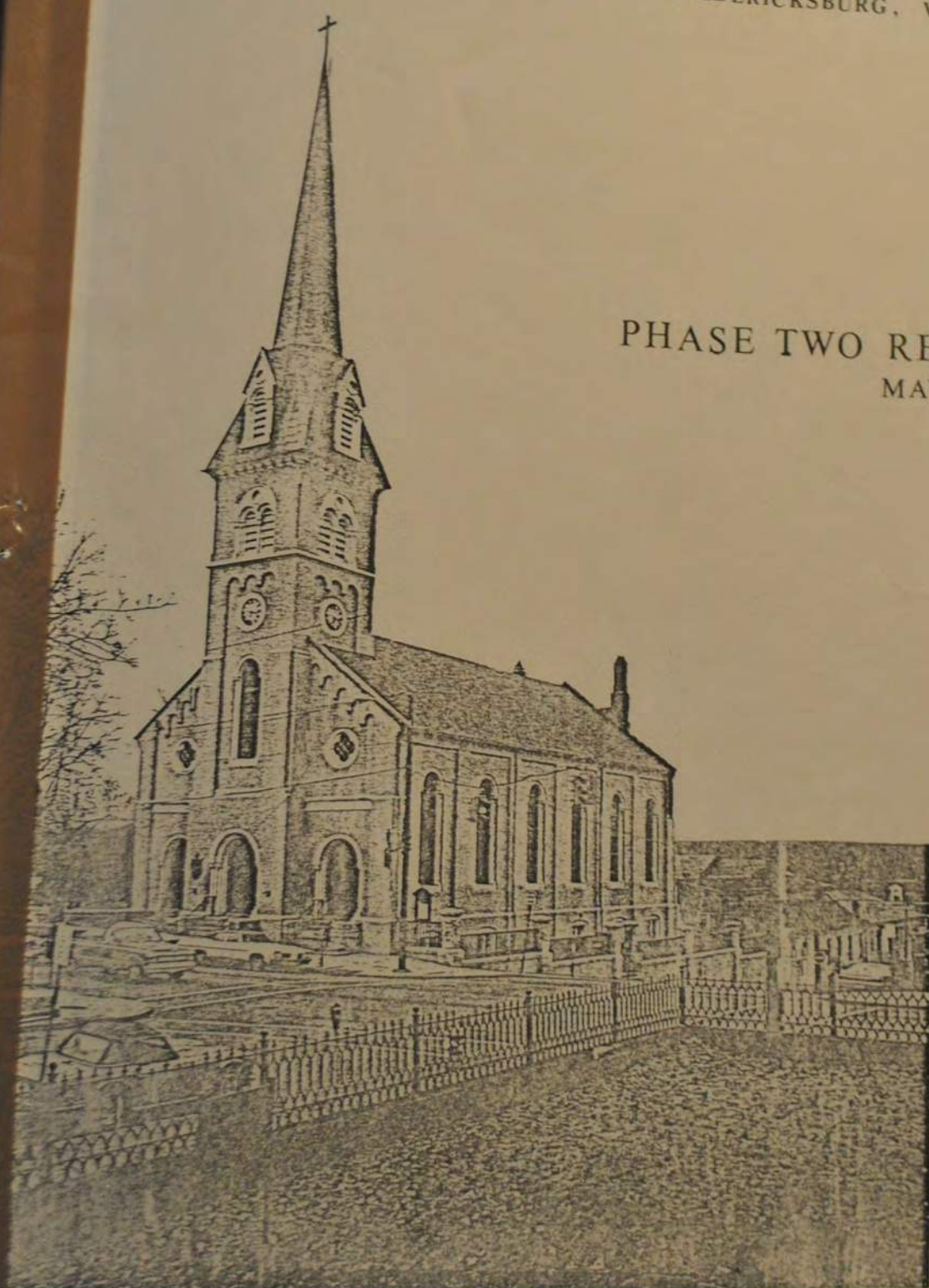


PRESERVATION PROGRAM for
ST. GEORGE'S EPISCOPAL CHURCH
FREDERICKSBURG, VIRGINIA

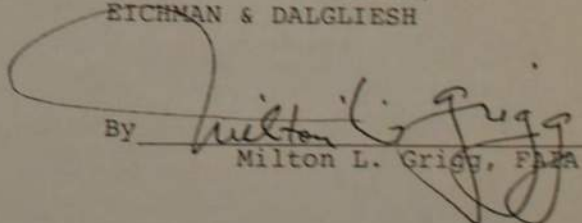
PHASE TWO REPORT
MAY 8, 1980



GRIGG, WOOD, BROWNE, EICHMAN & DALGLIESH
ARCHITECTS & ENGINEERS CHARLOTTESVILLE, VIRGINIA

Respectfully submitted in fulfillment of Agreement of
June 13, 1977.

