the restoration of the ceiling, the Friends of St. Rose also brought the furnace into working order in 2007. Now that the space is conditioned, the temperature and humidity extremes have been mitigated.



## THE INTERIOR

Over the course of 40 plus years, dirt, animal debris and spider webs filled the church. The 2002 photo above shows the condition of the church when the Friends of St. Rose opened it. The church has since undergone a deep restorative cleaning which revealed the beauty seen today.

This building assessment is the first of many steps the Friends of St. Rose are taking to help raise awareness about the building and help solidify funding to finish the preservation work they have started.

With the housekeeping taken care of, the Friends of St. Rose have been able to more accurately assess its needs and priorities in order to develop a plan to complete the remaining restoration work.

# EXECUTIVE SUMMARY

## PROJECT APPROACH

Building Condition Assessment for historic buildings requires an understanding of not only how the building currently functions, but must also consider historic (sometimes even antiquated) construction techniques in light of current or future uses. This type of assessment requires integrating research, observation and documented preservation standards.

The Friends of St. Rose provided documentation, including their application to the National Registration of Historic Places, historic drawings and photos, a current survey and restoration/maintenance records. This information was used to gain an understanding of the building from its construction through its current use. Much of this information can be found in the body of this document, and all of it is included in the appendices.

Following a review of the historic documentation, there were several site visits (observations). During these site observations a firsthand assessment was made of the site's current condition. Along with the observations, detailed information regarding the building was gleaned from conversations with the Owner. Photos and notes from these site observations and conversations were used to develop both restoration and maintenance plans.

This approach allowed for recommendations that will help insure that the site will remain a living record of local history while engaging the next generation of users.

## THE ASSESSMENT

This condition assessment was undertaken to evaluate the current building conditions, recommend treatment options, and provide a cost estimate for the required work at St. Rose of Lima. The information provided is based on guidelines established by the U.S. Secretary of the Interior along with the National Park Service's Preservation Briefs and field observations by Collaborative Design Group.

Evaluation of the site was broken down into three parts; the site which includes the grounds, walls and parking, the exterior of the building and finally the interior of the building. It is important to evaluate any proposed change in light of how it might affect other aspects of the site.

The building is a living system comprised of many components. This report looks at these systems as an integrated whole and separately functioning components

in order to understand both the current condition of the building and to articulate those actions that should be undertaken to maintain or improve the building as a working system. Improvements, and even maintenance, to the building need to be handled judiciously given its importance to the community and its placement on the National Register.

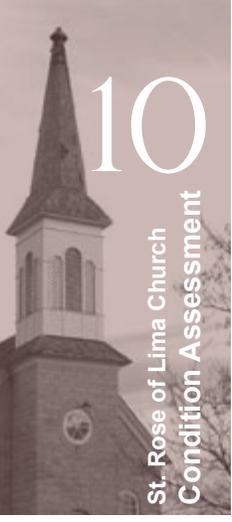
Considering the buildings age, the amount of time it was previously unoccupied and the fact that it does not have a full time occupant, it is in good condition. That does not mean that there are no improvements to be made. In fact, this document will talk about on-going maintenance as well as issues that affect occupant safety, building restoration and changes in building usage.

Recent work on the envelope of the building, including a new roof, re-pointing the masonry and refurbishing of the lead glass windows, has put it in a good position for future use. Great care has been taken with this work to insure historic accuracy and exceptional craftsmanship. Remaining on the exterior building work is the restoration of the finial to include the replacement of the cross at the top of the spire and the replacement of the 'temporary' wood vestibule on the west end of the building.

On-going interior work includes the replacement of the barrel vault ceiling, restoration/reworking on some of the historic frescos and general work which allows the building to be occupied. Most of the remaining work on the interior will be centered on restoration of the frescos, re-gilding of woodwork and re-establishing the historic altars. The other issues at the interior of the building center on accessibility and safety either of the building or its occupants. This includes establishing an appropriate building temperature and safety issues regarding railings, windows and seating capacity.

Access to the building and the site comprise the last area of discussion. Although, the landscaping and driveway/parking lot are being maintained, the stairs and sidewalks have not. Site work will be centered on safety and equitable access for all those who wish to visit St. Rose of Lima Church.

Specific site observations and current conditions, recommendations/explanations, and cost estimates can be found later in this document.



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## INTRODUCTION: THE SITE

Situated in Cherry Grove Township, in Goodhue County, Minnesota, St. Rose of Lima Church is located approximately eleven miles west of Pine Island and nine miles southeast of Kenyon on County 11 Boulevard (CR11). The site is bordered by CR11 to the north, the historic cemetery to the east and farm land to the south and west.

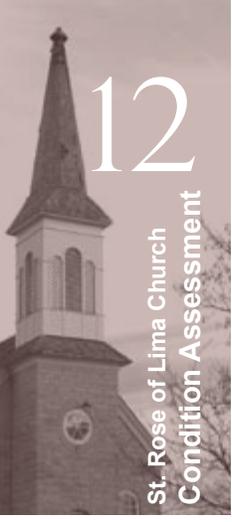
Access, via car, to the site is off of CR11, down a crushed rock driveway to a parking lot on the south side of the building. From the parking lot the building can be reached from the south and west by stairs connected to a long sidewalk and from the north by a sidewalk.

Along with the church and the aforementioned driveway and parking lot, the site also includes several retaining walls, a concrete pad (from where a horse barn once stood) and a relatively flat lawn abutting the church building.

Construction on the early Romanesque revival church began in 1878 and was completed a year later. Although much about the site has remained unchanged, it has grown over the years. A 2005 survey shows that the site (the properties owned by the Friends of St. Rose) now includes two parcels: The church sits on Parcel 'A' with 0.55 acres and Parcel 'C' with 0.22 acres. Parcel 'B', the 1.20 acre lot adjacent to the church properties, is owned and operated by the St. Rose Cemetery board. The properties which are separated on the north side of the church by a white vinyl fence.

It should be noted that the cemetery, Parcel 'B', and the church, Parcels 'A' and 'C' share the National Register's designation as a historic site. However, for this document, 'the site' refers only to the church properties.

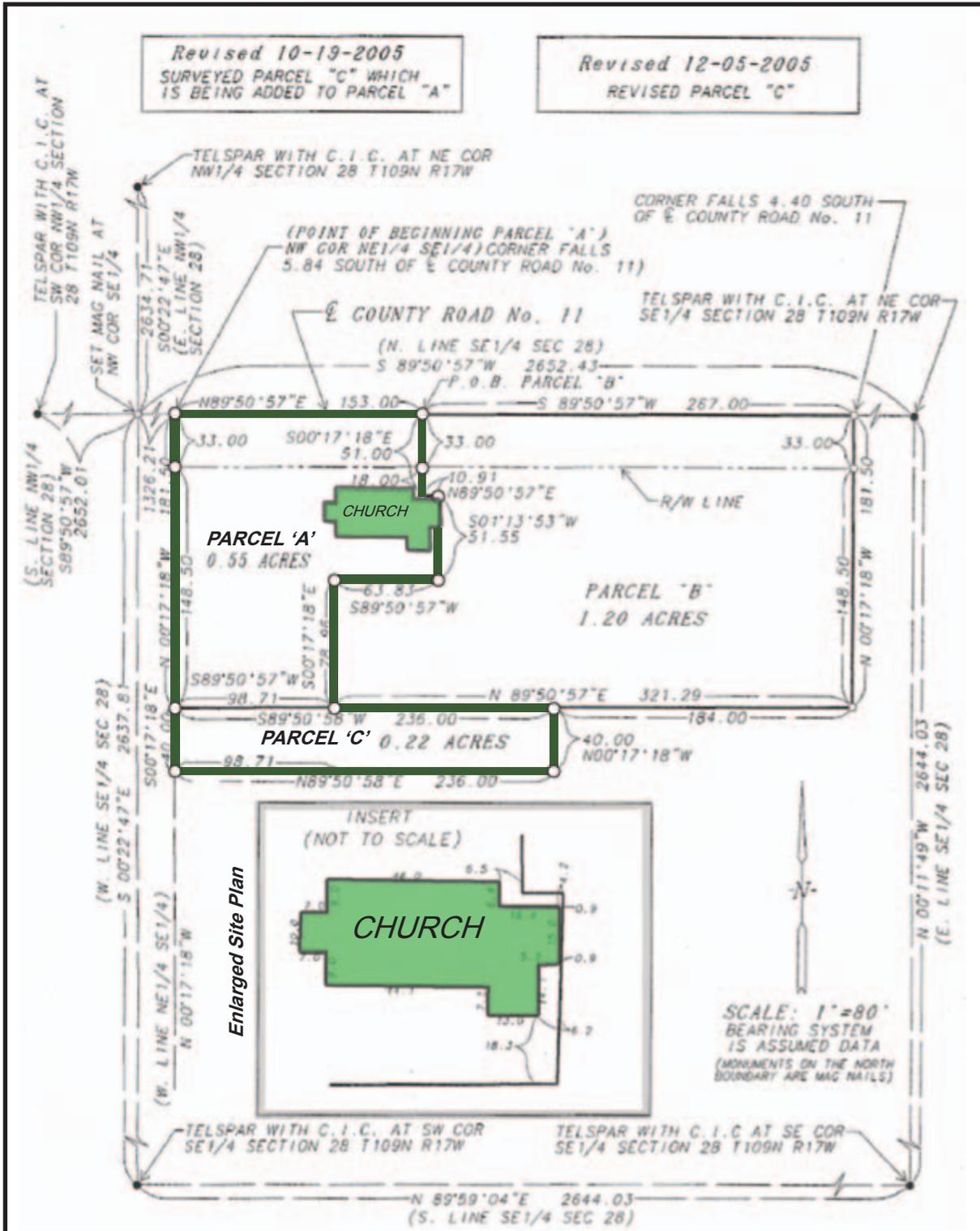
Not including the wooden vestibule, the main level of the church is approximately 1540 square feet. The single story structure (with partial basement) is comprised of a limestone foundation and body, wood roof framing, and a cedar shingled roof. Local materials were used for the construction of the church, with the limestone and lime (for the mortar) both having been produced locally.



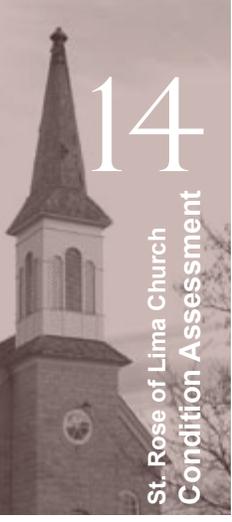
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# FIELD WORK DOCUMENTATION

