



St. Rose of Lima Catholic Church/Chamber of Commerce

HISTORIC STRUCTURE ASSESSMENT

SHF PROJECT NUMBER 2018-HA-020

FINAL HISTORIC STRUCTURE ASSESSMENT – DELIVERABLE #5

March 17, 2020

THIS PROJECT IS FUNDED BY A GRANT FROM HISTORY COLORADO, STATE HISTORICAL FUND

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**ST. ROSE OF LIMA
HISTORIC STRUCTURE ASSESSMENT
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ST. ROSE OF LIMA CHAPEL HISTORIC STRUCTURE ASSESSMENT

PART I: INTRODUCTION

1.1 RESEARCH BACKGROUND/PARTICIPANTS

The Town of Buena Vista applied for and received a historic structure assessment grant from the State Historical Fund in 2018. Scheuber + Darden Architects was chosen to complete the HSA with the kick-off meeting occurring on May 8th at the St. Rose of Lima Chapel (Rose Chapel). Anne McCleave from the State Historical Fund, Emily Katsimpalis from the Town of Buena Vista and Kathi Perry from the Chamber of Commerce were in attendance. Korbin Pugh from the State Historical Fund called in to the meeting as did Barbara Darden of Scheuber + Darden Architects. Subsequently, Scheuber + Darden Architects performed two field inspections, one on May 14 & 15, 2018 (weather was sunny and in the 60s) and on July 11 & 12 (weather was sunny, monsoon rains and in the 80s). Barbara Darden and Dave Wittman from Martin Martin Consulting Engineers were both on site on July 12. The purpose of these field inspections was to assess and document the condition of the site and building.

Over the course of their field inspections, Scheuber and Darden Architects measured the building and assessed and photographed the exterior, interior, and site conditions. This report includes data gathered during the field work and information provided by the Chamber of Commerce, Town of Buena Vista and History Colorado. This report also provides descriptions, conditions, and preliminary recommendations with specific treatment options that are intended to conform to *The Secretary of the Interior's Standards for the Treatment of Historic Properties*.

This project was paid for in part by a State Historical Fund grant from History Colorado. (SHF #2018-HA-020).

1.2 BUILDING LOCATION/SITE PLAN OR VICINITY MAP

Physical Address: 343 U.S. Highway 24, Buena Vista, CO 81211.

See Appendix for Site Plan



PART II: HISTORY AND USE

2.1 Architectural Significance and Construction History

History of St. Rose of Lima Church

According to the Catholic Diocese, St. Rose of Lima was constructed in 1880 during the building boom that also established Buena Vista when the Denver and Rio Grande Railway came to town. The church's namesake, St. Rose was the first canonized saint in the Americas. The church was constructed on land donated by James McPhelemy. The bricks for the foundation and the lumber were hauled by James Mahon, with the lumber most likely from Thomas Starr's mill at Poncha Springs. Thomas Starr also provided much of the financing to construct the Catholic Church. Built under Reverend Thomas Cahill's service, the church was built on the wrong property (location unknown) due to the rush of construction during Buena Vista's boom days. It wasn't until a few years later that the building was moved to its correct location at 118 S. Gunnison, in Buena Vista.

The local newspapers build on this story by providing additional dates. The church was being plastered in December 1883 and an announcement of completion of construction was made in the January 3, 1884 issue of the Buena Vista Democrat. It was almost nine months later before the altar was completed in September 1884.

The church was moved to its former location at 118 S. Gunnison Street (Lots 1 & 2, Block 56) in 1888, but the original location is unknown. The congregation was small, and few changes were made to the church. In 1947, Father Harold arrived and made long needed improvements. He painted the interior, added new stations of the cross, added fluorescent lighting and constructed additions to the sanctuary and altar.

In 1967, under Father Michael Corbett's direction, a new parish center was begun. The little chapel, which had been enlarged twice already (History of Chaffee County) would be replaced by a larger church to serve the growing community. By 1967, the congregation had outgrown the small wood church. Plans began to construct a more contemporary larger church and in 1969, with construction ready to begin, the old wood church was scheduled to be razed by the Buena Vista Fire Department. Mrs. Marie Skogsborg had a restraining order issued because she maintained that she owned the building, securing it from Father Rykowski. She had the building moved to Forest Square Park, where it is currently located. Grace Huff was also involved in stopping the razing and having it moved to the park.

After the move, a small committee, run by Grace Huff, was formed to restore the building as a community center for art and history, club meetings and weddings. Donations were received, new wood floors from the 12th Mountain Division Building were installed, the plaster walls were repaired, as well as the installation of water, electricity and heating. The chimney was removed in 1972. The Chamber of Commerce signed their first lease with the Town of Buena Vista in 1974.

A new furnace was also installed in the 1990s. In 1998, kitchen cabinets were installed in the Kitchenette, replacing older ones, which were in poor condition.

The building was placed on the Colorado State Register of Historic Properties in 1999 and the Town of Buena Vista applied for a State Historical Fund grant to stabilize the roof structure and install a new roof. The flooring in the Vestry/Kitchen was replaced due to water damage from the door and from the traffic from visitors.

Developmental History/Timeline

- 1880 Rev. Thomas Cahil had the church constructed. Was constructed on the wrong lot and was moved a few years later. James McPhelemy donated the land the church was constructed on. Hugh Mahon hauled the bricks for the foundation from a kiln at Johnsons Corner. He also hauled the lumber from the Thomas Starr Mill at Poncha Springs. Thomas Starr also financed the construction of the church (Chaffee County Republican, May 9, 1969, page 1). The Mayol brothers also contributed much (1880 - 1980 St. Rose of Lima Church). St. Rose of Lima was the first canonized saint in the Americas.
- 1883 The church was plastered and otherwise made comfortable (Chaffee County Republican, December 15, 1898 – Article from the previous issues – 15 years earlier).
- 1884 January. The building was completed (Buena Vista Democrat, January 3, 1884, page 4).
- 1884 September. New alter completed (Buena Vista Democrat, September 25, 1884, page 1).
- 1887 Mr. D. C. Weaver purchased lots 1 -4, Block 55 for \$99.00. The church was moved to this location circa 1888. The original location is unknown.
- 1888 Back rooms are being repaired and painted. (Buena Vista Democrat, February 23, 1888, page 3).
- 1890 The grounds of the church were enclosed with a picket fence. (Buena Vista Democrat, August 28, 1890, page 3)
- 1947 Father Harold had the interior of the church painted and improvements made - \$300. First time in 40 years anything had been done. New paint, new stations of the cross, symbolic pictures of the sacraments, fluorescent lighting and additions to the sanctuary and on the alter (1880 - 1980 St. Rose of Lima Church). New wood floor – came from the buildings of the 10th Mountain Division at Tennessee Pass (Kathi Perry).
- 1948 Restroom and kitchenette addition was constructed. Roof framing led the team to believe that this area may have been an open porch at one time.
- 1948 Vestibule addition was constructed.
- 1967 New parish church was constructed. Old church sat next to the new Parish Church.
- 1968 Winter/Spring. Congregation decided to destroy the old church. The Art Club, run by Grace Huff, began working to move and preserve the church. Suzy Kelly and Grace approached the Town of Buena Vista to move the building to Forest Park, which was approved by the Mayor (John Burt) at the time. The Town Council also provided formal approval. Weeks later the approval was rescinded as the Town decided that the Park should remain a park and recreational. Grace was investigating other locations and funders, when Marie Skogsberg offered to underwrite the preservation and move and assist in finding other donors. (Skogsberg Notebook – in possession of Melanie Roth).

Marie looked at a property at the South edge of town. The land would be donated by Dick Winters and a new park would be designed and constructed for the church to sit in. A neighbor was concerned about the construction and move, and Dick Winters rescinded his offer. Marie in a last-ditch effort convinced Town Council to allow her to move the building to Forest Park.

- 1968 Spring. Town bids for Chapel. \$700 to set it on the foundation. \$269 for concrete blocks for foundation. \$137 for material for footings. Costs do not include labor.
- 1968 Marie Skogsberg entered into an agreement with Rev. Jerome Rykowski, acting Priest of Buena Vista, to move the St. Rose of Lima Church from its current location to another location in town. Her intent was to establish a memorial or museum perpetuating the Christian religion within (District Court Civil Action No. 5908).
- 1969 Marie Skogsburg filed a Statement of Claim in District Court against the Catholic Diocese of Pueblo, the Fire Chief of Buena Vista, the Mayor of Buena Vista and the St. Paul Insurance Company (District Court Civil Action No. 5908). Ms. Skogsberg claimed that she was the owner of the building and that the defendants were threatening to destroy the building. In the Claim, she requested that a restraining order be issued preventing the defendants from destroying the building. In fact, the Buena Vista Volunteer Fire Department was scheduled to burn down the old church on May 3, 1969 (Chaffee County Republican, May 2, 1969, page 1). A temporary restraining order was issued by Judge Purdy, stipulating that it must be moved by June 1 (Chaffee County Republican, May 16, 1969, page 1).
- 1969 June 6. The building was sitting on steel girders waiting for telephone lines to be temporarily relocated for the move (Chaffee County Republican, June 6, 1969, page 1).
- Building was moved. No heating, water, plumbing or electricity. Was placed on a concrete block foundation. Plaster walls were cracked and plaster on the floor from move, floors bounced.
- 1970 March 17. The building was to become the Chaffee County Art Center. The Park Chapel Restoration Committee's (P.C.R.C.) intent was for the Town of Buena Vista to use the building as a multi-purpose park and recreation facility.
- The building was on a solid foundation and was to be faced with red brick (never happened) and surrounded by a Chapel Botanical Garden. A restoration committee had been formed, Carl Peterson, Dale Dennett, Margaret Hysell, Shirley Avery and Cliff Pridemore. Restoration work was to be completed by Robert Hysell (Carpentry), Martin Bailey (Plumbing), Bud Glass (Water), Wayne Poplin (Landscaping), E. Broughton of Colorado Springs (Light Fixtures), Russell New (Bell), Douglas Morton, Gene Smith, M. C. Pinkston, Jr (Exterior Painting and Roof), Dall Dennett and Chuck Lee (Interior Crack repair), Tom Crocombe and Vince Furphy – Comfort Gas (Heating). Letter from Mrs. Marie Skogsberg to Mayor of Buena Vista (March 17, 1970). Prison crews helped plant trees and bring in topsoil to begin landscaping.
- 1971 August 9. Setup restoration committee, which included Coleen Roe, Lessie Hagen, Dal Dennett, Freda Thompson, and Grace Huff. Met weekly to complete restoration work.

Committee completed the following work:

1. Scrape paint and color brush foundation to look like old brick color.
2. Completing plans for kitchen and restrooms;
3. Find volunteers to do wiring – Jim and H. Huff;
4. Install water line – Town of Buena Vista, with personal donations of time and material;
5. Hang drywall, tape and sand – Dale, Jim Huff;
6. Restore ceiling – hired Deislen and Jimmerson;
7. Construct porch railing (see photo), H. Huff;
8. Paint woodwork – Bonnie Asaym, Susy Kelley, and Grace Huff;
9. Wood flooring repairs – local lore states that the wood flooring installed near the apse and chancel was taken from the 12th Mountain Division Cabins near Leadville and installed here to replace worn flooring.

1971 October 21. Water line to the building installed by Walt Fox.
Gas line installed by Tom Crocombe.

1972 March 4. Building is heated by stove.
Patching plaster and finishing paint.

1972 June 16. Dennett and Company finished patching cracks. Jim and Company framing restrooms, completing electrical and framing snack bar (kitchenette). Patching siding where chimney was removed through the roof and paint and glazing and put underpinnings under the partition.

1974 March 28. Chamber of Commerce signed first lease from Town of Buena Vista, \$1.00/year.

1977 P.C.R.C. negotiated agreement with the Chamber of Commerce, the following terms applied:

1. Chamber of Commerce to install plumbing. Park Chapel Restoration Committee donated \$500.
2. Will erect no signs without permission;
3. Will install porch railings;
4. Pews to remain in the building;
5. Occupancy by the Chamber of Commerce to be regarded as “temporary”;
6. Building will be occupied by the Park Chapel Restoration Committee as an office, other clubs could also utilize the building, rearranging pews for various occasions;
7. Provide gallery space for local artists; (Grace Huff Papers).

1977 March. Town of Buena Vista leases chapel to Chamber of Commerce for a five-year term. One of the lease terms was to provide public access to the building for public activities. The Chamber of Commerce was granted the right to schedule and govern the activities and to charge users for expenses incurred (Town of Buena Vista Lease Agreement). Above terms not included in the lease.

Marge Dorfmeister, Secretary of the Chamber of Commerce established back door as the primary entrance to the building (Grace Huff Notebook).

- 1980 December. P.C.R.C. worked with town to establish lease agreement with Chamber of Commerce. P.C.R.C. requested the following:
1. Make building an attractive club room for local clubs, small parties, receptions for art show openings;
 2. Establish gallery space for local artists to hang artwork;
 3. Develop mini auditorium for programs;
 4. Make chapel available for art workshops;
 5. Create space for small weddings. Install carpet in the sanctuary with aisle strip. Install low partitions to provide display spaces for Chamber of Commerce and gallery; Install a stage curtain later (see floor plan). (Chaffee County Times – December 4, 1980, page 5).
- 1980 December. Chamber signed five-year lease with the Town of Buena Vista for use of the building (Chaffee County Times – December 11, 1980). Terms above were not included in the lease agreement. Same lease terms as the 1977 lease.
- Park Chapel Restoration Committee – dissolved.
- Circa 1986 Chamber of Commerce paints the building trim red and paints the foundation with an antique brick coating.
- Secretary’s desk is in the chancel. Simple cross design of Apse was boarded over.
- 1995 Gas heaters in the main area were removed and a new furnace was installed.
- 1998 Kitchen cabinets were installed to replace older ones in poor condition.
- 1999 Placed on the Colorado State Register of Historic Properties.
- 1999 Received a State Historical Fund grant (SHF#00-01-076).
- 2002 Flooring in Vestry/Kitchen and carpet replaced due to water damage – traffic.
- 2005 Stained glass over the vestibule doors was installed. Community Service worker – made vestibule doors. 10 years later, broken into and put steel bar over doors.
- 2019 Floors were refinished. New display cases against the walls were constructed.

Period of Significance and Character Defining Features

St. Rose of Lima Church was listed on the Colorado State Register in 1999. It determined eligible under National Register Criterion C as a representative example of a Gothic Revival Church. While it lacks integrity of location, materials, and setting, it retains integrity of feeling, association, design, workmanship and overall retains integrity. Therefore, its period of significance for Criterion C is 1880, when the building was constructed. Since the building was moved, the work completed by the Park Chapel Restoration Committee in 1969 – 1972 has taken on significance and therefore, the rehabilitation standard should be followed in any future work.

In any rehabilitation project, it is important to understand what the character defining features are and that these features must be maintained and preserved so the building retains its historic integrity and conveys its significance. The character defining features for the St. Rose of Lima Church are:

1. Gabled, wood shingle roof with bell tower
2. Beveled wood siding
3. Original 4/4, gothic wood windows
4. Clear stained wood tongue and groove flooring, this includes the maintaining appearance of the differing wood flooring throughout.
5. Plaster walls and ceilings with drywall overlay on the walls.
6. Painted wood wainscoting, trim and baseboard
7. Open floor plan.
8. Chancel, apse, and alter configuration
9. Park setting with trees

2.2 EXISTING SKETCH PLANS

Please see Appendix 8.03 for floor plans and building footprint.

2.3 PROPOSED PROGRAM

Current Use & Proposed Program

The building is currently being used as the Chamber of Commerce office and as a Visitor's Center for the Town of Buena Vista and surrounding tourist attractions. There are no plans to change this current use.

The Chamber is in the process of beginning the rehabilitation of the interior of the building, completing minor changes to the interior of the building in 2019. These include the refinishing of floors and new display cases attached to the exterior walls. In the future, they have discussed infilling the opening of the apse, where the alter is located. This is not recommended as the apse, chancel and alter configuration is character defining features and should be preserved.

This report and assessment are written utilizing *The Secretary of the Interior's Standards for Historic Properties*. The Secretary of the Interior's Standards has four Treatments: Preservation, Restoration, Reconstruction and Rehabilitation. Within each treatment there are standards and guidelines that should be followed when working on a historic building. The four treatments are identified and defined as:

Preservation is defined as the act or process of applying measures necessary to sustain the existing form, integrity, and materials of a historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction. New exterior additions are not within the scope of this treatment; however, the limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a preservation project.

Restoration is defined as the act or process of accurately depicting the form, features, and character of a property as it appeared at a period by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a restoration project.

Reconstruction is defined as the act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period and in its historic location.

Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

When assessing a historic property and identifying its proposed use, a specific treatment is identified and implemented through recommendations based on the standards and guidelines within the treatment. That doesn't mean that within a rehabilitation treatment, for example, that one cannot utilize restoration, preservation or reconstruction if necessary, to work on a historic element within the building or property, especially if it is a character defining element. Understanding the treatments, standards and guidelines is important in working on a historic property. Since this building is no longer used as a church, the use of the rehabilitation treatment is appropriate in the preparation of this report and the implementation of the associated recommendations.

There are several approaches in creating a plan for the rehabilitation of a building. The Secretary of the Interior's Standards clearly describes these approaches and they are as follows:

Identify, Retain, and Preserve Historic Materials and Features.

It is important to identify the buildings form and elements that are important in defining a building's historic character and which should be retained in order to preserve its character.

Protect and Maintain Historic Materials and Features

Once these features are identified, then protecting and maintaining them is addressed. This report provides a description, condition and recommendation of not only the character defining features, but all the elements that make up the building. The recommendations are based on the Secretary of the Interior's Standards Guidelines.

Repair Historic Materials and Features

Repair of historic materials should occur with the least amount of intervention, such as patching, piecing-in, splicing, consolidating, or otherwise reinforcing or upgrading them according to recognized preservation methods and not replacement unless the feature has completely failed. A part of the feature can be replaced in kind or with an approved substitute material. A substitute material should convey the visual appearance of the remaining parts of the feature and finish.

Replace Deteriorated Historic Materials and Features

If an entire character defining feature is missing, then it can be replaced if there is enough physical evidence left to re-establish the feature as an integral part of the rehabilitation. The preference is to replace the element in-kind with the same material, but if it is not technically or economically feasible then a compatible substitute material can be considered.

Design for the Replacement of Missing Historic Features

When an entire feature is missing, it can no longer physically define the historic character of the building. In this instance, the element or feature should be rebuilt if enough historical documentation, either physical or photographic, can be found to correctly reproduce the element. Replacement is always the recommendation in Rehabilitation. If enough historical documentation is not available, then a replacement

feature with a new design is acceptable if it is compatible with the remaining character defining features. The new design should always consider the size, scale, and material of the historic building and should be clearly differentiated from the historic elements so that a false historical appearance is not created.

Alterations/Additions for the New Use

During rehabilitation, some exterior and interior alterations are usually needed to assure its continued use. It is important that these alterations do not radically change, obscure, damage or destroy any character defining features, spaces, materials, or finishes. Alterations may include the removal of selected features that are intrusive and detract from the overall historic character. A new addition may also be required for its new use. New additions are not recommended, but if necessary, they should be clearly differentiated from the historic building and no character defining features should be altered or removed.

Energy Efficiency, Accessibility Considerations, Health and Safety Code Considerations

During rehabilitation, necessary changes to the building may be required to meet accessibility requirements and or code requirements. Changes may also be required to improve energy efficiency. This work is important, but should not damage, radically change, or destroy any character defining features in a building.

Other Sources of Information

We also use the National Park Service **Preservation Briefs** to provide guidance on preserving, rehabilitating and restoring historic buildings. These briefs provide more direct and explicit instruction on how to implement the recommendations found in this report and should be utilized by the owner and the user when implementing the recommendations with their own staff or personnel. They also help owners recognize and resolve common problems prior to beginning work and recommend methods and approaches for restoring historic buildings that are consistent with their historic character. For further information, the link to the website is: <http://www.nps.gov/tps/how-to-preserve/briefs.htm>

This report by no means provides the building owner and user with enough information to complete the rehabilitation of their building. It is only a first step in the process. The report provides the owner and user with a scope of work, a preliminary project budget and a phasing schedule. The next step is to hire a preservation architect and/or engineer to implement the recommendations in the report by completing construction documents that can then be utilized by a qualified general contractor to complete the work.

PART III: STRUCTURE CONDITION ASSESSMENT

3.1 SITE

- **ASSOCIATED LANDSCAPE FEATURES AND GRADING**

Photographs and Illustrations: 1.0 – 9.0

DESCRIPTION:

The building is in Forest Park Square in the Town of Buena Vista on the east side of Highway 24. There is an access road on the south and north sides of the park and Ponderosa Place borders the east side of the building. The building sits in a park setting so it is surrounded by trees and grass.

The north side of the building faces the town park with playground equipment and a large gazebo. There is a sidewalk that leads from the east to on-street parking. The east elevation has a large, irrigated planting bed with deciduous shrubs and small flowers and two large evergreen trees with limbs that overhang the roof. There is also a water spigot set on a 4" x 4" post in the planting bed for public use.

The south side has a large drainage channel with the building set above. There is a piped outlet, where water flows into the drainage area, located at the southwest corner of the property.

The west elevation slopes towards the building from the Highway on the west. There is a planting bed with drip irrigation against the porch foundation.

There is wrought iron fencing around the planting bed on the west elevation and smaller planting beds on the south elevation. The planting bed on the east elevation is lined with rocks.

CONDITION:

The site is in fair condition. The trees, bushes and grass all look healthy and well maintained. The grade around the building appears to be unlevel, particularly on the north and west elevations where there are areas that drain back toward the building. The slope back toward the building on the west is less than on the north side of the building. According to the former Chamber Director, Kathi Perry, the building is an island in the park when it rains. Water stands to the north and south and even to the west when it rains. The large drainage channel fills with water and water does not drain on the north side of the building.

The grass grows against the building and there are planting beds along the foundation on the south elevation and the west elevation. The tree has overhanging limbs at the roof.

The wrought iron fences are in good condition.

RECOMMENDATIONS:

According to the Secretary of the Interior Standards, identifying, retaining and preserving buildings and their site features are important in defining its overall historic character. The building was moved to the site in 1969, so the move and additions have become historic in their own right (Standard for Rehabilitation #4), so the loss of the natural site setting would negatively impact the building and its historic integrity.

Additionally, it is important to protect and maintain the building by providing proper drainage to assure that water does not stand against the building and remove plants that impact its foundation and trim trees so that they do not overhang the roof.

To protect the building, regrade around the building, especially on the north elevation to provide positive drainage away from the building. Relocate the planting bed and drip irrigation away from the porch foundation to prevent water from standing against the building. Also regrade on the west elevation to provide proper positive drainage away from the building. A minimum slope of 6" in 10' is recommended by *Preservation Brief 39: Holding the Line: Controlling Unwanted Moisture in Historic Buildings*. In addition, the Town of Buena Vista should study the drainage patterns in the park to determine if there is an optimum way to drain the park to prevent the standing water from impacting the building in the future or in a significantly heavy rain, especially on the north elevation.

As a part of a rehabilitation project, an ADA access should be considered since this is a public building. This would include a concrete pad and signage for ADA parking and a ramp. During the design phase, coordinate with the State Historical Fund to assure compliance with the Secretary of the Interior's Standards.

- **PARKING**

Photographs and Illustrations: N/A

DESCRIPTION:

There is a gravel on-street parking lot on the east side of the property. There are five concrete wheel stops and then large rocks delineate the parking spaces that extend further north. The parking is shared with the park.

CONDITION:

The parking is in good condition. There is no ADA accessible parking for the building.

RECOMMENDATIONS:

As stated above under Associated landscape features and grading, at least one ADA compliant parking space is required as part of an ADA upgrade.

- **ARCHAEOLOGY**

Photographs and Illustrations: N/A

DESCRIPTION:

No archaeological excavation has been performed on this property.

