Raise the Roof
Capital Campaign
Scope: Install three more pairs of tie rods similar to what was previously installed in the sanctuary to stabilize upper wall movement. This will involve opening the roof to access the roof rafters at the eave, attaching tie-rod connection plates on each side of the roof rafter, installing the tie rods, and closing up the roof. The roof would be temporarily weatherized until the roof shingles are replaced (see Sanctuary Roof Shingle Replacement Project). Some minor ceiling repair would be required when the tie rod installation is complete.
Scope: Remove existing roof shingles and underlayments down to bare wood. Repair any damage wood sheathing. Install new ice barrier along eaves. Install new roofing felt. Install new ridge vent (if possible). Install new architectural shingles to match other roofs on the 1880’s wing and Kelsey Hall (40-year life). Install new flashing around periphery of chimneys and tower. Install new gutters that replicate the existing gutters (half round) along east and west eaves. Install new downspouts where needed.
**Sanctuary Wall Repair and Refurbishment Project**

**Scope:** Perform repair to existing plaster walls in sanctuary, narthex, and tower. Prime and repaint all walls and trim. (Also see Optional Sanctuary Wall Trompe L’oeil Finish Project that would need to be done at the same time).
**Sanctuary Wall Trompe-L’oeil Finish Project (Optional)**

**Scope:** Trompe l’œil means “fool the eye.” Steve Vastola discovered that, if you look carefully (photo on right), you can see that the inside walls of the sanctuary had been finished to resemble ashlar blocks by putting “cut lines” in the surface of the plaster (the 1925 photo on the left was enhanced to show the lines better). This technique was intended to fool the eye into thinking that the walls were constructed of stone. This was extended to the arch over the altar (around the organ pipes), which is a bit more obvious. This optional project could be incorporated into the sanctuary wall repair (see Sanctuary Wall Repair and Refurbishment Project). The treatment could be applied to some or all of the wall surfaces and trim. The cost shown is to do all of these areas. If this option was not included, the walls would be finished with a smooth surface, and the previous surface treatment would be hidden.
Scope: Refurbish in place or remove and refurbish window sash in sanctuary (6 windows on east side, 4 windows on west side, 6 windows in balcony on north side, 2 windows on lower north side, 3 windows in steeple tower). Remove and store existing storm windows. Refurbishment would involve removal of existing lead-based paint from all sash, window frames, and trim (interior and exterior). Repair any damaged wood. Recaulk all window glass. Repaint sash, frames and trim work. Reinstall window sash if necessary. Reinstall storm windows.
**Scope:** The existing furnace that serves all areas of the church except for the sanctuary is located in the basement. The furnace is configured to burn either oil or natural gas. Currently, the unit is operated on oil from approximately April through October, and then switched over to run on gas. The conversion has been performed to take advantage of lower gas prices compared to oil prices. The unit was installed prior to 1994. The existing unit has been difficult to maintain as it requires a technician experienced in maintaining dual-fuel units. The burner requires cleaning before operating to burn gas after burning oil. The existing unit would be replaced with a new more efficient gas-fired unit, with a heating loop for a hot water storage tank to replace the existing hot water heater. The existing gas hot water heater would be removed.
Scope: Enlarge the existing east side exit door in sanctuary to meet current ADA accessibility codes. Remove existing door and frame. Enlarge door opening to allow a larger door to be installed. Install new side and top door frame to match other door frames. Install new wider door in style of the other exit door. Repaint the wood, frame and trim to match sanctuary and hallway.
**Scope:** The existing recovery group meeting room, adjacent classroom/office, and storage closets would be reconfigured into a larger, self-contained community meeting space. The meeting area would be configured such that it could be isolated from the rest of the church complex. The meeting area would utilize the existing Church Street entrance, but the stairways would be reconfigured to meet current building codes. The entrance area would be reconfigured to include a wheel-chair lift to allow ADA access to the meeting area with a ramp from the exterior door to the Church Street sidewalk. A ramp would be constructed outside of the building to meet ADA requirements. The existing asbestos-laden floor tiles and mastic would be removed and disposed of properly. A door would be installed in the hallway outside of the existing fireplace room to isolate the meeting space from the rest of the church complex. The existing boy's bathroom area and adjacent storage closet would be reconfigured to create a new pantry/kitchenette area for use by meeting groups and for a new unisex handicapped-accessible bathroom. The resulting meeting space would meet current building and ADA accessibility codes. Carpeting would be installed in place of the existing solid surface floor tiles. The ceiling would be replaced and new lighting would be installed. The meeting space should accommodate any of the groups that currently meet at the church, including the large group that had been meeting in Kelsey Hall in the past.