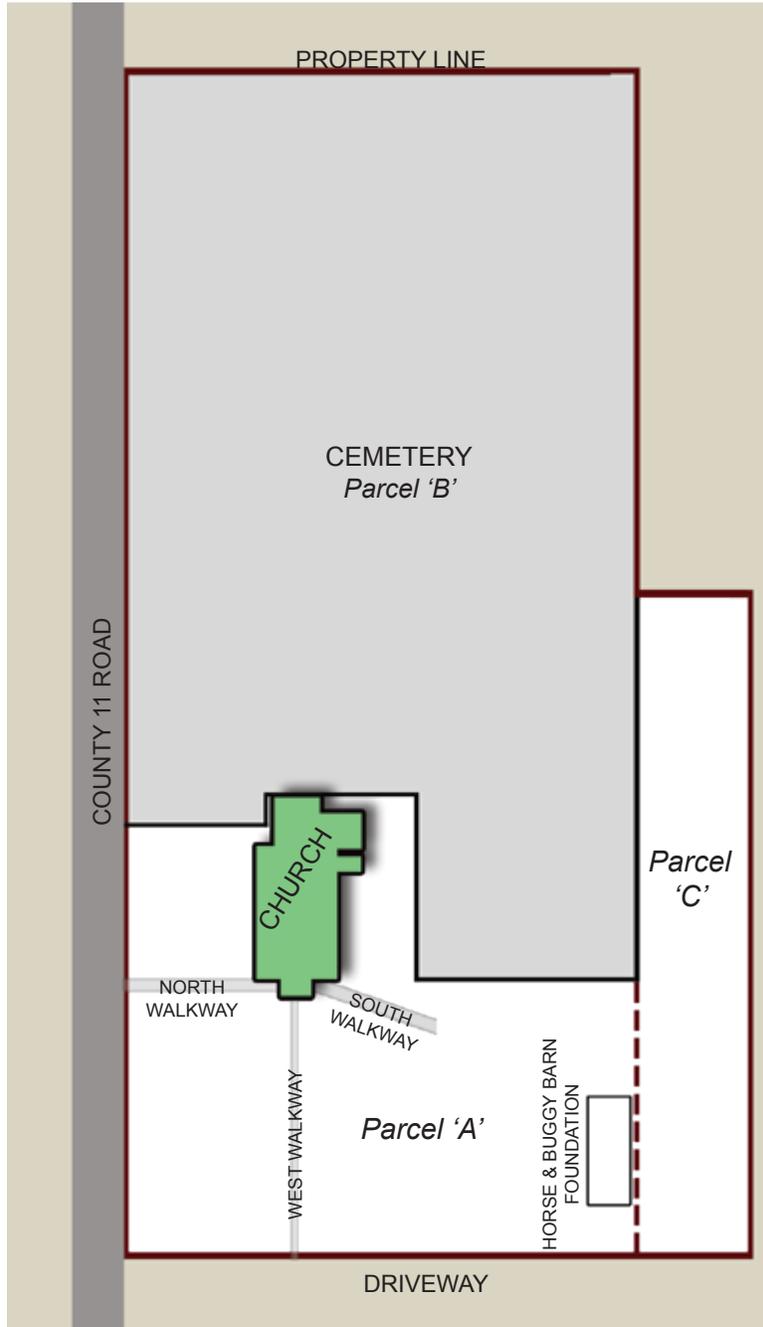


SURVEY

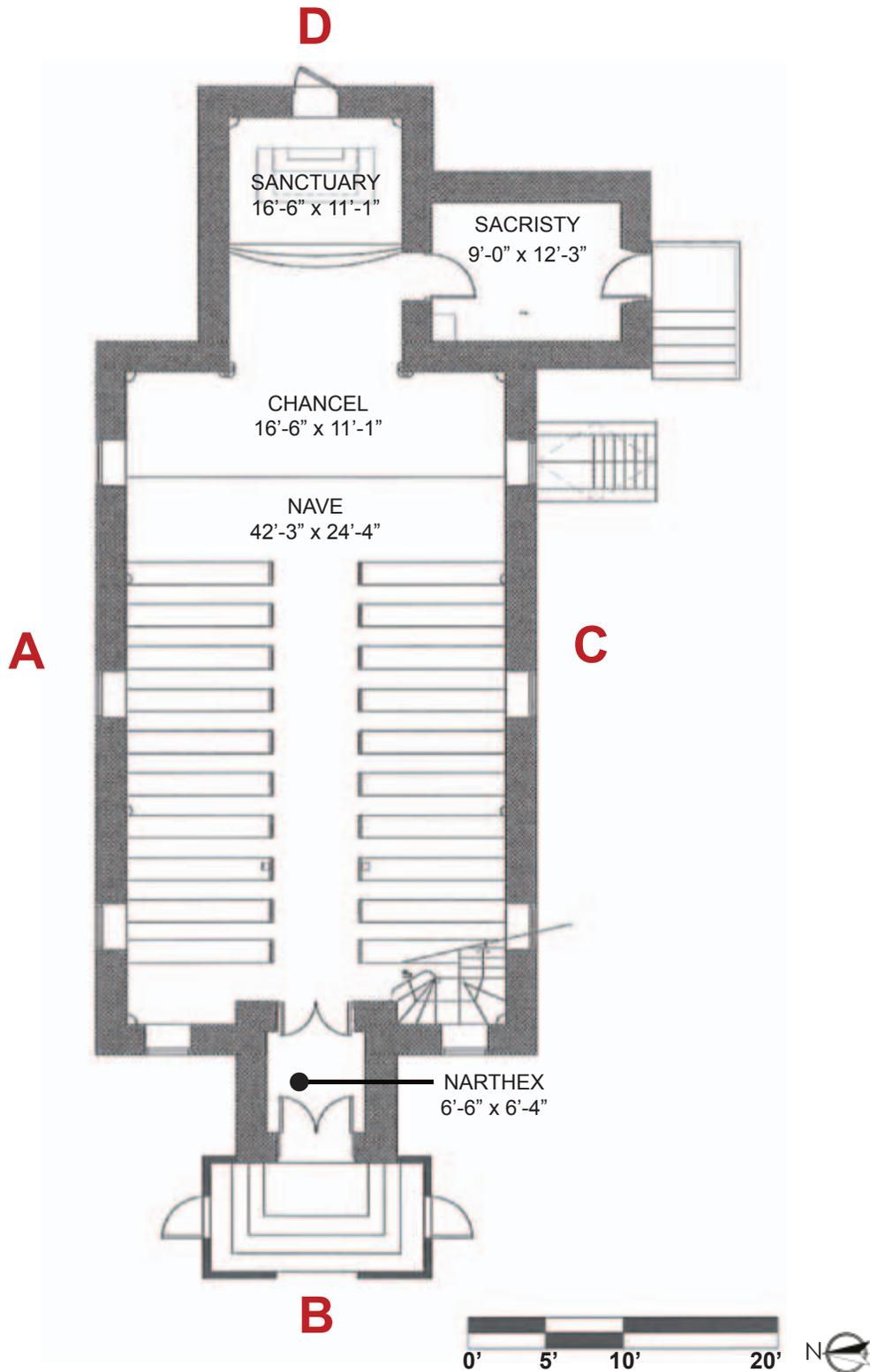


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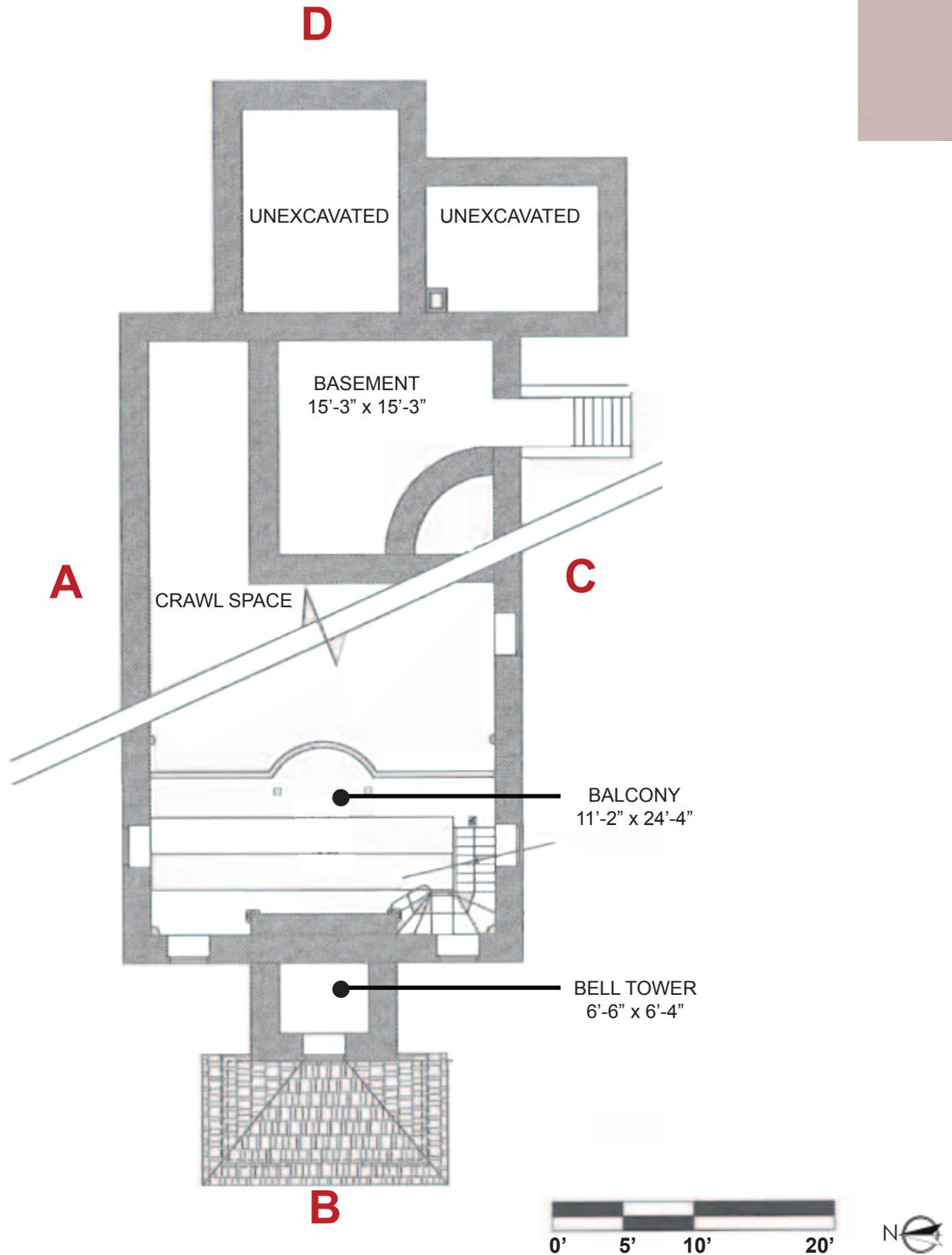
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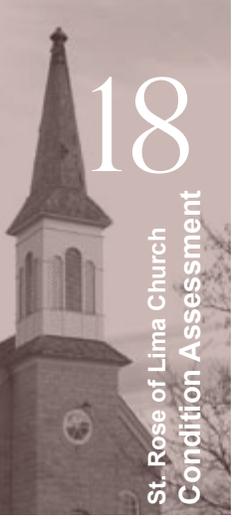
### SITE PLAN - GRAPHIC LAYOUT



FIRST LEVEL PLAN



BALCONY / BASEMENT LEVEL COMBINED PLAN

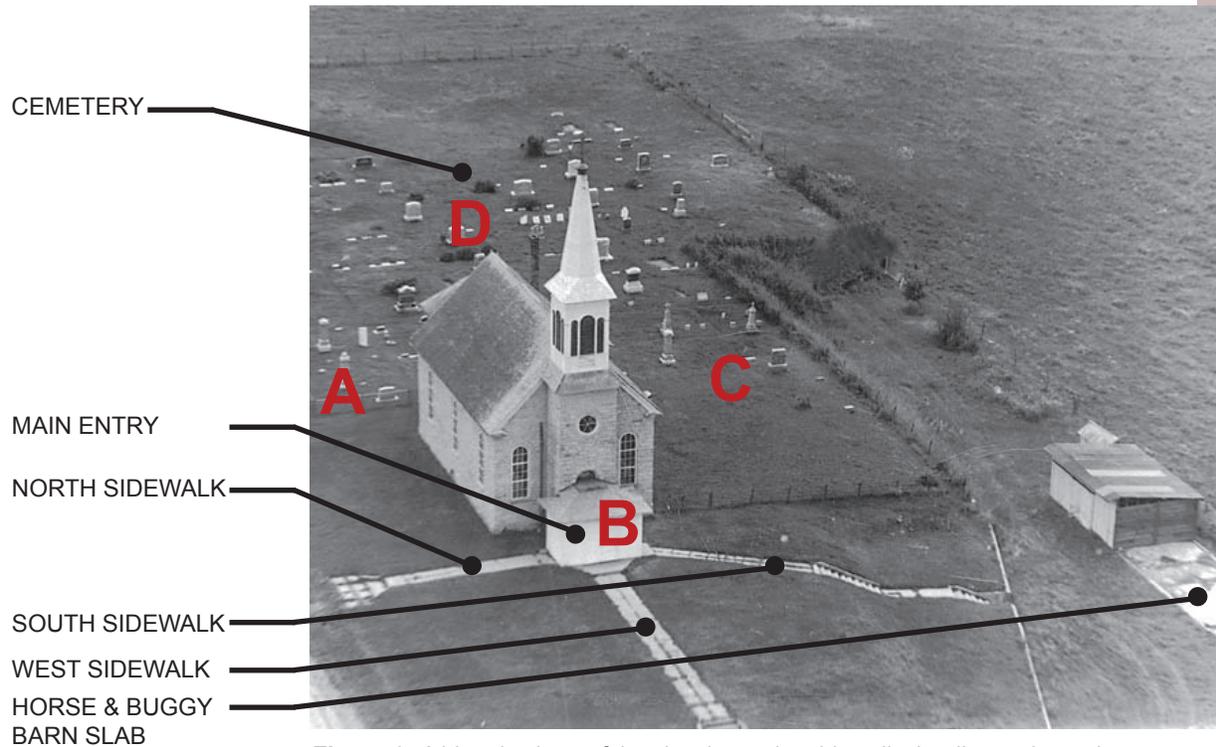


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# EXISTING CONDITIONS:

## THE SITE



**Figure 1:** A historic photo of the site shows the sidewalks leading to the main entrance.

During the field verifications and condition assessments/ observations the site was broken down into three areas: the site - made up of the grounds, sidewalks and driveways, the building exterior - made up of exterior surfaces and the wooden vestibule at the west entrance, and finally the building interior - including the basement and the three levels of the steeple.

The field verifications and condition assessments are a record of the current status of the building and grounds. Recommendations follow in a later section.

### GENERAL SITE

The 2.0 acre site, which is adjacent to a historic cemetery, has two distinct levels. (See Figure 1). An upper level which consists of the cemetery and the church proper, with the church situated on a slight crown in the landscape, and a lower level that contains the entrance drive, parking lot and a concrete pad from where a horse barn once stood.

There are three access paths leading to the front entry, each designated by a sidewalk: one from the road (CR11), one

from the driveway on the west, and one from the south at the parking lot.

The lower level is 18 steps down from the south sidewalk, approximately 16.5', and 11 steps down from the west sidewalk, approximately 10'.

At the south stair the landscape drops away from the building, following the line of the staircases to three feet above grade where it is terminated by the remnants of a retaining wall system.

The condition is slightly different at the west staircase, where the landscaping slopes more gradually and is again terminated by a retaining wall.

Several species of trees, bushes and plants are found on the site. The larger species are located away from the building. Primroses have been planted in small beds flanking the main entry and on the east side of the sacristy.

## SIDEWALKS, RAILINGS, STAIRS

The condition of the sidewalks has deteriorated to the point that patching is no longer an option. Not only are sections of the concrete heaving, but deep cracks have telegraphed completely through the slabs. (See Figures 2, 3 & 4). Given the age and the condition of the concrete, repair is not possible. The location of the three walks, from the north, west and south gives ample access to the building. Unfortunately, none of the accesses are ADA compliant. Even if the walks were level and in good condition, the distance from the start of the paths to the entrance is excessive.

Stairs lead from the parking lot and the driveway up to the south and west sidewalks. Both sets of stairs are concrete and of an age similar to the sidewalks. Traversing the stairs is difficult at best. Over time the stairs have begun to pitch in varying directions. This has also caused the stairs risers to vary from a scant 6" to 8" plus. This problem is exacerbated at the south stair. In both cases the concrete has crumbed and then been patched multiple times. At the base of the stairs there are short 3' retaining walls that flank the stairs. The walls have begun to buckle and crumble, some of the problems caused by roots from nearby trees.

Remnants of a metal railing run along the west side of the south stair and the north side of the west stair. Pieces of the railing appear to be a later addition to the site and do not match the metal fencing that runs along the south side of the cemetery. The parts of the railing that remain do not meet code.