CONDITION:

N/A

RECOMMENDATIONS:

Deep re-grading that would disturb potential artifacts is not recommended. A shallow surface archaeological reconnaissance should be conducted prior to any ground disturbance, and the State Historical Fund staff archaeologist should be consulted and offer advisement in the event ground disturbance is anticipated, i.e. utility installation trenching or foundation excavation. "Archaeological monitoring/mitigation is required by a number of state and federal regulations when any ground disturbance results from preservation activities where there is state and/or federal involvement."

3.2 STRUCTURAL SYSTEMS

- **GENERAL STRUCTURAL SYSTEM DESCRIPTION**

Photographs and Illustrations: 1.0 – 3.0, 7.0 – 9.0

DESCRIPTION:

The building is a wood framed building with wood siding and wood framing and roof members. The building was moved in the 1969 to its current location in Forest Park Square. It has a concrete block foundation that was meant to replicate the historic rubble stone foundation that existed at its original location.

CONDITION:

The building structural system is in fair condition. The framed south wall is bowing outward in the middle and the north wall is leaning outward at the top. The concrete block foundation is in fair condition with some minor open joints and peeling paint.

RECOMMENDATIONS:

The bowing and leaning of the walls appear to be stable and no work is recommended. The weathered and missing mortar joints in the foundation should be repointed to maintain integrity of the wall. The peeling paint should be scraped and repainted.

- **FOUNDATION SYSTEMS**

Photographs and Illustrations: 1.0 – 3.0, 71.0, 75.0 – 77.0

DESCRIPTION:

The foundation is constructed of nominal 8" concrete masonry units (CMU) on unknown foundations. The exterior walls are continuous, and the interior floor framing is supported on isolated piers constructed of CMU on unknown footings.

CONDITION:

The foundations are in good to unknown condition. The CMU walls are in fair condition. The CMU walls have been painted around the exterior and there are some open mortar joints and peeling paint. The CMU piers are in good condition. The condition of the footings is unknown, but there was very little indication of foundation movement.

RECOMMENDATIONS:

As discussed under Associated landscape features and grading, regrade around the building to create positive drainage away from the building, remove trees, trunks and bushes against the foundation to prevent further damage to the building. Repoint deteriorated and open mortar joints. The peeling paint should be scraped and repainted.

- **FLOOR AND CEILING SYSTEMS**

Photographs and Illustrations: 61.0, 71.0 – 77.0

DESCRIPTION:

First Floor Framing System

Chancel: New floor - Nominal 2" x 8" at 16" O.C. Steps exist underneath the new floor towards the alter.

Beam line in the center of the building: Full dimension 2" x 6" beam supporting tongue and groove 1x wood flooring. Under the historic beam, a new (3)2" x 6" line of beams has been installed. The beams sit on piers of 16" x 8" cinder block (32" x 32"). Piers are 11'-0" O.C. typically.

Restroom Addition: Full dimension 2" x 6" at 19" O.C. supporting Roughsawn, Full dimension t/g 5" wood flooring.

Chancel: Full dimension 2" x 6" at 19" O.C. supporting t/g 1x wood flooring. There is an intermediate support under the north chancel wall with 2x4 support under joists to a cinder block.

First Floor Ceiling System

Restroom Addition: Full dimension 2" x 4". Spacing is irregular and varies between 31 ½" to 32 ½"; 1x board sheathing over the ceiling joists. Wall Framing – West – Full dimension 2" x 4" at 16" O.C. Outside is sheathed with lath and plaster; inside lap siding.

Chancel - Wall Framing: Full dimension 2" x 4" at 32" O.C. Interior face is Roughsawn 1x boards with bark on the edges. Laid horizontally. Covered with homesote. From east edge of attic access to door to chancel, finished cut random 1x's horizontally, painted aqua.

CONDITION:

First Floor Framing System

The first-floor framing system is in good condition. We did not observe any areas of deterioration or distress.

First Floor Ceiling System

The first-floor ceiling system is in good condition. We did not observe any areas of deterioration or distress.

RECOMMENDATIONS:

During a rehabilitation project, selective demolition will be required to investigate the floor framing to further investigate the connection of the floor joists to the foundation walls and assess the floor framing for deterioration. If large objects or shelving is installed, a structural engineer should assess the loading to assure that the floor framing will support the additional loads.

- **ROOF FRAMING SYSTEM**

Photographs and Illustrations: 62.0 – 69.0

DESCRIPTION:

Restroom Addition: Full dimension 2" x 6" top chord with Full dimension 2" x 4" bottom chord scissor trusses with full sawn varied gap sheathing. It changes when it goes into the main roof. The roof rafters are continuous into the chancel. 12" to 32" O.C. 32" O.C. is the most common spacing. Layer of plywood over the gap sheathing. Gap sheathing, roofing felts, then plywood sheathing. The team believes that a porch existed on the side of the building prior to construction of the restroom/kitchenette addition.

Chancel: There is a sloped distance of approximately 3' that is straight along the bottom chord of the roof trusses. The sloped ceiling hits a horizontal 2x4, that ties the scissor trusses together. The ceiling of the vault is at the bottom of the horizontal 2x4. The same framing exists for the Church Hall with additional framing modifications as described below for the Church Hall.

Church Hall: Bottom and top chords of the trusses over the Church Hall are strengthened with contemporary 2x6's on the horizontal 2x4's and contemporary 2x6's on the 2x4 top and bottom chords on both sides of the coffered ceiling and barrel vault.

Vestibule Addition: Framing not accessible.

CONDITION:

The roof framing system is in good condition. We did not observe any areas of deterioration or distress. The contemporary framing strengthening appears to have been added to address the bowing and deflections that can be seen in the roof from the ground.

RECOMMENDATIONS:

The roof framing system appears to be stable and no work is recommended.

3.3 ENVELOPE – EXTERIOR WALLS

• **EXTERIOR WALL CONSTRUCTION**

Photographs and Illustrations: N/A

DESCRIPTION:

Church: The walls are 6" thick. The exact construction is unknown, but based on the construction period of 1880, the wall framing is most likely Full dimension 2" x 4" wood studs with 1x wood sheathing laid horizontally and beveled wood siding.

1948 Vestibule Addition – the walls are 5 ¼" thick and most likely constructed of nominal 2" x 4" members, 1x sheathing and beveled wood siding.

1948 Restroom/Kitchen Addition – the walls are 7" thick and most likely constructed of nominal 2" x 4" wood studs, 1x wood sheathing and beveled wood siding.

CONDITION:

Church: The church is in fair condition, but there is a noticeable bowing in the north wall of the original church. There is a less pronounced bow in the south wall. The bow at the south wall bulges out at the second window.

RECOMMENDATIONS:

The exterior wall framing appears to be stable and no work is recommended. The contemporary strengthening of the roof trusses may have addressed the bowing of the exterior walls, but the Owner should still monitor the walls and contact a structural engineer with experience in historic structural systems if any additional bowing of the walls is observed.

• **EXTERIOR FINISHES**

Photographs and Illustrations: 1.0 – 3.0, 10.0 – 14.0,

DESCRIPTION:

Church: The building has painted beveled wood siding with a 4 1/8" exposure. There is a 1 ¾" by 5 ¼" painted water table board at the base. The corner trim is 4" x 1 1/8" painted wood trim. The frieze board is 6" tall. There is evidence of historic windows on the east elevation (see floor plan). The window openings

have been infilled with siding, but the windowsills are still visible, and the infilled siding does not completely align with the historic siding.

1948 Vestibule: The vestibule has painted 5 ¼" exposure beveled wood siding with a nominal 2" x 6" painted water table board. The corner trim is 4" x ¾" painted wood trim. The frieze board is 6" tall.

1948 Restroom/Kitchen: The addition has painted 4 ¼" exposure beveled wood siding with a nominal 2" x 6" painted water table board. The corner trim is painted 1" x 4" trim board. The frieze board is 6" tall. The siding does not align with the historic siding and was infilled when the chimney was removed.

CONDITION:

Church: The church siding is in fair condition. There are areas of split wood and buckled siding and there is evidence of previous heavy weathering. The same is true of the corner trim. There is heavy weathering of the previous paint finish and the wood itself. Additionally, there is also a gap between the water table board and the concrete block foundation where a wood sill or rim joist exists. It appears that in many locations, the wood sill plate/rim joist has rotted and no longer exists. Expanding foam has been installed in the gap. The current paint finish is in fair condition. The paint is beginning to flake in a few locations. The water table board may have been replaced when the building was moved in 1969. It matches the water table boards on the additions. The water table boards, and the painted finish are in good condition. The frieze board is in good condition. There is a small area on the north elevation where the chimney was removed, and a frieze board was installed.

1948 Vestibule Addition: The vestibule siding is in good condition. There is very little deterioration of the wood siding and previous paint finish. The current paint finish is in fair condition with the beginnings of flaking paint. The trim boards, water table boards and frieze board are in good condition.

1948 Restroom/Kitchen Addition: The siding is in good condition. There is very little deterioration of the wood siding and previous paint finish. The current paint finish is in good condition. The trim boards, water table boards and frieze board are in good condition.

RECOMMENDATIONS:

Since there is evidence of heavy weathering and there are areas of split wood and buckled siding, the Town of Buena Vista must maintain this building and not allow the paint to deteriorate to such an extent that bare wood exists. This will prevent further deterioration of the wood. Prior to painting the building, epoxy consolidate any splits in the wood siding and reattach any buckled siding. The paint on the building has Class I exterior surface conditions according to *Preservation Brief 10: Exterior Paint Problems on Historic Woodwork*. This includes the presence of dirt, soot, cobwebs and insect cocoons. If these elements are not removed, they could become a barrier to proper adhesion and cause peeling of future paint repairs. The building should be cleaned with a direct stream of water from a garden hose (no pressure) and clean the building. Scrub off stubborn stains using a ½ cup of household detergent in a gallon of water with a medium soft bristle brush. Rinse the surface thoroughly and leave it to dry before determining if it needs to be repainted.

If repainting is required, then the paint should be sanded to the next sound layer only and then painted the historic color. At this time, it is not anticipated that a Class II, Limited Paint Removal is needed. Anticipate painting the building within the next two years, but careful monitoring should occur to assure the condition of the historic wood siding does not deteriorate.

According to *Preservation Brief 10: Exterior Paint Problems on Historic Woodwork*, if a “new” color is chosen for a building, then it should be appropriate to the style and setting of the building. This building has been painted white since its construction. The previous trim color is not known, but the red trim has been in existence since 1986. A historic paint analysis could be completed to determine the color just before the red, as it is probably the color after the building was moved in 1969.

It is presumed that the gap between the water table board and concrete block foundation is a condition that occurred when the building was moved to Forest Park. It is not clear how the building was set on the foundation, but if the wood plate was not pressure treated, then it is most likely that the plate has rotted through the years, which could cause serious settlement and further deterioration of the wall. Complete selective demolition of the water table board and siding to investigate the construction materials and technique and their overall condition behind the siding. If the sill plate is rotted, then the building will have to be lifted or supported while a new pressure treated sill plate is installed. Remove all the expanding foam during the selective demolition work and seal the joints at water table and sill plate with exterior sealant after sill plate and water table work has been completed.

- **EXTERIOR MASONRY**

Photographs and Illustrations: N/A

See FOUNDATION SYSTEMS above.

- **EXTERIOR APPENDAGES – PORCH, STOOP, PORTICO, ETC.**

Photographs and Illustrations: 15.0 – 20.0

DESCRIPTION:

Porches and Stairs

Vestibule Entrance: The vestibule entrance is poured concrete slab on a concrete block foundation wall. The railing is a 2” diameter pipe rail, painted red. The pipe rail was constructed by the Park Chapel Restoration Committee in 1971 by Grace Huff’s husband. The porch is 7 feet wide by 6.5 feet deep. The pipe railing is approximately 3-feet tall. There are four risers at 7 ¼” and 1” x 6” board treads at 11 ¼”. There are two wood planter boxes setting on the porch.

Restroom/Kitchen Addition – made the main entrance in 1977 by the Chamber of Commerce Secretary

The wood deck is 5’ – 3” x 5’ – 9” with a wood railing that is 3.5 feet tall. The deck is supported on 4” x 4” wood posts on post holders and 6” diameter concrete piers. The railings have 1” x 1” balusters spaced 6” O.C. between the 4” x 4” posts. There are four risers at 7 3/8” and treads at 11 ¼”.

Bell tower

The bell tower is located on the west end of the roof. It is square with a pyramidal roof, with wood shingles and wood cross on top. The roof of the bell tower is supported by 6” x 6” corner posts with brackets. The roof has a painted scalloped fascia and a painted beadboard ceiling. The posts sit on a raised platform with a rounded sill, painted red. The platform is clad with beveled wood siding that matches the rest of the building.

CONDITION:

Porches and Stairs

Vestibule Entrance: The concrete porch is in fair to poor condition. The concrete is spalling at the bottom riser and there are open joints between the top riser and porch slab. The paint on the risers is also peeling.

The top of the porch has some minor spalling and there is a large crack and settlement at the northeast corner. It is not clear how deep the foundation extends below grade.

Restroom/Kitchen Entrance

The porch is in good condition. The finish is in fair condition. There is some minor wear and tear of the treads and risers.

Bell tower

The bell tower is in fair condition, but with all building elements that are located on the roofs, they will deteriorate faster than the rest of the building. This bell tower is no different. A portion of the siding on the south elevation is missing and there appears to be some deterioration of the cross.

RECOMMENDATIONS:

Porches and Stairs

Vestibule Entrance: A photo, taken in 1953 (see photo 2.0) and photos taken in 1969 (photos 5.0, 6.0), shows the historic stair configuration at the front vestibule entrance at the church's previous location. The stair extended straight down from the entrance. It was concrete with a simple wood railing. The current stair and porch were constructed in 1971, after it was moved to this location.

The condition of the porch will continue to deteriorate due to the freeze thaw cycles, which has caused the damage to date. Reconstruct the stair with a new code compliant foundation along with a code compliant railings and balusters. The current code requires no more than 4" opening between balusters. In addition, this will be an opportunity to provide an ADA compliant ramp into the building. Currently, visitors enter the building through the back door into the Restroom/Kitchen Addition. As a part of the porch rehabilitation, this provides the Town of Buena Vista and the Chamber of Commerce an opportunity to redirect visitors into the front door, which is much more welcoming and less of a bottle neck, especially for those that may be in a wheelchair and must navigate through a very narrow space at the back of the chapel.

Restroom/Kitchen Entrance

There are no recommendations for this porch and stairs other than periodic maintenance. Keep the wood stained to prevent deterioration. A good quality stain is Penofin, which will last a minimum of seven years if applied correctly after a thorough cleaning and prep work.

Bell tower

Reinstall the missing siding immediately as this is a maintenance issue and its absence will cause significant damage to the structural integrity of the bell tower since wind driven snow and rain can enter the cavity and wet the structural elements. Because they are enclosed, rapid deterioration can occur because they can not dry out.

Periodic maintenance should also occur, probably once a year in the spring. A bucket lift should be used to assess the bell tower and make repairs to the cross and any other deteriorated members of the bell tower.

During a full rehabilitation project, a thorough assessment of the bell towers structural members should occur, which will also include stabilization and/or replacement with like material if they are too deteriorated to be repaired or stabilized through epoxy consolidation or sistering new members to the old. In addition, one of the biggest threats to bell towers is lightening which can cause a fire. It is recommended that lightening protection be installed at the bell tower.

3.4 ENVELOPE – ROOFING AND WATERPROOFING

• ROOFING SYSTEMS

Photographs and Illustrations: 1.0, 2.0

DESCRIPTION:

The roof is clad with wood shingles that were installed during a previous SHF grant (SHF#00-01-076).

CONDITION:

The wood shingles are in good condition with some minor curling of approximately 1/4 of the wood shingles.

RECOMMENDATIONS:

Preservation Brief 39 - Holding the Line: Controlling Unwanted Moisture in Historic Buildings discusses three levels of preservation. Level I Preservation Maintenance, Level II Repair and Corrective Actions and Level III Replacement/Alterations for Chronically Damp Conditions.

Level I Preventative Maintenance – *Apply cyclical maintenance procedures to eliminate rain and moisture infiltration*

The roof on this building only requires maintenance. Although the roof shingles are curling, they are in good condition with very few splits or breaks. Replacement of severely curled, split or broken shingles should occur on a yearly maintenance schedule.

Level II Repair and Corrective Action – *Repair features that have been damaged. Replace extensively deteriorated features with a new feature that matches in design, color, texture and where possible, materials.*

There are no Level II correction actions required on this roof.

Level III Replacement/Alterations for Chronically Damp Conditions – *Undertake exterior rehabilitation work that follows professional repair practices that include replacing a deteriorated feature with a new feature to match the existing design, color, texture and when possible materials.*

It is not anticipated that this roof will need to be replaced soon but when it is replaced, the following elements should be included during the replacement.

1. Install ice and water shield to the lower four feet of the roof to limit damage from ice dams (only if composition shingles are installed);
2. Increase attic ventilation. Install a ridge vent when the roof is replaced. Complete calculations to determine how many soffit vents are required to provide adequate attic ventilation. Roof top vents are not appropriate on this building. Soffit vents should be placed on the north, east and west elevations and coordinated with the SHF specialist and architect prior to selecting, locating and installing.
3. If wood shingles are reinstalled, install a cedar breather under the wood shingles to minimize shingle curling.

SHEET METAL FLASHING

Photographs and Illustrations: N/A

DESCRIPTION:

There is no sheet metal drip edge flashing at the roof edge. The only roof penetration is at the furnace flue and it has integral flashing. There is flashing between the vestibule and the church at the roof edge.

CONDITION:

Good Condition.

RECOMMENDATIONS:

During a comprehensive roof replacement install new metal flashing at the roof edge, penetrations, and vertical surfaces.

- **PERIMETER FOUNDATION DRAINAGE**

Photographs and Illustrations: N/A

DESCRIPTION:

There is no perimeter foundation drainage system around this building.

RECOMMENDATIONS:

If the site cannot be regraded to protect the foundations, footing drains should be installed at the base of the walls. Trenches 2 to 2 ½ feet wide and several feet deep may have to be dug at the base of the walls. Line the walls and bottom of the trench with polyethylene vapor barrier to prevent collected water from saturating the surrounding soil. Install clay tile or plastic pipe at the bottom of the trench, drain to either a sump or open gutter or ditch. Fill the trench with gravel within 6" of grade and porous soil to grade.

- **DRAINAGE SYSTEM, GUTTERS AND DOWNSPOUTS**

Photographs and Illustrations: 21.0 – 23.0

DESCRIPTION:

There are no gutters and downspouts on this building except at the Vestry/Kitchen entrance. The gutter is a typical 4" gutter with 4" square downspouts.

CONDITION:

The gutter is pulling away from the wood fascia at the Restroom/Kitchen Addition. There is one downspout at the northeast corner, and it discharges at the base of the foundation.

RECOMMENDATIONS:

It is not recommended to install gutters and downspouts on this building, as it never had them historically. Additionally, with minor site rehabilitation, drainage around the building can be achieved to protect the foundation. Site rehabilitation includes removing the top 6" of soil and creating a dryzone around the building that extends 12" beyond the edge of the drip line. This area is a no-plant zone, especially since water will drip off the building at this location and may damage sensitive plants. Install landscape fabric and overlay the fabric with 6" of gravel/rock to catch the water flow off the roof. As state in the Sitework section, make sure there is positive slope away from the face of the building to assure the water drains appropriately.

As is typical of many gutters in the mountainous regions of Colorado, the weight of the snow damages the gutters on a building. Gutters also tend to cause ice damming and will damage the roof sheathing and

structural members of a building. It is understandable that a gutter over the entrance is preferred, but it is not always successful. For winter snow, snow guards on the roof may be a better option.

If the gutter is to remain at the Restroom/Kitchen Entrance, then it should be reattached with better hangers. Install a new 4'-0" extension on the downspout at the northeast corner to prevent ponding at the base of the building and direct water flow away from the foundation.

3.5 DOORS AND WINDOWS

- **DOORS (INCLUDING HARDWARE, CASING/TRIM, AND FINISHES)**

Photographs and Illustrations: 35.0, 36.0, 39.0, 41.0, 52.0 – 60.0

DESCRIPTION: See floor plan for door numbers.

Door 100 (5'-0" x 7'-0", 11'-5 ½" to the peak of the gothic window above)

The original doors were flush wood doors with crosses cut into each panel. The gothic arch above had a patterned covering on the interior, possibly to block light. The doors were reconstructed in 2005 by a community service worker because of the severe deterioration of the original doors. Today, the doors are tongue and groove, vertical paneled doors, stained a walnut finish. The door pulls are large rectangular wood pulls with flowers and vines carved into the face. There is a large wrought iron plate between the pulls with decorative curled pieces. There is a large wrought iron loop that is used to hold the door open on the exterior. There are exposed bolts in the face of the door, which are used to secure the typical "Z" type bracing on the interior of the door. The hinges are surface mounted on the face of the exterior of the door and set into the jambs. They are black metal. The hardware on the interior consists of a contemporary lever handle with an antique bronze finish and a wrought iron bracket that holds a wood bar. This was installed in the past five years after a break in. There are contemporary flush bolts on the face of the north door. There is a wood threshold at the bottom of the door.

Trim: The historic trim is 5" wide with a stepped 1x picture frame trim at the edge on the exterior. The interior trim is 3 7/8" wide and is stained to match the stained finish in the rest of the vestibule.

The gothic style window above is divided into six lites.

Door 101 (2'-6" x 6'-8")

The historic door opening remains with a contemporary, six-panel, metal door.

Hardware: The hardware is also contemporary with a brushed chrome finish. There is a knob and deadbolt.

Trim: The trim is 1" x 4" painted board trim.

Door 102 (4'-3 ½" x 7'-6 ½"; 11'-3" to the arch of the gothic window above.)

This is a historic door with the original doors. The doors are two panel, wood doors with a dark stain. The gothic style transom window above has six lites that are identical to the exterior door transom window.

Hardware: The hardware is mostly original. The doors have a horizontal rim lock with black metal knobs. There is a more contemporary, surface mounted latch in a brass finish, but replicates a historic lock. There are two flush bolts on the south door. There is a wood threshold at the base of the door. An additional sloped threshold has been added to mitigate a tripping hazard.

Trim: The historic trim is 4 7/8" picture framing trim on both sides of the door. Historically, the door trim was stained, but is now painted.

Door 103 (2'-2" x 6'-4")

The historic door is a four-panel wood door that has been refinished and stained. The top of the door has been trimmed because of settlement within the building.

Hardware: The door has a contemporary, replica horizontal rim lock with a white porcelain knob. There are two brass hinges mounted to the surface of the door.

Trim: The door has 1" x 4" painted wood trim.

Door 104 (2'-8" x 6'-6")

This is an original four-panel wood door that has been refinished with a dark stain.

Hardware: The original, horizontal rim lock with porcelain knob remains. There is a white knob on one side and a black knob on the opposite side of the door. The original bell tower topped decorative hinges remain. There is a wood threshold with "Watch Your Step" installed at the base to mitigate a tripping hazard.

Trim: The wood trim is 5" wide picture frame trim that was once stained but is now painted.

Door 105 (2'-0" x 6'-5 1/2")

This is an original four-panel wood door. The door is painted white with dark brown panels.

Hardware: The door has a surface mounted, horizontal rim lock painted white with a white porcelain knob. There are surface mounted brass hinges and a hook and hasp.

Trim: The historic trim is 1" x 4" painted wood trim.

Door 106 (2'-0" x 6'-5 1/2")

This is an original four-panel wood door. The door is painted white with dark brown panels.

Hardware: The door has a surface mounted, horizontal rim lock painted white with a white porcelain knob. There are surface mounted brass hinges and a hook and hasp.

Trim: The historic trim is 1" x 4" painted wood trim.

Door 107

This is an original four-panel door that was used by the priest to step up to the apse and altar. The door is operable but leads directly to the Storage/Mechanical Room and is often blocked by furniture.

Hardware: There is a surface mounted rim lock with a white porcelain knob.

Trim: The trim is 1" x 4" trim on the Storage/Mechanical side of the door.

