HISTORIC PRESERVATION COMMISSION
April 29, 2020 – 6:00pm

Meeting Available on Zoom.us at the following meeting number:
https://us02web.zoom.us/j/84108553469

In lieu of participating via the Zoom website, the alternative telephone only dial-in is:
Telephone number: 312-626-6799 Meeting ID: 841 0855 3469

"Due to the COVID-19 Pandemic and in recognition of the declaration of states of emergency by the President, the Governor and the Village President, this meeting will not be open to the public in an in-person capacity. Those wishing to observe may do so by downloading the ZOOM app to your personal computer, tablet or smart phone and utilizing the above information to join via either computer or telephone. If you wish to communicate in written format with the Commission you may send written comments to the Village Clerk at 235 Hickory St. Pewaukee, WI 53072 or you may email the clerk at csmith@villageofpewaukee.com."

1. Call to Order and Roll Call.

2. Approval of Minutes of Previous Meeting.

3. Citizen Comments. – This is an opportunity for citizens to share their opinions with Commission Members on any topic they choose. However, due to Wisconsin Open Meeting laws, the Commission is not able to answer questions or respond to your comments. All comments should be directed to the Commission. Comments are limited to 3 minutes per speaker. Speakers are asked to use the podium and state their name and address.

4. Presentation.
   a. Presentation/Discussion by Mr. Joe DeRose Regarding Wisconsin Certified Local Government Program and Related Participation Requirements.

5. Old Business.
   a. Discussion and Possible Action Regarding Application for Listing St. Mary's Church as a Local Landmark.

6. Adjournment.

Note: It is possible that members and/or possibly a quorum of members of other governmental bodies of the municipality may be in attendance at the above-stated meeting to gather information; action will not be taken by any governmental body at the above-stated meeting other than the governmental body specifically referred to above in the notice. Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. To request such assistance, contact the Village Clerk at 262-691-5660.

Dated: April 22, 2020

VILLAGE OF PEWAUKEE
Historic Preservation Commission
April 20, 2020

1. Call to Order and Roll Call

Clerk Smith called the meeting to order at approximately 6:00 p.m.

Roll Call was taken with the following Plan Commission members present: Trustee Rohde, Commissioner Rogers, Member Kelly Berriman; Member Charles Nichols; Member Jeffrey Philips; Member Tara Sonnenberg; Member Kevan Toby.

Also Present: Mark Blum, Village Attorney; Scott Gosse, Village Administrator; Mary Censky, Village Planner; Casandra Smith, Village Clerk.

a. Election of Chair

Trustee Rohde motioned, seconded by Comm. Rogers to elect Charles Nichols as the Commission Chair. Motion carried 6-0-1 on a roll call vote with Member Charles Nichols abstaining.

2. New Business

a. Review and Discussion of Historic Preservation Ordinance and Role of Historic Preservation Commission

Attorney Blum explained Ordinance No. 2019-13; the creation of a new article under Chapter 40 of the municipal code regarding the Historic Preservation. Attorney Blum reviewed the purpose and intent of the Historic Preservation Commission. The purpose and intent is to safeguard the historical site of the Village and to look at preserving elements of that history either culturally, historically, socially, or politically. A designated property may enhance the Village's attraction and improve the aesthetic character in the Village. A property can be nominated as being a landmark site, district or structure. A nominated property needs owner notification, notifying surrounding residents within 200' of the property and a notice needs be published in the paper as a Class I notice informing that a public hearing will be held. Once the Commission decides on a property determination the Commission would need to consider whether the property exemplifies or reflects the broad cultural, political, economical or social history of the nation, state or community; if the historic personages are important in national, state or local history; if the site embodies the distinguishing characteristics of an architectural type of specimen inherently valuable for a study of a period, style, method of construction, or of indigenous materials or craftsmanship; representation of the notable work of a master builder, designer, or architect who influenced his or her age; has yielded or may be likely to yield information important to prehistory or history; and the property is consistent with the state or federal landmark criteria. The Commission's role is to see if one or more of the items listed pertains to the designated property. The Commission would need to document the findings that are made as part of their determination.

Attorney Blum indicated that due to the public hearing on the matter before the Commission being held virtually, the Commission will not vote on this property designation today, instead the Commission can take action on the item at the next meeting after citizens have had the chance to speak at the meeting or submit information to the Commission in writing.

Attorney Blum responded to Trustee Rohde stating that the financial burden of the property owner can be taken into account when making a decision on designating a site but it should not be the only reason used in the determination process. Attorney Blum responded to Trustee Rohde stating that the state

law has changed to allow appeals to be taken up with the Village Board. Attorney Blum responded to Commissioner Rogers stating that both a property that is designated and a property that is denied designation can be appealed to the Village Board. Attorney Blum responded to Chairman Nichols stating that the owner can comment during the public hearing and the citizen comment section of the meeting. Attorney Blum stated that the law provides that when a matter is brought to the Commission the applicant is required due process that the applicant, owner, and surrounding properties are given notice and an opportunity to be heard. If a Commission member feels that they are not able to impartially review and determine the merits of the matter then that person should not participate in the debate or in the vote. It is important to know that if any member has gone on record regarding the matter to the point where you do not believe you can fairly hear the information you should not participate in the debate or in the vote.

3. Public Hearings

a. Public Hearing on Application for Listing of St. Mary's Church as a Local Landmark

Administrator Gosse verified the mailing for the public hearings were published and sent out to all residents within 200' of the property. Attorney Blum read the application out loud.

4. Citizen Comments

Jeanette O'Toole @ 402 W. Wisconsin Ave – Ms. O'Toole stated the intent of the application was to designate the church and the property immediately surrounding due to the cultural, religious and social history. Ms. O'Toole responded to Member Jeffrey Phillips stating that the application doesn't include the cemetery as that is private property.

Theresa Hoff @ 1276 Timber Ridge - Ms. Hoff asked that the church not be allowed to dismantle the church during this process. Attorney Blum responded to Ms. Hoff stating that at this point he would hope the church would not take action but there are no laws to preclude the property owner from taking any action on the property but he hopes the church would recognize the possible implication of taking such action.

Sandy Mancotta @ W276N2177 Spring Creek Dr – Ms. Mancotta stated she concurs with Theresa's comment and she hopes Queen of Apostles takes this application into consideration.

Stephanie Fong @ 21205 Mary Lynn Dr, Brookfield – Ms. Fong stated she is a member of Queen of Apostles and she has viewed the application. She asked for clarification on the State and Federal grants that are available. Ms. O'Toole responded to Ms. Fong stating that the property would first need to be registered and therefore she is unsure of the State and Federal totals. Trustee Rohde stated that Wisconsin Historical Society representative Joe DeRose may have more information when he presents at the next meeting.

5. New Business (continued).

a. Discussion Regarding Application for Listing St. Mary's Church as a Local Landmark – NO ACTION TO BE TAKEN AT THIS MEETING

Attorney Blum responded no to Member Kevan Toby, indicating that the Commission doesn't have powers over the interior of the building. Discussion followed regarding the property owner and when the owner would have a chance to speak. It was determined that the property owner was notified and they have the chance to speak during the public hearing section and during the citizen comment section. Member Kevan Toby questioned if the Commission can verify that the building is in good condition as the application states. Attorney Blum stated the property owner could present an inspection but the property owner would need to give the Building Services department permission. Trustee Rohde stated the condition should be submitted in writing and Attorney Blum stated a third party inspection could be submitted for the record as well.

b. Possible Action on Scheduling Future Meeting(s)

The Village Board expressed that either April 29th or April 30th, 2020 would be acceptable for the next meeting which would be determined by the availability of Joe DeRose.

6. Adjournment

Comm. Rogers motioned, seconded by Trustee Rohde to adjourn the April 20, 2020 Historic Preservation Commission meeting at approximately 6:57 p.m.
Motion carried 7-0.

