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GRANITE CHURCH

GEORGETOWN, CT

CONDITIONS ASSESSMENT REPORT

CLIENT:
BeFoundation
5 North Main Street
Georgetown, CT 06896

ARCHITECT:
ARCHITECTURAL PRESERVATION STUDIO, DPC

PROJECT NO:
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1. INTRODUCTION

Architectural Preservation Studio (APS) was retained by the BeFoundation to perform a comprehensive Conditions Assessment of the Granite Church located at 5 North Main Street in Georgetown, CT. The primary focus of this study is to provide the BeFoundation with a comprehensive assessment of the existing conditions of this historic building and based upon this assessment, to present both recommendations and cost estimates for necessary stabilization and repair of the structure.

This report has been prepared for the BeFoundation as an account of the findings. The information obtained during the survey investigation is detailed in this Conditions Assessment Report. This report includes history, research, existing conditions, deficiency and deterioration findings, repair recommendations, and prioritized budget estimate for implementing the recommendations.

With the information gained during this examination/assessment phase, the BeFoundation will have a roadmap for the future to maintain and improve this important structure.

Professional Team

This project was contracted to Architectural Preservation Studio, a New York City-based architectural and preservation firm with a satellite office in New Canaan, CT. Architectural Preservation Studio directed and managed all aspects of the project. Architectural Preservation Studio staff conducted research, gathered survey information, identified deficiencies, determined the recommendations for continued use and maintenance of this facility, and coordinated the production of this report. Architectural Preservation Studio has expertise in materials conservation, building maintenance, repairs and restoration, conditions assessment, space programming, and the design and administration of repairs for both historic and contemporary structures.

2. EXECUTIVE SUMMARY

The Granite Church was completed in 1902 with the cornerstone having been laid at a ceremony on October 26, 1901. The building is a one-and-one half story structure with solid granite foundation and walls with a heavy timber floor structure. Roofs are clad in the original slate with copper flashing and all windows on the First Floor level are stained-glass.

The property is owned by the BeFoundation, whose purpose is to *… to improve the educational outcomes of students in Connecticut and the vitality of their communities….* which plans to use the structure as a community space for Georgetown and the surrounding area.

Overall, the Granite Church, its property and structures were determined to be in very good condition and well maintained. Temporary repairs have been made to the roof to alleviate recent leaks which have caused damage to interior finishes in the building. Exterior woodwork is typically experiencing severe paint loss and is damaged and missing in specific locations. Hazardous materials have been identified and the majority have been properly remediated and associated surfaces removed.

Deficiencies observed mainly relate to damage from previous roof leaks and some surfaces which exhibit wear from the environment and use. Partitions have been removed in the Basement which will require new layouts based on programming. Toilet Rooms require upgrading and expansion to meet ADA requirements. As is typical in many historic buildings, there are numerous code issues, specifically egress issues which will require significant alterations to the building. Any such alterations must be appropriately implemented per preservation guidelines.

The heating system is non-functioning requiring a new system as well as upgrading of the electrical service to support programming needs and any future cooling system. The plumbing system will require upgrading to supply new Toilet Room requirements and other programming.

The preliminary estimated construction cost for repair and restoration with a 20% design contingency is approximately $2,700,000 (priority I, II and III). A detailed cost estimate can be found in Section 11, Budget Construction-Cost Estimates. The Cost Estimate includes repairs and restoration of the existing physical structures. This preliminary estimated construction cost also does not incorporate any soft costs such as architectural and engineering fees, Owner's representative fees, the cost for any required hazardous-materials abatement, permits, etc. The research, observations, and recommendations to follow should provide a directive upon which the Granite Church can be appropriately stabilized and maintained so that this historically and architecturally important Georgetown landmark can continue to be an important resource for the community.

3. RESEARCH

Architectural Preservation Studio reviewed available documentation, including review of items available via the BeFoundation. APS conducted independent research on the history of the Church, The Gilbert family, and the Gilbert & Bennett Manufacturing Company, including at the Redding Historical Society, the Mark Twain Library, and online sources as well as information previously collected during APS' work on a proposed development at the Gilbert & Bennett complex. APS reviewed photos, maps, drawings, and other documents related to the building.

4. PURPOSE AND SCOPE OF WORK

This report is to serve as a comprehensive Conditions Assessment of the physical condition of the Granite Church. This report will focus on underlying and recurrent causes of deterioration or damage to the granite and heavy timber structure and granite exterior; interior and exterior wood elements; roofing systems; interior surfaces, elements, and finishes; and mechanical, electrical and plumbing systems for the property. Code and ADA requirements are included in this report.

Sources of deterioration in this Conditions Assessment include, but are not limited to: natural building settlement, failed materials in the building itself, deterioration due to moisture infiltration and insects, and possible inappropriate previous repairs and material selection. Photographs of representative existing conditions are provided in this report.

This report does not include an investigation or analysis of decorative finishes, such as existing interior painted finishes, wood identification, plaster analysis, mortar analysis, and investigation of the building's interior and exterior for lead-based paint (LBP) and asbestos-containing materials (ACM), etc. A previously conducted Hazardous Material analysis is included in the Appendix.

5. EXAMINATION METHOD

Architectural Preservation Studio conducted a detailed visual investigation of the exterior envelope, including all exterior building surfaces and elements and roofing; interior spaces and finishes; and the site and site elements during the Summer and Fall of 2023. The observations were performed in a "hands-on" manner from the surrounding grounds and interior spaces and via drone. During the survey, Architectural Preservation Studio photographed and documented existing conditions and deterioration of all surfaces and materials of the Granite Church.

6. HISTORY OF THE GRANITE CHURCH

The Granite Church began its life as just that, a church – being for the most part constructed through the generous gift of Edwin and Elizabeth Gilbert who were active members of the Georgetown Congregational Church. Through the years, the name and affiliation of the church changed, but the finely crafted and solidly built edifice did not. It stands on the edge of the Norwalk River, beside a busy road, between Georgetown's industrial heritage and today's busy world passing by.

The history of Granite Church is entwined with the history of the Gilbert & Bennett Manufacturing Company as it was constructed to serve not just religious purposes, but to serve as a meeting place for the entire community, specifically those employed in the large complex across the street. Its siting was selected to be convenient to that community and to serve as a landmark, literally on a pivotal location at the juncture of river, highway, and local streets.

Early Bird's Eye View of Gilbert & Bennett Manufacturing Co. with Gilbert Memorial Church Circled
Source: Georgetown Cultural Center

Edwin and Elizabeth Gilbert

Gilbert & Bennett got its start in the home of Benjamin Gilbert sometime between 1812 and 1818, who with his wife Charlotte (nee Birehard), invented sieves for sifting meal and flour from horsehair which she wove into a grid which was then secured to wood hoops which he fabricated. Their son Edwin was born in Georgetown on September 7, 1822.

By the time of the construction of the church building, Edwin Gilbert had risen through the ranks of his father's company. Starting as a teenage boy, he worked delivering the company's unique range of wire products via wagon as far afield as Ohio. He worked first under his father, then under his older brother, William and became President of the company in 1884. Gilbert was known for his ingenuity and inventiveness, with at least one patent, "a certain new and useful improvement in fence-posts" in 1889. Beyond the manufacturing interests, he had a 350-acre farm in Georgetown at which he experimented with farming innovations. He was very involved in his church, his community, and the region at large, representing the town of Redding for one year (1891) in the General Assembly in Hartford.

Edwin Gilbert – 1822 – 1906

Elizabeth Jones Gilbert 1825 – 1910

Photos on display at Granite Church

Edwin Gilbert had married Elizabeth Jones, a native of Wilton on October 26, 1846, and they lived in an Italianate home on North Main Street, constructed circa 1860. The couple did not have children. In their later years, Edwin and Elizabeth lived part of the year in Crescent City, Florida which is where Edwin died on February 28, 1906. A funeral was held for him in Florida, but his body was brought back to Georgetown by train. Another service was then held at the church where it was estimated 1000 were in attendance. He was laid to rest in a plot under a raised mound behind the church that he made possible. His will directed that another $15,000 be given to the Gilbert Memorial Church. It also stipulated other significant sums to other area churches. The will also gave $60,000 plus his 350-acre farm to the Storrs Agricultural College and left an endowment to the Fresh Air Farm (Life's Farm) in Branchville, which provided outings for city children. It was stipulated that distributions were not to be made until after the death of Mrs. Gilbert. Mr. Gilbert's estate was valued by at least one source at $600,000 upon his death.

Following the death of Edwin, his wife spent less time at their Florida home. Newspaper articles from 1907 describe the donation by Mrs. Gilbert of a "valuable" painting entitled "The Tribute Money" by George Inness. This painting still hung in the church at least until 1998, per an article at that time. She also was reported to have given a 14-volume copy of *The National Cyclopedia of American Biography* as a memorial to Mr. Gilbert to the public school in Georgetown. The cyclopedia which was noted to be the "most complete and comprehensive work on the subject of American biography ever issued" included a biography of Mr. Gilbert. Mrs. Gilbert died at her home in New York in 1910 and was buried beside her husband in the plot behind the church.

Construction, Dedication, and Architectural Details

According to an article in the Newtown Bee, the first stone for this structure was laid on September 23, 1901. In a ceremony on October 26, 1901, the cornerstone containing several items related to the times, the community, and the church, was laid. Upon completion the building was dedicated as the Congregational Church of Georgetown on June 26, 1902. Sources state that in a ceremony on October 2, 1902, the name was changed to the Gilbert Memorial Church in honor of Deacon Edwin and Mrs. Elizabeth Gilbert, benefactors for the building of the church. A newspaper article dated October 31, 1902, records a loving cup engraved with "Presented to Dea and Mrs. Edwin Gilbert by the Congregational church and Society of Georgetown, Conn., in grateful acknowledgement of their noble gift of church and endowment, October 13, 1902". The article states the ceremony, which was "a supper", took place on Thursday, October 23, so one of these dates would appear to be in error. The article does not mention changing the name to Gilbert Memorial Church.

The "Gift" from the Gilberts which made the building of the church possible was stated to have been $30,000, plus another $10,000 as an endowment. Others who contributed to the project were James Corcoran who donated the land, Major David H. Miller who established the trust, and Miller's wife, Catherine who supplied the mortgage.

The most unique feature of the building was the covered carriage drive complete with granite steps providing access via a side door directly into the entrance vestibule. Articles from the time of the construction of the building note that the granite came from the local Branchville quarry. The gift from the Gilberts included an opus 1474, 1902 organ by Hutchings-Votey Organ Company of Boston. Also mentioned was the "tierazza" [terrazzo] flooring in the entrance vestibule, the woodwork being of ash, and cushions of red in both the audience and lecture rooms.

Later articles mention in 1904, the addition of an underground tank for storing the carbon for safer lighting of the church [see paragraph below], and in 1905, Mr. Gilbert laying a two-inch pipe from the reservoir on his Ridge farm to the church to supply water. Articles in the Norwalk Hour in 1914 note the addition of an electric motor for the organ and the fabrication and installation of the largest carpet ever made in Norwalk by Tristam & Hayatt. The carpet was noted to contain a total of 350 yards of the best quality ingrain stock for the main body, Sunday school room and entrance halls.

An article from 1951 celebrating the 50th anniversary of the church notes an "interesting" one-story-plus-basement building sited 20 feet behind the church which provided gas for lighting the church via a process of dripping water on to a carbide chemical to create gas for lighting inside the church. This must be the same "Colt Acetylene Gas Carbide-Feed Generator" featured in the 1902 advertisement below. The advertisement includes this endorsement: "'The Colt Generator gives perfect satisfaction. Our sexton says it is nothing to operate and keep it in working order. The light is fine.' – Rev. Edward S. Sanborn".

Source: historyofredding.net

Joseph Northrup Architect

The architect for the design of the building was Joseph Walter Northrup who was born in New Haven on July 8, 1860, later living and practicing in Bridgeport. Northrup designed many stone churches in Connecticut and New York state in a style similar to that of the Granite Church. Northrup designed other public buildings in stone and brick including at least two libraries. He also designed numerous spacious homes for wealthy residents of Bridgeport, Connecticut, executed in wood and primarily in the Queen Anne style with towers and wraparound porches. His own home, in Bridgeport, was predominantly Tudor Revival in style.

History of Church Denominations

A synopsis of the evolution of ecclesiastical entities which have been housed in this structure is a long and circuitous tale. During the course of research for this Report, enquiries were made to ascertain the location of the church records which would give more definitive information on certain milestones. The sequence of the church's history is summarized well on the History of Redding website which was written at the time that it the Georgetown Bible Church was housed therein.

> *Georgetown Bible Church, dates back to the early part of the nineteenth century when it began as the Methodist Protestant Society. In 1826, the Methodist Protestant Society under the Wilton Circuit of churches, began to hold its services in Georgetown. Due to the increase of population associated with the Gilbert and Bennett Manufacturing Company, there was a need for churches in this area. For many years, the Methodist Protestant Society of Georgetown met in a local union hall (Also known as Miller's Hall.). In 1838, the Methodist Protestant Society built its own building and in 1839, they became a separate church.*

About 1846, the Methodist Protestant Conference, to which this church belonged, transferred its relation to the Methodist Episcopal Church. The Methodist Protestant Church in Georgetown did not agree with this change, and the majority of its members won out and remained a Methodist Protestant Church, retaining the property and building. … The congregation voted on March 7, 1868 to dissolve the connection which existed between the Methodist Protestant Society in Georgetown and the Methodist Protestant Conference. Then, on June 15, 1875, the church united with the local Congregational Association and on February 24, 1887, the state House of Representatives authorized the change in name from the Methodist Protestant Society to The Congregational Society of Georgetown.

On October 26, 1901, the corner-stone of the present church building was laid and on June 26, 1902, the building was dedicated at a special service. The building was a gift from Deacon and Mrs. Edwin Gilbert. Mr. Gilbert was a very committed leader of the church, as well as being president of the manufacturing company in Georgetown and the land was donated by John O. St. John, a church officer at the time. David H. Miller established a large land trust for the church at this time. On October 2, 1902, the name of the church was changed in honor of Mr. Gilbert's devoted service and generous gift of the church building.
In July of 1944, the congregation of the church decided to withdraw from the Congregational Ministerial Society due to its trend away from a faithful following of the Bible. This relieved the church of all organizational ties and since then, the church has been totally independent. While being independent of any denomination, it retained the name of the Gilbert Memorial Congregational Church until April 7, 1965 when it was changed to the name it holds today, the Georgetown Bible Church.

History of Church Building in the Community

Contemporary newspaper articles report a variety of uses of and events held in the church building which also served as a center for community enrichment. An article from 1907 reports of a “lecture recital” by a Miss Benedict of Danbury who was stated as being most impressive despite her being totally blind. In 1908, the Newtown Bee describes the establishment of the Georgetown Public Library (with 1310 books) as being an outgrowth of the library started by Reverend A.C. Furbush with 200 books in the basement of the church earlier that year. The next year the Bee reported a “stereopticon lecture” featuring photographs taken by Reverend C.S. MacFarland of South Norwalk. An article in the Bridgeport Telegram describes a showing of “Japan at the Crossroads”, a “sound color motion picture” to be shown in the church which depicted the distribution of the Pocket Testament in post-war Japan and included a quote from General McArthur to “Keep the Bibles Rolling”.

Gradually, the population of the church began to decline. An article from 1998 in the Redding Pilot reported that the Georgetown Bible Church had 50 members regularly attending. Articles from 2021 report that number dwindling to 10 and there being a movement for the town of Redding to acquire the property.

In 2022, the BeFoundation, a non-profit organization which promotes students toward success, purchased the church to serve as a community and regional hub for its initiatives. These include SpreadMusicNow, Inc, which “funds music education and creative youth development that centers equity in outcomes and access for students' educational, career, and life success”. The transition included changing the name of the building, once again, to the appropriately named “Granite Church”, a title which reflects the solidity of its position in the community, its visual impact as a landmark, and the goal to remain a solid foundation for community growth, enrichment, and inspiration.

For additional notes on the history of the Granite Church, see Appendix.

7. PHYSICAL DESCRIPTION OF BUILDING

Sources suggest that the architect, Northrup's inspiration for the design of the building was the parish church of St. Giles in Stoke Poges, Buckinghamshire, England. In general form, it may have been, but in overall massing and detail, it is not entirely reminiscent. The style of the Granite Church has been cited as being Gothic Revival, which indeed it is in some of its specific details (pointed arch openings and buttresses), but its form is classically Romanesque Revival. In plan, with its rectangular sanctuary appended at a corner with a square, proportionally squat tower and with its apsidal meeting room intersecting at a right angle, it harkens directly to a typical layout of many Richardsonian churches of the period in the region.

Exterior

The steeply pitched gable roof over the sanctuary is oriented along a slightly north-northeast to south-southwest axis. Just south of the midpoint, the gabled roof of the East Meeting Room intersects at right angles and a step below the ridgeline terminating with a conical end. A square-based bell tower sited at the northeast corner of the Sanctuary has a pyramidal roof with flared base. Extending to the east from the base of the Bell Tower is the unique covered carriage entry, itself topped by a hipped roof. All roofs are clad in slate with copper flashing with copper ridges and finials in two locations. Roof overhangs exhibit exposed wood rafters and beadboard soffits.

Foundations, all walls and the support posts of the carriage entrance are constructed of locally-sourced Branchville granite laid in a random ashlar pattern on the above ground elevations. Stone lintels and sills are found at all windows except those with arched tops and the two Vestibule entry doors. Extending around the entire perimeter is a watertable expressed in stone which caps a broader building base. Windowsills at the Basement Level on the East Meeting Room are integral with a second watertable which is flush with the face of this thicker base. All original windows, doors and trim are wood, with the windows and trim currently painted light green. Main Entrance doors are stained while the Basement entry door is painted red. Some of the stained-glass windows have protective acrylic sheets secured to the exterior while double-hung windows have operable, double-hung aluminum storm windows.

The North Elevation is the main façade of the building being an asymmetrical composition with the gabled Sanctuary wall anchored and balanced by the slightly taller Tower set slightly forward at its east end and the carriage entry setback and extending east from the base of the Tower. A large, stained-glass window, centered in the Sanctuary wall is divided into four gothic-arched windows at its base and capped by three rondels, all framed within a gentle pointed stone arch. One very small stained-glass window framed in a stone arch is centered in the peak above. At the base of the Tower, a set of stone steps flanked by low stone walls leads up to a shallow landing. A pair of wood, stained, paneled, and stained-glass doors set in a low pointed stone arch provides access to the Entrance Vestibule. Above is a small, square stained-glass window and higher still at the Bell Level are a pair of pointed arch openings. Corners of the Tower are visually strengthened by stone corner buttressing which terminates just short of the roof overhang.

The East Elevation faces the highway. Its most prominent feature is the apsidal East Meeting Room, the center line of which extends east just south of the middle of the Sanctuary roof ridge. Double-hung windows are evenly spaced around the circumference of this circular mass, with those on the First Floor being stained-glass and those on the Basement Level being clear glass. Anchoring the north corner is the Tower with the Carriage Entrance extending east from its base and whose upper portion matches that of the north face of the Tower. Between the Tower and the East Meeting Room, the wall of the Stair Hall exhibits a pair of double-hung windows, with those on the First Floor being of stained-glass framed in a pointed-arch and of clear glass on Basement Level. At the south end of the East Elevation, the Chancel wall is set back and has a single, tall, narrow double-hung stained-glass window at the First Floor level and two double-hung clear glass windows of varying sizes at the Basement Level. The Carriage Entrance has a hip roof with a wood structure supported by heavy timbers with decorative timber brackets. These brackets rest on stone brackets set in the east building wall and the granite piers. Cantilevered from the east wall under this Entrance is the most unique feature of the

building, a set of granite steps extending out from below the side Vestibule Entrance and supported from below by granite beams. This single door is similar to the Main Entrance doors including being framed by a pointed stone arch.

On the South Elevation, the south wall of the Chancel exhibits two tall, narrow double-hung stained-glass windows, evenly spaced at the First Floor level with one double-hung clear glass window at the basement level below the east-most Chancel window. A small pointed-arched vent with wood louvers is centered just under the peak of the gable. Along the south wall of the East Meeting Room, from west to east are the basement access door, and two double-hung, clear glass windows. A single double-hung stained-glass window on the First Floor is positioned above the south-most Basement window. West of the Chancel, the south wall of the Sanctuary is set back with a stone chimney being tucked into the inside southwest corner and set slightly forward of this wall.

Unique to the West Elevation at the Sanctuary wall are a series of stepped stone buttresses flanking each of the four window bays with those on the ends being extensions of the north and south walls of the Sanctuary. Each Sanctuary window is double-hung, stained glass while those at the basement level are horizontal hopper windows with clear glass. The setback west wall of the Chancel is a mirror of that on the east with the exception of having a hopper window at the Basement Level.

Interior

Descriptions of the Interior Spaces are detailed in the Existing Conditions portion of this Report.

8. EXISTING CONDITIONS

In general, the Granite Church is in very good condition overall with specific areas of deterioration. The granite foundation, much of which is exposed in the Basement areas, is in very good condition. There are no evident concerns with the building's wood structure. Previous issues with water infiltration appear to have been alleviated via regrading on the exterior. Granite exterior stonework is in very good condition with isolated locations of open joints and staining.

Wood trim is in good condition overall with isolated locations exhibiting damaged or missing trim. All trim is in need of painting or staining. Existing paint has been identified as containing lead.

Entrance doors are exhibiting signs of wear from the elements and damage to the wood due to the elements and use. Stained glass windows are in good condition with limited areas of cracked glass. Almost all are showing signs of settlement due to overall weight of the glass. Acrylic Sheeting applied to the exterior of some of the windows can cause damage to the windows due to the potential heat and moisture buildup. Some windows have exterior aluminum storm windows installed which are inappropriate, but in good condition and contributing to increased thermal efficiency for the building.

The original slate roof is in good condition overall but has experienced damaged and missing slates and damaged flashing which has resulted in leaks in specific locations. Temporary repairs have been implemented and appear to have resolved the leaks on a temporary basis.

Interior finishes on the First Floor and the East Meeting Room in the Basement are overall in good to very good condition with isolated locations of damage to plaster and paint due to previous leaks. Partition walls and floor finishes on the Basement Level and some flooring on the First Floor have been removed as part of a Hazardous Materials remediation program.
Existing Toilets are in fair condition but are non-ADA compliant.

Currently there is only one means of egress on both levels of the building. There is no Handicapped access to the First

Floor level and the Main Entrance landing and door swing are not code-compliant.

There is currently no functioning heating system as the boiler has been abandoned and the exterior underground fuel tank has been removed. There never was and currently is no air conditioning system in the building. The water supply to the building has been disconnected so the condition of the copper piping and non-ADA compliant toilet room fixtures could not be tested. The existing electrical is antiquated providing 40 Amp 2 wire service.

Structural: Foundation Walls and Wood Framing

The foundation walls are composed of squared random granite, with some brick at edges of openings, much of which is exposed in the Basement areas. These appear to be in very good condition with isolated areas of open joints or poorly re-pointed joints. There were no signs of uneven settlement in the foundation walls. Previous water infiltration issues appear to have been alleviated via regrading on the exterior Humidity levels in the Basement area appeared to be in an acceptable range. Framing for the floors is composed of wood beams supported by the perimeter foundation walls and intermittent beams supported by either brick piers or iron columns. Much of this structure is visible in the basement area and appears to be in good condition. In the Sanctuary, the wood truss ceiling is exposed and appears to be in very good condition. The roof structure over the East Meeting Room and the Chancel was not visible, but there were no indications of distress.

Granite Masonry Exterior and Chimney

The entire exterior of the building is clad in random ashlar granite which was sourced from the nearby Branchville quarry. Exterior stonework is in very good condition with isolated locations of open joints and staining especially on the North Elevation. A single granite chimney rises high above the roof in the southwest corner of the building. It appears to be in good condition.

Exterior Wood Trim

Wood on the exterior is limited to door and window frames and beams, soffits and facias in roof overhangs. The wood itself is generally in good condition overall with isolated locations exhibiting damaged or missing trim. However, all wood trim on the exterior exhibits excessive peeling paint. Existing exterior paint (currently painted a pale green) has been identified as containing lead.

Exterior Metal Elements

Metal handrails are located on either side of the main entrance steps and are painted black. They are in good condition, but the paint is worn are there are some areas of rust.

Doors and Windows

Original wood main entrance doors on the north elevation are a pair of doors forming a pointed arch. The base is composed of framed vertical beadboard panels and the upper section is composed of double-ogee, wood-framed, textured glass, which is tinted in shades of ochre. Original hardware is composed of a pair of bronze plates with hobnails and smooth knobs. The wood is worn exhibiting wear from the elements especially at the base where it is subject to splashback from rain and pushing and pulling on the door has loosened some of the joints. Hardware is in good working condition but is in need of restoration and the plunger at top of door does not lock properly. Original glazing appears to be in good condition. Caulk on the exterior of windows and doors has been identified as containing asbestos.

A secondary entrance from the east, Carriage Entrance is an original single leaf wood door similar in style to the main entrance doors in that it has framed vertical beadboard wood panels at the base with ogee-shaped, wood framed, tinted,

textured glass in the upper section. Hardware matches that of the main entrance doors being composed of a pair of original bronze plates with hobnails and a smooth knob. This door and its hardware are in good condition but in need of restoration.

A single wood door located on the South Elevation at the Basement Level provides entry into the Basement. This wood single leaf door has a single horizontal panel at its base with a six-light, wood-framed, plain glass upper. Hardware appears to be a modern replacement. The door is in poor condition with some damage and wear to the wood at the base and several missing panes of glass.

The showpiece of the building is the large, composite, wood-frame, stained glass, lead came, multi-light, pointed-arch fixed window on the north wall of the Sanctuary. It is composed of four pointed arch windows at its base with three rondels above and eleven triangular tracery lights in between. Protective acrylic sheeting panels are affixed to the exterior of this window. A smaller, fixed pointed-arch stained-glass window is located high above this large window. The Sanctuary has four double-hung stained-glass windows along the west wall while the First Floor East Meeting Room has four windows of the same design. Four narrow, pointed arch, double-hung stained-glass windows illuminate the Chancel. Two double-hung, pointed-arch, stained-glass windows are on the east wall of the Stair Hall.

In the basement five hopper windows are located in the foundation wall just above grade along the West Elevation. Elsewhere in the Basement East Meeting Room, Stair Hall, and Toilet Rooms are clear light double-hung windows.

Almost all stained-glass windows exhibit some cracked and damaged panes of glass and exhibit settlement due to the weight of the window expressed at the base by deflected, angled cames and glass. Acrylic sheeting panels on the exterior of some windows are inappropriate and potentially damaging to the window due to heat buildup. Many of the double-hung windows have detached sash cords.

The exterior aluminum storm windows are visually inappropriate but are in good condition and contribute to increased thermal efficiency for the building.

See attached Preliminary Door and Window Assessment in Appendix for more extensive details.

Roof and Roof Drainage

The main roof on the Granite Church is composed of a steeply pitched gable roof which extends from north to south over the Sanctuary and the Chancel. A secondary gable roof extends to the east toward the south end of the Sanctuary and terminates in a semicircle. A pyramidal roof with a flared base caps the tower located at the northeast corner. A small gabled cricket is located at the west base of the tower diverting water away from the tower face. The chimney located at the northwest corner penetrates the edge of the roof in that location. Roof overhangs are exposed revealing exposed rafter beams with a unique carved concave undercut. The sloped fascia overhang is exposed and clad in what appears to be narrow wood sheathing running parallel to the roof edge. At the top of the stone wall, a continuous wood trim band provides a transition upon which the exposed rafters rest. All paint on the wood trim associated with the roof is in poor condition, painted pale green and has been identified as containing lead.

The roof is clad in the original fishscale slates which are mottled brown in color. Copper ridge flashing is in place on the main gable and the east extension with its semicircular termination. A copper three-dimensional cross tops the peak of the Tower roof. Original Metal flashing including step flashing is installed at all intersections of the roof with vertical elements. The building currently has no gutters and only one leader in the inset northwest corner of the North Elevation, but there is indication of a gutter/drainage system having been installed on the building originally.

Slates are generally in good condition with some damaged or missing in isolated locations. Flashing at intersections with wall is in poor condition, but copper ridge flashing appears to be in fair condition. The copper cross Tower finial appears to be in good condition. Wood trim is severely damaged or missing in specific locations. Gutters are missing throughout, and the single existing leader does not have a proper extension at its base to adequately drain water away from the building as exhibited in the basement area near that location. It is not known if underground storm drainage exists and if so, the condition of same.

Interior Finishes

First Floor finishes are composed of plaster walls with a wood beadboard wainscot with molded cap rail running the entire perimeter of all rooms. Floors in the Sanctuary, East Meeting Room and Stair Hall appear to originally have been wood strip flooring which have been covered with a variety of added surfaces. A large carpet covered the wood floor in the sanctuary, a resilient large tile flooring covers the wood floor in the East Meeting Room, while the floor in the Stair Hall is covered with a layer of particle board subflooring which previously was covered by carpet. In the Sanctuary, carpet remains on the raised Alter Platform while resilient tile flooring covers the raised Chancel floor. In the Entry vestibule, the floor appears to be concrete with an early terrazzo (termed tierazza in early newspaper reports) effect and is generally in good condition. Ceilings in the Sanctuary and Chancel are clad in wood strips running parallel to the east and west walls. In the East Meeting Room, a coved plaster ceiling rises above a continuous wood picture rail while the Stair Hall has a simple plaster ceiling with no molding. A pattern of wood cross beams frames a ceiling of wood strips alternating 90 degrees in each section in the Entrance Vestibule.

In the Basement, the main space below the Sanctuary has had almost all partitions removed as part of Hazardous Materials Abatement. Walls in this area vary from exposed unfinished stone foundation walls to exposed wood stud partition walls, to a few remaining gypsum board partition walls. Brick piers support intermediate heavy wood beams. Floors are unfinished concrete (after finish floor removal) and ceilings are rough plaster. In the Basement East Meeting Room, walls are plaster with a painted wood wainscot, the floor is unfinished concrete (finish floor removed), and the plaster ceiling is divided by two longitudinal stained heavy wood beams. The Stair Hall also has plaster walls with a wood wainscot, an unfinished concrete floor (finished floor removed). A most unique space is the vaulted space beneath the Entrance Vestibule with exposed stone walls, an unfinished (never finished) concrete floor and an arched brick ceiling. The West Room under the Chancel has had all wall and floor finishes removed and now has exposed stone walls, an unfinished concrete floor and a plaster ceiling. Finishes in the Toilet areas under the Chancel are simple with Plaster walls, tile flooring and a hung acoustical grid ceiling. Two partitioned rooms, the Boiler Room and the Organ Blower Room have no finishes surfaces.

On the First Floor plaster is typically in good condition overall with isolated locations of damage to the plaster and paint associated with previous leaks which appear to have been temporarily terminated. Plaster has been identified as containing asbestos, but the majority of the plaster and paint is not friable. The wood wainscot is in very good condition overall. The carpet has been removed from the Sanctuary, revealing a wood floor in very good condition. Flooring in the East Meeting Room, Chancel, and Alter Platform are in good condition. The concrete floor in the Entrance Vestibule is in good condition but exhibits wear. In the Stair Hall the exposed subfloor is in good condition but is not suitable for a finished floor. The stone threshold between the Entrance Vestibule and the Stair Hall has a longitudinal crack extending for the length of the threshold.

Finishes in the Basement should generally be considered non-existent as most have been removed or never existed (Vault below Entrance Vestibule). The exceptions are the East Meeting Room and Stair Hall whose walls and ceiling are in good condition, and the Toilets whose finishes are in fair condition.

Stairs

The open stair between First Floor and Basement is constructed of wood with wood treads and risers with the first two steps at the top being of a winding layout. A wood handrail on one side with ribbed wood square pickets and newel posts with pillowed pyramidal cap. At the base of the stair is a raised wood platform which appears to have been an alteration from a winding stair base.

Stairs appear to be in good condition structurally, but the painted treads are worn and the individual carpet treads have been remove exposing the originally stained wood treads. The wood handrail is in good condition.

Tower Interior

A hatch in the ceiling of the Entrance Vestibule provides access via a steel ladder to the upper (second) level of the tower which extends up to the underside of the Bell Level floor. Walls are unfinished squared random granite, similar to that of the foundation walls on the Basement Level. Unfinished wood planks finish the floor of the second level, while the underside of the Bell Level has exposed wood beams which support that level. A single small, square, fixed stained-glass window with heavy timber lintel is centered left to right and at eye level above the floor in the face of the North and East Walls.

Conditions in the tower are good overall. The north window appears to have been reset in the wall at some point as it has brick infill on two sides.

Code Compliance and Universal ADA-Access

There is currently only one means of egress on both levels of the building. There is no Handicapped access to the First Floor and the Main Entrance landing depth and door swing are not code-compliant.

Railings on the interior stair are not at the proper height and there is only a railing on one side of the stair. The stair is open and has a winder at the top, neither of which is code compliant.

Currently the First Floor Level is not handicapped accessible. Handicapped persons can access the building on the Basement Level only via the rear, basement door located on the South Elevation.

Toilets are situated on raised floors so are inaccessible and have no ADA-compliant fixtures or layout.

Mechanical Electrical Plumbing

There is currently no functioning heating system as the boiler has been abandoned and the exterior underground fuel tank has been removed. There never was and currently is no air conditioning system in the building. The water supply to the building has been disconnected so the condition of the copper piping and non-ADA compliant toilet room fixtures could not be tested. The existing electrical is antiquated providing 40 Amp 2 wire service.

Lighting

The Granite Church is fortunate to have a number of handsome original light fixtures still in place and operational. The Chandelier in the Sanctuary and the First Floor East Meeting Room are excellent examples of period fixtures. Wall Sconces in the Meeting Rooms also are very fine examples of fixtures in use at the time of construction. Ceiling fixtures in the Entrance Vestibule and Basement Meeting Room have been replaced by replica fixtures of inappropriate style. A period era-appropriate ceiling pendant is stored in the Basement Meeting Room. Numerous modern replacement lighting fixtures, including modern strip fluorescent lighting are located throughout the remaining rooms in the building.
For the most part all lighting fixtures are in good condition and operational.

Church Bell

A large cast bronze bell is located on the top Bell Level of the Tower in an open air arcade. The bell is hung from a cast iron headstock/yoke mounted upon a cast iron A-frame base which is itself secured to a wood frame bolted to a timber base. This wood base rests upon the floor which is clad in flat-seam copper panels and appears to slope to the perimeter for drainage. The bell is rung via a small rope attached to a large, enclosed wood wheel which is secured to the south end of the headstock. This rope extends down through a small hole in the floor to the second level of the Tower. All four walls have a pair of pointed arch openings. Stone walls are finished in the same manner as the exterior elevations and the ceiling is finished in wood strips framed by a simple wood trim piece, all painted pale green.

The bell itself is stained presumably from bird droppings while the cast iron headstock and A-frame has lost any protective coating it may have had and is covered in rust and the horizontal connection appears to be broken on the north A-frame leg. Paint on the wood components appears to be intact but worn, while the ceiling paint appears to be intact, but stained.

9. RECOMMENDATIONS

Structural: Foundation Walls and Wood Framing

Foundation walls should be repointed where there are open joints or where the existing pointing is inappropriate and may result in damage to the surrounding masonry. There are no recommended repairs to the wood structure at this time. Steel lintels at the windows on the West Wall in the Basement should be scraped, primed and painted and any necessary repairs should be made to the surrounding masonry. The heavy timber roof structure in the Sanctuary does not appear to require any repairs at this time.

Granite Masonry Exterior and Chimney

Areas with open joints or improper pointing in the exterior masonry, including the chimney should be repointed with mortar to match original in material, joint size and joint profile. Patch any locations of damaged or missing stone, including existing holes from previous anchors, to match original stone. Remove all abandoned ferrous metal elements and patch stone in locations of removal to match original stone. It is recommended that spot cleaning be performed in locations of excessive staining and biological growth. Any vines or overgrown vegetation should be removed or trimmed.

Exterior Wood Trim

Existing paint which has been determined to contain lead, should be abated as required. All Exterior wood trim including door and window frames and trim, roof rafters, soffits and fascias should be repaired or replaced as necessary; surfaces prepared for priming and painting; then primed and painted an appropriate color based on paint analysis. Stained wood trim should be repaired as necessary, then surface prepped and stained appropriately.