Door 108

This is a historic opening that was used as a door when it was a church. The opening has been blocked with a sheet of painted homesote or drywall that appears to have been installed when the drywall panels were installed by the Park Chapel Restoration Committee in the early 1970s. There is no longer a door in the opening.

Hardware: There is no hardware.

Trim: There is a 1" x 6" board, flush with the surface of the wall.

CONDITION:**Door 100**

The door is in good to fair condition. The stained finish on the exterior is beginning to alligator and flake. There is also a large crack on the south door that has been repaired with metal brackets.

Hardware: The hardware is in good condition. The pulls show little signs of deterioration, as does the wrought plate on the exterior. The wood threshold has some deterioration, primarily from wind-blown rain and snow accumulations. Additionally, the hinges appear to be in fair to poor condition possibly due to the past break in. The wood jambs are cracked and puttied at the hinges.

Trim: The trim is in good condition, except for some minor deterioration of the paint finish, especially at the base of the door. There is also evidence of some minor wood deterioration at the base of the door due to snow and water infiltration. There is evidence of peeling paint under the existing paint finish, that is now loose and causing the new paint finish to alligator and peel.

Door 101

The door is in good condition.

Hardware: The door hardware is in good condition.

Trim: The door trim is in good condition.

Door 102

The door and transom window above are in good condition. It has the original stain. The stained finish does have some minor deterioration due to age.

Hardware: The door hardware is in good to fair condition. The historic knob is loose but is still operational. All other hardware is operational.

Trim: The trim is in good condition. There is some minor deterioration of the paint finish due to use.

Door 103

The door is in fair condition. It has been trimmed at the head to accommodate settlement of the building. The refinishing of the door is uneven.

Hardware: The surface mounted rim lock has been moved and the original holes filled. Unfortunately, the receiver at the jamb was never moved and now the door does not latch properly. The receiver has been painted the same color as the trim boards.

Trim: The trim is in fair condition. The paint finish is slightly damaged and discolored due to age.

Door 104

The door is in fair condition. It has been trimmed at the head to accommodate settlement of the building. The refinishing of the door is uneven.

Hardware: The surface mounted rim lock has been moved and the original holes filled. Unfortunately, the receiver at the jamb was never moved and now the door does not latch properly. The receiver has been painted the same color as the trim boards. The hinges are in good condition.

Trim: The trim is in fair condition. The paint finish is slightly damaged and discolored due to age.

Door 105

The door is in fair condition. The paint finish is dirty and discolored due to age.

Hardware: The door hardware is in fair to poor condition. The historic knob is loose and no longer latches correctly. The hinges are also not installed properly. The original hinges are attached to the face of the door instead of being inset at the jamb.

Trim: The trim is in fair condition. The paint finish is slightly worn from use.

Door 106

The door is in fair condition. The paint finish is dirty and discolored due to age.

Hardware: The door hardware is in fair to poor condition. The historic knob is loose and no longer latches correctly. The hinges are also not installed properly. The original hinges are attached to the face of the door instead of being inset at the jamb.

Trim: The trim is in fair condition. The paint finish is slightly worn from use.

Door 107

The door is in fair to good condition. The finish is somewhat deteriorated and dirty.

Hardware: Fair condition. The knob is loose.

Door 108

The door does not exist.

RECOMMENDATIONS:

According to the Secretary of the Interior's Standards, doors in a historic building should be evaluated to determine if they are significant to the building. If after evaluation the doors are found to be:

1. Original.
2. Reflect the original design intent for the building.
3. Reflect the period or regional styles or building practices.
4. Reflect the changes to the building resulting from major periods or events, or
5. Are examples of exceptional craftsmanship or design.

The doors in St. Rose of Lima are mostly original, and reflect the original design intent for the building, and reflect the period of construction, and are examples of exceptional craftsmanship. Therefore, the doors are character defining features and are important in maintaining the historic character of the building. The only two doors that do not meet these requirements are Doors 100 and 101. Both doors are replacement doors.

Although there is no Preservation Brief that specifically addresses the restoration of historic, character defining doors, the recommendations found in *Preservation Brief 9 – The Repair of Historic Wooden Windows* can be used to restore all the historic doors discussed above.

Repair Class I: Routine Maintenance required to upgrade a door to “like new” condition normally includes the following steps.

1. Interior and exterior paint/stain removal.
2. Removal and repair of doors, including reglazing any lites in the doors or the transoms above the doors.
3. Repairs to the door frames.
4. Weatherstripping and reinstallation.
5. Repainting and restaining.

Repair Class II: Stabilization includes the following steps

When the doors and frames are operationally sound, but have some minor decay, slightly open joints and weathered wood, Repair Class II is recommended. The stabilization steps are:

1. Dry the wood,
2. Remove decayed areas and treat them with fungicide (only on painted surfaces),
3. Treat the decayed areas with epoxy. This is can be a difficult treatment to apply and may need to be accomplished by a professional carpenter experienced in door restoration especially on areas that have extensive rot. Wood that has open joints and deterioration of the wood can be strengthened and stabilized by consolidation, using semi-rigid epoxies, which saturate the porous decayed wood and then hardens. Once it hardens, it can be sanded and painted. Epoxy compounds can also be used to build up missing sections or decayed ends of members using molds and delicate carving techniques to replicate the historic profiles. A product that is often used is Advanced Repair Technology among others.
4. Caulk the joints at the jambs and brick moldings.

Repair Class III: Splices and Parts Replacement

When a door or door frame is so badly deteriorated that it can't be stabilized using Repair Class I or Repair Class II techniques, and parts of the frame must be replicated, then Repair Class III must be used. This is a complicated and specialized field and only a carpenter that specializes in historic door restoration should be used. The door will have to be removed and the following methodology is used:

1. Removal of the decayed section of the wood,
2. Milling a duplicate part of the decayed member,
3. Install new replica piece with a Dutchmen repair,
4. Sand to the next sound layer, prime and paint, or restore the stain.

Understanding the Secretary of the Interior's Standards and the associated Preservation Brief, the following are the recommendations for each door.

Door 100

1. Repair Class I – Sand the door to the next sound layer and re-apply a stain to match the existing stained finish. Sand the trim on the exterior to the next sound layer, prime and repaint to match the historic color. A historic paint analysis can be completed for approximately \$300 to determine an accurate color match from contemporary paint companies. Contact Scheuber + Darden Architects for a recommendation for a conservationist experienced in paint analysis.
2. Repair Class I - Remove the doors from opening and stabilize the jambs by replacing any split wood and reinstalling the hinges correctly by mortising the door end and the jamb of the door frame to fit the hinge and recess it so that it works properly. Install the hinge with extra-long screws to assure that it is secured into the king studs of the door opening.
3. Repair Class I - Install new weatherstripping on the doors. Felt is not recommended as it absorbs and holds moisture and will eventually damage wood doors. Metal strips or neoprene stop weatherstripping is appropriate. Contemporary weatherstripping, although not historically accurate should be considered as an integral part of the door repair and maintenance.
4. Repair Class II – Repair the deterioration at the base of the door and the door trim per Repair Class II recommendations.
5. Repair Class II – Repair the crack that runs the height of the south door panel per Repair Class II recommendations.
6. Repair Class III – Replace the existing door threshold with a new replica wood threshold.

Door 101

1. There are no recommendations for this door.

Door 102

1. Repair Class I – Remove the existing stained finish and re-apply to match the historic.
2. Repair Class I – Remove the existing knob and replace any parts that are worn or missing. This should resolve the loose knob.
3. Repair Class I – Remove the painted finish and restore the historic dark stained finish that once existed in the church.

Door 103

1. Repair Class I – Remove the existing uneven stained finish and re-apply stain to match the historic finish.
2. Repair Class I – Remove the door and repair the jambs to be able to allow mortising of the hinges at the jamb and door and re-installing the rim lock in its original location. The new location is too low and the receiver for the rim does not align.
3. Repair Class I – Remove the paint from the rim lock receiver.
4. Repair Class I – Remove the existing hinges and install hinges to match the bell tower tipped hinges on Door 104.
5. Remove the paint from the door trim and stain to match the historic finish.

Door 104

1. Repair Class I – Remove the existing uneven stained finish and re-apply stain to match the historic finish.
2. Repair Class I – Remove the door and repair the jambs to be able to allow re-installation of the rim lock in its original location. The new location is too low and the receiver for the rim does not align.
3. Repair Class I – Remove the paint from the rim lock receiver.
4. Remove the paint from the door trim and stain to match the historic finish.

Door 105

It is believed that this door was never stained and was most likely painted when installed.

1. Repair Class I – Sand the door to the next sound layer, prime and repaint to match the historic color. A historic paint analysis can be completed for approximately \$300 to determine an accurate color match from contemporary paint companies. Contact Scheuber + Darden Architects for a recommendation for a conservationist experienced in paint analysis.
2. Repair Class I – The door hardware is in such poor condition, that it can not be repaired. Install new replica rim lock hardware.
3. Repair Class I - Remove the door and repair the jambs to allow mortising of the hinges at the jamb and door.
4. Repair Class I – Sand the trim to the next sound layer, prime and paint the historic color. A historic paint analysis can be completed for approximately \$300 to determine an accurate color match from contemporary paint companies. Contact Scheuber + Darden Architects for a recommendation for a conservationist experienced in paint analysis.

Door 106

It is believed that this door was never stained and was most likely painted when installed.

1. Repair Class I – Sand the door to the next sound layer, prime and repaint the historic color. A historic paint analysis can be completed for approximately \$300 to determine an accurate color match from contemporary paint companies. Contact Scheuber + Darden Architects for a recommendation for a conservationist experienced in paint analysis.
2. Repair Class I – The door hardware is in such poor condition, that it cannot be repaired. Install new replica rim lock hardware.
3. Repair Class I - Remove the door and repair the jambs to allow mortising of the hinges at the jamb and door.
4. Repair Class I – Sand the trim to the next sound layer, prime, and paint the historic color. A historic paint analysis can be completed for approximately \$300 to determine an accurate color match from contemporary paint companies. Contact Scheuber + Darden Architects for a recommendation for a conservationist experienced in paint analysis.

Door 107

1. Repair Class I – Sand the door to the next sound layer, prime and repaint the historic color. A historic paint analysis can be completed for approximately \$300 to determine an accurate color match from contemporary paint companies. Contact Scheuber + Darden Architects for a recommendation for a conservationist experienced in paint analysis.
2. Repair Class I – Restore the door hardware.
3. Repair Class I – Sand the trim to the next sound layer, prime, and paint the historic color. A historic paint analysis can be completed for approximately \$300 to determine an accurate color match from contemporary paint companies. Contact Scheuber + Darden Architects for a recommendation for a conservationist experienced in paint analysis.

Door 108

1. No recommendations.

Safety Note: Considering the age of this building, the practices at the time of its construction and previous finishes analysis of buildings of similar vintage, it is very likely that some of the finishes are lead based, and

there may be asbestos in the glazing compound. Therefore, custodial and typical maintenance procedures should avoid disturbing these finishes. The use of topical, non-invasive cleaning with mild detergent-based solutions should be the “most aggressive” methodology used, thus minimizing the possibility of releasing any lead dust or lead containing rinse. The risk primarily applies to worker safety during more invasive refinishing and refurbishing processes that may involve aggressive chemical stripping and/or finish sanding.

Cost Implication Note: Due to the potential liability associated with the removal and/or refinishing of lead containing transparent and opaque finishes, mold mitigation, and replacing of glazing compound, this work should not be performed by laypersons. Necessitated by the industrial hygiene required protocols and procedures, the contracting of this type of abatement is costly and potentially damaging to the integrity of the historic fabric. Therefore, any refinishing of these features that disturbs the existing finishes should include this cost in addition to the actual finish’s restoration costs.

- **WINDOWS (INCLUDING HARDWARE, CASING/TRIM, AND FINISHES)**

Photographs and Illustrations: 43.0 – 51.0

DESCRIPTION: See floor plan for window numbers.

Windows A, B, C, E, F, G, H, (2’-4” x 8’-4 1/2”)

These windows are 4/4, double hung, wood sash windows with a gothic style arched head above the upper sash. The upper sashes have been fixed in place with wood blocking. The arch above the double hung windows are fixed with two curved muntins creating three lites. One pane in the upper sash in Window C is cracked. The panes in the gothic arched head are painted red and white of Window E (see photo 84.0). One pane in the gothic arched head of Window G has been replaced with plexiglass (see photo 85.0). The windows are trimmed with 1” x 4” trim boards and a sloped wood sill, all painted red.

Window D (1’-4” X 2’-8”)

Historically, this window was most likely a door. The siding was replaced in this area, but the outline of the door is still visible, since the siding was only infilled. It is a rectangular, fixed sash window with contemporary glazing. The exterior trim is painted 1” x 6” wood boards.

Window I: (3’-2 1/2” X 2’-3 3/4”)

This is a 2/2, fixed, wood window with a white, painted finish on the exterior and clear stain on the interior. There are wood glazing stops on the interior and exterior of the window. The window has a single lite, wood storm window with 1/2” wood trim at the joint of the storm and trim. The wood trim is 1” x 3 1/2” wood trim painted red. The wood sill projects slightly beyond the face of the building.

Window J

This is an ocular window over the entrance door. It is only visible from the exterior. The window is divided into six lites. The glazing has been removed and solid panels have been installed. The wood trim is 1” x 4” boards painted red. There is a wood cross at the apex of the trim. The trim is partially covered by the roof of the vestibule addition.

Window K: (3’-2 1/2” X 2’-3 3/4”)

This is a 2/2, fixed, wood window with a white, painted finish on the exterior and clear stain on the interior. There are wood glazing stops on the interior and exterior of the window. The wood trim is 1” x 3 1/2” wood trim painted red. The wood sill projects slightly beyond the face of the building.

CONDITION:

Windows A, B, C, E, F, G, H are in fair condition, with signs of significant deterioration beginning to occur. The following deficiencies are found in all these windows.

1. Significantly deteriorated glazing compound. It is missing in some areas, but primarily, it is cracked and dry.
2. Deterioration of the bottom rail of the bottom sash. The bottom rail will always be susceptible to significant deterioration, as it is located at the bottom of the window, where water pools and snow sits. This building is no different. There is deterioration of the bottom rail, especially at the joints where it is connected to the side rails. Screws have been installed to strengthen the compromised joints at all locations. Additionally, there is minor rot where it is in contact with the sill.
3. The meeting rail between the upper and lower sashes is in fair to poor condition. It also is susceptible to accelerated deterioration. The rail has similar deterioration as the bottom rails with screws in the joints and wood deterioration with minor rot.
4. The windows are painted closed.
5. The paint on the wood trim is beginning to peel, there are minor splits at the jamb trim from water infiltration.

In addition, there are several deficiencies unique to these windows. They are:

1. Window C: One pane of glass in the upper sash is cracked.
2. Window E: The panes in the gothic arch head are painted red and white.
3. Window G: One pane in the gothic arch head has been replaced with plexiglass.

Window D

The window is in good condition.

Window I

The window sash is in good condition as it is covered with a storm window. The storm window is in fair condition. The glazing putty is cracked and dried and approximately half of the ½” trim around the joint is missing. The wood trim is in good condition. The interior of the window is also in good condition with minor deterioration of the finish due to age.

Window J

The window appears to be in fair condition. There is some slight bowing of the infill panels, which replaced the glazing. This may be allowing water into the building.

Window K

The window sash is in fair condition, but deteriorated condition. The wood glazing stop is buckled on the interior and exterior of the sash at the bottom rail. There are small cracks in several locations between the stop and sash. The wood trim is in good condition. The interior of the window is also in fair condition. There is significant water staining due to ice damming since it does not have a storm window.

RECOMMENDATIONS:

According to the Secretary of the Interior’s Standards, windows in a historic building should be evaluated to determine if they are significant to the building. If after evaluation the windows are found to be:

1. Original.
2. Reflect the original design intent for the building.
3. Reflect the period or regional styles or building practices.
4. Reflect the changes to the building resulting from major periods or events, or
5. Are examples of exceptional craftsmanship or design.

The windows in St. Rose of Lima Church are mostly original, reflect the original design intent for the building, reflect the period of construction, and are examples of exceptional craftsmanship. Therefore, these windows are character defining features and are important in maintaining the historic character of the building.

In addition to the Secretary of the Interior's Standards, the assessment team also utilized *Preservation Brief 9: The Repair of Historic Wooden Windows* in making the recommendations below. The preservation brief describes three levels of repair that may be required during a restoration project. They are:

Repair Class I: Routine Maintenance required to upgrade the windows to “like new” condition normally includes the following steps:

1. Interior and exterior paint/stain removal.
2. Removal and repair of windows to make them operational, including reglazing. The new glazing compound should only be installed on wood that has been brushed with linseed oil and primed with an oil-based primer or paint. Once the glass is pressed into place, glazing points are pressed into the wood around the perimeter of the pane. The final glazing compound is formed into a bevel on the glass and sash. Once a skin is formed on the glazing compound, which can take up to 3 days, the sash can receive its final coat of paint/stain. The final coat of paint should cover the glazing compound or putty and lap over onto the glass slightly to complete a weather-tight seal.
3. Weatherstripping and reinstallation of the sash, cleaning and stripping the hardware. Felt is not recommended as it absorbs and holds moisture and will eventually damage the wood. Metal strips or plastic spring strips can be used on the rails, if space permits in the channels between the sash and window jamb. Contemporary weatherstripping, although not historically accurate should be considered an integral part of the window repair and maintenance.
4. Sanding to the next sound layer, prime and paint, if painted. Stain the historic color if stained. This is the final step in a Class I Maintenance program. Sand the existing finish only to the next sound layer and then prime with a good primer and paint to match the historic color. A historic paint analysis can be completed for approximately \$300 to determine an accurate color match for contemporary paint companies. Contact Scheuber + Darden Architects for a recommendation for a conservationist experienced in paint analysis.

Repair Class II: Stabilization

When the window sash and frame are operationally sound, but have some minor decay, slightly open joints and weathered wood, Repair Class II is recommended. The steps for repairing wood which is split, checked or shows signs of rot are:

1. Dry the wood,
2. Remove decayed areas and treat them with fungicide (only on painted surfaces),
3. Treat the decayed areas with epoxy. This can be a difficult treatment to apply and may need to be accomplished by a professional carpenter experienced in window restoration, especially on windows that have extensive rot. Wood that has open joints and deterioration of the wood, especially seen at the meeting rails and bottom rails of window sashes can be strengthened and stabilized by consolidation, using semi-rigid epoxies, which saturate the porous decayed wood and then hardens. Once it hardens, it can be sanded and painted. Epoxy compounds can also be used to build up missing sections or decayed ends of members using molds and delicate carving techniques to replicate the historic profiles. A product that is often used is Advanced Repair Technology among others.
4. Caulk the joints at the sill and jamb. Additionally, a product like Sherwin Williams Rejuvenate should be used on all the sills to protect them from absorbing moisture. This is a high build paint that will fill the

checks and splits in the wood and prevent further water infiltration. This product should not be used on areas where the wood is not heavily checked and split.

5. Sand to the next sound layer and prime and paint. Once the repairs are made to the sashes and frames, paint them using the same methodology discussed in Repair Class I.

Repair Class III: Splices and Parts Replacement

When the window frame or sash is so badly deteriorated that it can't be stabilized using Repair Class I or Repair Class II techniques, and that parts of the frame or sash must be replicated, then Repair Class III must be used. This is a complicated and specialized field and only a carpenter that specializes in historic window restoration should be used. The window sash will have to be removed and the following methodology is used:

1. Removal and repair of the sash,
2. Removal of the decayed section of the wood,
3. Milling a duplicate part of the decayed member,
4. Install new replica with a Dutchmen repair,
5. Sand to the next sound layer and prime and paint.

Below are specific recommendations for each window:

Windows A, B, C, E, F, G, H

1. Repair Class I – Remove the windows and remove the paint on the exterior of the windows to the next sound layer, prime and paint per the recommendations in Repair Class I above. Remove the paint from the interior sashes and stain to match the historic finish.
2. Repair Class I – Reglaze the windows with new glazing compound per the recommendations above under Repair Class I. Take care when removing the glass to prevent breakage. Replace all glass broken while being removed with new glass of the same size. In addition, replace the cracked pane of glass in Window C and replace the missing pane of glass in Window G. Also, remove the paint from the panes in the gothic arched head of Window E.
3. Repair Class II – While the windows sashes are removed and prior to the repainting, make repairs to the bottom rail of the bottom sashes and the meeting rail, along with any other areas discovered after the windows are removed and taken to a window restorer's shop. Restore the windows per Repair Class II, by removing the rot and deterioration and filling holes and rotted areas with epoxy. In addition, inspect every joint closely and tighten and reglue all joints to stabilize the windows.
4. Repair Class I - Sand the trim on the exterior to the next sound layer, fill any cracks and splits with epoxy, prime and paint the historic color per the recommendations in Repair Class I above. Remove the paint from the interior trim and stain the historic color.

Window D

Although this window is in good condition, the window should be restored during a comprehensive window restoration project. The following steps should be completed:

1. Repair Class I – Remove the window and sand the paint to the next sound layer on the exterior and interior of the window. Prime and paint per the recommendations in Repair Class I above. Complete the same process for the exterior and interior trim. The window and trim were never stained on the interior of the building.
2. Repair Class I – Reglaze the window with new glazing compound per the recommendations above under Repair Class I. Take care when removing the glass to prevent breakage. Replace all glass broken while being removed with new glass of the same size.

Window I

Although this window is in good condition, the window should be restored during a comprehensive window restoration project. The following steps should be completed:

1. Repair Class I – Remove the window and sand the paint to the next sound layer on the exterior and interior of the window. Prime and paint per the recommendations in Repair Class I above. Complete the same process for the exterior and interior trim. The interior of this window and the interior trim was historically a light stain. Re-stain to match the historic.
2. Repair Class I – Inspect all the wood glazing strips after they are removed and replace as needed with replica glazing strips.
3. Repair Class I – Restore the existing wood storm window utilizing the same techniques used to restore the windows. Additionally, Reglaze. Install new ½” trim around the joint that is missing.

Window J

Although this window is in fair condition, the window should be restored during a comprehensive window restoration project. The following steps should be completed:

1. Repair Class I – Remove the window sash and sand the paint to the next sound layer on the exterior and interior of the window. Prime and paint the exterior per the recommendations in Repair Class I above. Complete the same process for the exterior trim.
2. Repair Class I – Remove the existing infill panels and replace with new solid panels painted white on both sides with new sealant bead. Install per the recommendations under Repair Class I.

Window K

Although this window is in fair condition, the window should be restored during a comprehensive window restoration project. The following steps should be completed:

1. Repair Class I – Remove the window and sand the paint to the next sound layer on the exterior and interior of the window. Prime and paint the exterior per the recommendations in Repair Class I above. Complete the same process for the exterior and interior trim. The interior of this window and the interior trim was historically a light stain. Re-stain to match the historic.
2. Repair Class I – Inspect all the wood glazing strips after they are removed and replace as needed with replica glazing strips.

Weatherization

The final element of window weatherization is the installation of replica wood screens and exterior storm windows, which assist in the protection of the historic windows and provides insulation. Many styles of storm windows are available to improve thermal performance of the historic windows. Storm windows are thermally efficient, cost-effective, reversible and allow the retention of the original historic windows. A historic window with a high-quality storm window will thermally outperform a new double-glazed window. Wood has a good insulating value and have a high ratio of wood to glass, thus reducing the area of highest heat transfer. “One measure of heat transfer is the U-value, the number of Btu's per hour transferred through a square foot of material. When comparing thermal performance, the lower the U-value the better the performance. According to ASHRAE 1977 Fundamentals, the U-values for single glazed wooden windows range from 0.88 to 0.99. The addition of a storm window will reduce these figures to a range of 0.44 to 0.49.” A non-thermal break, double-glazed window has a comparable U-value.

Install new interior storm windows on St. Rose of Lima Catholic Church. The sashes of the storm windows should be no larger than the window sashes and should be painted the same color as the window sashes to minimize their appearance. Allied Windows is an online source for storm windows that are used in many historic window restorations.

