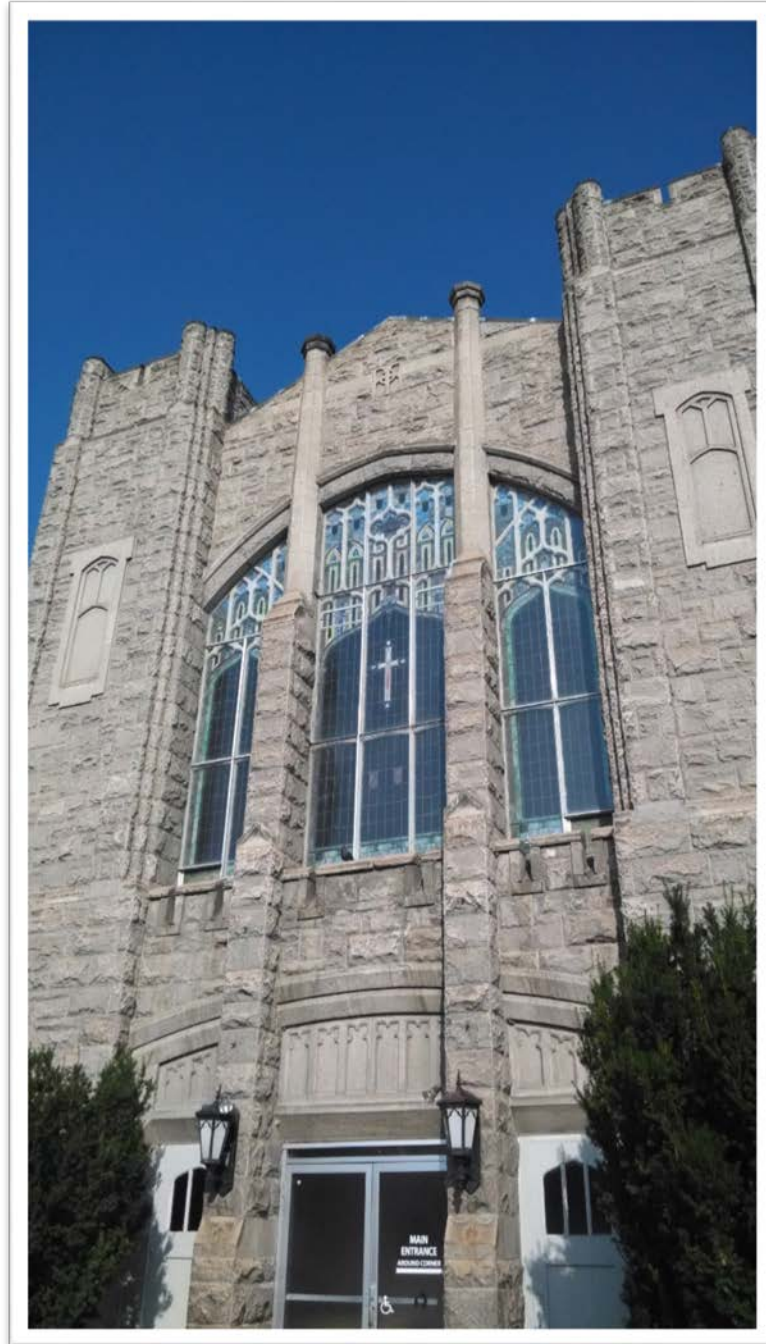


Masonry and Roofing Assessment

Trinity United Methodist Church
Idaho Falls, Idaho



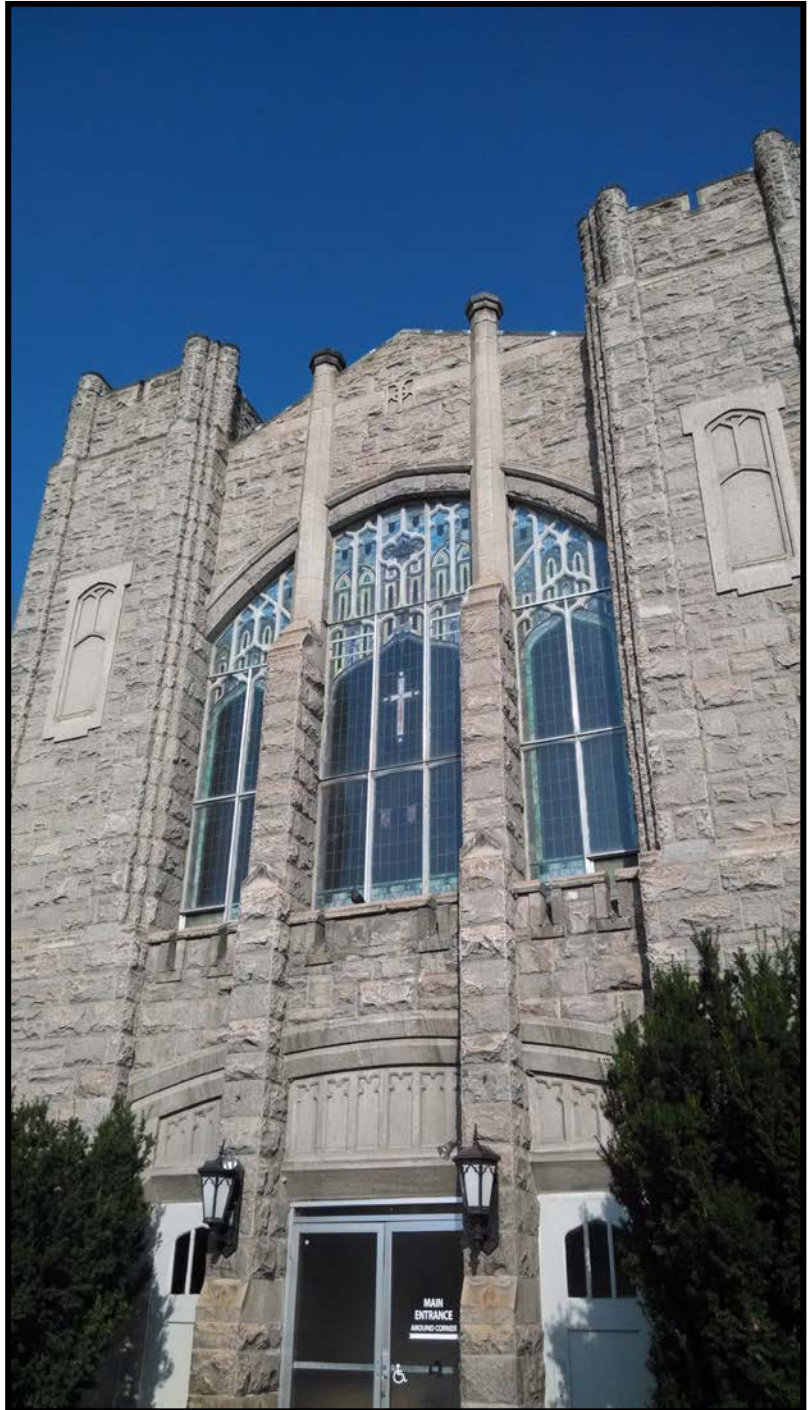
September 2015

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1. Introduction

This report was prepared at the request of Lynn Seymour and the Trinity United Methodist Church. On August 6th 2015, Myers Anderson Architects performed a visual evaluation of the current status of the roofing and masonry on the historic Trinity United Methodist Church.

The scope of work was completed as follows:

1. Conduct a visual inspection to evaluate existing conditions of the roofing and masonry.
2. Provide a written overview of findings.
3. Provide a priority listing of suggested work to be performed
4. Provide a budget estimate for proposed addition and renovations.