Exterior Metal Elements

Repair as necessary, then scrape, prime and paint metal handrails at the main entrance steps.

Doors and Windows

Properly abate all window and door caulking and sealant. All exterior doors should be restored to their original appearance and function including any necessary repairs or replacements to wood, glazing and hardware. All repairs and replacements should be to match original design, materials, and finishes. Main Entrance doors should have their direction of swing altered to comply with code requirements.

Once safe removal of existing paint has been performed, all acrylic sheeting on stained-glass windows should be

carefully removed. Consideration should be given to design and installation of appropriate protection for these windows which will not itself potentially cause damage and deterioration. All detached sash cords should be reattached or replaced so that windows can properly function and all broken clear glass should be replaced. A qualified expert in stained glass restoration should be consulted to repair any cracked stained glass and sagging windows. Windows which are in a higher state of distress should be prioritized. Any damage to wood frames should be repaired including that associated with the Basement hopper windows which should also have their masonry and wood surrounds properly repaired and sealed as part of any installation of basement finishes.

Exterior aluminum storm windows, although visually inappropriate, should be repaired as necessary and remain in place until an appropriate replacement can be designed and installed.

See attached Preliminary Door and Window Assessment in Appendix for more extensive details.

Roof and Roof Drainage

Replace all damaged and missing slates with new slates to match original in color, profile and all dimensions (thickness, width and length). Replace all deteriorated or damaged roof to wall flashing with new to match original. Repair or replace copper ridge flashing as necessary. Inspect Tower finial from lift to determine proper anchorage and condition. Install historically appropriate gutters and downspout system in locations determined to have originally had them or in need of them (or both). Install proper extensions and/or splash blocks at base of leaders or install new storm drainage system to direct roof runoff away from the building. Include repair, safe paint removal and re-painting of all associated wood roofing elements such as exposed rafters, soffit and fascia.

Interior Finishes

Repair all damaged plaster walls and ceilings on the First and Basement Levels while taking appropriate precautions to abate all materials identified as hazardous. Remove all friable paint per hazardous material handling requirements. Spot paint all repaired plaster and areas of removed friable paint to match existing, adjacent finishes. Repair all damaged or missing wood, wainscot elements and wood trim elements including door and window trim and ceiling beams as necessary and spot stain any locations in need of same.

Refinish wood floor in Sanctuary and install carpet or other floor coverings as desired for programming. Carpet on Alter Platform and resilient tile flooring in Chancel can remain intact and in place until desired to replace for aesthetic purposes. Repair any damaged areas of flooring in First Floor East Meeting Room to match adjacent surface. Remove particle board layer in Stair Hall and refinish wood flooring. Refinish terrazzo floor in Entrance Vestibule as desired to enhance the appearance and install weather mats as desired. Crack in stone threshold between Entrance Vestibule and Stair Hall should be repaired to match adjacent stone. No repairs are necessary at this time for the wood in the Sanctuary, Chancel, and Entrance Vestibule ceilings nor for the plaster East Meeting Room and Stair Hall ceilings beyond minor repairs as needed. See directive above for any plaster repairs.

In the Basement, a new layout should be designed for the areas below the Sanctuary, Chancel and Entrance Vestibule based upon programming and Code Requirements including enclosing the Basement Stair Hall if required by final code review. Existing toilet rooms should be removed, and new code-compliant and ADA-compliant toilet layouts and fixtures should be incorporated into the new basement layouts. Wall, ceiling, and floor finishes in the basement areas will be determined based upon programming and use needs.

Perimeter masonry walls should be repaired as described in the Structural section above. Repairs to remaining plaster and wood wall and ceiling finishes should be made in the Basement East Meeting Room and Stair Hall which are consistent with similar repairs on the First Floor.

Stairs

The open stair between First Floor and Basement should be enclosed at the basement level if required by final code review. All wood surfaces should be repaired and refinished as necessary and according to use. A second handrail installed at the proper height on the opposite wall should be installed per code.

Tower Interior

There are no specific recommended repairs to the tower interior at this time. Any open or improperly pointed joints should be repointed. Consideration should be given to installation of appropriate, OSHA compliant safe vertical access stairs from the vestibule to the second tower level and from the second tower level to the Bell Level.

Code Compliance and Universal ADA-Access

Design and install code compliant ADA access from the exterior to the main level and basement of the Church.
Design and install a second code compliant means of egress from both levels of the building to the exterior. Correct the main entrance doors so that they swing outwards per code and modify landing at doors to provide a minimum five foot deep landing.

Install new handrails at the proper code compliant height on the interior stair. Confer with building official and Fire Marshal to get a final determination if the stair can remain open.

Install new ADA-compliant toilet rooms and fixtures.

Mechanical Electrical Plumbing

Remove abandoned boiler and install new energy efficient gas fired boilers and piping as necessary to service the existing radiators on the main floor level. Reuse existing electric wall mounted radiator heating system in the basement. Consider installing a ducted air conditioning system to service the main level.

Upgrade the existing electrical system to a 400 AMP three phase system to handle future HVAC loads.

Install new code-compliant and ADA-compliant toilet layouts and fixtures.

Lighting

All existing original light fixtures should be rewired as part of a new electrical installation. Inappropriate, replacement light fixtures should be replaced with refurbished antique or replica light fixtures. Consideration should be given to hiring a lighting consultant to analyze current lighting levels and if necessary, recommend new supplemental interior and exterior lighting.

Church Bell

The church bell should be inspected by a company with expertise in large church bells in exposed environments. The steel headstock and A-frame should be scraped, primed and painted and all broken or missing elements should be repaired or replaced. Following testing of existing paint for hazardous materials, the wood support system and wheel should be repaired as necessary, then scraped, primed and painted. Consideration should be given to installing an automated mechanism with remote controls to activate the bell if desired.

10. CONCLUSION

The Granite Church property and structures are overall in very good condition with isolated deficiencies. This property is significant to the history of Georgetown, Redding, and the region, and an important visual landmark in the area. The building is of a design and composed of materials representative of the era and region in which it was constructed.

Completed in 1902, the Granite Church has stood the test of time and continued to steadfastly represent the ideals of its time and its community. As the use of the building transitions to a new community purpose, this structure, composed of solid granite from the nearby Branchville quarry, will continue to be a pivotal landmark and gathering space for Georgetown.

This report serves to present the unique history of this community and presents recommendations which will serve to continue to protect this historically and architecturally significant building - so that it may continue to enhance the lives of the community, and the region.

11. BUDGET CONSTRUCTION-COST ESTIMATE

The following cost estimates are based on the various components of the project, including the time frame for use of building and code requirements for occupancy levels. The estimates were prepared as accurately as possible but are order of magnitude and do not necessarily represent the real costs that will be incurred when the actual work on this project is performed. Costs have been presented first by location/type/phase as follows: (0) = On-going; (1) = 1-2 Years; (2) = 2-5 Years; (3) = 5-10 Years; (TBD) = To Be Determined by Owner. Note: The estimates do not include A/E fees, HAZMAT monitoring/abatement if necessary, or costs associated with phasing or inflation.

COST ESTIMATE BY LOCATION/TYPE/PHASE

Exterior			Phase
1.	Repoint all open joints and improperly pointed stone joints	$30,000.00	2
2.	Patch any damaged stone and all locations of removed anchors to match original stone	$10,000.00	2
3.	Remove all abandoned anchors from stonework and patch stone to match original	$5,000.00	2
4.	Spot clean exterior masonry	$10,000.00	2
5.	Remove vines and trim overgrown vegetation	$5,000.00	0
6.	Remove and safely abate lead paint and caulk on exterior wood elements	$40,000.00	1
7.	Repair, prep, prime and paint all roof rafters, soffits and fascia	$75,000.00	1
8.	Repair or replace to match original, prep, prime and paint wood windows and trim	$30,000.00	2
9.	Repair or replace to match original, prep, prime and paint or stain wood doors and trim	$15,000.00	2
10.	Repair, prep, prime and paint all exterior ferrous metal elements	$3,000.00	2
11.	Replace all broken sash cord in all windows	$2,000.00	2
12.	Replace all broken glass in clear glass windows	$2,000.00	1
13.	Remove acrylic sheeting from stained glass windows and install appropriate storm windows	$75,000.00	3
14.	Restore all stained-glass windows	$100,000.00	3
15.	Temporarily repair all damaged storm windows including broken glass	$3,000.00	1
16.	Install new storm windows	$50,000.00	3
17.	Replace all missing and damaged slates	$40,000.00	2
18.	Repair or replace all damaged and missing flashing including wall to roof and ridge flashing	$30,000.00	2
19.	Inspect tower finial from vertical access equipment and repair as necessary	$5,000.00	2
20.	Install historically appropriate gutters where appropriate and necessary	$50,000.00	1
21.	Install historically appropriate downspouts and storm drainage system	$15,000.00	1
22.	Regrade at base of building in concert with new roof drainage system	$20,000.00	1
23.	Alter Main Entrance to comply with Code requirements	$75,000.00	1
24.	Design and implement new ADA paths, circulation, parking, etc.	$50,000.00	2
25.	Provide and install new, visually appropriate exterior lighting	$10,000.00	3
	Exterior Subtotal	**$750,000,00**	

Interior

Both Floors

26.	Provide ADA-compliant circulation	$10,000.00	2
27.	Repair all damaged plaster including proper remediation of identified hazardous materials	$25,000.00	0
28.	Remove any peeling paint including proper remediation of identified hazardous materials	$15,000.00	0
29.	Paint locations of plaster repair and friable paint remediation to match existing	$20,000.00	0
30.	Spot paint any areas of worn paint to encapsulate non-friable material to match adjacent surfaces	$10,000.00	0
31.	Repair/replace/refinish all damaged or worn interior woodwork to match original	$10,000.00	2
32.	Enclose existing stair per code requirements – if necessary	$10,000.00	2
33.	Install second code compliant, visually appropriate handrail in stair	$2,000.00	1
34.	Install Elevator	$200,000.00	2
35.	Design and install Café & tenant related facilities on one designated floor level	TBD	
36.	Design and install catering support facilities on one designated floor level	TBD	
37.	Remove abandoned MEP equipment and piping	$5,000.00	1
38.	Install new Heating system (1)	$130,000.00	1
39.	Install new Cooling system (TBD)	$250,000.00	3
40.	Upgrade electrical service as needed to supply new MEP loads	$50,000.00	3
41.	Provide new plumbing system for new ADA-compliant Toilets, Café and/or catering facilities	$30,000.00	2
42.	Provide new fire protection services to meet code requirements	$25,000.00	2
43.	Install new exit signage and emergency equipment to meet code requirements	$5,0000.00	1
44.	Hire lighting consultant to review lighting levels for both interior and exterior lighting	$5,0000.00	2
45.	Rewire all existing light fixtures to remain and repair/refinish as necessary	$10,0000.00	3
46.	Replace inappropriate lighting with visually appropriate fixtures	$25,0000.00	3
	Interior Both Floors Subtotal	**$837,000,00**	

First Floor

47.	Remove particle board subfloor on top of wood floor in Stair Hall (perform probe first)	$5,000.00	1
48.	Refinish all wood floors	$30,000.00	2
49.	Refinish terrazzo floor in Entrance Vestibule	$5,000.00	2
50.	Repair cracked stone threshold between Entrance Vestibule and Stair Hall	$2,000.00	2
51.	Repair flooring in East Meeting Room to match original	$5,000.00	2
52.	Design and install second means of egress including exterior stair	$100,000.00	2
53.	Audio/visual upgrades	$5,000.00	3
	Interior First Floor Subtotal	**$152,000,00**	

Basement

54.	Repoint stone foundation and repair any areas of damaged or missing stone	$5,000.00	2
55.	Design new floor plan layouts based on programming needs	$10,000.00	1
56.	Incorporate new ADA-compliant toilet rooms as part of new basement floor plan	$100,000.00	2
57.	Install new partition walls and related finishes based on new floor plan layout	$75,000.00	2
58.	Scrape, prime and paint steel window lintels in Basement	$5,000.00	2
59.	Refinish concrete floors in basement or install new flooring based upon programming	$25,000.00	2
60.	New basement lighting	$10,000.00	2
61.	Design and install second means of egress including exterior stair	$100,000.00	2
	Interior Basement Subtotal	**$330,000,00**	

Tower

62.	Repoint interior stone walls and repair any areas of damaged or missing stone	$5,000.00	2
63.	Install protection to prevent use of ladder from First Floor to Second Tower Level	$5,000.00	1
64.	Install new code compliant access ladder or stair from Second Tower Level to Bell Level	$5,000.00	2
	Tower Subtotal	**$15,000,00**	

Church Bell

65.	Hire church bell expert to assess condition of bell	$3,000.00	3
66.	Repair bell and surfaces at Bell Level in Tower as necessary	$5,000.00	3
67.	Consider installation of remote bell control switch	$5,000.00	3
	Church Bell Subtotal	**$13,000,00**	
SUBTOTAL ALL		**$2,097,000,00**	
	20% Contingency	$400,000,00	
	A/E Fees	$200,000.00	
GRAND TOTAL		**$2,697,000,00**	

BUDGET CONSTRUCTION-COST ESTIMATE BY PHASE/LOCATION/TYPE

PHASE 0

Exterior

			Phase
1.	Remove vines and trim overgrown vegetation	$5,000.00	0

Interior

Both Floors

2.	Repair all damaged plaster including proper remediation of identified hazardous materials	$25,000.00	0
3.	Remove any peeling paint including proper remediation of identified hazardous materials	$15,000.00	0
4.	Paint locations of plaster repair and friable paint remediation to match existing	$20,000.00	0
5.	Spot paint any areas of worn paint to encapsulate non-friable material to match adjacent surfaces	$10,000.00	0

SUBTOTAL PHASE 0 ..... $80,000,00

20% Contingency $16,000,00
A/E Fees $8,000.00

GRAND TOTAL PHASE 0 ..... $104,000,00

PHASE 1

Exterior

			Phase
1.	Remove and safely abate lead paint on exterior wood elements	$40,000.00	1
2.	Repair, prep, prime and paint all roof rafters, soffits and fascia	$75,000.00	1
3.	Replace all broken glass in clear glass windows	$2,000.00	1
4.	Temporarily repair all damaged storm windows including broken glass	$3,000.00	1
5.	Install historically appropriate gutters where appropriate and necessary	$50,000.00	1
6.	Install historically appropriate downspouts and storm drainage system	$15,000.00	1
7.	Regrade at base of building in concert with new roof drainage system	$20,000.00	1
8.	Alter Main Entrance to comply with Code requirements	$75,000.00	1

Interior

Both Floors

9.	Install second code compliant, visually appropriate handrail in stair	$2,000.00	1
10.	Remove abandoned MEP equipment and piping	$5,000.00	1
11.	Install new Heating system (1)	$130,000.00	1
12.	Install new exit signage and emergency equipment to meet code requirements	$5,0000.00	1

First Floor

13.	Remove particle board subfloor on top of wood floor in Stair Hall (perform probe first)	$5,000.00	1

Basement

14.	Design new floor plan layouts based on programming needs	$10,000.00	1

Tower

15.	Install protection to prevent use of ladder from First Floor to Second Tower Level	$5,000.00	1

SUBTOTAL PHASE 1 ..... $442,000,00

20% Contingency $88,000,00
A/E Fees $40,000.00

GRAND TOTAL PHASE 1 ..... $570,000,00

PHASE 2

Exterior

			Phase
1.	Repoint all open joints and improperly pointed stone joints	$30,000.00	2
2.	Patch any damaged stone and all locations of removed anchors to match original stone	$10,000.00	2
3.	Remove all abandoned anchors from stonework and patch stone to match original	$5,000.00	2
4.	Spot clean exterior masonry	$10,000.00	2
5.	Repair or replace to match original, prep, prime and paint wood windows and trim	$30,000.00	2
6.	Repair or replace to match original, prep, prime and paint or stain wood doors and trim	$15,000.00	2
7.	Repair, prep, prime and paint all exterior ferrous metal elements	$3,000.00	2
8.	Replace all broken sash cord in all windows	$2,000.00	2
9.	Replace all missing and damaged slates	$40,000.00	2
10.	Repair or replace all damaged and missing flashing including wall to roof and ridge flashing	$30,000.00	2
11.	Inspect tower finial from vertical access equipment and repair as necessary	$5,000.00	2
12.	Design and implement new ADA paths, circulation, parking, etc.	$50,000.00	2

Interior

Both Floors

13.	Provide ADA-compliant circulation	$10,000.00	2
14.	Repair/replace/refinish all damaged or worn interior woodwork to match original	$10,000.00	2
15.	Enclose existing stair per code requirements – if necessary	$10,000.00	2
16.	Install Elevator	$200,000.00	2
17.	Provide new plumbing system for new ADA-compliant Toilets, Café and/or catering facilities	$30,000.00	2
18.	Provide new fire protection services to meet code requirements	$25,000.00	2
19.	Hire lighting consultant to review lighting levels for both interior and exterior lighting	$5,0000.00	2

First Floor

20.	Refinish all wood floors	$30,000.00	2
21.	Refinish terrazzo floor in Entrance Vestibule	$5,000.00	2
22.	Repair cracked stone threshold between Entrance Vestibule and Stair Hall	$2,000.00	2
23.	Repair flooring in East Meeting Room to match original	$5,000.00	2
24.	Design and install second means of egress including exterior stair	$100,000.00	2

Basement

25.	Repoint stone foundation and repair any areas of damaged or missing stone	$5,000.00	2
26.	Incorporate new ADA-compliant toilet rooms as part of new basement floor plan	$100,000.00	2
27.	Install new partition walls and related finishes based on new floor plan layout	$75,000.00	2
28.	Scrape, prime and paint steel window lintels in Basement	$5,000.00	2
29.	Refinish concrete floors in basement or install new flooring based upon programming	$25,000.00	2
30.	New basement lighting	$10,000.00	2
31.	Design and install second means of egress including exterior stair	$100,000.00	2

Tower

32.	Repoint interior stone walls and repair any areas of damaged or missing stone	$5,000.00	2
33.	Install new code compliant access ladder or stair from Second Tower Level to Bell Level	$5,000.00	2

SUBTOTAL PHASE 2 ..... $992,000,00

20% Contingency $200,000,00
A/E Fees $100,000.00

GRAND TOTAL PHASE 2 ..... $1,292,000,00

PHASE 3

Exterior

1.	Remove acrylic sheeting from stained glass windows and install appropriate storm windows	$75,000.00	3
2.	Restore all stained-glass windows	$100,000.00	3
3.	Install new storm windows	$50,000.00	3
4.	Provide and install new, visually appropriate exterior lighting	$10,000.00	3

Interior

Both Floors

5.	Install new Cooling system (TBD)	$250,000.00	3
6.	Upgrade electrical service as needed to supply new MEP loads	$50,000.00	3
7.	Rewire all existing light fixtures to remain and repair/refinish as necessary	$10,0000.00	3
8.	Replace inappropriate lighting with visually appropriate fixtures	$25,0000.00	3

First Floor

9.	Audio/visual upgrades	$5,000.00	3

Church Bell

10.	Hire church bell expert to assess condition of bell	$3,000.00	3
11.	Repair bell and surfaces at Bell Level in Tower as necessary	$5,000.00	3
12.	Consider installation of remote bell control switch	$5,000.00	3

SUBTOTAL PHASE 3 ..... $588,000,00

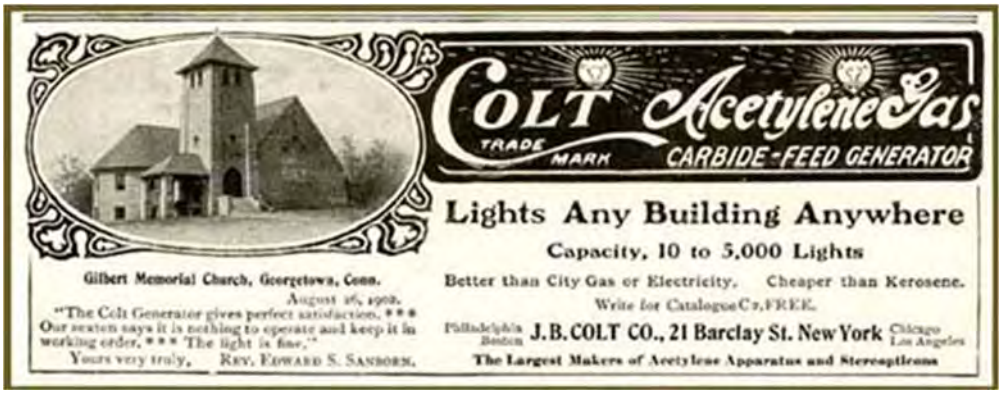
20% Contingency $120,000,00
A/E Fees $60,000.00

GRAND TOTAL PHASE 3 ..... $768,000,000

12. IMAGES

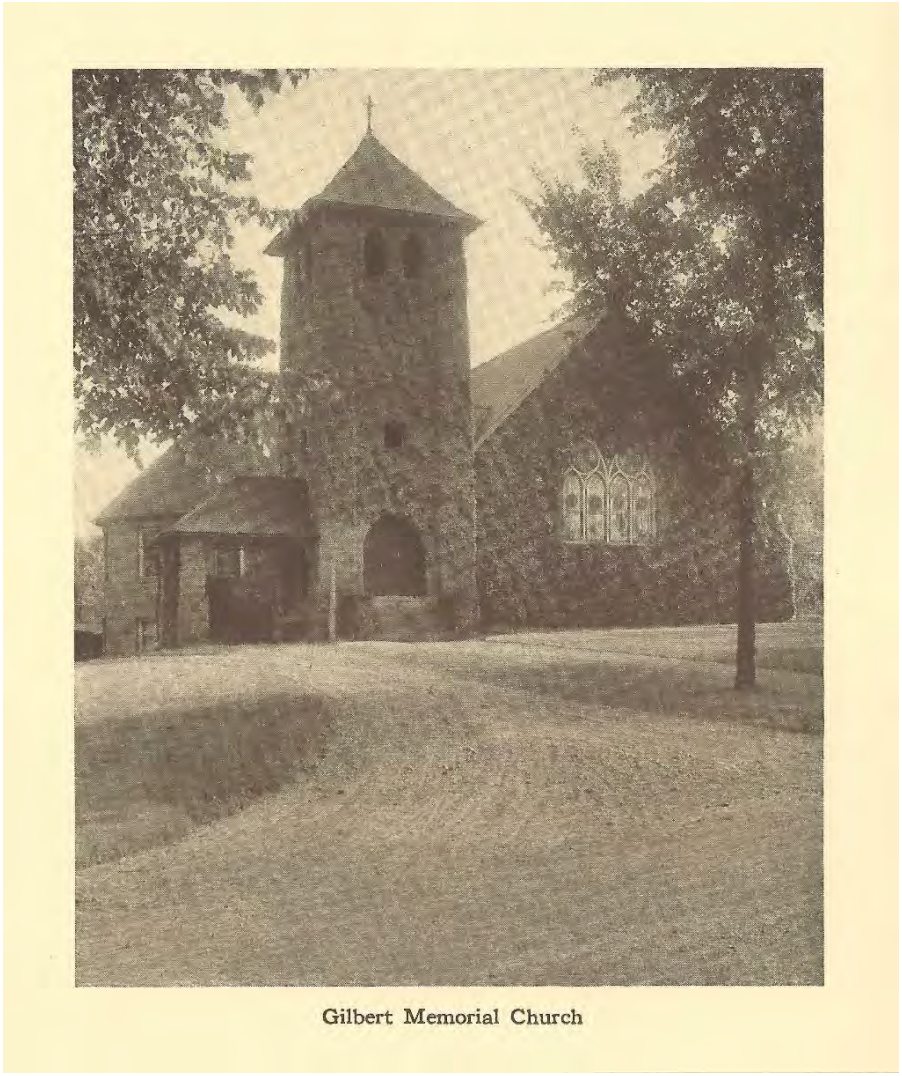
Granite Church – Historic Images
Church Under Construction
Source: Granite Church website

Granite Church – Historic Images
Early Postcard Image
Note: Shed for Horses and Carriage Located South of Building
Source: Ebay



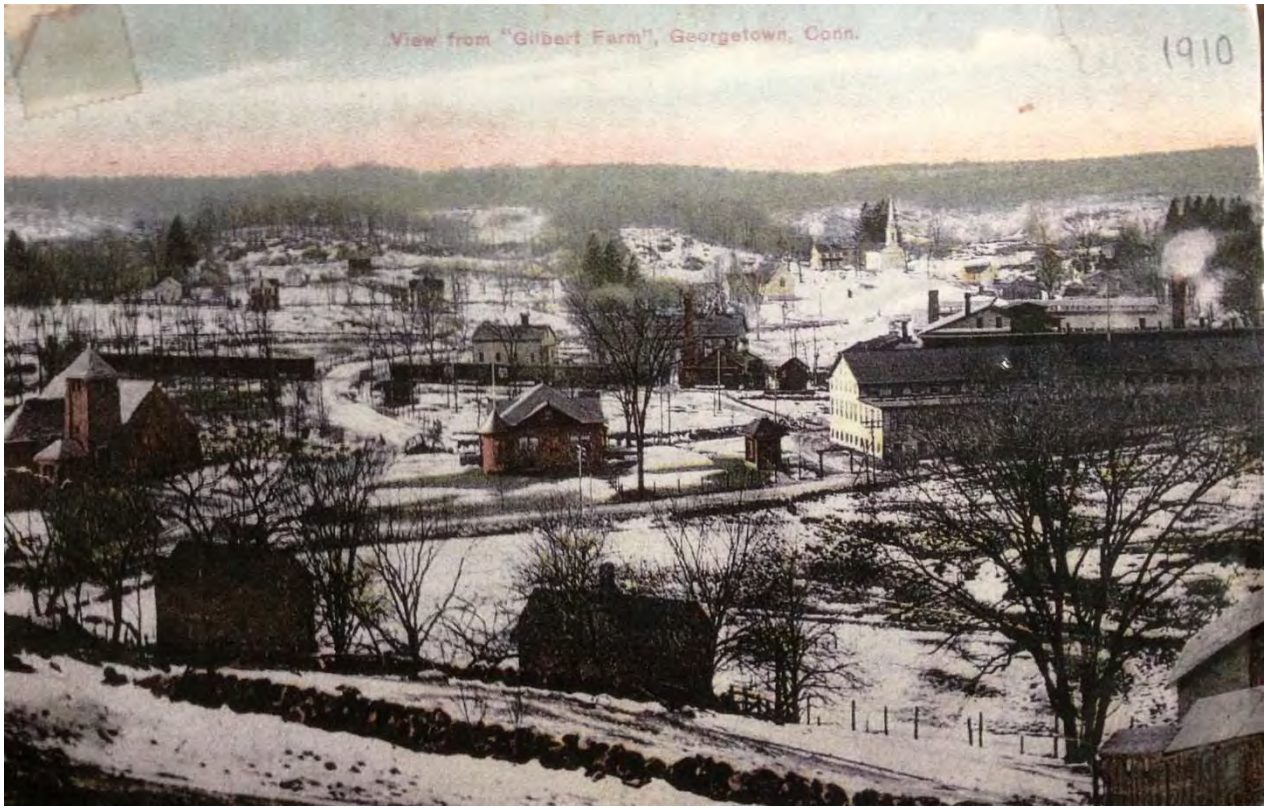
Granite Church – Historic Images
Early Image of Church
Source: http://historyofredding.net/HGchurches.htm#bible

Granite Church – Historic Images
Early Image of Church
Note: Excessive Vine Growth on Norht Facade
Source: http://historyofredding.net

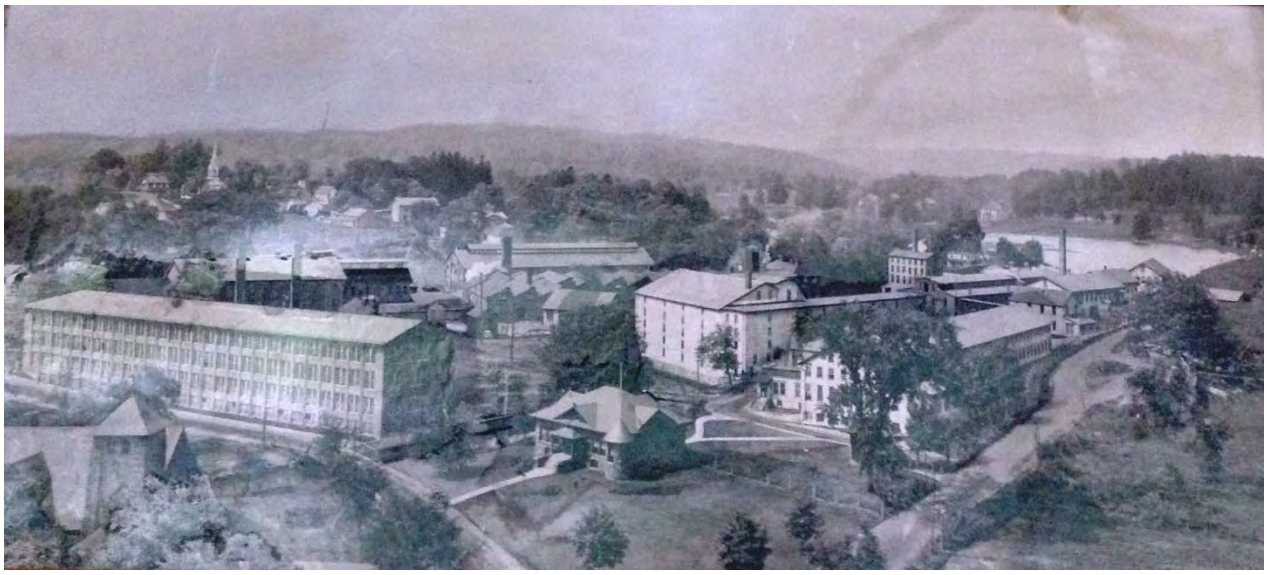


Gilbert Memorial Church

Granite Church – Historic Images
Early Image of Church
Source: *Gilbert & Bennett 100 Years*



Granite Church – Historic Images
Early Postcard Image of Church in Context (Church at far left, centerground) - DATE
Source: Georgetown Cultural Center



Granite Church – Historic Images
Birdseye View (Church at far left, foreground) - DATE
Source: Georgetown Cultural Center

Granite Church – Historic Images
Birdseye View (Church at bottom right) – Circa 1950s
Source: Georgetown Cultural Center

Granite Church – Historic Images
Birdseye View (Church at bottom left corner) – Circa 1960s
Source: Georgetown Cultural Center

Granite Church – Existing Conditions
North Elevation - Overall

Granite Church – Existing Conditions
West Elevation - Overall

Granite Church – Existing Conditions
South Elevation – Overall

Granite Church – Existing Conditions
East Elevation - Overall

Granite Church – Existing Conditions
North and East Tower Elevations - Overall

Granite Church – Existing Conditions – Exterior Masonry
North, Main Entrance - Overall

Granite Church – Existing Conditions – Exterior Masonry
North, Main Entrance Steps – Open Joints

Granite Church – Existing Conditions – Exterior Masonry
North, Main Entrance Steps – Open Joints in Steps

Granite Church – Existing Conditions – Exterior Masonry
North, Main Entrance Steps – Open Joints in Stone at Sidewalls

Granite Church – Existing Conditions – Exterior Masonry
North, Main Entrance Steps – Staining of in Stone at Sidewalls

Granite Church – Existing Conditions – Exterior Masonry
North Wall West of Main Entrance – Holes in Stonework at Removed Plaque

Granite Church – Existing Conditions – Exterior Masonry
North Elevation – Northwest Inside Corner beside Tower
Vegetation on Stonework – Drainage Issues at Base of Leader – Staining at Base of Wall

Granite Church – Existing Conditions – Exterior Masonry
West Elevation – Overall – Open Joints and Staining

Granite Church – Existing Conditions – Exterior Masonry
West Elevation – North Buttress – West Face - Open Joints and Staining

Granite Church – Existing Conditions – Exterior Masonry
West Elevation – North Buttress – South Face – Open Joints and Staining

Granite Church – Existing Conditions – Exterior Masonry
West Elevation – North Buttress – South Face – Open Joints and Staining

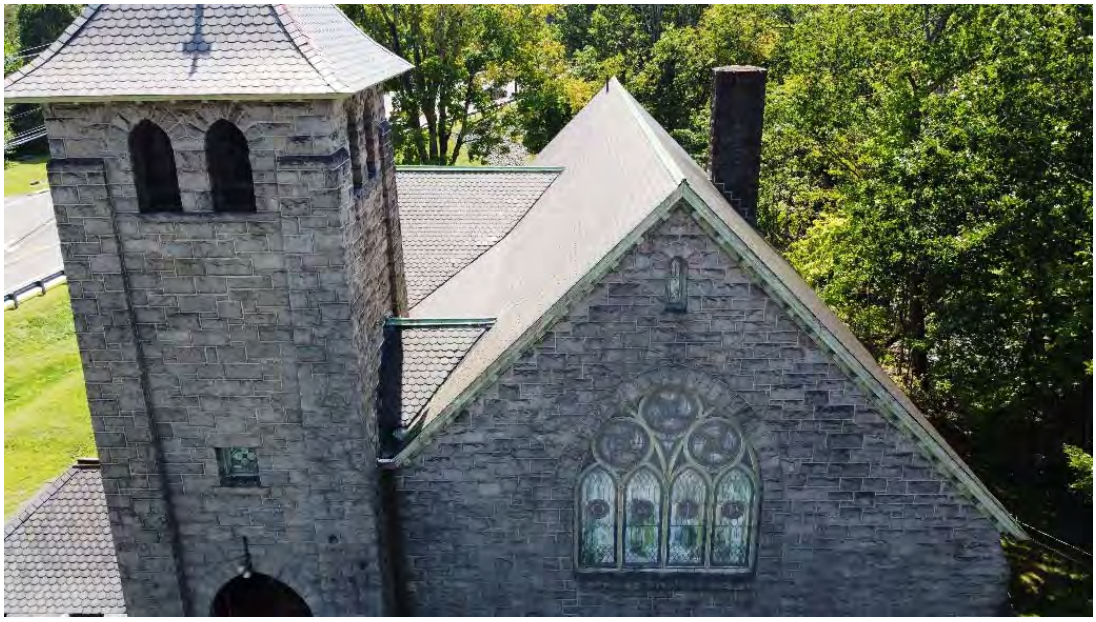
Granite Church – Existing Conditions – Exterior Masonry
West Elevation – North Buttress – South Face – Open Joints and Staining

Granite Church – Existing Conditions – Exterior Masonry
West Elevation – Chimney at Southwest Corner – North and West Faces - Staining

Granite Church – Existing Conditions – Exterior Masonry
Chimney at Southwest Corner – South Face – Improper Pointing (Sealant) Staining

Granite Church – Existing Conditions – Exterior Masonry
East Elevation – East Wall of Chancel

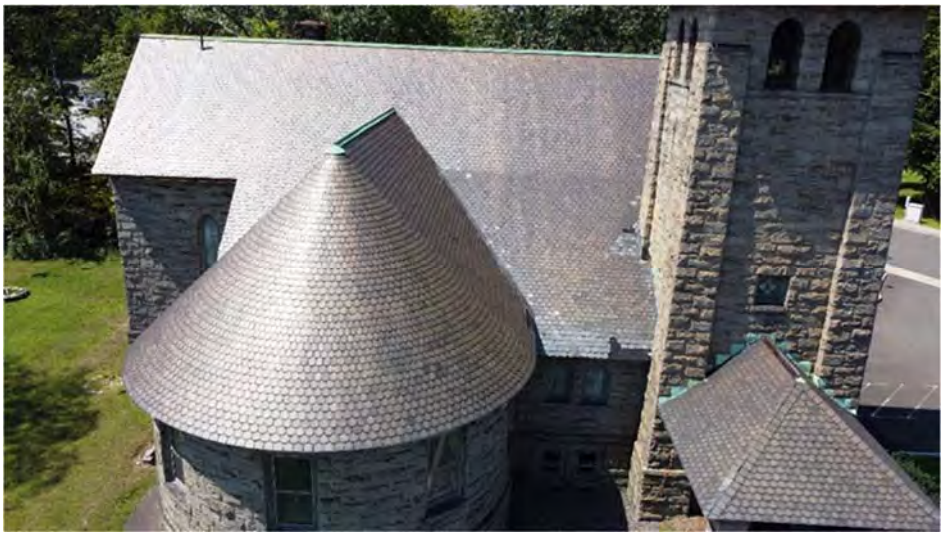
Granite Church – Existing Conditions – Exterior Masonry
East Elevation – East Wall of Chancel – Staining at Base of Wall