At the north side of the building the sidewalk stops just before the shallow road ditch that runs along CR11, the access road to the building. Although these stairs do not limit access, in order to reach the sidewalk a visitor must either drive up on the lawn to drop someone off or drop them off in the middle of traffic and make them walk across the uneven landscaping.

## RETAINING WALLS

There are discontinuous retaining walls running on the west and south sides of the site, separating the driveway



**Figure 2:** Deterioration at the south sidewalk is typical of the poor condition of the sidewalk system on the site.



**Figure 3:** Heaving and crumbling concrete on the north sidewalk is a tripping hazard.



**Figure 4:** The south stair shows typical heaving stairs with both the original and patched concrete crumbling. Railing is not code compliant.

and parking lot from the landscaping at the church perimeter.

Over time three different types of retaining walls have been built to retain the soil around the church and the cemetery. (See Figure 5). In some areas the walls have disintegrated to nothing, while in other areas the walls are still in place but have lost their integrity. The three types of retaining walls used on the site are as follows: limestone (dressed and undressed), poured-in-place concrete, and decorative concrete block.

Limestone, similar to that used on the church, forms the retaining wall between the parking lot and the cemetery. There is randomly stacked undressed stone at the west end and dressed stone at the east end, both overgrown with large bushes and a few trees. The dressed stone wall is believed to have been constructed at the same time as

the church. The walls are in such disrepair that soil in this area is washing away. This deterioration is beginning to undermine the historic metal fence that borders the church yard and the cemetery.

There is nothing remarkable about the poured-in-place concrete walls. The finish, although now pitted with age, was originally smooth with a small dark aggregate mix. These walls, located at the bottom of the stairs, are cracked, crumbling and heaving in and out from the staircase.

The third wall type is the decorative concrete block located at the southwest corner and intermittently along the west at the driveway. These walls have had the original decorative block infilled with plain CMU. The wall has a poured-in-place cap. Unfortunately, the decorative block walls have completely failed.



**Figure 5:** The south elevation shows the three types of retaining walls, the close-ups reveal their condition.

## FENCING

Running along the south side of the cemetery property, there is a 38" twisted wire fence that runs west to east just inside the top of the stacked stone retaining wall. Although the fence belongs to the cemetery, it is a visual and historic link between the two properties. (See Figures 7 & 8). This fence does not meet code, and considering that it is the barrier between the cemetery property on the upper level and the church property parking lot, it is a safety concern. The fence is yet another chance to further enhance the properties historic value.

There is also a vinyl fence, at the northeast corner of the property, which divides the church grounds from the cemetery. This fence also belongs to the cemetery.

## DRIVEWAY & PARKING LOT

Neither the driveway nor the parking lot are paved, although there is a concrete slab in the parking lot. The slab took the plan of the original horse and buggy barn that once stood in this area. (See Figure 9).

## SITE PECULIARITIES

There is an abandoned cistern on the site, just to the south of the sacristy. For safety, the cistern has been filled with sand so as to render it harmless. (See Figure 6).



**Figure 6:** Abandoned cistern filled with sand.



**Figure 7:** Metal fence between upper level at cemetery and lower level parking lot.



**Figure 8:** Close up of railing finial.



**Figure 9:** Crushed rock parking lot, typical of the drive through the site. Concrete slab from where a horse barn once stood is in the lower right.

# EXISTING CONDITIONS:

## THE BUILDING EXTERIOR

Built in 1878, the single story limestone church is a compact sixty-five by twenty-eight feet. The building consists of a main level, a crawl space with partial full height basement, a choir loft, and a bell tower. On the west side of the building is the main entry, which emphasizes the strong longitudinal axis. (See Figure 10). The secondary entry, located at the southeast corner, leads into the sacristy. Early on a wood clad vestibule has been added to protect the main entry.

The limestone body of the building is made up of an exposed foundation and a main body. Both the foundation and the main body are laid in an ashlar pattern. The body of the building facing the road has raised bead ribbon rake on the mortar, while the rest of the building and all the foundation have a flat rake. Within the last three years the missing and/or failing mortar was replaced in-kind. The new mortar well replicates the old.

Three roof types are found on the building; a spire on the steeple covering the narthex (re-shingled in 2013), a gable roof covering the nave, and a double hip covering the sanctuary and the sacristy (both re-shingled in 2005). The body of the church and the steeple both have cedar shingles that have been recently replaced. They are weathering well, and are a good historic match.

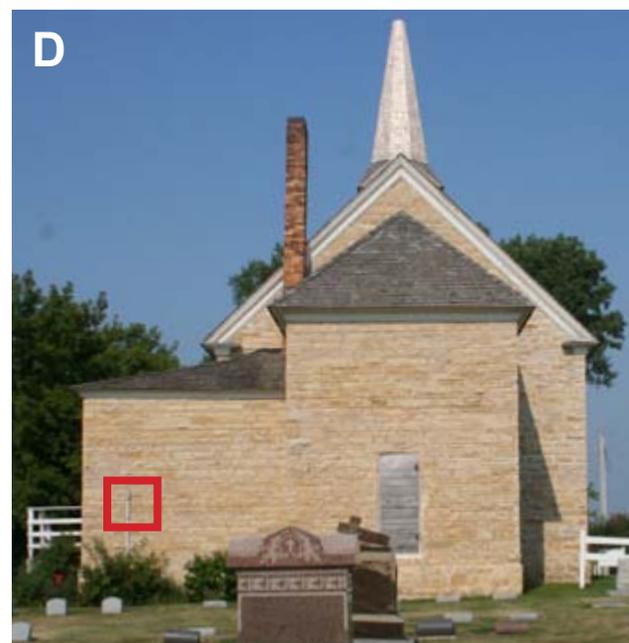
Cornice, windows, cupola and door frames are all wood that is painted in a creamy white, with the exception of the west doors and frames which are stained. This includes the door to the sacristy, as well as the vestibule. Unless the church is having a function, the windows remain covered with full corrugated aluminum covers.

There are nine stained glass windows; three on each side of the longitudinal axis, one flanking each side of the main entry, and one semi-circular window above the main door. There is also a clear glass circular rose window directly above the semi-circular window.

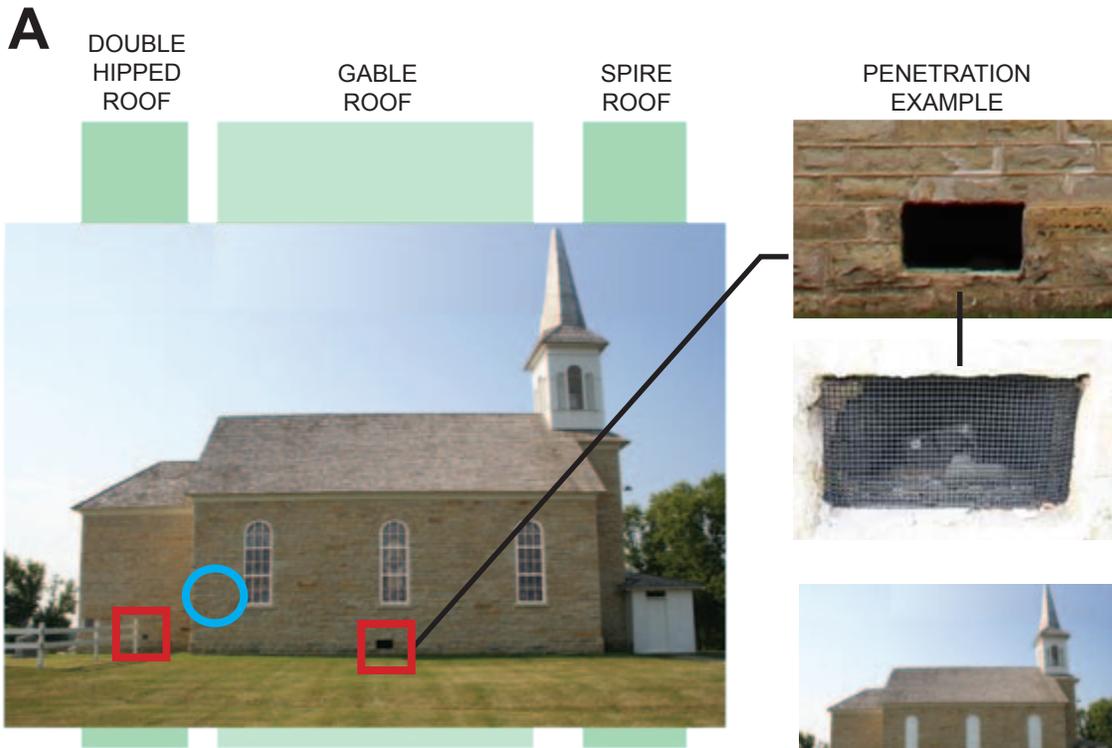
On the east side of the main structure, the double hip roof (See Figure 11) contains a red brick chimney which serves the furnace located in the basement. Also, in this part of the building, on the east wall, there is a door that is double acting.



**Figure 10:** West elevation showing the steeple, main entry inside of wooden vestibule.



**Figure 11:** East elevation showing furnace chimney, double hipped roof over sanctuary and sacristy.



**Figure 12:** North elevation.

**Figure 12A:** North elevation showing window protection.



**Figure 13:** South elevation showing entrance into the sacristy and access to basement / crawl space.



**Figure 13A:** South elevation showing window protection.

## L I M E S T O N E

Two foot thick limestone walls run from footing to eave on the building. The building and the foundation appear to be stable. Given the building's age it would not be uncommon to see missing stones; however, this is not the case.

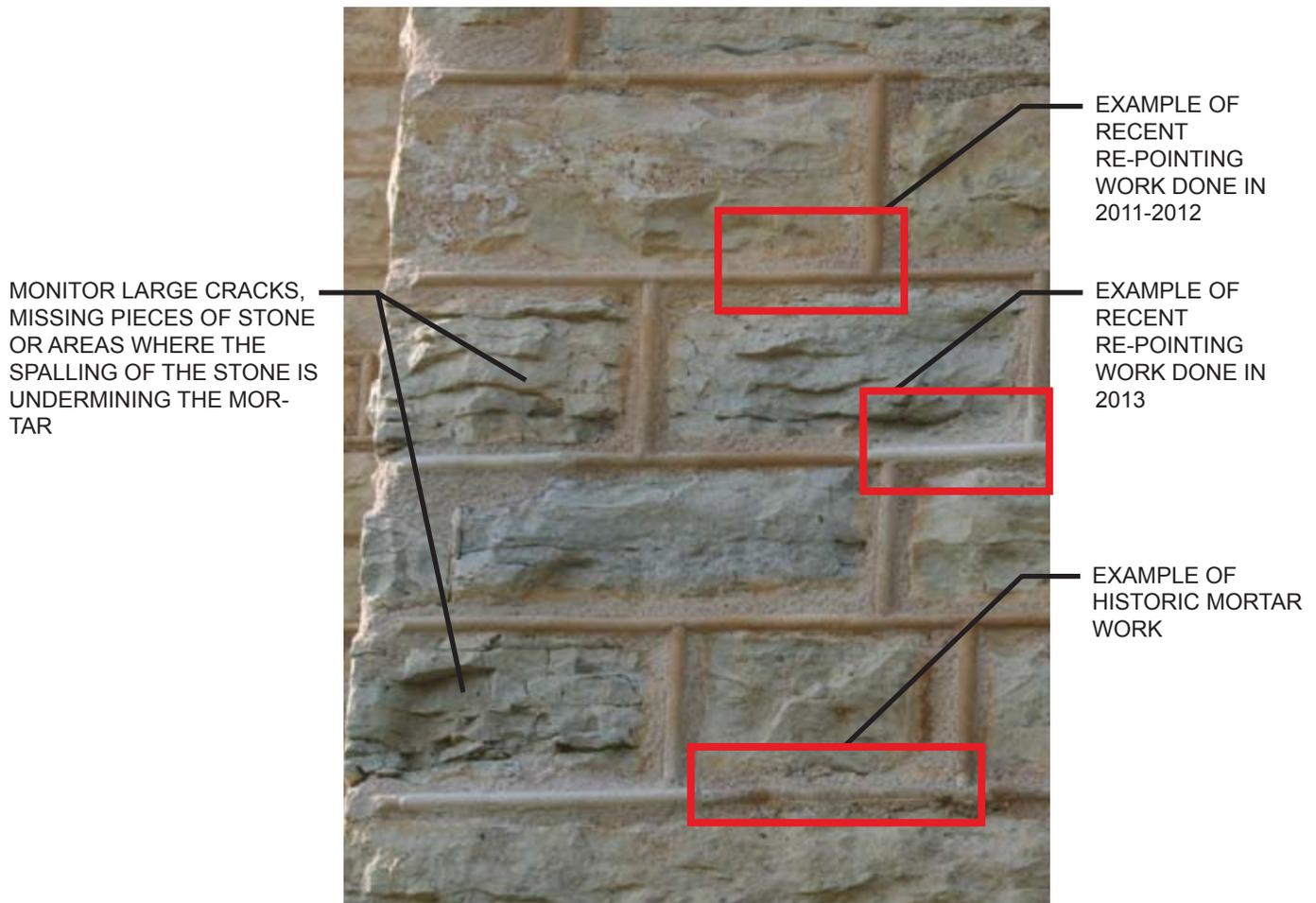
There are a few penetrations in the stone that are open to the elements, some having been filled with wood or mesh. (See Figures 12, 13 & 14). These areas are of concern because the penetrations give water and pests access points into the building.

Some deterioration of the stone has occurred, but not to the point of replacement. Less than one percent of the stone needs to be monitored in the immediate future.

## M O R T A R

Over a three year period, select areas of the mortar was re-pointed and the joints were raked to match the historic mortar. On the elevations seen from the road the mortar was done in a raised bead ribbon style, the other elevations used a less decorative flat rake. It has been approximately a year since the work was completed, so the new mortar has not yet darkened. Once it has, the color match should be closer to the original mortar color.

The rake style and overall work is a great match, and appears to have improved the integrity of the building envelope.