Purpose: To review the existing conditions of the roofing materials, flashings, drains, masonry, and masonry joints. Provide a priority listing of remedial work to be performed to preserve the integrity of the historic stone church building.

2. Building Overview

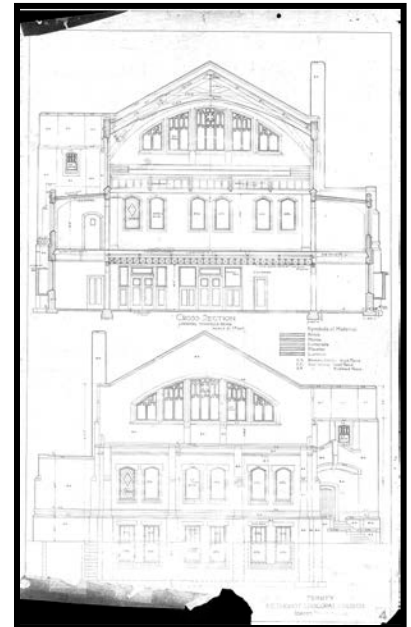
The Trinity United Methodist Church is located on 237 North Water Avenue in downtown Idaho Falls, Idaho. The original stone sanctuary building was designed by Mark Visser, an Architect out of Boise, Idaho. The original sanctuary building was completed and dedicated in 1917. The Educational Unit Addition on the north side of the building was completed in the early 1950's. The educational wing of the building currently appears to be holding up to the elements; therefore the main sanctuary was the focus of the visual inspection performed on the building.

