CITY OF OBERLIN, OHIO

ORDINANCE No. 17-07 AC CMS

AN ORDINANCE AUTHORIZING THE CITY MANAGER TO APPLY FOR AND ACCEPT CERTIFIED LOCAL GOVERNMENT (CLG) GRANT FUNDS FROM THE OHIO HISTORIC PRESERVATION OFFICE AND DESIGNATING FIRST CHURCH IN OBERLIN AS THE THIRD PARTY ADMINISTRATOR OF THOSE FUNDS SHOULD THEY BE AWARDED, AND DECLARING AN EMERGENCY.

WHEREAS, the City of Oberlin has applied for and has received "Certified Local Government" status through the Ohio Historic Preservation Office in recognition of its historic preservation program; and

WHEREAS, the Ohio Historic Preservation Office has recently advised the City that matching funding on a competitive basis is available to "Certified Local Governments" through its Grant Program to continue preservation activities; and

WHEREAS, the Ohio Historic Preservation Office permits a "Certified Local Government" to designate a "Third Party Administrator" to utilize CLG grant funds for historic preservation projects of a non-profit organization within a CLG community; and

WHEREAS, the First Church in Oberlin desires to pursue a CLG grant with the City of Oberlin for the renovation of the historic Meeting House portion of First Church in the amount of \$25,000 and to be the designated Third Party Administrator for grant funds. No City funds are required for this project; and

WHEREAS, the City of Oberlin has the authority to apply for financial assistance and to designate a Third Party Administrator for that assistance and the First Church in Oberlin has the authority to enter into a grant agreement with the Ohio Historic Preservation Office for CLG grant funds; and,

WHEREAS, the Director of Planning and Development has recommended that the City apply to the Ohio Historic Preservation Office Certified Local Government Grant Program for funds for the renovation of the historic Meeting House portion of the First Church in the total amount of \$25,000 with no City funds being required for the project.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Oberlin, County of Lorain, State of Ohio, five-sevenths (5/7ths) of all members elected thereto concurring:

SECTION 1. That the City Manager is hereby authorized to apply for and accept funding under the "Certified Local Government Grant Program" offered by the Ohio Historic Preservation Office to assist First Church in Oberlin with the renovation of the historic Meeting House.

SECTION 2. That the First Church in Oberlin is designated as the Third Party Administrator for the CLG grant for the renovation of the historic Meeting House of First Church.

SECTION 3. It is hereby found and determined that all formal actions of this Council concerning or relating to the adoption of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council and of any of its committee that resulted in such formal action, were in meetings open to the public in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

SECTION 4. That this Ordinance is hereby declared to be an emergency measure necessary for the preservation of the public peace, health and safety of the citizens of the City of Oberlin, Ohio, to wit: to allow for the timely application for said Certified Local Government Grant Program funding in accordance with applicable procedures and to meet the grant deadline of February 6, 2017And shall take effect immediately upon passage.

PASSED:	1 st Reading: January 17, 2017 (E)
	2 nd Reading:
	3 rd Reading:

ATTEST:

BELINDA ANDERSON, MMC CLERK OF COUNCIL

POSTED: 01/18/2017

RONNIE J. RIMBERT
PRESIDENT OF COUNCIL

EFFECTIVE DATE: 01/17/2017



CERTIFIED LOCAL GOVERNMENT GRANT APPLICATION Federal Fiscal Year 2017

1. CLG Community Name: Ci	ty of Oberlin County: Lorain
Project Administrator: CI	G Third-party Administrator
CLG Chief Administrative Official:	Community's CLG Contact:
Name: Robert Hillard	Name: Carrie Handy
Title: City Manager	Title: Director, Planning and Development,
Address: 85 S. Main Street	Address: 69 S. Main Street
Oberlin, OH 44074	Oberlin, OH 44074
Telephone: 440-775-7206	Telephone: 440-775-7250
Fax: 440-775-7250	Fax: 440-774 /714
Email Address: rhillard@cityofoberlin.com	m Email Address: chandy@cityofoberlin.com
Signature That The	Signature Carrie RHardy
Date: 1-27-2017	Date: 1-27-2∞17
Commission/Design Review Board Chair	r: Project Coordinator: (if different from CLG contact)
Name: James Banta	Name: Eugene Matthews
Organization: Historic Preservation Commi	ssion Title: Chair, Facilities Committee, First Church
Address: 181 E. College St.	Address: 106 N. Main Street
Oberlin, OH 44074	Oberlin, OH 44074
Telephone: 646-662-1186	Telephone: 440-775-1711
Fax:	mobile: 216-536-1273 Fax:
Email Address: jamesvbanta@gmail.com	Email Address: eugenecmatthews@gmail.com
Signature JVB2	Signature Engure Matthews
Date: 1/29/2017	Date: Lunwary 21, 2017

II. LOCAL GOVERNMENT INFORMATION

A. Representation:		
Political District	Number	Name Name
Ohio Senate District	13	Gayle Manning
Ohio House District	56	Dan Ramos
Congressional District(s)	4	Jim Jordan
B. Local Authorization: [Ch	eck as appropriate	e.]
X_ Applicant communit funds. Enclosed is ev	y requires councilidence of such ap	l approval to apply for and accept federal proval.
The state of the s	waling man incomm	approval only to accept federal funds. Enclosed is linance will be submitted if application successful to execution of grant agreement.]
		ocal ordinance to apply for or accept federal
C. Designated Third-Party A	Administrator: [C	Circle as appropriate.]
p.ojoci ana iccog	uizes us commue	following third party to administer the CLG dresponsibility during the administration of the ets and monitor schedule adherence and
Authorized Representative	}:	
Name: Cynthia H. Andrews		Telephone: 440-775-1711 mobile: 216-533-9464
Title: Moderator		Fax: office@firstchurchoberlin.org
Organization:The First Churc	h in Oberlin, UC(_
Address: 106 N. Main Street,	Oberlin, OH 440	
Signature Jos LH. Co	nelect	
Name: Cynthia H. Andrews		Date 1. 31. 17.
D. Financial Management		
Financial Administrator Identify the person respon-	sible for financial	administration of this grant.
Name: Marty Buck		e: Treasurer
Organization: The First Ch		

Address: 106 N. Main St., Oberlin, OH 44074
Telephone: 440-775-1711 Fax: office@firstchurchoberlin.org Mobile: 440-225-0556
Email Address: mbuck@oberlin.net
Federal Tax Identification Number: 34-6001059 DUNS Number: 1075507950000
 Audit Requirement Check statement appropriate to the community's federal funding position and type of audit materials submitted with application.
Community receives more than \$500,000 in federal funds per fiscal year, is subject to single audit reporting requirements, and files the required SF-SAC form and audit report. One copy of most recent audit report and SF-SAC are enclosed. Audit Report Year:
Community does not meet the \$500,000 federal funds threshold for the federal single audit requirement. Enclosed is a certification to this effect from the community auditor and one copy of the most recent audit report. Audit Report Year:
X The application requests that a designated third-party administer the grant. The organization has enclosed its most recent audit report or a compilation statement, which is an independent examination of the organization's financial statements. Audit Report Year: or Date of Compilation Statement: January 2017
3. Financial Management Certification
The Financial Administrator certifies for the project that he/she will provide or have
access to appropriate technical and financial management assistance to meet or maintain the following standards:
 Adequate financial resources for performance, the necessary experience, organization, technical qualifications, and facilities; or a firm commitment, arrangement, or ability to obtain such;
Adequate accounting system and auditing procedures to provide effective
accountability and control of property, funds, and assets
sufficient to meet the needs and audit requirements of the project;
Comply with federal procurement standards;
Comply with the debarment requirements;
Comply with the civil rights, equal employment opportunity, and labor law
requirements of Federal grants; and Be otherwise qualified and eligible to receive a grant award under applicable laws and
regulations.
Car Die
Signature of Person Responsible for Financial Administration
Name Martin Buck Date 1-30-17

III. PROJECT SUMMARY

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A. Project Abstract:

This grant proposal will focus primarily on the repairs needed for the foundation and brick facades of the Meeting House. The foundation and external coverings of a building are essential to the health of a structure. Instability or failure of the foundation and exterior walls can lead to shifting of the structure causing damage to other building elements, both internally and externally. Damage to the external structures can also allow water infiltration, causing rot of wooden support elements and damage to interior plaster and drywall. In addition, such infiltration can lead to health hazards, such as mold infestation and slick flooring surfaces. Addressing these external needs of the building will help preserve both the internal and external components of the structure. We will follow the Secretary of the Interior's Standards for Historic Preservation. All work will be done to maintain the historic fabric of this important building. All repairs and replacement will be done so as to maintain the visual appearance of the historic materials, including the color and texture and, in the case of mortar hardness and size and depth of joints. We know from the records of the church that the brick in the Meeting House was made locally at a brickworks located at South Main Street and Hamilton Street in Oberlin. The sandstone for the foundation and the front steps came from quarries in Amherst that are still active. We have not yet identified a source of replacement bricks to match the particular color and texture of the historic bricks.

Front East Elevation

- Replace deteriorated or missing mortar joints / tuckpoint, on 10% of the masonry
- Tuckpoint the belt course
- · Remove and replace the existing gray mortar on foundation stone
- · Patch and repair foundation stone
- · Patch lower belt course and lintel stone
- Replace damaged, cracked or spalled brick estimated at 250 units (These brick are primarily located on the north corner and gable area)
- · Wash the sandstone belt course and sills
- · Remove the paint on the lintel over the louver and repaint or leave natural

South Elevation

- Replace deteriorated or missing mortar joints / tuckpoint, on 10% of the masonry
- Tuckpoint the entire belt course
- Patch and repair foundation stone; south east corner
- · Replace damaged, cracked or spalled brick estimated at 100 units
- · Remove and reset section of belt course and repair step crack under the window
- · Wash the sandstone belt course and sills

West Elevation: Completed in 2016

North elevation

- Replace deteriorated or missing mortar joints / tuckpoint, on 10% of the masonry
- Tuckpoint the belt course
- · Remove and replace the existing gray mortar on foundation stone
- · Patch and repair foundation stone; south east corner
- Replace damaged, cracked or spalled brick estimated at 50 units
- · Wash the sandstone belt course and sills
- · Remove metal anchors and elements that are no longer in use

Painting

 Prepare and paint to match existing the upper wood trim gable and soffit; all elevations (Bell tower not included.) The masonry restoration budget price for labor and material for the above scope of work is \$63,984.

Project Administration

This work will be overseen by Gene Matthews, member of First Church and chair of the Facilities Committee at the church. Now retired, from 1998 to 2016, he was Director of Facilities Services at Case Western Reserve University in Cleveland, Ohio. In that position he provided leadership and direction for a department engaged in maintenance, custodial, and grounds functions. He also also n of

milli to ad mecl build Facil dolla	cted staff in the major infrastructure and streatficipated in a campus facilities audit program from the Ohio Higher Education Finance dress deferred maintenance. Projects ranguanical, electrical, and plumbing systems, to ling types. Before making the move to Case ities Maintenance at Oberlin College (1993) or deferred maintenance budget. He worked	o roof placements and exterior repairs on a variety of Western Reserve University, Gene was Director of 1998). He developed and managed \$40 million of closely with Facilities Planning & Construction on budget, scope, and schedule for deferred
Proje	ct Type:	
	Identify the project type and associated Seproject must comply:	cretary of the Interior's Standards with which the
	_ XDevelopment / Standards for	Evaluation and Registration toric Preservation Planning s for Rehabilitation or Historic Properties
В.	properties pertaining to the heritage of u Common Ground: A Historic Preservation	ng funds for this project, we nevertheless believe that ea: "Projects to survey, nominate or rehabilitate under-represented groups as defined in <i>Finding on Plan for Ohioans 2016-2020</i> , Goal 5."
	groups: as an integrated congregation from I	House played in the lives of under-represented .835 onwards, as a meeting place for abolitionists and place where people of all races fought effectively to
C. 3	Financial Summary:	
	CLG Funds Requested:	\$_25,000
	Matching Share (if required):	\$ <u>46,434</u>
	Total Project Cost:	\$ <u>71,434</u>

The Meeting House of The First Church in Oberlin, United Church of Christ (106 North Main Street, Oberlin, Ohio 44074) was built between 1842 and 1844. At the time of its construction, it was the largest auditorium between New York and Chicago. It has been on the National Register of Historic Buildings since 1978. It was listed on the City of Oberlin registry of historic buildings in 1975.

First Church has recently completed a survey of work that needs to be done to maintain this historic structure (attached). The most urgent work that needs to be completed is securing all the masonry: the sandstone foundations and the brick, all of which was mined or manufactured locally 175 years ago.

This building is owned by the congregation of the First Church in Oberlin and its primary purpose is worship. However, ever since its construction, it has also been used by the whole community as a gathering space. More than 1,000 individuals visited the Meeting House as part of Oberlin Heritage Center tours or presentations. Because the Meeting House is a critical part of the history of Oberlin, the Oberlin Heritage Center has written a letter of support for this application. This letter is attached.

Every year the building is used for Oberlin's Candidates Night in October, in advance of each election. It is used to host speakers, musicians, and local performers. This property is open to the public six days a week (every day except Saturday) from 9 am to 4 pm.

Because the building is owned by the congregation, it is tax-exempt (as a 501 (c)3) and has, as a result, never received a state or federal tax credit.

The long-term preservation will require that the church pursue each item on the list of preservation and restoration projects that are on the attached survey. This first work focuses on the foundation and the brick surface of the Meeting House. These are critical steps for protecting the property. But these are only the first steps. We estimate the total needed to repair or replace historic elements of this building is about \$500,000. This is a lot of money for a congregation that has about 350 members, just over 100 "pledging units." With total income from pledges at about \$325,000 — and all of that needed for personnel, outreach, and regular maintenance — it is clear that the continued preservation of this historic building will require extraordinary support from the congregation as well as support from others with an interest in historic preservation in Ohio.

Historic Significance of the Meeting House

Oberlin, founded 1833, became a remarkable center of reform in antebellum America and the foremost center of western reform. It attracted the most famous preacher in the country, Charles Grandison Finney, within two years of felling the first log for the first cabin. The Collegiate Institute admitted men and women regardless of color. By 1860, 20% of the community was African-American as people of color elected to move to a place where their children could get an education. All of Oberlin's institutions were integrated: the church, the college, the schools, the business community. It also attracted many strong women who took the education offered, demanded more, and then committed themselves to abolition, women's rights, moral reform, and universal suffrage. Among the accomplishments of this small, utopian community was the construction of the Meeting House (1842-1844) which, when complete, was the largest auditorium between New York and Chicago, and capable of holding 2,000. This building, still the Meeting House of the First Church in Oberlin (UCC), is the only structure in Oberlin still standing that witnessed the remarkable history of reform that is now Oberlin's legacy.

The Meeting House is a particularly appropriate place for introducing visitors to the unique role Oberlin had in the reform movements of antebellum America, especially abolition and coeducation/women's rights and the course of those reforms over nearly two centuries since. Oberlin's progressive outlook was set within a few years of the founding of the utopian colony in 1833. Just as the Collegiate Institute was an experiment in educating men and women regardless of race, the Meeting House was an experiment in

equality, one of the few places of worship in the nation where blacks and whites sat intermingled in the pews and sang together in the choir. (see attached article by Marlene Merrill, "First Church and Oberlin's Early African American Community").

Oberlin's influence in the reforms we have mentioned are of special interest because they represent the rise of the American West — especially Ohio — as a critical region in these movements, most notably abolition. We believe that the influence of this region has been underestimated, with most attention focused on Eastern centers like Boston and New York. From the 1840s onward, the West (with Oberlin in a leadership position) became the most dynamic and vital center of abolitionist ideological expansion.

The speed with which Oberlin became radicalized has been noted by many. From the first vote to admit students irrespective of color, it was only months before the community (which in the early 1830s was indistinguishable from the college) resolved to form itself into an antislavery society. The Oberlin Church joined the effort, resolving that "as Slavery is a Sin no person shall be invited to preach or minister in this Church or any Br[other] be invited to commune who is a slave holder." [Morris, 2014, p 42.] One of the results of mixing students, men and women, black and white, was that it allowed regular and intimate contact with former slaves, experiences that many called transformational. Because for many years, Oberlin was the only American college open to women, and certainly to women of color, it is not hard to understand how passionate these women would become in advocating for abolition.

J. Brent Morris describes this Western outpost: "Alone in the Ohio wilderness and with community members firmly untied in their missionary enterprise, Oberlin was a place, unlike any other in America, where free discussion and legitimately open debate were allowed and encouraged. It was a singular community where ideas that otherwise would have to be carefully stated, if discussed at all, and that were likely to be received with outrage elsewhere could be expressed and debated with complete freedom." [Morris, 2010, 81-82.]