**Figure 14:** Examples of spalling stones and the new mortar next to the historic mortar on the north elevation.

## WINDOWS

Full Alumicore (corrugated aluminum) covers protect eight of the stained glass windows. The covers, which are removable, are screwed in at the bottom and slip into clips at the top, for ease of removal. There are two concerns with the covers. First, over time, removing and re-attaching the covers may cause damage to the window frame. Second, the gap between the cover and the stone may promote water infiltration. At this time, no damage has taken place. (See Figure 15). The windows should be monitored for proper drainage and any infestation.

In 2009, the nine stained glass windows on the north, west and south elevations were restored, including re-leading. (See Figure 16). The original wood and glass storm windows have also been restored. The caning is in good condition, with no signs of bowing. Color of the glass is still bright and the detailing crisp and clear. The condition of the windows and frames is very good.

Over the main entry door is a half-moon stained glass window. This window is protected by its original divided glass storm window. (See Figure 17). The concern with this window is how the wooden vestibule ties into the building at the base of the window frame. There is high likelihood of wood rot and building envelope compromise if the joint between the vestibule, building, and window is not maintained properly.

## CORNICE & WOODWORK

The cornice, door frames, and the steeple were reviewed from the ground. Paint and connections between elements are in varying conditions.

At the cornice, the connection between the fascia and the roof appears to be free from rot and/or gaps. The connection between the cornice and the building is also in good condition, showing no signs of rot. (See Figure 18).

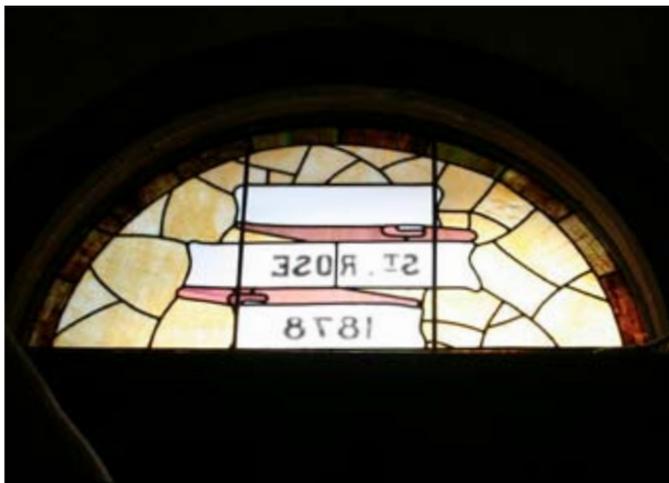
The connection between the double hipped roof and the main building are of some concern and in need of attention. At this location, the joint has opened up and an excessive amount of sealant has been applied to the area



**Figure 15:** Typical window cover has screws at the bottom and slip clips at the top allowing the cover to be removed easily



**Figure 16:** Interior view of the stained glass windows, caning in good condition



**Figure 17:** Half-moon stained glass window visible from the interior.

in order to mitigate water infiltration.

Small areas of paint along the entire cornice have started to fail. Bare wood is visible from the ground and touch-up repainting should be scheduled before water damage begins to occur.

Paint and wood rot are a problem at the door into the sacristy. This door and transom are racking and pulling away from the stone. The threshold has severe rot and has lifted away from the concrete steps. The door head and the threshold are allowing water to infiltrate the building. Given the current condition, it may not be possible to salvage the frame, but it may be possible to save the door. The glass in the transom has been replaced with a textured privacy glass in 2011 when a new fir door was installed.

Leading to the sacristy door is a newer poured-in place concrete step with a wooden railing. (See Figure 19). The concrete stairs have a large area of spalling on the south face near the ground and smaller areas where the railing posts meet the concrete. Smaller areas can be maintained with the appropriate patching material, the large area may have a systemic problem. The railing has lost its structural stability. When replaced, a more historically appropriate rail system should be used.

Just to the west of the sacristy door is a cellar (hurricane) door leading to the basement. The wood slat door and frame are mounted to poured-in place concrete kneewalls. Due to the condition of the door, it is neither weather tight or able to be secured.



**Figure 18:** A. Patching gaps this large with sealant, as shown here, will lead to leaking.

B. Failing paint at cornice.

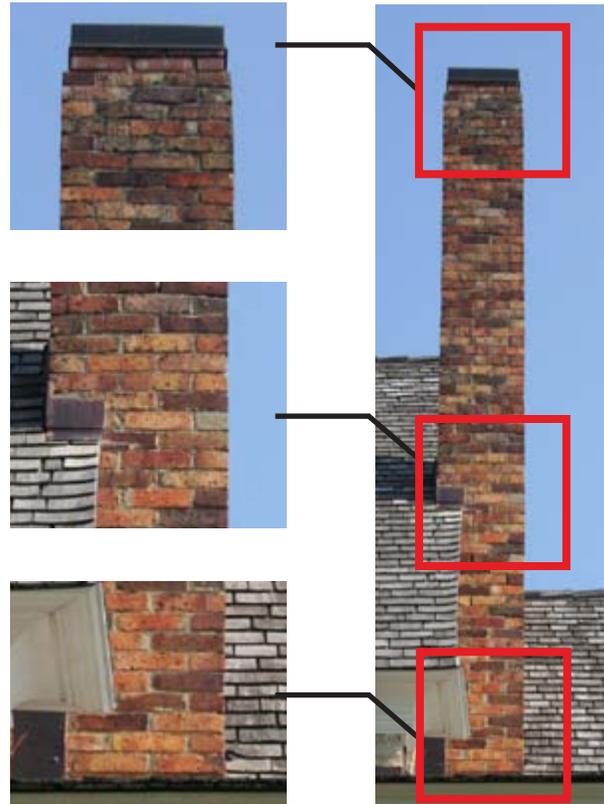


**Figure 19:** C. Railing decay at sacristy stair. D. Door and frame decay at sacristy entry E. Cellar door decay

## ROOF & CHIMNEY

At the east end of the building and penetrating the double hipped roof is a red brick chimney for the furnace. (See Figure 20). Records indicate the chimney may not have been repaired/re-pointed since the 1940's. The brick and the mortar at the top of the chimney are in need of repair. Mortar is missing back from the face of the brick by at least half an inch on the upper third of the stack. The copper flashing was installed when the roof was re-shingled in 2005. It is important to make sure that there is pest protection at the top of the stack at the flue.

Starting at the west end of the building, there are three roof types running longitudinally from west to east on the building. All of the roofs, the spire, the gable and the double hipped, have cedar shingles. The spire was re-shingled in 2013, the wooden vestibule was re-shingled in 2009, and the rest of the roof was completed in 2005. From the ground the shingles look to be weathering well, with no signs of water infiltration or lifting. Copper flashing at the roof's edge, installed in 2005, is intact.



**Figure 20:** Furnace chimney showing loose and missing mortar, brick deterioration. Copper flashing was installed in 2005, and the copper cap installed in 2009.

## WOODEN VESTIBULE

In 1913 a wooden vestibule was added to the west end of the 1878 building at the main entrance. (See Figure 21). The construction is typical residential wood stud with wood lap siding on the exterior and exposed framing on the interior. Concrete stairs start at the edge of the vestibule and rise as you pass through it. There are three doors leading into the space, from the north, south and west.

Given that the vestibule is not original and that it rests on the exterior stairs, there is probably no structural footing supporting it. That being said, the structure remains relatively true. The roof line does show signs of sagging, which could become an issue where the vestibule and the building meet.

The concrete steps are in a similar condition to the sidewalks. There is heaving, and large cracks, throughout the stairs. A temporary railing has been mounted to the



**Figure 21:** Wooden vestibule constructed to help protect the historic entry and keep the steps clear.

stairs to help mitigate the safety issues. This entry is neither code nor ADA compliant.

Although the vestibule does serve an important function, that of mitigating air infiltration, its attachment to the building may be causing damage to both the limestone building and the half moon window. ADA and code compliant options should be explored.

The wooden vestibule is discussed in the Conceptual Improvement section.

## SPIRE

Located on the west end of the building and denoting the entrance, the spire has a limestone base, wood middle bell tower and a decorative cedar shingled top. (See Figure 22). Originally the spire at the top had a copper finial and cross.

Restoration has been completed on the roof and decorative bell tower. Given that the cornice is starting to peel, the painted surfaces should be evaluated.

Although the copper cross and finial are no longer on the spire, the church is in possession of the finial. (See Figure 22). The finial should be restored and put back in place. Since the cross is no longer on site, a new one should be fabricated using available photos and information. When the finial was removed for restoration of the spire roof, photos were taken of the structure that once supported the finial and the cross. (See Figure 23).

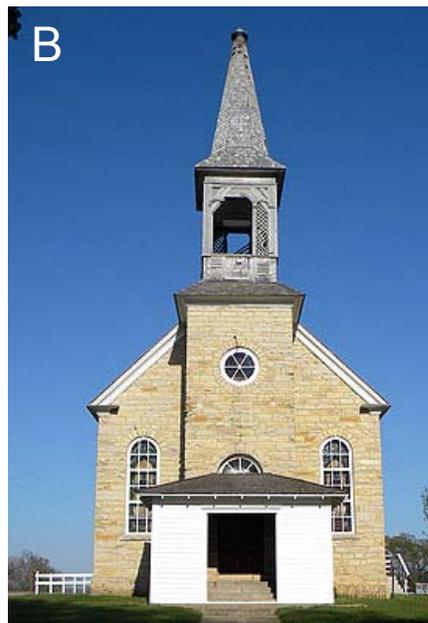
The finial and spire are discussed in the Conceptual Improvement section.



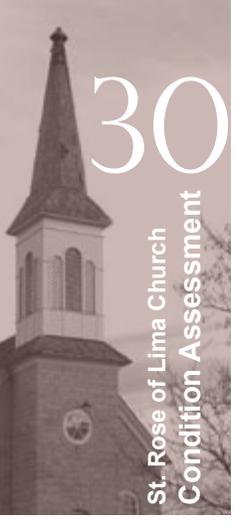
**Figure 22:** Copper finial on the spire before it was removed to be restored.



**Figure 23:** After the finial was removed, looking into the structure that remains.



**Figure 24:** A. Historic photo with finial and cross in place B. Before recent restoration C. 2014



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St. Rose of Lima Church  
Condition Assessment

# EXISTING CONDITIONS:

## THE BUILDING INTERIOR

St. Rose of Lima was designed to follow the traditional Catholic Church layout, although it has a simpler form befitting the small rural community which it once served.

This traditional floor plan is about a progression through the space which prepares the parishioner for what is to come. As with most traditional Catholic church floor plans, this is achieved through the use of a strong central axis. Here the axis starts at the driveway on the west, follows the sidewalk to the front door and then directly through the building to the altar.

For the interior, the parishioners employed building materials commonly used during this period. Ceiling and walls, down to the wood wainscoting, are plaster. Wood is found at the flooring, pilasters, columns, balcony, exterior and interior doors, railings and stairs. Furnishings, such as the pews, are also wood. The stained glass windows have wood trim.

Since the Friends of St. Rose took possession of the church, restoration and stabilization has been on-going. Given this work, the interior of the church is in good condition.

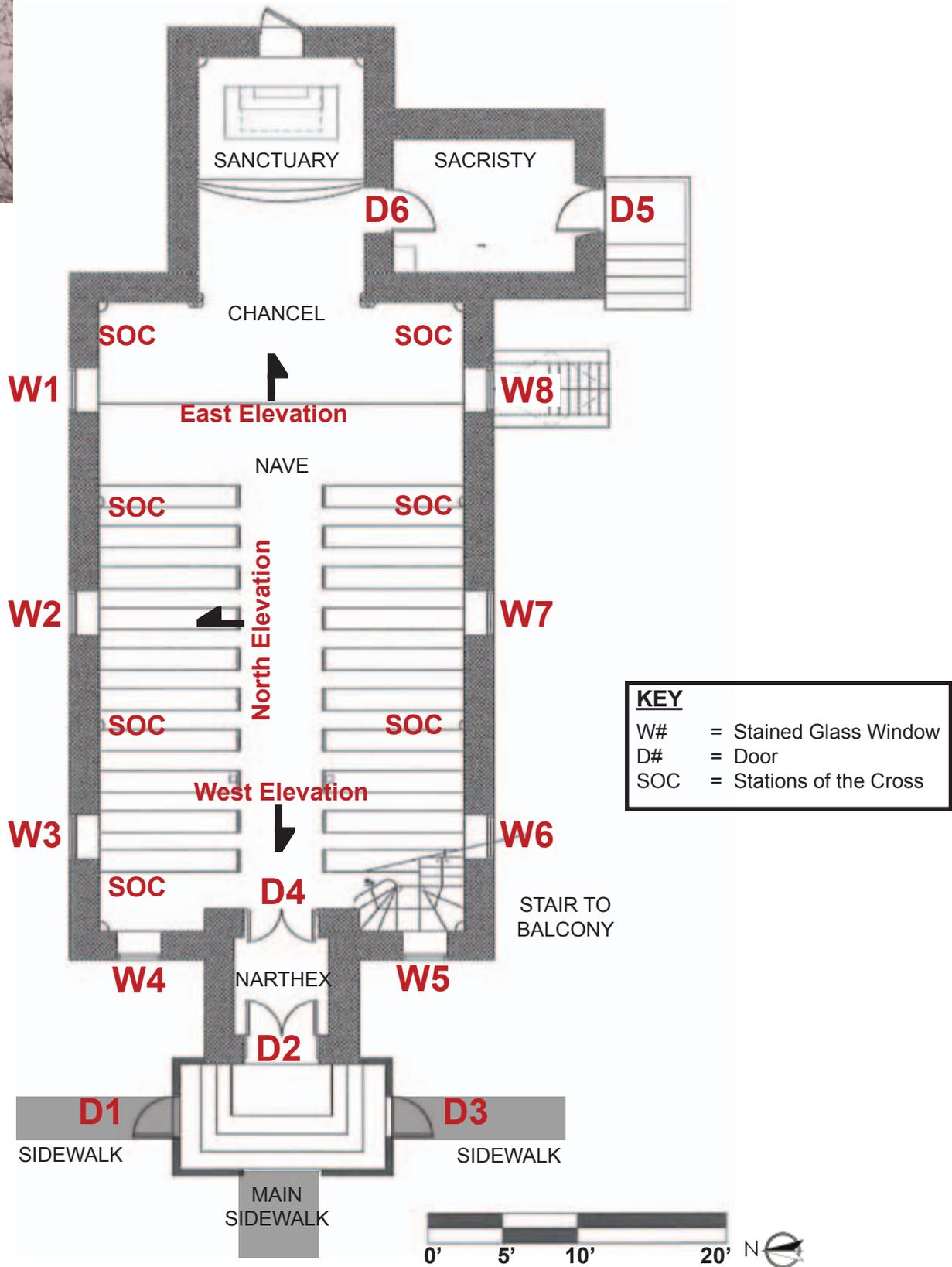
### HISTORICALLY

Many of the historic elements of the church can still be found in the building today. However, as often happens, frescos have faded and church artifacts have been removed or simply lost to time. As restoration continues, the intent is to replace those items with similar pieces and restore the frescos. (See Figure 25).