Respectfully submitted,

Casandra Smith
Village Clerk

DRAFT

VILLAGE OF Pewaukee

To: Historic Preservation Commission

From: Scott A. Gosse
Village Administrator

Date: April 24, 2020

Re: Agenda Items _____, Discussion and Possible Action Regarding Application for Listing St. Mary's Church as a Local Landmark

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BACKGROUND

As the Commission is aware, a public hearing was held on the application received requesting the designation of the St. Mary's Church at 449 W. Wisconsin Avenue as a local landmark. The public was provided with time at the close of the public hearing to provide additional comments related to this matter.

ACTION REQUESTED

The action requested of the Historic Preservation Commission is to review the information that has been shared or is to be shared, by the applicant, property owner, and others, related to the application for the designation of the St. Mary's Church as a local landmark, and determine if the St. Mary's Church warrants designation as a local landmark.

ANALYSIS

As noted above, the public was afforded time to submit additional information for review by the Historic Preservation Commission after the close of the public hearing last Monday.

Attached for your review and information is information received related to the history of the church.

Also attached for your review and information please find a copy of the property condition report for the St. Mary's Church completed in May 2019. The Parish was given permission to share the report. The comments from the Parish Trustee, Mike Hausman, which accompanied the report are as follows:

"We got permission on the property condition report – see attached. Please keep in mind that the report is almost a year old. There are three other known issues that have cropped up since:

1) Asbestos: it was found in the window casings and floor underlayment.
2) Bats: a colony of some sort in the steeple (I'll resist the urge to say belfry).
3) Choir Loft: a walk-through from a recent developer said that the choir loft is on the verge of collapse and no one should be allowed up there. As a side note, that developer thought the remediation and renovation would be closer to $2mm, but we don't have a written report."

Please note that since the Queen of Apostles is an entity exempt from property taxes, there is no assessment data that the Village has related to the assessed or estimated fair market value of the St. Mary's Church which is normally available for taxable properties.

Attachments

How Does My Community Become a Certified Local Government (CLG)?

PRINT EMAIL A FRIEND FACEBOOK TWITTER MORE...

Certified Local Governments are designated by the Wisconsin State Historic Preservation Officer (SHPO) and the National Park Service through a four-step application process.

1. The chief elected official of the local government submits a letter requesting certification to the State Historic Preservation Officer, Wisconsin Historical Society, 816 State Street, Madison, WI 53706.

The request must consist of the following:

- Assurance that the local government enforces appropriate state and local legislation for the designation and protection of historic properties and will coordinate its activities with the SHPO.
- A copy of the local historic preservation ordinance, including amendments.
- A list of properties and districts designated under the local ordinance, including proper names and addresses.
- A list of the local historic preservation commission members, including qualifications or expertise in fields related to historic preservation.
- If the local preservation commission does not include professional members from the disciplines of history, architectural history, architecture, or archaeology, a statement demonstrating that the local government has made reasonable efforts to appoint such members.
- If the disciplines of history, architectural history, architecture and archaeology are not all represented on the commission, a proposal on how the local preservation commission will obtain such expertise needs to be submitted to the SHPO. This expertise is necessary to review National Register of Historic Places nominations or take other delegated actions that will impact properties normally evaluated by professionals in these disciplines.
- A copy of the local historic preservation plan or a brief statement describing the local preservation program.
- If appropriate, a list of any additional duties, responsibilities or activities that the local government agrees to undertake if certified.
- If all of the above requirements are not currently met, a statement must be included indicating how and when they will be fulfilled.

2. The SHPO will respond to an adequately documented request for certification in less than 60 days.

3. If the local government fulfills the requirements, the SHPO will approve the certification request and prepare a written Certification Agreement for signature by the chief elected official of the local government. It will list the specific responsibilities of the local government when certified.

4. The Certification Agreement and the CLG application will then be sent to the Department of the Interior for review and approval. Upon approval, the CLG will be eligible for benefits.

How does my community keep its CLG Status?

Every CLG must do the following to maintain CLG status:

- Submit an annual report online of historic preservation activities online to the SHPO. See this PDF for a preview of the questions that you need to complete online.
- Maintain a qualified historic preservation commission

- Designate properties as local landmarks
- Review alteration or demolition requests
- Educate the community about historic preservation

Learn More

Certified Local Government Historic Preservation Program in Wisconsin

How to Apply for Historic Preservation Fund Subgrants for Certified Local Governments

Certified Local Government (CLG) Subgrant Criteria

Have Questions

Contact Joe DeRosa by phone at 608-264-6512 or by email below:

Early history of St. Mary's Church Building in Pewaukee

Information source is from the book: The History of the Catholic Church in Wisconsin published in **1898**

Key points from this history:

- Corner stone for the original smaller stone church was dedicated on July 14, 1868. (Pg 2)
- Fall, 1887 the parish had outgrown its original church and decided to tear down the old church with exception of the longitudinal side walls, and the current building was erected. (Note: The original side walls and corner stone still exist. The quality of stone and construction is noticeably different 1868 vs. 1887. The author points out that the entire building is Waukesha stone. (Pg 3)
- The new building was dedicated on November 29, 1888. (Pg 3)

a plain and substantial building, which, complete, cost in the neighborhood of $2,500. Thus matters ran along until the year 1870, when the congregation had assumed such proportions that it was deemed advisable to obtain a resident pastor. They therefore set to work and built a comfortable parsonage, of which the Rev. J. Reindl was the first occupant. He was succeeded in turn by the Revs. N. M. Zimmer, Joseph Voissem and J. Welter, all of whom were zealous in promoting the spiritual as well as material interests of the parish. The next step in the scale of progression taken by this enterprising congregation was to erect a suitable building for school purposes. So, in the year 1877, under the supervision of the pastor, Father Welter, a building was erected and

Rev. N. L. Freiman.

a parochial school established and placed in charge of Franciscan Sisters from Manitowoc. Since that time the school has been persistently maintained, although there were occasions when, financially speaking, it became a burden upon the limited number of families to whose liberality its continuance was due. After the Rev. J. Welter, Father Theodore Jacobs became pastor of St. John's, and he was followed in succession by the Revs. B. Smedding, B. Wenning, August Gardthaus, Philip Vogg, Bernard Weyer, Ignatius Klein, W. Lette, Charles Drees, A. Mueller and J. M. Bach. After eight months of hard labor in this parish, Father Smedding was called to rest and his remains now lie in the Paris Catholic Cemetery. Father Welter, also, beloved for his many endearing qualities, died after a three years' pastorate of zealous and fruitful labor in this congregation. Under the administration of the Rev. Fathers Weyer and Mueller many needed and desirable improvements were made to the church property. The congregation at present consists of about forty-eight families, part German and part English. There is also a mission at Dover, which is attended from Paris, and consists of some forty families. St. John's parochial school has an enrollment of about thirty-five scholars. Of Catholic organizations connected with this congregation there are, the Blessed Virgin Sodality, and Young Ladies' Sodality.

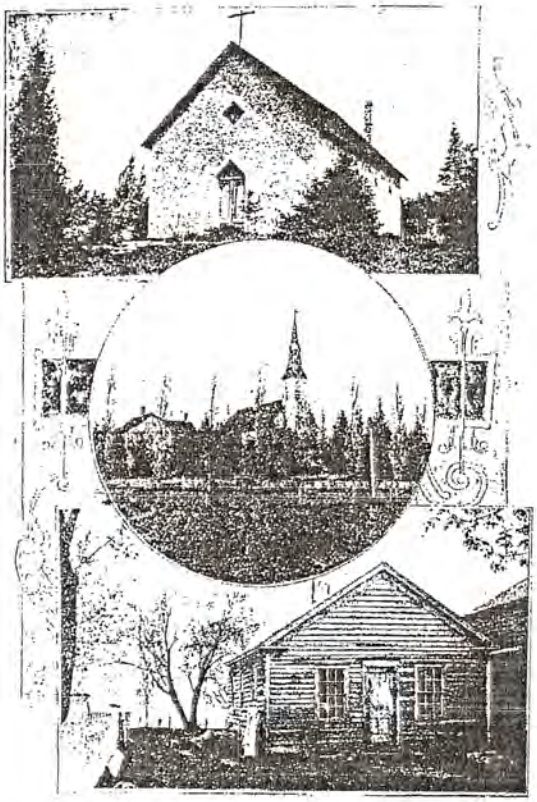
The Rev. N. L. Freiman, present rector of St. John's, was born at Holy Cross, Ozaukee County, Wis., on November 18, 1868. When nineteen years of age he entered college at Mt. Calvary, Fond du Lac County, with the intention of preparing himself for the priesthood. He remained there for a year and a half and then went to St. Francis Seminary, Milwaukee, where he completed his classical, philosophical and theological courses, graduating in June, 1895. He said his first Mass on the 23d of the same month, and when, shortly after, the pastorate at Belgium, Wis., became temporarily vacant, was appointed to fill the place. After four months there he was appointed to his present charge as pastor of St. John the Baptist's congregation, at Paris, Wis.