GRIGG, WOOD, BROWNE,
EICHMAN & DALGLIESH

By 
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Virginia Registration No. 218

8 May 1980

I. AUTHORITY

This report covers the studies, findings and recommendations of Phase II of the two-part study authorized in an Agreement dated June 13, 1977 by and between the Vestry of St. George's Parish, Fredericksburg, Virginia and the Architect, Grigg, Wood and Browne of Charlottesville, Virginia. The report of the Phase I study was transmitted in January of 1978. It covered maintenance and code required work in McGuire Hall, exterior drainage, roofing and guttering. Much of the work recommended at that time has been carried out including, but not limited to, (1) grading and drainage in church yard (\$3,023.69), (2) roofing and guttering (\$6,926.07) and (3) stained glass repairs and protection (\$10,334.00).

This Phase II report speaks to more profound considerations of accommodation of present day liturgical requirements in an historic space. It further covers the preservation and repairs to the one hundred thirty-one year old fabric.

II. PROCEDURES

It was early recognized that, as it always does, the admonition -- "What a congregation believes determines what they build.". Lest the program founder on the sands of confused churchmanship, nostalgic sentimentality or ignorance of the traditions of worship and the spaces in which it is carried out, we held a congregational meeting and spoke to each of these inevitable constraints. The value of this exercise continues to be recognized in the exciting and sound end products of the studies recommended in this report.

Unfortunately, but not unexpectedly, over the term of this unusually protracted study, the personnel of the dedicated Restoration Committee changed from time to time. Sometime it was necessary to retrace steps. However, the findings summarized in this report appear as consensus representative of congenial blending of many "sorts and conditions".

III. RATIONALE AND DISCUSSION

In the span of the last two and one-half years, the Restoration Committee appointed to represent the parish has been diligent in its quite objective reviews of the many alternative decisions inherent in this program. While many elements of overall importance have required full study and decisions, the one of greatest importance and, therefore, more time consuming is the reconciliation of the obvious requirement for maintaining the intangible feeling or quality of space which now characterizes the chancel and nave with the physical requirements of the current liturgical renewal. Happily, the committee, clergy and architect were one in their commitment to facilitate the latter even to the point of exhaustive preparation and analysis of five altogether different designs for the new worship center! The tendered design, while fully responsive to the new liturgical requirements, retains a maximum of the old arrangement of the pulpit, lectern, font and clergy stalls. Early and, indeed, continuing preconceptions regarding the choir locations were inhibiting. Finally, there was consensus that the traditional divided chancel position was indeed defenseless liturgically, historically and acoustically. This last is particularly obvious in the present arrangement of choir and organ. The return of these to the time honored position in the west gallery at once enhances the acoustical response of the nave, expresses the symbolic role of a choir, and contributes to the historical continuity of the structure.

In 1789, the first American Book of Common Prayer was adapted from its then current English counterpart. Subsequently, several revisions, notably in 1898, 1928 and 1979 have reflected the response of the Church to those changes anticipated in the preface to the 1789 Book . . . "The same Church hath not only

in her Preface, but likewise in her Articles and Homilies, declared the necessity and expediency of occasional alterations and amendments in her Forms of Public Worship . . .".

The successive structures built to accommodate the changing liturgies inherent in each revision have had significant differences in arrangement, furnishings and symbolic expression. In the first structure of 1732, the emphasis on the sermon was expressed by placing of the pulpit on the north wall among the people; the Lord's Table being a secondary furnishing since the Sacrament of the Lord's Supper was generally offered but two or three times a year. This relegation of the Sacrament to a secondary liturgical observance was somewhat altered in the next of the cycle of change in which the duality and equality of the proclaimed Word and the Sacrament was symbolized by the moving of the pulpit to the center of the east wall with the Table immediately below. This arrangement was altered in the nineteenth century to reflect the success of the high church Tractarians who held out with extreme zeal the notion of returning the furnishings, arrangement and architecture of the church structure to the pre-reformation forms of the English Church. Thus, the Lord's Table was made remote from the people and assumed the form of a sepulchral altar; lay choirs were interposed to a position rivaling that of the clergy; the brilliance and joy of natural illumination were preempted by muted and pseudo mysterious effects of stained glass.