Safety Note: Considering the age of this building, the practices at the time of its construction and previous finishes analysis of buildings of similar vintage, it is very likely that some of the finishes are lead based, and there may be asbestos in the glazing compound. Therefore, custodial and typical maintenance procedures should avoid disturbing these finishes. The use of topical, non-invasive cleaning with mild detergent-based solutions should be the “most aggressive” methodology used, thus minimizing the possibility of releasing any lead dust or lead containing rinse. The risk primarily applies to worker safety during more invasive refinishing and refurbishing processes that may involve aggressive chemical stripping and/or finish sanding.

Cost Implication Note: Due to the potential liability associated with the removal and/or refinishing of lead containing transparent and opaque finishes, mold mitigation, and replacing of glazing compound, this work should not be performed by laypersons. Necessitated by the industrial hygiene required protocols and procedures, the contracting of this type of abatement is costly and potentially damaging to the integrity of the historic fabric. Therefore, any refinishing of these features that disturbs the existing finishes should include this cost in addition to the actual finish’s restoration costs.

3.6 INTERIOR FINISHES

- **WALL, CEILING, FLOOR, TRIM AND BUILT-INS (BY ROOM)**

Photographs and Illustrations: 28.0 – 42.0

Vestibule 100

DESCRIPTION:

Walls: The interior walls are painted homesote panels (2’-8” x 1’-4”) with chamfered edges that were installed after the building was moved. They are installed in a running bond pattern. The homesote panels are painted white. It is believed that the panels are installed over deteriorated historic plaster.

Ceiling: The ceiling is 12’-2” above finished floor. The ceiling is flat in the center of the room and slopes to the exterior on the north and south sides of the room. The ceiling is covered in the same homesote panels painted white.

Floor: The floor is 3 1/8” tongue and groove, wood flooring running north to south. According to the current Chamber of Commerce Director, it was removed from the 10th Mountain Division cabins.

Trim: There is an 8” baseboard with a quarter round at the floor. It has a clear stain.

Built-ins: There is a 19” deep built-in cabinet under Window I. It is field fabricated of 1x pine with plywood panels on the doors. The cabinet does not have a back or sides but has two ½” plywood shelves on the interior. The cabinet has a clear stain. The pull hardware is vintage 1940s and is nickel. There are three hinges at each door in a nickel finish.

CONDITION:

Walls: The walls are in good condition, while the finish is deteriorated. The homesote panels have scuff marks and indentations and a few areas where the top layer has peeled away.

Ceiling: The ceiling is in good condition, with a deteriorated finish. There are several holes. One appears to be damaged, while the other is the location of a former light fixture. The finish has some minor staining, but not from roof leaks. The cause of the staining is unknown.

Floor: The floor is in good condition. The finish is in fair condition and is heavily worn and scratched/scuffed at the entrance doors. There is a walk-off mat at Door 100 to 102.

Built-ins: The built-in is in fair condition. The doors operate as they should, but the finish is damaged from use with scuffs and dents. The finish is also dirty.

Church Hall 101

DESCRIPTION:

Walls: The original walls were plaster on wood lath. The plaster is clad with wallpaper and is painted. The lower walls have been overlaid with drywall to 9'-3" above the floor. The drywall was installed after the building was moved in the early 1970s when it was rehabilitated. There is a steel tension rod at the east end of the Hall (see photo 28.0) that was installed and anchored to the north and south walls when the roof was strengthened.

Ceiling: The ceiling is a shallow arch and is plaster on wood lath. The ceiling was historically plaster on wood lath but has been clad with wallpaper and is painted.

Floor: The floor is 3 1/8" tongue and groove, wood flooring running north to south. It was removed from the 10th Mountain Division cabins. The floor transitions from the wider width to 2 1/4" at 17'-4" to the east of Door 102. The finish of the 2 1/4" floor changes 23'-2" from Door 102. It is much lighter. Then there is another transition at 31'-9". The wood floor becomes an oak floor. The floor transitions at Door 103, where it was overlaid with the current wood flooring. The size of the original wood floor or subfloor is 5 1/4" running east to west. It is visible in Room 106.

Trim: There is a 9" wood baseboard. There is a quarter round at the base and ogee molding on top. The baseboard is currently painted brown. The original finish was stained.

Built-ins: There are two decorative frames on either side of the chancel. Historically, they were located on either side of the altar, in the chancel and matched the dark stain of the wainscoting and altar. The frames with lighting, held religious icons. The frames have a stepped top with a shelf at the bottom that mimics the stepped top. Below the shelf is a decorative support with similar stepping and a decorative apron. Historically, they were lit, but the power appears to have been capped and is no longer used. The current finish is textured and painted.

CONDITION:

Walls: The walls are in poor condition. It is presumed that the walls are overlaid with drywall because the plaster behind is in poor condition. The nails are popping out of the drywall on the south wall near the southwest corner. The north wall is visibly leaning outwards its entire length. It is the actual wall that is leaning. There is visible cracking in the plaster on the west wall that extends from the ceiling down the wall to the top of the arched windows.

Ceiling: The ceiling is in poor condition. According to the Executive Director for the Chamber of Commerce, Kathi Perry, the ceiling was damaged in 1999, when they were installing the new roof and it rained. The wallpaper is peeling in one location and has visible cracking behind the wallpaper throughout the space. There is also cracking along the western portion of the ceiling that extends down the wall to the arch of the windows on the west elevation.

Floor: The floor is in good condition. The finish is in fair condition and is heavily worn and scratched/scuffed at the entrance doors. There is a perceptible dip at the eastern edge of the room, and it slopes to the southern corner. The dip in the floor appears to be stable and no work is recommended. The floor only needs to be monitored for any possible changes in condition.

Built-ins: The decorative frames on either side of the chancel are in fair condition. The frames are slightly scratched/scuffed. The finish is also in fair condition. It has some staining and discoloration of the painted finish.

Chancel/Office 102

The original alter was historically 10" above the main floor and stepped at the alter at the east wall. The west edge of the chancel had a short kneeling rail, separating the sanctuary from the chancel.

DESCRIPTION:

Walls: The historic plaster walls are overlaid with homesote panels. The joints have been taped and painted. There is a wood wainscoting that is 6.302' tall with two rows of inset panels. The top of the wainscoting has an ogee molding, which was added when the homesote was installed. The top row of panels is 1.377' tall and 1.79' wide. The lower panels are 4.454' tall and the same width as the upper panels. There were historically two doors centered on the north and south walls of the chancel and inset into the wainscoting. The door remains on the south wall, but is no longer useable, since the floor has been raised (see floor description below). The door on the north wall of the chancel has been framed in and clad with a painted homesote panel. Historically, the wainscoting was stained a dark color, but was most likely painted after the building was moved to the site.

Ceiling: The ceiling is a shallow arch with the peak at 14.190 feet and the spring point at 12.612 feet. The ceiling was historically plaster on wood lath but has been overlaid with homesote panels with taped joints and painted. There are two access panels on the ceiling. Although, the historic photo does not clearly define the condition at the edge of the chancel, it appears that there was a beam, or a soffit at the ceiling at that joint. Local lore state that there was a wall separating the chancel and the main area but was removed. No dates are known.

Floor: There are four steps up into the chancel. The first step has a heating vent in the face (centered on the step). The face of this step is clad with a dark grey with white streaks linoleum with an aluminum edge. It is believed that the linoleum was installed in the 1940s during a rehabilitation project. This step extends across the entire face of the chancel. The three other steps are wood, covered with carpet. The steps are on the south portion of the chancel and are 3.265' wide. The floor of the Chancel is wood, covered with carpet.

Trim: There is no baseboard in the chancel area. There is a flat 1x stained board, laid flat and attached to the carpet and against the wall.

Built-ins: The original alter remains in the chancel. The alter is centered on the east wall and has a decorative surrounding above the alter that replicates the decorative frames with a stepped top. A cross and downlights were historically displayed in this area and the framing was stained dark to match the wainscoting in the space. Below is the alter, which is 6.75' x 3.023' and 3.061' tall. There are two wood crosses attached to the face of the alter.

CONDITION:

Walls: The walls are in fair condition, but the north and south walls, both angle inward. It is the actual walls that are leaning. The homesote panels have small divets and indentations and the finish are worn and discolored. The taped joints are visible through the painted finish. The wainscoting is in good condition, except for the finish, which is in fair condition. The painted finish is discolored and worn.

Ceiling: The ceiling is in fair condition. The taped joints are visible through the painted finish but other than the joints, the homesote panels are in good condition. The finish is discolored and worn.

Floor: The floor is in fair condition. The carpet is only slightly worn.

Built-ins: The built-ins are in fair condition. The wood finishes have been textured and painted. The finishes are worn, faded and discolored.

Kitchen/Vestry 103

DESCRIPTION:

Walls: The walls of this space match the finish of the vestibule. The north, south and west walls are clad with the painted, homesote panels that match those found in the vestibule. The historic vestry door has been covered with a painted homesote panel, but the door trim remains.

Ceiling: The ceiling is 9.723 feet above finished floor. It is flat until about 3'-0" from the north wall, then slopes to the top of the wall. The finish matches the painted, homesote panels in the vestibule.

Floor: The floor carpet. There is a small step down into the original church.

Trim: There is baseboard on chancel wall. It is 7 ¼" tall and is painted. The door trim is painted, nominal 1" x 4" boards.

Built-ins: There is L-shaped kitchen cabinets with a plastic laminate countertop along the north and west walls.

CONDITION:

Walls: The walls are in fair condition. There are nail holes and small indentions, but these are very minor. The finish is discolored and worn.

Ceiling: The ceiling is in good condition. There is no water damage evident from roof leaks.

Floor: The floor is in fair condition. It is not clear what material is under the carpet. The carpet has a wear pattern from the exterior door into the Church Hall.

Built-ins: The kitchen cabinets are in good condition.

Women's Restroom 104

DESCRIPTION:

Walls: The walls are textured drywall. There is a decorative 1" trim board at 4.045' above the floor. The painted finish is darker below the trim board, giving the appearance of wainscoting.

Ceiling: The ceiling is 9.690 feet above finished floor. It is painted drywall.

Floor: The floor is sheet vinyl in a square tile pattern.

Trim: The baseboard is a nominal 1" x 4" painted board.

Built-ins: There is wall cabinet, field fabricated, painted and textured in the northeast corner of the room.

CONDITION:

Walls: The walls are in good condition. The finishes are in fair condition. The finish is discolored and worn.

Ceiling: The ceiling is in good condition. There is no water damage evident from roof leaks.

Floor: The floor is in good condition.

Built-ins: The cabinet is in good condition.

Men's Restroom 105

DESCRIPTION:

Walls: The walls are textured drywall. There is a decorative 1" trim board at 4.045' above the floor. The painted finish is darker below the trim board, giving the appearance of wainscoting.

Ceiling: The ceiling is 9.690 feet above finished floor. It is painted drywall.

Floor: The floor is sheet vinyl in a square tile pattern.

Trim: The baseboard is a nominal 1" x 4" painted board.

Built-ins: There is wall cabinet, field fabricated, painted and textured in the southeast corner of the room.

CONDITION:

Walls: The walls are in good condition. The finishes are in fair condition. The finish is discolored and worn.

Ceiling: The ceiling is in good condition. There is no water damage evident from roof leaks.

Floor: The floor is in good condition.

Built-ins: The cabinet is in good condition.

Storage/Mechanical Room 106

DESCRIPTION:

Walls: All of the walls have been overlaid with drywall and taped. The drywall remains unpainted. The exterior walls appear to have homesote panels behind the drywall.

Ceiling: The ceiling is 9.822 feet high. It has been overlaid with drywall and taped but left unpainted.

Floor: The floor is 5 1/4" tongue and groove wood flooring, which appears to be original wood floor.

Trim: There is no baseboard or trim in this room.

Built-ins: There are open shelving, built-in place along the south wall.

CONDITION:

Walls: The walls are in good condition.

Ceiling: The ceiling is in good condition. There is no water damage evident from roof leaks.

Floor: The floor is in fair to poor condition. The floor is heavily worn, but this is a utilitarian space and is used as storage and for mechanical.

RECOMMENDATIONS:

According to the Secretary of the Interior's Standards, "an interior floor plan, the arrangement and sequence of spaces, and applied finishes are individually and collectively important in defining the historic character of the building." The historic interior finishes should be retained and repaired during a rehabilitation project. The spaces within the church are divided into primary and secondary spaces. The primary spaces are Vestibule 100, Church Hall 101 and Chancel 102. The secondary spaces are the Vestry/Kitchen 103, Women's Restroom 104, Men's Restroom 105 and Storage/Mechanical 106.

The interior features and essential proportions of primary interior spaces should be retained and their distinctive features such as the wood floors, ceiling heights, baseboards, light fixtures, hardware, paint and other decorative materials that accent interior features and provide color, texture and patterning to the walls, floors and ceilings should not be damaged, obscured, or destroyed in a rehabilitation project. In addition, the relationship of the rooms and corridors and other primary spaces to each other is significant and should also be considered. Secondary spaces, that serve the primary spaces can have extensive changes that will not have a detrimental effect on the overall historic character of the building.

Where damage exists in primary spaces and to some extent secondary spaces, the interior features and finishes should be repaired by reinforcing the existing historic materials, which includes limited replacement in-kind or with compatible substitute materials. When entire replacement is required due to extensive damage, the feature or finish should be replaced in-kind using the historic remains to create a reproduction. If the use of the same material is not possible, either economically or it is no longer available, then a compatible substitute material may be used.

When alterations or additions are needed to accommodate service functions such as bathrooms, mechanical equipment and electrical services for a building's use, then the removal of decorative material or features is acceptable in secondary spaces and reused in areas appropriate to their historic placement. These features include baseboard trim, door casing, and historic doors. Install removable partitions that do not destroy the sense of space when a new use requires the subdivision of character-defining interior spaces. In addition, it is not recommended to lower ceilings or obscure character defining features so that a new use can be accommodated.

In general, the following rehabilitation work is recommended in this building:

Plaster Repair at the Walls and Ceiling

There are numerous causes of plaster deterioration such as structural problems, overloading, settlement/vibration and lath movement. The diagonal cracks extending from the heads of the doors and windows and random cracks across the wall are usually stress cracks. Additionally, it is often found that the structural members in historic buildings are overloaded since no building codes existed when the building was constructed to help in sizing the members properly. Normally, this is not a huge issue and most of the settlement/overloading has occurred and further damage will not occur. Additionally, additional

settlement and vibration of the plaster most likely occurred when the building was moved to Forest Square Park and when it was lifted onto its new foundation. Overloading and structural movement causes the plaster to lose its keys allowing the mechanical bond between the plaster and the wood lath behind to be broken, which in turns allows the plaster to become loose or become bowed.

Prior to repairing the historic plaster, any major structural problems should be corrected. This may require removal of small or large sections of the plaster to access the framing members. Cosmetic damages from minor building movement, holes or bowed areas can usually be repaired without wholesale demolition.

Hairline cracks in wall and ceiling plaster, such as stress cracks are not serious if the underlying plaster is in good condition. The first step will be to widen the crack then fill the crack with new plaster. The crack should first be bridged with tape or a fiberglass mesh tape pressed into the patching plaster. After the first coat is dry, a second coat is used to cover the mesh/tape feathering at the edges. A third coat is applied to even out the surface, followed by a light sanding. Once the plaster is dry, the area can be repainted the historic color.

This is also common on ceilings where gravity causes the plaster to lose its keyways. Testing of the entire area by listening for hollow areas, bowed areas or horizontal lines along the wood lath are evidence of broken keyways. To correct this deficiency, new keys will have to be established. There are several methodologies that can be used. One is to reattach the loose plaster with flathead screws and plaster washers, which will preserve the historic plaster. Another methodology is to remove the loose plaster and fasten new metal lath over the wood lath and fill the area with successive layers of plaster as described above for hairline cracks.

Since the drywall/homesote fall within the period of significance and is a finish associated with the building move and its immediate rehabilitation, then those finishes should remain. Where the plaster finish remains, it should be restored.

Restoration of the Painted Finish on the Trim, Baseboard and Wainscoting

According to the Grace Huff notebook, the trim was painted a light aqua color when the building was moved. Therefore, the historic stained color was not a condition during the period of significance. A historic paint analysis should be completed to determine the original color when the building was moved, so it can be determined whether it will be returned to this historic color. When painting the interior, sand to the next sound layer and paint with a primer and coat of high-quality paint.

Restoration of the Wood Floors

During a comprehensive rehabilitation project, mechanically sand the existing wood floors, taking care to not take too much of the wood off during the sanding. Apply a light stain to match the historic and a coat of matte polyurethane to protect the finish.

Below, are specific requirements that pertain to individual rooms and spaces:

Vestibule 100

Walls: Since this is a finish that falls within the period of significance, it should be restored. Gently clean all panels to remove scuff marks and dirt. Where the panels are damaged, remove the panel and install a new panel made from a custom fabricated homesote panel to match the existing panels since this type of panel is no longer available.

Ceiling: Since this is an original finish, it should be restored. Gently clean all panels to remove scuff marks and dirt. Where the panels are damaged, remove the panel and install a new panel made from a custom fabricated homesote panel to match the existing panel since this type of panel is no longer available.

Built-ins: Restore the built-in cabinet, by removing the existing stained finish and refinish to match the historic.

Church Hall 101

Built-ins: Restore the historic stained finish of the framed elements over Doors 103 and 104.

Chancel/Office 102

Floor: The original floor was most likely wood but was covered in the late 1940s during a rehabilitation project. When the church was moved, the steps into the chancel were modified and a short wall was constructed to create privacy for the new office. There are several options to rehabilitate this space.

One methodology is to remove the low wall and steps and to install a free-standing panel that will provide privacy for the workers in the office. This will allow the reconstruction of the historic stairs and railing that were present when the church was moved to the site and will also allow visitors to see more of the historic alter. It will also allow for the restoration of the historic wood floor.

Another methodology is to leave the space as it is and replace the carpet with new carpet during a comprehensive rehabilitation project.

Built-ins: Restore the alter to its historic stained finish utilizing the methodology described above in the general recommendations.

Kitchen/Vestry 103

Walls: Prime and paint the homesote panels.

Ceiling: Prime and paint the homesote panels.

Floor: During a comprehensive rehabilitation project, remove the carpet and install a new tile floor. The tile floor will withstand the foot traffic in this area better than carpet.

Built-ins: No recommendations.

Women's Restroom 104 and Men's Restroom 105

During a comprehensive rehabilitation project, the walls and ceilings should be repaired, covering any holes and cracks and then primed and painted. The built-in cabinet should also be primed and painted. Even though the floor is in good condition, it is anticipated that a comprehensive rehabilitation project in this area will not occur soon. Thus, installation of new sheet vinyl or vinyl tile floors should also be installed during rehabilitation.

Storage/Mechanical Room 106

Since this is a non-public, secondary space, no work is required in this room.

3.7 MECHANICAL SYSTEMS

- **HEATING/AIR CONDITIONING**

Photographs and Illustrations: N/A

DESCRIPTION:

The building has a gas fired central heating unit. There is no air conditioning. The ductwork runs under the chancel and vents to the main space under the raised chancel.

CONDITION:

The occupants complain of uneven heating, which is to be expected since the ductwork only exists at the chancel. Additionally, during the summer, the interior of the building does get hot for the employees.

RECOMMENDATIONS:

When the gas fired heater is replaced, new ductwork should also be installed below the floor in the crawl space to provide even distribution of the heat throughout the building. Additionally, as an option, air conditioning can also be installed. This option should only be considered if it is found that once the windows are made operable it is still too hot. All ductwork should be hidden from view and not run through the chapel.

- **VENTILATION**

Photographs and Illustrations: N/A

DESCRIPTION:

The building is passively ventilated using the doors. The windows are no longer operational to provide ventilation.

CONDITION:

The current methods of building ventilation are appropriate. Additional ventilation could be attained through operable windows.

RECOMMENDATIONS:

When a restoration project is undertaken, the windows should be restored, so that they are operational.

- **WATER SERVICE, PLUMBING, AND SEWER UTILITIES**

Photographs and Illustrations: N/A

DESCRIPTION:

There is a sink in the cabinets in the Vestry/Kitchen. Each Women's and Men's Restroom has one toilet. The hot water heater is in the crawl space. There is no other water, plumbing or sanitary sewer locations in the building.

CONDITION:

The water and sewer services appear to be in good condition and the Executive Director has no concerns. The fixtures appear to all be in good condition.

RECOMMENDATIONS:

There are no recommendations.

- **FIRE SUPPRESSION – SPRINKLERS**

Photographs and Illustrations: N/A

DESCRIPTION:

The building has no sprinkler system.

CONDITION:

N/A

RECOMMENDATIONS:

It is not deemed necessary or recommended to add a sprinkler system or other automatic fire suppression system to this building. However, a portable, handheld dry chemical fire extinguisher should be located at each of the exterior doors and should be maintained in the quantity and at locations specified by the fire marshal.

3.8 ELECTRICAL SYSTEMS

- **ELECTRICAL SERVICE AND PANELS**

Photographs and Illustrations: 79.0

DESCRIPTION:

There is a small electrical panel on the south wall of the Kitchen. The main shutoff is on the exterior of the east wall. It is a 50-amp service.

CONDITION:

The existing electrical service and panels are very old and insufficient for their power needs.

RECOMMENDATIONS:

During a rehabilitation, install a new code compliant electrical service, electrical panel and an electrical upgrade.

- **ELECTRICAL DISTRIBUTION SYSTEM**

Photographs and Illustrations: N/A

DESCRIPTION:

Power comes from a pole located along the property line at the southeast corner of the property. There is a hood, meter and shut-off panel on the exterior east wall.

CONDITION:

The service does not currently meet code, as the hood does not extend above the building, which is now required by code for new service entries.

RECOMMENDATIONS:

During rehabilitation, install a new panel and distribution system. During a rehabilitation project, install new wiring in conduit in the crawl space and new floor outlets to provide more power to the building.

- **LIGHTING**

Photographs and Illustrations: 80.0 – 83.0

DESCRIPTION:

Lighting for the Chancel/Office and Church Hall are from three ceiling fans with light kits in the Church Hall and one ceiling fan with light kit in the Chancel/Office. The Kitchen has a surface mounted, incandescent, ceiling light. The Vestibule has a metal socket attached to the wall next to the door. Historically, it was ceiling mounted. The restrooms have porcelain sockets. The mechanical room has no light. The exterior light at Door 100 is the original wrought iron light fixture.

CONDITION:

All light fixtures are working as they should. The exterior light fixture is in good condition.

RECOMMENDATIONS:

Clean and buff the exterior light fixture. The current lighting appears to be adequate for the occupants use. The missing light at the Vestibule should be installed at the ceiling where the historic light was located. Since the type of light is unknown, install a contemporary light that is simple, but compatible with the historic character of the building. During the rehabilitation, coordination with the architect and State Historical Fund will assist in choosing an appropriate light fixture with shade.

- **FIRE DETECTION SYSTEM**

Photographs and Illustrations: N/A

DESCRIPTION:

There is no fire detection in the building.

CONDITION:

N/A

RECOMMENDATIONS:

During a rehabilitation project, it is recommended that at a minimum, hard wired smoke detectors should be installed in all rooms.

- **SECURITY ALARM SYSTEM**

Photographs and Illustrations: N/A

DESCRIPTION:

There is no security alarm for the building.

CONDITION:

N/A

RECOMMENDATIONS:

If security becomes an issue, an alarm system should be installed.

PART IV: ANALYSIS AND COMPLIANCE

4.1 HAZARDOUS MATERIALS

Photographs and Illustrations: All Exterior and Interior Finishes Photos

As noted in the finish's sections of this report, it is likely that lead based finishes exist. Please refer to the notes in each of those sections for recommendations. If these materials are undisturbed, they pose no danger, but if they are to be removed or altered, tests should be performed to determine their composition and appropriate precautions taken, if necessary.

Asbestos Testing and Analysis – Possible locations of asbestos might be the wallpaper and window putty.

4.2 MATERIALS ANALYSIS

No material analyses, other than the visual identification described in the preceding sections, were performed. However, for the purposes of proposed future work on this building, the following Material Analysis suggestions are offered and recommended:

Paint Color History Documentation

4.3 ZONING CODE COMPLIANCE

This current use of this building complies with local codes, so no zoning issues exist.