The Meeting House represents one of only a few buildings in the United States designed to facilitate the revival experience, transforming the physical relationship among those participating in services and other events. Charles Grandison Finney sought to increase the public's participation in services and he produced a space in the Meeting House that transformed the role of audiences in both religious and political contexts. It was designed to allow Finney to reach each member of the audience and for members of the audience to see and respond to each other. A sketch done by Finney is in the College Archives and shows Finney in the space with lines running from his eyes to people in all parts of the church. Finney's grandson explained that, as it was being built, Finney lead the workmen move a makeshift platform around the space so that he could test his voice until he found just the right spot for his pulpit. Even today, musicians talk about the outstanding acoustics of the hall. It seems likely that this is more than just chance.

How did this remarkable hall come to be? Oberlin religious society known as "The Congregational Church of Christ at Oberlin" was formed in 1834, and it was the only church in Oberlin until the 1850s. All of the College faculty and their families and practically all the other residents were members. Students were required to attend. Religious services were held at first in various College buildings or — in good weather — in Finney's big, circular tent with its blue banner proclaiming "Holiness to the Lord" waving in the wind from the top. As the crowds grew too big for the college buildings, it became clear that the community needed a permanent structure. Finney is reported to have said to his congregation on a cold February morning in 1841: "We must build a church. Now come together tomorrow at one o'clock, all of you, and we will talk this over and lay our plans, for it can be done.

Geoffrey Blodgett described the next steps: "An inspired congregation went to work. Within two weeks the needs were defined—a brick building, plain and substantial, seventy feet wide, one hundred feet long, seating 2,500 people. It would be the largest meetinghouse west of the Alleghenies." [Blodgett, 2006, 31.] Boston Architect Richard Bond drew the plans for a Greek Revival hall with seating in the round similar to the Broadway Tabernacle in New York that Finney had designed years earlier. Substantial

changes were made. The circular seating is reflected only in the balcony; and the building is slightly shorter than planned. Ground was broken in March 1842.

The Meeting House was built with local materials, local labor, and required significant sacrifice on the part of the community. Robert Fletcher, author of the most comprehensive work on the early history of Oberlin, described it in this way: "The Meeting House was built like a mediaeval cathedral with the offerings of material and labor from the people of the community and their friends abroad. We really have no idea now much it cost because very little money was involved. Oberlin masons, teamsters, blacksmiths, tinsmiths, carpenters and cabinet makers donated part or all of their time. Others gave bricks, stone, timber, hardware and paint. The acknowledgements of gifts list money (usually a dollar or two from each person) and also twelve pounds of nails, a hat, a cheese, four bushels of apples, a barrel of flour, a one-horse wagon, and two cows from residents of Medina. Most of these articles, of course, would have to be sold or exchanged in order to apply them on the building. This was not impractical, for old records show that, on one occasion, the College paid "one hat" to have a stone quarried and delivered." [Fletcher, "The Meeting House,"] It is important to remember that donors to this building were both black and white.

It took nearly three years to complete (1842 - 1844). There was never a formal dedication for the building and it was never consecrated. As the project nearer completion, it became clear that a further \$500 was needed to complete it. Everyone was tapped out. Most faculty had given \$200 of their \$600 annual salary. Some had given twice. One parishioner gave all the wood he had been saving to build his own house, and he lived in a log cabin for the rest of his life. Something needed to be done.

The Oberlin Society, the community's government, initially thought of the Meeting House purely as a site for evangelism. However, it didn't take long to realize that the splendid acoustics and monumental size made it the perfect place to pursue the reform that was becoming dear to the colonists: abolition. The variety of uses widened considerably after the Civil War. In 1882, people purchased tickets to hear Mark Twain entertain. Matthew Arnold visited later in that decade. Many famous speakers came to enlighten and challenge. To name just a few: Ralph Waldo Emerson, Helen Keller, Jack London, Artemus Ward, Booker T Washington, Rutherford B Hayes, William McKinley, Woodrow Wilson, William Jennings Bryan, Samuel Gompers, Horace Greeley, Clara Barton, Jane Addams, Martin Luther King.

So, inspired by the revivals and commitment to evangelism, and because of its remarkable qualities, The Meeting House became a place where people gathered: to listen, to learn, to consider, to discuss, to agitate, to laugh, to cry, to celebrate, to mourn, to commemorate. Clearly, the ability to convene for regular community conversations in the Meeting House contributed to Oberlin's outstanding record of achievement in reform.

With regard to the Americans with Disabilities Act

The First Church in Oberlin currently provides building-side handicap parking with ground level access to the church facilities. A handicap-accessible restroom is centrally located in the church facility. An adequate number of appropriately placed wheelchair (and accompanying) seats are available in all rooms on the primary floors of all church buildings (including the Meeting House). The Meeting House is accessible via a wheelchair ramp from the James Brand House portion of the church facilities.

The balcony/loft area of the Meeting House and second floor of the James Brand House are not accessible at this time, however, the church is currently involved in development of a master plan and facilities renovation that hopes to address these accessibility issues within the next few years.

Publicity

An article about this project and the application to the Certified Local Government Grant program has already been covered in the local newspaper (attached). We will continue to publicize this throughout the project.

V. SCHEDULE FOR PROJECT COMPLETION

List each task needed to complete the project. See CLG Grant Application Instructions for required OH SHPO reviews. Project work must be started within 30 days of execution of the subgrant agreement.

Facilities Assessment (attached)	COMPLETED	March 2016 - Apr
		2016
Contractor repair of west foundation of the Meeting House	COMPLETED	November 2016 - December 2016
Develop the request for proposals (RFP) for historic preservation consultant	April 1, 2017	April 7, 2017
Submit RFP for historic preservation consultant to State Historic Preservation Office for review and approval.	April 7, 2017	April 15, 2017
Bid process and selection of historic preservation consultant	April 15, 2017	April 30, 2017
Submit consultant contract to SHPO for review and approval	May 1, 2017	May 7, 2017
Execute contract with consultant	May 8, 2017	
Develop the request for proposals (RFP) for contractors with support of historic preservation consultant	May 8, 2017	May 15, 2017
Submit the RFP for contractors to the State Historic Preservation Office for review and approval	May 15, 2017	June 1, 2017
Bid process and selection of contractor	June 1, 2017	June 15, 2017
Solicitation of contractor bids and selection of contractor	June 15, 2017	July 1, 2017
ubmit contractor contract to SHPO for review and pproval	July 1, 2017	July 15, 2017
xecute contract with contractor	July 15, 2017	
ontractor repair of foundation and brick facades	July 30, 2017	October 31, 2017
History and the property of the second second		

VI. PROJECT BUDGET

Non-Construction Budget

Expenditure Categories		CLG <u>Grant St</u>	Matchi <u>are Shar</u>	ng e Total
Personnel – In-kind Administrator's Staff Salaries [List each position.]	Rate/Hr. # H			10141
None Print trape (manufacture, records about printing about 1)	Administration of the second	\$\$ \$\$	\$ \$	\$ 0 \$ \$
Fringe Benefits	% Subtotal	\$ \$ \$	_ \$ _ \$	\$ \$0_
Personnel —Cash Consultant/Contractor Fees: [List type of consultant/contractor & amount budgeted for each.]		ъ	. \$	\$O_
Historic Preservation Consultant	Subtotal	\$2,500 \$2,500	\$4,700 \$4,700	\$7,200 \$7,200
Personnel —Volunteers: [For allowable hourly rates for volu_Eugene Matthews	onteer labor, see 0	CLG Grant Appl ars \$ 0 \$ 0 \$ 0	ication Instru \$ \$	ctions.] \$ \$
Materials/Supplies/Other: Printing	Subtotal	\$ <u>0</u>	\$	\$_0
Photocopy Supplies [itemize major items]		\$ \$	\$\$ \$ \$	_ \$ _ \$ _ \$
Photography Travel Postage		\$ \$ \$	\$ \$ \$	\$ \$ \$ \$ \$
Other:	Subtotal	\$ S	\$\$ \$	\$ \$ \$
Non-Construction Budget	Subtotal	\$ 2,500	<u>\$4,700</u>	\$ <u>7,200</u>
	Constructio	on Budget		
Expenditure Categories		CLG Grant Share	Matching Share	<u>Total</u>
Pre-Construction Expenses: Bid Process		\$	\$	\$

Project Sign		\$ \$	\$250 \$	\$250 \$
Pı	re-Construction Subtotal		\$250 _	\$_250
Construction Expenses:				
General Conditions		\$	_ \$	_ \$
Site Work		\$	_ \$	\$
Concrete		\$	\$	\$
Masonry	 -	\$22,500	\$41.484	\$63,984
Metals		\$	\$	\$
Wood & Plastics		\$	\$	\$
Thermal/Moisture		\$	\$	\$
Doors & Windows		\$	\$	\$
<u>Specialties</u>	_	\$	\$	\$
Equipment		\$	\$	\$
Furnishing	- -	\$	\$	\$
Special Construction		\$	\$	\$
Conveying Systems		\$	\$	\$
Mechanical/Electrical		\$	\$	\$
Other		\$	\$	\$
		\$	\$	\$
	Construction Subtotal	\$ <u>22,500</u>	\$41,734	\$64.234
Non-Construc	tion Budget Subtotal [From previous page]	<u>\$ 2,500</u>	_\$4,700	<u>\$7,200</u>
TOTAL PROJECT CO	STS:	\$25,000	\$ 46,434	\$71,434

VII. MATCHING SHARE: [If required itemize each source of match.]

Donor identifies who or what is providing the matching funds [e.g., City, Foundation]

Source means origin of donation, such as general operating funds, grants, contributions

Kind describes specific type of donation, such as cash, volunteer labor, or donated materials

Amount is dollar value of the matching contribution

Status is whether the match is firm [known] or pending [applying for funding/awaiting decision].

Donor: The congregation of the First Church of Oberlin

Source: gifts to the capital campaign, already received

Kind: cash

Amount:

\$46,434

Status: firm - in the bank

TOTAL MATCHING SHARE:

PROJECT INCOME: Circle appropriate answer:

No Income is anticipated from the project during the project period.

If yes, provide explanation. See CLG Grant Application Instructions for guidance on how to address project income.

Attachments: Certified Local Government grant application, FY 2017, for The First Church in Oberlin, CLG Oberlin, Ohio

- A. City of Oberlin ordinance (No. 17-07 AC CMS) authorizing application (and acceptance) by the certified local government with The First Church in Oberlin as the third party administrator.
- B. Compilation statement, FY2016, for The First Church in Oberlin.
- C. Contractor's estimate of scope of work proposed in this application.
- D. Historic Preservation Consultant's estimate of scope of work proposed in this application.
- E. Photos of areas of the Meeting House (foundation; brickwork), First Church in Oberlin, to be restored
- F. Acquisition or Development Project Certification Form, signed
- G. Proof of flood insurance for the Meeting House, First Church in Oberlin
- H. Publicity: article in the Oberlin News-Tribune (January 26, 2017) about grant application
- I. Letter of support from the Oberlin Heritage Center
- J. "First Church and Oberlin's Early African American Community," article by Marlene Merrill, 2003, in support of the project's alignment with Funding Priorities for FY2017: "Projects to survey, nominate or rehabilitate properties pertaining to the heritage of underrepresented groups."
- K. The First Church in Oberlin, Existing Facility Assessment, April 29, 2016

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WHEREAS, the First Church in Oberlin desires to pursue a CLG grant with the City of Oberlin for the renovation of the historic Meeting House portion of First Church in the amount of \$25,000 and to be the designated Third Party Administrator for grant funds. No City funds are required for this project; and

WHEREAS, the City of Oberlin has the authority to apply for financial assistance and to designate a Third Party Administrator for that assistance and the First Church in Oberlin has the authority to enter into a grant agreement with the Ohio Historic Preservation Office for CLG grant funds; and,

WHEREAS, the Director of Planning and Development has recommended that the City apply to the Ohio Historic Preservation Office Certified Local Government Grant Program for funds for the renovation of the historic Meeting House portion of the First Church in the total amount of \$25,000 with no City funds being required for the project.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Oberlin, County of Lorain, State of Ohio, five-sevenths (5/7ths) of all members elected thereto concurring:

SECTION 1. That the City Manager is hereby authorized to apply for and accept funding under the "Certified Local Government Grant Program" offered by the Ohio Historic Preservation Office to assist First Church in Oberlin with the renovation of the historic Meeting House.

SECTION 2. That the First Church in Oberlin is designated as the Third Party Administrator for the CLG grant for the renovation of the historic Meeting House of First Church.

SECTION 3. It is hereby found and determined that all formal actions of this Council concerning or relating to the adoption of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council and of any of its committee that resulted in such formal action, were in meetings open to the public in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

POSTED: 01/18/2017

SECTION 4. That this Ordinance is hereby declared to be an emergency measure necessary for the preservation of the public peace, health and safety of the citizens of the City of Oberlin, Ohio, to wit: to allow for the timely application for said Certified Local Government Grant Program funding in accordance with applicable procedures and to meet the grant deadline of February 6, 2017And shall take effect immediately upon passage.

EFFECTIVE DATE: 01/17/2017

PASSED:	1st Reading: January 17, 20	17 (E)
	2 nd Reading:	1986
	3 rd Reading:	on the latter of
ATTEST:	//////////////////////////////////////	RONNIE J. RIMBERT PRESIDENT OF COUNCIL

ACCOUNTING AT EASE, LLC

Certified Public Accountant 1980 Green Valley Road Grafton, WI 53024

ACCOUNTANTS' COMPILATION REPORT

The First Church in Oberlin, U.C.C. Board of Directors The First Church in Oberlin, U.C.C. Oberlin, OH

I have compiled the accompanying Statement of Financial Position of The First Church of Oberlin, U.C.C. (an Ohio nonprofit corporation) as of December 31, 2016, and the related Statement of Activities, and the Statement of Cash Flows for the year then ended in accordance with Statements on Standards for Accounting and Review Services issued by the American Institute of Certified Public Accountants.

Management is responsible for the accompanying financial statements of The First Church in Oberlin, U.C.C., which comprise the Statements of Financial Position as of December 31, 2016 and 2015 and the related statements of activity, and cash flows for the years then ended. I have performed compilation engagements in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. I did not audit or review the financial statements nor was I required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, I do not express an opinion, a conclusion, nor provide any form of assurance on these financial statements.

Gregory J. Wilterdink, CPA

Drey Wilterdals, (PA

Grafton, WI

January 27, 2017

THE FIRST CHURCH IN OBERLIN

STATEMENT OF FINANCIAL POSITION DECEMBER 31, 2016

	December 31, 2016		C	December 31, 2015	
ASSETS			~		
CURRENT ASSETS:				14.	
Cash Investments	\$	49,881 1,333,227	\$	53,272 1,314,927	
Total current assets	\$	1,383,108	\$	1,368,199	
OTHER ASSETS:					
Accounts Receivable Note Receivable	\$	250 18,956	\$	20,766	
Total Other Assets	\$	19,206	\$	20,766	
Total Assets	\$	1,402,314	\$	1,388,965	
LIABILITIES AND NET ASSETS					
CURRENT LIABILITIES:					
Accounts Payable	\$	132	\$	1,905	
Total Liabilities	\$	132	\$	1,905	
NET ASSETS:					
Donor-restricted net assets Unrestricted net assets	\$	117,171 1,285,011	\$	108,032 1,279,028	
Total Net Assets	\$	1,402,182	\$	1,387,060	
Total Liabilities and Net Assets	<u>\$</u>	1,402,314	\$	1,388,965	

See independent accountants' compilation report.

THE FIRST CHURCH IN OBERLIN

STATEMENT OF ACTIVITIES FOR THE YEAR ENDED DECEMBER 31, 2016

12 Months Ended December 31, 2016		12 Months Ended December 31, 2015		
SUPPORT AND REVENUE:				
General contributions Interest and Dividend Income Rental Income Misc. Income	\$	325,292 57,613 8,465 399	\$	313,061 55,744 6,804 452
Total support and revenue	\$	391,769	\$	376,061
RECLASSIFICATION:			Ant management	
Temporarily-restricted resources used for operations	<u>\$</u>	85,191	\$	68,543
EXPENSES:				
Salaries Payroll taxes/Benefits CE Program Wider Mission Benevolence Expenses Contract Labor Music Program Committee Expenses Office Expenses Utilities Insurance	\$	164,839 92,480 10,271 53,430 44,070 9,150 2,321 5,701 12,715 8,967 21,653	\$	162,980 87,449 9,568 53,430 36,135 7,645 2,371 3,795 13,865 20,197 21,126
Building Operations		36,071		39,221
Miscellaneous Expenses		170		297
Total expenses	\$	461,838	\$	458,079
Change in net assets	\$	15,122	\$	(13,475)
NET ASSETS, beginning of year	\$	1,387,060	\$	1,400,535
NET ASSETS, end of year	\$	1,402,182	\$	1,387,060

See independent accountants' compilation report.