Evidences of these successive structural accommodations of changed liturgies are to be found in nearly all of our Episcopal Churches. St. George's is no exception. The current proposal to once again respond to well merited liturgical emphases is in keeping with the history of the parish. In every period of change, St. George's has responded by physical change toward the enhancement of the total worship experience.

The essence of our present day liturgical renewal is a return of the service to the people. It is well described as

the Second Reformation. Indeed, it does partially correct the "de-protestantizing" inherent in the mid-nineteenth century Tractarian innovations. The most significant physical evidence is the restored position of the Lord's Table "out among the people" as proclaimed by Cramner in the first Prayer Book in the time of Edward VI. Thus, the renewal is indeed just that; it is not a modern innovation.

Specifically, the work recommended is shown on the two drawings bound herewith. Initially, considerable plaster patching is required and the total interior, including pews, must be painted and pew caps refinished. The old wood panelling now on the chancel walls would be removed and adapted to the altered floor level. The present altar should be removed and adapted for use in a chapel in the old Parish House. A new shelf-like retable should be provided and the present credence shelves be retained. It is proposed to floor the chancel with slate flooring tile to enhance acoustical response and tradition.

A framed cross, possibly incorporating the present brass cross, enlarged to appropriate size and design, should be mounted on the east wall.

The wood communion rail would be carried on decorative balusters of brass recalling the pulpit and lectern materials. This enclosure would be unitized to permit removal for other liturgies. The present needlepoint kneelers would be retained. The present brass handrails, the lectern and pulpit are to remain. Lighting will be revised to provide greater accent selectively on the Table, lectern and pulpit.

Another adaption of the earlier usages and emphases is to be found in the positioning of the choir. Responsive to a recognition of the choir as a lay ministry, it follows that it should be located more among the people. The history of the successive church structures for St. George's indicates that

our forefathers were well aware of this. Their positioning of the choir and organ in a west gallery provides respectable justification, in addition to correction of serious acoustical constraints inherent in the now existing chancel position, for this present proposal to restore the choir/organ to this early position. The present organ, cleaned and repaired, would be relocated on the west wall with its console positioned at the focus of the concentrically arranged choir. It is proposed to treat the floor of the choir gallery for acoustical enhancement and provide for maximum flexibility of choir arrangement.

The color scheme of the nave, chancel and narthex should be carefully developed for enhancement of a feeling of cheerful celebrating lightness consistent with the historic qualities of the spaces.

The nave under-seat wood flooring is to be cleaned and refinished. The missing numerals on the pews should be replaced.

In the aisles, the present composition tile should be removed and a new sound absorbing subsurface be provided to receive a finish surface of cleft face natural slate.

Upon entering the existing distressed narthex, one is scarcely led to expect the quality of mystical "otherness" of the adjoining worship room! Here, the once colorful Victorian flooring tiles are dull through abrasion, parts are missing, generally loose and now thoroughly unattractive. Replacement tiles are not economically obtainable. Contemporary tiles are furnished only in larger units totally out of scale with those now in place. The architects are in correspondence with foreign sources; pending results we are proposing and budgeting for random pattern cleft face natural slate. Elsewhere in the narthex, the metal ceilings and stair soffits should be replaced

with plaster. New lighting should provide for general use in addition to providing some accent lighting. Provision should be made for orderly integration of the several announcement boards and memorabilia. A cheerful and inviting color scheme should be provided.

On the exterior, masonry repairs remain to be accomplished. Eroded bricks need to be replaced. Some twenty percent of the mortar joints require replacement through employment of careful tuckpointing techniques. Finally, sealing of the brick surfaces by paint and painting and caulking of exterior woodwork will complete the visual evidences of the program of structural stabilization and aesthetic enhancement.