St. Mary's congregation at Kansasville, Racine County, Wisconsin, is attended as a mission by the resident pastor from Paris. This mission was organized about twenty-eight years ago, by the Rev. Dr. Joerger, who at that time attended the Catholics at Kansasville from Waterford. The congregation here is largely Irish, and consists altogether of some thirty-four families. Services are held at St. Mary's on every Sunday. There is connected with this congregation, St. Mary's Altar Society, having forty members, and a Catholic Temperance Union, with one hundred members. For twenty-four years following its organization, this mission had a regular resident pastor of its own, but, for some reason or another, the membership has so fallen off that, for some time past, it has been impossible for those remaining to support a resident priest.

St. Mary's Church, Pewaukee, Wis.

THE first Catholic settlers to locate at Pewaukee, Waukesha County, Wisconsin, were the families of William and Alexander Caldwell, who came there in 1843. At that time the nearest church was located at Menches, to which place these people went to attend divine services. Menches was at that time attended as a mission by Rev. Father Morris-

sey, who resided at Fond du Lac, Wis. In 1845 the old church was built at Brookfield, to which the Pewaukee people attached themselves, and it was in the cemetery connected with that mission that the deceased members of the Pewaukee settlement were buried until 1875. As previously stated, the first priest under whose administration the Caldwells and other settlers came, was the Rev. Father Morrissey. His successor was the Rev. Father Colton, who was resident pastor at Menominee, now called Templeton, and he was followed successively,



St. Mary's Church, Pewaukee, Wis.
(In 1860, 1880 and 1896.)

until 1858, by the Rev. Fathers Colton, Dunphy, H. Roche, and Hagerty, all of whom served the mission from Menominee. From 1858 until 1865 the spiritual wants of the Catholics at Pewaukee were administered by Fathers O'Niel, Pettit and Vahy, all of whom visited the mission from Waukesha. From 1865 to 1874 the pastorate was administered to by the Rev. Fathers Kerwin, Fitzgibbon and Tiernan, who were located at Menominee. Then the Rev. D. F. Thill, resident pastor at Waukesha, attended the Pewaukee Congregation until 1879, when he was succeeded by the Rev. N. D. Becker, who is still rector of the parish.

Some fifteen years subsequent to the arrival of the Caldwells at Pewaukee, the Catholic settlers in that locality purchased the public school building there, using it from that time until 1867 for church purposes. In the latter year, however, a small stone structure was completed, the location selected for it being on the northwest side of the village. The corner-stone for this church was laid on the 14th day of July, 1868, by the Very Rev. Martin Kundig, Vicar-General of the diocese of Milwaukee. On that occasion a number of ecclesiastical celebrities were present, among them the Rev. H. Quigly, D. D., and the Rev. F. X. Krautbauer, late Bishop of Green Bay, the former preaching the English and the latter the German sermon. There were also present the Rev. Pastor, Thadeus Kerwin, the Rev.

Rev. N. D. Becker.

Fathers S. P. Lalumiere, E. O'Connor, T. Fitzhenry, T. Quinn, H. Roche, and Kilian Flasch, late bishop of La Crosse.

In 1869 Father Fitzgibbon succeeded the Rev. Thadeus Kerwin as pastor of St. James Church at Sussex, or Templeton, Wisconsin, from which place Pewaukee was attended. He made several improvements to the mission property, soon after which the building was dedicated. Father Fitzgibbon was succeeded as pastor by the Rev. Father Tierney, after which the congregation at Pewaukee was attended from Waukesha. After the death of the Rev. E. O'Connor, in the spring of 1874, the Rev. D. F. Thill was appointed pastor of the Pewaukee Congregation, holding services there twice a month. This he continued to

do until the latter part of 1879. Under his prudent and zealous administration, the property now used for the cemetery was bought, and the pastoral residence erected. In the spring of 1879, deeming it to be for the best interest of the congregation, Father Thill encouraged the people to build a parsonage and secure a resident pastor of their own. Acting upon this suggestion, work was immediately begun on a suitable building, which was quickly completed, and on the 31st of August, 1879, the Rev. N. D. Becker officiated in St. Mary's as first resident pastor. At this time the congregation numbered about thirty-five families.

With this impetus the parish kept up its healthy growth, so that by the fall of 1887 the church had become too small for the members of the congregation. The question agitated for the erection of a larger structure resulted in the unanimous decision to tear down the old structure, with the exception of the longitudinal side walls, and the new and present one was erected. The entire building is of Waukesha stone, justly famed a handsome material, which of late years has been much in vogue with those erecting large and attractive buildings. The property, as it now stands, is valued at $25,000. The church was dedicated by the Most Rev. Michael Heiss, on the 29th of November, 1888, at which time, also, his Grace consecrated the bell. The congregation of St. Mary's now numbers in the neighborhood of one hundred and thirty families. At the present time the pastor is contemplating the erection of a large hall and school-house. Of Catholic organizations connected with St. Mary's there is a Society of the Sacred Heart, Children of Mary's Society, and Young Ladies' Sodality, and Young Men's Society.

The first settlers in the vicinity of Duplainville, Waukesha County, Wisconsin, were the families of Messrs. Farber, Genz, Jannes, Dick, Nettesheim, Huertgen and Linder, who arrived there in 1848. Eleven years later the first church was built at this place, under the supervision of Father Weiss, who had for some considerable period attended Duplainville as a mission from Fussville. This building when completed was dedicated by the Right Rev. Martin Henni, the Rev. Joseph Salzmann preaching the sermon on that occasion. After Father Weiss, the Rev. Father Mueller, his successor at Fussville, attended the mission. His successor was the Rev. Father Deberge, who was located at Waukesha. From 1870 to 1879, the parish was attended from Milwaukee by the Capuchin Fathers, Father Daniel being the first of these to assume the charge. In 1876 Father Dominic, who was then the visiting pastor, built a new church. From 1879 until the present time, this congregation, which now consists of some fifty families, has been attended by the Rev. Father Becker from Pewaukee. There are three organizations connected with this congregation, the Catholic Muetter Verein, St. Mary's Young Ladies' Sodality, and St. Aloysius Young Men's Sodality.

The Rev. N. D. Becker, present pastor of St. Mary's at Pewaukee, was born at Neosho, Dodge County, Wisconsin, on the 30th of September, 1856. He received his primary education under his father's instruction, in the parochial schools of Neosho. At the age of thirteen he entered St. Francis Seminary, near Milwaukee, graduating with the class of 1879. On March 13, 1878, he received tonsure and the minor orders, from Archbishop Henni. On March 29, 1879, he was ordained sub-deacon, and on the following day deacon, by Bishop Heiss. On August 3d of the same year, having arrived at the age of 22 years and 10 months, he was ordained to the priesthood in the Convent Chapel at La Crosse by Bishop Heiss. After ordination Father Becker took charge of his present pastorate August 31, 1879, and has labored earnestly and persistently in behalf of his parishioners from that time until the present.

