



RUTLAND CHURCH RESTORATION

5 April 2005
K04114
Rutland Center Church Restoration
Hwy 14
Town of Rutland

Owner:
Town of Rutland
Dane County
Wisconsin
Dale Beske, Town Chairman

Advisory Committee:
Rutland Center Church & Cemetery Committee
Mark and Jean Hanson, Co-chairs 835-9712
Miron Bacon, Co-chair
Mike Schmudlach
Jerry Neath

Project Description:

The present church built in 1852 has been unused for close to a century. This is a unique situation of a building that has been out of service for an extended period of time, yet maintained, though minimally, to be mostly extant at this time.

The goal is to restore and maintain the church as an example of early settlement architecture and for future uses to be defined.

Due to the age of the church even the building materials are of unique sizes and profiles. All efforts must be made to preserve and restore the existing materials rather than replace them.

The restoration work will be divided up into phases base on work/ repairs to be done.

Phase one:

- Remove all interior furniture and store in a dry location off site. At this time volunteers can start cleaning and repair the furniture as needed.
- All window sashes should be removed for restoration and stored and worked on off site. Work on the windows can be done at this time, repairing the wood and reglazing.
- All window opening should be sealed off from the elements with plywood.

- The existing structure need to be stabilized with temporary steel cables at the floor line and ceiling before any repairs can be made to the foundation.

- On previous inspections we notice the 6x6 rim timber has a few area's were it has deteriorated. Floor framing may need to be repaired or replace. Repairs to the rim need to be made before the structure can be lifted to work on the foundation once the building has been stabilized.

After all the work above has been completed the foundation repair can begin. the committee will need to hire a house mover or a competent carpenter who has experience in this type of work.

The structure will be lifted vertically and set on wood cribbing high enough so works can build the new concrete foundation.

Demolition of the existing stone foundation should done at this time. All stone shall be cleaned of all mortar and set aside for reuse.

The new foundation will be constructed using 12" poured concrete wall set on compacted gravel 48" below grade. Anchor bolts need to be put in so the structure can be anchored the new foundation. The new foundation will have a 4" stone ledge to set the existing stone on. The stone ledge will be set below grade by at least 4" to hide the new concrete. This will give the look of the existing stone foundation.

The new foundation will built higher out of the ground by at least 12" above the existing grade. this will keep the wood floor structure above the soil of the crawl space and allowing proper air movement.

Crawl space:

A vapor barrier should be put on top of the existing soil and a layer of clean sand on top of the vapor barrier.

After the foundation has cured for at lease one week the structure can lowered down on the new walls and bolted to the foundation.

Phase two:

- Exterior shell restoration. This will be written when we have consulted the State Historical Society for restoration procedure.

Phase three:

- Interior restoration. This will be written when we have consulted the State Historical Society for restoration procedure.

I'll let you know when the meeting with Chip Brown from State Historical Society is so you can attend.

If you have any questions please feel free to call or e-mail

Sincerely,

Jason Ekstrom Assoc. A.I.A

Head Designer

Architecture Network Inc.

Jason_archnet@tds.net