Replacement of the excessively eroded walls, piers and fencing along the two street frontages is recommended. Self accelerating erosion of the unusually soft bricks renders futile the continued impermanent painting of the masonry and brickwork. Subsurface moisture is absorbed wick-like throughout the mass of this masonry. Increasing deterioration toward ultimate failure is a serious concern, particularly near the corner where the masonry acts as a retaining wall for the sandy soils under the sidewalks and street. Patch replacement of the many damaged bricks and overall tuckpointing would be disproportionately costly; given the indicated impermanence of such a stopgap procedure, it is not recommended. It is recommended that the retaining walls at the corner and the stone capped base and piers be rebuilt, salvaging all iron fencing and such bricks and Aquia stone found to be sound.

IV. RECOMMENDED BUDGET

The projected costs given here are the results of collaborative efforts of local tradesmen assembled by Mr. William Newton, together with supplemental preparation of probable costs for unusual trades and crafts by the architects.

The budget represents current cost experiences, and each item includes contractor's overhead and profit and further includes professional fees. If execution of the work is greatly delayed, adjustment should be projected to reflect then existing inflation rate and unique costs of certain materials. The budget items given assume the described work to be executed under one contract permitting trade sharing of scaffolds and other overhead and plant items.

RECOMMENDED BUDGET (continued)

NARTHEX

1. Repair, refinish and weatherstrip three pairs of main entrance doors	\$ 900.00
2. Install code required handrails on balcony stairs	630.00
3. Lighting and wiring	500.00
4. Miscellaneous repairs, shoring, blocking, patching on stairs, etc.	700.00
5. Plaster patching, replacing metal with plaster, etc.	6,000.00
6. Painting and staining walls, refinishing metal rails and woodwork	4,000.00
7. Replace ceramic tile floor with slate tiles on new base	6,000.00
SUBTOTAL FOR NARTHEX	
	\$ 18,730.00

NAVE

1. Miscellaneous shoring, patching of woodwork	\$ 800.00
2. Plaster patching and replacement, infill three present arches at organ loft - include scaffolding	25,855.00
3. Spackle, patch and paint all plaster, woodwork, pews, pew caps, railings - include scaffolding	30,500.00
4. Refinish wood flooring under pews	4,500.00
5. Remove present tiles and lay new subfloor and slate tiles	6,300.00
6. Clean and re-hang lighting fixtures, re-lamp to raise lighting level - provide new recessed fixtures in soffit of gallery	4,200.00
SUBTOTAL FOR NAVE	
	\$ 72,155.00

RECOMMENDED BUDGET (continued)

GALLERY

1. Structural alterations for organ relocation and choir seating	\$ 9,000.00
2. Supplemental lighting	1,500.00
3. Relocate pipe organ, new blower and chamber	76,000.00
4. Plaster and painting (in nave prices)	-
5. Treat, reinforce and patch floor in choir area	1,400.00
	<u>1,400.00</u>
SUBTOTAL FOR GALLERY	\$ 87,900.00

CHANCEL

1. Remove and store present furnishings for reuse	\$ 500.00
2. Remove present footpace, replace framing and subfloor	2,619.00
3. Slate floor on new subbase	4,500.00
4. Lower and patch present wall panels, remove altar and replace with new credence-retable	4,200.00
5. New Holy Table	1,500.00
6. Provide 12 movable sections of communion rail, brass standards, wood rail, kneeler base	9,850.00
7. Enframement and lighting cross	1,100.00
8. Plaster repairs (in nave price)	-
9. Paint, staining and decoration	8,000.00
10. Repair and supplement sound system	2,180.00
11. Lighting to focus on eucharistic center	<u>1,150.00</u>
SUBTOTAL FOR CHANCEL	\$ 35,599.00

*EXTERIOR WORK

For accomplishment of a full program of stabilization and restoration, the following are recommended:

1. Tuckpoint brickwork (less scaffolding)	\$ 17,000.00
2. Painting brickwork and trim and caulking (36,590 s.f. surface)	
A. Main church and tower	23,500.00
B. McGuire Hall and old Parish House	12,339.00
C. Exterior walls, piers and railing	1,700.00
3. Scaffolding shared by painting and tuckpointing trades, together with power line isolation protection	22,000.00
4. Rebuild street front walls and fences. Remove down to footings, provide new footings, rebuild all brickwork, repair pier and wall caps and copings, reset iron fence. (Note: Necessary shoring of sidewalk on George Street is included.)	142,000.00
SUBTOTAL FOR EXTERIOR WORK	
\$218,539.00	

*Note that certain exterior items, notably roofing, gutters, drainage and glass repair, previously recommended in Phase I Report, have been accomplished.