4.4 BUILDING CODE COMPLIANCE

Square Footage: 1,138 sq. ft.

Occupancy: B

Maximum Occupancy: 100/sf – 12 people

Exits Provided: 2

Exits Required: 2

Type: V

4.5 ACCESSIBILITY COMPLIANCE

The building is not currently ADA accessible, but could be made handicapped accessible with the addition of a ramp to the west door. There are several options, which include the construction of a sidewalk/ramp to Door 100 from the east parking lot or a ramp/sloped sidewalk from the south parking area to Door 100. The construction of a sidewalk/ramp will allow visitors to also enter the building through the front door, which is preferable to entering through the Vestry/Kitchen.

A handicap bathroom cannot be installed in this building easily since the doors into the bathrooms and from the Church Hall to the Vestry/Kitchen cannot be widened due to the existing space limitations. The only option would be to remove the kitchen and redesign the entire space into an accessible bathroom with an outside access only by widening Door 101 to 3'-0" and providing a separate ramp to this door in addition to a ramp to Door 100. This option would be very odd and is not recommended.

Another option is for the Town of Buena Vista to provide bathrooms for the public in a separate building in the park, but close to the building. This would allow the Vestry/Kitchen and the Restrooms to be made for the employees only and Door 101 for use by employees only, making the west entrance the primary entrance, as it should.

PART V: PRESERVATION PLAN

5.1 PRIORITIZED WORK

Based on the results of the Historic Structure Assessment, it has been determined that the combined preservation, restoration, conservation, and rehabilitation needs of this building require a comprehensive program. Addressing these needs with long-term solutions, consisting of quality restoration repairs, results in this recommended prioritized preservation, implementation and capital project program plan. The overall intent of this capital project program plan is to rehabilitate the building, but restore its character defining features.

Restoration is defined as the act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a restoration project.

Rehabilitation is defined by The Secretary of the Interior's Standards as the following, "In **Rehabilitation**, historic building materials and character-defining features are protected and maintained as they are in the treatment Preservation; however, an assumption is made prior to work that existing historic fabric has become damaged or deteriorated over time and, as a result, more repair and replacement will be required. Thus, latitude is given in the **Standards for Rehabilitation and Guidelines for Rehabilitation** to replace extensively deteriorated, damaged, or missing features using either traditional or substitute materials. Of the four treatments, only Rehabilitation includes an opportunity to make possible an efficient contemporary use through alterations and additions."

This report has identified the building's form and elements that are important in defining its historic character and made recommendations on what should be done to retain, maintain and preserve this historic building and its important character defining features.

5.1 Prioritized Work

The next step is to create a preservation plan that will provide the basis for the actual rehabilitation of the building. This plan will prioritize the work based on deterioration, structural weakness, and/or life safety issues over less urgent repairs. In addition, the priority should be given to the needs of the historic building/resource. Programmatic needs of the building owners and/or clients are secondary priorities.

The preservation plan will also prioritize the work based on work that should be completed immediately, critical deficiencies, serious deficiencies and minor deficiencies.

Maintenance Items to Be Handled by the Chamber of Commerce or Town of Buena Vista

1. Rear Entrance: Keep the wood stained to prevent deterioration. A good quality stain is Penofin, which will last a minimum of seven years if applied correctly after a thorough cleaning and prep work.
2. Bell tower: Periodic maintenance should also occur, probably once a year in the spring. A bucket lift should be used to assess the bell tower and make repairs to the cross and any other deteriorated members of the bell tower.
3. Wood Roof Shingles: Replacement of severely curled, split or broken shingles should occur on a yearly maintenance schedule.
4. Although it is recommended to remove the gutters and downspouts, it is anticipated that this will not occur immediately. In the interim, re-attach the gutter over the vestry/kitchen entrance. Install a new

- 4'-0" extension on the downspout at the northeast corner to prevent ponding at the base of the building and direct water flow away from the foundation.
5. Install a portable, handheld dry chemical fire extinguisher located at each of the exterior doors and that also should be maintained in the quantity and at locations specified by the fire marshal.
 6. The exterior wall framing appears to be stable and no work is recommended. The contemporary strengthening of the roof trusses may have addressed the bowing of the exterior walls, but the Owner should still monitor the walls and contact a structural engineer with experience in historic structural systems if any additional bowing of the walls is observed.
 7. The dip in the Church Hall floor appears to be stable and no work is recommended. The floor only needs to be monitored for any possible changes in condition.

Critical Deficiencies

Critical deficiencies are identified as:

- Advanced deterioration resulting in failure of the building feature or element or its possible failure if not corrected within two years.
- Accelerated deterioration of adjacent or related building materials that has occurred as a result of the feature or element's deficiency.
- The feature or element poses a threat to the health and/or safety of the user.
- The feature or element fails to meet a legislative requirement.

Tasks related to Critical Deficiencies:

1. Regrade around the building, especially on the north and west elevation to provide positive drainage away from the building. A slope of 6" in 10' is recommended by *Preservation Brief 39: Holding the Line: Controlling Unwanted Moisture in Historic Buildings*.
2. The Town of Buena Vista should study the drainage patterns in the park to determine if there is an optimum way to drain the park to prevent the standing water from impacting the building in the future or in a significantly heavy rain, especially on the north elevation.
3. Complete selective demolition of the water table board and siding to investigate the construction materials and technique and their overall condition behind the siding. If it is the sill plate, then the building will have to be lifted or supported while a new pressure treated sill plate is installed. Remove all the expanding foam during the selective demolition work and seal the joints at water table and sill plate with exterior sealant after sill plate and water table work has been completed.
4. Bell tower: Reinstall the missing siding immediately as this is a maintenance issue and will cause significant damage to the structural integrity of the bell tower since wind driven snow and rain can enter the cavity and wet the structural elements. Because they are enclosed, rapid deterioration can occur because they cannot dry out.
5. Site rehabilitation includes removing the top 6" of soil and creating a dryzone around the building that extends 12" beyond the edge of the drip line. This area is a no-plant zone, especially since water will drip off the building at this location and may damage sensitive plants. Install landscape fabric and overlay the fabric with 6" of gravel/rock to catch the water flow off the roof. As state in the Sitework section, make sure there is positive slope away from the face of the building to assure the water drains appropriately.
6. Asbestos testing and analysis prior to any work.
7. Lead based paint testing prior to any work.
8. Town of Buena Vista needs to provide accessible bathrooms for the public in a separate building in the park, but close to this building. An accessible bathroom is not possible in the existing building without damaging the historic integrity of the building and damaging character defining features. See discussion in the body of the report. This would allow the Vestry/Kitchen and the Restrooms to

be made for the employees only and Door 101 for use by employees only, making the west entrance the primary entrance, as it should.

Serious Deficiencies

Serious Deficiency is defined as:

- Deterioration, if not corrected within two to five years, will result in the failure of the building feature or element.
- The feature or element may pose a threat to the health and/or safety of the user within two to five years if the deterioration is not corrected.
- Deterioration of the adjacent or related building materials and/or systems will occur as a result of the deficiency of the feature or element.

Tasks related to serious deficiencies:

1. ADA access should be considered since this is a public building. This would include a concrete pad and signage for ADA parking and a ramp or walk, possibly into the rear of the building. During the design phase, coordinate with the State Historical Fund to assure compliance with the Secretary of the Interior Standards.
2. Reconstruct the front stair with a new code compliant foundation along with a code compliant railings and balusters. The current code requires no more than 4" opening between balusters. In addition, this will be an opportunity to provide an ADA compliant ramp into the building. Currently, visitors enter the building through the back door into the Vestry/Kitchen and bathroom area. As a part of the porch rehabilitation, this provides the Town of Buena Vista and the Chamber of Commerce an opportunity to redirect visitors into the front door, which is much more welcoming and less of a bottle neck, especially for those that may be in a wheelchair and must navigate through a very narrow space at the back of the chapel.
3. Bell tower: During a full rehabilitation project, a thorough assessment of the bell towers structural members should occur, which will also include stabilization and/or replacement with like material if they are too deteriorated to be repaired or stabilized through epoxy consolidation or sistering new members to the old.
4. Bell tower: one of the biggest threats to bell towers is lightening which can cause a fire. It is recommended that lightening protection be installed at the bell tower.
5. Remove gutters and downspouts on this building, as it never had them historically.
6. Door 100
 - a. Repair Class I – Sand the door to the next sound layer and re-apply a stain to match the existing stained finish. Sand the trim on the exterior to the next sound layer, prime and repaint to match the historic color. A historic paint analysis can be completed for approximately \$300 to determine an accurate color match from contemporary paint companies. Contact Scheuber + Darden Architects for a recommendation for a conservationist experienced in paint analysis.
 - b. Repair Class I - Remove the doors from opening and stabilize the jambs by replacing any split wood and reinstalling the hinges correctly by mortising the door end and the jamb of the door frame to fit the hinge and recess it so that it works properly. Install the hinge with extra-long screws to assure that it is secured into the king studs of the door opening.
 - c. Repair Class I - Install new weatherstripping on the doors. Felt is not recommended as it absorbs and holds moisture and will eventually damage wood doors. Metal strips or neoprene stop weatherstripping is appropriate. Contemporary weatherstripping, although not historically accurate should be considered as an integral part of the door repair and maintenance.

- d. Repair Class II – Repair the deterioration at the base of the door and the door trim per Repair Class II recommendations.
 - e. Repair Class II – Repair the crack that runs the height of the south door panel per Repair Class II recommendations.
 - f. Repair Class III – Replace the existing door threshold with a new replica wood threshold.
7. Windows A, B, C, E, F, G, H
- 5. Repair Class I – Remove the windows and remove the paint on the exterior of the windows to the next sound layer, prime and paint per the recommendations in Repair Class I above. Remove the paint from the interior sashes and stain to match the historic finish.
 - 6. Repair Class I – Reglaze the windows with new glazing compound per the recommendations above under Repair Class I. Take care when removing the glass to prevent breakage. Replace all glass broken while being removed with new glass of the same size. In addition, replace the broken panes of glass in Windows C and G.
 - 7. Repair Class II – While the windows sashes are removed and prior to the repainting, make repairs to the bottom rail of the bottom sashes and the meeting rail, along with any other areas discovered after the windows are removed and taken to a window restorer’s shop. Restore the windows per Repair Class II, by removing the rot and deterioration and filling holes and rotted areas with epoxy. In addition, inspect every joint closely and tighten and reglue all joints to stabilize the windows.
 - 8. Repair Class I - Sand the trim on the exterior to the next sound layer, fill any cracks and splits with epoxy, prime and paint the historic color per the recommendations in Repair Class I above. Remove the paint from the interior trim and stain the historic color.
8. Window J
- 3. Repair Class I – Remove the window sash and sand the paint to the next sound layer on the exterior and interior of the window. Prime and paint the exterior per the recommendations in Repair Class I above. Complete the same process for the exterior trim.
 - 4. Repair Class I – Remove the existing panels and replace with new solid panels painted white on both sides with new sealant bead. Install per the recommendations under Repair Class I.
9. Window K
- 3. Repair Class I – Remove the window and sand the paint to the next sound layer on the exterior and interior of the window. Prime and paint the exterior per the recommendations in Repair Class I above. Complete the same process for the exterior and interior trim. The interior of this window and the interior trim was historically a light stain. Re-stain to match the historic.
 - 4. Repair Class I – Inspect all the wood glazing strips after they are removed and replace as needed with replica glazing strips.
10. Install new interior storm windows on St. Rose of Lima Catholic Church. The sashes of the storm windows should be no larger than the window sashes and should be painted the same color as the window sashes to minimize their appearance. Allied Windows is an online source for storm windows that are used in many historic window restorations.
11. Install a new code compliant electrical service, electrical panel and an electrical upgrade.
12. Install a new panel and distribution system. Install new wiring in conduit in the crawl space and new floor outlets to provide more power to the building.
13. During a rehabilitation project, it is recommended that at a minimum, hard wired smoke detectors should be installed in all rooms.

Minor Deficiencies

Minor Deficiency is defined as:

- Standard preventative maintenance practices and building conservation methods have not been followed,
- A reduced life expectancy of affected or related building materials and/or systems will result.
- A condition exists with long-term impact beyond five years.

Tasks related to minor deficiencies:

1. The building should be cleaned with a direct stream of water from a garden hose (no pressure) and clean the building. Scrub off stubborn stains using a ½ cup of household detergent in a gallon of water with a medium soft bristle brush. Rinse the surface thoroughly and leave it to dry before determining if it needs to be repainted. If repainting is required, then the paint should be sanded to the next sound layer only and then painted the historic color. At this time, it is not anticipated that a Class II, Limited Paint Removal is needed. Anticipate painting the building within the next two years, but careful monitoring should occur to assure the condition of the historic wood siding does not deteriorate.
2. Roof: It is not anticipated that this roof will need to be replaced soon but when it is replaced, the following elements should be included during the replacement.
 - a. Install ice and water shield to the lower four feet of the roof to limit damage from ice dams (only if composition shingles are installed);
 - b. Increase attic ventilation. Install a ridge vent when the roof is replaced. Complete calculations to determine how many soffit vents are required to provide adequate attic ventilation. Roof top vents are not appropriate on this building. Soffit vents should be placed on the north, east and west elevations and coordinated with the SHF specialist and architect prior to selecting, locating and installing.
 - c. If wood shingles are reinstalled, install a cedar breather under the wood shingles to minimize shingle curling.
 - d. During a comprehensive roof replacement install new metal flashing at the roof edge, penetrations, and vertical surfaces.
 - e. Install snow guards at the entrances.
3. Door 102
 4. Repair Class I – Remove the existing stained finish and re-apply to match the historic.
 5. Repair Class I – Remove the existing knob and replace any parts that are worn or missing. This should resolve the loose knob.
 6. Repair Class I – Remove the painted finish and restore the historic dark stained finish that once existed in the church.
4. Door 103
 6. Repair Class I – Remove the existing uneven stained finish and re-apply stain to match the historic finish.
 7. Repair Class I – Remove the door and repair the jambs to be able to allow mortising of the hinges at the jamb and door and re-installing the rim lock in its original location. The new location is too low and the receiver for the rim does not align.
 8. Repair Class I – Remove the paint from the rim lock receiver.
 9. Repair Class I – Remove the existing hinges and install hinges to match the bell tower tipped hinges on Door 104.
 10. Remove the paint from the door trim and stain to match the historic finish.
5. Door 104
 5. Repair Class I – Remove the existing uneven stained finish and re-apply stain to match the historic finish.

6. Repair Class I – Remove the door and repair the jambs to be able to allow re-installation of the rim lock in its original location. The new location is too low and the receiver for the rim does not align.
 7. Repair Class I – Remove the paint from the rim lock receiver.
 8. Remove the paint from the door trim and stain to match the historic finish.
6. Door 105
5. Repair Class I – Sand the door to the next sound layer, prime and repaint to match the historic color. A historic paint analysis can be completed for approximately \$300 to determine an accurate color match from contemporary paint companies. Contact Scheuber + Darden Architects for a recommendation for a conservationist experienced in paint analysis.
 6. Repair Class I – The door hardware is in such poor condition, that it cannot be repaired. Install new replica rim lock hardware.
 7. Repair Class I - Remove the door and repair the jambs to allow mortising of the hinges at the jamb and door.
 8. Repair Class I – Sand the trim to the next sound layer, prime and paint the historic color. A historic paint analysis can be completed for approximately \$300 to determine an accurate color match from contemporary paint companies. Contact Scheuber + Darden Architects for a recommendation for a conservationist experienced in paint analysis.
7. Door 106
5. Repair Class I – Sand the door to the next sound layer, prime and repaint the historic color. A historic paint analysis can be completed for approximately \$300 to determine an accurate color match from contemporary paint companies. Contact Scheuber + Darden Architects for a recommendation for a conservationist experienced in paint analysis.
 6. Repair Class I – The door hardware is in such poor condition, that it cannot be repaired. Install new replica rim lock hardware.
 7. Repair Class I - Remove the door and repair the jambs to allow mortising of the hinges at the jamb and door.
 8. Repair Class I – Sand the trim to the next sound layer, prime, and paint the historic color. A historic paint analysis can be completed for approximately \$300 to determine an accurate color match from contemporary paint companies. Contact Scheuber + Darden Architects for a recommendation for a conservationist experienced in paint analysis.
8. Door 107
4. Repair Class I – Sand the door to the next sound layer, prime and repaint the historic color. A historic paint analysis can be completed for approximately \$300 to determine an accurate color match from contemporary paint companies. Contact Scheuber + Darden Architects for a recommendation for a conservationist experienced in paint analysis.
 5. Repair Class I – Restore the door hardware.
 6. Repair Class I – Sand the trim to the next sound layer, prime, and paint the historic color. A historic paint analysis can be completed for approximately \$300 to determine an accurate color match from contemporary paint companies. Contact Scheuber + Darden Architects for a recommendation for a conservationist experienced in paint analysis.
9. Window D
3. Repair Class I – Remove the window and sand the paint to the next sound layer on the exterior and interior of the window. Prime and paint per the recommendations in Repair Class I above. Complete the same process for the exterior and interior trim. The window and trim were never stained on the interior of the building.

4. Repair Class I – Reglaze the window with new glazing compound per the recommendations above under Repair Class I. Take care when removing the glass to prevent breakage. Replace all glass broken while being removed with new glass of the same size.
10. Window I and Storm Window
 4. Repair Class I – Remove the window and sand the paint to the next sound layer on the exterior and interior of the window. Prime and paint per the recommendations in Repair Class I above. Complete the same process for the exterior and interior trim. The interior of this window and the interior trim was historically a light stain. Re-stain to match the historic.
 5. Repair Class I – Inspect all the wood glazing strips after they are removed and replace as needed with replica glazing strips.
 6. Repair Class I – Restore the existing wood storm window utilizing the same techniques used to restore the windows. Additionally, Reglaze. Install new ½” trim around the joint that is missing.
 11. Interior Plaster Restoration – Restore the existing plaster.
 12. Trim, Baseboard and Wainscoting Restoration – complete a paint analysis and sand to the next sound layer, install a primer and coat of paint.
 13. Wood floor restoration - mechanically sand the existing wood floors, taking care to not take too much of the wood off during the sanding. Apply a light stain to match the historic and a coat of matte polyurethane to protect the finish.
 14. Vestibule 100
 - a. Walls: Since this is a finish that falls within the period of significance, it should be restored. Gently clean all panels to remove scuff marks and dirt. Where the panels are damaged, remove the panel and install a new panel made from a custom fabricated homesote panel to match the existing panels since this type of panel is no longer available.
 - b. Ceiling: Since this is an original finish, it should be restored. Gently clean all panels to remove scuff marks and dirt. Where the panels are damaged, remove the panel and install a new panel made from a custom fabricated homesote panel to match the existing panel since this type of panel is no longer available.
 - c. Built-ins: Restore the built-in cabinet, by removing the existing stained finish and refinish to match the historic.
 15. Church Hall 101
 - a. Built-ins: Restore the historic stained finish of the framed elements over Doors 103 and 104.
 16. Chancel/Office 102
 - a. Floor: The original floor was most likely wood but was covered in the late 1940s during a rehabilitation project. When the church was moved, the steps into the chancel were modified and a short wall was constructed to create privacy for the new office. There are several options to rehabilitate this space.
 - b. One methodology is to remove the low wall and steps and to install a free-standing panel that will provide privacy for the workers in the office. This will allow the reconstruction of the historic stairs and railing that were present when the church was moved to the site and will also allow visitors to see more of the historic altar. It will also allow for the restoration of the historic wood floor.
 - c. Another methodology is to leave the space as it is and replace the carpet with new carpet during a comprehensive rehabilitation project.
 - d. Built-ins: Restore the altar to its historic stained finish utilizing the methodology described above in the general recommendations.
 17. Kitchen/Vestry 103
 - a. Walls: Prime and paint the homesote panels.

- b. Ceiling: Prime and paint the homesote panels.
 - c. Floor: During a comprehensive rehabilitation project, remove the carpet and install a new tile floor. The tile floor will withstand the foot traffic in this area better than carpet.
18. Women's Restroom 104 and Men's Restroom 105
 - a. During a comprehensive rehabilitation project, the walls and ceilings should be repaired, covering any holes and cracks and then primed and painted. The built-in cabinet should also be primed and painted. Even though the floor is in good condition, it is anticipated that a comprehensive rehabilitation project in this area will not occur soon. Thus, installation of new sheet vinyl or vinyl tile floors should also be installed during rehabilitation.
 19. When the gas fired heater is replaced, new ductwork should also be installed below the floor in the crawl space to provide even distribution of the heat throughout the building. Additionally, as an option, air conditioning can also be installed. This option should only be considered if it is found that once the windows are made operable it is still too hot.
 20. Clean and buff the exterior light fixture.
 21. The missing light at the Vestibule should be installed at the ceiling where the historic light was located. Since the type of light is unknown, install a contemporary light that is simple, but compatible with the historic character of the building. During the rehabilitation, coordination with the architect and State Historical Fund will assist in choosing an appropriate light fixture with shade.
 22. Repoint deteriorated and open mortar joints in the CMU foundation walls. Peeling paint should be scraped and the foundation walls repainted.

The remainder of this report includes preliminary cost allowances for conceptual budgeting purposes based on the recommended prioritized building improvement program. The proposed priority levels were assigned to provide both project phasing and financial planning for future grant applications and conceptual costs for construction. Costs reflect the current use.

5.2 PHASING PLAN

A restoration phasing plan has been completed to assist in budgeting for the work that is described above. This plan is divided into several categories, which include: Items that Need Immediate Attention, and then Repairs that are based on the importance or deterioration of the element.

Phase I

Comprehensive Construction Documents

- A. Architectural Construction Documents
- B. Electrical Engineering Construction Documents
- C. Mechanical Engineering Construction Documents
- D. Drainage Study and Report
- E. Civil Engineering for Drainage
- F. Asbestos and Lead Testing
- G. Historic Paint Analysis

Phase II

1. Regrade around the building, especially on the north and west elevation to provide positive drainage away from the building. A minimum slope of 6" in 10' is recommended.
2. Bell tower: Reinstall the missing siding immediately as this is a maintenance issue and will cause significant damage to the structural integrity of the bell tower since wind driven snow and rain can

enter the cavity and wet the structural elements. Because they are enclosed, rapid deterioration can occur because they cannot dry out.

3. Site rehabilitation includes removing the top 6" of soil and creating a dryzone around the building that extends 12" beyond the edge of the drip line. This area is a no-plant zone, especially since water will drip off the building at this location and may damage sensitive plants. Install landscape fabric and overlay the fabric with 6" of gravel/rock to catch the water flow off the roof. As stated in the Sitework section, make sure there is positive slope away from the face of the building to assure the water drains appropriately.
4. Reconstruct the front stair with a new code compliant foundation along with a code compliant railings and balusters. The current code requires no more than 4" opening between balusters. In addition, this will be an opportunity to provide an ADA compliant ramp into the building.
5. ADA access should be considered since this is a public building. This would include a concrete pad and signage for ADA parking and a ramp, possibly into the rear of the building.

Phase III

1. Complete selective demolition of the water table board and siding to investigate the construction materials and technique and their overall condition behind the siding. If it is the sill plate, then the building will have to be lifted or supported while a new pressure treated sill plate is installed. Remove all the expanding foam during the selective demolition work and seal the joints at water table and sill plate with exterior sealant after sill plate and water table work has been completed.
2. Bell tower: During a full rehabilitation project, a thorough assessment of the bell towers structural members should occur, which will also include stabilization and/or replacement with like material if they are too deteriorated to be repaired or stabilized through epoxy consolidation or sistering new members to the old.
3. Bell tower: one of the biggest threats to bell towers is lightening which can cause a fire. It is recommended that lightening protection be installed at the bell tower.
4. Remove gutters and downspouts on this building, as it never had them historically.
5. Restore Door 100
6. Restore Windows A, B, C, E, F, G, H
7. Restore Window J
8. Restore Window K
9. Install new interior storm windows on St. Rose of Lima Catholic Church. The sashes of the storm windows should be no larger than the window sashes and should be painted the same color as the window sashes to minimize their appearance. Allied Windows is an online source for storm windows that are used in many historic window restorations.
10. The building should be cleaned with a direct stream of water from a garden hose (no pressure) and clean the building. Scrub off stubborn stains using a ½ cup of household detergent in a gallon of water with a medium soft bristle brush. Rinse the surface thoroughly and leave it to dry before determining if it needs to be repainted. If repainting is required, then the paint should be sanded to the next sound layer only and then painted the historic color. At this time, it is not anticipated that a Class II, Limited Paint Removal is needed. Anticipate painting the building within the next two years, but careful monitoring should occur to assure the condition of the historic wood siding does not deteriorate.
11. Restore Door 102, 103, 104, 105, 106, 107
12. Restore Window D
13. Restore Window I & Storm Window
14. Repoint deteriorated and open mortar joints in the CMU foundation walls.