THE FIRST CHURCH IN OBERLIN

STATEMENT OF CASH FLOWS YEAR ENDED DECEMBER 31, 2016

	December 31, 2016	December 31, 2015
CASH FLOWS FROM OPERATING ACTIVITIES Change in net assets	\$ 15,122	\$ (13,475)
Adjustments to reconcile to Net Cash provided by operating activities:		
Accounts Receivable	(250)	-
Note Receivable	1,810	1,757
Accounts Payable	(1,773)	(9,882)
Net Cash provided by operating activities	\$ 14,909	\$ (21,600)
CASH FLOWS FROM INVESTING ACTIVITIES	-	
CASH FLOWS FROM FINANCING ACTIVITIES		mercan and a second as a secon
Net change in cash and equivalents	\$ 14,909	\$ (21,600)
CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR	1,368,199	1,389,799
CASH AND CASH EQUIVALENTS AT END OF YEAR	\$ 1,383,108	\$ 1,368,199
CASH AND CASH EQUIVALENTS		
Unrestricted Temporarily Restricted	\$ 1,265,937 117,171	\$ 1,260,167 108,032
CASH AND CASH EQUIVALENTS AT END OF YEAR	\$ 1,383,108	\$ 1,368,199

See independent accountants' compilation report.

M-A BUILDING AND MAINTENANCE COMPANY

5515 Old Brecksville Road, Independence, Ohio 44131 216 901-5577 FAX 216 901-1155

January 31, 2017

First Church of Oberlin. / Budget Proposal for Exterior Repairs

Thank you for the opportunity to provide a budget proposal for the exterior restoration of the First Church of Oberlin. The objective of this proposal is to provide an initial recommendation for repairs to the building as a restoration project and alterations that will improve the long term durability and life of the structure

Below please find a scope of work for each elevation along with specific alterations to restore the structure.

Front East Elevation

- Replace deteriorated or missing mortar joints / tuckpoint, on 10% of the masonry
 - Tuckpoint the belt course
- Remove and replace the existing gray mortar on foundation stone
- Patch and repair foundation stone
- Patch lower belt course and lintel stone
- Replace damaged, cracked or spalled brick estimated at 250 units
 - o These brick are primarily located on the north corner and gable area
- Remove the paint on the lintel over the louver and repaint or leave natural
 South Elevation
- Replace deteriorated or missing mortar joints / tuckpoint, on 10% of the masonry
 - Tuckpoint the entire belt course
- Patch and repair foundation stone; south east corner
- Replace damaged, cracked or spalled brick estimated at 100 units
- Remove and reset section of belt course and repair step crack under the window

West Elevation

Removed from scope of work / not included

North elevation

- Replace deteriorated or missing mortar joints / tuckpoint, on 10% of the masonry
 - Tuckpoint the belt course
- Remove and replace the existing gray mortar on foundation stone
- Patch and repair foundation stone; south east corner
- Replace damaged, cracked or spalled brick estimated at 50 units

· Remove metal anchors and elements that are no longer in use

Painting

- Prepare and paint to match existing the upper wood trim gable and soffit; all clevations
- Bell tower not included

The masonry restoration budget price for labor and material for the above scope of work is \$63,984.00.

Front Step Resetting and Repair

The front steps are constructed of sandstone and have become displaced and damaged. The existing support risers are most likely damaged and are in need of repair of rebuild. The stone treads are displaced and in need of resetting, sealing of all the joints and cleaning.

This repair would involve the following scope of work

- Dismantling the steps
- Repairing the structural risers. Note: Significant rebuild is not included in this budget price. This is replacement of 10% of the masonry and tuckpointing
- Resetting the steps
- Installing sealant on all step joints
- Washing the steps to remove surface soiling

The budget price for labor and material for the above step repair is \$60,525.00

Replace In-filled openings in back with Spandrel Glass

- Remove the existing brick on 4 in-filled openings
- Install Spandrel glass with design similar to other existing windows
- · No change to the interior

The budget price for labor and material for the above spandrel glass is \$12,096.00

Please contact us to discuss this further and provide details on the above proposal.

Best regards, John Wamelink

A Studio of Perspectus Architecture

February 2, 2017

Eugene Matthews Chair, Facilities Committee The First Church in Oberlin United Church of Christ 106 North Main Street Oberlin, OH 44074

RE: CLG Grant/Exterior Masonry Repairs

Dear Mr. Matthews,

Chambers, Murphy & Burge, a Studio of Perspectus Architecture is pleased to provide First Church in Oberlin with this proposal for Historic Preservation services in relation to its application for a Certified Local Government grant. Chambers, Murphy & Burge has extensive experience assisting clients to manage short and long term repairs and maintenance of their historic structures. We understand the scope of work for exterior masonry repairs is based on the Weber Murphy Fox Facilities Assessment dated April 29, 2016.

Proposed Scope of Services

- Develop the Request For Proposal (RFP) including a Project Manual with specifications for bldding to contractors.
- Submit RFP to the State Historic Preservation Office including questions, revisions and resubmission.
- Solicitation of bids from pre-qualified contractor(s).
- Review of blds; assist with interviews and selection of contractor(s).
- Includes two (2) meetings with the Facilities Committee, a project kick-off meeting, and three (3) site visits during construction.

Proposed Fees: \$7,200

The above represents our understanding of your needs at this time. Should you desire a change to the scope of work, we would be happy to make adjustments to suit your exact needs. If this proposal is acceptable to you, we will prepare a standard American Institute of Architects (AIA) contract for signature.

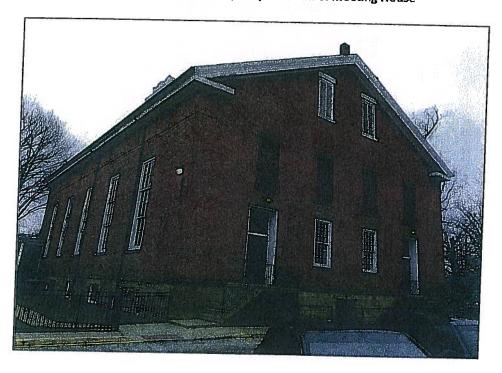
Respectfully Submitted,

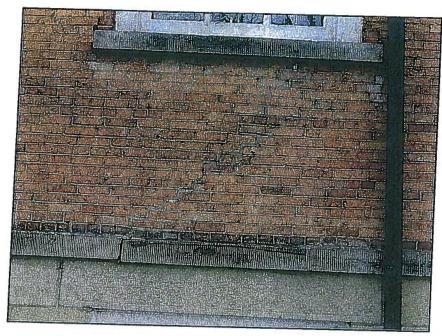
ames V. Banta

Elizabeth Corbin Murphy, FAIA Lauren Pinney Burge, AIA



Above: East elevation (front) of Meeting House Below: North and west (back) elevation of Meeting House





Above: The south elevation of Meeting House has an area where settling created a step crack in the brickwork. The gray colored repointing mortar is inappropriate in color and in hardness as compared to the original brick and mortar.

Below: The foundation stone on much of the Meeting House has had areas of repointing. The top layer of mortar is much harder than the original mortar that is being scratched loose.





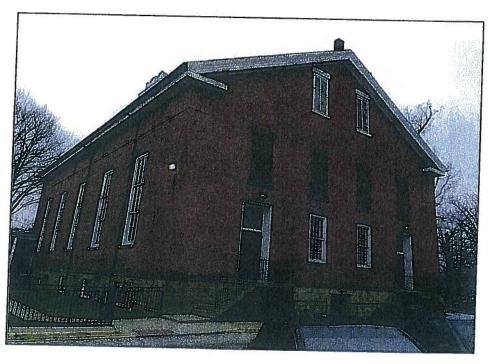
Above: North end of east elevation of Meeting house detail of spalling and cracked brick and mortar.

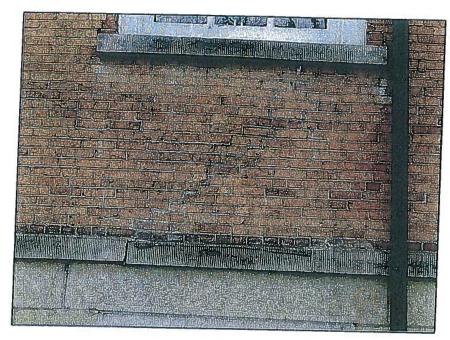
Below: The north end of the east elevation has cracking of stone lintel and brick face spalling.





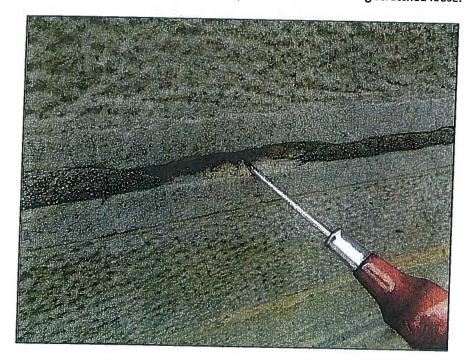
Above: East elevation (front) of Meeting House Below: North and west (back) elevation of Meeting House





Above: The south elevation of Meeting House has an area where settling created a step crack in the brickwork. The gray colored repointing mortar is inappropriate in color and in hardness as compared to the original brick and mortar.

Below: The foundation stone on much of the Meeting House has had areas of repointing. The top layer of mortar is much harder than the original mortar that is being scratched loose.





Above: North end of east elevation of Meeting house detail of spalling and cracked brick and mortar.

Below: The north end of the east elevation has cracking of stone lintel and brick face spalling.



ACQUISITION OR DEVELOPMENT PROJECT **CERTIFICATION FORM**

Tax Credit Assurance:

I certify that the Rehabilitation Investment Tax Credit has not been claimed on this property for any of the work described in this proposal.

Preservation Agreement: For projects receiving up to \$10,000 in CLG funds, I understand that a letter of agreement to maintain the historic integrity of the property for a period of five years must be executed between the property owner of record and the Ohio Historical Society, prior to payment of the grant.

> For projects receiving more than \$10,000 and less than \$25,000, I understand that a preservation covenant, to maintain the historic integrity of the property for a period of five years must be executed and recorded with the property deed records prior to payment of the grant.

For projects receiving more than \$25,000 and less than \$50,000, I understand that a preservation covenant, to maintain the historic integrity of the property for a period of ten years must be executed and recorded with the property deed records prior to payment of the grant.

Signature:

Property Owner [For a Development Project]

Applicant [For an Acquisition Project]

1/26/17. Applicant [For an Acquisition Project]



700 Prospect Avenue, 5th Floor Cleveland, OH 44115 (800) 437-8830 Fax (216) 736-3239 www.InsuranceBoard.org

PROPERTY PROGRAM MEMORANDUM OF INSURANCE

NAME AND MAILING ADDRESS OF INSURED

First United Church of Christ 106 N. Main Street Oberlin OH 44074 Issuing Agency: Willis of Ohio, Inc. 1001 Lakeside Ave., Suite 1600 Cleveland, OH 44114

Sub-Agent: BEN RUPP Telephone: 877-480-7877

MEMORANDUM NO./IB NO. PKU 0051626 14 / LL03530

NAMED INSURED(S)

First United Church of Christ Oberlin Church Day Nursery

This document is to evidence that the organization named above is or will be an insured under a master policy issued to Churches and affiliated entities and organizations of the United Church of Christ, the Christian Church (Disciples of Christ), the Alliance of Baptists, and the Presbyterian Church (USA) that participate in the program of the United Church Insurance Association (aka Insurance Board) for the lines of coverages shown below. The organization named above is or will be an insured as of the beginning of the policy period and for the coverages shown below. A copy of the master policy is available for your review. This document is for informational purposes only and does not amend or alter the terms, exclusions and conditions of the policy.

POLICY PERIOD From: 01/01/2017 To: 01/01/2018 12:01 AM Standard Time at your address shown above.

Any restatement below of limits of insurance shown elsewhere in the policy does not increase your limits of insurance.

COMMERCIAL PROPERTY (EQUIPMENT BREAKDOWN INCLUDED)

Blanket Limit - Total Values:

\$7,083,423

Deductible:

\$1,000

PROPERTY SCHEDULE

Address 106 N. Main Street Oberlin OH 44074	Description of Premises CHURCH/SANCTUAR	FL Y	EQ N	Construction Type Joisted Masonry	Building Value \$5,981,892	Contents Value \$660,346
134 N. Main Street Oberlin OH 44074	APARTMENTS - 6	¥	N	Frame	\$401,076	\$40,109

Date Issued:

11/23/2016

INSURED COPY

Page 1 of 8

SUBLIMITS OF INSURANCE

Note: In the preceding schedule, the FL (flood) and EQ (earth movement) columns indicate if coverage applies to a described premises. Y for "Yes"; N for "No".

Flood

Program aggregate limit for all participating churches in any one-year is \$100,000,000. Coverage is excluded for locations in Federal Flood Zones starting with A or V.

See Schedule

Earth Movement (EQ)

Program aggregate limit for all participating churches in any one-year is \$100,000,000 except California, where the Program aggregate in any one year is \$25,000,000. Deductible is 5% of insurable values at each location, for each occurrence for all

See Schedule

Hurricane & Named Storm

Per occurrence limit for all participating churches is \$100,000,000 (except in areas listed below it is sub-limited to \$75,000,000) for losses incurred due to a named storm including hurricane, tropical storm, and hurricane spawned tornadoes including resulting perils, subject to a deductible of the insurable values at each location, for each occurrence in the following states:

Included for All Locations

5 percent deductible for entire state of Florida, and the following counties/cities/parishes by state:

A labama

Baldwin, Mobile;

Georgia:

Bryan, Camden, Chatham, Glynn, Liberty, McIntosh;

Louisiana:

Calcasieu, Cameron, Iberia, Jefferson, Lafourche, Livingston, Orleans, Plaquemines, St. Mary, St. Bernard, St. Charles, St. James, St. John the Baptist, St. Tammany, Terrebonne, Vermilion

Mississippi:

Hancock, Harrison, Jackson;

North Carolina:

Beaufort, Bertie, Brunswick, Camden, Carteret, Chowan, Craven, Currituck, Dare, Hyde, Jones, New Hanover, Onslow, Pamlico, Pasquotank, Pender, Perquimans, Tyrrell, Washington;

South Carolina:

Beaufort, Berkeley, Charleston, Georgetown, Horry, Jasper;

Texas:

Aransas, Brazoria, Calhoun, Cameron, Chambers, Galveston, Jefferson, Kenedy, Kleberg, Liberty, Matagorda, Newton, Nueces, Orange, Refugio, San Patricio, Victoria, Willacy;

2 percent deductible for entire state of Hawaii, and the following counties/cities/parishes by state:

Georgia:

Brantley, Charlton, Effingham, Long, Wayne;

Louisiana:

A cadia, A scension, East B aton Rouge, Iberville, Jefferson Davis, Lafayette, Tangipahoa, Washington, West Baton Rouge;

Mississippi:

George, Pearl River, Stone;

North Carolina:

Bladen, Columbus, Duplin, Hertford, Lenoir, Martin, Pitt;

South Carolina:

Colleton, Dorchester, Williamsburg;

Texas:

Bee, Brooks, Fort Bend, Goliad, Hardin, Harris, Hildalgo, Jackson, Jim Wells, Wharton;

Virginia:

Accomack, Chesapeake City, Gloucester, Hampton City, Isle of Wight, James City, Lancaster, Mathews, Middlesex, Newport News, Norfolk City, Northampton, Northumberland, Poquoson City, Portsmouth City, Suffolk City, Surry, Virginia Beach City, Westmoreland, Williamsburg City, York;

Date Issued:

11/23/2016

INSURED COPY

Page 2 of 8

Oberlin News Tribune

hawk@civitasmedia.com By Jason Hawk

toll on the sandstone and brick face of the historic First Church in Oberlin's Moisture has taken a Meeting House.

tuck pointing and exterior tion Office to help pay for seeking \$25,000 from the Ohio Historic Preserva-Now the church is masonry repairs.

view, thinking about what Gene Matthews, co-chair "We're taking the long needs done to make sure another 175 years," said this church will be here of the church facilities committee.

frozen and thawed, crum-Meeting House walls has bling mortar and displacing chunks of sandstone, seeping into the porous Over the years, water ne said

House last year as part of "We believe it is a com-Oberlin Heritage Center than 1,000 people went tory project, said more through the Meeting Maintenance should be tury to prevent the detedone every quarter cen-State tax credits will rioration of the walls.

cost of repairs. Matthews scratch the surface of the from a capital campaign. The deadline to apply estimated the full price in the neighborhood of \$75,000 and \$100,000, with the bulk coming

6, which rushed a vote of Support last Tuesday by for the state cash is Reb Councilwoman Sharon It was unanimous, Oberlin city council

erformances, forums on Oberlin, both as a house of worship and as a gath social issues, and candi-Soucy, said First Church ering place for musical provides a dual role in

chair of the church his-Laurel Price Jones. dates nights.

stone blocks have shifted. because huge their sand-— just repainting would cost \$50,000 to 75,000, And the cupola atop the The cupola could potenaccording to Matthews and composite material church is in bad shape tially be replaced with one of anodized metal that wouldn't rot.

munity asset and we'll do

our best to maintain it."

she said.

credits will be approved

Ideally, preservation

hrough donated labor carpenters, and other masons, blacksmiths. First Church dates by the state in March and work can begin by April,

But the facade repairs

said Matthews.

ects First Church needs

The main steps fac-

to pursue, he said.

ing Rt. 58 need to be removed and reset

are just one of the proj-

ing House" refers to the oldest portion of the

building where the sanctuary is located.

back to 1842. It was built and materials from local craftsmen.

tol of the community, and

rian Robert Fletcher: "It was the center and capi-

In the words of histo-

housed the church, but it

tant College building. It it was the most imporwas not the church — it was the Meeting House.