The parish of St. Mary's was incorporated on August 3, 1883, the present lay officers being Mr. Alex. Caldwell, secretary, and Mr. Jacob Brandt, treasurer.

St. Mary's Church, Pine Bluff, Wis.

FROM 1852 until 1854, the congregation of St. Mary's at Pine Bluff, which was organized in the former year, was attended by the Rev. Adalbert Inama, who was the resident pastor at Roxbury. From 1854 until 1855 the Rev. Max Gaertner of Sauk City had charge of the congregation, and from 1855 until 1861 the Rev. Lawrence Conrad attended that place from Cross Plains. Others ministered to the spiritual wants of these people from that period until in 1867, when the Rev. Joseph Hamm was appointed as first resident pastor of the church, at Pine Bluff, which had been dedicated in honor of St. Mary. In 1868 Father Hamm erected a parsonage and established a school. His successor, the Rev. Schwaiger, had charge of the congregation from 1871 to 1874. He also made some improvements to the church property at Pine Bluff, among other things erecting a Sisters' dwelling house at that place. In 1874 the Rev. Father Uhlmeier was appointed to the pastorate, remaining until 1876, when he was succeeded by the Rev. Andreas Ambauen, who remained until 1881. Then followed the Rev. L. Barth from 1881 to 1882; the Rev. J. E. Halbenkann from 1882 until 1887; the Rev. Ign. Klein from 1887 to 1895; the Rev. Michael Wenker from 1895 to 1896, and the present rector, the Rev. B. Weyer, who assumed the pastorate on the 27th of September, 1896. During the pastorate of Father Halbenkann, a new parochial school

3

Property Condition Assessment Report

St Mary's Catholic Church

449 West Wisconsin Avenue
Pewaukee, Wisconsin 53072

Prepared for:

Capri Senior Communities

20875 Crossroads Circle
Suite 400
Waukesha, WI 53186

Prepared by:

TRC

150 North Patrick Blvd
Suite 180
Brookfield, Wisconsin 53045

Dale R Kent	Douglas Ernst, PE	Samuel Filisko
Senior Project Manager	Senior Structural Engineer	VP Regional Practice Leader
PCA Assessor	PCA Assessor	PCA Report Reviewer

TRC Project Number 337553
May, 2019

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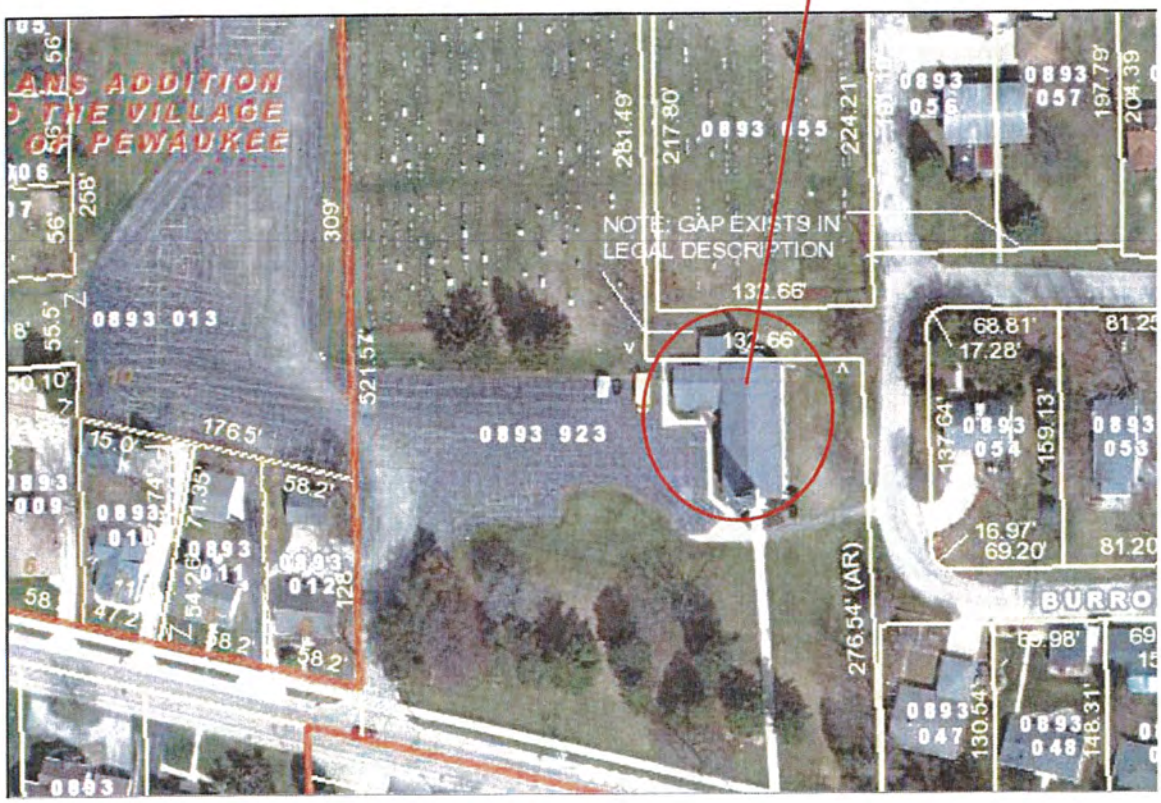
Site Location

43°05'14.32"N
88°16'07.63"W



1.0 EXECUTIVE SUMMARY

1.1 Subject Property Description

TRC Environmental Corporation (TRC) has performed a Property Condition Assessment (PCA) of the parcel and improvements listed in the following table defined as the subject property. The assessment was performed in general accordance with *ASTM E2018-15 Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process* (ASTM E2018) or as specifically required by **Capris Communities** (Client).

The purpose of this PCA was to observe and document readily-visible materials and building system deficiencies that might significantly affect the value of the subject property and determine if conditions exist which may have a significant impact on the proposed option to upgrade the building, buildings systems and generally make improvements with the purpose of facilitating ongoing operation.

Subject Property Data	
Building Name	St Mary's Catholic Church
Address	449 West Wisconsin Avenue
City, County, State Zip Code	Pewaukee, Waukesha, Wisconsin 53072
Current Use or Type	Agape Community Church worship space
Site Area (acres)	1.92 per Google Earth (out of the 16 acres for the site)
Parcel Identification Number	PWV 0893 923 per Waukesha County Land Information System
Number of Buildings	One (1)
Building Area (gross square feet)	6,000 GSF 2,000 GSF (approximations using Google Earth)
Building Area (rentable square feet)	8,000 RSF
Number of Stories	1-story
Subgrade Spaces	Below original building and addition
Parking Provided	30 on-site spaces per TRC physical count
Zoning District	Not given. Surrounding is zoned residential.
FEMA Designated Flood Zone	The subject property is not located within a FEMA designated flood zone.
Year Built	1858
Additional Phases	1953
Significant Renovations	No recent activity was reported
Site Visit Date	April 9th, 2019
Weather Conditions	40-degrees, windy with sunny skies
TRC Site Assessors	Dale Kent and Doug Ernst, PE
Site Escort	Wayne Wiertzema, Senior VP of Development with Capris Communities

1.2 General Physical Condition

Based on the systems and components observed during the site visit, the subject property appears to be in overall fair condition. The subject church building was being used by Agape Community Church for weekly services and by a local Boy Scout Troop.

1.3 Summary of Cost Data

TRC developed opinions of cost for recommended remediation of observed physical deficiencies within the subject property as further referenced in Section 6.0 of this report. The following table summarizes the opinions of costs identified during the site walk through.