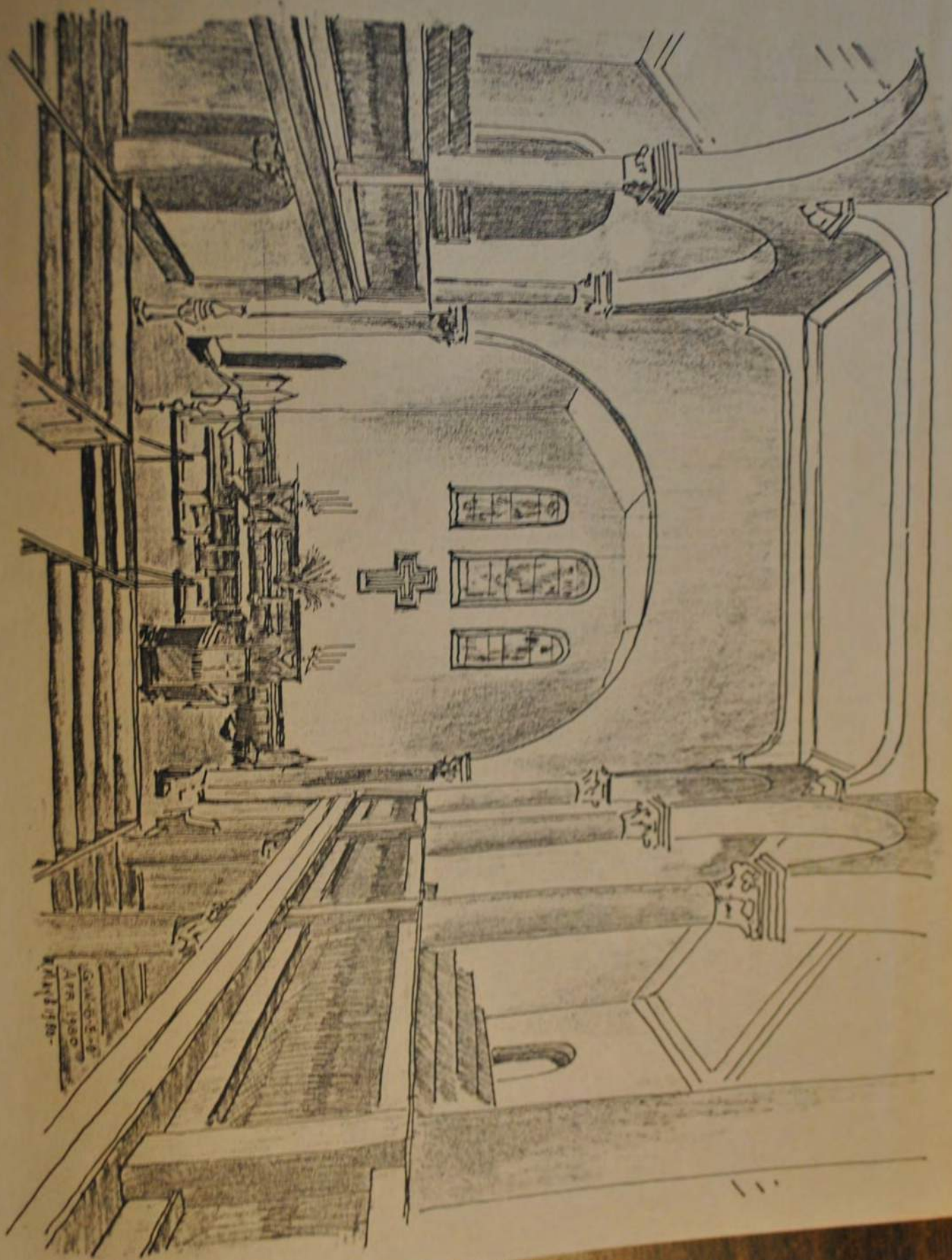
S U M M A R Y O F U N I T B U D G E T S

NARTHEX	\$ 18,730.00
NAVE	72,155.00
GALLERY	87,900.00
CHANCEL	35,599.00
EXTERIOR	<u>218,539.00</u>

T O T A L

\$432,923.00

CAVEAT: The Recommended Budget items given, herein, are based on cost experiences for similar work and objective judgments, and seek to reflect currently expected inflation. However, there is no warranty, implied or stated, concerning predicted costs.



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