Today, the term "Meet-

to restore water-The First Church from the Ohio

damaged parts of its facade this spring. To finance the project, It-is seeking \$25,000 **listoric Preservation** Jason Hawk | Obertin News-Tribune

for all - mechanics, pro-

fessors, farmers, students, high moral purpose which all the members of a fully housewives, merchants, stands as a reminder of the remarkable unity of integrated society. It once existed here.

Jason Hawk can be reached at 440-775-1611 or @EditorHawk on Twitter.

It was the gathering place



January 27, 2017

State Historic Preservation Office

Ohio History Connection

Columbus, OH 44211-2474

800 E. 17th Ave.

Mailing Address: P.O. Box 0455 Oberlin, OH 44074-0455

Office Address: 731/2 South Professor Street

Oberlin, OH 44074

Telephone: 440-774-1700

UNDERGROUND RAILROAD NETWORK TO FREEDOM

Website: www.oberlinheritagecenter.org

To the administrators of the CLG grant program in the Ohio State Historic Preservation Office:

I write this letter in support of the City of Oberlin and The First Church in Oberlin, U.C.C.'s application for federal funds to stabilize and restore deteriorating areas of the historic structure. First Church is an irreplaceable historic building that is listed on the National Register of Historic Places and designated an Oberlin City Landmark. Construction began in 1842, only nine years after the community's founding, and it was the seat of one of the most influential ministers of the Second Great Awakening, Charles Grandison Finney. The Meeting House portion of the church, which is the focus of this project, is the oldest structure in town still standing on its original foundation and was the place of worship for nearly every resident of Oberlin. All were welcome to attend service, regardless of gender, race, or denomination. The Meeting House also functioned as the secular gathering place of the community, where the Oberlin Anti-Slavery Society met, where local debates were conducted, and where intellectual and entertaining speakers were hosted. It was here that individuals discussed women's rights, African American rights, abolitionist strategies, missionary work, temperance, and other reform movements, meetings which resulted in grassroots movements that shaped our nation's history.

This project to repair and preserve First Church could easily be justified through its historical significance, but the merits extend beyond that. First Church continues to serve as a community anchor. First Church, U.C.C. is a welcoming congregation that is open to all residents, visitors, and students of Oberlin College. Their current programs include youth groups, service missions, community meals, adult education, wellness programs, and collaboratively working with other faith organizations to host homeless families. The members and administrators of First Church also continue the spirit of the original Meeting House, allowing other organizations and community partners to host meeting, performances, lectures, events, and more in their church. First Church continues to be the site of Candidates Night, where citizens hear from local and state representatives and directly ask them questions about their policies. We at the Oberlin Heritage Center are especially appreciative that First Church allows us to regularly bring tour guests through the building so that we can interpret the earliest years of the community's history and stories of men and women advocating for equal rights. Visitors are physically and



emotionally moved when hearing these stories in the space where these events and conversations actually happened. First Church also works with us to hold programs and performances in the Meeting House, which can accommodate hundreds of guests and which the community knows as a welcome space. In 2016 we worked together to host a live historical performance about Lucy Bagby, "The Last Fugitive Slave," and in 2017 we are hosting "Oh Freedom!" there during Black History Month.

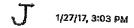
I strongly urge you to fund this preservation initiative. Your department knows better than anyone how critical it is to address maintenance concerns on historic buildings before they become so deteriorated or so expensive that stakeholders feel they cannot maintain the building at all. First Church is neither an obsolete historical building nor an insular organization, but rather an active church, with forward-thinking, community-minded members and supporters. The history of First Church is integral to the history of the entire community, and will be so for generations to come if it has the resources to continue as a welcoming, safe community space.

Thank you for your time and consideration of this project.

Sincerely,

Liz Schultz

Executive Director



First Church and Oberlin's Early African American Community

Presented for the Oberlin African American Genealogy and History Group

By Marlene Merrill

Dec. 6, 2003, Oberlin Public Library

©Marlene Merrill

Today, when we think of Oberlin's First Church, most of us immediately visualize the large and handsome orange brick meetinghouse on the corner of Lorain and Main streets. And, if we think about its early history we usually first recall it's great preacher Charles Finney and his famous revivals.

But what do we know about the ordinary people who organized this church, built it, worshipped in it and helped shape its mission, or those who were simply active participants in the many political or secular events held within it? Among both these categories were a substantial number of African Americans, both students at the College and Oberlin residents. We're likely to dismiss their participation by saying that, after all, since First Church was the only church in Oberlin until the late 1850s, African Americans had no other place to worship. Or, we could suppose that once efforts began in the 1860s to establish black Oberlin churches, black residents simply stopped attending or withdrew their membership from First Church. But, well into the 20th Century, many African American residents continued worshiping at First Church, or at its extension, Second Church, which was established in 1860 to relieve the pressures of First Church's over-large congregation).

Why this relationship between First and then Second Church and Oberlin's African American residents, continued so long clearly raises complex issues of changing local and societal racial identities. These are different matters than what I wish to discuss today. But these issues <u>are</u> important matters and, hopefully, they will someday be addressed—perhaps by this group.

Before getting into the meat of my presentation I want to briefly outline Oberlin's earliest history since it connects in important ways to Oberlin's later Black History.

Both Oberlin College and the Oberlin Colony were established together in 1833, two years before the arrival of the first black students and townspeople. The College and the Colony constituted two integrated parts of one whole: a community that was devoted to virtue and religious service, and a college (first called the "Oberlin Collegiate Institute") that would send its students into the developing West as teachers and ministers. Its first forty-four students and its earliest colonists hailed from New England, New York, Pennsylvania, Michigan and a few areas in northeast Ohio, such as Brownhelm and Elyria.

The institution was unique from the beginning because it included several different courses of study: a female course, a college course, a preparatory course (comparable to a high school) and a theology course (similar to a seminary). Women students could enroll in college level classes, thus making the Institute the first coeducational college in the country, and adult women (largely wives of the all male faculty) were given supervisory positions in the Female Department. In many ways Oberlin's founders, Philo Stewart and the Rev. John Shipherd, thought of the College and the Colony as a conventional family, where women were co-partners with men in the enterprise and performed as daughters, sisters or mothers would in a domestic household.

The Colony's earliest worship services--roots of which would later blossom into First Church--were first held in Peter Pindar Pease's log cabin.

By Sept. 1834, sixty-two devout men and women organized themselves as the "Congregational Church of Christ at Oberlin." Led by Oberlin's co-founder, the Rev. John Shipherd, this group held worship services every Sunday in one of the small second story

classrooms in the Colony's first multi-purpose building which was called "Oberlin Hall," and hastily erected on the present site of Ben Franklin and the Java Zone.

But then in 1835, Oberlin began to change. Pastor Shipherd left the colony to found another school, and Charles Finney, the country's leading evangelist, was lured to Oberlin to become the church's pastor as well as Professor of Systematic Theology in the Institute's theology department. At the same time. Finney's major backers, the wealthy New York abolitionist brothers, Arthur and Lewis Tappan, urged the Oberlin trustees to accept African Americans as students and to declare that the Institute was an abolitionist institution. After the trustees agreed that "the education of people of color should be encouraged and sustained," Oberlin became the first college in the nation to admit not only women students, but African American students, as well.

So it was, that in 1835, black students began to enroll in the Institute; soon after, the earliest black settlers arrived in town. What had started out being a homogeneous community was beginning to become noticeably diverse.

Also in 1835, a large, three-story building, "Colonial Hall," was built on the site of the present Conservatory, with its entire first floor used as a large chapel. Since all students were required to regularly attend the same worship services that the faculty and colonists attended, it was here that Oberlin's first African American students worshipped. Many of these black students later became members of the church. The earliest to join, in 1836, were Gideon and Charles Langston (John Mercer Langston's brothers).

Oberlin's church was the heart of the Oberlin enterprise. Never narrowly denominational, it was ... "[a]t its center...a controversial brand of Congregationalism" both preached and taught by Finney. "'Oberlin Perfectionism' rejected the grim predestination of Calvinism and espoused instead the doctrine that sinners are responsible for their own sins and for their own response to God's offer of salvation. At Oberlin, salvation required more than [just] conversion: it required daily effort to maintain 'a clean and pure heart;' and it required work in the world to reform a corrupt society." Slave holding was regarded as a sin in Oberlin, and both the church and the College joined to combat it. Oberlin Christians renounced their allegiance to all Christian benevolent societies that did not support the antislavery cause, and they were instrumental in establishing the American Missionary Society, "a powerful Christian anti-slavery agency which sent its representatives (the largest percentage were Oberlinians) into every important antislavery battle ground." [4]

Several African American Oberlin women graduates performed outstanding service as AMA teachers in the south after the Civil War; other black First Church members--men and women--worked as Christian missionaries in Africa and the Caribbean.

Finney's presence in Oberlin attracted growing numbers of students to the Institute and worshipers to his church. Space, once again, was becoming limited for large college events (such as commencement), as well as for ordinary Sunday worship services.

For awhile, a large tent, measuring 100' by 100', helped to temporarily alleviate the crowding. From its top flew a pennant banner with the words, "Holiness to the Lord," and it had a seating capacity of 3,000. Periodically erected on the north east section of what was then the "campus" (but is now Tappan Square), the tent could hold crowds of summer visitors who attended college commencements and Finney's famous revivals. The tent was also used throughout one summer for Sunday worship services, which required students to put it up on Saturday every week, and then take it down on Monday.

Finally, one Sunday in Feb. 1841, an overflowing congregation heard Finney announce that "this place demands of us a house of worship that will accommodate the people." A planning session was held the next for the congregation to discuss the kind of church desired. Finney gave his views of the kind and size of building he would like. In short, he wanted the new building to resemble his large church in New York City, "The Broadway Tabernacle," which he had helped design with ample room for a great organ and large choir, perfect acoustics and a circular seating arrangement to bring everyone close to the pulpit. Finney's views, of course, prevailed. Funds were donated and soon a Boston architect, Richard Bond, was hired. At first, plans were made to seat 2,500 people.

Later the size was reduced to seat 1600, 151

Several black carpenters helped build First Church, and Allen Jones, an African American whose blacksmith shop stood opposite the church site, helped forge the church's iron work. These men were part of a group of African American artisans who were living and working in Oberlin in the 1840s and who also helped build other town and college buildings. Some of them and their families attended—or were members

of--First Church, and many of their children also attended Oberlin College.

One later member of the congregation wrote that the meetinghouse was "built like a medieval cathedral with offerings of materials, labor and skills from the people of the community and their friends abroad. Given were bricks, stone, [timber,] hardware, nails, money and things to be exchanged for labor or cash. Cheeses, cattle, a wagon and even clothing were recorded in this category."

It took well over two years for First Church to be completed; but when it was, it was the largest building west of the Allegheny Mts. There were many more pews in it than there are now and they were smaller and placed closer together. Students generally sat in the balcony while faculty and town residents (including black families) rented integrated pews downstairs, sometimes covering their pew's wooden flooring with carpeting that suited their taste or means. Heat was provided by wood stoves. At special times, like Commencement, when people sat on chairs along the walls and aisles or on the steps in the gallery, as many as 2,000 could be crowded into the meetinghouse—a fire marshal's nightmare today! The First Church choir loft, alone, could hold 150 singers.

Religious services were, of course, held in the meetinghouse on Sundays, but the building was also used for College Commencements along with town meetings, rallies and other public events. "No one ever thought there was anything sacrosanct about the building," a longtime member once commented. Not only was the town's hand-operated fire engine kept in the church's basement, the building was never officially consecrated. And in keeping with Finney's and the congregation's wish that the building be plain but dignified, the tower that was completed in 1845 was never equipped with its planned-for clock and bell.

Like Oberlin's First Church and the College's Preparatory Department, Oberlin's public schools were also racially integrated-a rarity even in northern states in the 1830s and '40s--further attracting black families to move here who sought greater education for their children. By 1848, the names of thirty-one African American school children who resided in District #1 of Russia Township, appear in one enumeration tally, including the names of the children of such notable black early residents as the Watsons and the Camptons--families who also rented pews in the newly built First Church.

Black Oberlin parents seemed to favor daughters over sons when it came to providing higher education for their children. Gleaned from letters written at the time, parents believed that boys did not need higher education when they could learn skills like carpentry, blacksmithing, tinsmithing, harness making, etc. by being apprenticed to a master craftsman. Such skills could then provide them with dependable incomes. However, the only employment available for daughters without higher education was to become domestic housekeepers. This smacked of the subservient role black women had been serving for too long under slavery. And, with this work came the ever-present potential for sexual abuse, leading many black families to send their daughters here so they could qualify to become public school or missionary teachers. By the end of the Civil War, over 140 black women were enrolled as students at the college. Most of these were students in the Preparatory Department. Graduating from this department was equivalent to a high school degree, which was then a sufficient credential to become a grade school or high school teacher.

Fifty-six African American women were enrolled in the Female Course and twelve graduated. Three more received the bachelor's degree: the first of these was bestowed in 1862 on Mary Jane Patterson, daughter of Oberlinians, Henry and Emeline Patterson. Mary, as well as her parents, were members of First Church.

Other notable black Oberlinians worshipped or joined either First or Second Church. This included Wellington Rescuer Wilson Bruce Evans, who served as a deacon at Second Church. John Mercer Langston and his wife annually rented a pew at First Church but never became members. Several students who came from Africa also became church members. Sarah Margru Kinson, a seven year old Amistad captive from Sierra Leone, later attended Oberlin public schools and the college's preparatory department and joined First Church. She returned to Africa and was the first African college educated woman to become a missionary teacher.

John Dube, an African Zulu from Inanda, South Africa, came to Oberlin as a young man in the 1880s where he attended classes in the Oberlin public schools and the preparatory department. By profession of faith, he joined Second Church in November 1887. When Dube returned to Africa, he founded the first Zulu newspaper, and later helped found and was the first president of the African National Congress.

To the best of my knowledge, no one has gone through official First Church records to discover who among Oberlin's less famous black residents were First Church members. One can, however, turn to Oberlin obituaries to get some of this information, or to Bill Bigglestone's book, *They Stopped in Oberlin*, where First Church membership sometimes appears in the portraits of black Oberlinians. I also found additional information about this topic, which I'd long forgotten, in my own papers (The Lawson-Merrill Papers), deposited in the Oberlin College Archives. Here are five brief portraits of African American Oberlinians who were members of either First or Second Church, drawn from the Bigglestone book.

Arthur and Caledonia Mitchell Arthur came to Oberlin from North Carolina and before the Civil War he attended Oberlin's Liberty School--a school in which fugitive adults were taught to read and write. Caledonia was a native of Tennessee who lived in Oberlin before the war and boarded with the family of Ralph Plumb, an attorney active in abolitionist circles. Arthur's occupation was that of a painter and paper hanger. He served two terms on the village council and three years as a trustee of the city water works. In 1886, he became a member of First Church, which Caledonia had joined fifteen years earlier. Arthur had a two story brick house with a tin roof erected on a lot he owned at the corner of Walnut and North Main Streets. Three of the Mitchell children attended Oberlin College--the youngest, Lottie, became the second wife of Cleveland attorney and black leader, John Patterson Green-1159

James and Jemima Waring This couple came from South Carolina to Oberlin in 1857 with four out of what would become a family of nine living children. They stayed one year in town, then moved two miles northwest to a farm that became their permanent home. In 1865, when he was 38 years old, James enlisted in the army and served in Company C of the 27th U.S. Colored Infantry. After the war, he continued to farm. He and Jemima joined First Church in 1864, where they kept their membership for the rest of their lives. Four of the Waring children attended the preparatory department of the College, and three daughters remained in Oberlin (Mrs. W.T. Henderson, Mrs. Oliver Copes, and Mrs. Robert Murphy).