The overall stone masonry on the building appears to be in good condition with minimal staining and deterioration. The critical areas of concern are

the areas of the exterior stone masonry that have soft or missing mortar. The majority of missing mortar is on the upper walls/parapets. After further review of the parapet walls and existing flashing it was apparent the reason for the soft mortar and missing mortar was from water infiltration.

The current flashings and roofing systems are past their life spans and require significant repair/replacement in order to alleviate future water infiltration.

The roof drains appear to be functioning properly at this time. Although the drains appear to be functioning, there was minimal puddling and staining on the roof where water is not properly flowing off the roof. There are a few locations where the slope of the roof and size of the drains appear to be inadequate, causing water to possibly build up and flow down into the masonry. There also doesn't appear to be adequate overflow drains, which creates a problem if the current drains are backed up due to ice damming or debris build up.



Much of the upper grout joints were deteriorated but the stone appears to be in good condition even though past improper remedial work has taken place. The joints between the capstones in many places have been sealed with a bituminous paper and roofing tar not allowing proper drainage of the stone and mortar joints. This past remedial work in return has instead caused the masonry units to retain moisture rather than properly drain.



The stone work on the majority chimney appears to be in good condition as well. There appears to be a loose stones towards the top of the chimney but no other significant deterioration was noticed. Although only the stone at the top appear to be damaged more stone and mortar joints may be deteriorated further down and are not noticeable. Also the current chimney is not braced in any fashion. Current code would require for this type of construction to be braced in order to prevent collapse during a seismic event.

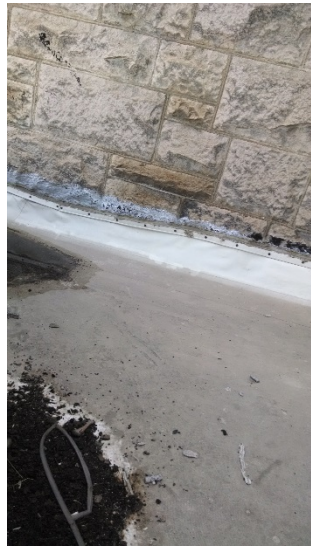
3. Recommendations with Estimates

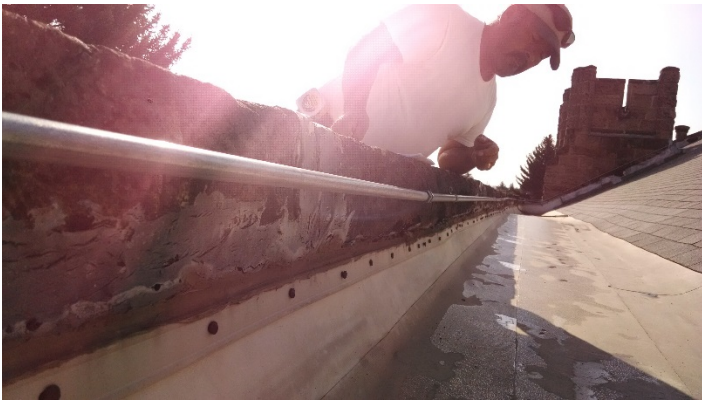
- Priority #1
 - I. Temporarily secure capstones - **\$5,000**
 - II. Secure existing flashing on back sides of parapet walls - **\$5,500.00**
 - III. Clean out and repair roof drains and downspouts - **\$2,000.00**
 - IV. Eliminate all immediate threats to the structural elements - **\$5,000.00**
 - a. Remove bituminous paper and synthetic sealants from all capstones
- Priority #2
 - I. Replace existing roof flashings and provide new reglet and counter flashing on all parapet walls- **\$18,000.0**
 - II. Repoint upper walls and parapets where mortar is missing along with miscellaneous window sills and exposed horizontal trims- **\$40,000.00**
 - a. Provide wick rope and breathable sealant between capstones to allow water to release from stone and mortar
- Priority #3
 - I. Replace all roofing on entire older sanctuary church building portion- **\$75,000.00**
 - II. Clean selected areas of building where staining is present- **\$6,500.00**