Below is a historic photo showing a few of the main items that are missing, including the altar, the Stations of the Cross, and frescos.



**Figure 25:** Historic altar furnishings and canvas paintings that are no longer part of the church.



FIRST LEVEL PLAN

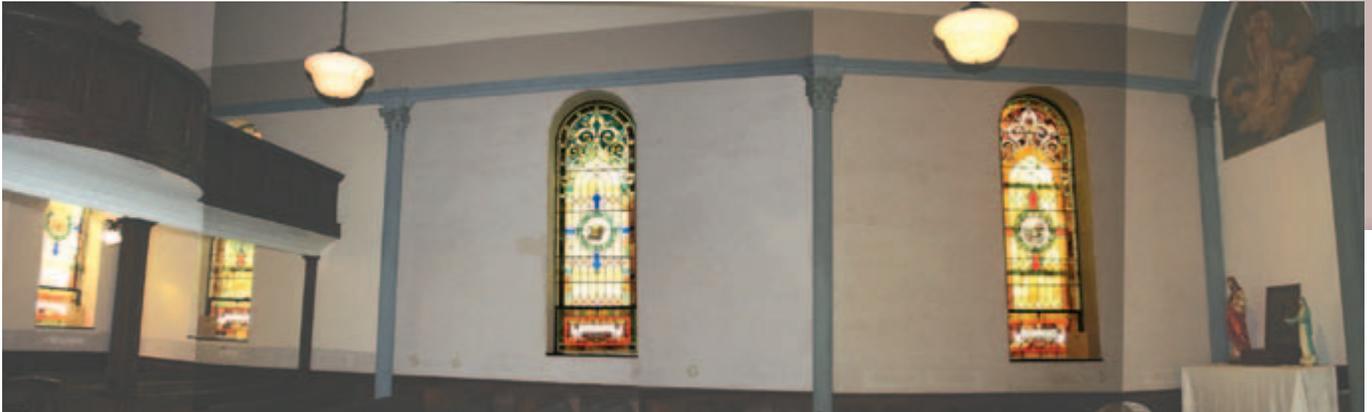


Figure 26: North Interior Elevation (South Interior Elevation Similar)

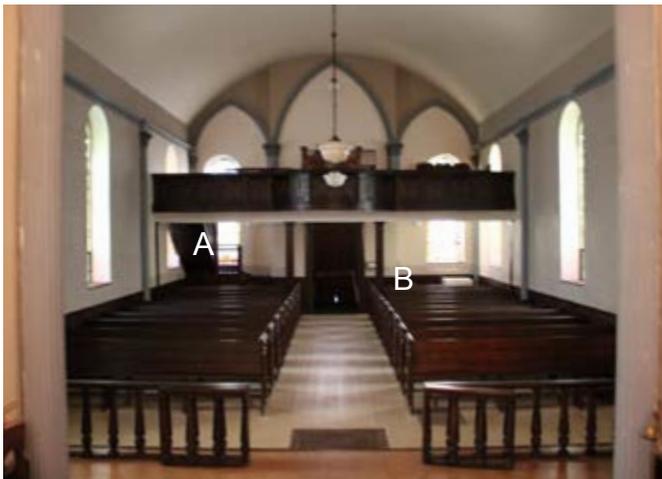


Figure 27: West Interior Elevation



Figure 28: East Interior Elevation



Figure 27A: Enlarged View of the Stair



Figure 27B: Enlarged View of the Pews

INTERIOR ELEVATIONS

## CEILINGS

There are two ceiling shapes in the building: a flat ceiling in the narthex and a barrel vault that runs from the west end of the nave through the sanctuary.

Unlike the rest of the building, the narthex has a bead board ceiling. Access to the belfry is through a trap door in this ceiling. Both the existing trap door and the ceiling show signs of damage from water and years of having the building unoccupied. Further investigation needs to occur to determine whether the ceiling can be refurbished. Future work includes the restoration of the top of the spire, which will necessitate work in this area.

It should be noted, that the underside of the balcony is also finished in painted bead board like the narthex.

As part of the on-going restoration work, the plaster barrel vault ceiling in the rest of the church has been restored. In order to help stabilize the ceiling, a fiber mesh underlayment was used. Over the last year a crack has developed over the length of the vault. The most likely cause of this crack is the fact that the building went unheated for several weeks last winter. The plaster is not capable of maintaining its structural stability when subjected to extreme temperature swings.

## WALLS

### WAINSCOTING

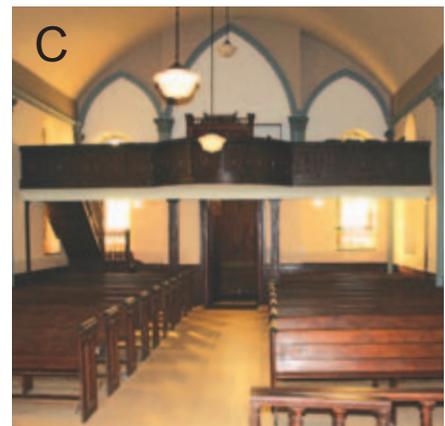
Wainscoting forms the base of the wall throughout the main floor of the church. Stained a dark brown, the approximately three foot high paneled wainscoting is capped by a piece of ledge molding.

In general the wainscoting is in good condition, with no visible degradation and minimal chipping. There are two areas that are the exception: the narthex and the sacristy. The trim, in particular, has lost a substantial amount of stain and varnish. Damage to the wood is much greater than in other parts of the building. In the sacristy there are segments of wood missing, as well as areas where decay has severely damaged the integrity of the pieces.

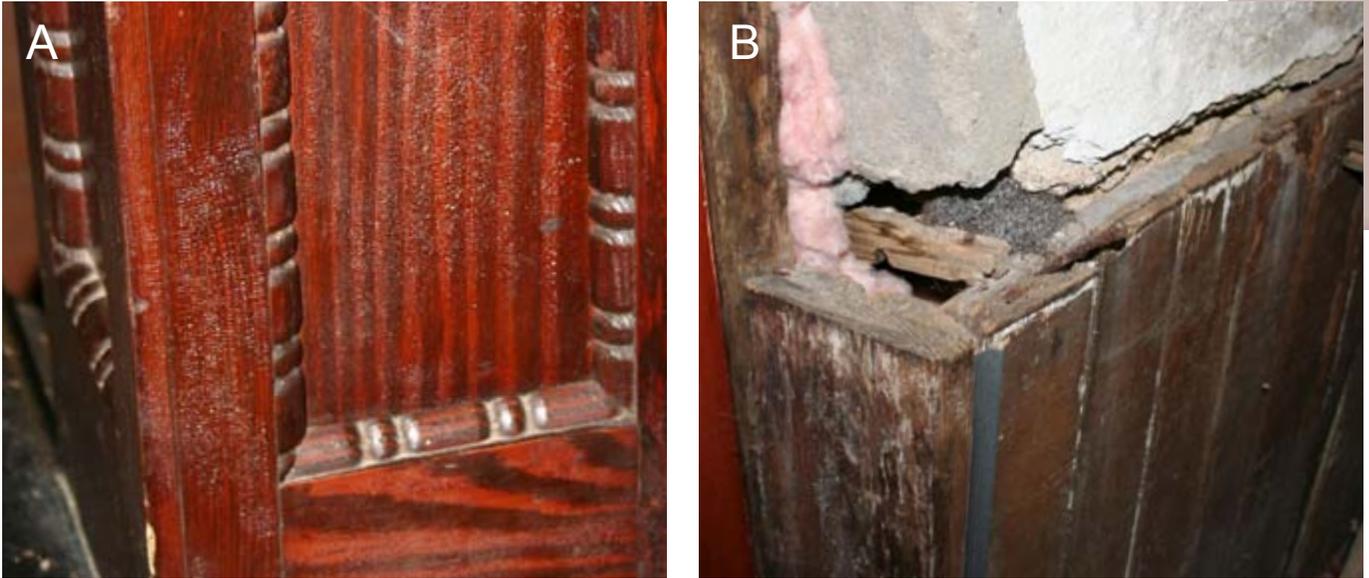
The finish on the woodwork retains a warm color, but there is crazing which gives the wood a rough texture and look. It should be noted that this crazing does not hurt the wood, nor is it an indication of any problems. Color of the wainscoting matches the stained trim including the stairs, railings and balcony apron.

### PLASTER WALLS

Above the wainscoting are plaster walls with a relatively smooth texture. Unlike the ceiling, the walls in the sanctuary have been refurbished the Trompe L'oeil restored. Patch work has occurred in the nave and chancel. The walls had been frescoed, some gilded, the ghosting of which can still be seen in some spots.



**Figure 29: Ceiling Types** A. Bead board ceiling in the narthex B. Plaster barrel vault ceiling being refurbished C. Refurbished plaster barrel vault.



**Figure 30:** Woodwork A. Typical crazing on woodwork B. Damage to wainscoting in sacristy, rot and pest damage.



**Figure 31: Plaster Conditions**

A. Noticeable chipping and deterioration at changes in materials

B. Hair line cracks in walls, non-problematic in nave, chancel and sanctuary

C. Heavier damage at windows

D. Severe damage in the sacristy, especially at the door. Structural stability of the plaster and lath is questionable

E. Noticeable deterioration between the pilasters and the exterior walls

The frescos were done by Joseph W. Lalonde, a painter who did several frescoes for the St. Paul Church. His work at St. Rose of Lima is significant not only for this church, but also for Minnesota. Historic photos are available for reference that show much of the frescoing work.

Restoration of the plaster walls has taken place in the sanctuary. Work here also includes repainting and reviving some of the original fresco work. Ghosting in other areas of the church was used to replicate the patterns. Where the pattern was unique to the sanctuary, historic photos were used to closely replicate the work.

Some thought has been given to preserving and stabilizing a section of the frescoing so that visitors will understand some of the history of the building. A likely spot for this would be in the nave, where extensive work is needed. Covering a small section of the original decoration before the restoration work begins, would protect the original work.

## LIGHTING

Hanging from the center of the barrel vault are lighting fixtures which are sympathetic to the original fixtures. It appears from historic photos that the original fixtures were hung lower than the current fixtures. With the lower fixtures the lighting levels in the church would be higher at the floor level.



**Figure 32:** A. Historic lighting fixture B. Existing lighting fixture

The electrical panel and the wiring for the entire building have been updated. However, new uses of the building may necessitate an evaluation of the electrical system as a whole. Of paramount concern is maintaining appropriate lighting levels.

## WINDOWS

Noted on the floor plan are the eight stained glass windows, all but one are original to the building. There is also a half moon and a circular stained glass window above the entry. Of particular note is the half moon window bears the name and date of construction of the church. These windows have been restored and reinforced in recent years.

In order to protect the windows they are covered on the outside with a protective panel when the church is not in use. The circular rose window, because of its location, is protected by its original divided light storm window.

Most of the frames and jams are in good condition, showing little or no damage. Windows W6 and W7 both need work on the jams where minor damage has occurred.

There are four windows associated with the balcony: W5 and W6 at the stair, W3 and W4 in the balcony. Life safety and historic preservation are both issues with these windows.

*Window W5* is at a point in the stair where it is not protected by a railing and the sill is low enough that a visitor could easily fall into it.

*Window W6* has a low railing running past it. However, this railing is not high enough to keep the stained glass safe or to keep a visitor from falling over the railing into the window.

*Windows W3 and W4* are located in the balcony, with the balcony running past each window. In these locations there is a gap between the balcony and the windows which a tripping and falling hazard.

## MOLDINGS AND PILASTERS

Although the wainscoting, railings, stairs and balcony apron are all stained, the pilasters and accompanying moldings are currently painted a sky blue. The Corinthian style pilasters consist of fluted round columns resting on square bases with secondary circular bases.

Church records show that these pilasters were once gilded. The chipped areas of the accompanying molding do not show the same kind of gilding beneath the paint as is found on the pilasters.

The moldings and pilasters are in good condition, with the exception of peeling paint and dirt build-up. No rot or pest damage was noted. At the capitals on the pilasters the paint is flaking off leaving the gild exposed below.



**Figure 33:** Capital and moldings at top of pilasters



**Figure 34:** Close up of capital



**Figure 35:** Close up of pilaster base



**Figure 36:** Close up of dentil molding

## FLOORS

Wood floors run throughout the main floor of the church. The nave and narthex have painted floors, while the balcony has a stained floor similar to the rest of the woodwork. At the sanctuary and chancel the

wood floors have been covered with 12" square adhesive cork tiles.

For most of the building the assessment of the floors is relatively easy. Even with a coat of paint it is clear there is no rot and very little damage to the painted floors. Assessment of the sanctuary and chancel are more difficult.