Cornelius and Caroline Burnett Both born of free parents in North Carolina, Cornelius came to Oberlin in 1860 and bought a business lot on the east side of Main Street a little south of the intersection with College Street. He intended to move his family to Oberlin after this purchase, but the Civil War intervened and they were unable to leave the south until 1865. Cornelius erected a two story brick building at the front of the lot where he operated his barber shop and where, for a number of years, Caroline also ran a restaurant and boarding house that was popular with the college faculty and students. The family lived in a frame structure behind it. On March 6, 1882, one of the worst fires in Oberlin history destroyed all of the buildings on the southeast corner of Main and College Streets. Although Cornelius had recently sold his business, the loss of the family's house and most of their belongings was a staggering blow

because they had no insurance. But, Cornelius was a popular and respected citizen and with the help of the community he was able to build a brick house at the rear of the lot.

An active Episcopalian, by 1865, his eight children had either joined or been baptized in Christ Episcopal Church. But, in 1876 Cornelius began to regularly attend services at Second Congregational Church.

One son and one daughter of the Burnetts were enrolled in the College Preparatory Department; three other daughters were graduates of the College. Mary (Mrs. William H. H. Talbert) later served four years as the president of the National Association of Colored Women's Clubs. She also served as vice president of the NAACP.

Stephen and Clarissa Bordley Stephen was from Maryland and Clarissa probably from Virginia. They moved to Oberlin sometime around the late 1860s. Stephen worked as a day laborer and was first a member of the Second Methodist Episcopal Church, but later joined the Second Congregational Church where he pumped the organ for many years.

George and Augusta Glenn George Glenn was born on a farm in Virginia in 1829. He met and married Augusta König, who was born in Prussia and was eight years his junior, in Defiance, Ohio, where George was working as a barber. The couple lived for 11 years in Delphos, Ohio, before moving to Oberlin in 1866 to gain educational benefits for their five children. Five more children were born here and nine grew to adulthood—all of them leading successful lives.

George spent his first seven years here in the draying business (hauling large objects by truck or cart) and then resumed barbering. His shop was located on College Place for 40 years, and he advertised himself as "The College Barber." Apparently he was, for he was very popular and knew most of his student clients by name. An 1891 advertisement for his establishment read, "Barber Shop and Bath Room. No. 2 College Place. Draying done to order. Moving Pianos a speciality."

George joined First Church in 1870, but Augusta remained a Lutheran.

These and an unknown number of other Oberlin African Americans apparently felt comfortable attending or joining First Church rather than one of the existing black churches in town. On the basis of the small sample I've investigated, it's difficult to determine whether educational attainment, skin color or financial status might have affected their church selection.

There is also, of course, the question of how satisfying the First Church experience was for those African Americans we can identify as church members.

As I contemplated all this in preparation for my talk today, I wondered if one reason for the unexpectedly high (at least to me) black membership in First Church might have been the role—sometimes even a secular one—that it played in historic nineteenth century events that profoundly affected black Americans. Let me mention just a few.

The meetinghouse was the site of many fiery abolitionist discussions, speeches, debates and rallies. Such notable personages as William Lloyd Garrison and Frederick Douglass addressed the community there. [18] But it was also the place where black and white Oberlinians came to mourn as a community. There were, of course, many such occasions. One memorable outpouring of grief occurred on a cold Christmas Day in 1859 when black and white Oberlinians gathered at First Church for the funeral service of a black Oberlinian, John Copeland, who had been hanged a week before at Harper's Ferry for his participation in John Brown's historic failed raid. [19]

Another community funeral was for a four year old fugitive slave child, Lee Howard Dobbins, whose mother had died in slavery. Accompanied by a slave woman who had helped care for him, and a small party of other fugitives, the party was traveling to

Canada by means of the underground railroad. When they reached Oberlin, the child became so ill that he had to be left behind, and died shortly thereafter. Professor Henry Peck officiated at his funeral in First Church, and over 1,000 black and white mourners attended. At its conclusion, the coffin was opened and carried to the church vestibule. One mourner reported, "I believe every man, woman and child who looked into the face of the little freedman swore between clenched teeth, that he could do his utmost to overthrow the nefarious system of slavery." Oberlinians later took up a collection for a tombstone to rest over the child's body. It was first buried in the old cemetery on South Professor Street and later moved to Westwood Cemetery, where it now rests in an unknown location. His broken tombstone is kept at the Oberlin College Archives, however, he is memorialized with words from a poem said at his funeral that is chiseled into the Underground Railroad Monument placed at the front of Westwood Cemetery in 1993. [20]

First Church was also a place for celebrations. Undoubtedly, the longest one took place on July 7, 1869, when black and white celebrants gathered to greet the Oberlin Wellington rescuers after their long imprisonment in a Cleveland jail.

One participant described the pandemonium this way: "...by half past seven [in the morning], many hundreds of citizens and students, including all the Fire companies in uniform, the Brass band etc., etc., were waiting [for the rescuers] at the Depot. And at the same time the Church was filling up. Cannons were fired and bells rung every 15 minutes until 12 o'clock. When the procession reached the church, bouquets and wreaths of flowers were thrown upon the Rescuers which were caught upon their arms or head & thus worn into the church, and they marched in through the aisles and ascended the platform, such deafening and tremendous shouts of applause greeted them as it is impossible for my weak pen in any fitting words to describe. But it was gratitude, yes, overwhelming gratitude to God for his goodness...All Oberlin was there. Father Keep presided. We had music from the choir (Marseilles, etc.), organ and bands and speeches either long or short from each individual of the Rescuers...Each one of these was cheered as never man was before in Oberlin. The house was nearly as much crowded as on Commencement days, but remarkable order was observed. When the Doxology was sung and the benediction pronounced it wanted ten minutes of midnight."

In conclusion: there <u>was</u> a substantial historic connection between First Church and Oberlin's early African American Community. This connection needs further study and interpretation. But, I believe it's safe to say that the presence of African Americans profoundly affected First Church early on, especially the church's institutional commitment to antislavery. Even today, I believe that historic black presence continues to inspire its congregation to work for a most just society—both in Oberlin and in the larger world of which we are all a part.

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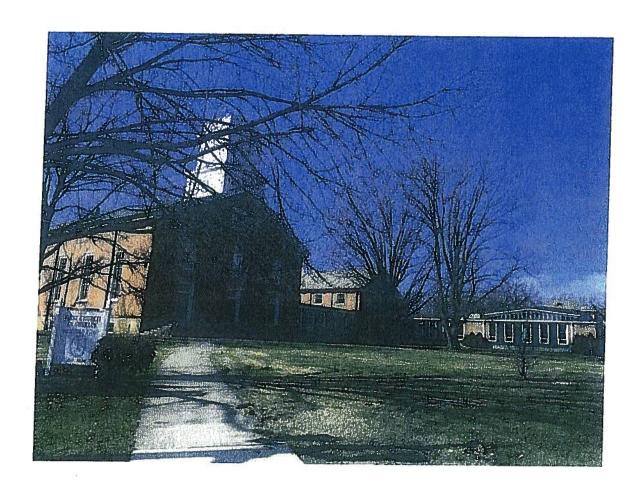
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The First Church in Oberlin

Existing Facility Assessment

April 29, 2016



Existing Facility Assessment



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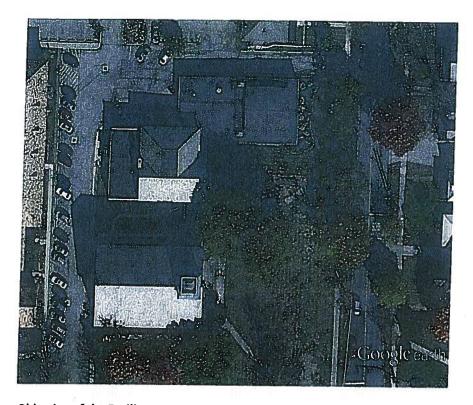
Appendix

The First Church in Oberlin Facility Maintenance Program



Existing Facility Assessment

Field Observations: Weber Murphy Fox (Architect and Landscape Architect)



Objective of the Facility Assessment:

This on-site facility assessment is the first part of the process. This report, along with The First Church in Oberlin's process to create a vision statement and strategic goals will be utilized during the next phase: Master Plan and Initial Cost Estimate.

The consultant team included representatives from Weber Murphy Fox (WMF) architecture and landscape architecture divisions, Frost Architectural Preservation, Inc., Thorson Baker and Associates (TBA) structural engineers and Denk Associates (DA), mechanical, electrical and plumbing engineers. Each team member toured the facility and commented on conditions based on their field observations to be considered for upgrades.

Summary:

Field observation of the property revealed a generally well-kept and maintained facility, comprising of three distinct buildings: the Meeting House, the James Brand House and the Fellowship Hall (and adjacent John Frederick Oberlin (J.F.O.) Room. In addition, there is a "Gallery" connecting the Meeting House and the James Brand House.

Oberlin, OH 44074

Description and Current Use:



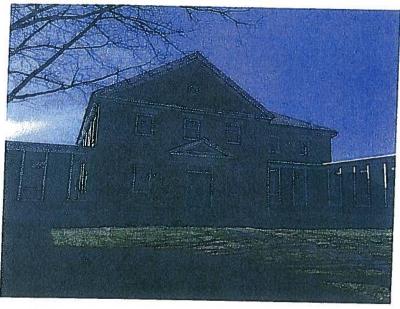
The Meeting House

Constructed in 1842.

Construction Materials: Brick Exterior Walls with Sandstone base and trim. Slate Roof and wood frame roof construction.

The meeting House is a key contributing property in the Oberlin National Historic landmark District. It is a City of Oberlin historic landmark and it on the National Register of Historic Places.

Typical Uses include: Sunday worship, special services, concerts, teaching and public meetings. The Balcony level includes balcony seating, choir seating and organ. There is an undercroft which includes a kitchenette, a gathering space for youth and toilet rooms [(1) Men's room, (1) Women's room and (1) Unisex]. The toilet rooms are not ADA accessible. The Balcony and Undercroft areas are only accessible by stair (no elevator).



The James Brand House

Construction Materials: Brick Exterior Walls with Sandstone base and trim. Slate Roof and wood frame roof construction.

Current uses include: Church offices, Christian Education, small group meetings, library alcove areas, storage, and an exterior courtyard/playground.

Its' former use included a Preschool. There is (1) Unisex ADA accessible toilet room at the first floor. The existing pre-school rooms include toilet rooms (2) shared between classrooms. The Basement and Second Floor areas are only accessible by stair (no elevator). There is a ramp at the first floor located at existing stairs/grade change at the first floor. The office area includes (1) Unisex toilet room. Except for the (1) Unisex Toilet room, the other toilet rooms within this area are not ADA accessible.



The Gallery

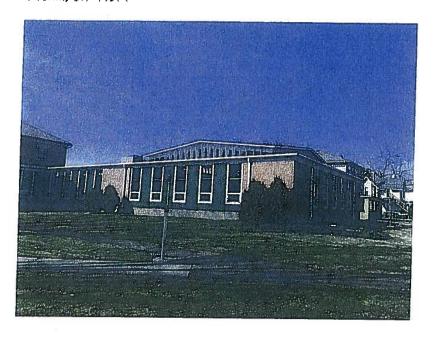
Constructed in approximately 1965

Construction Materials: Wood Walls and trim and "flat" membrane roof.

Current uses include: Connector between the Meeting House and the James Brand House. This space is used as an extension of

There is a floor grade change between these structures. In addition to a stair, a ramp has been added to accommodate accessibility.

Existing Facility Assessment



The Fellowship Hall and adjacent John Frederick Oberlin (J.F.O.) Room

Constructed in approximately 1965

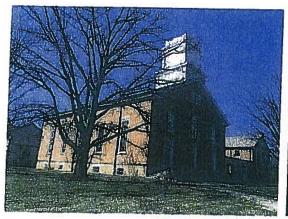
Construction Materials: Brick exterior walls with wood paneling and trim and "flat" membrane roof and sloped membrane roof.

Current uses include: a kitchen, large gatherings meetings, meeting room and toilet rooms [(1) Men's room, (1) Women's room]. The toilet rooms are not ADA accessible.

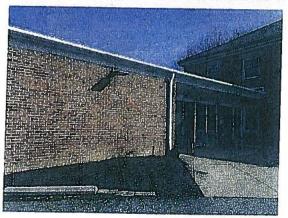
Landscaping

Public buildings including Churches tend to be large in size, therefore proper scale and relative proportions are important issues for the landscape design around the buildings. The Meeting House and Fellowship Hall benefit from the older estate trees existing on site. While the larger trees provide the necessary relative proportion of mass along W. Lorain Street and North Main Street frontage the site lacks a "rightness of size" or human scale in the transition zone between interior spaces and the larger open spaces of the front yard.

Plant forms along the front of the Meeting House offer some curb appeal however they are not visually linked creating an imbalance between the buildings dominant forms, building entries, and site circulation system. Plant forms appear "spotty', reading as separate units that are not part of a composition. This is particularly true of the vehicular one way arrival sequence from W. Lorain Street behind the buildings to N. Main Street.



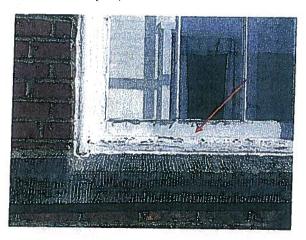




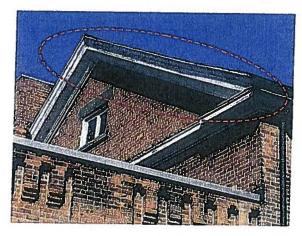
Existing Painted Areas:

Exterior wood trim (windows, fascia boards, etc.) and architectural features such as the bell tower at all buildings show signs of peeling paint and in some cases, wood deterioration.

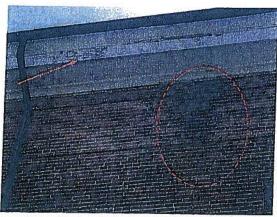
On the meeting house structure, there are areas of the brick which appear darker than adjacent areas. Based on further observation by Frost Architectural Preservation, Inc. along with historical photos, these areas were once where the original chimney chases were located-(Additional information provided in Frost Architectural Preservation, Inc.'s report).

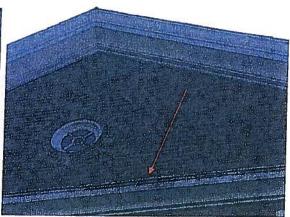


Meeting House

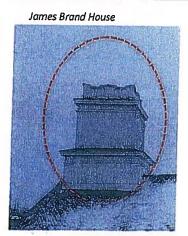


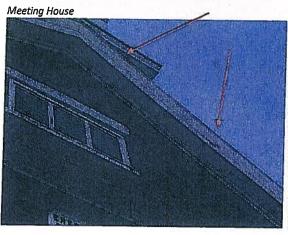
James Brand House

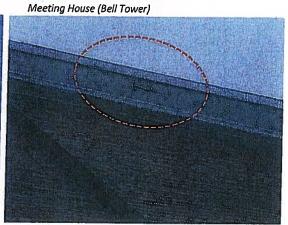




Meeting House





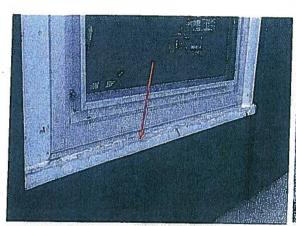


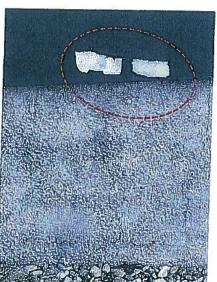
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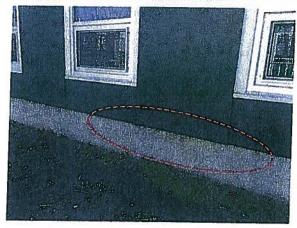
Meeting House



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Fellowship Hall

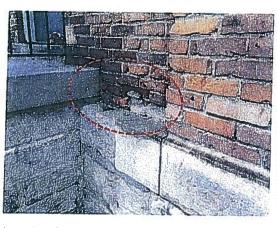
Existing Brick Areas:

There are select areas where bricks are either damaged or missing. There are select areas where items were removed (handrails, etc.) exposing holes. The masonry and mortar appear to be in good condition. Select areas require tuck pointing at missing and/or loose mortar.