Phase IV

1. Install a new code compliant electrical service, electrical panel and an electrical upgrade.
2. Install a new panel and distribution system. Install new wiring in conduit in the crawl space and new floor outlets to provide more power to the building.
3. Interior Plaster Restoration - Restore the existing plaster.
4. Trim, Baseboard and Wainscoting Restoration – complete a paint analysis and sand to the next sound layer, install a primer and coat of paint.
5. Wood floor restoration - mechanically sand the existing wood floors, taking care to not take too much of the wood off during the sanding. Apply a light stain to match the historic and a coat of matte polyurethane to protect the finish.
6. Vestibule 100
 - a. Walls: Since this is a finish that falls within the period of significance, it should be restored. Gently clean all panels to remove scuff marks and dirt. Where the panels are damaged, remove the panel and install a new panel made from a new homesote panel. Since this type of panel is no longer available. A custom panel will have to be fabricated.
 - b. Ceiling: Since this is an original finish, it should be restored. Gently clean all panels to remove scuff marks and dirt. Where the panels are damaged, remove the panel and install a new panel made from a new homesote panel. Since this type of panel is no longer available. A custom panel will have to be fabricated.
 - c. Built-ins: Restore the built-in cabinet, by removing the existing stained finish and refinish to match the historic.
7. Church Hall 101
 - a. Built-ins: Restore the historic stained finish of the framed elements over Doors 103 and 104.
8. Chancel/Office 102
 - b. One methodology is to remove the low wall and steps and to install a free-standing panel that will provide privacy for the workers in the office. This will allow the reconstruction of the historic stairs and railing that were present when the church was moved to the site and will also allow visitors to see more of the historic alter. It will also allow for the restoration of the historic wood floor.
 - c. Another methodology is to leave the space as it is and replace the carpet with new carpet during a comprehensive rehabilitation project.
 - d. Built-ins: Restore the alter to its historic stained finish utilizing the methodology described above in the general recommendations.
9. Clean and buff the exterior light fixture.
10. The missing light at the Vestibule should be installed at the ceiling where the historic light was located. Since the type of light is unknown, install a contemporary light that is simple, but compatible with the historic character of the building.
11. During a rehabilitation project, it is recommended that at a minimum, hard wired smoke detectors should be installed in all rooms.

Phase V

1. Town of Buena Vista needs to provide accessible bathrooms for the public in a separate building in the park, but close to this building on an accessible route to the building. An accessible bathroom is not possible in the existing building without damaging the historic integrity of the building and damaging character defining features.
2. When the gas fired heater is replaced, new ductwork should also be installed below the floor in the crawl space to provide even distribution of the heat throughout the building. Additionally, as an option, air conditioning can also be installed. This option should only be considered if it is found that once the windows are made operable it is still too hot.
3. Kitchen/Vestry 103

- a. Walls: Prime and paint the homesote panels.
 - b. Ceiling: Prime and paint the homesote panels.
 - c. Floor: During a comprehensive rehabilitation project, remove the carpet and install a new tile floor. The tile floor will withstand the foot traffic in this area better than carpet.
4. Women’s Restroom 104 and Men’s Restroom 105
- a. During a comprehensive rehabilitation project, the walls and ceilings should be repaired, covering any holes and cracks and then primed and painted. The built-in cabinet should also be primed and painted. Even though the floor is in good condition, it is anticipated that a comprehensive rehabilitation project in this area will not occur soon. Thus, installation of new sheet vinyl or vinyl tile floors should also be installed during rehabilitation.
5. Roof: It is not anticipated that this roof will need to be replaced in the near future but when it is replaced, the following elements should be included during the replacement: ice and water shield, increase attic ventilation, cedar breather, ridge vent, flashings, snow guards at entrances.

5.3 ESTIMATE OF PROBABLE COST OF CONSTRUCTION

See attached Cost Estimate for costs of individual deficiencies.

Phase I	\$61,500
Phase II	\$201,547
Phase III	\$201,188
Phase IV	\$297,147
Phase V	\$203,154
TOTAL PROJECT COSTS	\$964,536
Total Cash Match Required (25%) – Can Be Other Grants	\$241,134
Total State Historical Fund Grants (75%)	\$723,402

NOTE

The items included in this cost analysis only reflect certain key components of the total rehabilitation of this building. They should not be considered reflective of an “all inclusive” restoration and historic rehabilitation budget. Further pricing proposals for cost trending and budget confirmation is required and strongly recommended. **At this time, yearly composite average construction cost increases are projected to be in the range of 6% per year, with conventional, new construction type material costs increasing at a similar or higher rate.**

As a result, no warranty is expressed or implied regarding these estimated items due to the many variables involved, such as specialized construction, hidden conditions, fluctuating market conditions, local building/pricing environment, and the availability of experienced and qualified craftspeople to execute these restoration repairs and conservation means and methods.



1.0 Looking East – Front Facade



2.0 Looking Northeast



3.0 Rear Elevation – Looking West



4.0 Drainage Outlet on the South Side of the Building, Empties Into Drainage Swale



5.0 Green Area is the Drainage Swale at the South Elevation



6.0 Drainage Swale – Looking West



7.0 North Elevation – Grass Up to Building; Grade Slopes Towards Building



8.0 South Elevation – Planting Beds with Bushes at Base of Building. Note the Upper Wall Leaning Outward



9.0 North Elevation of Building – Note Upper Wall Leaning Outward



10.0 Split Siding. Siding is Covered in Cobwebs and Insect Nests



11.0 Paint is Beginning to Peel



12.0 Location of Former Chimney at North Elevation



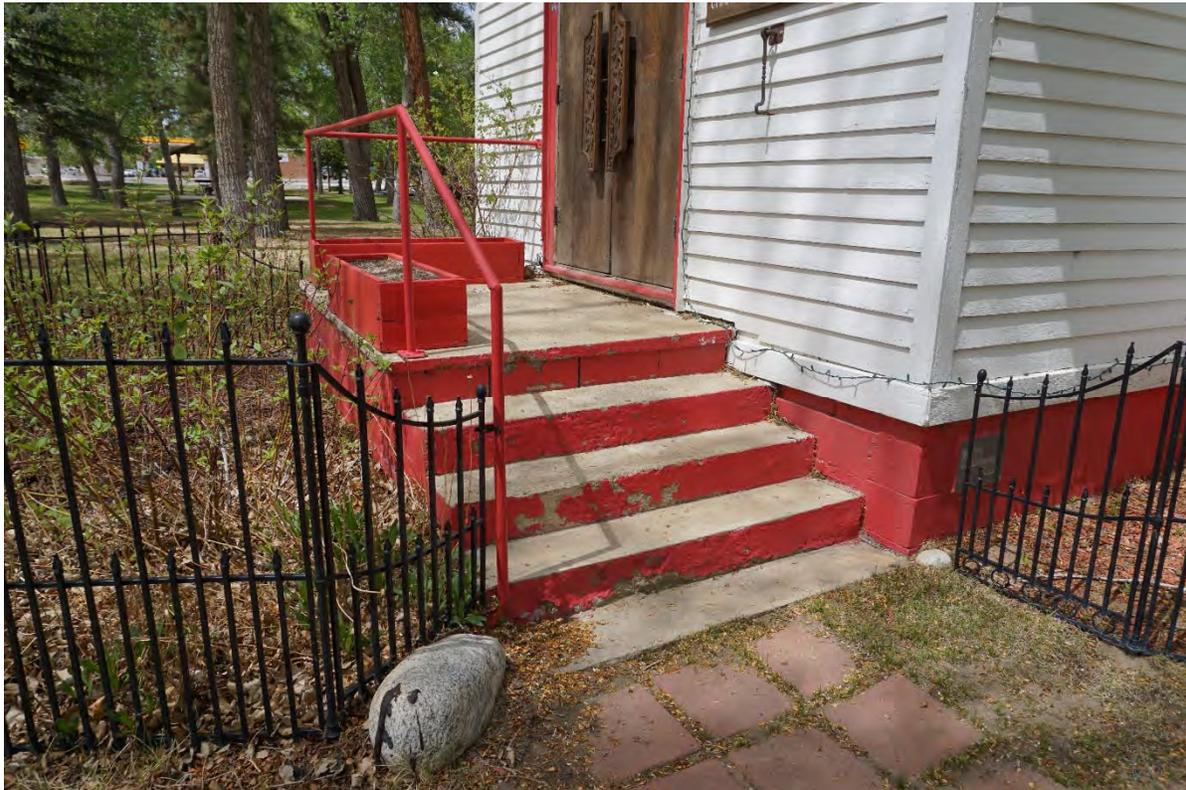
13.0 Restroom Addition – Looking East. Line in Siding is a Result of the Chimney Removal



14.0 A Split in the Siding



15.0 Entrance Stair at Rear Entrance



16.0 Entrance Stair at West Elevation



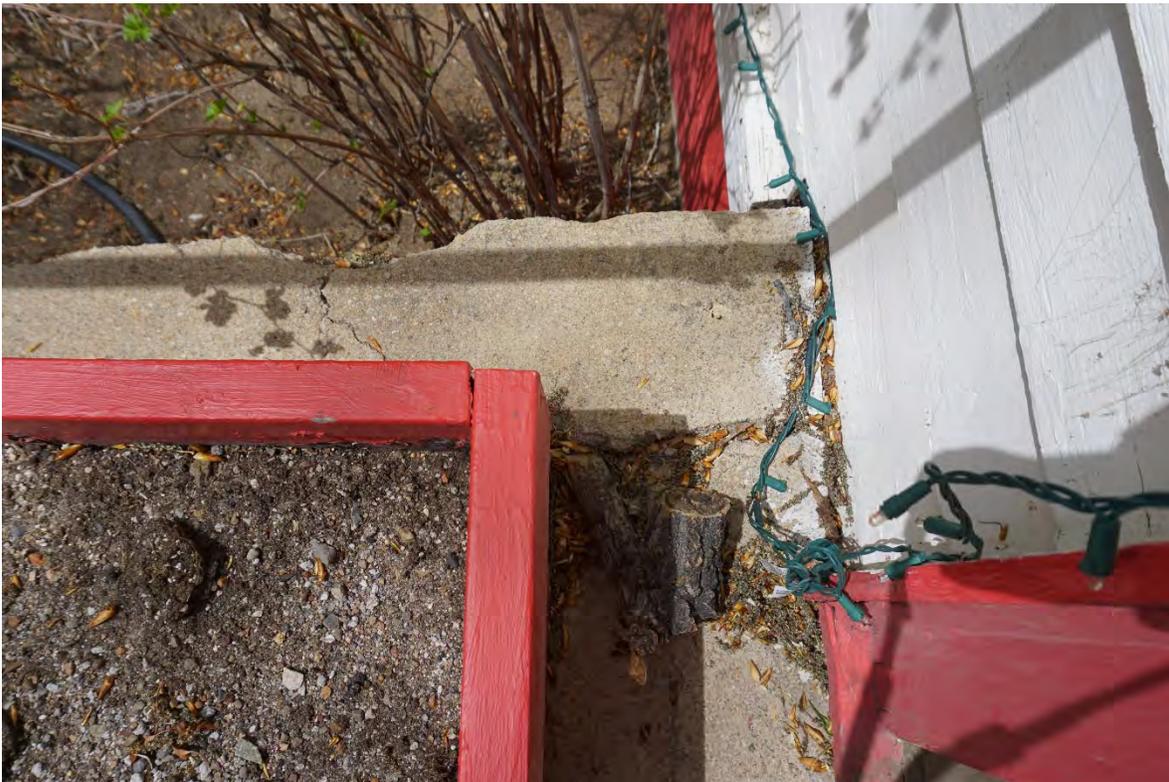
17.0 Peeling Paint and Spalling Concrete at West Elevation Stair Riser



18.0 Peeling Paint and Spalling Concrete at West Elevation Entrance



19.0 Spalling Concrete and Small Hairline Crack



20.0 Deterioration of the Concrete Deck – Spalling, Chipping



21.0 Downspout Drops Water at Base of Building



22.0 Deteriorated Gutter and Fascia at North Elevation From Ice Damming



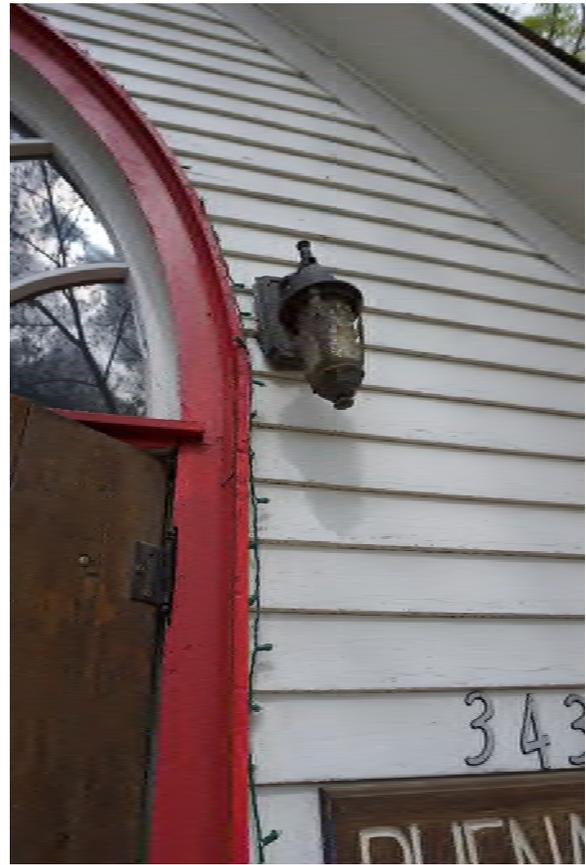
23.0 Damaged Gutter and Fascia at North Entrance From Ice Damming



24.0 Ocular Window Above Entrance Vestibule at West Elevation



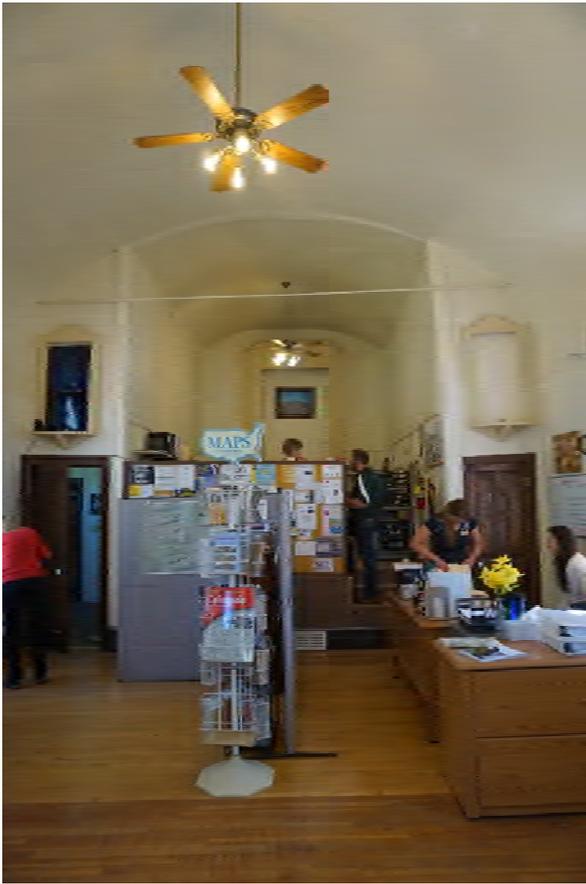
25.0 Bell Tower – Missing Siding



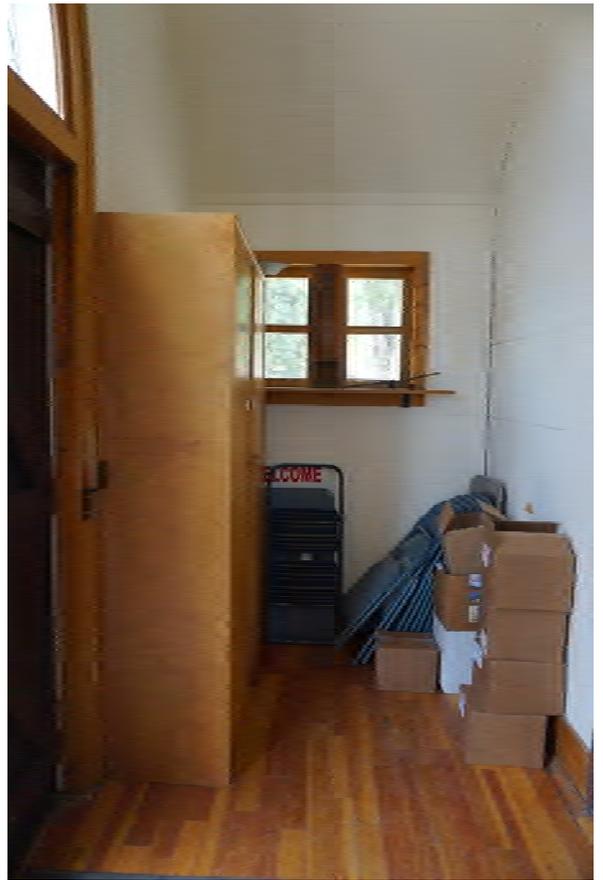
26.0 Light Fixture at West Entrance



27.0 Gas Meter, Electrical Meter, Sprinkler Controller – East Elevation



28.0 Interior – Looking East Towards Chancel



29.0 Vestibule – Looking North



30.0 Vestibule – Looking South



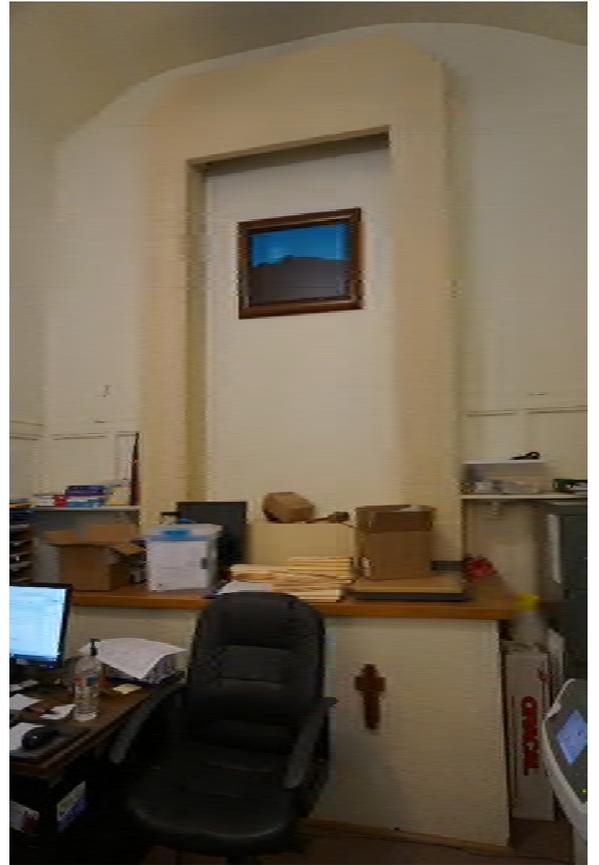
31.0 Location of Historic Light Fixture



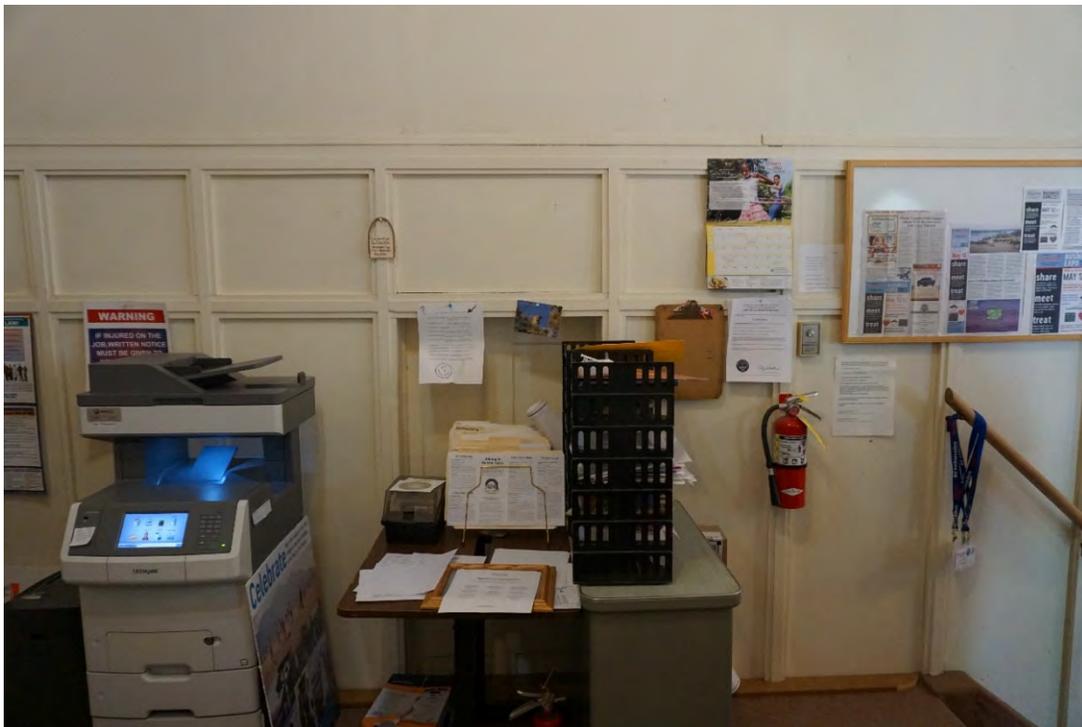
32.0 Wood Flooring



33.0 Steps to Chancel – Original Step is Dark Grey,
Other Steps Added after the Bldg. Was Moved



34.0 Alter in the Chancel



35.0 Chancel – Looking South at Paneled Walls and Historic Door Behind the Desk



36.0 Chancel – Looking North. Historic Opening is Behind the Desk



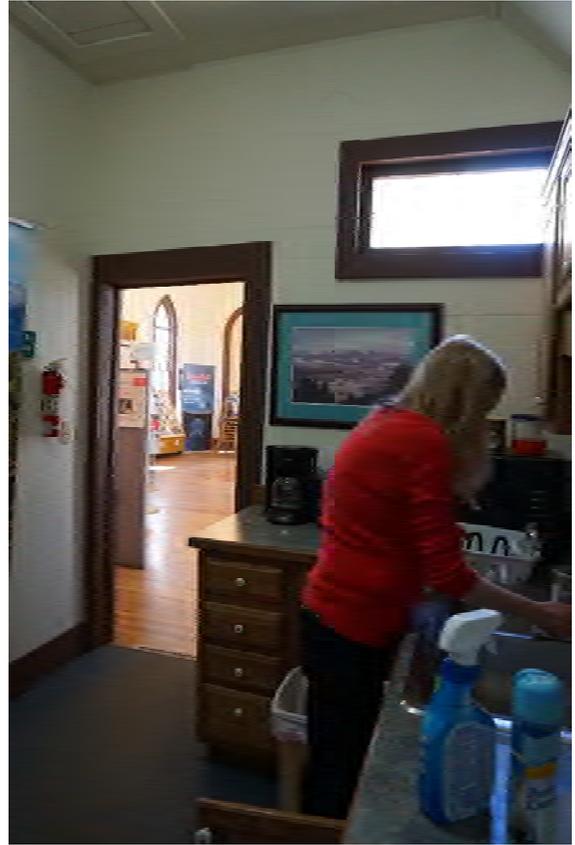
37.0 Storage Room – Looking East



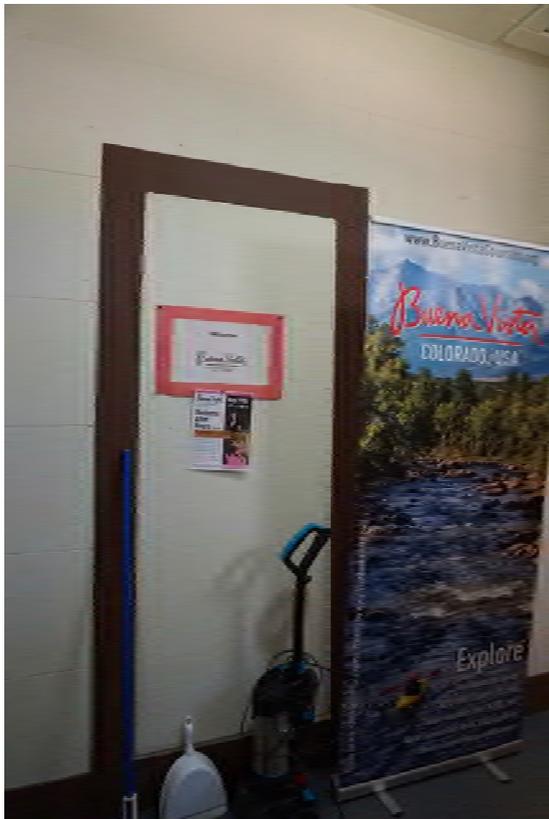
38.0 Floor of Storage Room



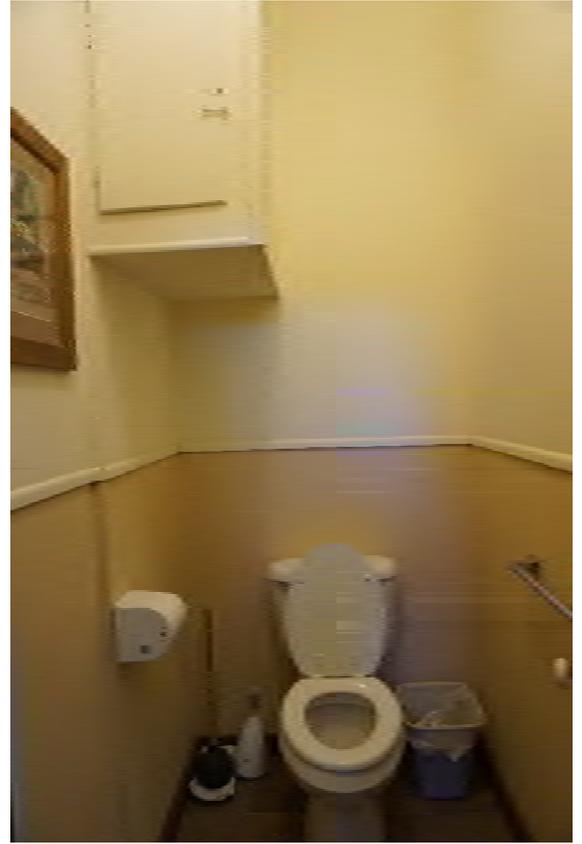
39.0 Historic Door in Storage Room – Led to Chancel, It is Now Blocked