The original layout of the sanctuary, with its square stair and platform configuration, has been replaced with curved stairs and platform. This re-configuration and the addition of at least one layer of floor covering over the wood make it difficult to know the condition of the wood below. In areas where the floor covering has worn away, the wood floor below is worn but structurally sound.

This existing stair layout at the back of the sanctuary poses a tripping hazard. The stairs narrow to about four inches at the sides as they meet the exterior walls and bow out to about 14 inches in the center. A variation in tread depth is a tripping issue.

At the sanctuary the layout has also changed. Evidence of the original stair just past the railing at the front of the chancel can be seen through the tiles.

Another tripping hazard exists just outside the chancel in the front of the nave. (See Figure 38). Here a large historic heating grate is set in the floor. The openings in the grate may allow shoe heels to slip through the grate and become stuck. Although this is the most prominent grate, there is another one under the first row of pews.



**Figure 37:** Damaged floor covering over wood floors at sanctuary, typical this area.



**Figure 38:** Open metal grate for air return at nave is a tripping hazard at edges and high heel hazard in open areas.

## DOORS

Leading into the main level of the church are two sets of doors at the west end and one door on the south side at the sacristy.

On the west side the doors leading into the narthex have not been refurbished. There is a functioning lock on the door, but a wood plank has been added for extra security. This set of doors is not in good repair, everything for the condition of the wood to the hardware needs to be addressed.

The doors leading from the narthex into the nave have been refurbished. The doors, frame and hardware are all in good condition and functioning properly.

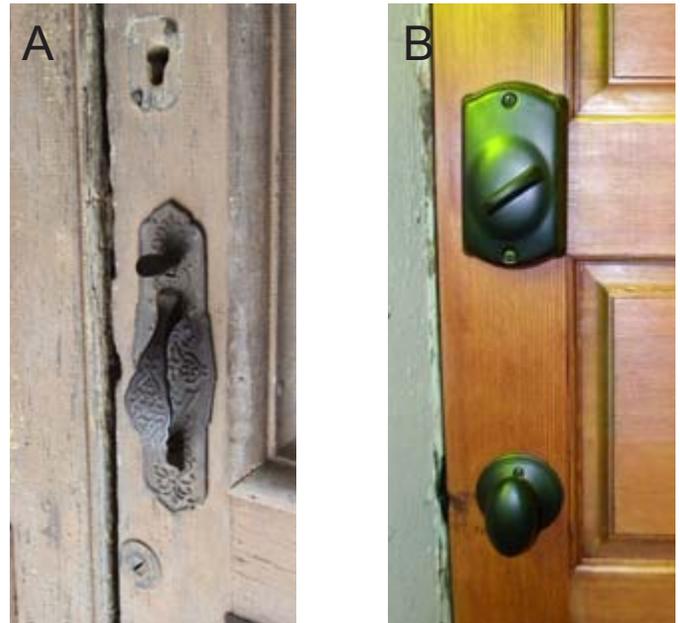
On the south elevation there is an exterior fir door leading into the sacristy. This door, which was replaced in 2012, and the clerestory glass above are not historic, but the frame around both is original. Both the door and the window frames have decay and pest damage. It is unlikely that this door offers any weather protection for the building.



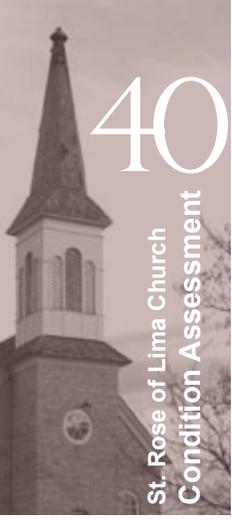
**Figure 39:** Exterior doors - **A** Main entry at narthex **B** Entry at sacristy **C** Interior side of sacristy door



**Figure 40:** Interior Door between narthex and nave



**Figure 41:** **A** Historic hardware at main entry **B** New hardware at sacristy door



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St. Rose of Lima Church  
Condition Assessment

# CONCEPTUAL IMPROVEMENTS:

## MOVING FORWARD

As the Friends St. Rose continue to develop the site as a historic and event destination, most of their work for the site will revolve around restoration and preservation in the broadest terms. There are however, in considering alternate uses for the site issues of safety, equitable access, and more intricate and complicated restoration work that needs to be addressed.

On the site proper, the biggest concern is access to the site and the building. At this point it would likely be very difficult for a person with any type of mobility issues to get up to the church building, let alone into the church unaided. In coordination with addressing access to the site and building, will be a discussion of the wooden vestibule.

The exterior of the building, as mentioned previously in this report, is in good condition. Remaining to be restored are the finial and cross. Historic building techniques need to be married to modern ones.

### THE SITE

#### ADA RAMPS

With the site steeply sloping down to the parking lot, and the building only accessible via stairs, it is clear that if the site is to be used by a wide range of visitors it will need to be made accessible. Most of the struggle centers on maintaining the historic property as a whole. Any changes to the greenspace which surrounds the building, including concrete paths and trees, will come under scrutiny from the National Park Service and other historic bodies.

Also, in considering design options such as ramps and ADA drop-off areas, the accessible route should be continuous from the drop-off area through to the interior of the building. This means that the stairs and non-historic wooden vestibule at the main entrance must also be evaluated.

For the accessible route the best location will have the least amount of slope while at the same time having the

shortest length. On this site that location will be near the northwest corner, by the driveway. However, this location is highly constrained by CR11 so it limits the possible drop-off design options.

By adding a pull-off lane parallel to CR11 and running from the northwest corner of the site toward the cemetery, there would be room for two cars to pull over at a time. At this location the slope up toward the church would be minimized.

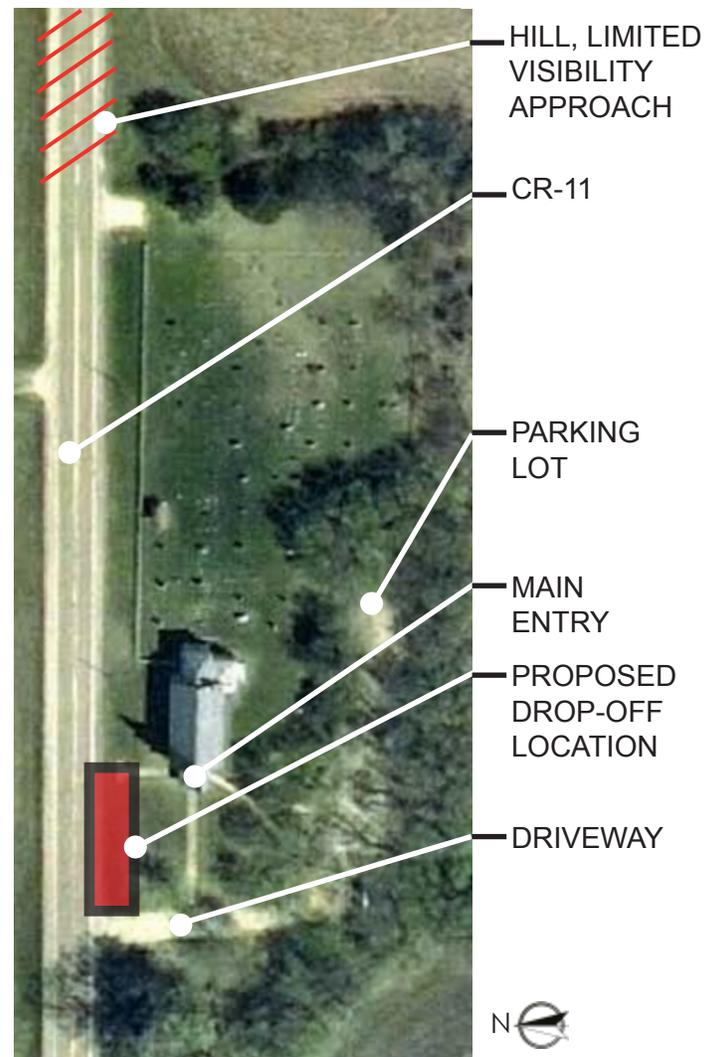


Figure 42: Aerial view.

With the pull-off in the location noted, there would be both a front (A) and back (B) option for the accessible ramp. Both of these options have pros and cons. (See Diagram: Site Accessibility Options)

The front ramp, which would lead from the pull-off at CR11 directly to the front door, with at least one switch back before meeting an enlarged front landing. Although this is the most direct route, it does have the greatest impact on the view toward the church from the street.

The back ramp, which would meet the front entry on the south side of the building, is the least obtrusive from the street. This option would require those with mobility issues to traverse the farthest to get into the building.

Both of these options presume the enlargement of the front landing. The enlargement of the landing helps with accessibility, while also addressing some of the safety issues.

### WOODEN VESTIBULE

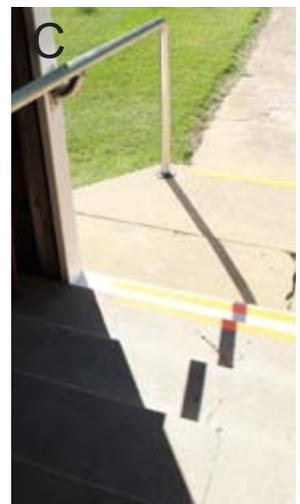
When looking at making the building and site accessible, consideration must be given to not only the paths leading to the door, but also any building or site element that could hamper the path. In the case of St. Rose of Lima, the wooden vestibule and the associated stairs are an impediment to this path.

As the vestibule exists currently, it would not be possible to tie ramps into the building at the front door. There is not enough head room to raise the exterior steps so that they are at the same elevation as the interior of the building, nor is there enough space to accommodate the required turning radius to be ADA compliant.

Given that the vestibule is not original to the church, that its connection to the masonry may be causing damage, and that its condition requires extensive refurbishing, it is recommended that the vestibule be removed. The removal will, in coordination with restoration of the front doors, solve the masonry deterioration issue as well as allowing for future ramp work.



**Figure 43:** North side of church at CR11, front option of ramps starts at north sidewalk and runs toward driveway.



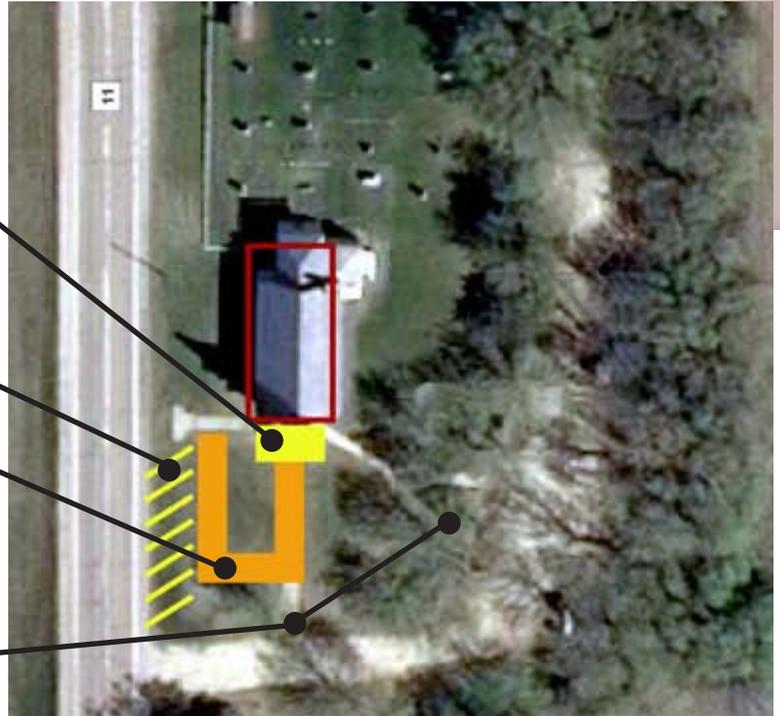
**Figure 44:** Stairs and vestibule do not allow for visitors with accessibility issues to enter the building: A Looking east, B Looking south, C Looking west.

VESTIBULE REMOVED AND  
NEW ENLARGED LANDING  
AND STAIR ADDED

ADA DROP-OFF LANE

OPTION A RAMP

EXISTING STAIRS



Option A

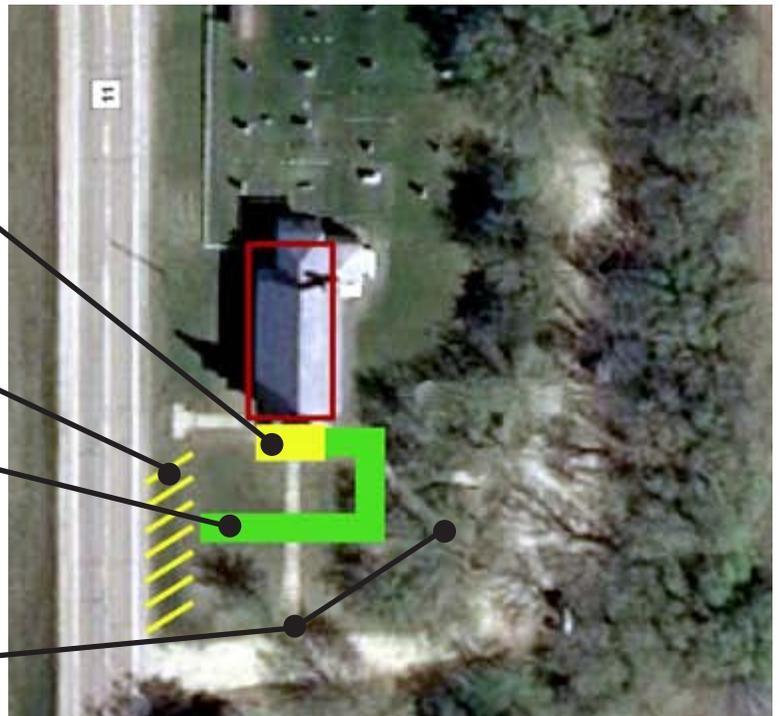


VESTIBULE REMOVED AND  
NEW ENLARGED LANDING  
AND STAIR ADDED

ADA DROP-OFF LANE

OPTION B RAMP

EXISTING STAIRS



Option B



SITE ACCESSIBILITY OPTIONS

## FINIAL AND CROSS

The finial and cross restoration will need to be undertaken with a great deal of care. Structurally unstable, rotted wood will need to be carefully removed so that the attachment of the new pieces will be into sound wood.

