

First United Methodist Church Masonry Restoration and Repair

Champaign, Illinois

Client: First United Methodist Church Board, Champaign, IL
Construction Manager: Broeren Russo Construction Company,
Champaign, IL
Masonry Contractor: Otto Baum Company, Inc., Morton, IL



Range of Services

- Masonry investigation; exploratory work; cost estimating, phasing
- Construction documents, construction administration and observation

Project Overview

Initial work on this Church began in the late 1990's with limestone gable end wall repairs on the West and South Elevations. This led to a large-scale contract to investigate the exterior limestone for the entire complex of buildings, which include the sanctuary (church), the four-story portion directly to the east (includes choir, library & offices) and the two story education wing further to the east. Our office developed a prioritized list of repairs from most to least immediate concerns. Cost estimates were developed for each item and then these costs were apportioned to each elevation.

Phase I emerged as an "elimination of water penetration from the top down" phase. The remaining gable ends were repaired, all parapet copings were covered with metal, all flashings were repaired, and the three towers were tuck-pointed and damaged stones repaired down to the roof eaves. Gargoyle cracks were repaired for safety. Generally, over-all elevations were repaired down to the roof eave level, all damaged stone units were also repaired. North Elevation windows were infilled. The stones were cleaned from top down to the roof eaves.

Phase II involved tuckpointing and stone repair of the total west Elevation. The bay window of the four-story portion of the South Elevation was repaired and cleaned.

Phase III & IV was done in 2003-4 on the remaining elevations, below the eaves.

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Page 2



1

Renovation Overview

Images of Phase I and Phase II work are shown here. Image 1 is of the test panel for tuckpointing. The grinding of the old mortar is shown in image 2 and on the tall south-west tower (image 3). Patching of damaged limestone is shown prepared in image 4, while the patch of that damage is shown in image 5. Many windows that were no longer functioning to bring in light or ventilation were infilled with stone to match the existing as shown in image 6.

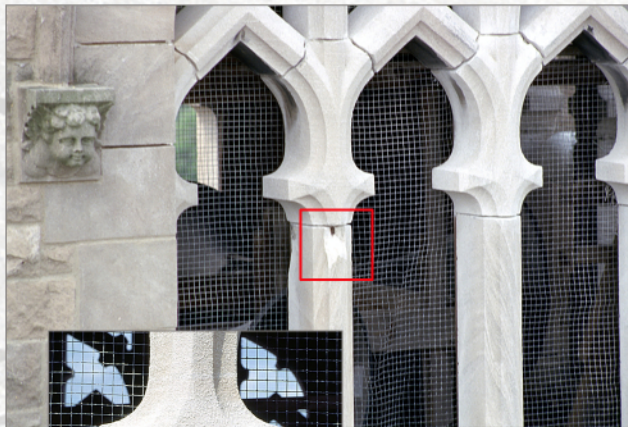
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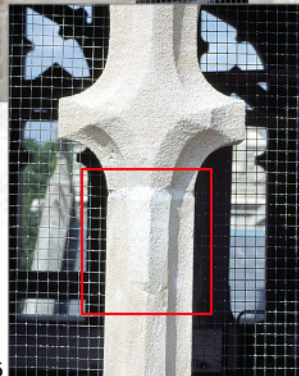
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