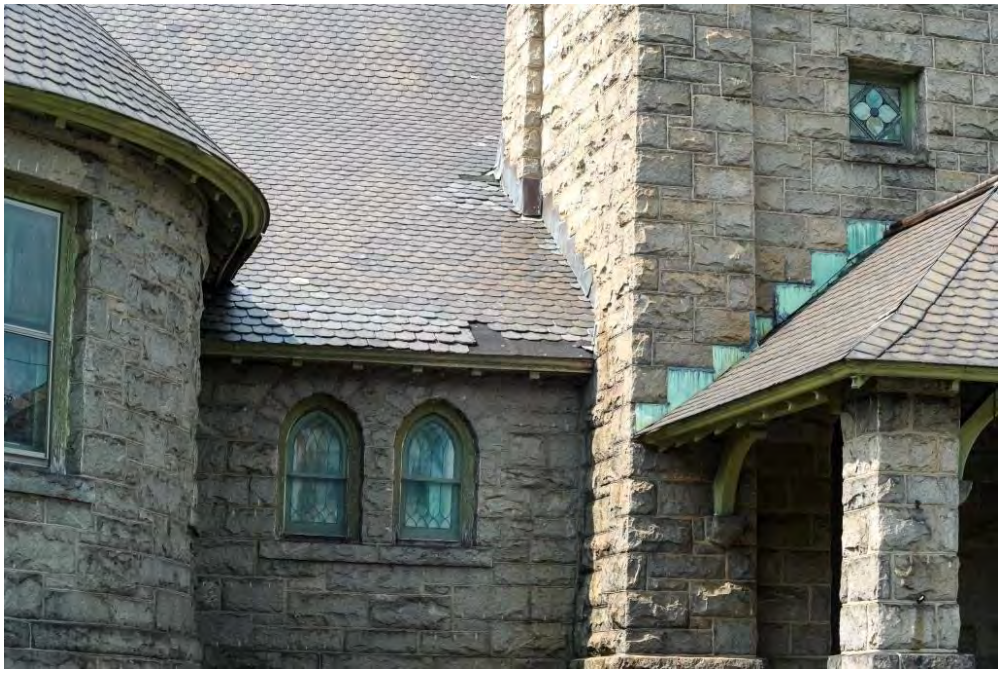
Granite Church – Existing Conditions – Roof and Drainage
Overall Aerial View from North

Granite Church – Existing Conditions – Roof and Drainage
Cricket on North Side of Tower – Previous Leaks were an Issue at this Location
Roof/Flashing has been Temporarily Repaired

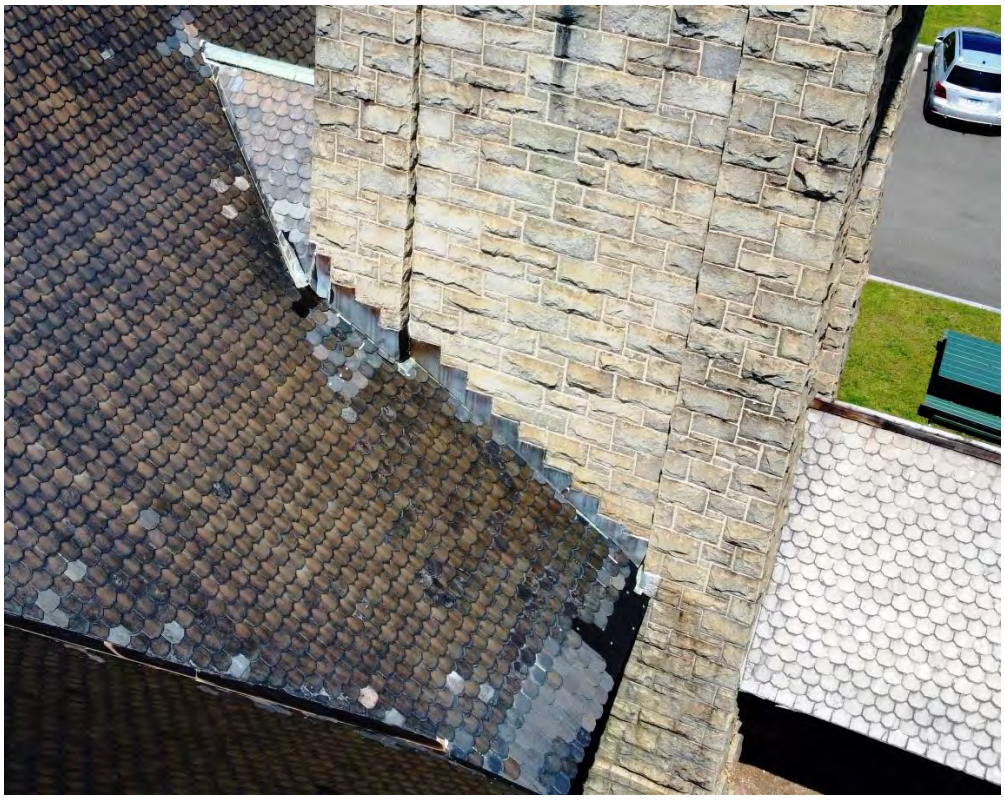
Granite Church – Existing Conditions – Roof and Drainage
Drain and Downspout from Main Root at Intersection with North Side of Tower – Wood Fascia and Soffit Missing -



Granite Church – Existing Conditions – Roof and Drainage
Overall Aerial View from East



Granite Church – Existing Conditions – Roof and Drainage
East Slope of Main Roof - Previous Leaks were an Issue at this Location – Slates Missing – Flashing Damaged Roof/Flashing has been Temporarily Repaired



Granite Church – Existing Conditions – Roof and Drainage
East Slope of Main Roof - Previous Leaks were an Issue at this Location – Slates Missing – Flashing Damaged Roof/Flashing has been Temporarily Repaired

Granite Church – Existing Conditions – Roof and Drainage
East Slope of Main Roof – Detail - Previous Leaks were an Issue at this Location - Slates Missing – Flashing Damaged Roof/Flashing has been Temporarily Repaired

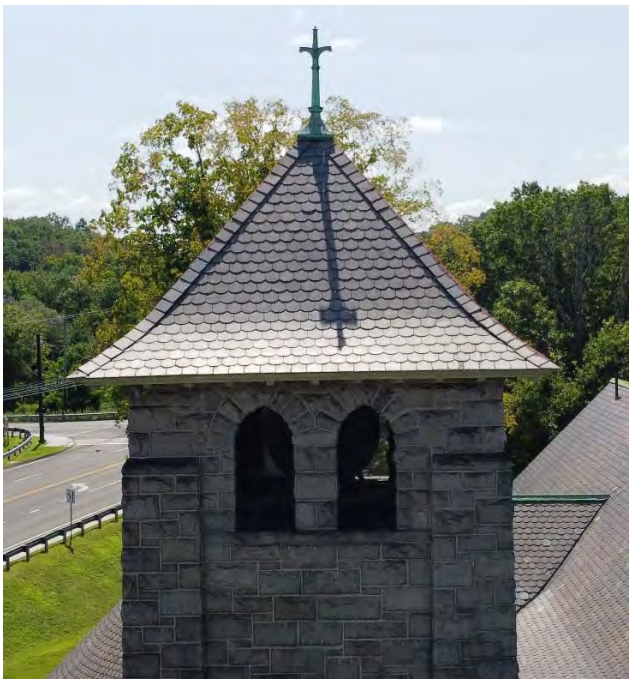
Granite Church – Existing Conditions – Roof and Drainage
East Slope of Main Roof – Detail - Previous Leaks were an Issue at this Location - Slates Missing – Flashing Damaged Roof/Flashing has been Temporarily Repaired

Granite Church – Existing Conditions – Roof and Drainage
East Slope of Main Roof – At Juncture with North Wall of Semi-Circular East Wing
Slates Missing – Flashing Damaged – Gutter Missing - Wood Elements Damaged and Lacking Paint
Roof/Flashing has been Temporarily Repaired

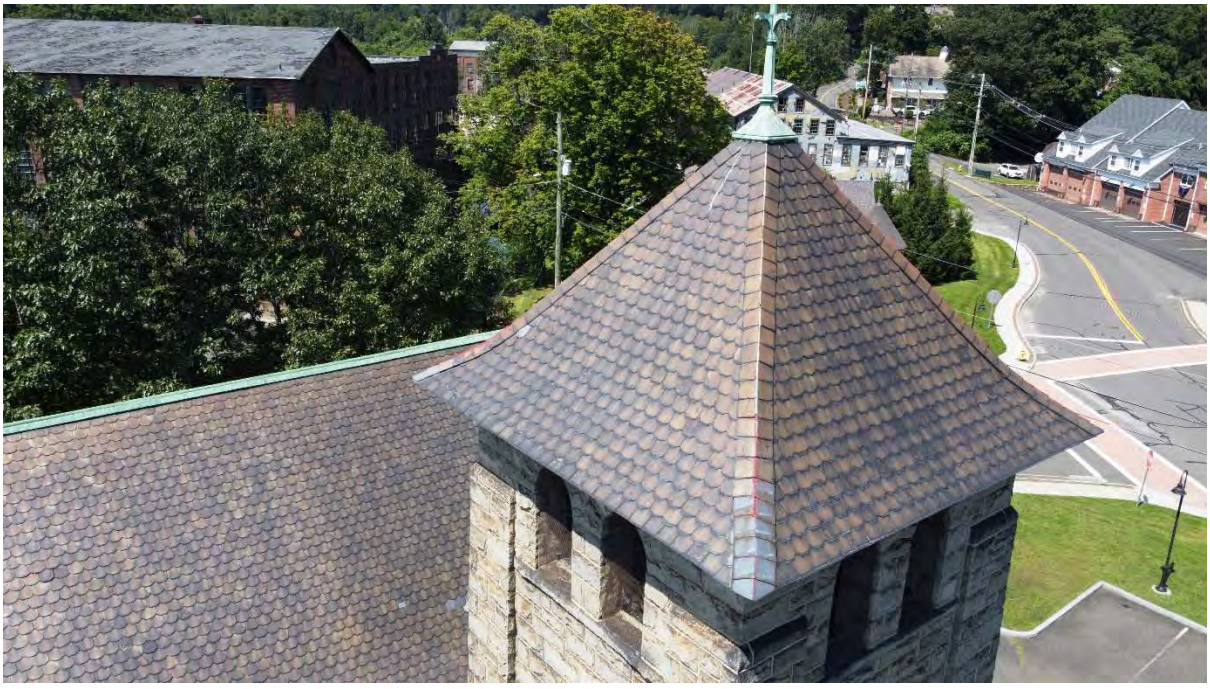
Granite Church – Existing Conditions – Roof and Drainage
South Elevation – At Juncture with Semi-Circular East Wing
Slates Damaged & Missing – Gutter Missing – Wood Elements Damaged and Lacking Paint

Granite Church – Existing Conditions – Exterior Masonry
West Elevation – Chimney at Southwest Corner – South Face – Step Flashing at Chimney to Roof Juncture
Appears to be in Good Condition - Improper installation of sealant

Granite Church – Existing Conditions – Exterior Masonry
Chimney at Southwest Corner – North Face – Step Flashing at Chimney to Roof Juncture
Appears to be in Good Condition; No Cricket at East Face of Chimney



Granite Church – Existing Conditions – Roof and Drainage
Tower Roof – Left: Overall Aerial View from North; Right; Overall Aerial View from East
Roof Appears to be in Good Condition



Granite Church – Existing Conditions – Roof and Drainage
Tower Roof – Overall Aerial View from Southwest
Roof Appears to be in Good Condition

Granite Church – Existing Conditions – Roof and Drainage
Porte Cochere/Carriage Entrance Roof – Overall View from East
Roof Appears to be in Good Condition

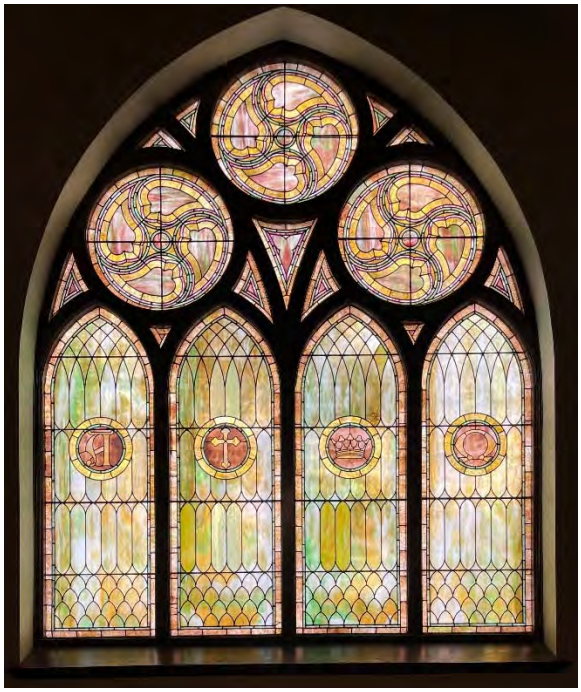
Granite Church – Existing Conditions– Doors and Windows
Left: Main, North, Main Entrance Doors; Right: East Door at Porte Cochere Carriage Entrance
Doors Exhibit Wear and surface deterioration from Exposure to Elements

Granite Church – Existing Conditions – Doors and Windows
Basement Entrance Door on South Elevation - Left: Exterior View; Right: Interior View
Door is Damaged and Worn; Glass Broken


Granite Church – Existing Conditions – Doors and Windows
Typical West Wall Basement Window - Left: Exterior View; Right: Interior View
Minor Repairs Necessary for Window Frame and Trim; Window Frame is Worn and in Need of Painting

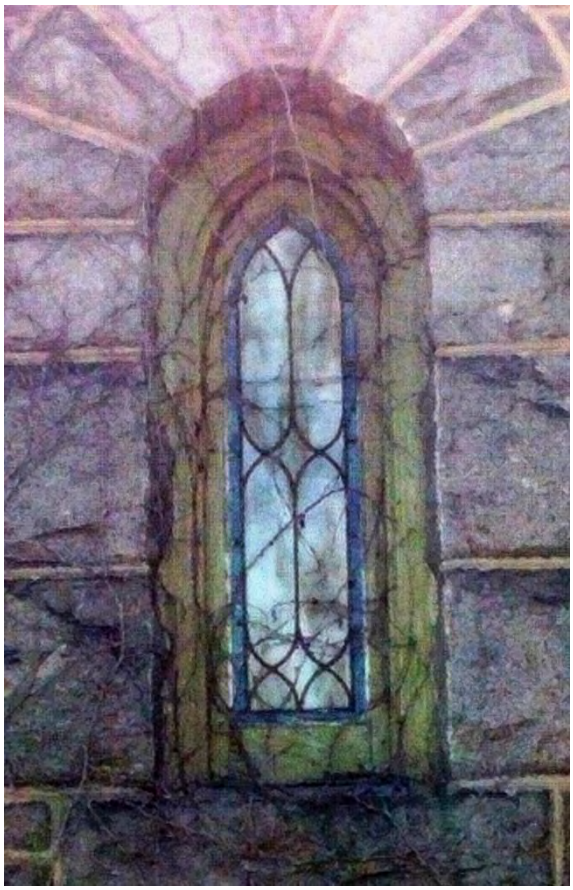

Granite Church – Existing Conditions – Doors and Windows
West Wall Basement Window at Boiler Room - Left: Exterior View; Right: Interior View
Window Sealed and Altered for Venting of Boiler; Minor Repairs Necessary for Window Frame and Trim; Frame is Worn and in Need of Painting


Granite Church – Existing Conditions – Doors and Windows
West Wall Basement Window Under Chancel - Left: Exterior View; Right: Interior View
Window Altered (three-light inset window); Minor Repairs Necessary for Window Frame and Trim; Frame is Worn and in Need of Painting

Granite Church – Existing Conditions – Doors and Windows
First Floor - Large Stained-Glass Window on North Wall of Sanctuary
Left: Exterior View - Acrylic Sheeting on Exterior of Window Could Cause Heat Build-up and Damage to Window; Right: Interior View - Frame is Worn and in Need of Painting

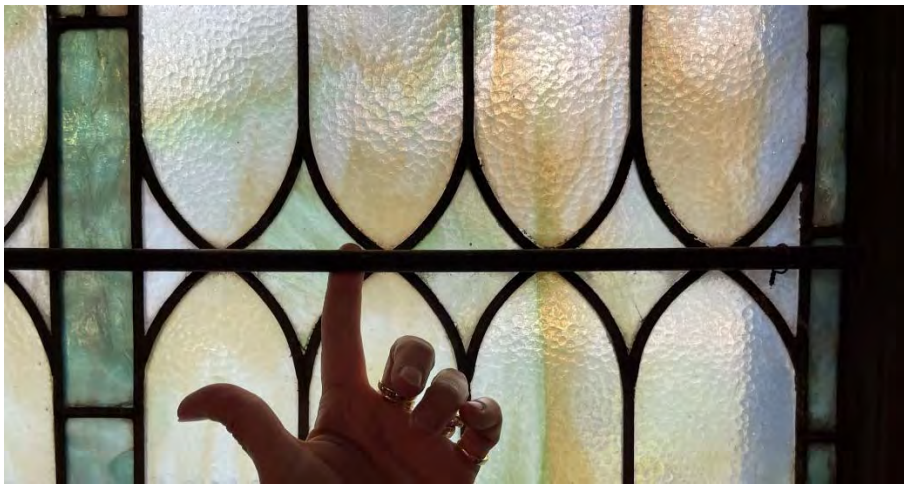

Granite Church – Existing Conditions – Doors and Windows
First Floor - Large Stained-Glass Window on North Wall of Sanctuary
Left: Deflection of Lead Cames and Glass at Base of Window; Right: Typical Example of Cracked Glass



Granite Church – Existing Conditions – Doors and Windows
First Floor - Small Stained-Glass Window on North Wall of Sanctuary (Above Large Stained-Glass Window)
Left: Exterior View; Right: Interior View
Window Appears to be in Good Condition; Wood Frame is Worn and in Need of Painting

Granite Church – Existing Conditions – Doors and Windows
First Floor - Typical Double-Hung Stained-Glass Window on West Wall in Sanctuary
Left: Interior View; Right: Exterior View

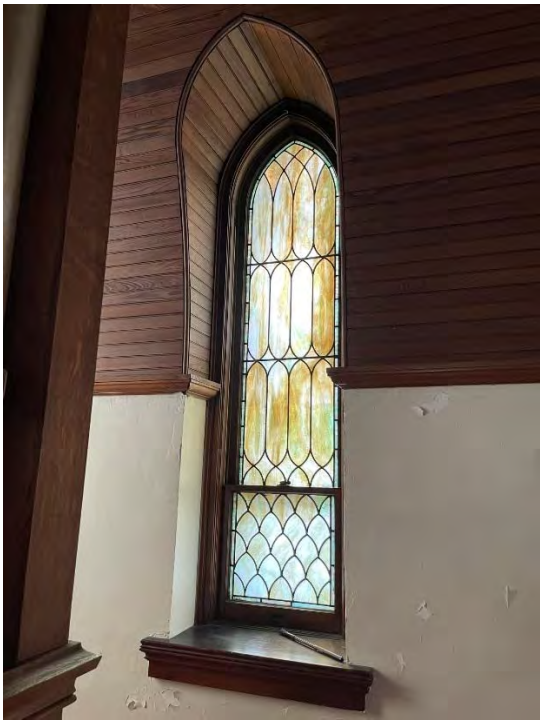
Granite Church – Existing Conditions – Doors and Windows
First Floor - Typical Double-Hung Stained-Glass Window on West Wall in Sanctuary
Typical Example of Cracked Glass



Granite Church – Existing Conditions – Doors and Windows
First Floor – Double-Hung Stained-Glass Window on West Wall in Sanctuary – North-most Window
Top to Bottom: Bowing of Window, from Left to Right

Granite Church – Existing Conditions – Doors and Windows
First Floor – Double-Hung Stained-Glass Window on West Wall in Sanctuary – Window Second from South
Separation of Window from Frame at top of Bottom Sash

Granite Church – Existing Conditions – Doors and Windows
First Floor – Double-Hung Stained-Glass Window on West Wall in Sanctuary – Window Second from South
Separation of Window from Frame at top of Bottom Sash

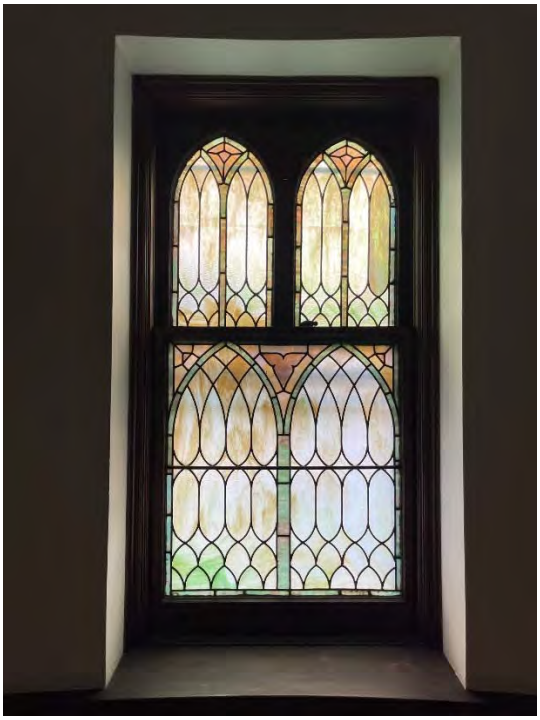


Granite Church – Existing Conditions – Doors and Windows
First Floor – Typical Double-Hung Stained-Glass Chancel Windows
Left: Interior View; Right: Exterior View - ; Acrylic Sheeting on Exterior of Window Could Cause Heat Build-up and Damage to Window

Granite Church – Existing Conditions – Doors and Windows
First Floor – Double-Hung Stained-Glass Chancel Window - Typical Example of Cracked Glass

Granite Church – Existing Conditions – Doors and Windows
First Floor - Double-Hung Stained-Glass Chancel Window - East-most Chancel Window on South Elevation
Insect Nest; Acrylic Sheeting on Exterior of Window Could Cause Heat Build-up and Damage to Window

Granite Church – Existing Conditions – Doors and Windows
Typical Double-Hung Stained-Glass Chancel Window
First Floor - Deflection of Lead Cames and Glass at Base of Window



Granite Church – Existing Conditions – Doors and Windows
First Floor - Typical Double-Hung Stained-Glass Window in East Meeting Room
Left: Interior View; Right: Exterior View – Frames in Need of Painting, Inappropriate Storms Generally in Good Condition

Granite Church – Existing Conditions – Doors and Windows
First Floor - Typical Double-Hung Stained-Glass Window in East Meeting Room
Left: Broken Window Cord; Right: Broken Glass

Granite Church – Existing Conditions – Doors and Windows
First Floor – Double-Hung Stained-Glass Window in East Meeting Room – East-mpst Window
Deflection of Lead Cames and Glass at Base of Window

Granite Church – Existing Conditions – Doors and Windows
First Floor – Double-Hung Stained-Glass Window in East Meeting Room – East-most Window
Deflection of Lead Cames and Glass at Base of Window

Granite Church – Existing Conditions – Doors and Windows
First Floor – Double-Hung Stained-Glass Window in East Meeting Room – South-most Window
Top to Bottom: Bowing of Window, from Left to Right

Granite Church – Existing Conditions – Doors and Windows
First Floor – Double-Hung Stained-Glass Windows in Stair Hall
Interior View

Granite Church – Existing Conditions – Doors and Windows
First Floor – Double-Hung Stained-Glass Windows in Stair Hall
Exterior View – Frames in Need of Painting

Granite Church – Existing Conditions – Doors and Windows
First Floor – Double-Hung Stained-Glass Windows in Stair Hall
Broken Window Cord

Granite Church – Existing Conditions – Doors and Windows
Basement - Typical Double-Hung Window in East Meeting Room
Left: Interior View; Right: Exterior View – Frames in Need of Painting, Inappropriate Storms Generally in Good Condition

Granite Church – Existing Conditions – Doors and Windows
Basement – Double-Hung Window in East Meeting Room
Left: Broken Window Cord; Right: East-most Window - Cracked Glass

Granite Church – Existing Conditions – Doors and Windows
Basement – Double-Hung Window in East Meeting Room - West-most Window on South Wall
Damaged Wood Trim, Windows in Need of Paint, Damaged Storm Window

Granite Church – Existing Conditions – Doors and Windows
Basement - Double-Hung Windows in Stair Hall
Interior View

Granite Church – Existing Conditions – Doors and Windows
Basement – Double-Hung Windows in Stair Hall
Exterior View – Wood Frame in Need of Painting

Granite Church – Existing Conditions – Doors and Windows
Basement – Double-hung Window in Stair Hall
Broken Window Sash Cord

Granite Church – Existing Conditions – Doors and Windows
Basement – Double-hung Window in Stair Hall
Broken Glass in Storm Window – Wood Frame in Need of Painting


Granite Church – Existing Conditions – Doors and Windows
Basement – Typical Double-Hung Window in Women's Toilet
Left: Interior View; Right: Exterior View – Wood Frame in Need of Painting, Inappropriate Storms Generally in Good Condition

Granite Church – Existing Conditions – Doors and Windows
Basement – Double-Hung Window in Women's Toilet
Cracked Glass

Granite Church – Existing Conditions – Doors and Windows
Tower - Typical Fixed Stained-Glass Window
Interior View - Generally in Good Condition

Granite Church – Existing Conditions – Doors and Windows
Tower - Typical Fixed Stained-Glass Window
Exterior View – Frames in Need of Painting, Generally in Good Condition

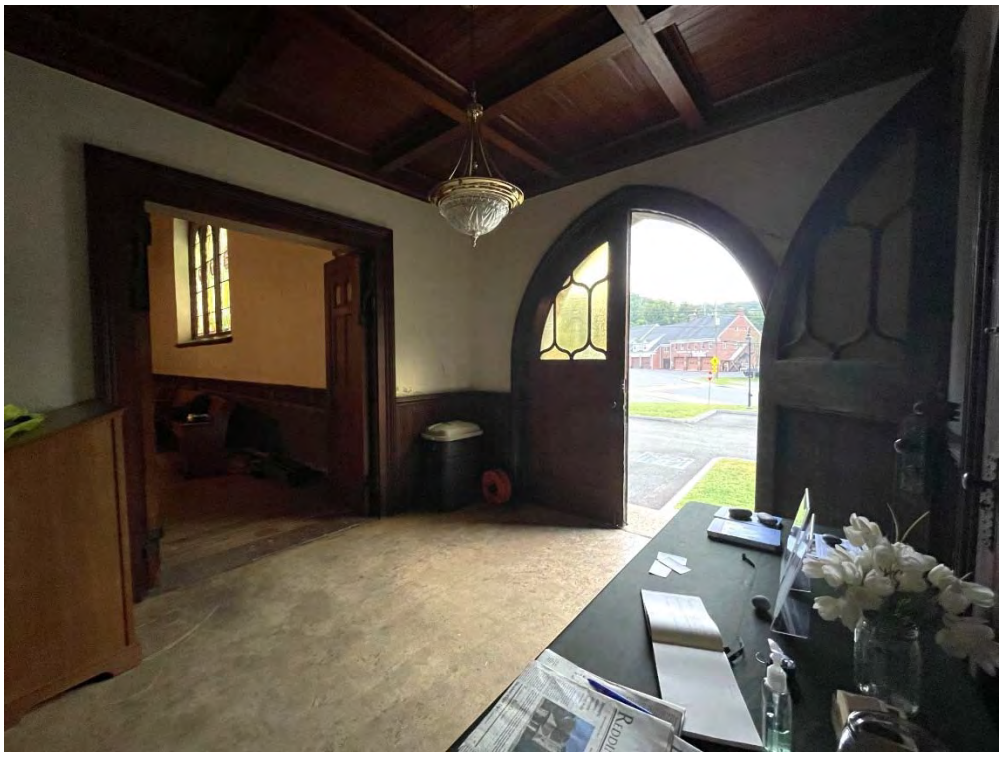
Granite Church – Existing Conditions – Interior Overall Views
First Floor - Sanctuary Looking South
Finishes Generally in Good Condition with Some Areas of Plaster/Paint Damage from Previous Leaks

Granite Church – Existing Conditions – Interior Overall Views
First Floor - Sanctuary Looking North
Finishes Generally in Good Condition with Some Areas of Plaster/Paint Damage from Previous Leaks

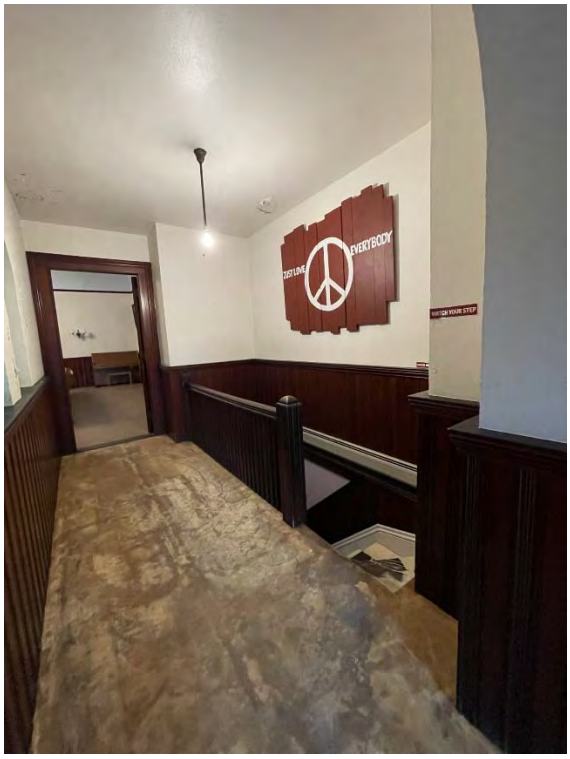
Granite Church – Existing Conditions – Interior Overall Views
First Floor – South Meeting Room Looking East
Finishes Generally in Good Condition

Granite Church – Existing Conditions – Interior Overall Views
First Floor – South Meeting Room Looking West
Finishes Generally in Good Condition

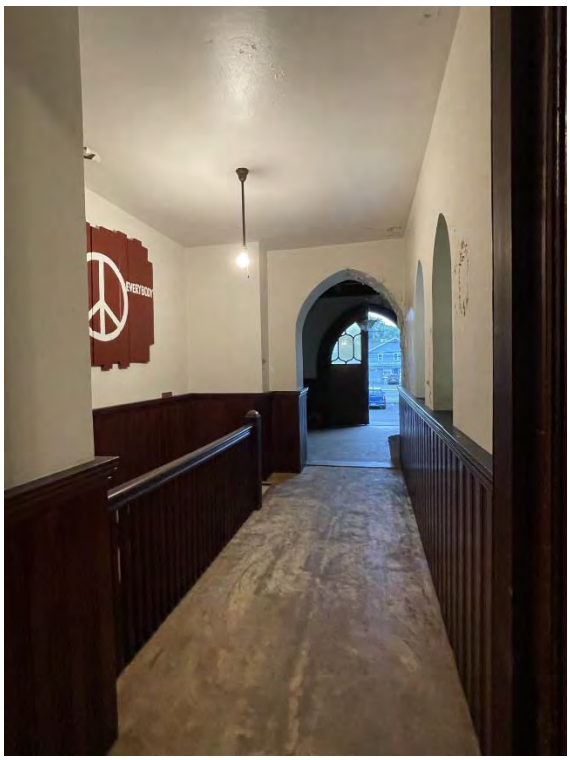
Granite Church – Existing Conditions – Interior Overall Views
First Floor – Entrance Vestibule Looking Southeast
Finishes Generally in Good Condition with Areas of Plaster/Paint Damage from Previous Leaks



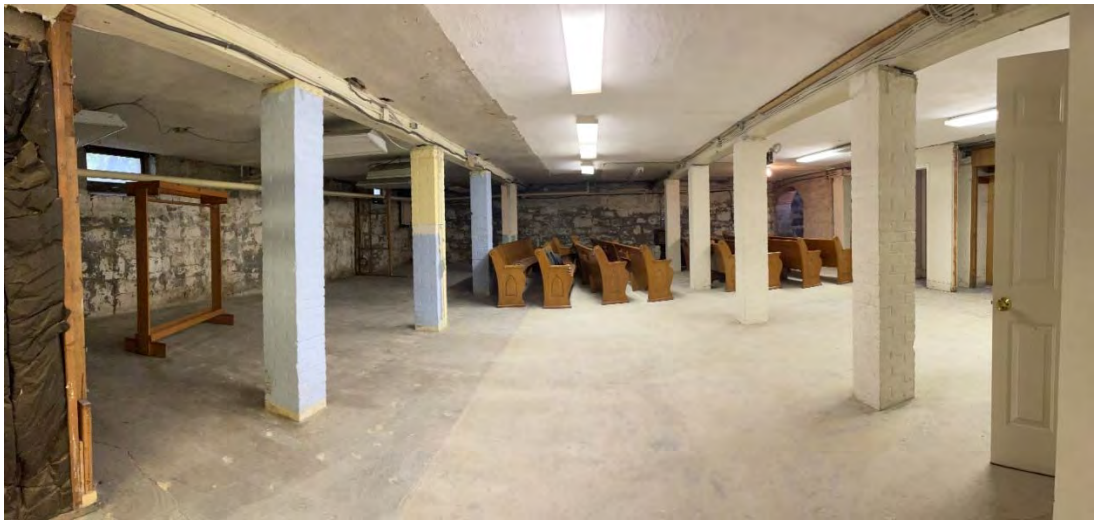
Granite Church – Existing Conditions – Interior Overall Views
First Floor – Entrance Vestibule Looking Northwest
Finishes Generally in Good Condition with Areas of Plaster/Paint Damage from Previous Leaks



Granite Church – Existing Conditions – Interior Overall Views
First Floor – Stair Hall Looking South
Finishes Generally in Good Condition with Areas of Plaster/Paint Damage from Previous Leaks; Floor Needs New Surfacing



Granite Church – Existing Conditions – Interior Overall Views
First Floor – Stair Hall Looking North
Finishes Generally in Good Condition with Areas of Plaster/Paint Damage from Previous Leaks; Floor Needs New Surfacing



Granite Church – Existing Conditions – Interior Overall Views
Basement – Main Space Under Sanctuary Looking North
Partition Walls Have Been Removed; Hazardous Materials have been Removed

Granite Church – Existing Conditions – Interior Overall Views
Basement – Main Space Under Sanctuary Looking South
Partition Walls Have Been Removed; Hazardous Materials have been Removed

Granite Church – Existing Conditions – Interior Overall Views
Basement – East Meeting Room Looking East
Finishes Generally in Good Condition; Floor Needs New Surfacing

Granite Church – Existing Conditions – Interior Overall Views
Basement – East Meeting Room Looking West
Finishes Generally in Good Condition; Floor Needs New Surfacing


Granite Church – Existing Conditions – Interior Overall Views
Basement – Stair Hall – Left: Looking South; Right: Looking North
Finishes Generally in Good Condition; Floor Needs New Surfacing


Granite Church – Existing Conditions – Interior Overall Views
Basement – West Room Under Chancel – Left: Looking South; Right: Looking North
Unfinished Walls, Floor and Ceiling

Granite Church – Existing Conditions – Interior Overall Views
Basement – Vaulted Room Under Entrance Vestibule Looking East
Unfinished Walls, Floor and Ceiling

Granite Church – Existing Conditions – Interior Overall Views
Basement – Vaulted Room Under Entrance Vestibule Looking West
Unfinished Walls, Floor and Ceiling

Granite Church – Existing Conditions – Interior Overall Views
Basement – Boiler Room Under Sanctuary Looking West
Unfinished Walls, Floor, and Ceiling

Granite Church – Existing Conditions – Interior Overall Views
Basement – Boiler Room Under Sanctuary Looking Southeast
Unfinished Walls, Floor, and Ceiling

Granite Church – Existing Conditions – Interior Overall Views
Basement – Access Hallway for Toilets
Finishes in Fair Condition; Non-ADA Compliant

Granite Church – Existing Conditions – Interior Overall Views
Basement – Toilets – Left: Women's Toilet; Right: Men's Toilet
Finishes in Fair Condition; Non-ADA Compliant

Granite Church – Existing Conditions – Interior
Left: Arch in Vestibule; Right: South Wall of Sanctuary
Damaged Plaster and Paint due to Previous Roof Leaks

Granite Church – Existing Conditions – Interior
South Wall in Sanctuary
Damaged Plaster and Paint due to Previous Roof Leaks (Chimney Flashing?)