ITEM	PROPERTY COMPONENT	QUANTITY	IMMEDIATE COST
	Site Improvements		
1.	Excavate and install exterior drain tile.	$500/ft over 160 lineal feet	$80,000.00
	Building Enclosure		
1.	Masonry: 1. Repair/replace below grade bricks/concrete. 2. Tuckpointing and chimney repair.	 $31.25/sqft over 1,600 sqft of surface area $12sqft over 5,000 sqft of surface area	 $50,000.00 $65,000.00
2.	Windows: Replace lower level (basement) window systems.	15	$15,000.00
3.	Roofing: Replace steeple roofing and Office roofs.	Steeple: $80/sqft over 720 sqft surface area. Office: $10/sqft over 760sqft surface area	$57,600.00 $7,600.00
	Vertical Transportation		
1.	Elevators: install new to meet ADA requirements.	1	$170,000.00
	ADA Code Compliance		
1.	Interior: Alter ante room floor – adjust for elevations.	At $40/sqft over 2,125 square feet /surface area.	$85,000.00
2.	Exterior: Install access ramps.	At $1,250/lf over 80 lineal feet.	$100,000
	Environmental – Mold, Lead, Asbestos		
1.	Lead Paint Abatement in the original church building.	At $20/sqft over 11,250 square feet/surface area.	$225,000.00
2.	Plaster replacement due to mold remediation.	At $46.66/sqft over 11,250 sqft/surface area.	$525,000.00
3.	Removal and remediation of mold contaminated drywall.	At $21.34/sqft over 1,640 sqft/surface area.	$35,000.00
	Interior Elements		
1.	Two new bathrooms to meet building code.	@ $35,000 each	$70,000.00
	Total Immediate Costs		**$1,465,000.00**

2.0 PURPOSE AND SCOPE

TRC understands that the Client's purpose for having the PCA performed is to conduct a baseline survey of the general physical condition of select improvements located on the subject property.

Contract Summary	
Client Name	Capris Senior Communities
Authorizing Person's Name	Wayne Wiertzema
Authorizing Person's Title	Senior Vice President of Development
Authorization Date	04/08/19

TRC performed a PCA of the subject property that generally conforms to the scope and limitations of ASTM E2018 or as specifically required by the Client. The assessment included a walk-though survey, and interviews with person(s) knowledgeable with the site. TRC utilized experience and judgment to evaluate items observed and to assign condition assessment to them. The condition descriptions used in this report are described below:

- *Good:* Component or system is sound and performing its function. It may show signs of normal wear and tear commensurate with its age and some minor remedial work may be required.
- *Fair:* Component or system is performing adequately at this time; however, exhibits deferred maintenance, evidence of previous repairs, or workmanship is not in compliance with commonly accepted standards, or is approaching the end of its typical expected useful life. Repair or replacement is required to prevent further deterioration, restoration to good condition, and prevent premature failure.
- *Poor:* Component or system has either failed or cannot be relied upon to continue performing its original function as a result of having realized or exceeded its typical expected useful life, excessive deferred maintenance, a state of disrepair, or inherent design deficiency, or workmanship. Present condition could contribute or cause the deterioration of contiguous elements or systems. Repair or replacement is required.

TRC utilized information gathered about the property to estimate the EUL and RUL of items observed, and defined as follows:

- *Expected Useful Life (EUL):* an estimate of the average amount of time, in years, that an item, component or system may function when installed new, assuming routine maintenance is practiced.
- *Remaining Useful Life (RUL):* a subjective estimate of the number of remaining years that an item, component or system is able to function in accordance with its intended purpose before warranting replacement, based upon observation or average estimates of similar items, components, or systems or a combination thereof.

TRC utilized information and the estimated age to develop a list of recommended remedies or physical needs for the property. These needs are typically segregated into the following two categories:

- *Immediate Costs:* Items that require immediate action as a result of potential unsafe existing materials or conditions; building or fire code violations; and conditions that if left un-remedied have the potential to result in or contribute to critical element of system failure within one year or will most probably result in a significant escalation of its remedial cost.
- *Over the Term Costs:* Items requiring repair and replacement which are beyond the scope of regular maintenance, but which are considered necessary to maintain the overall condition of the property.

For this report, the client has requested TRC limit our reporting to Immediate Costs.

3.0 SYSTEM DESCRIPTION AND OBSERVATIONS

3.1 Overall General Description

The subject property is located on the north side of West Wisconsin Avenue within the city limits of Pewaukee, Wisconsin. The subject property is improved with a single-story church and office/annex. The subject property was currently being used by the Agape Community Church at the time of the site visit.

There are two (2) main entries to the building. Neither point of entry provides ADA access.

Site improvements include surface parking for employees and parishioners. According to Waukesha County, the subject property is a single "L" shaped parcel that includes an adjacent cemetery to the northwest.

The north side of the site is bordered by the now closed Queen of Apostles Catholic School and an additional cemetery. The east and west sides of the site are bordered by residential development. The south side of the site is bordered by Wisconsin Avenue.

3.2 Site Improvements

3.2.1 TOPOGRAPHY

Not part of this report.

3.2.2 STORM WATER DRAINAGE

Not part of this report.

3.2.3 VEHICULAR ACCESS, PAVING, CURBING, AND PARKING

Not part of this report.

3.2.4 FLATWORK, WALKWAYS, GRADE-LEVEL STEPS, AND RAMPS

As they relate to ADA compliance; building entrance flatwork and pedestrian walkways consist of poured-in-place concrete construction. The flatwork and walkways at the site appear to be in overall fair condition. Based on Google Earth imagery, concrete walkways throughout the site total approximately 1,758 square feet. Concrete deficiencies were observed at both entrances and are associated with the respective concrete grade level steps. The conditions will be necessarily be resolved during the installation of new ADA compliant rampways.

Grade-level steps are provided from the adjacent west parking area to the west entry walkway of the office annex. The step construction consists of cast-in-place concrete with painted wrought iron handrail assemblies. The concrete steps and handrail assembly appear to be in overall good condition.

No pedestrian walkway ramps were observed at the time of the site visit.

Recommendations:

- Install new ADA compliant rampways. (Immediate cost)

3.2.5 *LANDSCAPING AND SITE APPURTENANCES*

Not part of this report.

3.2.6 *RECREATIONAL SITE AMENITIES*

No recreational site amenities were observed during the site visit.

3.2.7 *SPECIAL UTILITY SYSTEMS*

No material special on-site utility systems such as water treatment systems, wastewater treatment systems, or special power generation systems were observed or reported at the time of the site visit.

3.2.8 *STRUCTURAL FRAME AND BUILDING ENVELOPE*

No original construction drawings of the building were available for review at the time of the site visit.

3.2.9 *FOUNDATION AND FLOOR SLABS*

Foundation systems for these building types and geographic area are typically supported with cast-in-place shallow perimeter concrete grade beams, and concrete footings at interior column locations. Floor construction appears to consist of concrete slab-on-grade.

Substructure construction could also not be verified while on-site due to hidden conditions. Observed visible floor finishes generally appear to be level with no unusual or significant displacement.

Recommendations:
No necessary repairs were identified at the time of the site visit.

3.2.10 *BUILDING FRAME*

The building structure appears to consist of a multi-wythe Lannon stone construction including perimeter and interior heavy timber wood columns, wood hammer beams in the arches, and timber joists supporting the wood plank roof deck. The perimeter building walls are assumed to include wood studs with stone veneer. In the attic space, scissor trusses are arranged in a diamond configuration with wooden plaster strapping affixed to horizontal joists. The building frame appears to be in overall good condition. There were no visible structural deficiencies observed that require repair.

Recommendations:
No necessary repairs were identified at the time of the site visit.

3.2.11 *EXTERIOR FACADES AND WINDOWS*

The exterior facades of the building are generally constructed with coarse rock-faced Lannon stone lain in the solar method at the main church entryway, with the main body of the church being bed-faced Lannon stone attached in the random Ashlar fashion. Similarly, the office annex addition features random Ashlar smooth cut Lannon stone fashioned in the random Ashlar pattern. At the north end of the church building there is a common brick chimney of no significant architectural importance. In the fenestration openings there are wood window sections with insulated glazing units, wood framed stained glass windows and wood framed hollow metal doors. The exterior walls of the building terminate below the roof line behind a curvilinear soffit moulding with the gutters mounted flush to the top of a freeze board. On the gable ends of the church building there is additional decorative wood soffit containing a similar curvilinear

profile. Exterior walls of the office annex terminate beneath a typical contemporary soffit and freeze board arrangement.