40.0 Restroom/Kitchenette Addition



41.0 Historic Opening Into Chancel



42.0 Restrooms



43.0 Typical Window



44.0 Open and Weak Joint. Poor Glazing Putty



45.0 Open and Weak Joint. Poor Glazing Putty



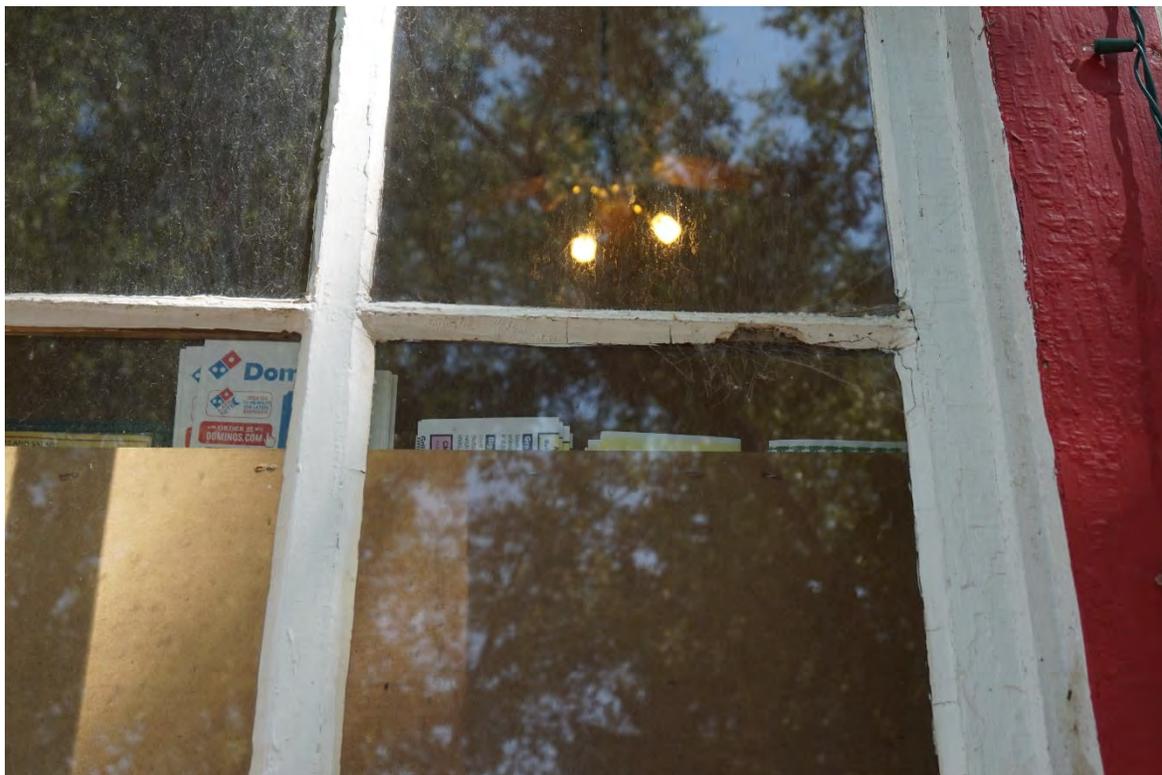
46.0 Poor Glazing Putty



47.0 Open Joints at the Meeting Rail



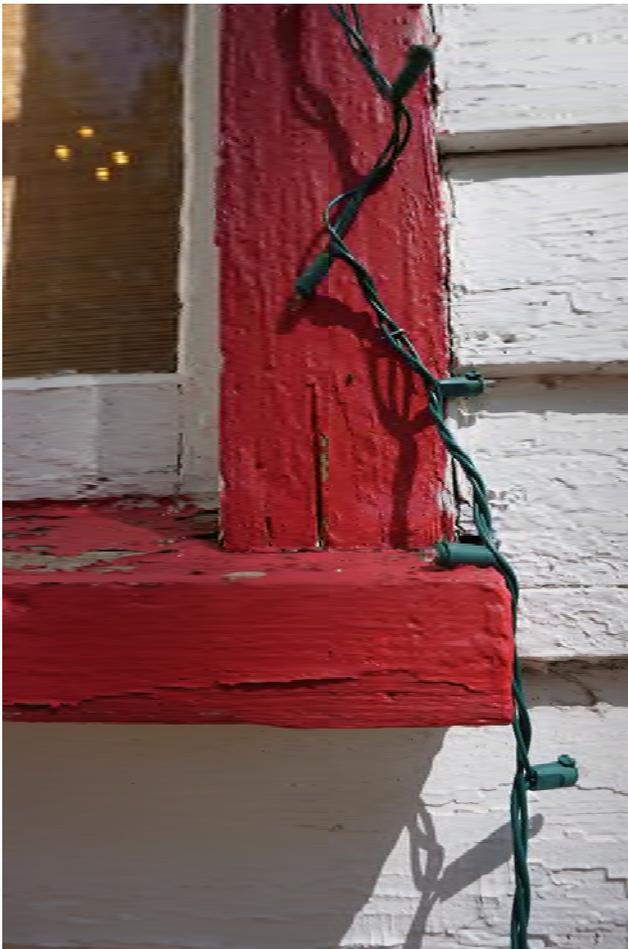
48.0 Peeling and Deteriorated Paint. Poor Glazing Putty



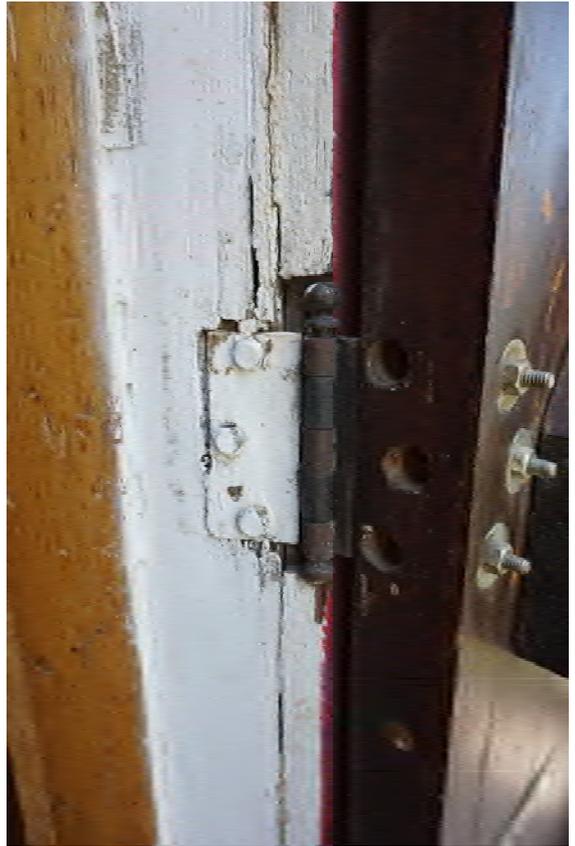
49.0 Poor Glazing Putty



50.0 Vestibule Window



51.0 Split Wood and Peeling Paint



52.0 Door Hardware at West Entrance



53.0 Door Hook at West Entrance



54.0 Deteriorated Sill at West Entrance



55.0 Doors Into the Storage Room and the Kitchen Addition – Paint was Removed By the Chamber to Restore the Doors



56.0 Rim Lock at Doors



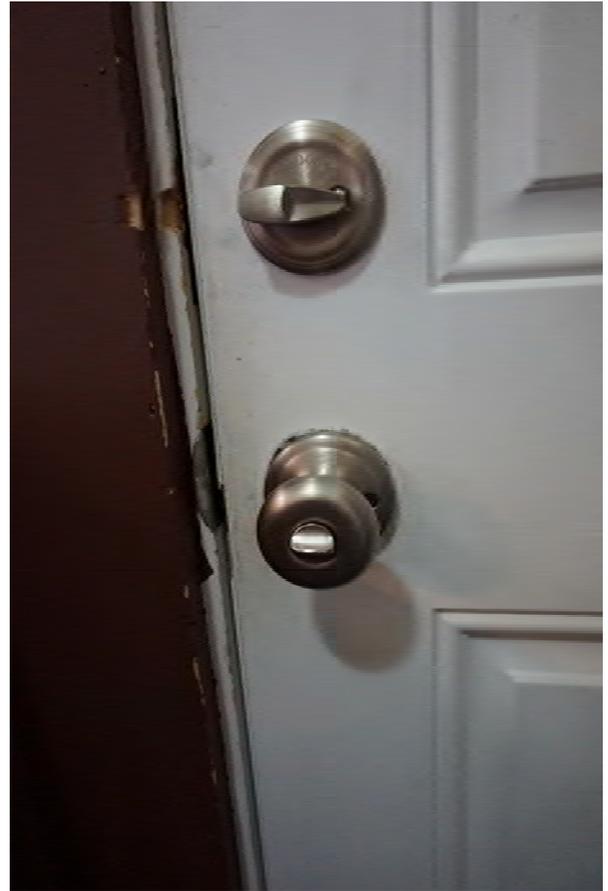
57.0 Typical Hinge at Doors



58.0 Typical Painted Door – Restroom Doors



59.0 Rim Lock at Restroom Doors



60.0 Contemporary Door at North Entrance



61.0 Original Steps Under Chancel with Newer Floor and Steps Above



62.0 Attic Looking East



63.0 Attic with Chancel Walls on the Right and Roof Trusses Above



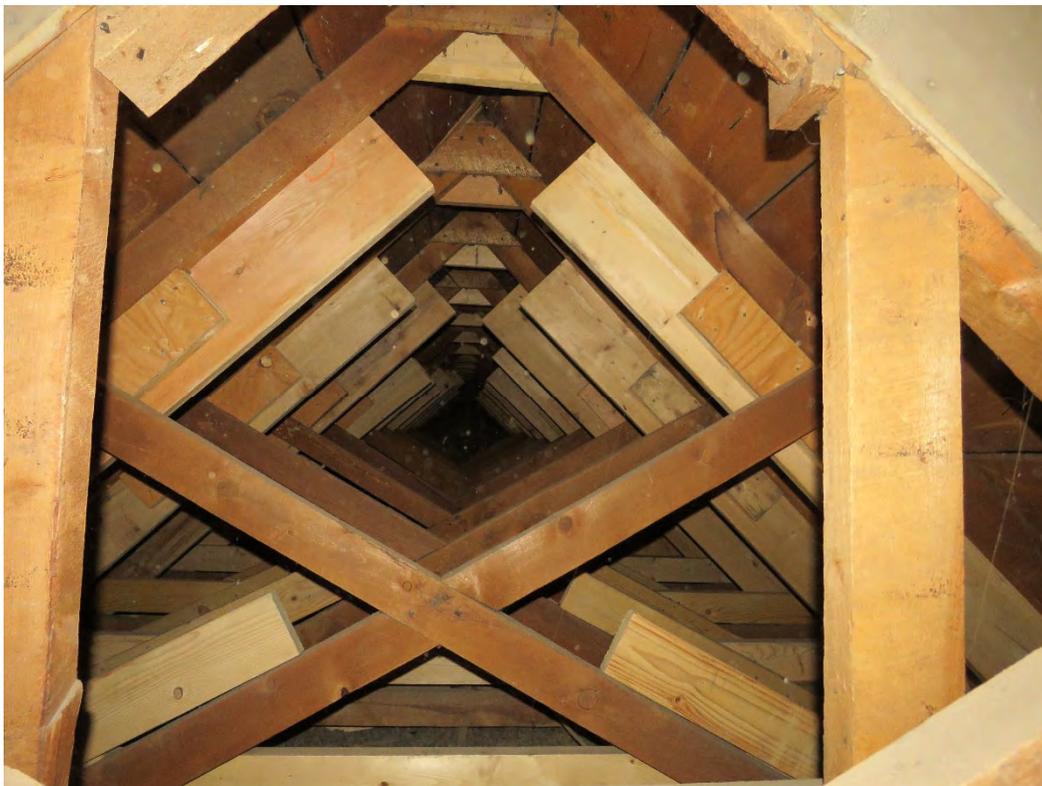
64.0 Wall of Chancel and Former Exterior Wall



65.0 Roof Trusses



66.0 Roof Trusses Over the Top of the Chancel



67.0 Roof Trusses Over the Church Hall – Looking West – Note Additional Framing



68.0 Roof Trusses with Additional Framing



69.0 Framing at Edge of Chancel



70.0 Floor Framing and Crawl Space – Looking North Restroom Plumbing on the Right



71.0 Crawl Space – Looking Northwest Toward Water Heater



72.0 Crawl Space – Looking Southwest



73.0 Crawlspace – Looking Southwest Toward Exterior Wall



74.0 Crawlspace with Posts Coming Down to Footings



75.0 Concrete Block Pier



76.0 Concrete Block Pier – Supporting Beam



77.0 Row of Concrete Block Piers



78.0 Post Coming Down to Prop Rock



79.0 Electrical Panel – Located in Restroom/Kitchenette Addition



80.0 Light in Restroom/Kitchenette Addition



81.0 Typical Light in Restrooms



82.0 Lights/Fans in Church Hall



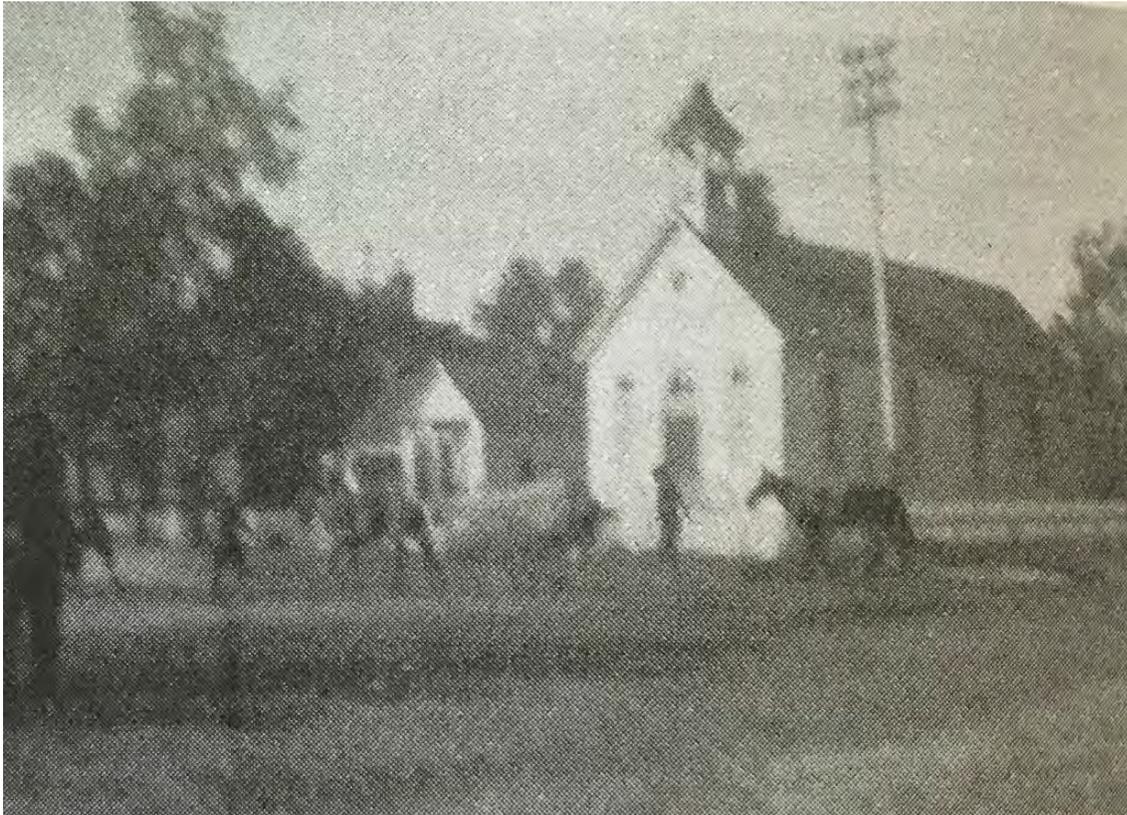
83.0 Light in Vestibule Addition



84.0 Window E



85.0 Window G

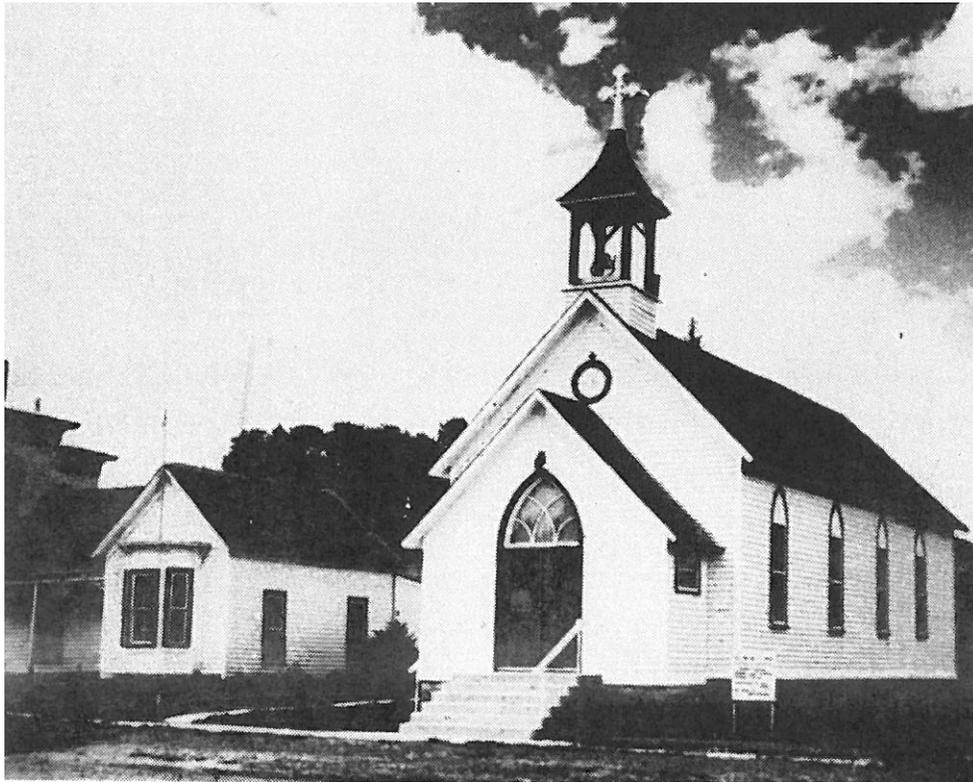


St. Rose of Lima Catholic Church, Buena Vista, Colo.
Strong photo.