Granite Church – Existing Conditions – Interior
First Floor - Stone Threshold Between Entrance Vestibule and Stair Hall
Stone is Cracked Longitudinally

Granite Church – Existing Conditions – Interior
First Floor - Stair Hall
Original Wood Floor covered by Fiberboard Subfloor; Vinyl Tile has been Removed

Granite Church – Existing Conditions – Interior
Basement – West Room Under Chancel – South Wall
Open Joints in Stonework

Granite Church – Existing Conditions – Interior
Basement – West Room Under Chancel – West Wall
Open Joints in Stonework

Granite Church – Existing Conditions
Tower Interior
Typical Conditions

Granite Church – Existing Conditions
Church Bell
In Good Condition Overall

Granite Church – Existing Conditions – MEP
Basement – Existing Gas Fired Boiler
Boiler is Disconnected and Fuel Tanks Have Been Removed

Granite Church – Existing Conditions – MEP
First Floor – Sanctuary – Typical Existing Hot Water Radiator

Granite Church – Existing Conditions – MEP
Basement – Main Electrical Panel
200 Amp, 1 Phase 3 Wire

Granite Church – Existing Conditions – MEP
Basement – Main Water Service Entrance
Water supply currently turned off

Granite Church – Existing Conditions – Lighting
North Elevation – Light over Main Entrance
Inappropriate Flood Lights

Granite Church – Existing Conditions – Lighting
North Elevation – Light over Main Entrance
Inappropriate Flood Lights

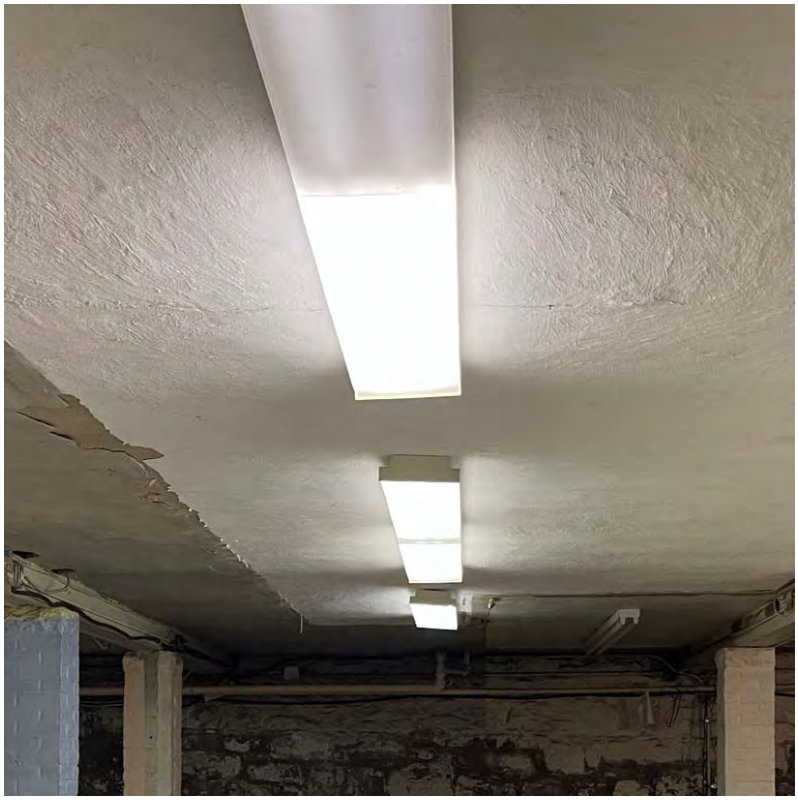
Granite Church – Existing Conditions – Lighting
First Floor – Sanctuary - Chandelier
Original - In Good Condition

Granite Church – Existing Conditions – Lighting
First Floor – East Meeting Room - Chandelier
Original - In Good Condition

Granite Church – Existing Conditions – Lighting
First Floor – Entrance Vestibule – Ceiling Pendant
Replacement - In Good Condition but Inappropriate

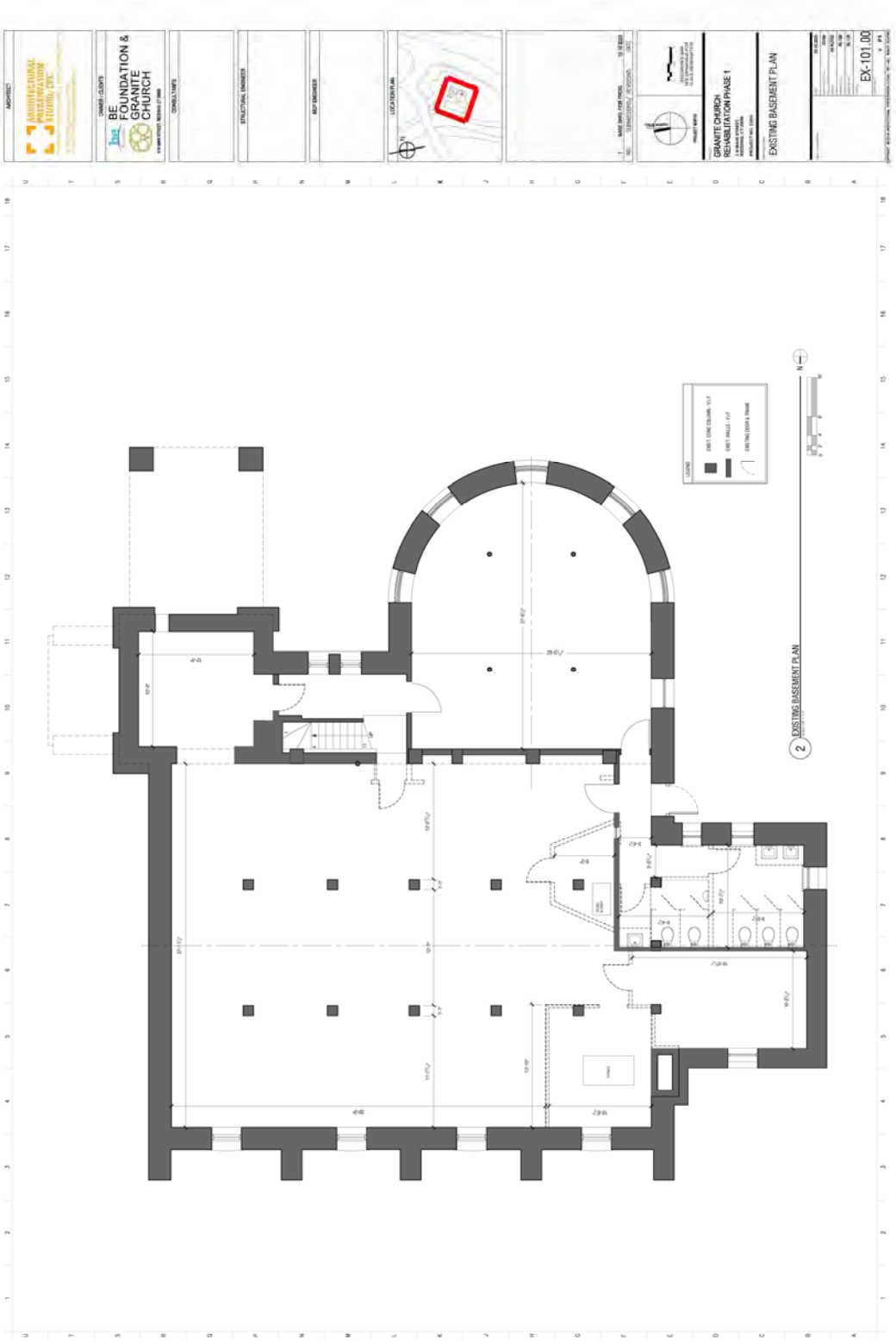
NEED PHOTO OF ORIGINAL FIXTURE IN BASEMENT

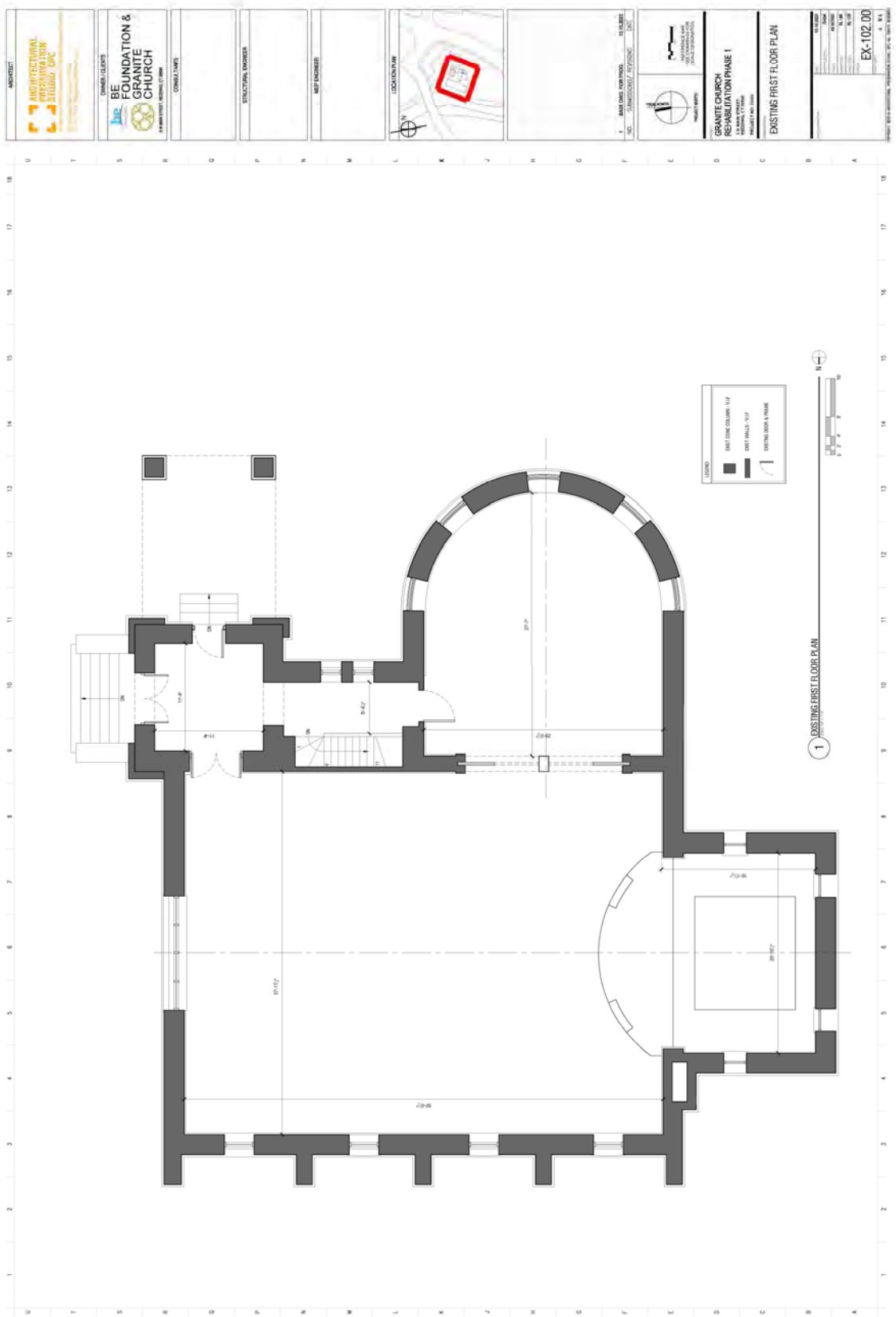
Granite Church – Existing Conditions – Lighting
First Floor – East Meeting Room - Chandelier
Original - In Good Condition but not Appropriate for the Space

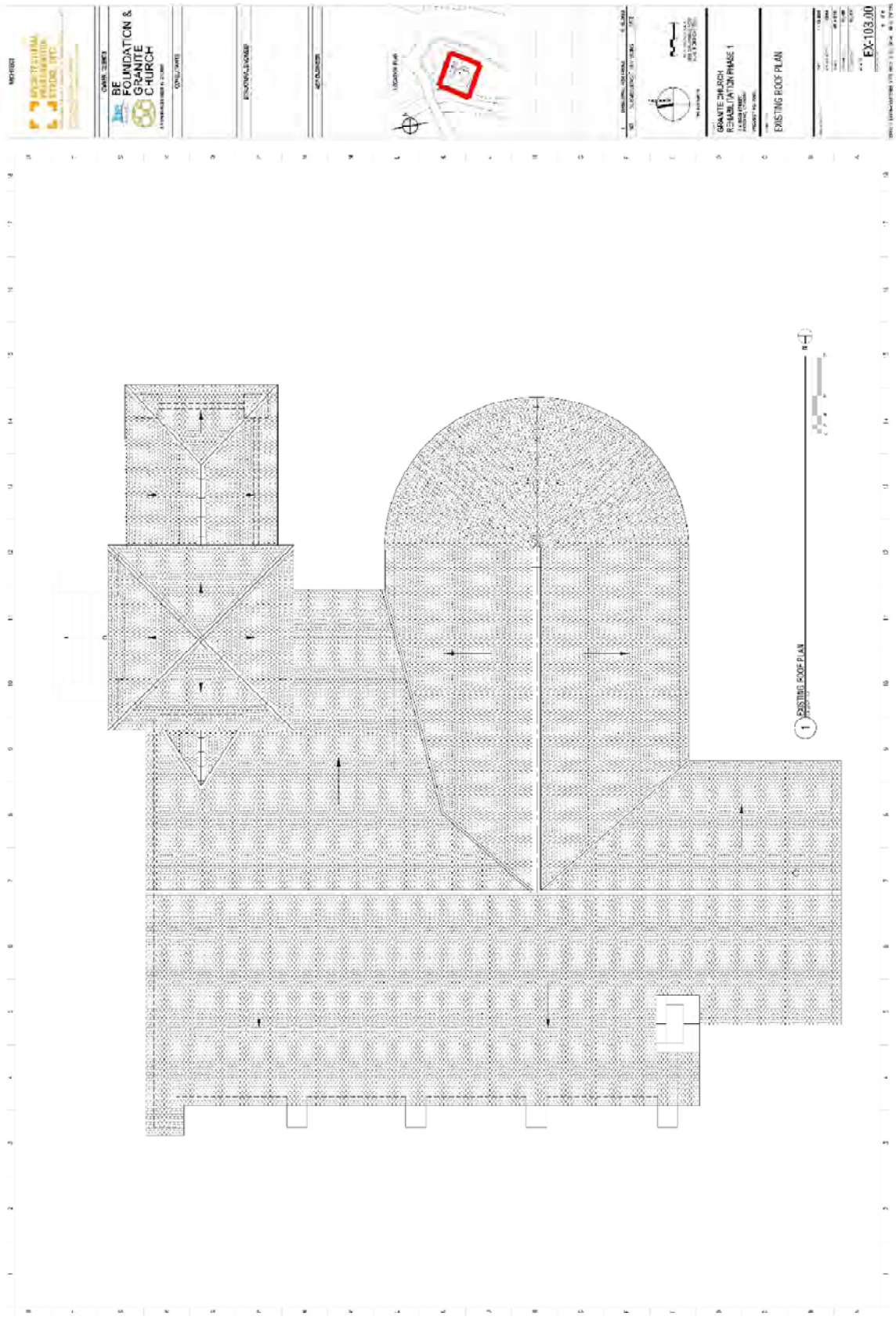


Granite Church – Existing Conditions – Lighting
Basement – Main Space below Sanctuary – Fluorescent Strip Fixtures
Replacement - In Good Condition but Inappropriate

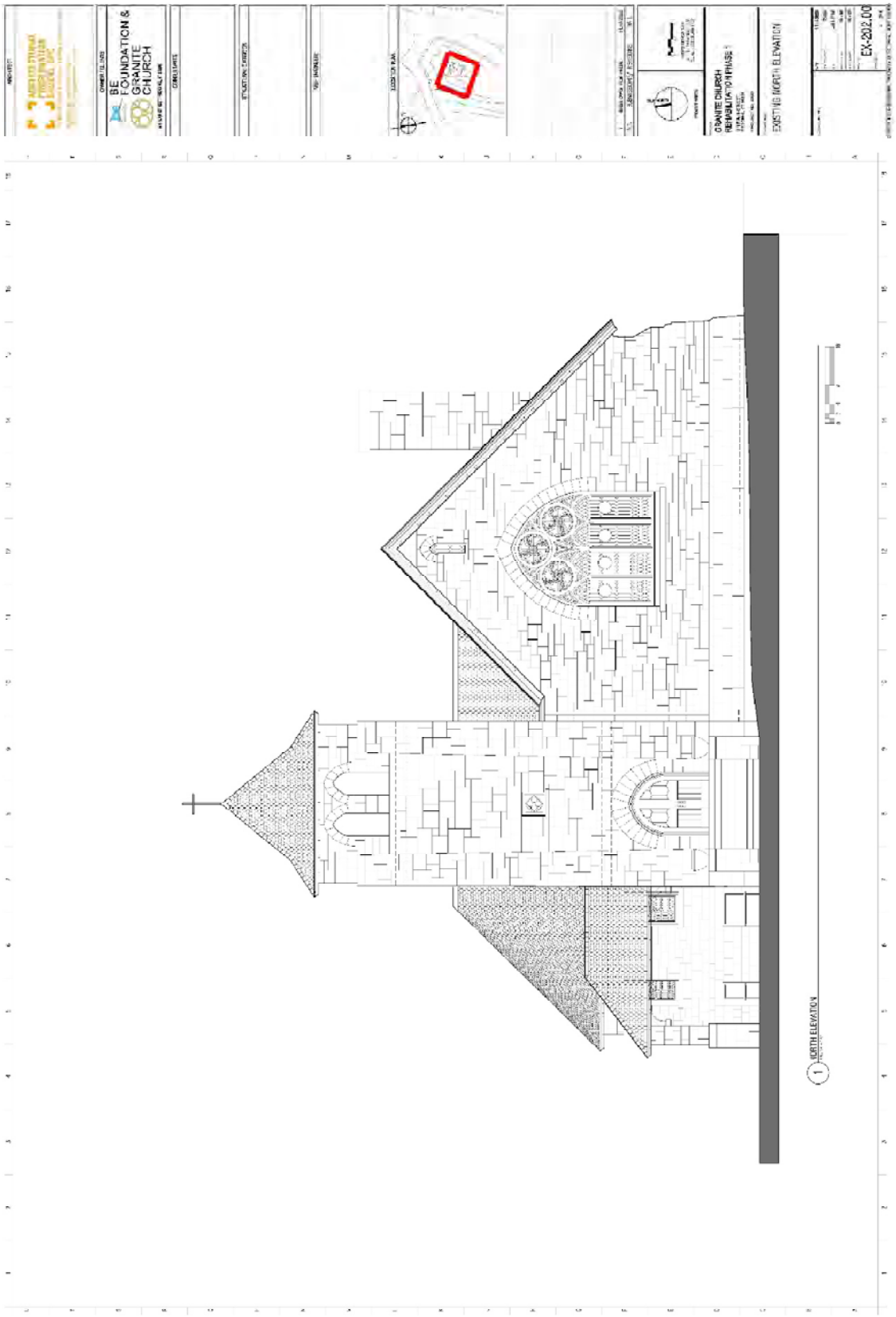
13. AS BUILT DRAWINGS




ARCHITECT
ARCHITECTURAL PRESERVATION STUDIO INC
OWNER / CLIENTS
BE FOUNDATION & GRANITE CHURCH
CONSULTANTS
STRUCTURAL ENGINEER
MEP ENGINEER
LOCATION PLAN
GRANITE CHURCH
REHABILITATION PHASE 1
EXISTING FIRST FLOOR PLAN
EX-102.00
LEGEND
EXIST STONE COLUMN - TO REMAIN
EXIST WALLS - TO REMAIN
EXISTING DOOR & FRAME
N
1
EXISTING FIRST FLOOR PLAN


BE FOUNDATION & GRANITE CHURCH
GRANITE CHURCH REHABILITATION PHASE 1
EXISTING ROOF PLAN
EX-103.00
1 EXISTING ROOF PLAN

BE FOUNDATION & GRANITE CHURCH
GRANITE CHURCH
REHABILITATION PHASE I
EXISTING EAST ELEVATION
EX-201.00
EAST ELEVATION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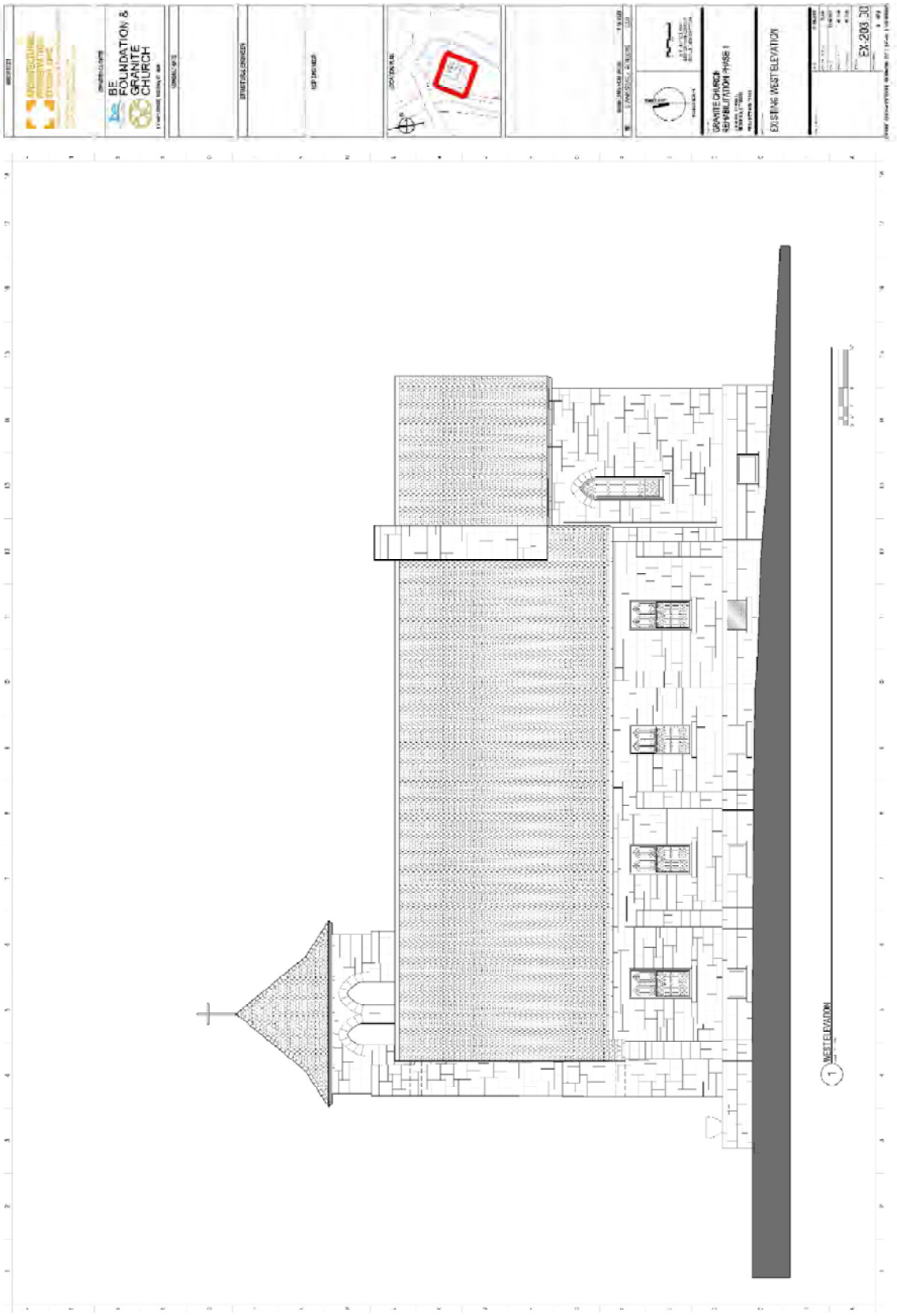
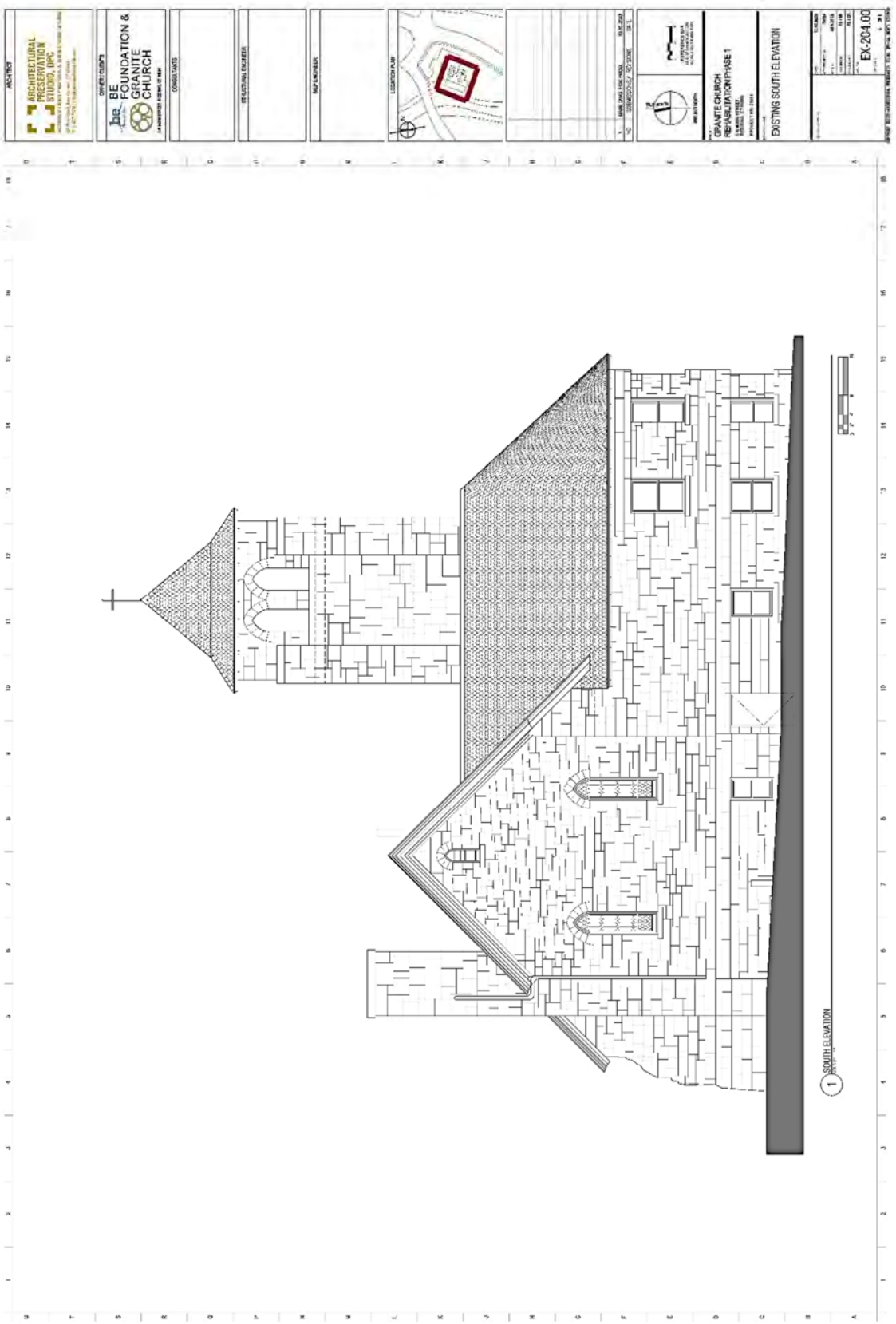
GRANITE CHURCH
EXISTING NORTH ELEVATION
EX-202.00
1 NORTH ELEVATION


BE FOUNDATION & GRANITE CHURCH
GRANITE CHURCH REHABILITATION PHASE I
EXISTING WEST ELEVATION
EX-203
WEST ELEVATION


ARCHITECTURAL PRESERVATION STUDIO, DPC
BE FOUNDATION & GRANITE CHURCH
EXISTING SOUTH ELEVATION
EX-204.00
SOUTH ELEVATION

14. APPENDIX

Disclaimer

This report contains the professional opinions of the Architect based on conditions observed as of the dates of inspection and based on visual inspection only. This report is believed to be accurate within the limitations of the stated methods used for obtaining information and of the stated methods of inspection. Nothing in this report shall be interpreted as any kind of guarantee or warranty. This report is not intended to be a discourse on safety nor shall it be used as a specification for the repair of any part of the premises.

The inspection does not include the examination of building areas for toxicity or asbestos or lead content. Nor is the air, soil, water or mineral content of the subject property included. The Architect shall have no responsibility with regard to the adequacy, strength, condition or safety of any item constructed in any manner of class.

The Architect shall not be held responsible for the consequences of the failure of the Owner, its managing agent or representative to provide any and all pertinent information that may be available to them.

The cost estimates presented in this report represents the opinion of the Architect based on similar projects. The Architect does not guarantee the accuracy of these cost estimates. Bidding of the recommended work through qualified local contractors with a detailed set of repair drawings and specifications will provide more accurately the actual cost of the building repairs.

SOURCES AND RESEARCH NOTES

BOOKS

The Gilbert & Bennett Mfg. Co., One Hundred Years of Progress, 1818-1918

Raymond C. Miller, Phillip H. Knowles, The Gilbert & Bennett Mfg. Co. 1818 – 1968, 150th Anniversary, The Gilbert & Bennett Manufacturing Company, Georgetown, Connecticut, 1968.

DIGITIZED BOOKS VIA INTERNET

Todd, Charles Burr. *History of Redding*. Newburgh, NY: Newburgh Journal Company: 1906
https://archive.org/details/historyreddingc00toddgoog

Chapter XVI – page 128
"The Gilbert-Bennett Manufacturing Company By Edwin Gilbert
1818 – Benjamin Gilbert began weaving horsehair for sieves
First sieve invented
Mattress from horse hair, stuff cushions of carriages
1842 – Edwin Gilbert 2nd son admitted a member of the firm – health was delicate – sent out on the road to sell goods
G&B – first wire cloth in America –
1861 – first painted wire cloth put on market
1863 – power loom for weaving wire cloth – by hand before
G&B first to invent and place wire cloth on market

150,000 sf, nearly 600 hands
Many tons daily – wire cloth, wire netting, wire fencing, fire proofing, other products of wire many invented and introduced by the company

Page 168
1812-9-7 - Edwin Gilbert born Gtown
1906-2-28 - Died Crescent City, Florida
1818 - Father, Benjamin Gilbert founded G&B
EG – at sixteen left school and took subordinate position at G&B
10-26-1846 – married Elizabeth Jones of Wilton
Many patents/inventions for company by EG
At death, estate valued at a half million

Page 287
Representatives to the Legislature
1891 – Edwin Gilbert

***Commemorative Biographical Record of Fairfield County*, Connecticut. Chicago. J.H. Beers & Co. 1899**

Pg 75
Elizabeth Jones, … youngest member of the family, was educated in Wilton, her native place, and married Edwin Gilbert president of the Gilbert & Bennett Manufacturing Company, at Georgetown, Co.. They have no children.

Pg 445
William Gilbert… (not correct William Gilbert?)

***The National Cyclopedia of American Biography*. New York: James T. White & Company: 1910 – https://archive.org/details/encyclopediaofco10amer/page/n9/mode/2up**

Page 391
Gilbert, Edwin
Mfgr and inventor
Born Gtown, Conn Sept 7, 1822
Son of Benjamin and Charlotte (Birehard) Gilbert
Age 16 Edwin left school & began woring in father's factory
Inventive talent and business aptitude
Apprenticeship in all departments
Admitted to firm in 1844
1863 – wire screens
1865 power looms – previously woven by hand
1874 – G&B Mfg Co incorporated
150,00 sf, employ 600 people currently (1906)
EG superintendent and Treasurer until 1884
1884 – made president – served until death
Donated "Life's" famr in Branceville – 1,500 children from slums of NY receive outing in summer

Created model 350 acre farm in Gtown – various experiments designed to benefit science of agriculture
Bequeathed farm and $60,000 to stae of CT as ag experiment station
10-26-1846 – married Elizabeth Jones of Wilton Conn
2-28-1906 – died Crescent City Fla

Stemmons, Walter. Connecticut Agricultural College – A History
https://archive.org/details/connecticutagric00stem/page/n5/mode/2up

Page 120
The Gilbert Bequest
First Important bequest – will of Edwin Gilbert of Georgetown.
From New Haven Register May 6, 1906
Edwin Gilbert of Georgetown – died in Crescent City, Florida, February 28….under the terms of his will the college will receive a bequest of $60,000 besides Mr. Gilbert's large farm with its stock and buildings.
…without any strings attached except the farm be used as a sort of annex to the work of Storrs
Lookout editorial
…at first this gift of Mr. Gilbert's was thought to have no strings attached to it…
…word comes that the sixty thousand dollars is to be used in the development of the Georgetown farm.
…Should the trustees accept the gift under such conditions?

Page 152
Gilbert Farm and Dunham Farm
Gilbert Farm which became the property of the Connecticut Agricultural College on April 23, 1906, continued to be a problem.

SPECIAL ACTS PASSED BY THE GENERAL ASSEMBLY OF THE STATE OF CONNECTICUT
Hartford - Published by the State – 1927
https://cslib.contentdm.oclc.org/digital/collection/p128501coll3/id/59918/rec/2

Page 359
June 22, 1927
AN ACT CONCERNING THE TRUST FUND CREATED FOR THE BENEFIT OF THE CONNECTICUT AGRICULTURAL COLLEGE BY THE WILL OF EDWIN GILBERT

SPECIAL ACTS PASSED BY THE GENERAL ASSEMBLY OF THE STATE OF CONNECTICUT
Hartford - Published by the State – 1939
https://cslib.contentdm.oclc.org/digital/collection/p128501coll3/id/64279

Page 55
March 29, 1939

AN ACT CONCERNING THE TRUST FUND CREATED FOR THE BENEFIT OF THE CONNECTICUT AGRICULTURAL COLLEGE BY THE WIL OF EDWIN GILBERT
…will terminate the trust created for the benefit of the Connecticut State College, formerly known as Storrs Agricultural College, under said will, sot tha the real and personal property therein devised and bequeathed

to said Storrs Agricultural College, or such portion thereof as shall, under such agreement, become the property of the Connecticut State College, may be used in such manner as the trustees of said The Connecticut State College may designate.

DIGITIZED PERIODICALS VIA INTERNET

Archive.org/

White, Charles E. Jr., A.A.I.A. "New England Houses – Special Points to Remember When Building". House Beautiful. New York. July 1911, pg 37
https://archive.org/details/sim_house-beautiful_1911-07_30_2/page/34/mode/2up

American Architect and Building News – Renderings of other building by architect Northrup - Numerous editions – see Section on Joseph Walter Northrup, architect for renderings.