James Brand House



James Brand House



James Brand House

James Brand House

The First Church in Oberlin Existing Facility Assessment

United Church of Christ 106 North Main Street Oberlin, OH 44074







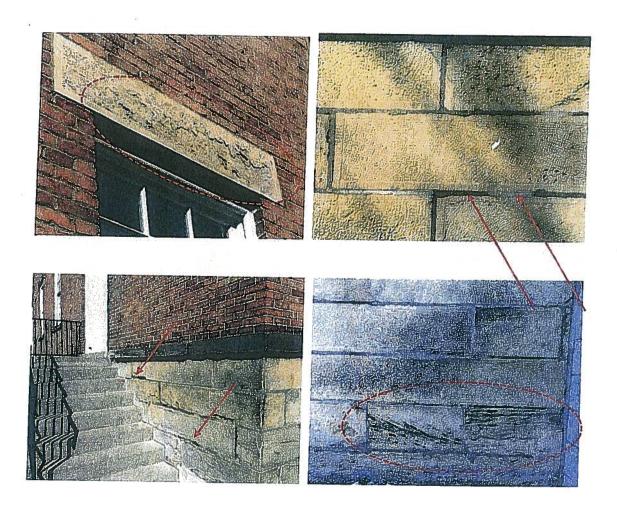




Existing Sandstone Areas:

There are select areas where the sandstone is showing signs of surface delamination/spalling (window lintels, base of building/water table and entrance area slabs). Select areas require tuck pointing at missing and/or loose mortar. A few areas which have been patched do not match in color.

The sandstone exterior entrance stairs have shifted and have gaps at both the front of the Meeting House and to a lesser extent at the James Brand House.



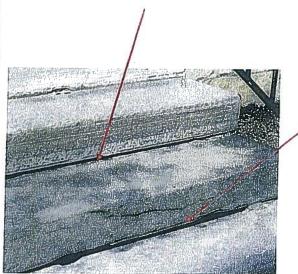




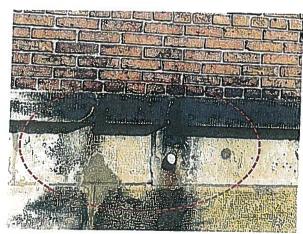
James Brond House

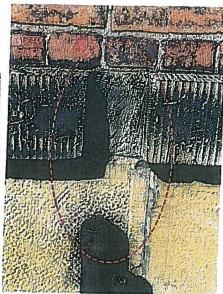


James Brand House



James Brand House





Meeting House

Meeting House

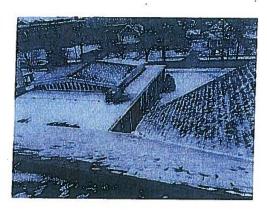
Existing Roof Areas:

The Meeting House and the James Brand House have slate roofs. The Fellowship Hall (and adjacent J.F.O. Room) and "Gallery" connecting the Meeting House and the James Brand House are an epdm membrane roof. There is some ponding on the flat roof of the "Gallery". The higher portion of the fellowship hall has a pitched roof with asphalt shingles.

There are select areas where slate tiles are missing. The roof areas have been well maintained. As leaks are noticed, repairs are made quickly.



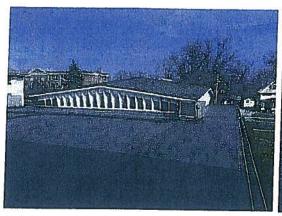
Meeting house



View from bell tower of meeting house looking toward Fellowship Hall



Gallery (view toward James Brand House)



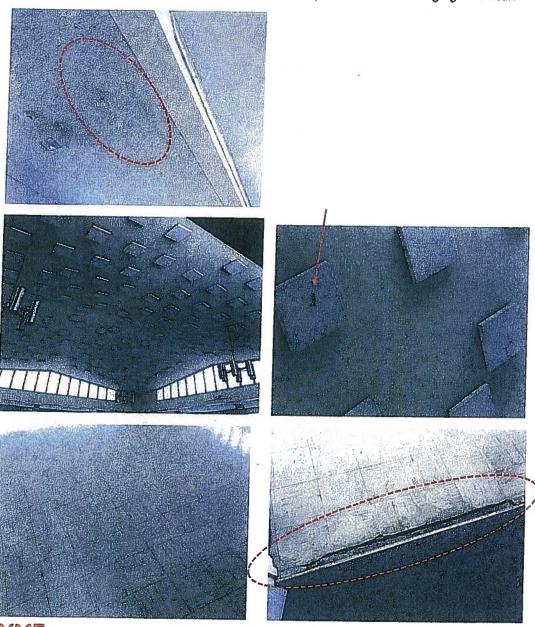


Fellowship Hall

Fellowship Hall

Interior Finishes-Fellowship Hall

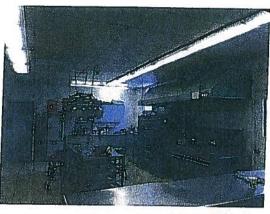
The interior ceiling finishes within the Fellowship Hall (shown below) show some sign of water damage - (This could be prior to roof repairs). Other finishes within the Fellowship Hall (shown below) include resilient floor finishes which appear to be a 9x9 VAT. There are some areas where the tile is damaged (particularly within the kitchen area). Other areas are carpeted and are showing signs of wear.



WMF

ARCHITECTURE INTERIORS ERIE CLEVELAND WWW.wmf-inc.com

CONSTRUCTION STATE COLLEGE





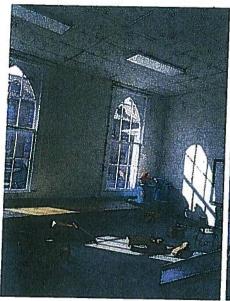
Interior Finishes- John Frederick Oberlin (J.F.O.) Room

The interior finishes and furnishings within the John Frederick Oberlin Room (shown below) include carpeting, wallcovering, window treatments and furniture/furnishings. There is a balance of varying types of furniture/furnishings for the multi-purpose use of this area. Consideration may be to update the finishes and furnishings within this area.



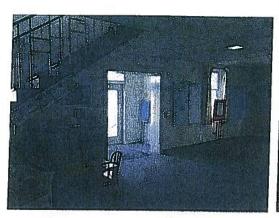
Interior Finishes-James Brand House

The interior finishes throughout the James Brand House (shown below) - Class rooms, Office area, Library and Lobby areas include acoustical drop ceilings and fluorescent light fixtures. The floor finishes are a combination of carpeting and resilient flooring. The wall finishes are painted surfaces. The finishes have been well maintained, however are showing signs of their age. The classrooms include a "Jack and Jill" toilet room.

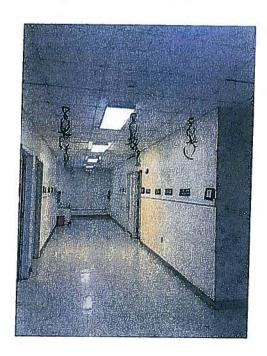




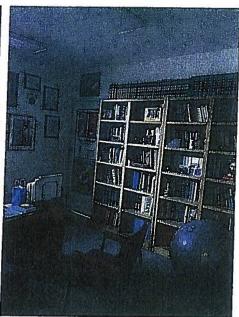
Oberlin, OH 44074













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Interior Ramps - James Brand House and Gallery Connector

There are two existing ramps which address varying floor levels at the ground level. One is located within the James Brand house off of the lobby up to the classroom areas. The other ramp is located within the Gallery connection between the James Brand House and The Meeting House. The ramp within the Gallery utilizes floor area within this gathering space. This area in particular may be considered for a new addition which addresses the ADA grade levels and allows for ample space as a gathering space thru use of an elevator and expanded new addition.





James Brand House

Gallery Connector

Existing Facility Assessment

Toilet Rooms

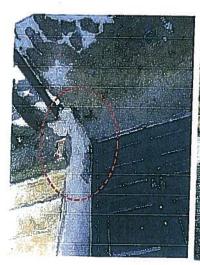
There are toilet rooms located throughout the Meeting House, James Brand House and Fellowship Hall area, however only one is and ADA accessible toilet room (Located on the ground level of the James Brand House). Improvements to the existing toilet rooms and providing additional ADA toilet rooms may be considered within the new master plan.



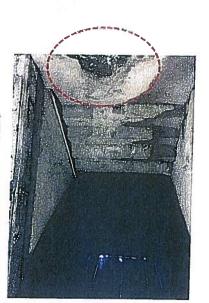


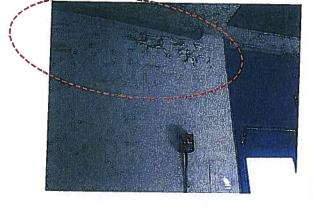
Signs of Water Damage-Meeting House basement

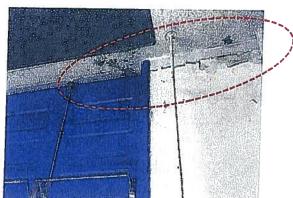
Areas of the basement area are showing signs of water damage. Consideration will be made to test adequate drainage at exterior and/or waterproofing at the driveway (West) edge of the property.





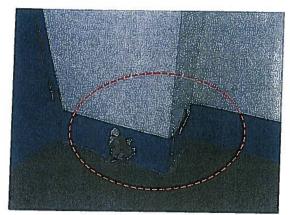


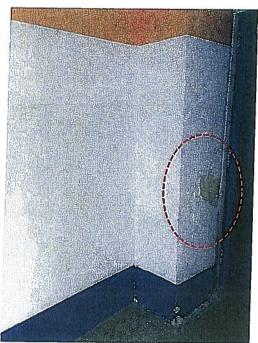






Existing Facility Assessment

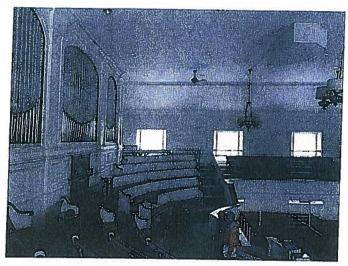




The First Church in Oberlin United Church of Christ 106 North Main Street Oberlin, OH 44074

Meeting House

The interior finishes of the worship/meeting space including the balcony area are in good condition. The undercroft includes a recreational area for youth. Finish upgrades may be considered for these areas. An elevator may be considered for this area to allow access to the balcony/choir area.



Meeting House balcony/choir area



Meeting House undercroft area

The First Church in Oberlin **Existing Facility Assessment**

United Church of Christ 106 North Main Street Oberlin, OH 44074

Courtyard Area

The existing courtyard located between the meeting House and the James Brand House behind the Gallery connector is currently a playground which was part of the pre-school area. This area may be considered for renovation and expanded program area of the Gallery/Gathering area between the Meeting House and the James Brand House.



The First Church in Oberlin **United Church of Christ** 106 North Main Street Oberlin, OH 44074

Existing Facility Assessment

Main Entrance Area

The existing main entrance is located at grade level off of the parking area on the West side between the Fellowship Hall and The James Brand House. Consideration may be made to enhance this entrance including the addition of an airlock.





Existing Facility Assessment

The First Church in Oberlin **United Church of Christ** 106 North Main Street Oberlin, OH 44074



Existing Facility Assessment

Field Observations: Frost Architectural Preservation, Inc.

FROST ARCHITECTURAL PRESERVATION, INC.

17727 SOUTH MILES ROAD CLEVELAND, OH 44128

Tel: 216-881-7255 FAX: 216-587-4217 WWW.FROSTPRESERVATION.COM

March 24, 2016

Mr. David Thal Weber Murphy Fox, Inc. 1801 East Ninth Street, Suite 1500 Cleveland, OH 44114

Re: First Church in Oberlin & James Brand House Exterior Condition Report

Dear Mr. Thal,

Mr. Greg Frost from Frost Architectural Preservation, Inc. inspected the exterior of the First Church in Oberlin and the James Brand House on March 15, 2016. During the same visit, the interior of the First Church basement, worship space, attic and steeple were inspected. All inspections were visual in nature. Minor scratching and probing of surface materials using hand tools only was completed in order to assess the hardness and sub-surface conditions of the materials in question. No destructive testing or thermal graphic imaging was used in the inspection process. After the inspection, limited internet research was completed reviewing historical photographs and the written history of the buildings to help understand some of the issues observed during the site visit. During this investigation, it was found in the "Report of the Finance Committee of the Congregational Conference of Ohio, May 20, 1909" that the James Brand Parish House was built the previous year, helping to establish the differing dates of construction for the two buildings.

James Brand House

This structure is in relatively good condition. The multi-wythe brick walls are sound and plumb but have many areas of spalling and deterioration caused by water absorption and freeze thaw effects. The bricks were most likely hand packed clay and fired in a kiln that distributed the heat unevenly. The bricks that did not receive full exposure to the heat source may have been slightly under fired. Some brick are now starting to deteriorate.

The sandstone foundation block and trim stones are also in good condition with the exception of surface spalling and erosion. Most of the sandstone units were cut and tooled with the grain of the stone in the vertical position. Sandstone is a sedimentary stone that was formed as horizontal layers of sediment. The horizontal layers can withstand extreme pressure but when turned on end with the layers vertical, the outer layers of stone have a tendency to become vulnerable to weathering and peel off in layers. Areas where moisture is consistently wetting the stone, near the ground and around steps, and areas where salts are used in de-icing snow, have deteriorated and eroded.

The mortar used on both brick and stone is in fair condition but it appears that a large scale repointing project had placed a hard mortar over the original construction soft mortar on all exterior building joints. In areas where water penetration has created a situation where the mortar joint is constantly wet, the mortar has rapidly deteriorated because of freeze thaw exposure. The inconsistency in mortar hardness is causing additional damage to the brick. As the building expands and contracts with the seasonal temperature changes, the incompatible materials are forced together. Unfortunately, the softer brick and soft original mortar are being damaged by the hard replacement mortar.

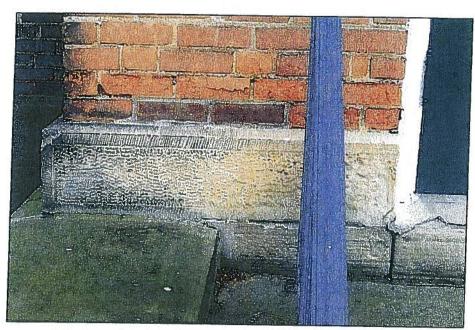
The wood trim on the structure is in good condition. There are areas of wood trim or fascia that are hard to reach and maintain. These areas have been exposed to moisture and became soft. On the upper trim and fascia, small areas of wood rot were noted. There are many window sills and some window frames where rain and snow wet the horizontal shelves of wood. Many of the original sills were noted to be extremely soft and rotted. The paint has been maintained but there are many areas where the older layers of oil based paint have dried out, are cracking and allowing water to reach the wood surfaces that the paint is intended to protect.

The slate roof and metal flashings appear to be original. We did not observe any large scale damage or deterioration on the slate but this type of roofing has an approximate life span of 100 years. If the building was built in 1908, the materials under the slate, the tar paper and/or felt papers have most likely disintegrated or are no longer watertight. Gravity and the slope of the slate is what is keeping the water out. A wind driven rain will most likely blow under the slate, wetting the wood decking and framework. The metal trim appears to be a tin or steel material. It may have had a zinc or lead coating when originally installed but all protective coatings have weathered off and most of the trim is severely rusted.

The following photographs will detail some of the issues as described above.



Above: The east elevation of the James Brand House.



Above: Splashing rain and snow keep this area wet longer than the upper sections of wall. Note how the moisture, combined with freeze thaw is deteriorating the outer faces of the stone and brick.

Below: Small holes and cracks in the mortar joints are allowing water to penetrate the wall and wet the brick from the top and sides. The porous body of the brick wicks water into the material. When the trapped water freezes, especially on the exterior face, the water expands, fracturing the brick. The newly exposed brick material continues to absorb water and the process repeats and continues.



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Above: The sandstone steps have deteriorated and the water that has penetrated through to the underlying structure has created damage to the supporting masonry walls. Additional freeze thaw effects have continued to move the stone out of place.

Below: Notice how the vertical layers within these foundation stones have delaminated and spalled off.

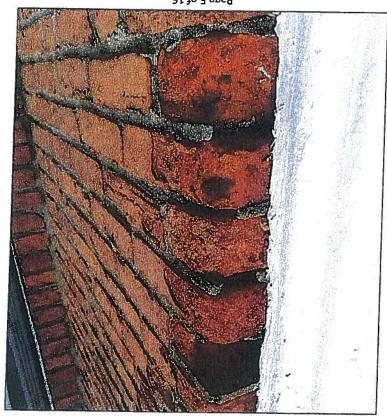


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Above Left: There are three different colors of mortar seen in this photo. Gray, tan and an almost white coloring. Above Right: The white mortar seen in this close up is the deepest within the wall structure and is the original mortar. We used an awl to dig into the soft mortar until it supported itself. The outer mortars are repointing and/or repair mortars that are much harder in compressive strength.