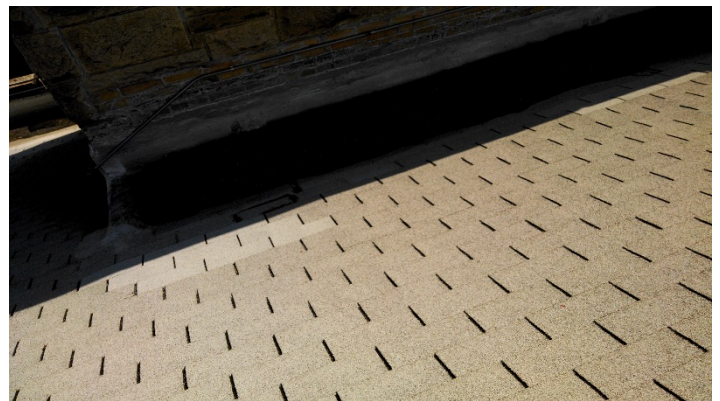
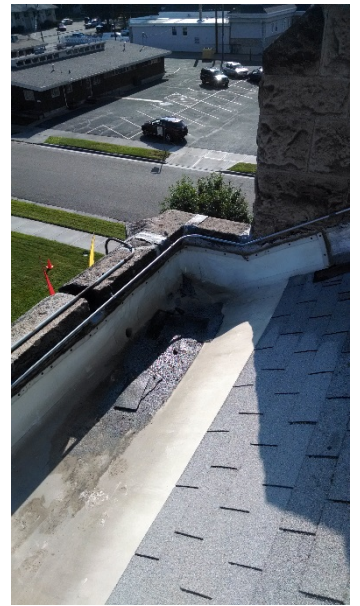
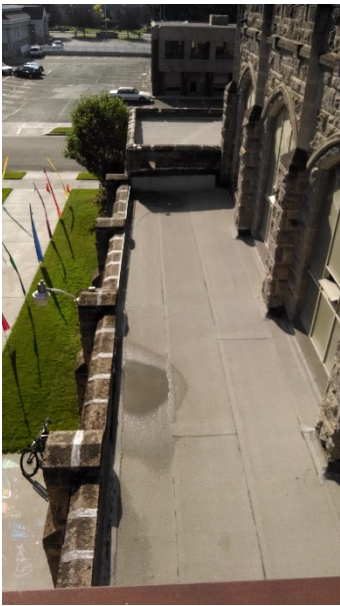
4. Summary

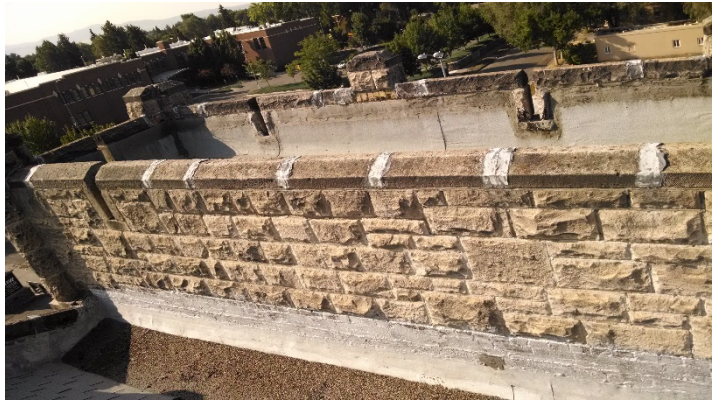
Overall the building is in good condition and with upkeep of the deteriorating masonry joints and the roofing and flashings the building will stand another 100 years. The most important aspect of maintaining this iconic building will be to minimize the water damage by providing the necessary flashings and replacing the deteriorating mortar joints with the proper lime and sand mortar mix. It is understood that there isn't a large amount of funding available but all of the recommendations presented can be tackled in phases as funding permits. The worst thing that can be done would be to do nothing and let the water continue to penetrate the mortar and stone causing further deterioration.