ONLINE RESOURCES

The History of Gilbert & Bennett Mfg. Co. 1818-2001, historyofredding.net/HGilbertbennett.htm

Edwin Gilbert's father was Benjamin Gilbert b. 1788
BG lived in Weston - was a tanner, currier, shoemaker who went into business for himself after 1812.
1818 - BG began to produce sieves of horsehair and wood for sifting. Wife wove hair BG made wood frame.
BG added curled horse hair for cushions, mattresses and furniture.
Moved to Georgetown c. 1824
BG invented a hair picker – moved business out of house into old sawmill – the Red Shop
1830 – purchased Red Shop
1828 – Sturges Bennett became partner – Gilbert & Bennett. SB later married BG daughter, Charlotte
1832 – BG oldest son, William J. joined firm as salesman
Son Edwin worked in factory
Changed over to wire for sieves – woven with carpet loom
Started making cheese and meat safes from woven wire, then coal ash sifter and ox muzzles
1844 – Edwin Gilbert added as member of G&B as company salesman – via Conestoga wagons to Western Reserve of Ohio, and South
1847 – Benjamin Gilbert died
Business used water power, not coal
1852 – George H. Brown opened G&B store in NYC
1852 – D. & N. R. R. built (Danbury and Norwalk RR)
1861 – Civil War reduced sales to Southern markets – G&B started making window screens (painted) with surplus woven wire
1863 – Began manufacturing wire (previously came from Worchester MA)
1865 – Added new buildings – installed power machinery
1874 – fire destroyed upper plant – later reconstructed
1874 – D&N RR ran spur line into plant
1874 – May 30 – G&B reorganized into joint stock company and incorporated – William J and Edwin Gilbert on board, but not officers at that time

1875 – Corporate Office constructed – unique construction incorporating woven wire cloth
1880 – William J. Gilbert elected President of G&B until death in 1884
1884 – Edwin G became President
1885 – Opened Chicago store
1887 – focused solely on wire – sold horse hair part – opened Chicago plant
1889 – Red mill burned – new mill bldg built
1893 – 75 year anniversary – exhibited at Chicago World's Fair
Immigrants from many backgrounds worked in factory and lived in area
1906 – Feb. 28 - Edwin Gilbert died in Crescent City, Florida – "left substantial endowment to Church" and other churches – willed 300+ acre Gilbert Farm and $60K to Connecticut Agricultural College

The History of Mills and Dams Along the Norwalk River, norwalkriver.org/history

In 1842 Edwin Gilbert became a member of the Gilbert & Bennett Co. (40 years later he became president of the Gilbert & Bennett Mfg. Co.) He, with his brother William J. Gilbert and E.O. Hurlbutt, comprised the selling force. Their selling methods being to load Conestoga wagons and deliver through the country as sales were made. Even under these difficult conditions, the sale of Gilbert & Bennett goods spread throughout the South and as far West as the Western reserve of Ohio.

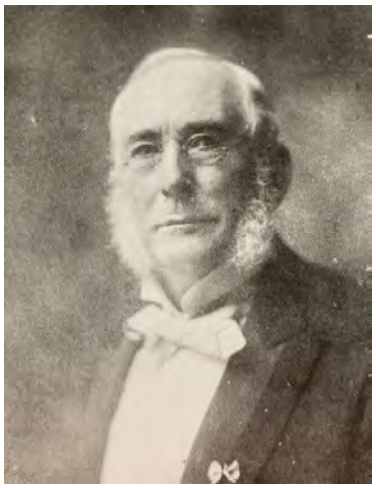
Georgetown Bible Church (formerly Gilbert Memorial Church), historyofredding.net/HGchurches.htm#bible

Early part of 19th Century - Church began as Methodist Protestant Society
1826 – Methodist Protestant Society began holding services in Georgetown – due to increase of population working at G&B – Met in Miller Hall – local Union Hall.
1838 – MPS built own building
1839 – MPS formed separate church
c. 1846 – Methodist Protestant Conference transferred relation to Methodist Episcopal – Gtown did not agree and stayed Methodist Protestant – retained property and building.
1868 – dissolved connection between Methdist Protestant Society in Gtown and Mthodist Protestand Conference.
1875 – united with local Gongregational Association
1887 – changed name to Congregational Society of Gtown
On October 26, 1901, the corner-stone of the present church building was laid and on June 26, 1902, the building was dedicated at a special service.
On October 2, 1902, the name of the church was changed in honor of Mr. Gilbert's devoted service and generous gift of the church building.
The rich history of the church is preserved in many of the church records, many of which were written by Mr. Gilbert. These records, which may go back to the late 1800's, are on display at the church.
Branchville in particular was a very active quarry area, for close to 100 years.

On October 26, 1901, the cornerstone of the present house of worship was laid and on June 6, 1902, the building was dedicated.
the gift of Deacon and Mrs. Edwin Gilbert … many years president of the manufacturing company
He left a substantial endowment to the Church, an equal amount to the state Home Missionary Society, and the same amount, the income of which is used for the relief of those who may need it in the place, regardless of

church affiliations. He also left one-third as much to the Congregational Church of Wilton, to the Congregational Church of Redding, to the Swedish Congregational Church of Georgetown, to the Methodist Episcopal Church of Georgetown, to the Catholic Church of Georgetown. He also funded and left a good endowment to the Fresh Air Farm, later known as Life's Farm.

FINDAGRAVE



Edwin Gilbert
BIRTH
7 Sep 1822
DEATH
28 Feb 1906 (aged 83)
BURIAL
Gilbert Family Cemetery
Georgetown, Fairfield County, Connecticut, USA
MEMORIAL ID
96727796 · View Source
MEMORIAL
PHOTOS 4
FLOWERS 0
Family Members
Spouse Elizabeth Gilbert 1825–1910

Mrs. Elizabeth Gilbert, relict of the late Edwin Gilbert, died at her New York home at six o'clock last Tuesday morning. The news came in a dispatch to The News at noon that day.
Mrs. Gilbert was an aged woman, but carried her years so lightly that she was the life of any company. Since the death of her husband several years ago, she has spent but little time in Crescent City. Her last visit was but a brief stay last winter when she was called upon by the pupils in the public school in a body and publicly thanked for one of her numerous benefactions. It was some thirty years ago that Mr. and Mrs. Gilbert became interested in Crescent City, and here they spent much of their time during the winter seasons. Mrs. Gilbert took a lively interest in the churches and school work and gave with a lavish hand to all enterprises for the moral uplift of the community. She was a most lovable Christian character and none ever lived who so completely captured the hearts of our people. Her death will be lamented.
By the terms of the will of the late Hon. Edwin Gilbert, dividends from $20,000 worth of the stock of the Gilbert & Bennett Manufacturing Co., at Georgetown, Conn., become available, one half to Crescent City public schools and one half to the Southfield Bible Conference, on the death of Mrs. Gilbert.
This conference was established during Mr. Gilbert's life and is a replica of the Moody Northfield Bible Conference at Northfield, Mass., and organized under the direction of the Moody Association.
Mr. Coe D. Smith gave a lot for the building of the public school. Mr. Gilbert then built, at personal expense, a combination school and auditorium, the latter for the use of the annual meetings of the Bible Conference. On his death this building became the property of the town, though guaranteed in use for the school and conference.
Mrs. Gilbert left no children, and it is presumed that Mrs. Florence Jones-Carll, her niece, becomes her chief heir. (Palatka News Obituary dtd Friday, 9 Dec 1910.)

ANCESTRY.COM

Barbour Collection of Connecticut Vital Records – Connecticut, U.S., Town Marriage Records, pre-1870
Genealogical Publishing Co.; Baltimore, Maryland, USA; The Barbour Collection of Connecticut Town Vital Records. Vol. 1-55; Author: White, Lorraine Cook, Ed.; Publication Date: 1994-2002; Volume: 53

Name	Edwin Gilbert
Residence Date	Abt 1846
Residence Place	Redding
Marriage Date	26 Oct 1846
Marriage Place	Wilton, Connecticut, USA
Spouse	Elizabeth Jones

CENSUS RECORDS FOR EDWIN GILBERT

Edwin Gilbert
in the New York, U.S., State Census, 1855

Name	Edwin Gilbert
Gender	Male
Age	32
Birth Date	abt 1823
Residence Date	1855
Residence Place	Brooklyn City, Ward 10, New York, USA
District	E.d. 2
Relation to Head	Head

Household Members (Name)	Age
Edwin Gilbert	32
Elizabeth Gilbert	30
Saml T Jones	20
Elizabeth Malone	40

Edwin Gilbert
in the 1860 United States Federal Census

Name	Edwin Gilbert
Age	38
Birth Year	abt 1822
Gender	Male
Race	White
Birth Place	Connecticut
Home in 1860	Redding, Fairfield, Connecticut
Post Office	Georgetown
Dwelling Number	676
Family Number	721
Occupation	Wire Sieve Man
Real Estate Value	1500
Inferred Spouse	Elizabeth Gilbert

Household Members (Name)	Age
Charlotte Gilbert	77

Edwin Gilbert	38
Elizabeth Gilbert	35
Aud Godfrey	23 Farm Hand
Elizabeth Malone	45 Domestic - Ireland

Edwin Gilbert
in the 1870 United States Federal Census

Name	Edwin Gilbert
Age in 1870	47
Birth Date	abt 1823
Birthplace	Connecticut
Dwelling Number	345
Home in 1870	Redding, Fairfield, Connecticut
Race	White
Gender	Male
Post Office	Georgetown
Occupation	Manufacture Wire Cloth Curl Hair & C
Male Citizen Over 21	Yes
Personal Estate Value	9000
Real Estate Value	10000

Inferred Spouse
Elizabeth Gilbert

Household Members (Name)	Age
Edwin Gilbert	47 – Manufacturer Wire Cloth Curl Hair &c
Elizabeth Gilbert	45 Keep house
Elizabeth Malone	60 Domestic - Ireland

Edwin Gilbert
in the 1880 United States Federal Census

Name	Edwin Gilbert
Age	57
Birth Date	Abt 1823
Birthplace	Connecticut
Home in 1880	Redding, Fairfield, Connecticut, USA
Dwelling Number	228
Race	White
Gender	Male
Relation to Head of House	Self (Head)
Marital Status	Married
Spouse's Name	Elizabeth Gilbert
Father's Birthplace	Connecticut
Mother's Birthplace	Connecticut
Occupation	Treasurer Of The Georgetown Manuf. Co.
Neighbors	View others on page

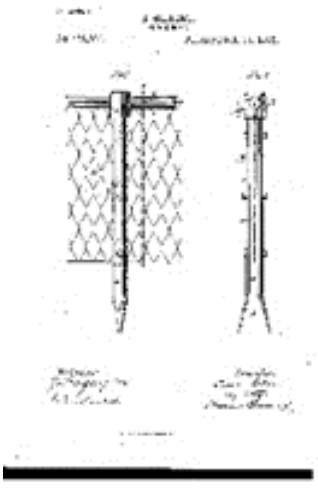
Household Members (Name)	Age	Relationship
Edwin Gilbert	57	Self (Head)
Elizabeth Gilbert	55	Wife

Edwin Gilbert
in the 1900 United States Federal Census

Name	Edwin Gilbert
Age	77
Birth Date	Sep 1822
Birthplace	Connecticut, USA
Home in 1900	Redding, Fairfield, Connecticut
House Number	1
Sheet Number	14
Number of Dwelling in Order of Visitation	40
Family Number	340
Race	White
Gender	Male
Relation to Head of House	Head
Marital Status	Married
Spouse's Name	Elizabeth Gilbert
Marriage Year	1847
Years Married	53
Father's Birthplace	Connecticut, USA
Mother's Birthplace	Connecticut, USA
Occupation	Manufacturer of Wire
Months Not Employed	0
Can Read	Y
Can Write	Y
Can Speak English	Y
House Owned or Rented	Own
Home Free or Mortgaged	F
Farm or House	F
Neighbors	View others on page

Household Members (Name)	Age	Relationship
Edwin Gilbert	77	Head
Elizabeth Gilbert	75	Wife
Jenny Ferris	40	Servant

GOOGLE PATENTS - https://patents.google.com/patent/US412954



E. Gilbert – Fence Post – No. 412,954. Patented 001:. 15, 1889
Be it known that I, EDWIN GILBERT, of Georgetown, in the county of Fairfield and State of Connecticut, have invented a certain new and useful Improvement in Fence-Posts,

GEORGETOWN HISTORIC DISTRICT – NATIONAL REGISTER OF HISTORIC PLACES

Item number 7, page 2-3

Page Almost directly opposite the Gilbert and Bennett factory is the Gilbert Memorial Church (now the Bible Church), built of stone in the Gothic Revival Style in 1902 (Inventory #36; Photograph #20). Although small in scale, it utilizes many other features found in larger churches built in this style at that time, including buttresses and pointed arch windows, a square main tower, and on the west side a round turret with a conical roof. An unusual feature of this same elevation is a porte cochere with a separate door leading into the church. The step for this doorway is located at the height of a carriage, possibly a feature installed for the benefit of the Gilbert family. To the rear of the church is a small cemetery containing the graves of Edwin Gilbert and his wife (Inventory #37).

Item number 7, page 9

36. 7 North Main Street	Gilbert Memorial Church Gothic Revival (stone), 1900	C	20

Item number 7, page 9

78. 50 North Main Street	THE EDWIN GILBERT HOUSE Italianate, ca. 1860	C	15

Item number 8, page 2

In 1842, Edwin Gilbert, the second son, became a member, five years before his father died in 1847.

The homes of the major nineteenth-century stockholders and officers still remain in the district, including … the Edwin Gilbert House (Inventory #78; Photograph #15)

The St. John family, all Gilbert and Bennett stockholders, had lived in Georgetown since the eighteenth century. They were directly involved with the establishment of the Methodist Protestant Church in Georgetown (a separate group from the Methodist Episcopal).

From an early period Gilbert and Bennett's management was associated with this sect, including Benjamin Gilbert and his wife, reputed to be members of the first "class". Meetings were held at the home of Sturgess Bennett, his son, and church officers included John 0. St. John, who donated the land where the church was built, and his son, Hiram, whose house is still standing at 49 Church Street (Inventory #18; Photograph #11). After the Methodist Protestants in Georgetown voted to become Congregationalists, the Gilbert Memorial Church was constructed in 1902 by Edwin Gilbert

[continued on pg 3] (Inventory #36; Photograph #20). David H. Miller established a large trust fund for the church at this time.

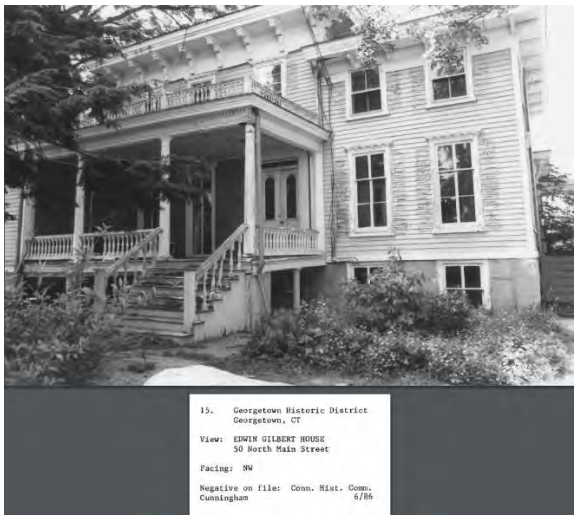
Item number 8, page 5

Built within a short time frame (1860-1880), these Italianate-style houses are well-preserved and architecturally similar. Their architectural significance is perhaps enhanced by their setting and the contrast with the more modest neighboring houses, but as a group their local architectural significance is undeniable even though they are similar in style and lack the individual architectural assertiveness common in a Victorian period. Two

are individually architecturally significant, the Hiram St. John House (Inventory #18; Photograph #11) and the Edwin Gilbert House (Inventory #78; Photograph #15). Despite the fact that the latter house has stood vacant and been allowed to deteriorate, it still displays most of its exceptional architectural features: eave brackets, window hoods, and the front porch with its second-story balustrade.

The nineteenth-century churches in the district are also architecturally significant, well-preserved examples of ecclesiastical architecture, especially the fine Carpenter Gothic-style Church of the Sacred Heart. … This style is also executed in stone in the Gilbert Memorial Church, almost a miniature of similar cathedrals of the period (Inventory #36; Photograph #20). Typical of institutional architecture, particularly libraries and chapels built around the turn of the century, this church is distinguished by its exceptional stonework and degree of detail, which is set off by the original slate-shingled roof. The only major stone building in the [continued on pg 6] district, it was located right next to the factory, a site chosen by Edwin Gilbert.

https://npgallery.nps.gov/NRHP/GetAsset/NRHP/87000343_text



Edwin Gilbert House – Georgetown

Gilbert Memorial Church - Georgetown

https://npgallery.nps.gov/NRHP/GetAsset/NRHP/87000343_photos

HISTORY AND DESCRIPTION BY DARYN REYMON-LOCK FOR CT SHPO

Granite Church, located at 5 North Main Street, Redding, CT 06896, is a contributing resource in the Georgetown National Historic District. The church is situated in central Georgetown, adjacent to the Gilbert & Bennett Wire Mill, and beside the Norwalk River under a canopy of trees. The other site feature is the two prominent graves of Edwin and Elizabeth Gilbert, the donors of the church and partial owners of the Wire Mill.

The Church was donated by Mr. and Mrs. Edwin Gilbert, but its construction was actually the product of the collaborative efforts of several local people including ex-postmaster James Corcoran who gave the land; Major David H. Miller who established a large trust for the church; and Miller's wife, Catherine, who supplied the mortgage. The committee selected notable Bridgeport-based architect Joseph W. Northrop to design their new community church.

Although a cornerstone was laid in October 1901, it was not until June 1902 that the church was dedicated as the Gilbert Memorial Church. A solid stone structure made of locally-quarried Branchville granite, the new church was designed in the Gothic Revival-style. Albeit small in scale, it utilized features found in other contemporary structures, e.g. buttresses, pointed arched windows, a square tower and round turret with conical roof. It also had a Porte Cochere with a carriage entry, an unusual feature of the time, which was likely designed for the benefit of the Gilbert Family and, perhaps, other benefactors. It retains much of its early 20th century architectural integrity on both the exterior and interior including its terriazza floors and the original 1902 Hutchings & Votey pipe organ.

The Church became an integral part of the community as it served both the local community as well as the large Swedish immigrant population who worked in the Gilbert and Bennett mill; mill housing was situated less than a mile down the street. Overtime, the church changed; it became non-denominational in 1944 and, subsequently, became a Baptist church in 1964 named the Georgetown Bible Church. It functioned as a religious institution until 2015 when the congregation decided to sell the building. It has been left unoccupied since.

NEWSPAPERS
Genealogybank.com; Newspapers.com; and cslib.org

1901-11-01_Newtown Bee
Corner Stone Laid- For New Church Edifice of Georgetown Congregationalists-New Edifice a Gift from Dea and Mrs. Edwin Gilbert

The building is 40x50 feet, with a wing, 30x30 feet, and a tower 50 feet high. Vestibule – terriazza floor. Audience rom of church 40x50 a wing 30 feet square

Our church was first, as you may not all know, Methodist Protestant
Our present church building was erected in 1838 and the society was organized in 1839.
Change from Methodist Protestant to Congregational mad not far from 1870.
Present Congregational church dates its organization, from 1875.
[Dea Gilbert] guilt this church so that it may be an abiding blessing to the people of this community
It is central and easy to access
Near to great and flourishing factory…a home for the working men
The granite of which this church is being built is from our own hills, namely from the Branchville quarry, so we trust the chief strength of the church in coming years in its sons and daughters indigenous to the soil. The workman say that this granite is good stone, so we trust the members of this church may be of equally good quality, as beautiful in character, firm and enduring.
In box in cornerstone – A New York Tribune, Ridgefield Press, Newtown Bee, Christian Herald, picture of Dea and Mrs. Gilbert, a picture of the old church, also one of the new church, a picture of the Bennett & Gilbert factory. There were several documents and other articles.

1902-7-4_ Page 8 - Newtown Bee
Beautiful Stone Church – Hon Edwin Gilbert's Gift to the Congregationalists of Georgetown-The Dedication Services Held on Last Week Thursday-A Handsome Building of Branchville Granite, Completely Equipped for Services

Photo of Hon Edwin and Mrs. Elizabeth J. Gilbert – Donors of the Beautiful Stone Edifice to the Georgetown Contregationalists

Thursday, June 26 –Dedication of the new church
Gift of Dea an Mrs. Edwin Gilbert
Modesty, beauty and perfection of the structure
"the Church….an organized protest against religious bigotry and ecclesiastical superstition, and stood then and stands now for free thought and free speech. … it shall keep pace with the modern world about it; welcome every fresh advance in science, art, philosophy, morals and religion, that I may be the center of the social, intellectual, and religious life of this village, be in the forefront in every good word and work, and forever remain an uplifting influence in this community" – part of speech by Herbert Ogden of New York who presented the church in the name of Dea Edwin Gilbert.
September 23 of the last year the first stone of the foundation was laid
October 26 ….laying the corner stone

The New Church

Granite 40x50 feet with a wing 30x30 feet and a tower 50 feet high
Vestibule … floor being tierazza
In vestibule bronze tablet with names of original members of the society and for whom the church stands as a memorial: Sturges Bennett, Benjamin Gilbert, Matthew Gregory, Ebenezer Hill, David Nichols, Isaac Osborne and John O. ST. John.
Audience and lecture rooms completed and cushioned in red
Walls tinted in the softest of green tints
Woodwork of ash
Organ by Hutchings & Votey of Boston in an alcove separated from the audience by ornamented railing over which is the motto "The Lord is in his holy temple"

1902-10-31 – Newtown Bee – Georgetown-Loving Cup Presented

"Presented to Dea and Mrs. Edwin Gilbert by the Congregational church and Society of Georgetown, Conn., in grateful acknowledgment of their noble gift of church and endowment, October 13, 1902.

1902-12-05 – Evening Sentinel – South Norwalk
In Crescent City Florida

Gilberts in Florida – Gilbert cottage on Park Street
Mr. Gilbert 80 last September – in commemoration presented the Congregational society of Georgetown, Conn with a beautiful stone church, which will be a lasting memorial to the donor and his excellent wife.
Mr. Gilbert the president of the Gilbert & Bennett Manufacturing Co., of Georgetown, Conn., and Chicago…

1904-11-25 – Newtown Bee
The Gilbert Memorial church has had a tank made underground to store the carbon for lighting the church. This takes it away from the church and removes the danger there was in having it stored in the cellar.

1905-11-03 – Newtown Bee
Dea Edwin Gilbert having a two inch pipe laid from a reservoir on his Ridge farm, which he has recently had built, to the Gilbert Memorial church … for a water supply.

1906-03-09 – Newtown Bee

Our Neighbors – Georgetown – Dea Edwin Gilbert

Death of Dea Edwin Gilbert … at his southern home at Crescent City, Fla., …. Wednesday, February 28 … 83 years and six months.
Left home here [CT] on Thursday, February 1
Son of Benjamin and Charlotte Gilbert…born on September 7, 1823 in old Gilbert homestead
Early education in Georgetown public school – later attend private school at Wilton
Married Miss Elizabeth Jones on October 26, 1846 in Wilton.
Lived in Georgetown nearly 60 years.
Joined Methodist Church at age 16 – only church in Gtown at that time
Church changed to Congregational – he was elected deacon
Religious and educational interests of this place as well as at Crescent City , Fla., was ever near his heart.
1902 built Gilbert Memorial church for about $30,000 – endowment of $10,000 – presented both to Congregational church of Georgetown.
1903, built large building for Southfield Conference
Planned to have branch of Storrs College on Mr Gilbert's Ridge farm.
Keen interest in local and national politics
Represented town of Redding one year in General Assembly at Hartford.
$600,000 at time of his death
Father, Benjamin Gilbert invented first ash sieve – BG made wood hoop, wife wove horsehair for sieve
1818 BG started what eventually became B&G
EG worked at B&G – taken into firm at 21
EG – director G&B 1874 – 1893, chosen superintendent and treasurer in 1875,
president of company from 1884 until his death
funeral in Crescent City
Georgetown funeral one of largest ever seen in this place – 1000 present
Buried in vault behind the church – EG built before going south
Gave Storrs Agricultural College $60,000 and 350 acre Ridge farm
$15,000 to Gilbert Memorial Church – money to other Gtown churches

1906-3-31 – Newtown Bee
CT State Library

Dea and Mrs. Edwin Gilbert

1906-05-04 – Newtown Bee
Georgetown
Edwin Gilbert's Estate and Generous Benefaction to Storr's College

1907-03-08 – Newtown Bee
Georgetown – Church Notes
Gilbert Memorial Church
Memorial service for late Dea Gilbert, who died a year go, held Sunday, February 24.

1907-09-27 – Newtown Bee
Piano Forte Recital
Gilbert Memorial church – lecture recital by Miss Marie Benedict of Danbury – totally blind
Annual report of church presented

1907-11-08 – Newtown Bee
A valuable picture presented to the Gilbert Memorial church by Mrs. Edwin Gilbert unveiled Sunday afternoon

1907-11-11 _Morning Journal and Curier
Weston, Nov 10
Painting presented to the Gilbert Memorial church by Mrs. Edward Gilbert unveiled today

1907-11-29 – Newtown Bee
Georgetown – A Presentation from Mrs. Gilbert
Mrs. EG presented to public school in Georgetown The National Cyclopedia of American Biography – 14 volumes a memorial to late husband … most complete and comprehensive work on subject of American biography ever issued .. recognized standard of authority in the US … a Cyclopedia of American History

1908-07-24 – Newtown Bee
Georgetown – Report of the Georgetown Public Library

1st semi-annual report of Georgetown Public library last week for State Library Committee at Hartford
Library existed for 6 months – phenomenal growth
Rev. A.C. Furbush – circulating library was needed – started 6 months ago a little library of two hundred books in the basement of the church
personal solicitation and frequent sociable to sustain it
Books added week to week .. interest spread beyond church
Soon found church could not afford ample accommodations – pastor started to raise money for building
New building – circulating library of 1310 books – Dewey system
126 subscribers/90 families
1200 magazines
1236 books checked out averaging 50 a week

1908-07-31 – Newtown Bee
Disgraceful Rowdyism
Some party, Saturday night, threw a stone through the handsome memorial window in front part of the Gilbert Memorial church, breaking two holes in it about as bit as a man's fist an pulled up part of the flower in the beds in front of the church.

1909-03-19 – Newtown Bee

A stereopticon lecture on the "Passion Play of Oberammergau" will be given by Re. C.S. MacFarland of South Norwalk at the Gilbert Memorial church on Tuesday evening, March 23, at 7:30 o'clock. This promises to be a treat to our people as Nr. MacFarland is an able lecturer and his pictures are taken from photographs made by himself.

1914-03-05 – Norwalk Hour
Georgetown

Miss [illegible]___ B. Johnson, director and soloist of Gilbert memorial church informed The Hour today that the choir which had done such fine work during the past year had all be reengaged for the coming year. She also says that a new electric motor is to be installed to pump the organ.

1914-05-25 – Norwalk Hour
Have Big Shade Contract

Following delivery of largest carpet ever made in town to the Gilbert Memorial church of Georgetown last week by Tristram & Hyatt

1914-05-29 – Norwalk Hour
Record Sized Carpet

A large force of men from Tristram & Hyatt's carpet department, have completed a large contract for the GMC of Gtown in which one of the largest carpets ever made in Norwalk was completed right in their own workshop on the premises. It was for the main body of the church and contained 218 yards of best quality ingrain stock. Sunday school room and entrance halls brought the total to over 350 yards, and the new hangings were an important item. A complete outfit of new china was also furnished from the household apartment. A graceful note from Mrs. Ira W. Mead was received by the firm this morning, expressing complete satisfaction with the material, workmanship and prompt service.

1951-10-26 – Friday – Bridgeport Telegram
Church to Mark its 50th Year

The GMC of Gtown will celebrate its 50th anniversary Sunday
Stone edifice was gift of Mr. and Mrs. Edwin Gilbert in 1901.
Just in back of church is the grave of M & M G
Granite stone for church quarried just to the north of Branchville and about a mile from the church
On east side of church is old carriage entrance with its high steps and sheltering roof

Another interesting building on the church property is the gas house – 20 feet to the rear of church small one story structure with basement – gas for lighting church was made. Water dripped onto carbide chemical, resulting in a gas piped to the lighting fixtures inside church – modern luxury back then

1952-03-05 – Bridgeport Telegram
Movie Slated Tonight in Georgetown Church

Georgetown, March 4
"Japan at the Crossroads" a sound color motion picture, will be shown in the Gilbert Memorial church Wednesday at 7:45 p.m.
Depicts work of Pocket Testament league in distributing the Scriptures in post-war Japan
McArthur "Keep the Bibles Rolling"

1998-3-19 – Redding Pilot
The Georgetown Bible Church's doors are open to everyone
By Donna Christopher

Renamed the Georgetown Bible Church in 1964, the church is in a building steeped in tradition. Its use for a religious organization dates to the early part of the 19th Century, when it was used by the Methodist Protestant Society.

Once inside the church, eyes instantly gaze upon its prized possession, a freshly restored nine-stop Hutchins-Votey wooden tracker pipe organ. The organ, which has 6 I keys and 543 pipes pumped by reeds when foot pedals are pressed, still churns out vibrant hymns that can be heard outside the building during Sunday service. Pipe organs like this one, installed at the church in 1901 , are rarely used in churches today…

Another church treasure is an original painting, hung in the chapel, entitled "The Tribute Money" by George Inness (1825-1894). His works are displayed in the Metropolitan Museum of Art in New York City. Also on display at the church, which is listed on the National Register of Historic Places, are church records that preserve its rich history dating to the late 1800s.

…the downstairs portion of the building. It houses a main hall, Sunday !ichool classrooms, a nursery, and his comer office. Smiling and referring to the latter as "the cave," he recalled how he and his two brothers and sisters used to play in this room. It was then used to store the coal that fueled the church in the old days.

*Insert transcription below from Redding Historical Society

"Mrs. Gilbert used to attend Sunday services here in a horse-drawn carriage by this entrance… pointing to the church's original front entrance….

2021-5-21 – Newstimes – Down to about 10 parishioners, this Redding church's future is uncertain. The town may try to save it.
By - Shayla Colon
Describes membership at 10
Proposal for Town of Redding to purchase the church

2021-5-27 – Easton Courier – A Unique Opportunity to Preserve Our Heritage
Describes and Open House in support of a proposal for the Town of Redding to purchase the property
Redding Pilot – No Date

"Georgetown church rich in history and tradition" by Craig A. Bittter
Georgetown Bible Church
One of oldest organizations in Georgetown
History of GBC dates to early 19th century – congregation began as the Methodist Protestant Society
1826 – MPS and Congregational Church of Wilton began to hold services in Georgetown
MPS met in local union hall shared with Baptists
1846 – Methodist Protestant Conference transferred allegiance to Methodist Episcopal Church
1875 – June 15, church united with local Congregational Association
1887 – Feb 24 – state authorixed change in name form MPS to Congregational Society of Georgetown
1901 – October 26 – church cornerstone laid
1902 – June 26 – completed church dedicated
Building and land gift from deacon Edwin Gilbert and wife
1902 – October 2 – name of church changed to Gilbert Memorial Congregational Church
1944 – June – church withdrew from Congregational Ministerial Society
Church remained independent
Retained name Gilbert Memorial Congregational
1964 – became Georgetown Bible Church

REDDING HISTORICAL SOCIETY

Transcription from Redding Pilot 1998 [March 19, 1998]

Pastor Cardamone said the church has "a long and some- times checkered past." It started in 1826 when the Methodist Protestant Society under the Wilton circuit of churches began to hold its services in Georgetown. Due to the increase in population associated with the Gilbert and Bennett Manufacturing Company, there was a need for churches in this area. In 1838, the Methodist Protestant Society, which had been meeting in a local union hall, built its own building and became a separate church in 1839.

About 1846 the Methodist Protestant Conference, to which this church belonged, transferred its relationship to the Methodist Episcopal Church. The Methodist Protestant Church in Georgetown did not agree with this change. The majority of its members won out and remained a Methodist Protestant Church, retaining the property and building.

The congregation voted on March 7, 1868 to dissolve the connection that existed between the Methodist Protestant Society of Georgetown and the Methodist Protestant Con- ference. Then on June 15, 1875, the church united with the local Congregational Association. On Feb. 24, 1887, the state House of Representatives authorized the change in name from the Methodist Protestant Society to the Congregational Society of Georgetown.

On Oct. 26, 1901, the cornerstone of the present building was laid. The building and land was a gift from Deacon and Mrs. Edwin Gilbert. Mr. Gilbert was a committed leader of the church and president of Gilbert and Bennett.

On Oct. 2, 1903, the name of the church was changed to Gilbert Memorial Congregational Church. In July 1944, the congregation of the church withdrew from the Congregational Ministerial Society due to its trend away from a faithful following of the Bible. This relieved the church of all organizational ties and since then, the church has been totally independent. But it retained the name of the Gilbert Memorial Congregational Church until 1964 when its name was changed to Georgetown Bible Church.

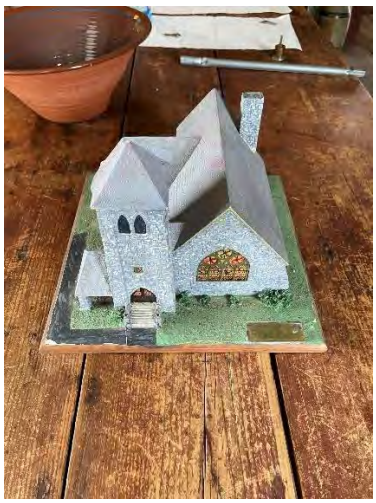
MODEL OF GILBERT MEMORIAL CHURCH –
Label Reads: To Aunt Bunny and Uncle Steve - From Beci – 1995 Dec. 17

North Elevation

East Elevation

South Elevation

West Elevation



Bird's Eye Views

MARK TWAIN LIBRARY

Via email from Janet Ivaldi
Janet@MarkTwainLibrary.org

Christopher, Donna. "The Georgetown Bible Church's Doors are Open to Everyone". Redding Pilot. Redding, CT. March 19, 1998 – See notes in News Outlets section and Transcription in Redding Historical Society

150th Anniversary, Gilbert & Bennett Mfg. Co., Georgetown, Conn., Blue Island, Ill. – select pages

Redding Pilot, March 6, 1986

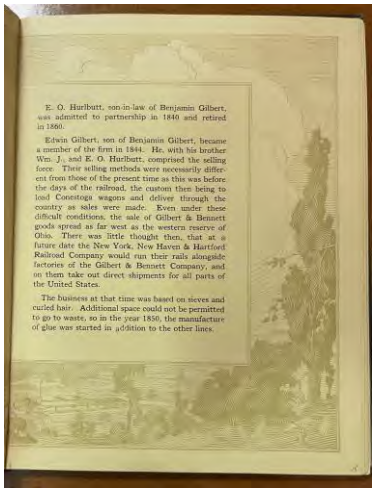

REDDING – GEORGETOWN

OLD GEORGETOWN—Scaffolding surrounds the unfinished Gilbert Memorial Church, now known as the Georgetown Bible Church. Does anyone know the date the church was finished? The photo is from the collection of the late Melvin Braisted. Edat 3/6/86

Old Georgetown – Scaffolding surrounds the unfinished Gilbert Memorial Church, now known as the Georgetown Bible Church. Does anyone know the date the church was finished? The photo is form the collection of the late Melvin Braisted.

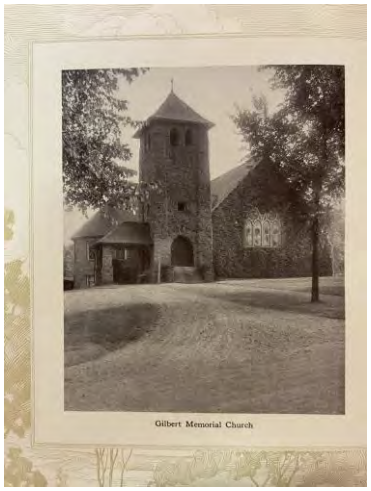
Items Photographed in Person

One Hundred Years of Progress – 1818 – 1918 – Gilbert & Bennett Mfg. Co.


E. O. Hurlbutt, son-in-law of Benjamin Gilbert, was admitted to partnership in 1840 and retired in 1860.

Edwin Gilbert, son of Benjamin Gilbert, became a member of the firm in 1844. He, with his brother Wm. J., and E. O. Hurlbutt, comprised the selling force. Their selling methods were necessarily different from those of the present time as this was before the days of the railroad, the custom then being to load Conestoga wagons and deliver through the country as sales were made. Even under these difficult conditions, the sale of Gilbert & Bennett goods spread as far west as the western reserve of Ohio. There was little thought then, that at a future date the New York, New Haven & Hartford Railroad Company would run their rails alongside factories of the Gilbert & Bennett Company, and on them take out direct shipments for all parts of the United States.

The business at that time was based on sieves and curled hair. Additional space could not be permitted to go to waste, so in the year 1850, the manufacture of glue was started in addition to the other lines.