Below: Notice that the tan colored repointing mortar is so hard that the brick has deteriorated and the original white colored mortar has eroded away while the hard repointing mortar has completely retained its shape.

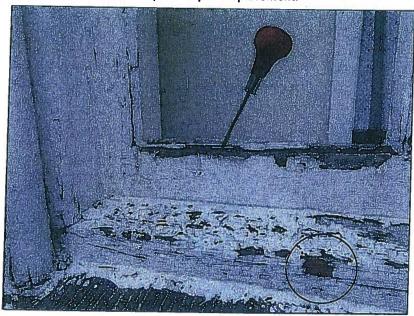


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Above: Moisture has wet the backside of this crown molding and softened the wood. Birds, bugs and possibly squirrels have eaten the softened wood, creating a large hole. This area is most likely now a nesting area. Notice that the painted surfaces are very cracked and pieces of brittle paint have fallen off.

Below: The glazing on this window frame has rotted and moisture has softened both the frame and sill wood. Many sills were noted to be so rotted that they will require replacement.



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Above Left: The overall view of the slate roof shows no signs of major replacement or repair.

Above Right: The slate is relatively thin and the individual slate units are deteriorating with age. Notice the rusty ridge cap and poor paint condition behind the gutter assembly.

Below: Detail of rusting original metal trim. Note that the slate is cracked and chipped from age and weathering.



First Church in Oberlin

This structure is in relatively good condition. The multi-wythe brick walls are sound and plumb with the exception of minor spalling and deterioration caused by water absorption and freeze thaw effects. The areas of deterioration appear to be isolated. Minor signs of settlement and/or shifting of the brick masonry were noted. One area of damage on the east elevation may be explained by the removal of brick structure when connecting the walkway to the James Brand House. If a section of wall was removed on the north elevation to enlarge a pedestrian passage, the remaining structure could have redistributed the remaining weight, creating additional stress in the area on the east elevation, which in turn could have created cracking in the brick and mortar. There have been multiple modifications to the west elevation, the back of the building, including, brick infilling, rebuilt steps and a modified basement entrance opening.

The sandstone foundation block and trim stones are in fair to good condition with the exception of surface spalling and erosion. Most of the sandstone units were cut and tooled with the grain of the stone in the vertical position. Sandstone is a sedimentary stone that was formed as horizontal layers of sediment. The horizontal layers can withstand extreme pressure but when turned on end with the layers vertical, the outer layers of stone have a tendency to become vulnerable to weathering and peel off in layers. Areas where moisture is consistently wetting the stone, near the ground and around steps, and areas where salts are used in de-icing snow, have deteriorated and eroded. The front entrance steps have multiple supporting walls underneath the tread stones that have severely deteriorated. Major shifting and settling was observed.

The mortar used on both brick and stone is in fair condition. Some areas on the stonework were noted to have inappropriate, hard mortar installed, causing chipping and/or spalling on the outer stone surface. It is unclear if repointing has been completed on the brickwork but because of the age of the structure, it is likely. If major repointing has been completed, the repointing mortar appears to be compatible with the brick as only minor areas of spalling were noted. We did observe areas of staining, primarily in the locations of original chimney chases and additional areas where mortar erosion is exposing small holes in the mortar joints.

The wood trim on the structure is in good condition. Only small areas of wood rot were noted. The paint has been maintained but there are many areas where the older layers of oil based paint have dried out, is cracking, falling off of the surface and allowing water to reach the wood surfaces that the paint is intended to protect.

The tower has a vertical wood sided base with a galvanized steel sheet metal upper decorative section. These exterior materials are not original. The date of installation is currently unknown. The newer materials are in good condition but require maintenance painting. The upper walls are reinforced with steel angles that are very rusted and require repair and painting.

The slate roof and metal flashings are not original and appear to have been installed as part of a larger project in the past. There were at least six chimneys that extended above the roof that were removed and roofed over. The original wood shingles are still visible in the tower interior. It would be helpful to know the installation date of the roof. If the original wood shingles were replaced with slate when the building was 72 years old, the slate roof could already be 100 years old. The metal trim on the slate roof is copper and appears to be in good condition.

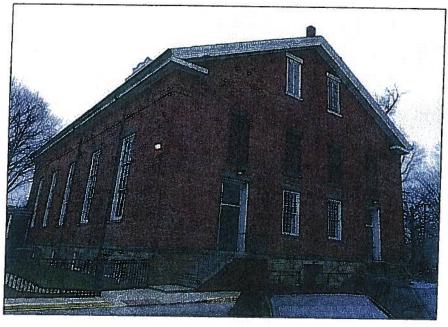
The following photographs will detail some of the issues as described above.

Weber Murphy Fox, Inc. First Church in Oberlin & James Brand House Exterior Condition Report Frost Architectural Preservation, Inc. March 24, 2016



Above: The east elevation.

Below: The north elevation and the west elevation.



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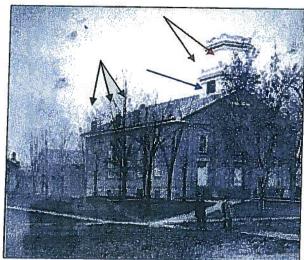


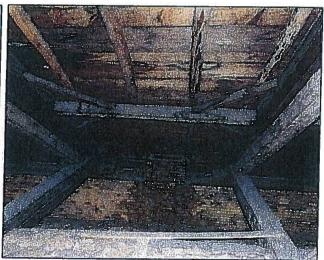


Above Left & Right: The north elevation has areas of staining and wood deterioration in a repeated and uniform fashion. These areas are where the original chimney chases were built into the walls.

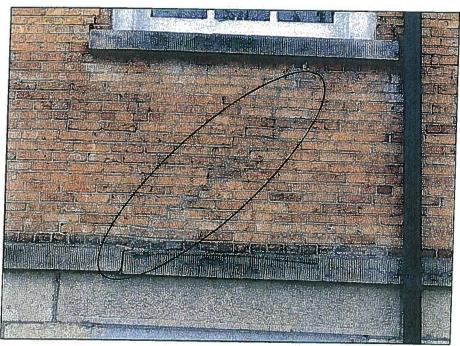
Below Left: This historical photograph shows some of the original chimneys extending above the roofline. Unrelated to the brick, note the large louvered vent opening in the south elevation of the tower base indicated with a blue arrow. Also note that it appears that there may have been a railing system with decorative urns at the junction between the upper and lower tower sections, indicated with red arrows.

Below Right: This photograph taken inside of the attic shows the chimney has been cut off below the roofline. Notice how the chimney flue is built within the thick brick wall structure and was only one wythe of brick thick as is extended out of the wall structure. The stains on the outer surfaces of the brick, above right photograph, may be surface stains but may also stains that have traveled through the porous brick material originating in the flue or chase. It should also be noted that the exterior walls are most likely only one wythe of brick thick in the locations of the original chimney chases.





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Above: The south elevation has an area where settling created a step crack in the brickwork. The gray colored repointing mortar is inappropriate in color and in hardness as compared to the original brick and mortar.

Below: The foundation stone has had areas of repointing. The top layer of mortar is much harder than the original mortar that is being scratched loose.



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Above Left: The east elevation entrance steps are severely shifted. Most of the original tread stones are reusable.

Above Right: There are supporting walls under the treads where they intersect horizontally. The stone walls have deteriorated and are falling apart, allowing the supported tread stones to shift out of place.

Below Left: View of a supporting wall under a tread stone.

Below Right: The stone wall to the right side of this photograph is one of the supporting walls under the front steps. The stone supporting wall is perpendicular to the brick face of the building.

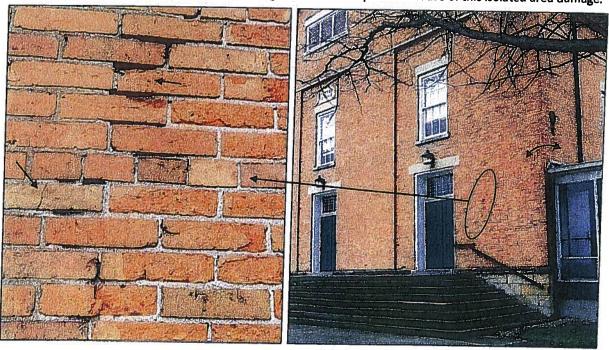




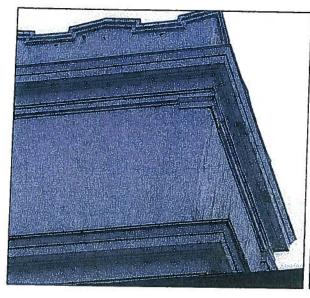


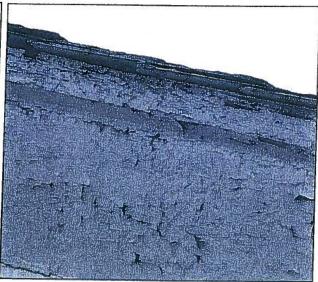
Above Left & Right: The north end of the east elevation has cracking and brick face spalling. The detail of the stone lintel shows that the crack in the stone continues to the brick above.

Below Left: Detail of spalling and cracked brick and mortar. Notice that the hallway addition that connects the James Brand House to the First Church is the only major modification to the structure. The cracking in the brick indicate stress within the wall. We believe that the location of the deterioration and the stress cracks being in close proximity to modifications made to the original structure explain the cause of this isolated area damage.



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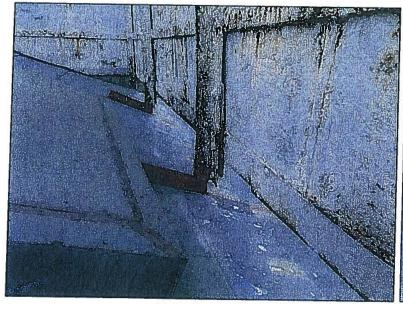


Above Left: The tower base has vertical wood siding that requires maintenance painting.

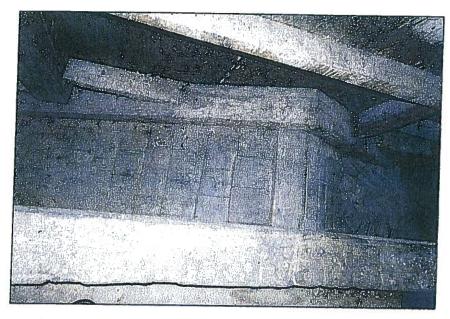
Above Right: Much of the original trim requires stripping and repainting.

Below Left: The steel framework that supports the upper sheet metal panels is severely rusted.

Below Right: The outer panels on the upper tower have peeling paint and areas of rust.

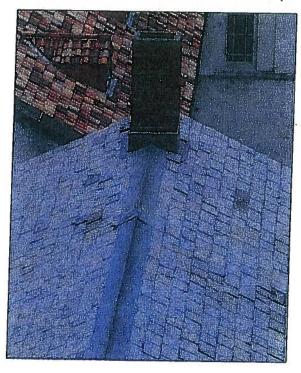






Above: The tower was built in 1845, one year after the main structure was completed. The original wood shingles that covered the roof before the installation of the tower were left in place.

Below: The slate roof appears to be in relatively good condition but the actual age of the roof is unknown. The copper flashing appears to be in good condition. Note that the chimney located at the very west end of the roof is a single wythe brick column, much like the side chimneys that were removed as part of the slate roofing project.



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Restoration Recommendations

Both buildings are significant structures and historical in nature. All restoration repairs should closely follow the National Park Service, U. S. Department of the Interior Preservation Briefs Guidelines. The following restoration recommendations will be listed in order, starting with the highest priority first.

James Brand House

- Complete wood restoration, replacing severely rotted sills as necessary.
- Strip all paint and repaint all wood.
- Repair damaged brick and stone units. Replace when necessary. Use a lime based mortar.
- Rebuild front steps.
- Replace slate roof with new slate.
- Replace all metal trim and flashings using terne coated stainless steel sheet metal.
- Repoint mortar joints 100% using a compatible lime based mortar.

First Church of Oberlin

- Disassemble front steps. Rebuild the support walls and reassemble using salvaged treads when possible.
- Repair damaged masonry area on the east elevation using soft, lime based mortar. Additional structural
 analysis regarding the alterations may be required to ensure that damage caused by shifting does not reoccur.
- Repair balance of masonry. No large scale repointing is recommended. Replace brick and/or stone only when necessary.
- Strip paint from original trim and repaint all wood. This process will most likely expose the need to re-glaze the windows.
- Repair the steel framework at the top of the tower.
- Repaint tower. Full paint stripping may not be necessary but should be discussed.
- Clean staining from masonry exterior.
- Inspect slate roof and flashings to establish the remaining service life and plan for replacement.

Frost Building Maintenance, Inc./Frost Architectural Preservation, Inc. is an A+ rated member of the Greater Cleveland Better Business Bureau, The Cleveland Restoration Society, The Association for Preservation Technology International and The Scaffold and Access Industry Association. If you have any questions regarding this report, please do not hesitate to contact us.

Sincerely,

John G. Frost President Frost Architectural Preservation, Inc.

Existing Facility Assessment

The First Church in Oberlin United Church of Christ 106 North Main Street Oberlin, OH 44074



Existing Facility Assessment

Field Observations: Thorson Baker and Associates (Structural Engineer)

FIRST CHURCH IN OBERLIN - BUILDING ASSESSMENT MAIN AND LORAIN STREETS OBERLIN, OH

Prepared For: Mr. David Thal Weber Murphy Fox 1801 East 9th, #1500 Cleveland, OH 44114

Prepared by:



CONSULTING ENGINEERS

3030 West Streetsboro Road Richfield, OH 44286 (330) 659-6688 phone (330) 659-6675 fax tba@thorsonbaker.com e-mail

PART I - INTRODUCTION

- A. Purpose
- B. Basic Building Description
- C. Limitations

PART II – STRUCTURAL SYSTEMS SUMMARY (FELLOWSHIP HALL, JAMES BRAND HOUSE, AND MEETING HOUSE)

- A. General
- B. Interior
- C. Roof
- D. Exterior

PART [II - GENERAL SÚMMARY

PHOTOGRAPHS

PART I - INTRODUCTION

A. Purpose:

Thorson • Baker + Associates, Inc. (TBA) visited the First Church in Oberlin, Oberlin, OH
on February 25, 2016. The purpose of this visit was to perform a visual observation of the
current condition of the three buildings (Meeting House, James Brand House, and
Fellowship Hall), and to provide comments on the structural systems. All comments and
recommendations within this report are the professional opinion of Thorson • Baker +
Associates, Inc.

B. Basic Building Description:

1. The existing structures are of various ages. The James Brand House and Meeting House were built in the mid-1800's. The Fellowship Hall was built in the 1960's. The two older structures are supported by stone foundations. They are wood framed, including wall and floor levels. The roof structures are a combination of rough sawn wood trusses and rafters. Debarked small diameter tree limbs are used for rafters in the Meeting House. The Fellowship Hall has a conventional concrete spread foundation supporting perimeter steel columns. The columns support rigid frames that form a "pop up" roof area (with 2x wood rafters). This building has a flat, single ply roof system and an asphalt shingled roof over the double-pitched "pop-up" area. The older buildings have slate shingles supported by wood planks, spanning various pitched roof areas.

C. Limitations:

- Site observations were limited to visual observation only. Visual observation was limited to areas that were not covered by finishes or other obstructions. Access was not possible to all rooms and areas within the buildings.
- 2. No testing was performed on materials, equipment or systems. Equipment was not opened or taken apart for internal inspection. This Observation Report is no way a guarantee to the proper operation of equipment or systems.
- As-built construction documents and shop drawings were not made available for reference prior to completion of this report (for the Meeting and James Brand buildings). Construction blue prints were used as a reference for the Fellowship Hall.
- 4. This observation was not intended to be an inspection for health or environmental problems such as radon gas, asbestos, PCB's, lead, ants, termites, etc...

PART II - STRUCTURAL SYSTEMS SUMMARY

TBA's observations are summarized for each building as follows:

Fellowship Hall

A. <u>General</u> - In general, there are no observed structural issues with this building. There are a few noticeable water ponding areas on the flat roof (refer to photo 1). The asphalt shingles, on the pitched roof areas, are showing some minor wear. The various roof surfaces will need to be inspected as part of a yearly building maintenance program. Repairs should be made as needed, including patchwork, caulking, flashing joints, etc.