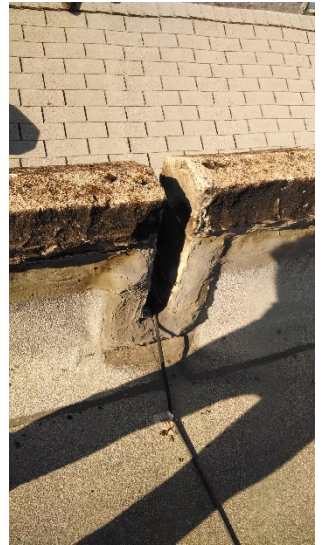


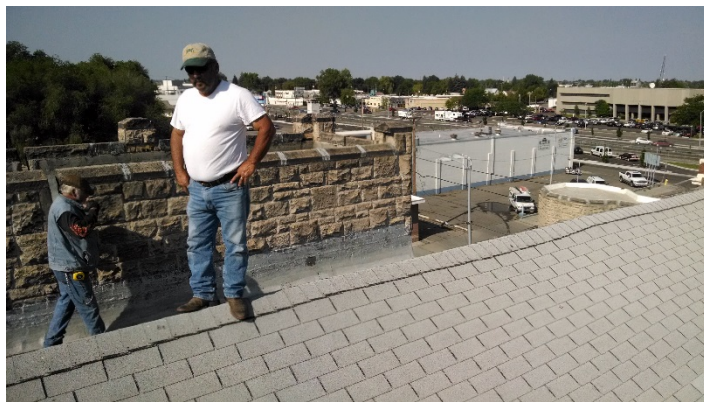


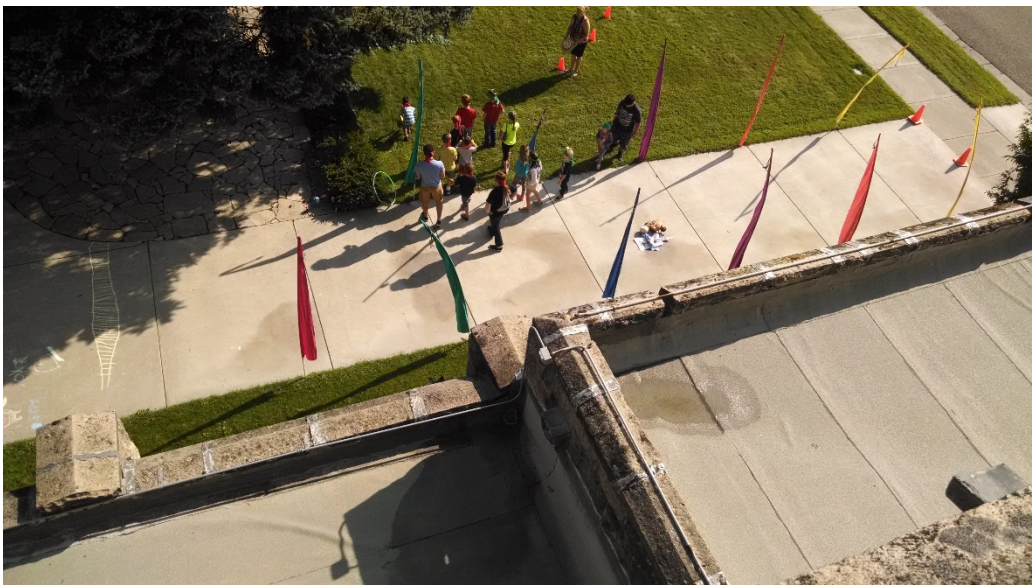














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31 August, 2015

Myers-Anderson
101 N Main St
Pocatello, ID 83201

Attn: Richard Creason

RE: Trinity United Methodist Church
Idaho Falls, ID

Priority #1 b

- Secure flashings on backside of parapets (all sections of building) \$5,500.00

Priority #2 a

- Replace roof flashings
- Provide new reglet and counter flashings (all section of building) \$18,000.00

Priority #3 a

- Replace shingle roof and built-up roof on older portion of building \$75,000.00

Thank you for the opportunity to submit this proposal. Please call with any questions.

Joel Robison

From: [Doug Peery](#)
To: [Richard Creason](#)
Subject: Trinity Methodist church.
Date: Tuesday, August 25, 2015 7:33:30 AM

in reference to the repairs on the church, I think we should approach the capstones by cleaning all of the joints by removing the tar or whatever that is they tried to patch with, and place a wick rope into the joint, with backer rod on top of that, then calk the joint with a high quality polyurethane. this will allow water to wick out the bottom of the joint, while preventing water from entering from the top.

The joints on the parapet wall are all in need of attention. We need to remove all the joints, and re-point from the roof up.

Estimated budget for the above work will be approximately \$40,000.00, Cleaning of the stone would add approximately 6,500.00.

-- Thanks,
Doug