Gilbert Memorial Church

"Georgetown and its People" by Irene Baldwin
Research Paper, History Department, D.S.C. – April 15, 1965

In the center is Gilbert memorial Church which is nearing completion. The church was completed in 1901…

A version of the Image above was included in "Georgetown and its People", but this image was acquired from historyofredding.net website. Red circle indicating location of Gilbert Memorial Church added.

"The Methodist Church of Georgetown
…
In 1820, a Reverend William Stillwell organized another Methodist group in Georgetown. This followed a small schism in the New York Conference. This group adopted the name Methodist Protestant, when it met in convention in 1820. …

"Georgetown Bible Church
(formerly Gilbert Memorial Church)
This lovely stone church facing the Gilbert & Bennett office building was donated to the Georgetown Congregational Church by Edwin Gilbert. The cornerstone was l aid October 1901, and it was formally dedicated the following year.

Until 1867, when the name Congregational was adopted, this group had been the Methodist Protestant Meeting. Started in 1820 as a separatist group from the Methodist Episcopal Church in Georgetown, this congregation grew and joined the Society of Wilton Circuit in 1839. In its early years it shared a meeting house with the Baptists and a Mission Sunday School of the Wilton Congregational Church, which was organized in Georgetown in 1826.

The early church property was crossed by the Danbury & Norwalk R.R. The group sold the Railroad a right of way for 0150 in 1851. In 1867 the members voted to change their denominational preference to Congregational. In July 1944, they withdrew from the Fairfield County Congregational Association and Ministerial Society. The church used the name "Gilbert Memorial Church" until April 7, 1965, when it was changed to the "Georgetown Bible Church". At the present time, it is administered by the Rev. Mr. Seely."

JOSEPH NORTHRUP ARCHITECT

JOSEPH WALTER NORTHROP
wikipedia.org/wiki/Joseph_W._Northrop

Joseph Walter Northrop (1860–1940) was an American architect.

He practiced in Bridgeport, Connecticut and was prominent in that city in the late 19th and early 20th centuries. Northrop was born in New Haven on July 8, 1860. In 1882 he moved to Hartford where he worked for architect George Keller. In 1885 he relocated to Bridgeport to open his own office.[1] He married Mary Alvira (Ogden) Northrop. He had a son, Joseph W. Northrop, Jr. (b. 1886), who would go on to be a prominent architect in Houston, Texas.[2] Northrop died in Bridgeport May 24, 1940.

Architectural works [Churches highlighted – photos and renderings as noted in bold]

Bridgeport, Connecticut

- Isaac W. Birdseye House, 733 Fairfield Ave. (1886) - Demolished[3] **[postcard image below]**
- Charles G. Downs House, 127 Broad St. (1887) - Demolished[4] **[rendering below}**
- George Comstock House, 239 Park Ave. (1887) - still extant at the corner of Park Ave and Atlantic St[5] **[rendering below]**
- Benjamin F. Squire House, 1601 Fairfield Ave. (1888–89) - Altered[6]
- Edward W. Marsh House, 984 Fairfield Ave. (1888) - Demolished[7**] [rendering below]**
- Frank Ashley Wilmot, Sr. House (President of American Tube & Stamping Mfg. Co.-formerly Wilmot & Hobbs Mfg. Co.) (1865-1915), 633 Clinton Ave. (1889) 'Stratfield Historic District' 'Number 3 in a series titled "Our Attractive Homes", published weekly in Bridgeport Standard; appeared 31 January 1891.' Currently (2017) used as office of Dr. James Caserta, DDS
- Willis F. Hobbs House (President of The Bridgeport Hardware Manufacturing Co.) (1854-1939) (Brother in Law of Frank Ashley Wilmot, Sr.), 579 Clinton Ave. (originally 303 Clinton Ave.) (1891) - Altered[8] **[rendering below]**
- Thomas C. Wordin House, 1139 Fairfield Ave. (1892) - Now home to the local union of the Teamsters[9] **[rendering below]**
- First Baptist Church, 126 Washington Ave. (1893–94)[10] [**photo below]**
- Thomas C. Wordin House, 33 Yale St. (1893) - An investment property. Altered[11]
- Edward W. Harral House, 123 Harrison St. (1899) - Demolished. Currently the corner of Golden Hill & Lafayette[12]
- Second Baptist Church, 774 Kossuth St. (1902)[13]
- Burroughs Home for Women, 2470 Fairfield Ave. (1903) - Now the Burroughs Community Center[14] **[rendering below]**
- Remodeling of Bridgeport City Hall, 202 State St. (1905) - No longer the city hall[15] **[photo below]**
- William R. Webster House, 208 Brooklawn Ave. (1906)[16][17]
- Maplewood Avenue School Annex, 434 Maplewood Ave. (1908)[18]
- Richard I. Neithercut House, 180 Brooklawn Ave. (1908)[19][20]
- George T. Hatheway House, 800 Clinton Ave. (1910)[21]
- Henry C. Stevenson House, 57 Coleman St. (1912)[22][23]
- Read School, North Ave. between Garland & Reamer Sts. (1914) - Demolished[24]

- Edwin M. Jennings Co. Building, 2 Lafayette Square(1919) - Altered beyond recognition[25][26]
- Stone Bridge, Beardsley Park(1921) - Connects Bunnell Island to the park mainland
- Summerfield M. E. Church, 110 Clermont Ave. (1922)[27]
- D. M. Read Co. Department Store, 1142 Broad St. (1924–25) - In association with architects and engineers Monks & Johnson of Boston.[28]
- Golden Hill Apartments, 225 Golden Hill St. (1925)[29]
- Shelton (Cambridge) Apartments, 2209 Main St. (1931–32)[30]

Other locations

- St. John's Episcopal Church, 23 Main St., Essex, Connecticut (1897)[31] **[photo below]**
- Essex Public Library, 3 S. Main St., Essex, Connecticut (1898) - No longer used as the library[32][33] **[rendering below]**
- Mary Taylor Memorial M. E. Church, 168 S. Broad St., Milford, Connecticut (1892)[34] **[photo below]**
- Taylor Memorial Library, 5 Broad St., Milford, Connecticut (1894) - Now home to the Milford Chamber of Commerce. **[photo and rendering below]**
- Lauralton Hall, 200 High St., Milford, Connecticut (1897) - Built as the estate of Charles H. Pond in 1864. Henry A. Taylor had Northrop redesign the entire house. Now a girls' catholic school[35][36][37]
- Colin M. Ingersoll House, 475 Whitney Ave., New Haven, Connecticut (1896) - Described as a "knowledgeable variant of the Chateauesque mansions of Richard Morris Hunt"[38]
- Lexington Tower, 369 Lexington Ave., New York, New York (1926)[39]
- First Reformed Church, 35 S. Broadway, Yonkers, New York (1894) - Demolished[40] [photo below]
- St. Paul's Episcopal Church, 20 Fair St., Nantucket, Massachusetts (1901–02)[41][42] [photo below]

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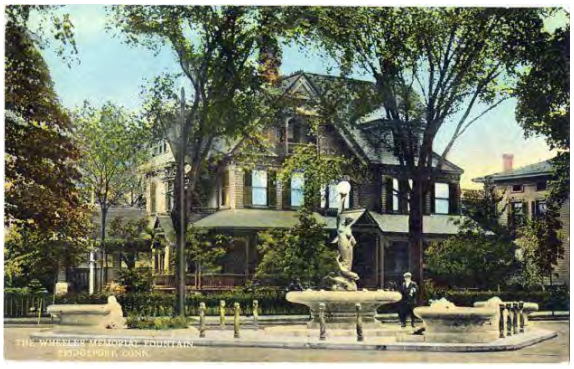
Buildings by Northrup from Wiki



I.W. Birdseye House, Bridgeport, CT, 1886 (Demolished)

First Baptist Church, Bridgeport, CT, 1893

Taylor Memorial Library, Milford, CT, 1894

St. John's Episcopal Church, Essex, CT, 1897

Bridgeport City Hall, Bridgeport, CT, 1905 [remodeling by Northrup]

Some Churches by Northrup

First Baptist Church, Bridgeport, CT, 1893

Source: American Architect and Building News via. Stcroizarchitecture.com

First Reformed Church, Yonkers, NY, 1894

Source: Ebay Postcard

(Demolished)

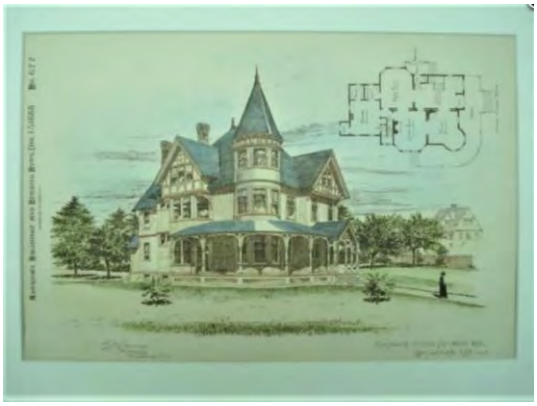
Mary Taylor Memorial M.E. Church, Milford, CT, 1893
Source: https://www.umc.org/en/find-a-church/church?id=12638

St Pauls Episcopal, Nantucket, MA, 1901
Source: Library of Congress (drawings also)

Summerfield M.E. Church, Bridgeport, CT, 1922
Source: Church Facebook Page

<u>Other Buildings and Structures – Listed in Order of Wiki List and Date</u>

Charles Downs House, Bridgeport, CT, 1887
Source: American Architect and Building News via. Stcroizarchitecture.com



George Comstock Residence, Bridgeport, CT, 1887
Source: American Architect and Building News via. Stcroizarchitecture.com (Demolished)

E. W. Marsh Residence, Bridgeport, CT, 1889
Source: American Architect and Building News via. Stcroizarchitecture.com
(Demolished)

W F Hobbs Residence, Bridgeport, CT, 1891
Source: American Architect and Building News via. Stcroizarchitecture.com

Pines House of T C Wordin, Bridgeport, CT, 1893
Source: American Architect and Building News via. Stcroizarchitecture.com

Stone Bridge, Beardsley Park, Bridgeport, CT
Source: https://www.ctexplored.org/the-olmsteds-design-a-park-for-bridgeport/

Essex Public Library, Essex, CT, 1898
Source: Source: American Architect and Building News via. Stcroizarchitecture.com

Taylor Memorial Library, Milford, CT 1894
Source: American Architect and Building News via. Stcroizarchitecture.com

Burroughs Home for Poor Women, Bridgeport, CT, 1903
Source: Builders Magazine

Plate V.—Joseph W. Northrup, Architect. House at Bridgeport, Conn., Designed by the Architect for Himself

Plate W.—Joseph W. Northrup, Architect. English Half-timbered House in a Connecticut Suburb

Joseph W. Northrup, Architect
House at Bridgeport, Conn.
Designed by the Architect for Himself

Joseph W. Northrup, Architect
English Half-timbered House in a Connecticut Suburb

Source: House Beautiful, July, 1911, pg 37
Article "New England Houses – Special Points to Remember When Building" by Charles E White Jr., A.A.I.A.

St. Paul's Nantucket, Nantucket, Massachusetts
Solomon+Bauer+Giambastiani Architects
http://www.sbgarch.com/index.php?c=hi&i=spnHP

"Dedicated in 1902, the church was designed by Connecticut architect Joseph W Northrop in a style with allusions to both Richardson Romanesque and Gothic Revival architecture, utilizing granite as the primary material and brownstone for decorative trim. Stained glass windows in the chancel apse and the west end of the sanctuary are considered among the best work of the Tiffany Studios of New York. The exterior shell of the building was restored to its original condition, replacing deteriorated systems and duplicating original components and details, where missing or damaged, such as new copper gutters, downspouts, valleys, ridge caps, and flashings. Roof slates were replaced as required; granite and brownstone repaired, repointed and reset as needed; and certain stained glass windows and frames were repaired and rebuilt.

Design studies were commissioned to explore restoration and renovation of the church interior, renovation of the undercroft, enhancement of access for the physically challenged, and upgrading of site and landscape features."

PRABOOK

https://prabook.com/web/joseph.northrup/2250201

Joseph Walter Northrop was an American architect.

Background: Northrop was born in New Haven on July 8, 1860.

Career: He practiced in Bridgeport, Connecticut and was prominent in that city in the late 19th and early 20th centuries. In 1882 he moved to Hartford where he worked for architect George Keller. In 1885 he relocated to Bridgeport to open his own office.

He had a son, Joseph West. Northrop, Junior (b 1886), who would go on to be a prominent architect in Houston, Texas. Northrop died in Bridgeport May 24, 1940.

HISTORIC IMAGES OF GILBERT MEMORIAL CHURCH

Gilbert Memorial Church Postcard – Source: Ebay

Gilbert Memorial Church – Source: History of Redding.net

A Unique Opportunity to Preserve Our Heritage – Easton Courier

"One Hundred Years of Progress" 1818-1918 The Gilbert & Bennett Mfg. Co. –Redding Cultural Center Archives

Raymond C. Miller, Phillip H. Knowles, , The Gilbert & Bennett Mfg. Co. 1818 – 1968, 150th Anniversary, The Gilbert & Bennett Manufacturing Company, Georgetown, Connecticut, 1968. – Source: Redding Cultural Center Archives

Architectural Preservation Studio, DPC
Architecture, Historic Preservation, & Building Envelope Consulting

58 Pine Street, New Canaan, CT 06840
203.594.9735 / www.preservationstudio.com

GRANITE CHURCH

PRELIMINARY DOOR AND WINDOW ASSESSMENT – 9/29/2023

DOORS - FIRST FLOOR

Vestibule – North and East Walls

- North Wall, Main Entrance – Original, historic doors - two leaves – framed vertical beadboard wood panels at base with ogee-shaped, wood-framed tinted, textured glass upper section. Hardware: Original Bronze plate with hobnails and knobs.

  Condition:

  Wood - worn finish exhibiting extreme wear from elements especially at base.

  Hardware – good condition in need of restoration. Needs plunger at top of door.

- East Wall, Side, Carriage, Entrance – Original, historic door - One leaf – framed vertical beadboard wood panels at base with ogee-shaped, wood-framed, tinted, textured glass upper. Hardware: original bronze plate with hobnails and knob.

  Condition:

  Wood - worn finish exhibiting some wear from elements.

  Hardware – good condition in need of restoration.

DOOR BASEMENT

- Rear/Basement Entrance – Original door – wood - one leaf – one panel at base with six-light, wood-framed, plain glass upper. Hardware: replacement, modern hardware.

  Condition:

  Missing panes of glass, some damage and wear to wood at lower section.

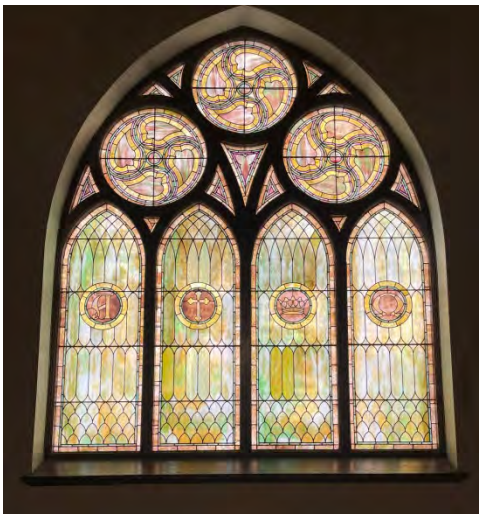
  Modern, replacement hardware.

WINDOWS

FIRST FLOOR

Sanctuary

North Wall



- Large, wood-frame, stained glass, lead came, multi-light (four, pointed arch lights at base with three rondels above with eleven triangular tracery lights between), fixed window. Protective acrylic sheeting panels on exterior.

  Condition:

  Some cracked and damaged panes of glass, settlement of window expressed at base by deflected, angled cames.

  Acrylic sheeting panels on exterior are inappropriate and potentially damaging to stained glass window due to heat build up.

  Wood framing on exterior exhibits extreme paint failure

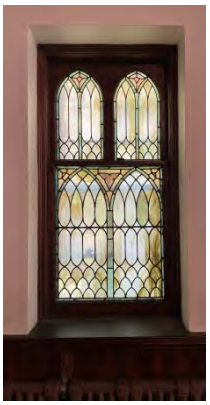
- Small stained glass, lead came, fixed, pointed-arch Window (high above large window).

  Condition:

  Unknown at this time. Need to examine via drone or ladder.

  Wood framing on exterior exhibits extreme paint failure

West Wall



- Four, wood-frame, stained glass, lead-came, double hung Windows (lower sash single unit, upper sash is two separate, wood-framed pointed lights). Double-hung, aluminum, single light, storms in lower sash on exterior – three of four having screens.

  Condition:

  Some cracked and damaged panes of glass, some settlement of window expressed at base by deflected, angled cames.

  Some bowing of plane of glass in lower sash - on either side of vertical panel. North-most window having most pronounced bowing. All others are minimal.

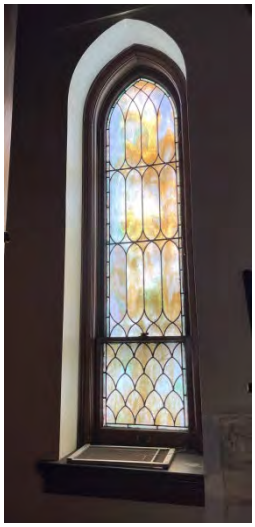
  Lower sash glass in second window from South is detached at top of frame.

Existing Storm windows are in good condition and operable, but visually incompatible and inappropriate.

Wood framing on exterior exhibits extreme paint failure

Chancel (surrounding Organ enclosure)

- Four, wood-frame, stained glass, lead-came, double hung, windows (each having single light, with upper sash being three times as tall as lower and being pointed arch in shape). Acrylic sheeting covering on exterior, one window (East) having acrylic sheeting only covering upper sash.



Condition:

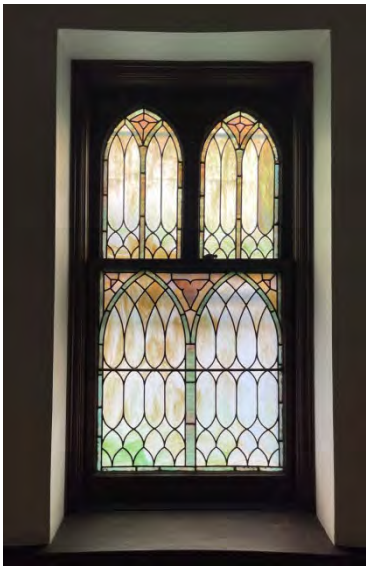
Some cracked and damaged glass, some settlement of window expressed at base by deflected, angled cames – West-most window on South being most pronounced.

Acrylic sheeting panels on exterior are inappropriate and potentially damaging to stained glass windows due to heat build up.

Wood framing on exterior exhibits extreme paint failure

Exedra/Chapel (semi-circular room on east)

- Five, wood-frame, stained glass, lead-came, double-hung windows (lower sash single unit, upper sash is two separate, wood-framed pointed lights). Double-hung, aluminum, single light, storms in lower sash on exterior, at least one with screen.



Condition:

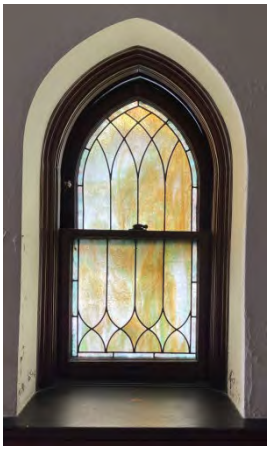
Some bowing of plane of glass in lower sash - on either side of vertical panel. North-most window having most pronounced bowing. All others are minimal.

Two windows have a broken sash cord.

All existing storm windows, are in good condition and operable, but visually incompatible and inappropriate.

Wood framing on exterior exhibits extreme paint failure.

Stair Hall – First Floor



- Two small, wood-frame, stained glass, lead-came, double hung, windows (each having single light, with upper sash being pointed arch in shape). Acrylic sheeting covering on exterior.

  Condition:

  Some cracked and damaged glass, some settlement of window expressed at base by deflected, angled cames.

  Both windows have one broken sash cord each.

  Acrylic sheeting panels on exterior are inappropriate and potentially damaging to stained glass windows due to heat build up.

  Wood framing on exterior exhibits extreme paint failure.

BASEMENT LEVEL

Common Space and Boiler Room

West Wall

- Four wood-frame, single-light hopper windows.

  Condition:

  Windows are in poor condition. Boiler Room window has been altered to facilitate furnace ducting (now terminated) and is covered with plywood.

  Wood framing on exterior exhibits extreme paint failure

Space below Chancel – West Half

West Wall

- One, wood-frame, altered three-light hopper window within original single light hopper window.

  Condition:

  Window is in fair condition.

  Wood framing on exterior exhibits extreme paint failure.

Space below Chancel – East Half - Toilet Rooms

Toilet Corridor - East Wall

- One, small, wood-frame, double-hung window with single light in each sash, with textured, glass. double-hung, aluminum, single light, storms in lower sash on exterior with screen in lower sash.

  Condition:

  Window is in good condition.

  Wood framing on exterior exhibits extreme paint failure.

  Existing Storm windows are in good condition and operable, but visually incompatible and inappropriate.

Women's Toilet – East and South Walls

- One wood-frame, double-hung window with single light in each sash, with opaque glass. double-hung, aluminum, single light, storms in lower sash on exterior.

  Condition:

  East window is in fair condition, glass in lower sash is cracked, one sash cord is broken. South window is in good condition.

  Wood framing on exterior exhibits extreme paint failure.

  Existing storm windows are in good condition and operable, but visually incompatible and inappropriate.

Exedra/Classroom (semi-circular room on south)

- Six, wood-frame, double-hung windows, single light in each sash. Double-hung, aluminum, single light, storms in lower sash on exterior, at least one with screen in lower sash.

  Condition:

  Windows in fair condition. Due East window has broken glass in lower sash. Due South and due North windows have deteriorated wood elements.

  Five of six windows have a broken sash cord each.

  All existing storm windows, except one (storm window facing due South is damaged), are in good condition and operable, but visually incompatible and inappropriate.

  Wood framing on exterior exhibits extreme paint failure and is damaged and missing material on due South widow.

Stair Hall – Basement Level

- Two small, wood-frame, double hung, windows (each having single light) double-hung, aluminum, single light, storms with screens in lower sash on exterior.

  Condition:

  Windows are in fair condition.

  Both windows have one broken sash cord each.

  Wood framing on exterior exhibits extreme paint failure.

  Existing Storm windows are in fair condition and operable, with some broken glass, but visually incompatible and inappropriate.

TOWER

Second Level

North and East Wall

- One, wood-frame, stained glass, fixed window on each wall.

  Condition:

  Windows is in good condition.

  Wood framing on exterior exhibits extreme paint failure.

COST ESTIMATES

Note: The estimates do not include A/E fees, HAZMAT testing/ monitoring/abatement if necessary, contingencies, or costs associated with phasing or inflation

DOOR AND DOOR HARDWARE RESTORATION – includes staining and restoration of wood trim

First Floor

Main Entrance Doors & Side Entrance Door $14,000.00

Basement

Rear Entrance Door $1,000.00

DOOR SUBTOTAL $15,000.00

STAINED GLASS WINDOW RESTORATION – includeds painting and restoration of wood trim

(Typically in-situ with some requiring removal)

First Floor

Large Sanctuary Window (remove acrylic sheets) & Small Window above $20,000.00

Double-hung, Stained Glass Windows (remove acrylic sheets) (15 total) $18,000.00

Basement

Hopper Windows (5) $2,500.00

Double-hung Windows (11) $8,500.00

Tower

Fixed Tower Windows (2) $1,000.00

STAINED GLASS WINDOW SUBTOTAL $50,000.00

NEW STORM WINDOWS

First Floor

Large Sanctuary Window & Small Window above $10,000.00

Double-hung, Stained Glass Windows (15 total) $22,500.00

Basement

Hopper Windows (5) $4,000.00

Double-hung Windows (11) $8,250.00

Fixed Tower Windows (2) $1,000.00

STORM WINDOW SUBTOTAL $45,750.00

XRF LEAD-BASED PAINT SURVEY w/ TCLP SAMPLING

CLIENT:	Richard Wenning Executive Director, Be Foundation 303.601.7454 cell rich@befoundation.org
SITE:	5 North Main Street Litchfield, CT
INSPECTOR:	James Twitchell CT Lead Inspector/Risk Assessor License # 001822
INSPECTION DATE:	July 6, 2022
SITE INFORMATION:	Church

BACKGROUND

James Twitchell performed a pre-renovation lead paint survey on the building 5 North Main Street in Redding, CT on July 6, 2022. The purpose of the inspection is to give a general idea as to the presence and location of lead-based paint (LBP) on the interior and exterior of the buildings to prepare the buildings for potential renovations and/or demolition.

The lead content of the paint on building components was analyzed at the site using an X-Ray Fluorescence Analyzer (Niton XLp 300A). Serial # 22158.

XRF LEAD-BASED PAINT SCREENING SURVEY (see Attachment 1)

The lead content of paint was tested using an X-Ray Fluorescence Analyzer (Niton Model XLp 300A).

The Niton analyzer is a screening device capable of measuring the lead content of surfaces covered with multiple layers of paint. The Niton XLp 300A readings are not affected by the composition of the substrate materials. Each time the Niton XLp 300A is turned on, an electronic calibration is automatically performed. Prior to testing and periodically throughout the survey, the calibration of the analyzer is checked on a surface with a known lead concentration.

Protocols for the assessment of lead in paint are outlined in guidelines published by the US Department of Housing and Urban Development (HUD) and in regulations enforced by Connecticut Department of Public Health (CT-DPH). In accordance with these protocols, the results of testing with the Niton XLp 300A may be interpreted as follows:

Toxic Levels of Lead = Readings greater than or equal to 1.0 mg/cm2*

*Note: OSHA does not currently define a threshold level of lead in paint, which may cause exposure above the action level (AL) and/or permissible exposure limit (PEL). OSHA requires exposure monitoring when lead is identified in paint at any amount to determine lead dust levels.

A total of one-hundred and fifty-three (153) readings were recorded by the XRF analyzer. Of these, seven (7) readings were for calibration purposes, and twenty-four (24) readings were identified as containing **"toxic levels of lead".** "Null" readings are readings that were not successfully completed when sampling

and are not complete. (Reminder: Every single surface in the building was not tested. Additional lead paint may be present on the interior or exterior painted surfaces that were not tested.) The following surfaces were identified as lead:

- All Exterior Painted Wood (This paint is in poor condition)
- All Interior Painted Wood (This paint is in fair condition)
- 1st Floor Painted Plaster (This paint is in fair to poor condition)

XRF sampling is not sufficient for testing to meet OSHA standards. All construction workers must be notified that lead may be present in the building above OSHA standards. Any structural steel must be assumed to have lead paint present on them.

TCLP LEAD WASTE DISPOSAL SAMPLING (see Attachment 2)

Based on the results of the XRF lead inspection, composite TCLP lead samples were collected of the building materials that were identified as containing lead levels greater than 1.0 mg/cm2 (>1.0 mg/cm2), to determine if they could be disposed of as general construction waste.

The samples collected was delivered to Schneider Laboratories where they were analyzed using EPA 3005A-1311 and EPA Method 7000B/1311. The results of the analysis were as follows:

MATERIAL	RESULT	EPA LEVEL
Exterior Wood Composite	87.7 mg/L	5.0 mg/L
Interior Plaster Composite	4.5 mg/L	5.0 mg/L

Based on the sample results, the exterior painted wood should be disposed of as lead hazardous waste if removed during renovations.

LIMITATIONS

HYGENIX, Inc. has performed its services, within the limits prescribed by our clients, with the usual thoroughness and competence of the industrial hygiene profession.

The findings in this report are based upon observations and information available to the inspector during the time of the rendering of the services as described in this report and are based on procedures currently required by applicable laws, regulations, and ordinances. HYGENIX cannot be responsible for conditions or materials the inspector did not observe due to lack of access or was not otherwise reasonably observable. The conclusions in this report are professional opinions based solely upon these findings. The findings and conclusions are intended exclusively for the purpose outlined herein within the scope of work and at the site location and project indicated.

This report is for the sole use of the client. The scope of work performed in execution of this inspection may not be appropriate to satisfy the needs of other users and any reuse of this document or the findings, conclusions, or recommendations presented herein is at the sole risk of said user.

Inspector  Date 07/18/2022

XRF FIELD DATA
5 NORTH MAIN STREET
REDDING, CT

Thermo SCIENTIFIC

Thermo Fisher Scientific
2 Radcliff Road
Tewksbury, MA 01876 USA

Index	Time	Component	Substrate	Results	PbC	PbL	PbK	Units
1	2022-07-06 07:06				1.23 +/- 0.00	0.19 +/- 0.00	0.00 +/- 0.00	cps
2	2022-07-06 07:07			Negative	< LOD: 0.04	< LOD: 0.04	< LOD: 4.36	mg / cm ^2
3	2022-07-06 07:07			Positive	< LOD: 3.75	< LOD: 3.75	< LOD: 15.45	mg / cm ^2
4	2022-07-06 07:08			Negative	0.90 +/- 0.10	0.90 +/- 0.10	< LOD: 0.95	mg / cm ^2
5	2022-07-06 07:09	WALL	DRYWALL	Positive	< LOD: 32.25	< LOD: 13.80	< LOD: 32.25	mg / cm ^2
6	2022-07-06 07:09	WALL	DRYWALL	Positive	< LOD: 33.60	< LOD: 20.70	< LOD: 33.60	mg / cm ^2
7	2022-07-06 07:09	WALL	DRYWALL	Positive	< LOD: 32.85	< LOD: 13.35	< LOD: 32.85	mg / cm ^2
8	2022-07-06 07:10	WALL	DRYWALL	Positive	< LOD: 30.60	< LOD: 13.20	< LOD: 30.60	mg / cm ^2
9	2022-07-06 07:10	WALL	DRYWALL	Positive	< LOD: 32.10	< LOD: 21.30	< LOD: 32.10	mg / cm ^2
10	2022-07-06 07:10	WALL	DRYWALL	Positive	< LOD: 31.50	< LOD: 16.65	< LOD: 31.50	mg / cm ^2
11	2022-07-06 07:10	WALL	DRYWALL	Positive	< LOD: 33.90	< LOD: 12.90	< LOD: 33.90	mg / cm ^2
12	2022-07-06 07:11	WALL	DRYWALL	Negative	< LOD: 0.03	< LOD: 0.03	< LOD: 2.30	mg / cm ^2
13	2022-07-06 07:11	WALL	DRYWALL	Positive	< LOD: 30.90	< LOD: 28.35	< LOD: 30.90	mg / cm ^2
14	2022-07-06 07:12	WALL	DRYWALL	Negative	< LOD: 0.03	< LOD: 0.03	< LOD: 2.72	mg / cm ^2
15	2022-07-06 07:12	WALL	DRYWALL	Negative	< LOD: 0.03	< LOD: 0.03	< LOD: 2.91	mg / cm ^2
16	2022-07-06 07:12	WALL	DRYWALL	Negative	< LOD: 0.03	< LOD: 0.03	< LOD: 2.70	mg / cm ^2
17	2022-07-06 07:13	WALL	DRYWALL	Negative	< LOD: 0.03	< LOD: 0.03	< LOD: 2.23	mg / cm ^2
18	2022-07-06 07:13	WALL	DRYWALL	Negative	< LOD: 0.03	< LOD: 0.03	< LOD: 2.31	mg / cm ^2
19	2022-07-06 07:13	WALL	DRYWALL	Negative	< LOD: 0.03	< LOD: 0.03	< LOD: 2.25	mg / cm ^2
20	2022-07-06 07:14	WALL	DRYWALL	Negative	< LOD: 0.03	< LOD: 0.03	< LOD: 2.16	mg / cm ^2
21	2022-07-06 07:14	WALL	DRYWALL	Negative	< LOD: 0.03	< LOD: 0.03	< LOD: 2.94	mg / cm ^2
22	2022-07-06 07:14	WALL	DRYWALL	Negative	< LOD: 0.03	< LOD: 0.03	< LOD: 3.02	mg / cm ^2
23	2022-07-06 07:15	WALL	DRYWALL	Negative	< LOD: 0.03	< LOD: 0.03	< LOD: 2.27	mg / cm ^2
24	2022-07-06 07:15	WALL	DRYWALL	Negative	< LOD: 0.03	< LOD: 0.03	< LOD: 2.40	mg / cm ^2
25	2022-07-06 07:15	WALL	DRYWALL	Positive	< LOD: 20.25	< LOD: 20.55	< LOD: 20.25	mg / cm ^2
26	2022-07-06 07:16	WALL	DRYWALL	Positive	< LOD: 24.60	< LOD: 13.65	< LOD: 24.60	mg / cm ^2
27	2022-07-06 07:16	WALL	DRYWALL	Positive	< LOD: 8.25	< LOD: 5.70	< LOD: 8.25	mg / cm ^2
28	2022-07-06 07:16	WALL	DRYWALL	Positive	< LOD: 6.90	< LOD: 6.90	< LOD: 7.80	mg / cm ^2
29	2022-07-06 07:16	WALL	DRYWALL	Negative	< LOD: 0.03	< LOD: 0.03	< LOD: 2.60	mg / cm ^2
30	2022-07-06 07:17	WALL	DRYWALL	Positive	< LOD: 7.95	< LOD: 2.70	< LOD: 7.95	mg / cm ^2
31	2022-07-06 07:17	WALL	DRYWALL	Negative	< LOD: 0.03	< LOD: 0.03	< LOD: 2.38	mg / cm ^2
32	2022-07-06 07:18	WALL	DRYWALL	Null	< LOD: 0.03	< LOD: 0.03	1.60 +/- 0.60	mg / cm ^2
33	2022-07-06 07:19	WALL	DRYWALL	Negative	< LOD: 0.03	< LOD: 0.03	< LOD: 2.26	mg / cm ^2
34	2022-07-06 07:19	WALL	DRYWALL	Positive	< LOD: 12.30	< LOD: 7.80	< LOD: 12.30	mg / cm ^2
35	2022-07-06 07:19	WALL	DRYWALL	Negative	< LOD: 0.03	< LOD: 0.03	< LOD: 2.81	mg / cm ^2
36	2022-07-06 07:20	WALL	DRYWALL	Negative	< LOD: 0.03	< LOD: 0.03	< LOD: 2.93	mg / cm ^2
37	2022-07-06 07:20	WALL	DRYWALL	Negative	< LOD: 0.03	< LOD: 0.03	< LOD: 2.57	mg / cm ^2
38	2022-07-06 07:21	WALL	DRYWALL	Positive	< LOD: 7.50	< LOD: 2.85	< LOD: 7.50	mg / cm ^2
39	2022-07-06 07:21	WALL	DRYWALL	Negative	< LOD: 0.03	< LOD: 0.03	< LOD: 2.65	mg / cm ^2
40	2022-07-06 07:22	WALL	DRYWALL	Null	< LOD: 0.03	< LOD: 0.03	< LOD: 6.18	mg / cm ^2
41	2022-07-06 07:22	WALL	DRYWALL	Null	< LOD: 0.03	< LOD: 0.03	< LOD: 2.92	mg / cm ^2
42	2022-07-06 07:22	WALL	DRYWALL	Negative	< LOD: 0.03	< LOD: 0.03	< LOD: 2.89	mg / cm ^2
43	2022-07-06 07:23	WALL	WOOD	Negative	< LOD: 0.03	< LOD: 0.03	< LOD: 3.63	mg / cm ^2
44	2022-07-06 07:23	WALL	WOOD	Negative	< LOD: 0.03	< LOD: 0.03	< LOD: 2.73	mg / cm ^2
45	2022-07-06 07:24	WALL	WOOD	Negative	< LOD: 0.05	< LOD: 0.05	< LOD: 3.48	mg / cm ^2
46	2022-07-06 07:24	WALL	WOOD	Negative	< LOD: 0.03	< LOD: 0.03	< LOD: 3.12	mg / cm ^2
47	2022-07-06 07:25	WALL	WOOD	Negative	< LOD: 0.03	< LOD: 0.03	< LOD: 3.32	mg / cm ^2