James Brand House

- A. <u>General</u> In general, the exposed structure (primarily roof framing and exterior walls) appear to be in fair to good condition. The stone foundation is structurally sound and there is no observed signs of distress in the finished surfaces, both interior and exterior.
- B. Interior In general, no observed signs of structural distress were noticed at the various floor levels. There are some cracked and deteriorated brick at a few of the window openings (lower level, perimeter). The brick and mortar joints should be repaired as part of the general building maintenance program. In addition, there are some interior water leaks that are causing cosmetic finish damage (refer to photo 2). The leaks should be traced to the source and repaired.
- C. Roof The observed roof framing system (including roof trusses, rafters, shingles, and miscellaneous components) appear to be in fair to good condition. Water stained members are visible (refer to photos 3, 4, and 5). The slate roof shingles should be inspected on a regular basis (refer to photos 6 and 7). All damaged shingles should be replaced to prevent further deterioration of the wood roof framing. Flashing around the chimney should also be inspected.
- D. <u>Exterior</u> The exterior surfaces, including brick and stone veneers and wood trim are showing wear and aging due to long term exposure to the elements. As part of a general maintenance program, the following repairs should be made:
 - 1. Cleaning and repainting all exposed wood trim (refer to photo 8).
 - 2. Tuck pointing all loose or deteriorated brick joints (refer to photo 9). A qualified restoration and mason contractor should be hired to evaluate the overall damage to the exterior brick and stonework (this includes the Meeting House). As part of these repairs, a preserving agent should be considered to protect the stone from future aging. Currently the wear marks on the stone are normal and not adversely affecting the structural condition of the walls.

In addition to the above mentioned repairs, there are three entrances with structural damage. The west entrance has deteriorated floor joists supporting the porch entrance area (refer to photo 10). Improper drainage of the roof gutters and downspout system has deteriorated the brick veneer and damaged the porch stair (refer to photos 11 and 12). The

roof drainage system, brick and stair should be repaired or replaced. The water should be properly routed away from the structure. The porch floor joists should be replaced as necessary. The south and east entrances have damage to the stair slabs (refer to photos 13 and 14). The slabs (sandstone planks) have gaps and some long term differential settlement. The planks should be re-leveled and all gaps grouted. This may require the removal and resetting of the slabs. In addition, brick damage is visible at the south entrance (refer to photo 15). The brick should be replaced and/or repaired as necessary.

Meeting House

- A. General TBA's initial site observations for this building were limited to the lower level floor framing, basement and exterior walls, and the wood roof structure. After the first site visit, the structural integrity of some of the roof members came into question. To further assess the condition of the roof framing, a follow-up, site observation was conducted on April 5, 2016. In general, the exposed structure appears to be in fair to good condition. The roof structure will be discussed later in the report.
- B. <u>Interior</u> In general, no observed signs of structural distress was noticed at the various floor levels. The visible lower level floor framing appears to be in good condition. There is similar brick damage at some of the exterior window openings. This damage should be repaired by a qualified mason (refer to photo 16). Re-support of the existing steel lintel angles will be necessary at some locations.
- C. Roof As mentioned above, a closer observation of the roof framing system was conducted to evaluate the overall condition of the various members. The roof system is supported by (7) seven equally spaced, wood trusses. The rough sawn wood truss members range in size from 6" x 6" (webs) to 12" x 12" (top and bottom chords). The joints are mortise and tenon with wood pins. In general, the trusses are in good condition. There are several members with large continuous checking (1/2" thick ± cracks and/or splits refer to photos 32 and 33). The checking does not appear to be an issue and is fairly common in older wood framed structures. The trusses support lateral 8" x 8" rough sawn beams which, in turn support the round "debarked" rafters (running with the slope). The debarked tree limbs range in diameter from 5 to 8 inches. As with the truss members, longitudinal checking is visible on several beams and rafters. These members are in fair to good condition.

A sagging area was pointed out near the northeast side of the bell tower. There are a few rafters in this area with longitudinal cracks or checking (refer to photo 31). In addition, there is evidence of some creep deflection in the rafters. Creep deflection is a permanent deformation of a wood member supporting a sustained load and exposed to changing moisture contents in the surrounding air space. For this structure, the creep deflection does not appear to be an issue. Moreover, the sagging area adjacent to the bell tower appears to be structurally sound.

The bell tower structure is located at the east end of the building. Overall, the framing for the bell tower appears to be in good condition. Several 2x rafter members need to be

resupported (at the roof level - refer to photo 34). An unsupported rafter was also noticed at the southeast corner of the building (refer to photo 35). This member should be resupported at the outer end.

Horizontal wood planks (with varying widths) support the slate shingles. Over the years, loose or dislodged shingles have caused roof leaks and have left water stains on various members. Previous water damage does not appear to have caused any serious damage to the main framing elements (trusses, rafters, etc.). TBA's observations did not see any obvious signs of new leaks or water related damage. The slate shingles and their support members (wood planks and rafters) should be observed on a regular basis. Leaks should be addressed and repaired to prevent further deterioration of the wood structure. This includes replacement of loose or damaged shingles, damaged tar paper and wood planks.

- D. <u>Exterior</u> The exterior surfaces, including brick and stone veneers and wood trim are showing wear and aging due to long term exposure to the elements. As with the James Brand House the following "maintenance" repairs should be made:
 - 1. Cleaning and repainting all exposed wood trim (refer to photos 17 and 18).
 - 2. Tuck pointing all loose or deteriorated brick joints (refer to photos 19 thru 22).
 - Repair/rework drainage at stair landing, west side of building (refer to photo 23).
 Note repair of brick parging is also recommended in this area. The extent of these repairs should be determined by the mason contractor. Previous patching repairs at the west stairs are currently in good condition (refer to photo 30).

The sandstone stair slabs along the east entrance are uneven due to differential settlement (refer to photos 24 thru 26). In addition, water has scoured away some of the slab surface at the south end (refer to photos 27 and 28). Some of the slabs appear to have a permanent deformation, due to their own weight. As a general repair, the stair slabs will need to be removed, re-supported, and re-leveled per the original design intent. The appropriate support subbase will be determined once the stair is dismantled. All reusable pieces should be marked and located on a reassembly plan. All deteriorated slabs shall be replaced on a piece by piece basis.

Passage Connector

A. <u>General</u> - No obvious structural damage was observed for this connecting structure (between the Meeting and James Brand buildings). As with the Fellowship Hall, this structure has a flat, single ply roof. Water ponding is visible in some areas (refer to photo 29). The roof structure should be inspected periodically for potential leaking or flashing issues.

PART III -- GENERAL SUMMARY

Overall and based on visual observations, the three buildings (Fellowship Hall, James Brand House, and the Meeting House) appear to be structurally sound. In general, the various floor and roof framing systems for each building are showing no evidence of distress or damage. There are however, specific items that should be repaired as soon as practical (i.e. damaged or unsupported framing members, deteriorated brick lintels, etc.). Maintaining the exterior finishes of the buildings

should also be a priority. Repair items such as painting wood trim, tuck pointing damaged brick/joints and replacing damaged shingles are essential in preventing any further deterioration of the wood framing or backup wall systems. TBA's preliminary opinion of probable cost is as follows:

- 1. Building maintenance repairs, including painting wood trim, brickwork, roof repairs.

 Opinion of Costs \$40,000.
- General structural repairs including repairs to roof members, repair/replacement of stair slabs, repair of stair drainage system, repairs at west entrance (James Brand). Opinion of Costs - \$80,000*.

(*Repair costs for the sandstone stairs will vary depending on the number of reusable slabs verses replaced slabs.)

Please review this building assessment report and contact our office if you have any questions.

PHOTOGRAPHS



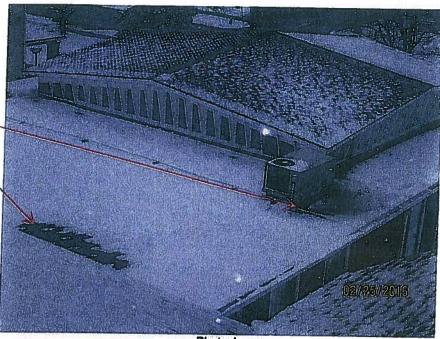


Photo 1



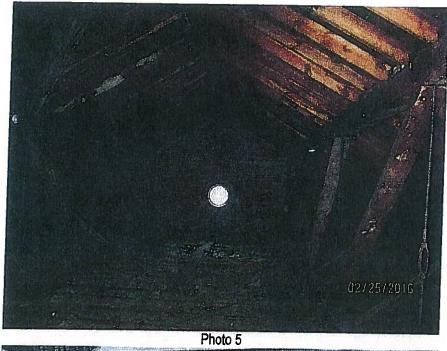


Photo 2





Photo 4



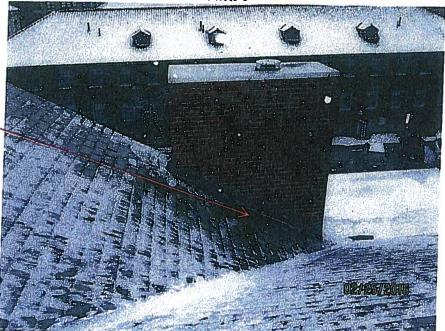


Photo 6

Inspect Flashing

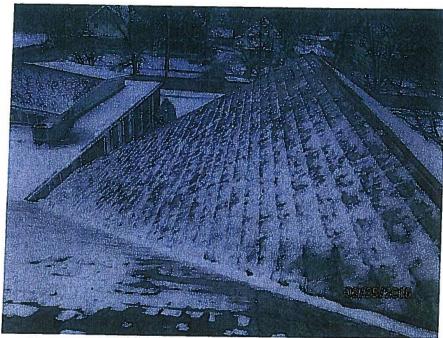


Photo 7





Photo 8

Damaged Brick Joints



Water Damaged Porch Floor Joists

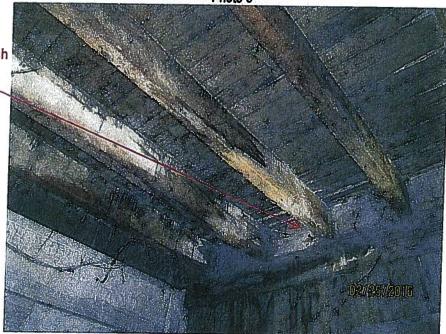
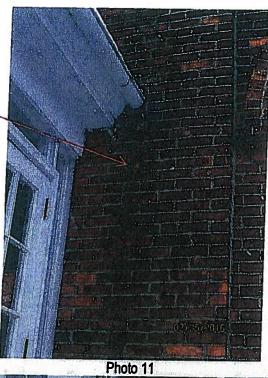


Photo 10

Roof Draining on Brick Veneer



Stair Damage



Photo 12

Gaps Between Tread Slabs

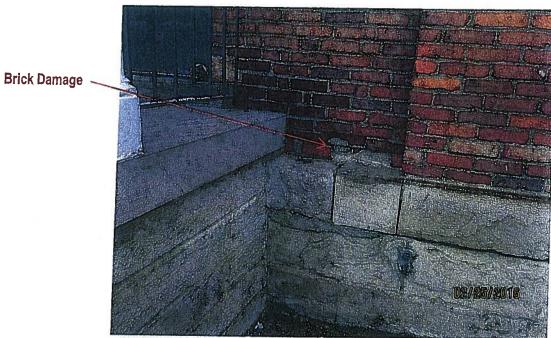


Photo 13





Photo 14



Damaged Brick Over Steel Lintel

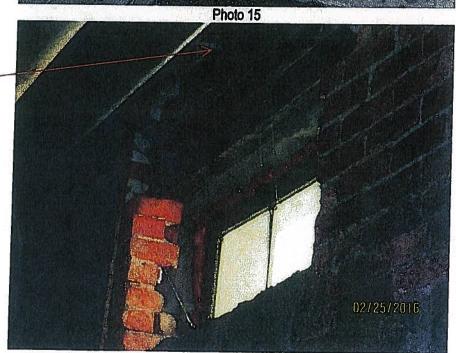


Photo 16

Peeling Paint (Exterior Trim)



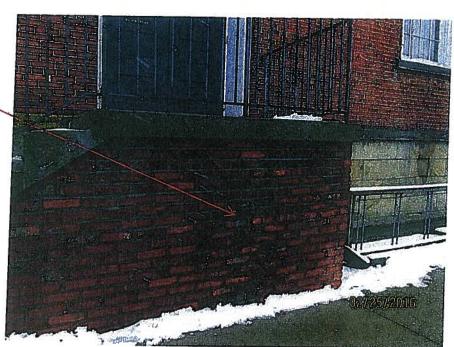
Photo 17

Peeling Paint (Exterior Trim)



Photo 18

Deteriorated Brick Joints



Deteriorated Brick Joints



Photo 20



Photo 21

Brick Joint Damage



Photo 22

Improperly Functioning Drain



Damaged Parging

Gaps and Sagging Slabs



Photo 24



Uneven Slabs and Gaps

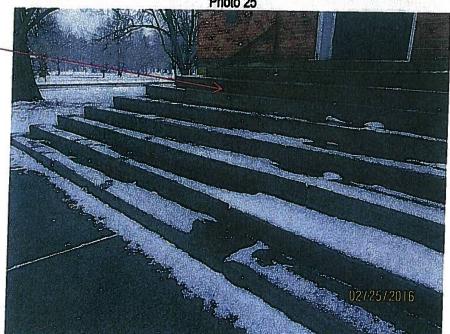


Photo 26

Excessive Slab Wear, Due to Water Damage



Photo 27



Photo 28

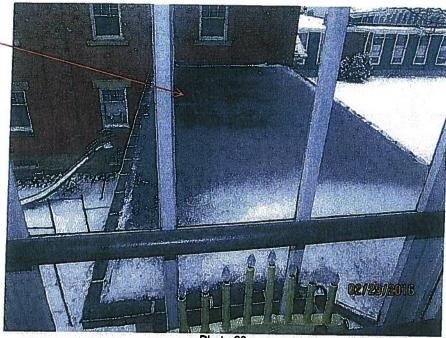
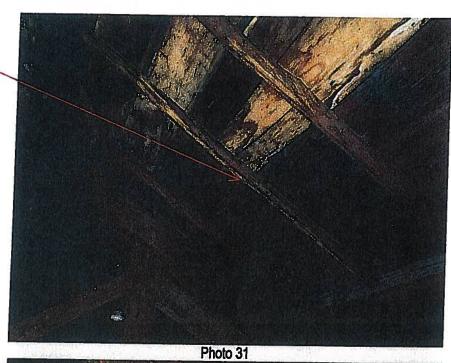


Photo 29

Photo 30

Check Along Rafter (Sagging - NE Area)

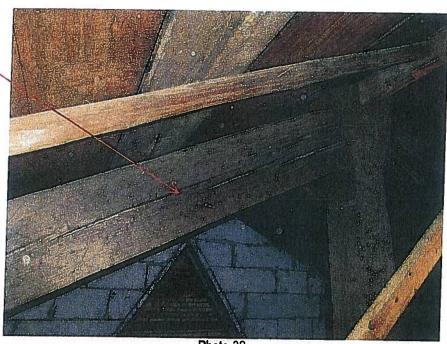


Deep Checking Along Top Chord (West End)



Photo 32

Deep Checking Along Top Chord (East End)



Resupport Rafters (Bell Tower Framing)

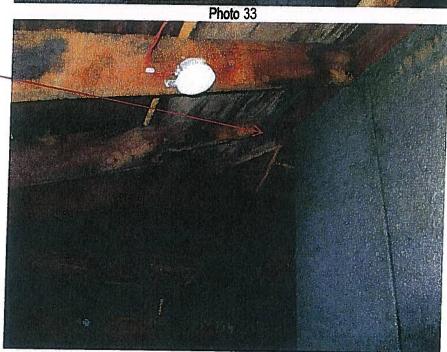


Photo 34

Resupport Cut Off End of Rafter (SE Corner)

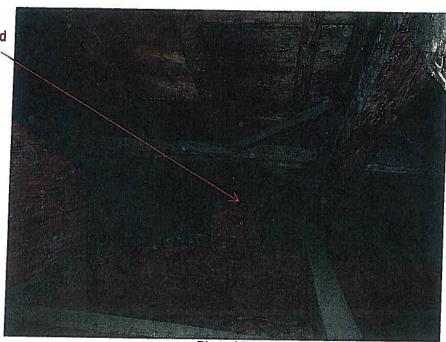


Photo 35

Existing Facility Assessment

The First Church in Oberlin United Church of Christ 106 North Main Street Oberlin, OH 44074



Existing Facility Assessment

Field Observations: Denk and Associates (Mechanical/Electrical/Plumbing Engineer)