The wood-framed window and entry systems appear to be in overall good condition. However, the basement windows are in relatively poor condition due to moisture damage. There is exterior wood perimeter case moulding surrounding the main entrance that is in fair to poor condition. Observation showed severely deteriorated wood; splitting, and water damaged at the interface of wood moulding and concrete. The wood soffit elements are generally in good condition the exception being the gable ends where severe peeling of the paint was observed. In addition, the Cedar vented belfry openings showed were observed to be in poor condition with signs of wood weathering/deterioration due to severe peeling paint.

The exterior stone facades appear to be in overall fair condition. General tuckpointing is recommended throughout the field of the façade, with the chimney requiring more acute attention. Sealants throughout the building facades appear to be in overall good condition. Costs associated with repairing the belfry openings are included in the steeple roof repairs. An opinion of costs associated with replacing the basement windows are included in the table found in Section 1.3 Summary of Cost Data. Other costs fall below the given threshold of $3,500.00 and are not itemized in this report.

Recommendations:

- Repoint deficient masonry joints using a lime rich-low Portland content mortar. TRC recommends using lime-rich pre-manufactured mortar mixes over hand mixing. In addition, TRC recommends the testing of existing historic mortars to determine a match with the dominant color and correct ratio of lime to Portland to sand. Test using ASTM C1324 Standard Test Method for Examination and Analysis of Hardened Masonry Mortar.
- Replace basement windows.
- Repair and paint the Cedar belfry openings.
- Repair and paint the wood perimeter case moulding around the main entrance.

3.2.12 BALCONIES, EXTERIOR STAIRS, AND ELEVATED WALKWAYS

No balconies, exterior stairs, or elevated walkways were observed during the site visit.

3.2.13 ROOFING SYSTEMS AND DRAINAGE

The main roof system on the building consists of a steep-sloped granule surfaced 3-tab asphalt shingle with copper gutters and downspouts. The main church building roof slopes to external gutters which are piped to out into the front lawn via down spouts on the west elevation and discharge out over the lawn on the east elevation. (The outlet onto the lawn was plugged by the current tenant which most likely caused the recent basement flooding.) On the office annex, the roof system consists of a similar more moderately sloped shingle system with gutters on the south side of the roof discharging into the municipal storm sewer system and the north side gutters discharging out onto the lawn. The EUL of this type of shingle system in typically 15 years depending upon the quality of installation and how well it is maintained. Observations showed wind damage to the south slope of the office annex roof due, to substandard installation methods and severe weathering of the shingles found on the steeple. TRC recommends full tear-off and replacement off these roofs.

No warranty information was received prior to issuing this report. No active roof leaks were observed or reported at the time of the site visit. An opinion of costs associated with replacing these roofs are included in the table found in Section 1.3 Summary of Cost Data.

There is a secondary roof system on the main church building entry vestibule that consists a of low-sloped fully adhered EPDM with tapered roofing insulation. This roof slopes to an internal drain system and through the small stone.

No warranty information was received prior to issuing this report. No active roof leaks were observed or reported at the time of the site visit. The EUL of an EPDM roof system is typically 20-years depending on how well it is maintained. The EPDM roof system appears to be in overall good condition. Based on the assumed age, current condition, and EUL, replacement is not anticipated during the term.

During TRC's time on site, it was observed that below grade masonry associated with the original church building is in poor condition. Water discharged from roofing downspouts has caused significant deterioration to below grade masonry and may be causing an unstable condition. TRC recommends excavating down to the footings, inspecting and repairing deteriorated masonry followed by the installation of below grade waterproofing and a new drain tile system to direct water away from the building. An opinion of costs associated with replacing these roofs are included in the table found in Section 1.3 Summary of Cost Data.

Recommendations:

- Replace the steeple and office annex roofs.
- Repair replace below grade masonry and install new drain tile.

3.2.14 MECHANICAL AND ELECTRICAL SYSTEMS

3.2.15 PLUMBING, DOMESTIC HOT WATER, AND SEWER SYSTEMS

Not part of this report.

3.2.16 HEATING, VENTILATION, AND AIR CONDITIONING

Heating, ventilation, and air conditioning (HVAC) throughout the building interior is provided via two Trane XE80 high efficiency gas furnace units installed circa 1996. These units are controlled with two thermostats located just outside the kitchen area. In addition, two Series 100 gas-fired heating boilers manufactured by Vaillant and installed in 1989 supply heat to the main church building. (It should be noted the Vaillant is a European manufacturer that pulled out of the U.S. market in 1995) All of these systems are located in the mechanical room. Insulated hot water piping is distributed throughout the building to each of the VAV control units. Conditioned air is supplied through sheet metal ducting and ceiling diffusers. There were no A/C units observed.

The EUL of gas-fired boilers generating hot water for building heat is typically 30-years depending on how well they are maintained. Based on the age, current condition, and EUL, replacement is not anticipated during the term. A current inspection sticker was observed mounted to the boiler.

The EUL of gas-fired furnaces generating hot air for building heat is typically 50-years depending on how well they are maintained. Based on the age, current condition, and EUL, replacement is not anticipated during the term.

Recommendations:

- Continue with maintenance and inspection.

3.2.17 ELECTRICAL

Not included in this report

3.2.18 VERTICAL TRANSPORTATION

No vertical transportation or elevators were observed during the site visit. In order to achieve the client's accessibility goals, TRC recommends installing new two-stop hydraulic elevator, an elevator pit to accommodate the hydraulic workings and an elevator room. An opinion of costs associated with the installation of a new hydraulic elevator system are included in the table found in Section 1.3 Summary of Cost Data.

3.2.19 LIFE SAFETY AND FIRE PROTECTION

3.2.20 FIRE SUPPRESSION SYSTEMS

- Not included in this report

3.2.21 ALARM SYSTEMS

- Not included in this report

3.2.22 INTERIOR ELEMENTS

3.2.23 COMMON AREAS

The subject building is a single tenant occupancy therefore no common areas are included.

3.2.24 INTERIOR SPACES

Typical interior spaces include finishes consisting of acoustical ceiling systems, recessed light coves, vinyl tile, painted drywall partitions and painted plaster. Interiors observed, appear to be in overall fair condition with some notable exceptions due to the suspected presence of mold and lead in the plaster of the church building and mold in some of the drywall located in the basement under the main building. Further, TRC observed significant cracking in the plaster walls and ceiling of the church building. The suspected environmental conditions will

It is TRC's opinion that the cracks in the plaster are not related structural movement of the building as it sits today. They are most likely associated with the addition to the basement during the 1953 construction. Plaster of this kind is applied by craftsman to a lightweight wood lattice system. Once the plastering is complete, it in effect becomes monolithic and quite rigid. From the arches out into the field of the ceiling the entire plaster system is supported by the wood lattice system which is mechanically secured to hidden timbers using nails. Due to the weight of cured plaster, additional reinforcement is needed in the transition from vertical wall out into the arches to prevent collapse of the ceiling. This is usually accomplished in several ways using a combination of heavy gauge wire, galvanized rod and vertical wood slats secured to horizontal trusses within the scissor truss system in the attic space. When the building was jacked-up to facilitate installation of the new basement and it's supporting foundation and walls; it is likely there was some minor sway in the ceiling and arches, some of the vertical reinforcement may have broken, stretched or become miss aligned and it is also very likely there was some settling of the new foundation after the church building was lowered. These were all possible contributing factors to the cracking observed in the plaster, particularly the plaster was not supported diagonally in the attic space

or at the transition from vertical to arches and ceiling. Due to the nature of the client's requirements for immediate cost, TRC does not recommend further investigation. Suspected mold and lead contamination are addressed in the following sections: 3.2.25 Limited Visual Lead Assessment and 3.2.26 Limited Mold Assessment.