(continued)
Community Meeting Space (continued)
Parlor (Green Room) Refurbishment Project

Scope: Replace existing carpet with new floor covering (to be determined). Redecorate walls with new paint or wallpaper (to be determined). Repaint baseboards, chair rails, window trim, door trim, doors, and ceiling.
**Scope:** Refurbish in place or remove and refurbish window sash in parlor sanctuary (5 windows on east side, 8 windows on west side, 4 windows on north side). Remove and store existing storm windows. Refurbishment would involve removal of existing lead-based paint from all sash, window frames, and trim (interior and exterior). Repair any damaged wood. Recaulk all window glass. Repaint sash, frames and trim work. Reinstall window sash if necessary. Reinstall storm windows.
Scope: Install air conditioning units to serve the narthex, Minister’s office, Secretary’s office, office work room, Associate Minister’s office, library, and bathrooms. Currently, the only air conditioning in the administrative wing is a wall unit in the Minister’s office. The condensing units would be located outside of the building and the duct work would be located above the ceiling. Upon completion of the new units, the old wall unit in the minister’s office would be removed, and the opening restored to original. The new system would be energy efficient. Thermostats would be installed to allow each room to be controlled separately.
**Scope:** Perform wall repairs if and where needed. Repaint walls, baseboards, chair rails, window trim, door trim, and doors. Evaluate flooring and replace if desired. Note: Community Meeting Space development would affect the stairway and walls in that area to accommodate stair codes and chair lift for basement ADA access.

Optional: Remove existing suspended ceiling to re-expose the original tray ceiling (like the Parlor ceiling). Repair and repaint ceiling, Install new lighting and re-install fans.
Scope: The Senior Minister’s office, Secretary’s office, office work room, office storage closet, and Trustee’s closet. The Minister’s office would be enlarged to allow a larger meeting area by incorporating the existing Trustee’s closet area and removing the wall between the two rooms. The existing office closet in the hallway would be expanded and the materials currently stored into the Trustee’s closet would be stored in the new Trustee’s closet, or in the enlarged Trustees closet in the basement. The Secretary’s office would be relocated into the current front reception room. A window would be installed along the hallway for added visibility. The existing Secretary’s office would become a work room with church mail boxes, a work table, copier/printer, and other storage.
Scope: Install air conditioning units for the parlor and music rooms. The old in-wall units in the parlor are old and inefficient and only serve the parlor. The condensing units would be located outside of the building and the duct work and other equipment would be located above the ceiling. Upon installation of the new units, the old in-wall air conditioning units would be removed and the existing openings restored to original condition. The new system would be more efficient in terms of energy usage and cooling capability. The new system would be capable of also cooling the music room, with separate thermostats in each room.
Scope: This work would refurbish the remaining basement rooms that were not addressed in the rebuilding of Kelsey Hall or other proposed capital projects. Those rooms include the classroom next to the Thrift Shop, the classroom by the Thrift Shop stairwell, the classroom between the nursery and fireplace room, and the old kitchenette area across from the fireplace room. Work would include repainting and possible new floor treatments.
**Scope:** This work would refurbish the girl’s bathroom across from the fireplace room and convert it to a single handicapped accessible unisex bathroom. Work would include enlarging the room to allow for ADA clearances, removing the existing sink and two toilet fixtures, ADA fixtures, install one new toilet and one new sink, repainting, new door, new lighting and new floor treatment.
**Scope:** Repurpose the existing Fireplace Room in basement to become a Teen Room. At a minimum, this would involve repainting the wall.
Historian File Storage Room Project

**Scope:** Repurpose an existing storage room near the catacombs to become the Historian’s File Storage