H1.0 Pre-1900 – St. Rose of Lima Church at its Original Location



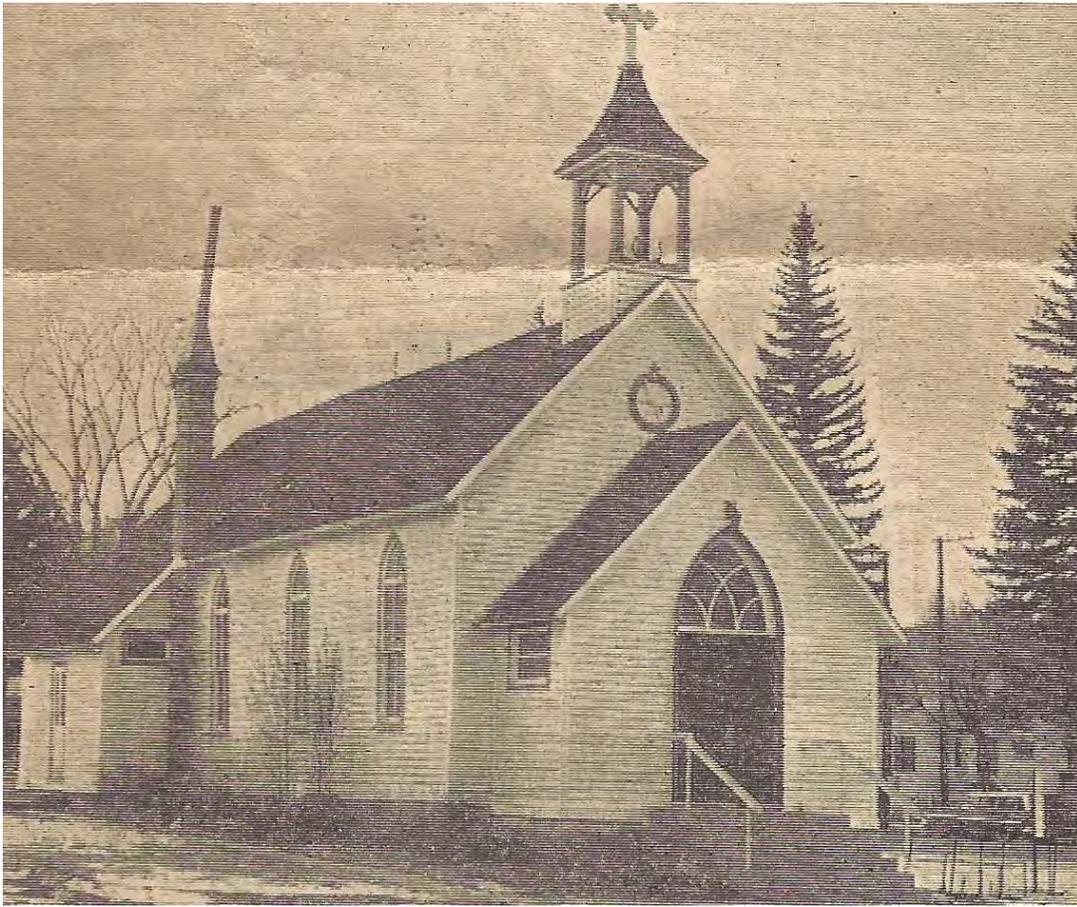
H2.0 1953 – St. Rose of Lima Church at its Original Location



H3.0 Date Unknown, Possibly early in the Twentieth Century – St. Rose of Lima Church at its Original Location with Rectory Next Door



H4.0 Pre-1900 – St. Rose of Lima Church Interior Looking Toward Alter and Apse



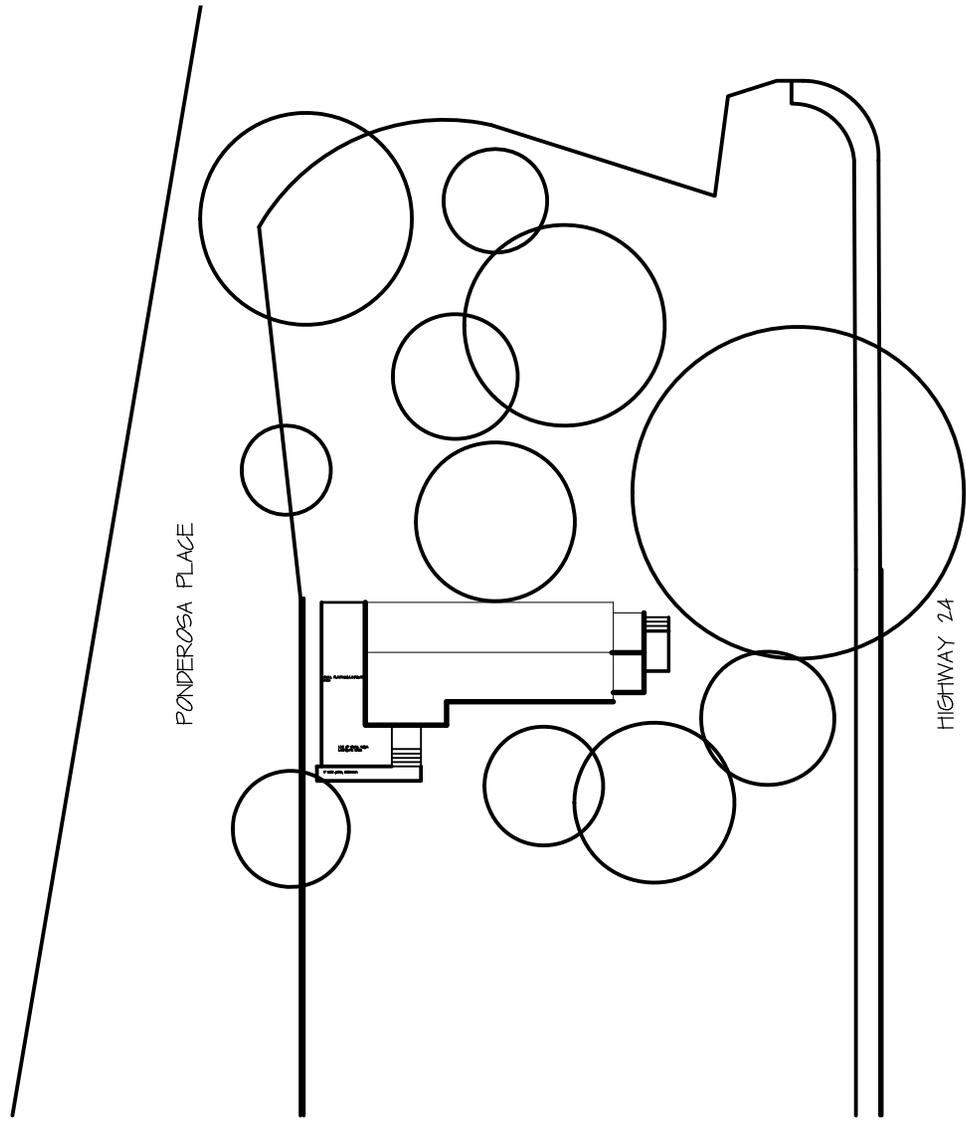
H5.0 May 1969 – Just Before the Building Was Moved



H6.0 May 1969 – Just Before the Building Was Moved

Bibliography

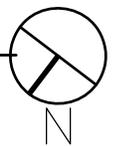
- “Historic Old Building Gets Reprieve From Court.” *The Chaffee County Republic*, 2 May 1969, pp. 1.
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- Shaputis, June, and Suzanne Kelly. *History of Chaffee County*. Buena Vista Heritage, 2015.
- Skogsberg, Marie. *Skogsberg Notebook - St. Rose of Lima Catholic Church*.
- “St. Rose of Lima Church was a Joint Effort.” *The Chaffee County Republic*, 9 May 1969, pp1.
- St. Rose of Lima Catholic Church*, St. Rose of Lima Catholic Church, 1980.



1
L1.0

SITE PLAN

SCALE: NTS



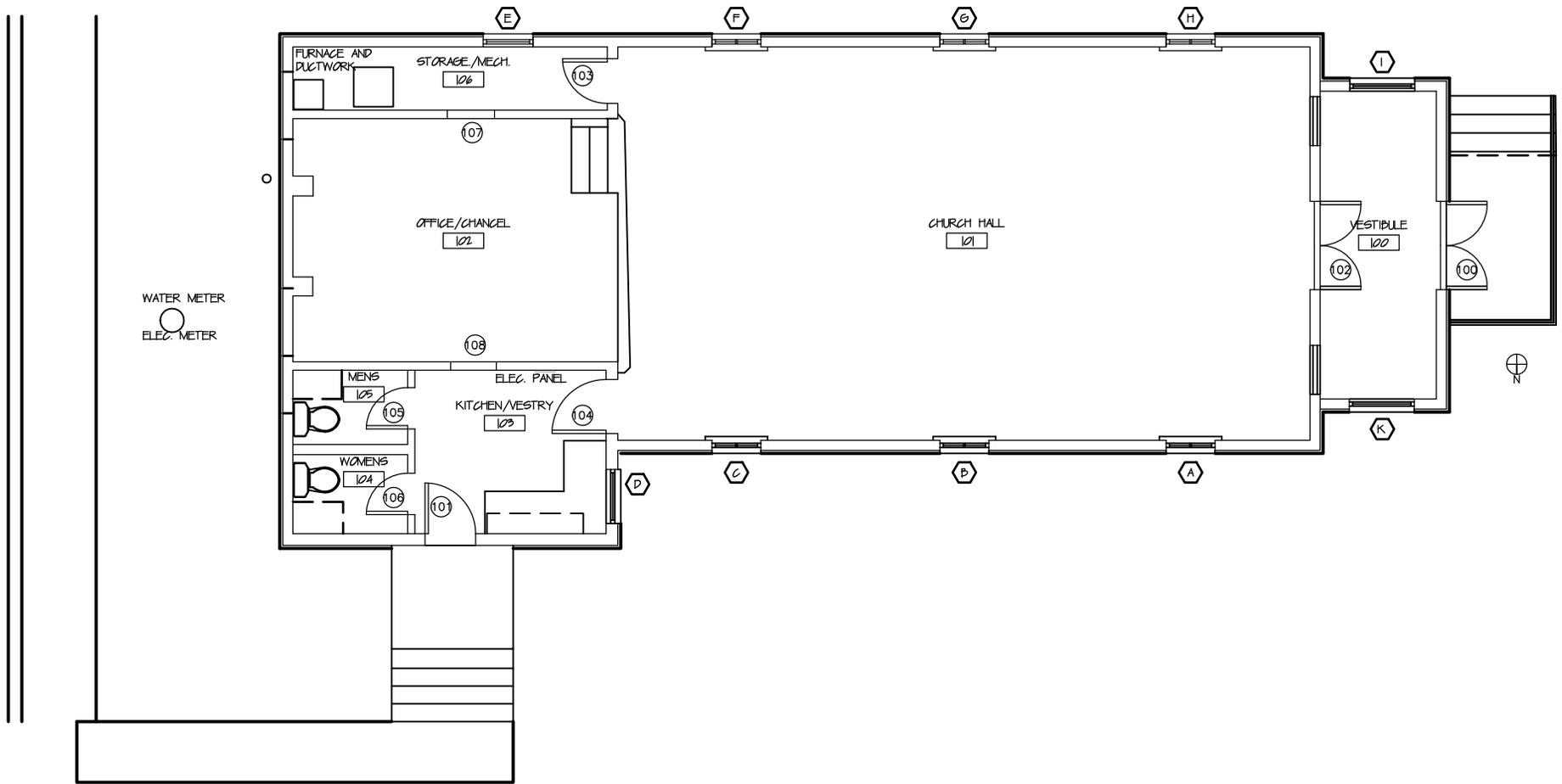
SCHEUBER + DARDEN
architects LLC

P.O. BOX 909
PARKER, COLORADO 80134
303.915.8415

SITE PLAN

ST. ROSE CHURCH – BUENA VISTA
HISTORIC STRUCTURE ASSESSMENT

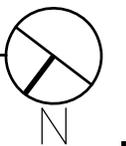
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1
A1.0

FIRST FLOOR PLAN

SCALE: 1/8" = 1' - 0"



SCHEUBER + DARDEN
architects LLC

FLOOR PLAN

ST. ROSE CHURCH – CITY OF BUENA VISTA
HISTORIC STRUCTURE ASSESSMENT

A1.0

P.O. BOX 909
PARKER, COLORADO 80134
303.915.8415

Totals - St. Rose of Lima	
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Phase I	\$	61,500.00
Phase II	\$	201,546.98
Phase III	\$	201,187.66
Phase IV	\$	297,147.34
Phase V	\$	203,153.66
PROJECT TOTAL	\$	964,535.64

Cash Match for Phases I -V	\$	241,133.91
State Historical Fund Grants	\$	723,401.73

Phase I - St. Rose of Lima				
Item	Quantity	Unit	Price/Unit	Total
Comprehensive Architectural and Engineering Construction Documents				
Architectural Construction Documents	1	ls	\$ 15,000.00	\$ 15,000.00
Electrical Engineering Construction Documents	1	ls	\$ 7,500.00	\$ 7,500.00
Mechanical Engineering Construction Documents	1	ls	\$ 10,000.00	\$ 10,000.00
Asbestos & Lead Testing	1	ls	\$ 3,500.00	\$ 3,500.00
Drainage Study and Report	1	ls	\$ 10,000.00	\$ 10,000.00
Civil Engineering Construction Documents	1	ls	\$ 15,000.00	\$ 15,000.00
Historic Paint Analysis	1	ls	\$ 500.00	\$ 500.00
TOTAL DESIGN PROJECT COSTS				\$ 61,500.00

Phase II - St. Rose of Lima				
Item	Quantity	Unit	Price/Unit	Total
CRITICAL DEFICIENCIES				
1. Regrade around the building, especially on the north elevation to provide positive drainage away from the building. A slope of 6" in 10' is recommended.	1	ls	\$ 10,000.00	\$ 10,000.00
4. Bell Tower: Reinstall the missing siding immediately as this is a maintenance issue and will cause significant damage to the structural integrity of the bell tower since wind driven snow and rain can enter the cavity and wet the structural elements. Because they are enclosed, rapid deterioration can occur because they can not dry out.	1	ls	\$ 1,500.00	\$ 1,500.00
5. Site rehabilitation includes removing the top 6" of soil and creating a dryzone around the building that extends 12" beyond the edge of the drip line. This area is a no-plant zone, especially since water will drip off the building at this location and may damage sensitive plants. Install landscape fabric and overlay the fabric with 6" of gravel/rock to catch the water flow off the roof. As state in the Sitework section, make sure there is positive slope away from the face of the building to assure the water drains appropriately.	1	ls	\$ 10,000.00	\$ 10,000.00
SERIOUS DEFICIENCIES				
1. ADA access should be considered since this is a public building. This would include a concrete pad and signage for ADA parking and a ramp, possibly into the rear of the building.	1	ls	\$ 30,000.00	\$ 30,000.00
2. Reconstruct the front stair with a new code compliant foundation along with a code compliant railings and balusters. The current code requires no more than 4" opening between balusters. In addition, this will be an opportunity to provide an ADA compliant ramp into the building.	1	ls	\$ 50,000.00	\$ 50,000.00
SUBTOTAL CONSTRUCTION PROJECT COSTS				\$ 101,500.00
General Conditions (20%)	0.2			\$ 20,300.00
Bonding (3%)	0.03			\$ 3,045.00
Permits (5%)	0.05			\$ 5,075.00
Overhead and Profit (20%)	0.2			\$ 25,984.00
SUBTOTAL CONSTRUCTION PROJECT COSTS				\$ 155,904.00
Architectural/Engineering Fees (6%)	0.06			\$ 9,354.24
Archaeological Monitoring				\$ 10,000.00
SUBTOTAL PROJECT COSTS				\$ 175,258.24
Contingency (15%)	0.15			\$ 26,288.74
TOTAL PROJECT COSTS				\$ 201,546.98

Phase III - St. Rose of Lima				
Item	Quantity	Unit	Price/Unit	Total
CRITICAL DEFICIENCIES				
3. Complete selective demolition of the water table board and siding to investigate the construction materials and technique and their overall condition behind the siding. If it is the sill plate, then the building will have to be lifted or supported while a new pressure treated sill plate is installed. Remove all the expanding foam during the selective demolition work and seal the joints at water table and sill plate with exterior sealant after sill plate and water table work has been completed.	1	ls	\$ 12,500.00	\$ 12,500.00
SERIOUS DEFICIENCIES				
3. Bell Tower: During a full rehabilitation project, a thorough assessment of the bell tower's structural members should occur, which will also include stabilization and/or replacement with like material if they are too deteriorated to be repaired or stabilized through epoxy consolidation or sistering new members to the old.	1	ls	\$ 10,000.00	\$ 10,000.00
4. Bell Tower: one of the biggest threats to bell tower's is lightening which can cause a fire. It is recommended that lightening protection be installed at the bell tower.	1	ls	\$ 7,500.00	\$ 7,500.00
5. Remove gutters and downspouts on this building, as it never had them historically.	1	ls	\$ 750.00	\$ 750.00
6. Restore Door 100	1	ea	\$ 2,000.00	\$ 2,000.00
7. Restore Windows A, B, C, E, F, G, H	7	ea	\$ 2,500.00	\$ 17,500.00
8. Repair Window J	1	ea	\$ 1,000.00	\$ 1,000.00
9. Restore Window K	1	ea	\$ 2,500.00	\$ 2,500.00
10. Install new interior storm windows on St. Rose of Lima Catholic Church. The sashes of the storm windows should be no larger than the window sashes and should be painted the same color as the window sashes to minimize their appearance. Allied Windows is an online source for storm windows that are used in many historic window restorations.	11	ea	\$ 1,000.00	\$ 11,000.00
MINOR DEFICIENCIES				

Item	Quantity	Unit	Price/Unit	Total
1. The building should be cleaned with a direct stream of water from a garden hose (no pressure) and clean the building. Scrub off stubborn stains using a ½ cup of household detergent in a gallon of water with a medium soft bristle brush. Rinse the surface thoroughly and leave it to dry before determining if it needs to be repainted. If repainting is required, then the paint should be sanded to the next sound layer only and then painted the historic color. At this time, it is not anticipated that a Class II, Limited Paint Removal is needed. Anticipate painting the building within the next two years, but careful monitoring should occur to assure the condition of the historic wood siding does not deteriorate.	1	ls	\$ 20,000.00	\$ 20,000.00
3. Restore Door 102, 103, 104, 105, 106, 107	6	ea	\$ 2,000.00	\$ 12,000.00
9. Restore Window D	1	ea	\$ 2,500.00	\$ 2,500.00
10. Restore Window I & Storm Window	1	ea	\$ 3,200.00	\$ 3,200.00
22. Repoint deteriorated and open mortar joints in the CMU foundation walls. Peeling paint should be scraped and the foundation walls repainted.	1	ea	\$ 5,000.00	\$ 5,000.00
SUBTOTAL CONSTRUCTION PROJECT COSTS				\$ 107,450.00
General Conditions (20%)	0.2			\$ 21,490.00
Bonding (3%)	0.03			\$ 3,223.50
Permits (5%)	0.05			\$ 5,372.50
Overhead and Profit (20%)	0.2			\$ 27,507.20
SUBTOTAL CONSTRUCTION PROJECT COSTS				\$ 165,043.20
Architectural/Engineering Fees (6%)	0.06			\$ 9,902.59
SUBTOTAL PROJECT COSTS				\$ 174,945.79
Contingency (15%)	0.15			\$ 26,241.87
TOTAL PROJECT COSTS				\$ 201,187.66

Phase IV - St. Rose of Lima				
Item	Quantity	Unit	Price/Unit	Total
SERIOUS DEFICIENCIES				
11. Install a new code compliant electrical service, electrical panel and an electrical upgrade.	1	ls	\$ 50,000.00	\$ 50,000.00
12. Install a new panel and distribution system. Install new wiring in conduit in the crawl space and new floor outlets to provide more power to the building.	1	ls	\$ 15,000.00	\$ 15,000.00
13. During a rehabilitation project, it is recommended that at a minimum, hard wired smoke detectors should be installed in all rooms.	1	ls	\$ 2,500.00	\$ 2,500.00
Minor Deficiencies				
11. Interior Plaster Restoration - Restore the existing plaster.	1	ls	\$ 25,000.00	\$ 25,000.00
12. Trim, Baseboard and Wainscoting Restoration – complete a paint analysis and sand to the next sound layer, install a primer and coat of paint.	1	ls	\$ 10,000.00	\$ 10,000.00
13. Wood floor restoration - mechanically sand the existing wood floors, taking care to not take too much of the wood off during the sanding. Apply a light stain to match the historic and a coat of matte polyurethane to protect the finish.	1	ls	\$ 3,500.00	\$ 3,500.00
14. Vestibule 100				
a. Walls: Since this is a finish that falls within the period of significance, it should be restored. Gently clean all panels to remove scuff marks and dirt. Where the panels are damaged, remove the panel and install a new panel made from a custom fabricated homesote panel to match the existing panels since this type of panel is no longer available.	1	ls	\$ 5,000.00	\$ 5,000.00
b. Ceiling: Since this is an original finish, it should be restored. Gently clean all panels to remove scuff marks and dirt. Where the panels are damaged, remove the panel and install a new panel made from a custom fabricated homesote panel to match the existing panel since this type of panel is no longer available.	4	ea	\$ 5,000.00	\$ 20,000.00
c. Built-ins: Restore the built-in cabinet, by removing the existing stained finish and refinish to match the historic.	1	ls	\$ 7,500.00	\$ 7,500.00
15. Church Hall 101				
a. Built-ins: Restore the historic stained finish of the framed elements over Doors 103 and 104.	1	ls	\$ 2,500.00	\$ 2,500.00
16. Chancel/Office 102				

Item	Quantity	Unit	Price/Unit	Total
b. One methodology is to remove the low wall and steps and to install a free-standing panel that will provide privacy for the workers in the office. This will allow the reconstruction of the historic stairs and railing that were present when the church was moved to the site and will also allow visitors to see more of the historic alter. It will also allow for the restoration of the historic wood floor.	1	ls	\$ 10,000.00	\$ 10,000.00
c. Another methodology is to leave the space as it is and replace the carpet with new carpet during a comprehensive rehabilitation project.	1	ls	\$ 1,200.00	\$ 1,200.00
d. Built-ins: Restore the alter to its historic stained finish utilizing the methodology described above in the general recommendations.	1	ls	\$ 5,000.00	\$ 5,000.00
20. Clean and buff the exterior light fixture.	1	ls	\$ 750.00	\$ 750.00
21. The missing light at the Vestibule should be installed at the ceiling where the historic light was located. Since the type of light is unknown, install a contemporary light that is simple, but compatible with the historic character of the building.	1	ls	\$ 750.00	\$ 750.00
SUBTOTAL CONSTRUCTION PROJECT COSTS				\$ 158,700.00
General Conditions (20%)	0.2			\$ 31,740.00
Bonding (3%)	0.03			\$ 4,761.00
Permits (5%)	0.05			\$ 7,935.00
Overhead and Profit (20%)	0.2			\$ 40,627.20
SUBTOTAL CONSTRUCTION PROJECT COSTS				\$ 243,763.20
Architectural/Engineering Fees (6%)	0.06			\$ 14,625.79
SUBTOTAL PROJECT COSTS				\$ 258,388.99
Contingency (15%)	0.15			\$ 38,758.35
TOTAL PROJECT COSTS				\$ 297,147.34

Phase V - St. Rose of Lima				
Item	Quantity	Unit	Price/Unit	Total
Critical Deficiencies				
8. Town of Buena Vista needs to provide accessible bathrooms for the public in a separate building in the park, but close to this building. An accessible bathroom is not possible in the existing building without damaging the historic integrity of the building and damaging character defining features.	1	ls	\$ 50,000.00	\$ 50,000.00
Minor Deficiencies				
19. When the gas fired heater is replaced, new ductwork should also be installed below the floor in the crawl space to provide even distribution of the heat throughout the building. Additionally, as an option, air conditioning can also be installed. This option should only be considered if it is found that once the windows are made operable it is still too hot.	1	ls	\$ 20,000.00	\$ 20,000.00
17. Kitchen/Vestry 103				
a. Walls: Prime and paint the homesote panels.	1	ls	\$ 750.00	\$ 750.00
b. Ceiling: Prime and paint the homesote panels.	1	ls	\$ 750.00	\$ 750.00
c. Floor: During a comprehensive rehabilitation project, remove the carpet and install a new tile floor. The tile floor will withstand the foot traffic in this area better than carpet.	1	ls	\$ 1,000.00	\$ 1,000.00
18. Women's Restroom 104 and Men's Restroom 105				
a. During a comprehensive rehabilitation project, the walls and ceilings should be repaired, covering any holes and cracks and then primed and painted. The built-in cabinet should also be primed and painted. Even though the floor is in good condition, it is anticipated that a comprehensive rehabilitation project in this area will not occur in the near future. Thus installation of new sheet vinyl or vinyl tile floors should also be installed during rehabilitation.	1	ls	\$ 15,000.00	\$ 15,000.00
2. Roof: It is not anticipated that this roof will need to be replaced in the near future but when it is replaced, the following elements should be included during the replacement: ice and water shield, increase attic ventilation, cedar breather if wood shingles are reinstalled, ridge and soffit vents, metal flashings, snow guards at entrances.	1	ls	\$ 21,000.00	\$ 21,000.00
SUBTOTAL CONSTRUCTION PROJECT COSTS				\$ 108,500.00
General Conditions (20%)	0.2			\$ 21,700.00
Bonding (3%)	0.03			\$ 3,255.00
Permits (5%)	0.05			\$ 5,425.00
Overhead and Profit (20%)	0.2			\$ 27,776.00
SUBTOTAL CONSTRUCTION PROJECT COSTS				\$ 166,656.00
Architectural/Engineering Fees (6%)	0.06			\$ 9,999.36

Item	Quantity	Unit	Price/Unit	Total
SUBTOTAL PROJECT COSTS				\$ 176,655.36
Contingency (15%)	0.15			\$ 26,498.30
TOTAL PROJECT COSTS				\$ 203,153.66