For this work a Structural Engineer should be employed to evaluate the existing wood, and comment on the proposed attachments. A dutch lap splice is recommended, with appropriate re-enforcing. The steel should run past the splice in each direction to further secure the splice.

Flashing and a resin paper barrier at the connection between differing materials should provide a better water proof connection. Where wood has the possibility of being exposed to the elements it should be primed and painted before installation.

Installation of the new wood and the return of the finial and cross will be both interior and exterior work. Once a structural evaluation has been made and a contractor has been chosen, the details of this work will be finalized.

## CONDITIONING THE SPACE

It is imperative that the interior of the building not experience dramatic shifts in temperature. These shifts can cause moisture build-up, cracking of plaster, deterioration of finishes and can contribute to other building problems.

A building of this age can be expensive to heat. Therefore, the recommendation would be to maintain the temperature between 42 to 48 degrees during the winter. Because the building is not occupied full time, a temperature monitoring system should be installed. These types of systems are readily available and are meant to send an alert via a computer or phone line should the temperature drop below a pre-determined number.

Along with the general issue of temperature, there are some measures that can be taken to help maintain the temperature. Before any work begins in the basement,



**Figure 45:** Existing interior of the spire where the attachment of the new wood will occur.



**Figure 46:** Existing top of spire.

any penetrations should be sealed. Then the exposed foundation walls and the soil in the crawl space can be covered with rigid insulation. Seams in both areas should be taped. A new insulated door should be added at the masonry opening at the bottom of the stairs leading down into the basement along with a new cellar door at the top of the stairs leading down to the basement.

## PILASTER AND WOODWORK RESTORATION

Historic photos of the church and first-hand information indicate that the pilasters and some of the other woodwork was either gold leaf or gold paint before it wore the blue paint it now has.

Before these items are restored further investigation needs to happen. The method of restoration will greatly depend on both what type of blue paint was used and what is really under that paint. Given the condition of the blue paint, it may only require soft brush work to remove it from the layers underneath.

## FRESCO RESTORATION

During the restoration of the plaster consideration should be given to the frescoes. Historic documentation, both written and photographic, indicates extensive decorative work through-out the church.

Whenever possible existing samples of the frescoes should be retained as they are a wealth of information about color and technique. This information will be a guide to both the pigments, but also the unique strokes used to form the work.



**Figure 48:** Remnants of original frescoes and decorative work.

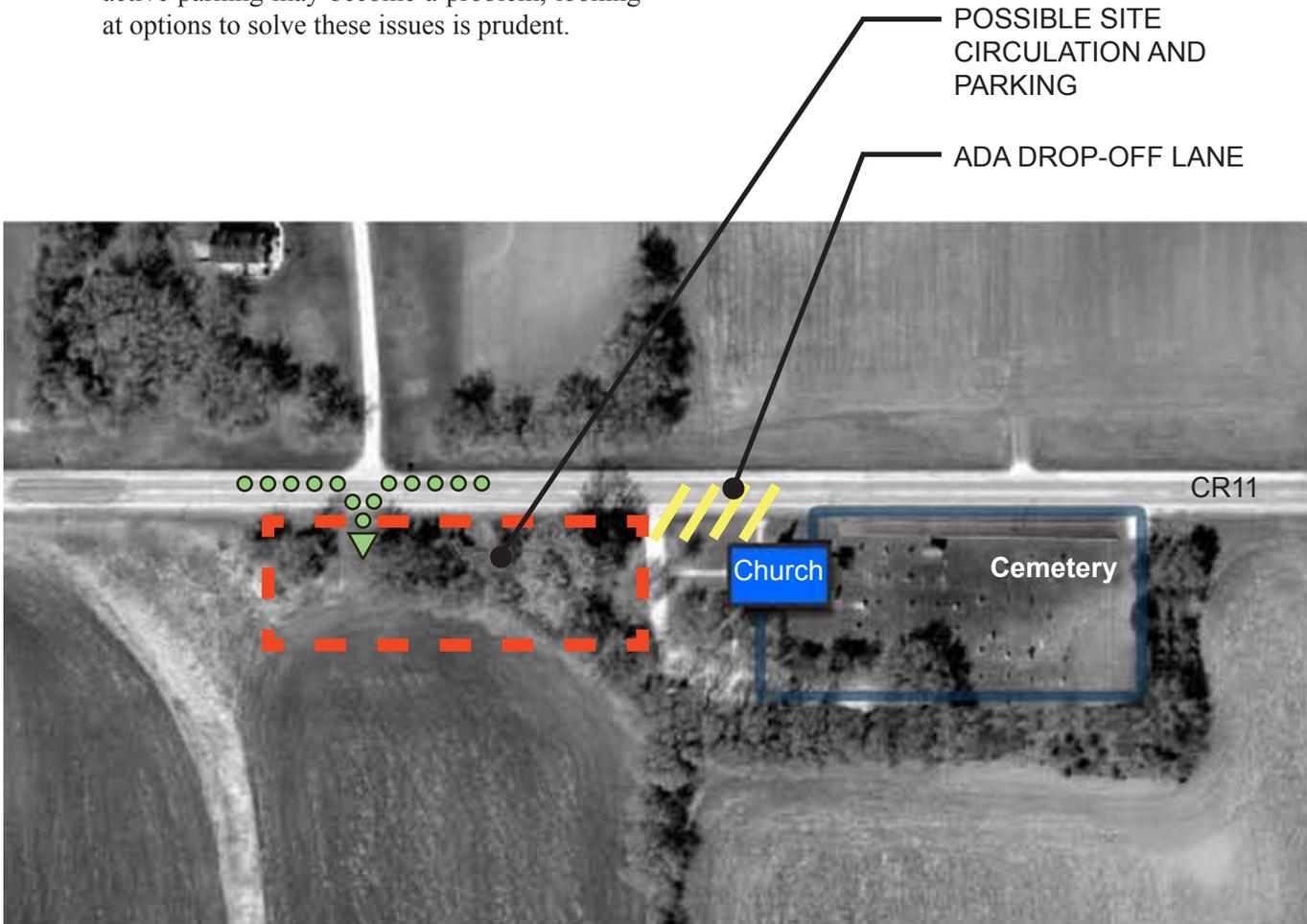


**Figure 47:** Historic photo showing the fresco and decorative work.

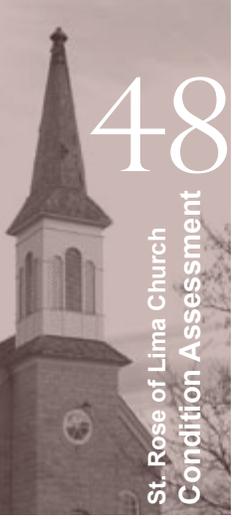
## ACQUISITIONS

### ADJACENT LAND

As opportunities arise for land acquisition around the current property, the Friends of St. Rose should consider purchasing additional land. The current use does not mandate any purchases, as the site is functioning adequately. But, given that the site is being more actively engaged, that accessibility issues may arise, and as the site becomes more active parking may become a problem, looking at options to solve these issues is prudent.







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St. Rose of Lima Church  
Condition Assessment

# RECOMMENDATIONS:

## RESTORATION / REHABILITATION

The recommendation section of this document is a quick reference for on-going maintenance, restoration, and new construction taking place on the site.

As with the rest of the document, the overall site has been divided into four sections; site, building exterior, building interior and design discussions.

The spreadsheets list the item/area being evaluated, the specific concern, a photo showing the concern, the recommended course of action, the level of importance and the estimated cost. These categories are self-explanatory, with the exception of the level of importance.

Each item was evaluated to determine how quickly corrective action should or needed to be taken. Those items that needed immediate corrective action were ranked with the highest level of importance. The key to this category is below.

### Level of Importance Key

**Critical** = Action should be taken immediately

**High** = Action should be taken in the next 6-12 months

**Moderate** = Action should be taken in the next 12-24 months

**Low** = Monitor this concern, and take action when possible

# SITE

Item	Concern	Photo
<p>Sidewalks</p>	<ol style="list-style-type: none"> <li>1. Sidewalks are a safety hazard where they are heaving, cracking and spalling. They have deteriorated beyond repair.</li> <li>2. Sidewalks do not provide an ADA accessible path. They can only be reached by stairs.</li> </ol>	
<p>Stairs: From parking and driveway</p>	<ol style="list-style-type: none"> <li>1. Stairs from the parking lot and driveway are heaving, cracking and spalling. They have deteriorated beyond repair.</li> <li>2. Stairs are not code compliant. They do not provide an even walking surface. There is not a consistent rise on the steps.</li> </ol>	
<p>Retaining Walls: Limestone</p>	<ol style="list-style-type: none"> <li>1. There is little structural stability left in these walls. Less than 50% of the original walls remain. There may not be enough material here to salvage for other uses on site.</li> </ol>	
<p>Retaining Walls: Concrete</p>	<ol style="list-style-type: none"> <li>1. Poured-in-place concrete walls are heaving, cracking, and spalling. They have deteriorated beyond repair.</li> <li>2. The walls that were once retaining soil have now completely disintegrated.</li> </ol>	
<p>Retaining Walls: Decorative Block</p>	<ol style="list-style-type: none"> <li>1. The decorative block is disintegrating, leaving most of the cells open to ice and water infiltration. Many of the original blocks have been replaced with CMU, which is also beginning to deteriorate.</li> <li>2. These walls have a poured-in-place concrete top. The concrete is heaving and cracking, making it unable to be repaired.</li> </ol>	

Recommended Repairs	Level of Importance	Estimated Cost
<ul style="list-style-type: none"> <li>• Repair or replace sidewalks that are not able to be repaired.</li> <li>• Sidewalks and access to the sidewalks are to be ADA compliant.</li> </ul>	MODERATE	\$ 45,000.00
<ul style="list-style-type: none"> <li>• Repair or replace stairs that are not able to be repaired.</li> <li>• Stairs should be code compliant with even walking surfaces and consistent rises and runs.</li> <li>• Provide ADA compliant railings for all stairs.</li> </ul>	HIGH	\$ 9,000.00
<ul style="list-style-type: none"> <li>• Limestone retaining walls are to be repaired with matching limestone if possible, or replaced with historically accurate limestone.</li> <li>• Walls are to be made structurally stable.</li> </ul>	LOW	\$ 15,000.00
<ul style="list-style-type: none"> <li>• Decayed concrete retaining walls are to be replaced with historically accurate limestone walls.</li> <li>• Walls are to be structurally stable.</li> </ul>	LOW	\$ 70,000.00
<ul style="list-style-type: none"> <li>• Missing decorative blocks are to be replaced with new, historically accurate decorative blocks.</li> <li>• Retaining walls are to be replaced with historically accurate limestone walls.</li> <li>• Walls are to be structurally stable.</li> </ul>	LOW	\$ 20,000.00

# SITE

Item	Concern	Photo
Fencing	<ol style="list-style-type: none"><li>1. Fence does not meet code at parking lot.</li><li>2. Much of the fence has been replaced but many pieces are still missing.</li><li>3. Fence on church property is part of larger fence.</li></ol>	
Driveway and Parking Lot	<ol style="list-style-type: none"><li>1. Both the driveway and the parking lot are unpaved, with the exception of a concrete slab that is a remnant of the horse barn slab.</li></ol>	

Recommended Repairs	Level of Importance	Estimated Cost
<p><b><i>This fence abuts the church property, but belongs to the cemetery</i></b></p> <ul style="list-style-type: none"> <li>• Work with the Cemetery Owner to replace fence with a code compliant alternative that is similar to the historic fence.</li> </ul>	<p>HIGH</p>	<p>\$ 57,000.00 By Others</p>
<ul style="list-style-type: none"> <li>• Pave the driveway and lot to better provide accessibility and erosion control, while also being cognizant of the historic fabric of the site.</li> </ul>	<p>LOW</p>	<p>\$ 33,500.00</p>

# BUILDING EXTERIOR

Item	Concern	Photo
Limestone Walls	<ol style="list-style-type: none"> <li>1. There are a few scattered penetrations that give water and pests access to the building.</li> <li>2. Deterioration of the stone has occurred and should be monitored for future replacement.</li> </ol>	
Window Covers	<ol style="list-style-type: none"> <li>1. Covers are removable. Removing and reattaching them may damage frame and window.</li> <li>2. Gaps between the covers and stone may promote water infiltration.</li> </ol>	
Window Frames	<ol style="list-style-type: none"> <li>1. Condition is good.</li> </ol>	
Half-Moon Stained Glass Windows	<ol style="list-style-type: none"> <li>1. This window is the only unprotected stained glass window in the building. There is a likelihood of wood rot and building envelope failure if the joint between the vestibule, building, and window is not maintained properly.</li> </ol>	
Cornice at Hipped Roof into Main Building	<ol style="list-style-type: none"> <li>1. At this location the joint has opened up and water infiltration has occurred. An excessive amount of sealant has been applied to mitigate infiltration.</li> </ol>	
Cornice Painting	<ol style="list-style-type: none"> <li>1. Paint has begun to fail and bare wood is showing, which will eventually lead to water damage.</li> </ol>	