Thermo SCIENTIFIC

Thermo Fisher Scientific
2 Radcliff Road
Tewksbury, MA 01876 USA

Index	Time	Component	Substrate	Results	PbC	PbL	PbK	Units
48	2022-07-06 07:25	WALL	WOOD	Null	< LOD: 0.05	< LOD: 0.05	< LOD: 6.56	mg / cm ^2
49	2022-07-06 07:25	WALL	WOOD	Negative	< LOD: 0.03	< LOD: 0.03	< LOD: 3.52	mg / cm ^2
50	2022-07-06 07:25	WALL	WOOD	Negative	< LOD: 0.03	< LOD: 0.03	< LOD: 3.83	mg / cm ^2
51	2022-07-06 07:26	WALL	WOOD	Negative	< LOD: 0.24	< LOD: 0.24	< LOD: 3.70	mg / cm ^2
52	2022-07-06 07:27	WALL	WOOD	Negative	< LOD: 0.35	< LOD: 0.35	< LOD: 3.90	mg / cm ^2
53	2022-07-06 07:27	WALL	WOOD	Negative	< LOD: 0.07	< LOD: 0.07	< LOD: 2.73	mg / cm ^2
54	2022-07-06 07:27	WALL	WOOD	Negative	< LOD: 0.05	< LOD: 0.05	< LOD: 3.90	mg / cm ^2
55	2022-07-06 07:27	WALL	WOOD	Negative	< LOD: 0.05	< LOD: 0.05	< LOD: 3.89	mg / cm ^2
56	2022-07-06 07:28	WALL	WOOD	Negative	< LOD: 0.50	< LOD: 0.50	< LOD: 3.29	mg / cm ^2
57	2022-07-06 07:28	WALL	WOOD	Negative	< LOD: 0.25	< LOD: 0.25	< LOD: 3.34	mg / cm ^2
58	2022-07-06 07:28	WALL	WOOD	Negative	< LOD: 0.27	< LOD: 0.27	< LOD: 3.45	mg / cm ^2
59	2022-07-06 07:29	WALL	WOOD	Negative	< LOD: 0.28	< LOD: 0.28	< LOD: 3.18	mg / cm ^2
60	2022-07-06 07:30	WALL	WOOD	Negative	< LOD: 0.28	< LOD: 0.28	< LOD: 3.40	mg / cm ^2
61	2022-07-06 07:30	WALL	WOOD	Negative	< LOD: 0.60	< LOD: 0.60	< LOD: 4.07	mg / cm ^2
62	2022-07-06 07:30	WALL	WOOD	Negative	< LOD: 0.16	< LOD: 0.16	< LOD: 3.54	mg / cm ^2
63	2022-07-06 07:31	WALL	WOOD	Negative	< LOD: 0.18	< LOD: 0.18	< LOD: 4.09	mg / cm ^2
64	2022-07-06 07:31	WALL	WOOD	Negative	< LOD: 0.48	< LOD: 0.48	< LOD: 4.91	mg / cm ^2
65	2022-07-06 07:32	WALL	WOOD	Negative	< LOD: 0.23	< LOD: 0.23	< LOD: 4.05	mg / cm ^2
66	2022-07-06 07:32	WALL	WOOD	Negative	< LOD: 0.23	< LOD: 0.23	< LOD: 3.91	mg / cm ^2
67	**2022-07-06 07:33**	**WALL**	**WOOD**	**Positive**	**< LOD: 27.90**	**< LOD: 13.95**	**< LOD: 27.90**	**mg / cm ^2**
68	2022-07-06 07:34	DOOR	WOOD	Negative	< LOD: 0.19	< LOD: 0.19	< LOD: 3.41	mg / cm ^2
69	2022-07-06 07:34	DOOR	WOOD	Negative	< LOD: 0.38	< LOD: 0.38	< LOD: 3.46	mg / cm ^2
70	2022-07-06 07:35	DOOR	WOOD	Negative	< LOD: 0.21	< LOD: 0.21	< LOD: 3.45	mg / cm ^2
71	2022-07-06 07:35	DOOR	WOOD	Negative	< LOD: 0.25	< LOD: 0.25	< LOD: 4.35	mg / cm ^2
72	2022-07-06 07:35	DOOR	WOOD	Negative	< LOD: 0.07	< LOD: 0.07	< LOD: 4.40	mg / cm ^2
73	2022-07-06 07:36	DOOR	WOOD	Negative	< LOD: 0.07	< LOD: 0.07	< LOD: 4.75	mg / cm ^2
74	2022-07-06 07:36	DOOR	WOOD	Null	< LOD: 0.45	< LOD: 0.45	< LOD: 6.40	mg / cm ^2
75	2022-07-06 07:36	DOOR	WOOD	Negative	< LOD: 0.22	< LOD: 0.22	< LOD: 3.67	mg / cm ^2
76	2022-07-06 07:36	DOOR	WOOD	Negative	< LOD: 0.19	< LOD: 0.19	< LOD: 3.68	mg / cm ^2
77	2022-07-06 07:37	DOOR	WOOD	Null	< LOD: 0.07	< LOD: 0.07	< LOD: 4.07	mg / cm ^2
78	2022-07-06 07:37	DOOR	WOOD	Negative	< LOD: 0.09	< LOD: 0.09	< LOD: 3.50	mg / cm ^2
79	2022-07-06 07:37	DOOR	WOOD	Negative	< LOD: 0.07	< LOD: 0.07	< LOD: 3.87	mg / cm ^2
80	2022-07-06 07:37	DOOR	WOOD	Negative	< LOD: 0.09	< LOD: 0.09	< LOD: 3.72	mg / cm ^2
81	2022-07-06 07:38	DOOR	WOOD	Negative	< LOD: 0.31	< LOD: 0.31	< LOD: 3.95	mg / cm ^2
82	2022-07-06 07:38	DOOR	WOOD	Null	< LOD: 1.38	< LOD: 1.38	< LOD: 9.38	mg / cm ^2
83	2022-07-06 07:39	DOOR	WOOD	Negative	< LOD: 0.42	< LOD: 0.42	< LOD: 3.52	mg / cm ^2
84	2022-07-06 07:39	DOOR	WOOD	Negative	< LOD: 0.50	< LOD: 0.50	< LOD: 3.92	mg / cm ^2
85	2022-07-06 07:40	DOOR	WOOD	Negative	< LOD: 0.32	< LOD: 0.32	< LOD: 3.14	mg / cm ^2
86	2022-07-06 07:40	DOOR	WOOD	Negative	< LOD: 0.31	< LOD: 0.31	< LOD: 3.79	mg / cm ^2
87	2022-07-06 07:40	DOOR	WOOD	Null	< LOD: 0.03	< LOD: 0.03	< LOD: 5.50	mg / cm ^2
88	2022-07-06 07:40	DOOR	WOOD	Negative	< LOD: 0.03	< LOD: 0.03	< LOD: 3.25	mg / cm ^2
89	2022-07-06 07:41	DOOR	WOOD	Negative	< LOD: 0.04	< LOD: 0.04	< LOD: 3.30	mg / cm ^2
90	2022-07-06 07:41	DOOR	WOOD	Negative	< LOD: 0.03	< LOD: 0.03	< LOD: 3.36	mg / cm ^2
91	2022-07-06 07:41	DOOR	WOOD	Negative	< LOD: 0.04	< LOD: 0.04	< LOD: 3.60	mg / cm ^2
92	2022-07-06 07:42	FLOOR	ceramic	Negative	< LOD: 0.09	< LOD: 0.09	< LOD: 6.60	mg / cm ^2
93	2022-07-06 07:42	FLOOR	ceramic	Negative	< LOD: 0.11	< LOD: 0.11	< LOD: 1.84	mg / cm ^2
94	2022-07-06 07:43	FLOOR	ceramic	Negative	< LOD: 0.06	< LOD: 0.06	< LOD: 7.60	mg / cm ^2

Thermo Fisher Scientific
2 Radcliff Road
Tewksbury, MA 01876 USA

Index	Time	Component	Substrate	Results	PbC	PbL	PbK	Units
95	2022-07-06 07:43	DOOR	Wood	Negative	< LOD: 0.04	< LOD: 0.04	< LOD: 3.60	mg / cm ^2
96	2022-07-06 07:44	DOOR	Wood	Negative	< LOD: 0.03	< LOD: 0.03	< LOD: 3.54	mg / cm ^2
97	2022-07-06 07:44	DOOR	Wood	Negative	< LOD: 0.04	< LOD: 0.04	< LOD: 3.42	mg / cm ^2
98	2022-07-06 07:45	DOOR	Wood	Negative	< LOD: 0.04	< LOD: 0.04	< LOD: 3.55	mg / cm ^2
99	2022-07-06 07:45	DOOR	Wood	Negative	< LOD: 0.03	< LOD: 0.03	< LOD: 2.22	mg / cm ^2
100	2022-07-06 07:45	DOOR	Wood	Negative	< LOD: 0.04	< LOD: 0.04	< LOD: 3.49	mg / cm ^2
101	2022-07-06 07:46	DOOR	Wood	Negative	< LOD: 0.03	< LOD: 0.03	< LOD: 3.46	mg / cm ^2
102	2022-07-06 07:46	DOOR	Wood	Negative	< LOD: 0.03	< LOD: 0.03	< LOD: 3.12	mg / cm ^2
103	2022-07-06 07:46	DOOR	Wood	Negative	< LOD: 0.30	< LOD: 0.30	< LOD: 4.25	mg / cm ^2
104	2022-07-06 07:47	DOOR	Wood	Negative	< LOD: 0.04	< LOD: 0.04	< LOD: 3.14	mg / cm ^2
105	2022-07-06 07:47	DOOR	Wood	Negative	< LOD: 0.03	< LOD: 0.03	< LOD: 3.60	mg / cm ^2
106	2022-07-06 07:47	DOOR	Wood	Null	< LOD: 0.03	< LOD: 0.03	< LOD: 6.04	mg / cm ^2
107	2022-07-06 07:47	DOOR	Wood	Negative	< LOD: 0.03	< LOD: 0.03	< LOD: 3.55	mg / cm ^2
108	2022-07-06 07:48	DOOR	Wood	Negative	< LOD: 0.03	< LOD: 0.03	< LOD: 3.27	mg / cm ^2
109	2022-07-06 07:48	DOOR	Wood	Negative	< LOD: 0.03	< LOD: 0.03	< LOD: 2.47	mg / cm ^2
110	2022-07-06 07:48	DOOR	Wood	Negative	< LOD: 0.03	< LOD: 0.03	< LOD: 3.90	mg / cm ^2
111	2022-07-06 07:48	DOOR	Wood	Negative	< LOD: 0.04	< LOD: 0.04	< LOD: 3.61	mg / cm ^2
112	2022-07-06 07:49	DOOR	Wood	Negative	< LOD: 0.03	< LOD: 0.03	< LOD: 1.99	mg / cm ^2
113	2022-07-06 07:49	DOOR	Wood	Negative	< LOD: 0.03	< LOD: 0.03	< LOD: 3.70	mg / cm ^2
114	2022-07-06 07:49	DOOR	Wood	Negative	< LOD: 0.04	< LOD: 0.04	< LOD: 4.12	mg / cm ^2
115	2022-07-06 07:49	DOOR	Wood	Negative	< LOD: 0.05	< LOD: 0.05	< LOD: 3.33	mg / cm ^2
116	2022-07-06 07:50	DOOR	Wood	Negative	< LOD: 0.03	< LOD: 0.03	< LOD: 3.24	mg / cm ^2
117	2022-07-06 07:50	DOOR	Wood	Negative	< LOD: 0.03	< LOD: 0.03	< LOD: 1.77	mg / cm ^2
118	2022-07-06 07:50	DOOR	Wood	Negative	< LOD: 0.04	< LOD: 0.04	< LOD: 3.25	mg / cm ^2
119	2022-07-06 07:51	DOOR	Wood	Negative	< LOD: 0.05	< LOD: 0.05	< LOD: 3.09	mg / cm ^2
120	2022-07-06 07:51	DOOR	Wood	Negative	< LOD: 0.03	< LOD: 0.03	< LOD: 3.11	mg / cm ^2
121	2022-07-06 07:51	DOOR	Wood	Negative	< LOD: 0.05	< LOD: 0.05	< LOD: 3.00	mg / cm ^2
122	2022-07-06 07:51	DOOR	Wood	Negative	< LOD: 0.03	< LOD: 0.03	< LOD: 3.15	mg / cm ^2
123	2022-07-06 07:52	WINDOW	Wood	Negative	< LOD: 0.16	< LOD: 0.16	< LOD: 4.01	mg / cm ^2
124	2022-07-06 07:52	WINDOW	Wood	Negative	< LOD: 0.67	< LOD: 0.67	< LOD: 3.30	mg / cm ^2
125	**2022-07-06 07:53**	**WINDOW**	**Wood**	**Positive**	**< LOD: 19.35**	**< LOD: 181.80**	**< LOD: 19.35**	**mg / cm ^2**
126	2022-07-06 07:54	WINDOW	Wood	Negative	< LOD: 0.03	< LOD: 0.03	< LOD: 3.81	mg / cm ^2
127	2022-07-06 07:55	WINDOW	Wood	Negative	< LOD: 0.04	< LOD: 0.04	< LOD: 3.45	mg / cm ^2
128	2022-07-06 07:55	WINDOW	Wood	Negative	< LOD: 0.03	< LOD: 0.03	< LOD: 2.70	mg / cm ^2
129	2022-07-06 07:56	WINDOW	Wood	Negative	< LOD: 0.03	< LOD: 0.03	< LOD: 3.60	mg / cm ^2
130	2022-07-06 07:56	WINDOW	Wood	Negative	< LOD: 0.03	< LOD: 0.03	< LOD: 3.00	mg / cm ^2
131	2022-07-06 07:56	WINDOW	Wood	Negative	< LOD: 0.05	< LOD: 0.05	< LOD: 3.52	mg / cm ^2
132	2022-07-06 07:57	WINDOW	Wood	Negative	< LOD: 0.03	< LOD: 0.03	< LOD: 3.26	mg / cm ^2
133	2022-07-06 07:57	WINDOW	Wood	Null	< LOD: 0.07	< LOD: 0.07	< LOD: 3.34	mg / cm ^2
134	2022-07-06 07:57	WINDOW	Wood	Negative	< LOD: 0.08	< LOD: 0.08	< LOD: 3.45	mg / cm ^2
135	2022-07-06 07:58	WINDOW	Wood	Null	< LOD: 1.62	< LOD: 1.62	< LOD: 7.94	mg / cm ^2
136	2022-07-06 07:58	WINDOW	Wood	Negative	< LOD: 0.26	< LOD: 0.26	< LOD: 3.90	mg / cm ^2
137	2022-07-06 07:59	WINDOW	Wood	Negative	< LOD: 0.28	< LOD: 0.28	< LOD: 3.24	mg / cm ^2
138	**2022-07-06 07:59**	**WINDOW**	**Wood**	**Positive**	**< LOD: 6.15**	**< LOD: 6.15**	**< LOD: 8.40**	**mg / cm ^2**
139	2022-07-06 08:01	WINDOW	Wood	Negative	< LOD: 0.20	< LOD: 0.20	< LOD: 3.45	mg / cm ^2
140	2022-07-06 08:03	WINDOW	Wood	Negative	< LOD: 0.34	< LOD: 0.34	< LOD: 3.95	mg / cm ^2
141	2022-07-06 08:03	WINDOW	Wood	Negative	< LOD: 0.22	< LOD: 0.22	< LOD: 3.50	mg / cm ^2

Thermo SCIENTIFIC

Thermo Fisher Scientific
2 Radcliff Road
Tewksbury, MA 01876 USA

Index	Time	Component	Substrate	Results	PbC	PbL	PbK	Units
142	2022-07-06 08:04	exterior	Wood	Positive	< LOD: 21.45	< LOD: 9.30	< LOD: 21.45	mg / cm ^2
143	2022-07-06 08:05	exterior	Wood	Positive	< LOD: 18.15	< LOD: 19.35	< LOD: 18.15	mg / cm ^2
144	2022-07-06 08:05	exterior	Wood	Positive	< LOD: 18.15	< LOD: 27.30	< LOD: 18.15	mg / cm ^2
145	2022-07-06 08:06	exterior	Wood	Positive	< LOD: 26.55	< LOD: 22.80	< LOD: 26.55	mg / cm ^2
146	2022-07-06 08:06	exterior	Wood	Positive	< LOD: 5.70	< LOD: 5.70	< LOD: 11.85	mg / cm ^2
147	2022-07-06 08:07	exterior	Wood	Positive	< LOD: 24.00	< LOD: 17.55	< LOD: 24.00	mg / cm ^2
148	2022-07-06 08:08	exterior	Wood	Positive	< LOD: 21.15	< LOD: 20.10	< LOD: 21.15	mg / cm ^2
149	2022-07-06 08:10	exterior	Wood	Negative	< LOD: 0.17	< LOD: 0.17	< LOD: 3.37	mg / cm ^2
150	2022-07-06 08:14			Negative	< LOD: 0.04	< LOD: 0.04	< LOD: 3.75	mg / cm ^2
151	2022-07-06 08:15			Positive	1.20 +/- 0.20	1.20 +/- 0.20	< LOD: 1.18	mg / cm ^2
152	2022-07-06 08:15			Positive	< LOD: 4.50	< LOD: 4.50	< LOD: 15.75	mg / cm ^2
153	2022-07-06 08:16			Positive	3.30 +/- 1.90	3.30 +/- 1.90	< LOD: 10.95	mg / cm ^2

TCLP LABORATORY DATA
5 NORTH MAIN STREET
REDDING, CT

Analysis Report

Schneider Laboratories Global, Inc

2512 W. Cary Street • Richmond, Virginia • 23220-5117
804-353-6778 • 800-785-LABS (5227) • Fax 804-359-1475

Customer: HYGENIX, INC. (117)
Address: 49 Woodside St
Stamford, CT 06902

Attn:

Project: 5 North Main Street
Location: Redding CT
Number:

Order #: 480412

Matrix TCLP
Received 07/08/22
Reported 07/13/22

PO Number: James Twitchell

Sample ID / Parameter	Cust. Sample ID	Location / Method	Result	RL*	Units	Analysis Date	Analyst
480412-001	01	Int Plaster Composite					
Metals Analysis							
Lead		EPA 7000B / 1311	**4.50**	0.200	mg/L	07/09/22	KM
480412-002	02	Ext Green Painted Wood					
Metals Analysis							
Lead		EPA 7000B / 1311	**87.7**	2.00	mg/L	07/09/22	KM

The Matrix Spike (MS) failed. The MS is a duplicate sample spiked with lead. Lead concentration required dilutions which decreased the spike in the MS below acceptance limits. Sample results are not affected by the failure and are accurate.

480412-07/13/22 04:35 PM

Reviewed By: **Jennifer Lee**
Manager

EPA TCLP Regulatory Limits

Parameter	Reg. Limit	Unit
Lead	5.00	mg/L

State Certifications

Method	Parameter	Connecticut	Virginia
EPA 7000B	Lead	ELAP Certified	VELAP Certified

State	Certificate Number
Connecticut	ELAP PH-0118
Virginia	VELAP 11737

All internal QC parameters were met. Unusual sample conditions, if any, are described. Surrogate Spike results designated with "D" indicate that the analyte was diluted out. "MI" indicates matrix interference. Concentration and *Reporting Limit (RL) based on areas provided by client. Values are reported to three significant figures. Solid PPM = mg/kg | PPB = µg/kg and Water PPM = mg/L | PPB = µg/L. The test results apply to the sample as received.

S 2

480412

V:\480\480412

jlee 7/8/2022 10:13:16 AM

Federal Express 816271064021

SCHNEIDER LABORATORIES GLOBAL, INC.

2512 West Cary Street, Richmond, Virginia 23220-5117
804-353-6778 • 800-785-LABS (5227) • Fax 804-359-1475
www.slabinc.com e-mail: info@slabinc.com

Submitting Co.	HYGENIX, Inc.	Lab WO#		Phone	203-324-2222
49 Woodside Street		Acct #	117	Fax / Email	jtwitchell@hygenix.com
Stamford, CT 06902		**State of Collection	CT	**Cert. Required	☒ Yes ☐ No

Project Name:	5 North Main Street	Special Instructions [include requests for special reporting or data packages]
Project Location:	Redding, CT	
Project Number:		
PO Number:		

Turn Around Time (TAT)

- ☐ 2 hours*
- ☐ Same day* †
- ☐ 1 business day* †
- ☐ 2 business days* †
- ☐ 3 business days* †
- ☒ 5 business days* †

* Not available for all tests

A job received past 3PM † will begin its TAT the next business day

Schedule rush organics, multi-metals & weekend tests in advance.

Matrix / Sample Type (Select ONE)

All samples on form should be of SAME matrix type. Use additional forms as needed.

☐ Air	☒ Solid
☐ Aqueous	☐ Waste
☐ Bulk	☐ Wastewater
☐ Hi-Vol Filter (PM10)	☐ Water,Drinking
☐ Hi-Vol Filter (TSP)	☐ Compliance
☐ Oil	☐ Wipe
☐ Paint	☐ Wipe, Composite
☐ Sludge	☐ _____
☐ Soil	☐ _____

Tests / Analytes (Select ALL that Apply)

Asbestos in Air	Asbestos in Bulk	Metals-Total
☐ PCM (NIOSH 7400)	☐ PLM	☐ Lead
☐ TEM (AHERA)	☐ PLM (Point Count)	☐ RCRA Metals
☐ TEM (EPA Level II)	☐ PLM (Qualitative only)	**TCLP**
Miscellaneous Tests	☐ NYELAP	☒ TCLP / Lead
☐ Total Dust (NIOSH 0500)	☐ CAELAP (Point Count)	☐ TCLP / RCRA Metals
☐ Resp. Dust (NIOSH 0600)	☐ TEM (Chatfield)	☐ TCLP / Full (w/ organics) 10 day
☐ Silica - FTIR (NIOSH 7602)	☐ _____	**Microbiology**
☐ Silica - XRD (NIOSH 7500)	**FOR ASBESTOS AIR:**	☐ BACT (MPN & P/A)
Other	TYPE OF RESPIRATOR USED: _____	☐ Mold Direct Exam
☐ _____		☐ _____

Sample #	Date Sampled**	Time Sampled**	Sample Identification (Employee, SSN, Bldg, Material, Type[1])	Wiped Area (ft²)	pH / Temp *	Time[2] Start	Time[2] Stop	Flow Rate[3] Start	Flow Rate[3] Stop	Total[4] Air
01	07/06/22		Interior Plaster Composite							
02	07/06/22		Exterior Green Painted Wood							

[1]Type: A=Area B=Blank P=Personal E=Excursion [2]Beginning/End of Sample Period [3]Pump Calibration in Liters/Minute [4]Volume in Liters [time in min × flow in L/min]

All soil and aqueous samples must be sent in adequate quantity for duplicate analysis to be performed per EPA requirements. Failure to perform a sample duplicate analysis, due to a lack of sample quantity, will lead to a disclaimer on the report. All problem jobs without customer response held over 30 days will be voided and disposed of.

Sampled by	Relinquished to lab by	For Lab Use:
NAME James Twitchell	NAME James Twitchell	
SIGNATURE	SIGNATURE	
DATE / TIME 07/06/22	DATE / TIME 07/07/22	

Sample Disposal ☐ Return to Sender (shipping fees) ☐ Disposal by Lab ($60 fee for excessive weight)

* Temperature taken with IR Gun A **Required. *Chain-of-Custody documentation continued internally within lab. Terms and conditions page 2.*

HYGENIX, INC.

ASBESTOS PRE-RENOVATION INSPECTION REPORT

INSPECTION SITE:	5 North Main Street Redding, CT
CLIENT:	Richard Wenning Executive Director, Be Foundation 303.601.7454 cell rich@befoundation.org
INSPECTORS:	James Twitchell (CT Insp./Mgmt. Planner #000241)
INSPECTION DATES:	July 6, 2022
BUILDING TYPES:	Church
PLM ASBESTOS SAMPLES:	63 collected / 60 analyzed

BACKGROUND

The building at the above referenced location is slated for extensive renovations. Richard Wenning, of the Be Foundation, hired HYGENIX, Inc. to document the presence of asbestos-containing building materials (ACBM'S), and to comment on the impact these materials will have on the proposed renovation/demolition project. The results of the asbestos survey are presented in this report.

LIMITATIONS

The building is a historical building and the Be Foundation does not currently own the building. Destructive sampling was limited to areas and size that could be properly repaired. Hidden and/or inaccessible materials may be present. Any materials not identified in the inventory of asbestos containing or non-asbestos containing materials that are uncovered must be assumed to be asbestos containing until they are sampled and proven to be otherwise. The roofing under the slate roof shingles and any materials behind the stone exterior were not included in this inspection.

ASBESTOS SAMPLING PROTOCOL

During the inspection of accessible spaces, the inspectors identified "functional spaces or building systems" (e.g. dwelling spaces, storage rooms, boiler rooms, roof systems, heating systems, etc.), and categorized the construction materials within functional spaces and/or system as "homogeneous", based on uniformity in color, age, texture and use. The inspector then compiled a list of building materials suspected to contain asbestos, and recorded the condition, location, and approximate quantity of homogeneous, suspect materials.

From each homogeneous area or building system, the inspectors collected representative "bulk" samples of construction materials suspected to contain asbestos.

Samples of suspect materials were analyzed at AmeriSci New York by polarized light microscopy (PLM)

in accordance with EPA procedures. The National Voluntary Laboratory Approval Program (NVLAP) accredits AmeriSci New York to perform bulk asbestos analysis.

INTERPRETATION OF TEST RESULTS

The regulations of CT Department of Public Health and the US EPA define ***asbestos containing materials*** (ACM's) as materials containing greater than 1-% asbestos. If one or more bulk samples of a homogeneous material are found to contain greater than 1-% asbestos, then all the homogeneous material is classified as ACM.

The US OSHA Asbestos Construction Industry Standard requires designation as ***presumed asbestos containing materials*** (PACM's), all surfacing materials and thermal system insulation which have not been tested, or for which the number of samples collected and analyzed was less than the previously listed minimums. This requirement does not apply if the building in which the material is found was constructed after 1980.

The results of the PLM laboratory testing are summarized in Appendix B.

GENERAL DISCUSSION - ASBESTOS ABATEMENT REGULATIONS

Asbestos management and abatement activities in the State of Connecticut are governed by the following State and federal regulations:

1. US EPA National Emission Standards for Hazardous Air Pollutants (NESHAPs)

   The NESHAPs regulations for asbestos prohibit the emission of airborne asbestos dust to the environment. These regulations require notification of the regional office of US EPA at least 10 days in advance of an asbestos abatement project involving more than 260 linear feet, 160 square feet, or 35 cubic feet of material containing more than 1% asbestos. The NESHAPs regulations require the asbestos-containing materials to be kept in a wet condition during handling and removal, and specify requirements for labeling, transport, and disposal of asbestos waste.

2. US OSHA Asbestos Construction Industry Standard

   The OSHA Asbestos Construction Industry Standard protects workers who may be exposed to asbestos in construction. The OSHA standard specifies permissible exposure limits, and procedures for handling various forms and quantities of asbestos containing building materials. The standard describes regulated areas, exposure monitoring, respiratory protection and protective clothing, hygiene facilities, hazard communication, housekeeping, medical surveillance, record keeping, and worker training requirements.

3. CT DOPH CT Standards for Asbestos Abatement

   The CT regulations describe the allowable procedures for asbestos abatement, licensing of personnel involved in asbestos abatement, and re-occupancy testing requirements. A 10-day advance notification of the agency is required for asbestos removal projects involving more than 25 square feet or 10 linear feet of interior friable and/or non-friable asbestos-containing material.

PRE-RENOVATION INVENTORY OF ASBESTOS CONTAINING BUILDING MATERIALS:

All asbestos containing materials must be removed from the building prior to renovation activities that will disturb them. A Connecticut licensed asbestos abatement contractor must remove the material and a clearance must be performed by a Connecticut licensed project monitor.

ACBM Description	Location (s) in Building	Estimated Quantity	Comments
Caulk	Exterior Windows & Doors	33 units	
Sink Insulation	Basement	1 unit	
Transite Panels	Basement Boiler Room	160 square feet	
Flooring Adhesive	Altar	280 square feet	The 9x9 red floor tiles are considered asbestos containing since the adhesive is attached to the tile.

INVENTORY OF NON-ASBESTOS CONTAINING BUILDING MATERIALS:

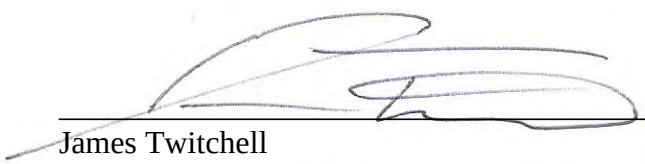
Asphalt Repair Shingles	Window Putty/Glazing	Carpet Adhesive	1st Floor Hall Black Layer Under Carpet	1st Floor Hall Flooring Under Carpet
1st Floor Rounded Room Tan Linoleum Adhesive	Organ Blower Closet – Vibration Cloth	Basement Carpet Adhesive	2x2 Textured Ceiling Tiles	2x4 Long Groove Ceiling Tiles
Boiler Flue Insulation	Boiler Insulation	Pipe Residue	Ceramic Mortar	Ceramic Grout
Sheet Rock	Joint Compound	Basement Plaster Ceiling	Plaster (Gray Coat)	Plaster (White Coat)

DISCLAIMER

HYGENIX, Inc. has performed its services, within the limits prescribed by our clients, with the usual thoroughness and competence of the industrial hygiene profession.

The findings in this report are based upon observations and information available to the inspector during the time of the rendering of the services as described in this report and are based on procedures currently required by applicable laws, regulations, and ordinances. HYGENIX cannot be responsible for conditions or materials the inspector did not observe due to lack of access or was not otherwise reasonably observable. The conclusions in this report are professional opinions based solely upon these findings. The findings and conclusions are intended exclusively for the purpose outlined herein within the scope of work and at the site location and project indicated.

This report is for the sole use of the client. The scope of work performed in execution of this inspection may not be appropriate to satisfy the needs of other users and any reuse of this document or the findings, conclusions, or recommendations presented herein is at the sole risk of said user.



James Twitchell — 07/18/22 Date

APPENDIX A

SITE SKECTH

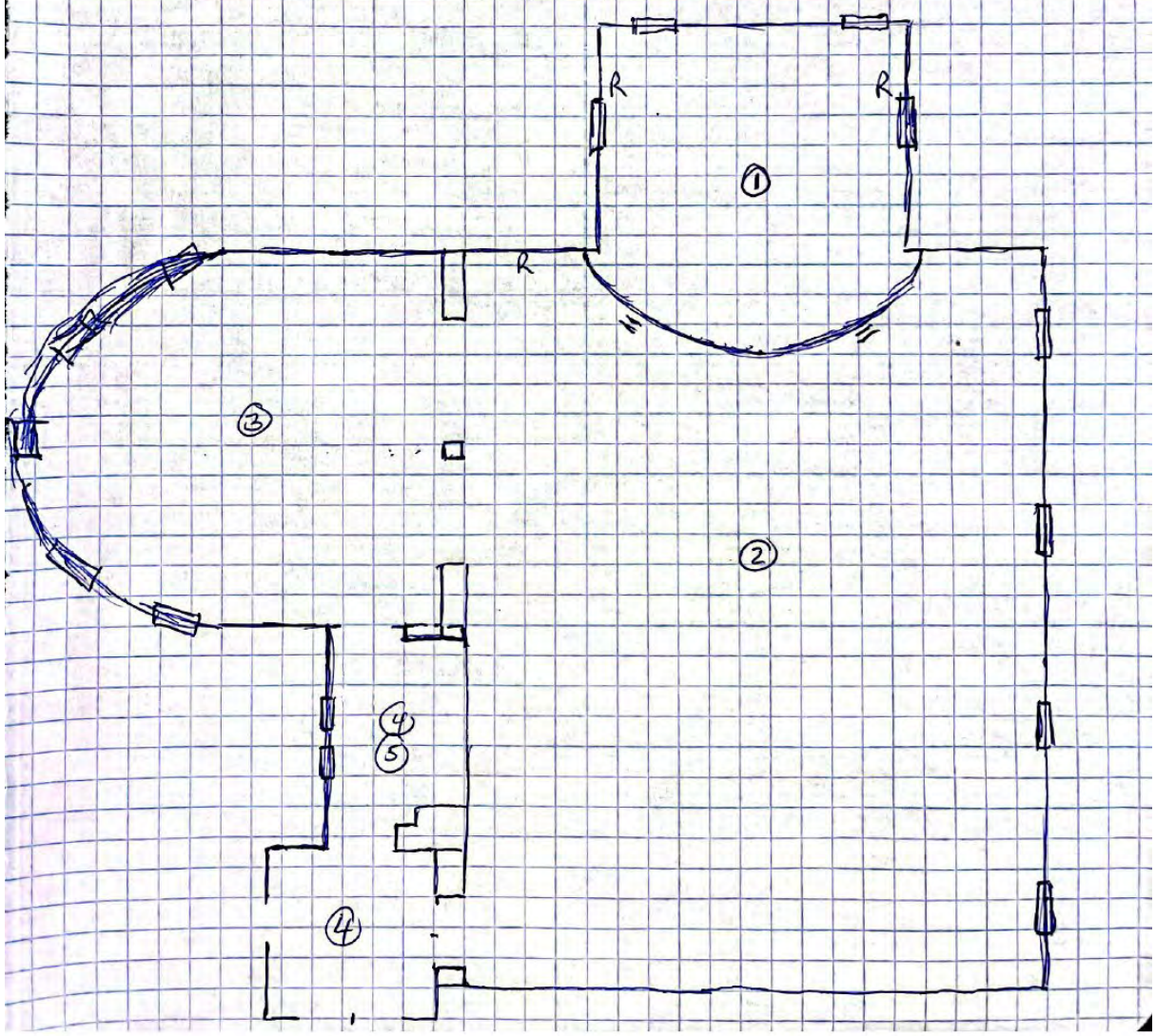
5 North Main Street, Redding CT 07/06/22

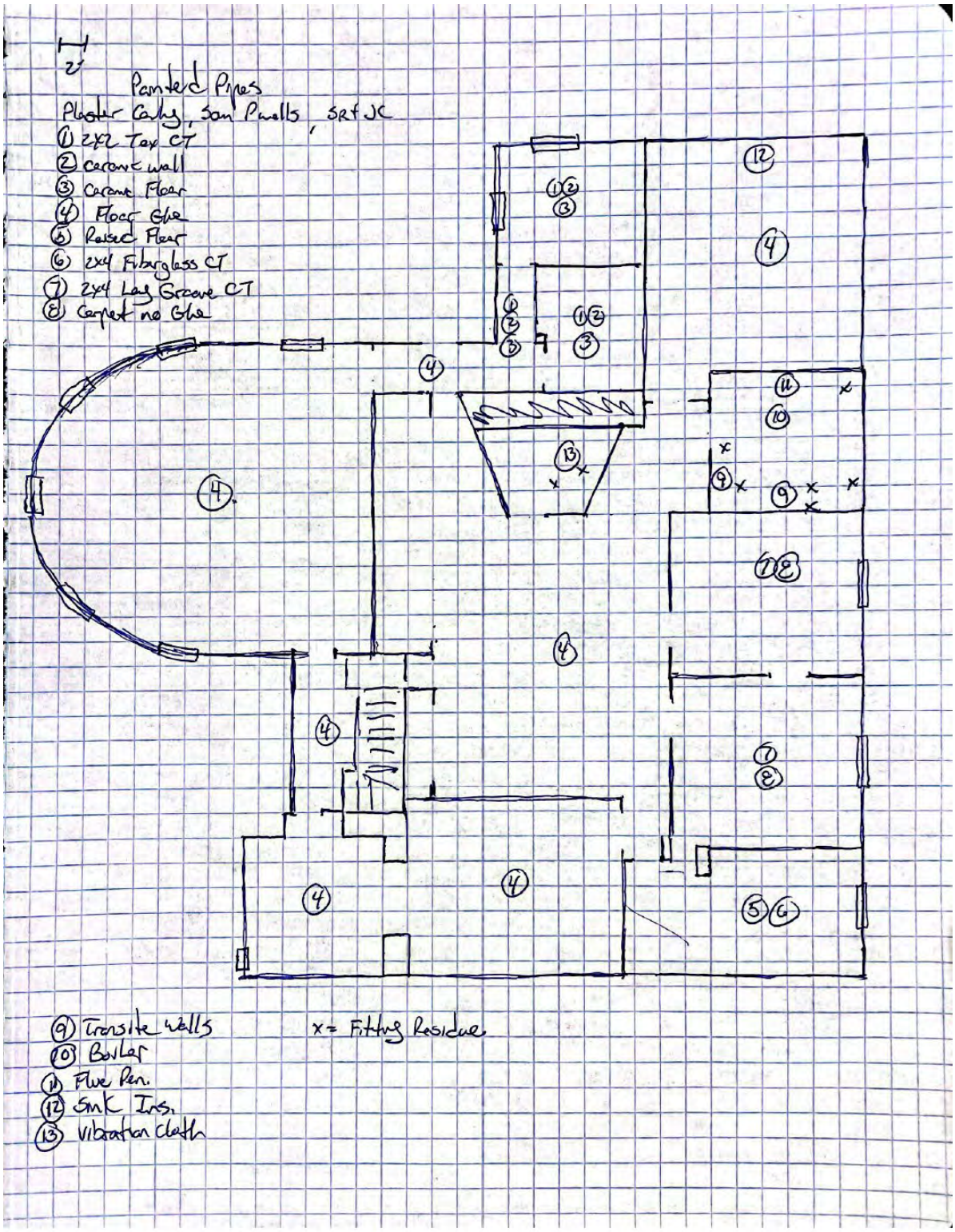
[redacted]