3.2.25 LIMITED VISUAL LEAD ASSESSMENT

As part of performing this PCA, visual observations for overt signs of suspect lead contamination were also performed. These observations were not performed to discover all affected areas, nor were areas of the subject property observed specifically for the purpose of identifying areas of suspected lead contamination. The subject property areas viewed were limited to those necessary to perform the primary scope of this PCA.

The assessment did not investigate other contaminants in or around any other structure, and our service was not designed or intended to prevent or lower the risk of the occurrence of the amplification of the same. The Client acknowledges that lead containing materials are ubiquitous to the nature of construction materials used at the time of the building's construction.

Visual indications of significant suspect lead contamination were not observed during the site visit. An opinion of costs associated with potential lead abatement are included in the table found in Section 1.3 Summary of Cost Data.

Recommendations:
Remove and abate suspected lead paint from plaster surfaces. An opinion of costs associated with lead abatement is included in the table found in Section 1.3 Summary of Cost Data.

3.2.26 LIMITED VISUAL MOLD ASSESSMENT

As part of performing this PCA, visual observations for overt signs of suspect mold growth were also performed. These observations were not performed to discover all affected areas, nor were areas of the subject property observed specifically for the purpose of identifying areas of suspect mold growth. The subject property areas viewed were limited to those necessary to perform the primary scope of this PCA.

The assessment did not investigate other biological contaminants in or around any structure, and our service was not designed or intended to prevent or lower the risk of the occurrence of the amplification of the same. The Client acknowledges that mold is ubiquitous to the environment with mold amplification occurring when building materials are impacted by moisture. The Client further acknowledges that site conditions are outside of TRC's control, and that mold amplification will likely occur, or continue to occur, in the presence of moisture. As such, TRC cannot and shall not be held responsible for the occurrence or recurrence of mold amplification.

Visual indications of significant suspect microbial growth were not observed during the site visit. An opinion of costs associated with potential mold abatement are included in the table found in Section 1.3 Summary of Cost Data.

Recommendations:
Due to repeated flooding of the church basement area TRC suspects there to be mold contamination within the basement wall assemblies. TRC recommends removal and replacement of the drywall as part of the mold abatement process. In addition, TRC suspect mold contamination exists within the wall

cavity behind the plaster due to past roof and wall leaks. Accordingly, TRC recommends removal and replacement of the plaster as part of any mold abatement.

3.3 Limited Visual ADA Tier I Accessibility Assessment

As defined under Title III of the ADA, existing facilities considered to be "public accommodations" must take steps to remove architectural and communication barriers that are deemed "readily achievable" under the retroactive requirements. Compliance with the 2010 ADA Standards for Accessible Design is required for new construction and alterations on or after March 15, 2012.

This assessment included a limited review of the "common" interior and exterior path of travel areas of the property. Significant items of non-conformance, if any, are noted without regard as to whether or not they are "readily achievable." Factors to be considered in determining whether or not an action is readily achievable include the nature and cost of the action, the number of person employees at the subject property and the financial resources available of ownership. The decision as to which actions are to be undertaken as readily achievable is to be determined by building owner in consultation with its accountants, attorneys and design/construction professionals. Vehicle parking issues were not part of this report.

It was observed that exterior entrances lack proper ADA accessibility ramps.

Public restrooms observed appear to be generally noncompliant with ADA requirements.

It was observed that there are varying floor elevations in the transition from the main church building to the coffee lounge and to restrooms and parish kitchen. This condition is not ADA compliant. An opinion of costs associated with adjusting these floor elevations to meet ADA requirements. are included in the table found in Section 1.3 Summary of Cost Data.

Recommendations:

- Install two new ADA compliant restrooms. (Immediate Cost)
- Build up floor in the ante room/church to eliminate the change in elevation from church to coffee lounge area.

3.4 Additional Consideration

An option to the installation of new bathrooms, an elevator and reconfiguring the floor elevations is to move all services to the main floor level. This would necessarily involve putting an addition on the building at a cost of $300,000 to $400,000.00.

4.0 DOCUMENT REVIEW AND INTERVIEWS

TRC requested the following information regarding the subject property from various sources. Copies received are included in the Appendices of this report.

Document	Resource	Comments
TRC PCA Pre-Survey Questionnaire	Client	Received
Record Construction Drawings	Current Owner	Not Provided
Maintenance Logs	Current Owner	Not Provided
Prior PCA Report	Current Owner	Not Provided
Certificate of Occupancy	N/A	N/A
Building, Fire, Life Safety, Zoning Violations	Local Municipal Fire, Building, and Zoning Departments	No outstanding zoning code violations were reported. No reply regarding outstanding building and fire code violations were received prior to issuing this report.
Appraisal or ALTA/ACSM Land Title Survey	Current Owner	Not Provided
Warranty Information	Current Owner	Not Provided
Planned Capital Expenditures	Current Owner	Not Provided
Repair and/or replacement cost information (prior 3-years)	Current Owner	Not Provided
Pending proposals or contracts for material repairs/replacements	Current Owner	Not Provided
ADA Accessibility Survey	Current Owner	Not Provided
Rent Roll	Current Owner	Agape Community Church

TRC interviewed or communicated with the following parties during the site visit and/or preparation of the report for the subject property:

Interview Summary			
Name	Title/Function	Affiliation	Phone
Wayne Wiertzema	Senior Vice President Development	Capris Communities	262.289.2709

5.0 OPINIONS OF COSTS

TRC developed opinions of cost for recommended remediation of observed physical deficiencies. The opinions of cost presented within this report are based on construction costs developed by construction resources such as Marshall & Swift, RS Means, TRC's database of experience with past costs from similar projects, city cost indexes, consultations with local specialty contractors, client-provided information, user provided unit costs, and assumptions regarding future economic conditions.

Actual cost estimates are determined by many factors including but not limited to: choice and availability of materials, choice and availability of a qualified contractor, regional climate zone, quality of existing materials, site compatibility, and access to the subject property and building.

In addition, opinions of costs are based solely on replacement of "like-kind" materials and do not account for soft costs. Recommended remediation does not anticipate an upgrade or improvement of existing conditions, unless specifically indicated otherwise.

Some cost items are determined based upon the estimated useful life (EUL) of a system or component, the apparent effective age, and the remaining useful life (RUL). Factors that may affect the age and condition of a system include, but are not limited to, the frequency of use, exposure to environmental elements, quality of original construction and installation, and amount of maintenance provided. Based on these factors, a system may have an effective age that is greater or less than its actual chronological age.

This report does not identify minor, inexpensive repairs or maintenance items that are clearly part of the property owner's operating budget or taken care of during typical building maintenance. This report excludes costs for systems or components that are reported to be a tenant responsibility to maintain and/or replace. This report also excludes costs that are below $3,500 or the reporting threshold established by the engagement agreement, unless determined to be an immediate cost.

6.0 QUALIFICATIONS

Services performed by TRC were not intended to be technically exhaustive. There is a possibility that even with proper application of methodologies, conditions may exist on the property that could not be identified within the scope of the assessment(s) or that were not reasonably identifiable from the available information.

The services and report are not an instrument of professional architectural or engineering service, and TRC did not develop architectural or engineering findings, conclusions or recommendations, nor did TRC verify designs or design capacities. TRC's observations, opinions, and recommendations have been developed under the time and budgetary constraints inherent in ASTM E2018 and the authorized scope of services. Opinions do not warrant or guarantee the performance of any building components or systems or adequacy of design.

In accordance with guidelines set forth by ASTM E2018 current to the issuance of this report and subject to the limitations stated, TRC's report is based on a limited, ground level (except where otherwise explicitly indicated) visual inspection of the property. TRC did not perform any exploratory probing or discovery, perform tests, operate any specific equipment, or take measurements or samples. The PCA is not a building code, safety, regulatory, or environmental compliance inspection.