Recommended Repairs	Level of Importance	Estimated Cost
<ul style="list-style-type: none"> <li>Patch and repair penetrations.</li> <li>Repair deterioration.</li> <li>Monitor for future replacement. (On-going Maintenance)</li> </ul>	<p style="text-align: center;">CRITICAL (Penetrations)</p> <p style="text-align: center;">LOW (On-Going)</p>	<p style="text-align: center;">\$ 5,500.00</p>
<ul style="list-style-type: none"> <li>Monitor for wood rot at window trim, every 6 months. (On-going Maintenance)</li> <li>Monitor for water infiltration, every 6 months. (On-going Maintenance)</li> </ul>	<p style="text-align: center;">LOW</p>	<p style="text-align: center;">TBD</p>
<ul style="list-style-type: none"> <li>Assess condition of window frames if/when covers are removed. (On-going Maintenance)</li> </ul>	<p style="text-align: center;">LOW</p>	<p style="text-align: center;">TBD</p>
<ul style="list-style-type: none"> <li>If vestibule is retained, seal and maintain the joint between the vestibule, building, and window.</li> </ul> <p>Monitor for wood decay and building envelope failure in the future. (On-going Maintenance)</p>	<p style="text-align: center;">LOW</p>	<p style="text-align: center;">\$ 750.00</p>
<ul style="list-style-type: none"> <li>Remove excess sealant and damaged flashing.</li> <li>Use backer rod and new flashing to cover joint completely. Then seal as required.</li> </ul>	<p style="text-align: center;">HIGH</p>	<p style="text-align: center;">TBD</p>
<ul style="list-style-type: none"> <li>Prepare cornices to be repainted.</li> <li>Repaint all cornices.</li> </ul>	<p style="text-align: center;">MODERATE</p>	<p style="text-align: center;">\$ 11,500.00</p>

# BUILDING EXTERIOR

Item	Concern	Photo
Woodwork and Door to Sacristy	<ol style="list-style-type: none"> <li>1. Door and transom are pulling away from the stone.</li> <li>2. Threshold has severe rot and has lifted away from concrete steps.</li> <li>3. The door head and threshold are allowing water to infiltrate the building.</li> </ol>	
Woodwork, Concrete Stair, and Railing to Sacristy Door	<ol style="list-style-type: none"> <li>1. Stairs have areas of spalling where railing posts meet concrete.</li> <li>2. Railing is not stable.</li> </ol>	
Hurricane/Cellar Door to Basement	<ol style="list-style-type: none"> <li>1. Door is not weather tight.</li> <li>2. Door does not provide security.</li> <li>3. Door has bare wood showing and needs to be repainted or replaced.</li> </ol>	
Chimney	<ol style="list-style-type: none"> <li>1. Brick and mortar in need of repair at the top of the chimney.</li> <li>2. Need pest protection at the top of the stack.</li> </ol>	
Wooden Vestibule Roof	<ol style="list-style-type: none"> <li>1. Roof line shows signs of sagging.</li> </ol>	

Recommended Repairs	Level of Importance	Estimated Cost
<ul style="list-style-type: none"> <li>Replace transom glass, door frame and threshold while maintaining the historic integrity of the building.</li> </ul>	HIGH	\$ 4,500.00
<ul style="list-style-type: none"> <li>Repair spalling areas of stair.</li> <li>Replace wooden railing to provide a stable and freshly painted staircase.</li> </ul>	<p>CRITICAL (Railing)</p> <p>MODERATE (Repairs)</p>	\$ 2,500.00
<ul style="list-style-type: none"> <li>Replace door with new, white, weather tight door.</li> <li>Provide door security to reduce vandalism and break-ins.</li> <li>Install additional door at basement masonry wall.</li> </ul>	MODERATE	\$ 6,500.00
<ul style="list-style-type: none"> <li>Repair and replace brick and mortar at the top of the chimney.</li> <li>Provide pest protection such as a hooded cap or screening at the top of the chimney stack around the flue.</li> </ul>	MODERATE	\$ 3,500.00
<ul style="list-style-type: none"> <li>TBD if vestibule is retained.</li> </ul>	HIGH	TBD

# BUILDING EXTERIOR

Item	Concern	Photo
<p>Wooden Vestibule Concrete Stairs</p>	<ol style="list-style-type: none"> <li>1. Vestibule does not meet code and is not ADA compliant</li> </ol>	
<p>Wooden Vestibule Entry</p>	<ol style="list-style-type: none"> <li>1. Paint has begun to fail and bare wood is showing, which will eventually lead to water damage.</li> <li>2. Need to consider security measures due to recent break-in.</li> <li>3. The vestibule is historic, but not original.</li> <li>4. The vestibule is deteriorating the masonry walls of the church.</li> </ol>	
<p>Spire</p>	<ol style="list-style-type: none"> <li>1. Finial is in the church's possession, but not currently on the spire.</li> <li>2. Remaining structure has decayed and is damaged during.</li> </ol>	

Recommended Repairs	Level of Importance	Estimated Cost
<p><b><i>Recommend removal of wooden vestibule and not replacing.</i></b></p> <ul style="list-style-type: none"> <li>• Prepare wooden vestibule to be repainted.</li> <li>• Repaint wood vestibule.</li> </ul>	HIGH	\$ 8,750.00
<p><b><i>Recommend removal of concrete stairs when/ if wooden vestibule is removed.</i></b></p> <ul style="list-style-type: none"> <li>• Replace concrete steps with ADA compliant ramp and steps.</li> <li>• Provide ADA complaint railing to match historically appropriate railings.</li> <li>• Provide door new locks to reduce vandalism and break-ins.</li> </ul>	HIGH	\$ 7,500.00
<ul style="list-style-type: none"> <li>• Repair spire structure for re-installment of finial.</li> <li>• Reinstall finial to its original condition.</li> </ul>	HIGH	\$ 6,200.00

# BUILDING INTERIOR

Item	Concern	Photo
Ceiling at Narthex	<ol style="list-style-type: none"> <li>1. The wood ceiling has water damage and has lost most of its paint.</li> <li>2. The trap door leading to the bell tower is not original.</li> </ol>	
Ceilings at Nave, Chancel and Sanctuary	<ol style="list-style-type: none"> <li>1. Fluctuations in temperature have caused a minor hairline crack in the crown of the plaster barrel vault ceiling.</li> </ol>	
Ceiling at Sacristy	<ol style="list-style-type: none"> <li>1. Plaster ceiling in the sacristy appears to have lost most of its structural integrity.</li> <li>2. Lath under the plaster ceiling is exposed in several areas. In these areas the lath appears to have rot and pest damage.</li> </ol>	
Wainscoting at Narthex and Sacristy	<ol style="list-style-type: none"> <li>1. The wainscoting suffers from varying degrees of damage. In both areas the cap has sustained the most damage.</li> <li>2. The finish coat and some of the stain has been worn away.</li> <li>3. Water and pest damage is visible near the doors in both areas.</li> </ol>	
Plaster Walls at Sacristy	<ol style="list-style-type: none"> <li>1. Plaster has lost its structural stability, falling away from the lath and crumbling.</li> <li>2. Wood lath and structure behind plaster appears to be failing.</li> </ol>	

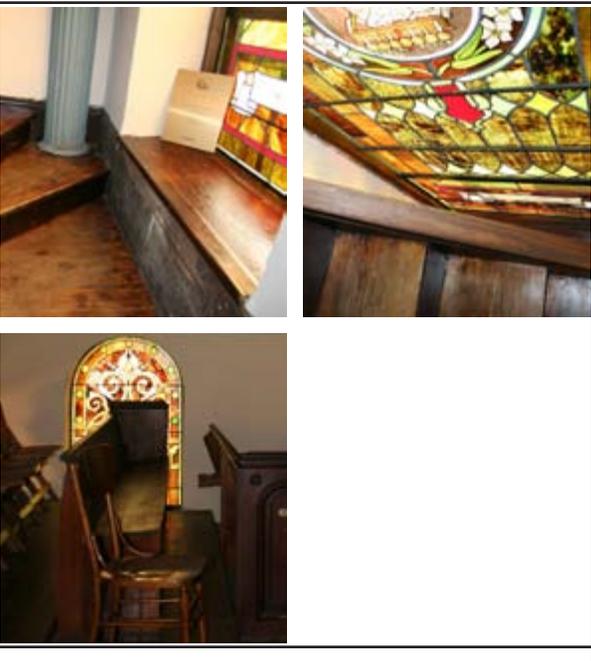
Recommended Repairs	Level of Importance	Estimated Cost
<ul style="list-style-type: none"> <li>Repair tongue and groove ceiling pieces where possible, replace when required.</li> <li>Prepare surfaces to be repainted. Repaint.</li> <li>Replace non-original trap door with historically appropriate door.</li> </ul>	HIGH	\$ 9,500.00
<ul style="list-style-type: none"> <li>Maintain a consistent temperature in the building to limit large temperature fluctuations. (On-going maintenance)</li> <li>Install a monitoring system capable of sending alerts to the Owner if the temperature drops below a given standard.</li> </ul>	LOW	\$ 250.00
<ul style="list-style-type: none"> <li>Investigate the condition of the lath and structure above the plaster ceilings.</li> <li>Stabilize the existing plaster ceiling and repair/replace the missing plaster.</li> <li>Paint.</li> </ul>	HIGH	\$ 6,000.00
<ul style="list-style-type: none"> <li>Repair and stabilize damaged wood if possible, replace if required.</li> <li>Patch/repair water and/or pest infestations, resolve source.</li> <li>Stain and varnish repaired wood to match similar existing historic woodwork.</li> </ul>	HIGH	\$ 4,500.00
<ul style="list-style-type: none"> <li>Investigate the condition of the lath and structure behind the plaster. Repair and required to stabilize.</li> <li>Remove loose or failing plaster, and replace in kind.</li> <li>Paint.</li> </ul>	HIGH	\$ 6,800.00

# BUILDING INTERIOR

Item	Concern	Photo
<p>Plaster Walls at Narthex, Nave, Chancel and Sanctuary</p>	<ol style="list-style-type: none"> <li>1. Noticeable chipping and deterioration at changes in materials and changes in planes.</li> <li>2. Minor cracking is occurring along the exterior walls.</li> </ol>	
<p>Lighting</p>	<ol style="list-style-type: none"> <li>1. Lighting fixtures do not appear to be original.</li> <li>2. Lighting levels are low for the new uses of the building.</li> </ol>	
<p>Moldings, Column Clusters, and Pilasters</p>	<ol style="list-style-type: none"> <li>1. Paint is flaking and worn off at moldings and pilasters.</li> <li>2. In some areas there is a gold color showing through. It is not clear if this is metallic paint or gold leaf.</li> <li>3. Localized wear damage can be found at the base of the pilasters and column clusters.</li> </ol>	
<p>Floor at Chancel and Sanctuary</p>	<ol style="list-style-type: none"> <li>1. There is a non-historic adhesive floor tile laid over the historic wood floor.</li> <li>2. The Sanctuary's original stair layout has been replaced with stairs that are a safety hazard.</li> <li>3. The Chancel's original step and layout have been covered over.</li> </ol>	
<p>Floor at Nave</p>	<ol style="list-style-type: none"> <li>1. Furnace grates may be a tripping hazard.</li> <li>2. Furnace grates have begun to rust.</li> </ol>	

Recommended Repairs	Level of Importance	Estimated Cost
<ul style="list-style-type: none"> <li>Monitor cracking on exterior walls for any widening of existing cracks or the occurrence of new cracks. (On-going Maintenance)</li> <li>Repair chips and deterioration.</li> <li>Paint.</li> </ul>	<p style="text-align: center;">MODERATE</p>	<p style="text-align: center;">\$ 1,500.00</p>
<ul style="list-style-type: none"> <li>Reposition lighting fixtures to help provide adequate lighting levels.</li> </ul>	<p style="text-align: center;">LOW</p>	<p style="text-align: center;">\$ 500.00</p>
<ul style="list-style-type: none"> <li>Investigate whether it is paint or gold leaf beneath the blue paint to determine the most appropriate way to remove the blue paint.</li> <li>Repair, refurbish and prepare wood surfaces for paint or leaf.</li> <li>Paint or gold leaf.</li> </ul>	<p style="text-align: center;">MODERATE</p>	<p style="text-align: center;">\$ 9,000.00 - 17,300.00</p>
<ul style="list-style-type: none"> <li>Remove the non-historic stairs at the Sanctuary and replace with the original configuration and material, including covering the opening in the floor at the back wall.</li> <li>Remove the adhesive tile and infill at the Chancel.</li> <li>Refurbish historic wood floors.</li> </ul>	<p style="text-align: center;">LOW</p>	<p style="text-align: center;">\$ 11,000.00</p>
<ul style="list-style-type: none"> <li>Remove rust and chipping paint from metal grates.</li> <li>Refinish with 'stove black' or other historically appropriate paint/sealant.</li> <li>Have a cover or boundary strip threshold made to fit over existing grate as temporary tripping protection during events.</li> </ul>	<p style="text-align: center;">MODERATE</p>	<p style="text-align: center;">\$ 1,500.00</p>

# BUILDING EXTERIOR

Item	Concern	Photo
Doors at Nave	<ol style="list-style-type: none"> <li>1. The exterior doors and frames on the west side of the building have very little protective finish left.</li> <li>2. Doors are no longer plumb, so the threshold and the doors suffer each time the doors are opened.</li> </ol>	
Safety at Balcony Stairs and Balcony	<ol style="list-style-type: none"> <li>1. There is no railing between windows and stairs, which might allow someone to fall into the window(s).</li> <li>2. There is an open area between the balcony and the tops of two windows which might allow someone to fall through.</li> </ol>	

Recommended Repairs	Level of Importance	Estimated Cost
<ul style="list-style-type: none"> <li>• Patch/repair doors and frames. Refinish to match existing interior doors and historic photos.</li> <li>• Refurbish hinges and other existing hardware. If necessary, provide secure attachment to frame.</li> </ul>	HIGH	\$ 6,500.00
<ul style="list-style-type: none"> <li>• At the stair landing window add either a railing that matches existing railing or a plexi-glass panel to protect window.</li> <li>• At the window in the stair add plexi-glass panel between stair and wall. Panel should run from edge of stair up a minimum of 42" to protect glass.</li> <li>• At the balcony add plexi-glass panel from balcony floor to top of window.</li> </ul>	MODERATE	\$ 3,500.00