1st Floor

2'

Plaster + wood wall/st calys.
① 9x9 Red FT
② Carpet on wood no glue
③ Tan Lyndeum
④ Carpet on concrete w/ glue.
⑤ Lyndeum under carpet





APPENDIX B

PLM BULK ASBESTOS ANALYSIS REPORTS

AmeriSci New York
117 EAST 30TH ST.
NEW YORK, NY 10016
TEL: (212) 679-8600 • FAX: (212) 679-3114

PLM Bulk Asbestos Report

Hygenix, Inc.
Attn: Robert Brown
49 Woodside Street

Stamford, CT 06902

Date Received 07/08/22 **AmeriSci Job #** 222071755
Date Examined 07/12/22 **P.O. #**
Page 1 **of** 11

RE: Be Foundation; 5 North Main Street, Redding, CT

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
0706-01 1	222071755-01 **Location:** Roof Repair Area - Shingle	***No***	NAD (by CVES) by Ivan H. Reyes on 07/12/22
Analyst Description: Black, Homogeneous, Fibrous, Bulk Material **Asbestos Types:** **Other Material:** Fibrous glass 8%, Non-fibrous 92%			
0706-02 1	222071755-02 **Location:** Roof Repair Area - Shingle	***No***	NAD (by CVES) by Ivan H. Reyes on 07/12/22
Analyst Description: Black, Homogeneous, Fibrous, Bulk Material **Asbestos Types:** **Other Material:** Fibrous glass 8%, Non-fibrous 92%			
0706-03 2	222071755-03 **Location:** Exterior Door - Caulk	***Yes***	3% (by CVES) by Ivan H. Reyes on 07/12/22
Analyst Description: Gray, Homogeneous, Fibrous, Bulk Material **Asbestos Types:** Chrysotile 3.0 %, Anthophyllite <1. % **Other Material:** Non-fibrous 97%			
0706-04 2	222071755-04 **Location:** Exterior Door - Caulk		NA/PS
Analyst Description: Bulk Material **Asbestos Types:** **Other Material:**			
0706-05 3	222071755-05 **Location:** Exterior Window - Caulk	***Yes***	2% (by CVES) by Ivan H. Reyes on 07/12/22
Analyst Description: Gray, Homogeneous, Non-Fibrous, Bulk Material **Asbestos Types:** Chrysotile 2.0 %, Anthophyllite <1. % **Other Material:** Non-fibrous 98%			

See Reporting notes on last page

PLM Bulk Asbestos Report

Be Foundation; 5 North Main Street, Redding, CT

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
0706-06 3	222071755-06 **Location:** Exterior Window - Caulk		NA/PS
Analyst Description: Bulk Material **Asbestos Types:** **Other Material:**			
0706-07 4	222071755-07 **Location:** 1st Floor Rounded Room - Window Putty	***No***	NAD (by CVES) by Ivan H. Reyes on 07/12/22
Analyst Description: Green/OffWhite, Homogeneous, Non-Fibrous, Bulk Material **Asbestos Types:** **Other Material:** Non-fibrous 100%			
0706-08 4	222071755-08 **Location:** 1st Floor Church - Window Putty	***No***	NAD (by CVES) by Ivan H. Reyes on 07/12/22
Analyst Description: Green/OffWhite, Homogeneous, Non-Fibrous, Bulk Material **Asbestos Types:** **Other Material:** Non-fibrous 100%			
0706-09 4	222071755-09 **Location:** Bsmt Rounded Room - Window Putty	***No***	NAD (by CVES) by Ivan H. Reyes on 07/12/22
Analyst Description: Gray, Homogeneous, Non-Fibrous, Bulk Material **Asbestos Types:** **Other Material:** Non-fibrous 100%			
0706-10 5	222071755-10 **Location:** 1st Floor - Carpet Glue	***No***	NAD (by CVES) by Ivan H. Reyes on 07/12/22
Analyst Description: Yellow, Homogeneous, Non-Fibrous, Bulk Material **Asbestos Types:** **Other Material:** Cellulose Trace, Non-fibrous 100%			
0706-11 5	222071755-11 **Location:** 1st Floor - Carpet Glue	***No***	NAD (by CVES) by Ivan H. Reyes on 07/12/22
Analyst Description: Yellow, Homogeneous, Non-Fibrous, Bulk Material **Asbestos Types:** **Other Material:** Cellulose Trace, Non-fibrous 100%			

See Reporting notes on last page

PLM Bulk Asbestos Report

Be Foundation; 5 North Main Street, Redding, CT

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
0706-12 6	222071755-12 **Location:** 1st Floor Hall Under Carpet - Black Layer	***No***	NAD (by CVES) by Ivan H. Reyes on 07/12/22
	Analyst Description: Black, Homogeneous, Fibrous, Bulk Material **Asbestos Types:** **Other Material:** Cellulose 70%, Non-fibrous 30%		
0706-13 7	222071755-13 **Location:** 1st Floor Hall Under Carpet - Flooring On Black Layer	***No***	NAD (by CVES) by Ivan H. Reyes on 07/12/22
	Analyst Description: Brown, Homogeneous, Fibrous, Bulk Material **Asbestos Types:** **Other Material:** Cellulose 10%, Non-fibrous 90%		
0706-14 6	222071755-14 **Location:** 1st Floor Hall Under Carpet - Black Layer	***No***	NAD (by CVES) by Ivan H. Reyes on 07/12/22
	Analyst Description: Black, Homogeneous, Fibrous, Bulk Material **Asbestos Types:** **Other Material:** Cellulose 70%, Non-fibrous 30%		
0706-15 7	222071755-15 **Location:** 1st Floor Hall Under Carpet - Flooring On Black Layer	***No***	NAD (by CVES) by Ivan H. Reyes on 07/12/22
	Analyst Description: Brown, Homogeneous, Fibrous, Bulk Material **Asbestos Types:** **Other Material:** Cellulose 12%, Non-fibrous 88%		
0706-16 8	222071755-16 **Location:** Altar - Adhesive	***Yes***	2% (by CVES) by Ivan H. Reyes on 07/12/22
	Analyst Description: Brown, Homogeneous, Non-Fibrous, Bulk Material **Asbestos Types:** Chrysotile 2.0 % **Other Material:** Cellulose Trace, Non-fibrous 98%		
0706-17 9	222071755-17 **Location:** Altar - 9x9 Red FT	***No***	NAD (by CVES) by Ivan H. Reyes on 07/12/22
	Analyst Description: Red, Homogeneous, Non-Fibrous, Bulk Material **Asbestos Types:** **Other Material:** Non-fibrous 100%		

See Reporting notes on last page

PLM Bulk Asbestos Report

Be Foundation; 5 North Main Street, Redding, CT

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
0706-18 8	222071755-18 **Location:** Altar - Adhesive		NA/PS
Analyst Description: Bulk Material **Asbestos Types:** **Other Material:**			
0706-19 9	222071755-19 **Location:** Altar - 9x9 Red FT	***No***	NAD (by CVES) by Ivan H. Reyes on 07/12/22
Analyst Description: Red, Homogeneous, Non-Fibrous, Bulk Material **Asbestos Types:** **Other Material:** Non-fibrous 100%			
0706-20 10	222071755-20 **Location:** 1st Floor Rounded Room - Adhesive	***No***	NAD (by CVES) by Ivan H. Reyes on 07/12/22
Analyst Description: Brown, Homogeneous, Non-Fibrous, Bulk Material **Asbestos Types:** **Other Material:** Cellulose Trace, Non-fibrous 100%			
0706-21 11	222071755-21 **Location:** 1st Floor Rounded Room - Tan Linoleum	***No***	NAD (by CVES) by Ivan H. Reyes on 07/12/22
Analyst Description: Tan, Homogeneous, Fibrous, Bulk Material **Asbestos Types:** **Other Material:** Cellulose 10%, Non-fibrous 90%			
0706-22 10	222071755-22 **Location:** 1st Floor Rounded Room - Adhesive	***No***	NAD (by CVES) by Ivan H. Reyes on 07/12/22
Analyst Description: Brown, Homogeneous, Non-Fibrous, Bulk Material **Asbestos Types:** **Other Material:** Cellulose Trace, Non-fibrous 100%			
0706-23 11	222071755-23 **Location:** 1st Floor Rounded Room - Tan Linoleum	***No***	NAD (by CVES) by Ivan H. Reyes on 07/12/22
Analyst Description: Tan, Homogeneous, Fibrous, Bulk Material **Asbestos Types:** **Other Material:** Cellulose 8%, Non-fibrous 92%			

See Reporting notes on last page

PLM Bulk Asbestos Report

Be Foundation; 5 North Main Street, Redding, CT

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
0706-24 12	222071755-24 **Location:** Basement Organ Blower Room - Vibration Cloth	***No***	NAD (by CVES) by Ivan H. Reyes on 07/12/22
Analyst Description: Tan, Homogeneous, Fibrous, Bulk Material **Asbestos Types:** **Other Material:** Cellulose 85%, Non-fibrous 15%			
0706-25 13	222071755-25 **Location:** Basement Rounded Room - Carpet Glue	***No***	NAD (by CVES) by Ivan H. Reyes on 07/12/22
Analyst Description: Yellow, Homogeneous, Non-Fibrous, Bulk Material **Asbestos Types:** **Other Material:** Cellulose Trace, Non-fibrous 100%			
0706-26 13	222071755-26 **Location:** Basement Center Room - Carpet Glue	***No***	NAD (by CVES) by Ivan H. Reyes on 07/12/22
Analyst Description: Yellow, Homogeneous, Non-Fibrous, Bulk Material **Asbestos Types:** **Other Material:** Cellulose Trace, Non-fibrous 100%			
0706-27 14	222071755-27 **Location:** Basement Sink - Insulation	***Yes***	3% (by CVES) by Ivan H. Reyes on 07/12/22
Analyst Description: Purple, Homogeneous, Fibrous, Bulk Material **Asbestos Types:** Chrysotile 3.0 % **Other Material:** Non-fibrous 97%			
0706-28 15	222071755-28 **Location:** Basement Women's Bath - 2x2 Textured CT	***No***	NAD (by CVES) by Ivan H. Reyes on 07/12/22
Analyst Description: White, Homogeneous, Fibrous, Bulk Material **Asbestos Types:** **Other Material:** Cellulose 45%, Fibrous glass 35%, Non-fibrous 20%			
0706-29 15	222071755-29 **Location:** Basement Men's Bath - 2x2 Textured CT	***No***	NAD (by CVES) by Ivan H. Reyes on 07/12/22
Analyst Description: White, Homogeneous, Fibrous, Bulk Material **Asbestos Types:** **Other Material:** Cellulose 45%, Fibrous glass 35%, Non-fibrous 20%			

See Reporting notes on last page

PLM Bulk Asbestos Report

Be Foundation; 5 North Main Street, Redding, CT

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
0706-30 16	222071755-30 **Location:** Basement Room Left - 2x4 Long Groove CT	*No*	NAD (by CVES) by Ivan H. Reyes on 07/12/22
Analyst Description: White, Homogeneous, Fibrous, Bulk Material **Asbestos Types:** **Other Material:** Cellulose 50%, Fibrous glass 25%, Non-fibrous 25%			
0706-31 16	222071755-31 **Location:** Basement Room Right - 2x4 Long Groove CT	*No*	NAD (by CVES) by Ivan H. Reyes on 07/12/22
Analyst Description: White, Homogeneous, Fibrous, Bulk Material **Asbestos Types:** **Other Material:** Cellulose 50%, Fibrous glass 25%, Non-fibrous 25%			
0706-32 17	222071755-32 **Location:** Basement Boiler Room - Flue Insulation	*No*	NAD (by CVES) by Ivan H. Reyes on 07/12/22
Analyst Description: Lt. Gray, Homogeneous, Non-Fibrous, Cementitious, Bulk Material **Asbestos Types:** **Other Material:** Non-fibrous 100%			
0706-33 17	222071755-33 **Location:** Basement Boiler Room - Flue Insulation	*No*	NAD (by CVES) by Ivan H. Reyes on 07/12/22
Analyst Description: Gray, Homogeneous, Fibrous, Cementitious, Bulk Material **Asbestos Types:** **Other Material:** Wollastonite 5%, Non-fibrous 95%			
0706-34 18	222071755-34 **Location:** Basement Boiler Room Wall - Transite	*Yes*	25% (by CVES) by Ivan H. Reyes on 07/12/22
Analyst Description: Gray, Homogeneous, Fibrous, Cementitious, Bulk Material **Asbestos Types:** Chrysotile 25.0 % **Other Material:** Non-fibrous 75%			
0706-35 19	222071755-35 **Location:** Basement Boiler - Insulation	*No*	NAD (by CVES) by Ivan H. Reyes on 07/12/22
Analyst Description: Tan, Homogeneous, Fibrous, Bulk Material **Asbestos Types:** **Other Material:** Cellulose Trace, Fibrous glass 95%, Non-fibrous 5%			

See Reporting notes on last page

PLM Bulk Asbestos Report

Be Foundation; 5 North Main Street, Redding, CT

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
0706-36 19	222071755-36 **Location:** Basement Boiler - Insulation	*No*	NAD (by CVES) by Ivan H. Reyes on 07/12/22
Analyst Description: Tan, Homogeneous, Fibrous, Bulk Material **Asbestos Types:** **Other Material:** Cellulose Trace, Fibrous glass 85%, Non-fibrous 15%			
0706-37 19	222071755-37 **Location:** Basement Boiler - Insulation	*No*	NAD (by CVES) by Ivan H. Reyes on 07/12/22
Analyst Description: Tan, Homogeneous, Fibrous, Bulk Material **Asbestos Types:** **Other Material:** Cellulose Trace, Fibrous glass 97%, Non-fibrous 3%			
0706-38 20	222071755-38 **Location:** Basement Rounded Room - Pipe Residue	*No*	NAD (by CVES) by Ivan H. Reyes on 07/12/22
Analyst Description: White, Heterogeneous, Non-Fibrous, Bulk Material **Asbestos Types:** **Other Material:** Cellulose Trace, Non-fibrous 100%			
0706-39 20	222071755-39 **Location:** Basement Organ Blower Closet - Pipe Residue	*No*	NAD (by CVES) by Ivan H. Reyes on 07/12/22
Analyst Description: Black, Homogeneous, Non-Fibrous, Bulk Material **Asbestos Types:** **Other Material:** Non-fibrous 100%			
0706-40 20	222071755-40 **Location:** Basement Boiler Room - Pipe Residue	*No*	NAD (by CVES) by Ivan H. Reyes on 07/12/22
Analyst Description: Brown/White, Heterogeneous, Non-Fibrous, Bulk Material **Asbestos Types:** **Other Material:** Non-fibrous 100%			
0706-41 21	222071755-41 **Location:** Basement Ceramic Floor - Mortar	*No*	NAD (by CVES) by Ivan H. Reyes on 07/12/22
Analyst Description: Brown, Homogeneous, Non-Fibrous, Cementitious, Bulk Material **Asbestos Types:** **Other Material:** Animal hair Trace, Cellulose Trace, Non-fibrous 100%			

See Reporting notes on last page

PLM Bulk Asbestos Report

Be Foundation; 5 North Main Street, Redding, CT

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
0706-42 21	222071755-42 **Location:** Basement Ceramic Floor - Mortar	***No***	NAD (by CVES) by Ivan H. Reyes on 07/12/22
Analyst Description: Gray, Homogeneous, Non-Fibrous, Cementitious, Bulk Material **Asbestos Types:** **Other Material:** Non-fibrous 100%			
0706-43 22	222071755-43 **Location:** Basement Ceramic - Grout	***No***	NAD (by CVES) by Ivan H. Reyes on 07/12/22
Analyst Description: Off-White, Homogeneous, Non-Fibrous, Cementitious, Bulk Material **Asbestos Types:** **Other Material:** Non-fibrous 100%			
0706-44 22	222071755-44 **Location:** Basement Ceramic - Grout	***No***	NAD (by CVES) by Ivan H. Reyes on 07/12/22
Analyst Description: Off-White, Homogeneous, Non-Fibrous, Cementitious, Bulk Material **Asbestos Types:** **Other Material:** Non-fibrous 100%			
0706-45 23	222071755-45 **Location:** Basement - Joint Compound	***No***	NAD (by CVES) by Ivan H. Reyes on 07/12/22
Analyst Description: White, Homogeneous, Non-Fibrous, Bulk Material **Asbestos Types:** **Other Material:** Cellulose Trace, Non-fibrous 100%			
0706-46 23	222071755-46 **Location:** Basement - Joint Compound	***No***	NAD (by CVES) by Ivan H. Reyes on 07/12/22
Analyst Description: White, Homogeneous, Non-Fibrous, Bulk Material **Asbestos Types:** **Other Material:** Cellulose Trace, Non-fibrous 100%			
0706-47 23	222071755-47 **Location:** Basement - Joint Compound	***No***	NAD (by CVES) by Ivan H. Reyes on 07/12/22
Analyst Description: White, Homogeneous, Non-Fibrous, Bulk Material **Asbestos Types:** **Other Material:** Cellulose Trace, Non-fibrous 100%			

See Reporting notes on last page

PLM Bulk Asbestos Report

Be Foundation; 5 North Main Street, Redding, CT

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
0706-48 24	222071755-48 **Location:** Basement - Sheetrock	***No***	NAD (by CVES) by Ivan H. Reyes on 07/12/22
Analyst Description: Off-White, Homogeneous, Fibrous, Bulk Material **Asbestos Types:** **Other Material:** Cellulose 2%, Fibrous glass 2%, Non-fibrous 96%			
0706-49 24	222071755-49 **Location:** Basement - Sheetrock	***No***	NAD (by CVES) by Ivan H. Reyes on 07/12/22
Analyst Description: Off-White/Brown, Homogeneous, Fibrous, Bulk Material **Asbestos Types:** **Other Material:** Cellulose 12%, Fibrous glass 2%, Non-fibrous 86%			
0706-50 24	222071755-50 **Location:** Basement - Sheetrock	***No***	NAD (by CVES) by Ivan H. Reyes on 07/12/22
Analyst Description: Off-White/Brown, Homogeneous, Fibrous, Bulk Material **Asbestos Types:** **Other Material:** Cellulose 5%, Fibrous glass 2%, Non-fibrous 93%			
0706-51 25	222071755-51 **Location:** Basement - Plaster Ceiling	***No***	NAD (by CVES) by Ivan H. Reyes on 07/12/22
Analyst Description: Brown, Homogeneous, Non-Fibrous, Cementitious, Bulk Material **Asbestos Types:** **Other Material:** Animal hair Trace, Cellulose Trace, Non-fibrous 100%			
0706-52 25	222071755-52 **Location:** Basement - Plaster Ceiling	***No***	NAD (by CVES) by Ivan H. Reyes on 07/12/22
Analyst Description: Brown, Homogeneous, Non-Fibrous, Cementitious, Bulk Material **Asbestos Types:** **Other Material:** Animal hair Trace, Cellulose Trace, Non-fibrous 100%			
0706-53 25	222071755-53 **Location:** Basement - Plaster Ceiling	***No***	NAD (by CVES) by Ivan H. Reyes on 07/12/22
Analyst Description: Brown, Homogeneous, Non-Fibrous, Cementitious, Bulk Material **Asbestos Types:** **Other Material:** Animal hair Trace, Cellulose Trace, Non-fibrous 100%			

See Reporting notes on last page

PLM Bulk Asbestos Report

Be Foundation; 5 North Main Street, Redding, CT

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
0706-54 26	222071755-54 **Location:** Basement Bathroom Wall - Plaster White	***No***	NAD (by CVES) by Ivan H. Reyes on 07/12/22
Analyst Description: Off-White, Homogeneous, Non-Fibrous, Cementitious, Bulk Material **Asbestos Types:** **Other Material:** Non-fibrous 100%			
0706-55 27	222071755-55 **Location:** Basement Bathroom Wall - Plaster Gray	***No***	NAD (by CVES) by Ivan H. Reyes on 07/12/22
Analyst Description: Brown, Homogeneous, Non-Fibrous, Cementitious, Bulk Material **Asbestos Types:** **Other Material:** Animal hair Trace, Cellulose Trace, Non-fibrous 100%			
0706-56 26	222071755-56 **Location:** Basement Rounded Room Wall - Plaster White	***No***	NAD (by CVES) by Ivan H. Reyes on 07/12/22
Analyst Description: Off-White, Homogeneous, Non-Fibrous, Cementitious, Bulk Material **Asbestos Types:** **Other Material:** Non-fibrous 100%			
0706-57 27	222071755-57 **Location:** Basement Rounded Room Wall - Plaster Gray	***No***	NAD (by CVES) by Ivan H. Reyes on 07/12/22
Analyst Description: Brown, Homogeneous, Non-Fibrous, Cementitious, Bulk Material **Asbestos Types:** **Other Material:** Animal hair Trace, Cellulose Trace, Non-fibrous 100%			
0706-58 26	222071755-58 **Location:** 1st Floor Entry Wall - Plaster White	***No***	NAD (by CVES) by Ivan H. Reyes on 07/12/22
Analyst Description: Off-White, Homogeneous, Non-Fibrous, Cementitious, Bulk Material **Asbestos Types:** **Other Material:** Non-fibrous 100%			
0706-59 27	222071755-59 **Location:** 1st Floor Entry Wall - Plaster Gray	***No***	NAD (by CVES) by Ivan H. Reyes on 07/12/22
Analyst Description: Brown, Homogeneous, Non-Fibrous, Cementitious, Bulk Material **Asbestos Types:** **Other Material:** Animal hair Trace, Cellulose Trace, Non-fibrous 100%			

See Reporting notes on last page

PLM Bulk Asbestos Report

Be Foundation; 5 North Main Street, Redding, CT

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
0706-60 26	222071755-60 **Location:** 1st Floor Altar Wall - Plaster White	***No***	NAD (by CVES) by Ivan H. Reyes on 07/12/22
Analyst Description: Off-White, Homogeneous, Non-Fibrous, Cementitious, Bulk Material **Asbestos Types:** **Other Material:** Non-fibrous 100%			
0706-61 27	222071755-61 **Location:** 1st Floor Altar Wall - Plaster Gray	***No***	NAD (by CVES) by Ivan H. Reyes on 07/12/22
Analyst Description: Brown, Homogeneous, Non-Fibrous, Cementitious, Bulk Material **Asbestos Types:** **Other Material:** Animal hair Trace, Cellulose Trace, Non-fibrous 100%			
0706-62 26	222071755-62 **Location:** 1st Floor Church Wall - Plaster White	***No***	NAD (by CVES) by Ivan H. Reyes on 07/12/22
Analyst Description: Off-White, Homogeneous, Non-Fibrous, Cementitious, Bulk Material **Asbestos Types:** **Other Material:** Non-fibrous 100%			
0706-63 27	222071755-63 **Location:** 1st Floor Church Wall - Plaster Gray	***No***	NAD (by CVES) by Ivan H. Reyes on 07/12/22
Analyst Description: Brown, Homogeneous, Non-Fibrous, Cementitious, Bulk Material **Asbestos Types:** **Other Material:** Animal hair Trace, Cellulose Trace, Non-fibrous 100%			

Reporting Notes:

Analyzed by: Ivan H. Reyes
Date: 7/12/2022

Reviewed by: Kensen Caro

*NAD/NSD =no asbestos detected; NA =not analyzed; NA/PS=not analyzed/positive stop, (SOF-V) = Sprayed On Fireproofing containing Vermiculite; (SM-V) = Surfacing Material containing Vermiculite; PLM Bulk Asbestos Analysis using Olympus, Model BH-2 Pol Scope, Microscope, Serial #: 229915, by Appd E to Subpt E, 40 CFR 763 quantified by either CVES or 400 pt ct as noted for each analysis (NVLAP 200546-0), ELAP PLM Method 198.1 for NY friable samples, which includes the identification and quantitation of vermiculite, or ELAP 198.6 for NOB samples, or EPA 400 pt ct by EPA 600-M4-82-020 (NY ELAP Lab 11480); Note:PLM is not consistently reliable in detecting asbestos in floor coverings and similar non-friable organically bound materials. NAD or Trace results by PLM are inconclusive, TEM is currently the only method that can be used to determine if this material can be considered or treated as non asbestos-containing in NY State (also see EPA Advisory for floor tile, FR 59,146,38970,8/1/94) National Institute of Standards and Technology Accreditation requirements mandate that this report must not be reproduced except in full without the approval of the lab.This PLM report relates ONLY to the items tested. RI Cert AAL-094, CT Cert PH-0186, Mass Cert AA000054, NJ Lab ID #NY031.

_____END OF REPORT_____

ASBESTOS PLM BULK SAMPLE LOG

Client: Be Foundation

Site: 5 North Main Street

Redding, CT

Type: PLM

Tech: JT

Date: 07/06/22

HYGENIX, Inc.

Environmental Consulting & Laboratory Services
49 Woodside Street
Stamford, CT 06902
(203) 324-2222 (phone) (203) 324-3876 (fax)

LAB ID#	SAMPLE #	SAMPLING LOCATION	DESCRIPTION	QTY.	RESULT
	0706-01	Roof Repair Area	Shingle		
	0706-02	Roof Repair Area	Shingle		
	0706-03	Exterior Door	Caulk		
	0706-04	Exterior Door	Caulk		
	0706-05	Exterior Window	Caulk		
	0706-06	Exterior Window	Caulk		
	0706-07	1st Floor Rounded Room	Window Putty		
	0706-08	1st Floor Church	Window Putty		
	0706-09	BSMT Rounded Room	Window Putty		
	0706-10	1st Floor	Carpet Glue		
	0706-11	1st Floor	Carpet Glue		
	0706-12	1st Floor Hall Under Carpet	Black Layer		
	0706-13	1st Floor Hall Under Carpet	Flooring on Black Layer		
	0706-14	1st Floor Hall Under Carpet	Black Layer		
	0706-15	1st Floor Hall Under Carpet	Flooring on Black Layer		
	0706-16	Altar	Adhesive		
	0706-17	Altar	9x9 Red FT		
	0706-18	Altar	Adhesive		
	0706-19	Altar	9x9 Red FT		
	0706-20	1st Floor Rounded Room	Adhesive		
	0706-21	1st Floor Rounded Room	Tan Linoleum		
	0706-22	1st Floor Rounded Room	Adhesive		
	0706-23	1st Floor Rounded Room	Tan Linoleum		
	0706-24	Basement Organ Blower Room	Vibration Cloth		

CHAIN OF CUSTODY

Relinquished By:	Date/Time:	Received By:	Date/Time:
			7/6/22 1050

Notes: Till Positive. 5 Day TAT

jtwitchell@hygenix.com

222071755

ASBESTOS PLM BULK SAMPLE LOG

Client: Be Foundation

Site: 5 North Main Street

Redding, CT

Type: PLM

Tech: JT

Date: 07/06/22

HYGENIX, Inc.

Environmental Consulting & Laboratory Services
49 Woodside Street
Stamford, CT 06902
(203) 324-2222 (phone) (203) 324-3876 (fax)

LAB ID#	SAMPLE #	SAMPLING LOCATION	DESCRIPTION	QTY.	RESULT
	0706-25	Basement Rounded Room	Carpet Glue		
	0706-26	Basement Center Room	Carpet Glue		
	0706-27	Basement Sink	Insulation		
	0706-28	Basement Women's Bath	2x2 Textured CT		
	0706-29	Basement Men's Bath	2x2 Textured CT		
	0706-30	Basement Room Left	2x4 Long Groove CT		
	0706-31	Basement Room Right	2x4 Long Groove CT		
	0706-32	Basement Boiler Room	Flue Insulation		
	0706-33	Basement Boiler Room	Flue Insulation		
	0706-34	Basement Boiler Room Wall	Transite		
	0706-35	Basement Boiler	Insulation		
	0706-36	Basement Boiler	Insulation		
	0706-37	Basement Boiler	Insulation		
	0706-38	Basement Rounded Room	Pipe Residue		
	0706-39	Basement Organ Blower Closet	Pipe Residue		
	0706-40	Basement Boiler Room	Pipe Residue		
	0706-41	Basement Ceramic Floor	Mortar		
	0706-42	Basement Ceramic Floor	Mortar		
	0706-43	Basement Ceramic	Grout		
	0706-44	Basement Ceramic	Grout		
	0706-45	Basement	Joint Compound		
	0706-46	Basement	Joint Compound		
	0706-47	Basement	Joint Compound		
	0706-48	Basement	Sheet Rock		

CHAIN OF CUSTODY

Relinquished By:	Date/Time:	Received By:	Date/Time:
			7/6/22 1050

Notes: Till Positive. 5 Day TAT

jtwitchell@hygenix.com

222071755

ASBESTOS PLM BULK SAMPLE LOG

Client: Be Foundation

Site: 5 North Main Street

Redding, CT

Type: PLM

Tech: JT

Date: 07/06/22

HYGENIX, Inc.

Environmental Consulting & Laboratory Services
49 Woodside Street
Stamford, CT 06902
(203) 324-2222 (phone) (203) 324-3876 (fax)

LAB ID#	SAMPLE #	SAMPLING LOCATION	DESCRIPTION	QTY.	RESULT
	0706-49	Basement	Sheet Rock		
	0706-50	Basement	Sheet Rock		
	0706-51	Basement	Plaster Ceiling		
	0706-52	Basement	Plaster Ceiling		
	0706-53	Basement	Plaster Ceiling		
	0706-54	Basement Bathroom Wall	Plaster White		
	0706-55	Basement Bathroom Wall	Plaster Gray		
	0706-56	Basement Rounded Room Wall	Plaster White		
	0706-57	Basement Rounded Room Wall	Plaster Gray		
	0706-58	1st Floor Entry Wall	Plaster White		
	0706-59	1st Floor Entry Wall	Plaster Gray		
	0706-60	1st Floor Altar Wall	Plaster White		
	0706-61	1st Floor Altar Wall	Plaster Gray		
	0706-62	1st Floor Church Wall	Plaster White		
	0706-63	1st Floor Church Wall	Plaster Gray		

CHAIN OF CUSTODY

Relinquished By:	Date/Time:	Received By:	Date/Time:
			7/6/22 1:50

Notes: Till Positive. 5 Day TAT

jtwitchell@hygenix.com

222071755

APPENDIX C

SITE PHOTOS

Asphalt Shingles from Roof Repair

Location of Asphalt Roof Shingles

Exterior Windows

Exterior Windows

Close-up of Door Caulk

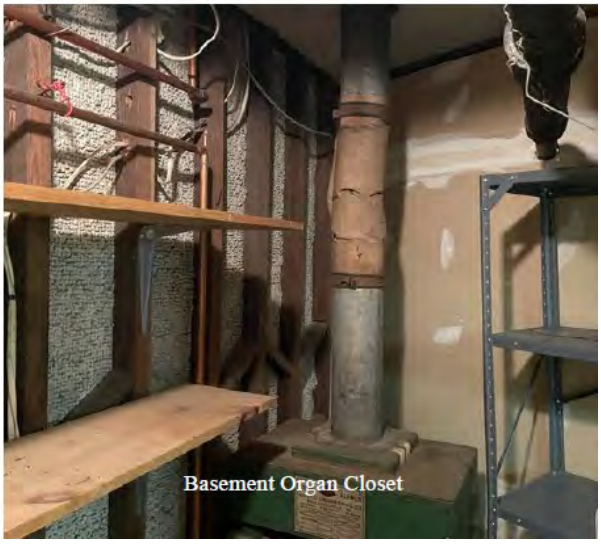
Church Looking Towards Rear

Church Looking Towards Altar

9x9 Floor Tiles on Altar

Church Entry & Hall

1st Floor Rounded Room

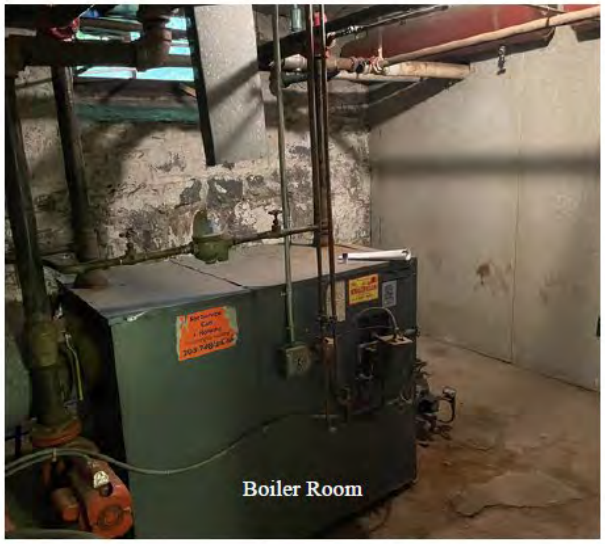


Basement Organ Closet

Basement Kitchen Area

Basement Room

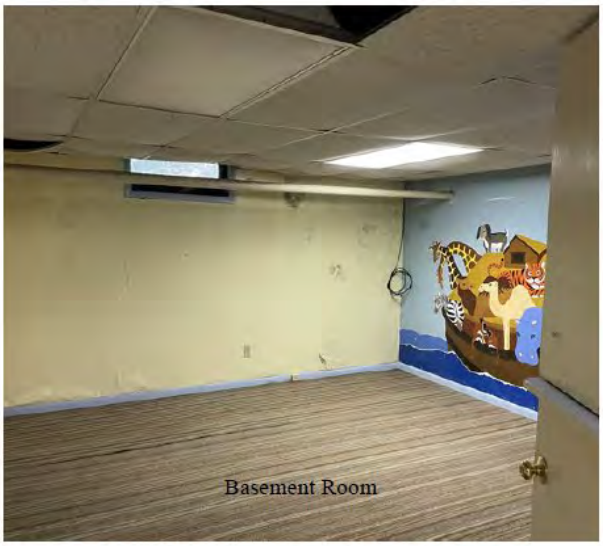
Basement Large Room



Boiler Room

Residue on Pipes

Residue on Pipes

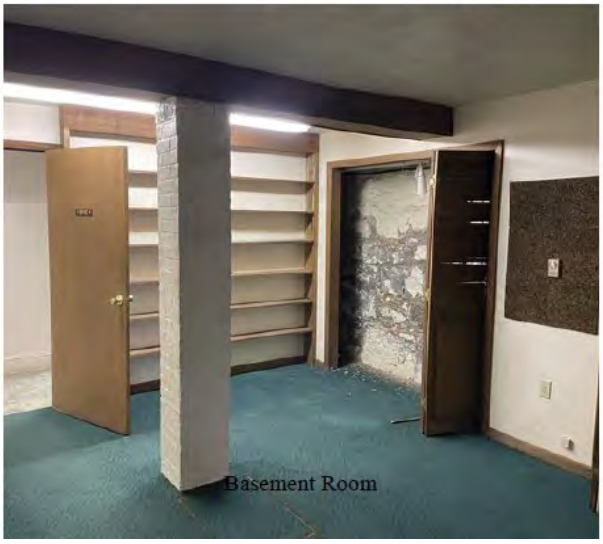


Basement Room

Basement Rounded Room

Basement Hall

Basement Room



Basement Room

Basement Room

Basement Bathrooms

Residue on Pipes

Residue on Pipes