



# HERITAGE RESTORATION, INC.

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[www.heritagerestoration.net](http://www.heritagerestoration.net)

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*Massachusetts Incorporation as Heritage Restoration and Preservation*

## Weekly Work Summary

**Project Name:** First Congregational Church

**Date:** January 13, 2012

**Owner:** First Congregational Church

**Address:** 281 High Street

Bristol, RI 02809

### **Description:**

#### **Bell Tower Roof**

Providence Cornice is continuing to make progress on the Bell Tower roof. Counter flashings are being installed and the hatch cover is being clad. The toughest part was removing the old mortar deep enough for our new counter flashing could be safely installed. As you know, we are concerned about the stability of the bell tower stones, so we took extra care to not disturb them, but to do a thorough job.

#### **Collections Room**

We had Alex Allardt, a collections care specialist that works with the Newport Restoration Foundation, come to look at the archives. Alex is going to give us a proposal for documenting and surveying the contents of the room and help give the church some direction for archive care to aid the church in future planning.

Alex mentioned that the church should inquire with their insurance agent in regards to proper coverage for both the collection and "works of art" throughout the church complex. Standard building insurance generally will not cover stained glass windows, tapestries, silver, collections, etc. Basically make sure anything that the church value's beyond the physical roof and walls is itemized and covered.

To remediate the mold growth on the books the advice is to take the books outside on a dry day and brush the mold off with a soft brush. Do not use bleach or alcohol, as it will reactivate dormant mold spores. Books should be kept in a dry, cool area to prevent mold growth.

#### **DeWolf Heat**

The existing heating Btu's for this room, using the iron radiators, is calculated at 85,000 using the new boiler water temperature of 185 degrees. 185 is highest recommended water temperature for the new boilers to ensure peak energy efficiency, as well as to properly work mechanically. The heat loss calculation requires 200,000 Btu at 185 degrees. We are assuming the old boiler was running at 200 degrees, 15 degrees higher then we have now, based on how the radiators were too hot to touch. At that temperature, the iron radiators were able to deliver 400 Btu's more per square foot,



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which brings the total calculation closer to, but not at, the 200,000 Btu required to properly heat the room. It also meant there was a lot of energy wasted.

## **Basement Framing Repairs**

There has been good progress on the basement framing. We used all of the large timbers to replace the original rotted floor joist beams. The alter had its share of issues.

- The gable wall behind the alter did not have a plate, or sill, at the bottom of the studs. This was removed when the built the alter a few years after the church was built. At the time, they put small brick piers under each stud, which were melting away.
- The alter floor has some smaller 3x4-1/2 joists running the full width. There were some studs that held them at one time, but were no longer there.
- The stairs had an inadequate header and were a bit light in the frame.

So the solutions were:

- Supported the studs, pulled out all of the brick, and inserted a new plate (SEE Basement Photos on website).
- Installed a wall under the center of the joist span, over our heavy timber, to strengthen the floor. Dance away!
- Each stair header was supported by another header and studs down to the joists.

We carried on moving south from the alter, finding a rotted joist against the wall and some poor framing leading east across an access hole leading to the DeWolf Room. We also wanted to do this area so new heating pipes can be run through when they are ready to do that. We replaced the joist, sistered some of the bad joists and installed a new header. We will be moving down the south wall next week replacing the sill plate.

So no one is surprised, the basement is full with equipment, supplies and lots of stuff. We chose not to have a dumpster here, to save some costs as well as not to destroy the north yard again, so there is some accumulating debris. There are in nice piles. We also have been saving large quantities of the old boards that held up the plaster in between the floor joists. This is for anyone to grab. We also have the old timbers that we have to move out at some point to our shop so they can be resawn and used again.

## **Electrical**

Massed Electric came out and finished reworking the fire alarm wiring. Nick also came to discuss the future phases and potential costs. We discussed that despite not having a clear picture of what exactly has to be done; we could provide a very rough budget to consider. We expect to meet with him again once the lighting and AV plan is complete.

Site Manager

Robert J. Cagnetta

Project Supervisor

Jeremy Ballard