No PCA can wholly eliminate uncertainty regarding repair and maintenance needs in connection with the property. The PCA was intended to reduce, but not eliminate uncertainty regarding such needs. The observations and recommendations presented in this report are time dependent, and conditions will change. This report speaks only as of its date. Resumes for the site assessor and report reviewer are available upon request.

As part of performing this PCA, visual observations for overt signs of suspect mold growth were also performed. These observations were not performed to discover all affected areas, nor were areas of the subject property observed specifically for the purpose of identifying areas of suspect mold growth. The subject property areas viewed were limited to those necessary to perform the primary scope of this PCA.

The assessment did not investigate other biological contaminants in or around any structure, and our service was not designed or intended to prevent or lower the risk of the occurrence of the amplification of the same. The Client acknowledges that mold is ubiquitous to the environment with mold amplification occurring when building materials are impacted by moisture. The Client further acknowledges that site conditions are outside of TRC's control, and that mold amplification will likely occur, or continue to occur, in the presence of moisture. As such, TRC cannot and shall not be held responsible for the occurrence or recurrence of mold amplification.

Visual indications of significant suspect microbial growth were not observed during the site visit.

7.0 LIMITING CONDITIONS

ASTM E2018 sets forth limitations in the assessment process. Limitations to the accuracy and completeness of this report are tabulated as follows:

- **Access Limitations** – No access limitations were encountered during our site visit.
- **Physical Obstructions to Observations** - Portions of the building may not have been fully observable due to stored material, furniture, equipment, height of building exterior, or interior finishes at the time of our site visit.
- **Outstanding Information Requests** - Information requested from the local municipality or others may not have been received in time for this report. If information received from these sources will alter the conclusions of this report, an addendum will be issued.

TRC performed the PCA using methods and procedures and practices generally conforming to the ASTM E2018 guide. The guide describes these methodologies as representing good commercial and customary practice for performing a PCA of a parcel of property. Findings and conclusions derived from the methodologies described in the guide contain all of the limitations inherent in the methodologies that are referred to in the guide.

TRC warrants that the findings contained in this report have been prepared in general accordance with accepted professional practices at the time of report preparation as applied by similar professionals. Future changes in standards, practices, or regulations cannot be anticipated and have not been addressed.

The methodologies include reviewing information provided by other sources. TRC treats information obtained from the record reviews and interviews concerning the property as reliable and the guide does not require TRC to independently verify the information. Therefore, TRC cannot and does not warrant or guarantee that the information provided by these other sources is accurate or complete. No other warranties are implied or expressed.

Reliance and Use By Others

This report has been prepared to assist the Client in evaluating the condition of various building components at the property referred to in the report. This report may be relied upon by the Client, and any one or more of its affiliates, successors, and/or assigns.

This report speaks only as of its date.

8.0 PROPERTY PHOTOGRAPHS

1. East elevation of main church building.

2. View from lawn near Wisconsin Avenue.

3. West elevation.

4. North elevation view from the west.

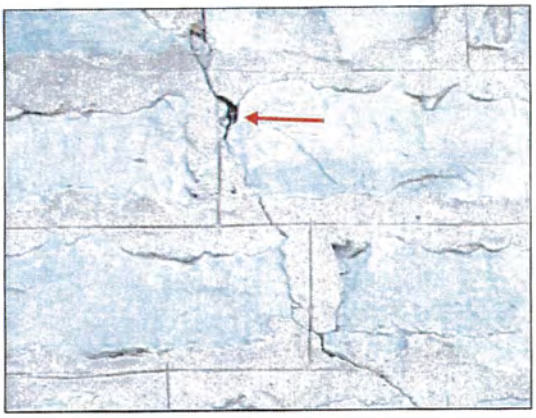
5. North elevation view from the east.

6. South elevation.

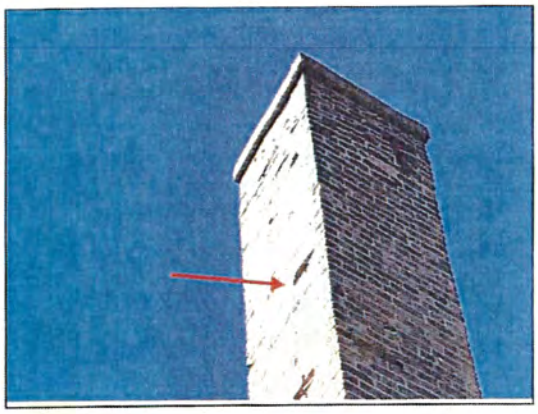
7. At annex stair entrance.

8. West elevation of church building.

9. Steeple mortar defficiencies.



10. Step cracking in mortar at west elevation.



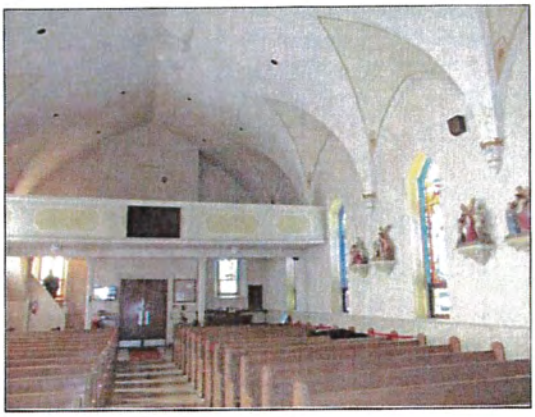
11. Masonry deficiencies on chimney.

12. Rotted wood window. West elevation of church.

13. Shingle deterioration on steeple, east elevation.

14. Annex entrance, south elevation. Note the trip hazard painted yellow.

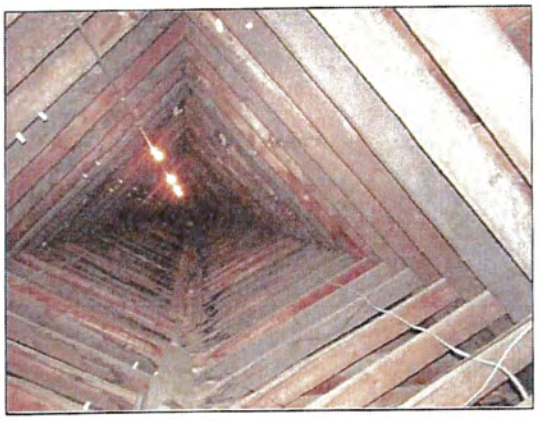
15. Change in floor elevation from church into annex.



16. Interior view looking south.

17. Typical of cracks in plaster.

18. Typical of paint peeling from plaster surface



19. Scissor trusses in the church attic.

20. View into attic perimeter. Note vertical plater supports.

21. Existing men's room.

22. Existing ladies room.

23. Annex entry is below floor line of church (foreground) with stairs leading to basement.

24. Mechanical room, twin Vaillant boilers.

25. Boiler #1 inspection date.

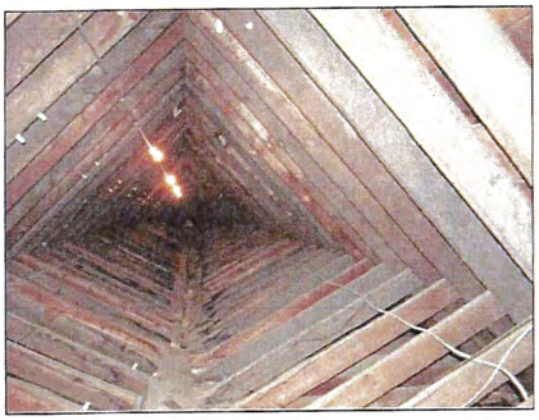
26. Boiler #2 inspection date.

27. TRANE gas fired furnaces (2).

28. Basement area main church.

29. Annex basement area.

30. Stairs as only access to basement level.



31. Scissor trusses in the church attic.

32. View into attic perimeter. Note vertical plater supports.

33. Existing men's room.

34. Existing ladies' room.

35. Annex entry is below floor line of church (foreground) with stairs leading to basement.