

REPAIR AND RESTORATION OF THE MOTHER CHURCH



BLC PRESENTATION
NOVEMBER 2019

THE FIRST CHURCH OF CHRIST, SCIENTIST

OWNER

JACK TRAIN & BROOKE TEN EYCK

COLLIERS INTERNATIONAL

OWNER'S REPRESENTATIVE

JOHN SADOWSKI

FINEGOLD ALEXANDER ARCHITECTS

ARCHITECT/INTERIOR DESIGN

JAMES ALEXANDER & REGAN SHIELDS IVES

SIMPSON GUMPERTZ & HEGER

BUILDING ENCLOSURE & FOUNDATIONS

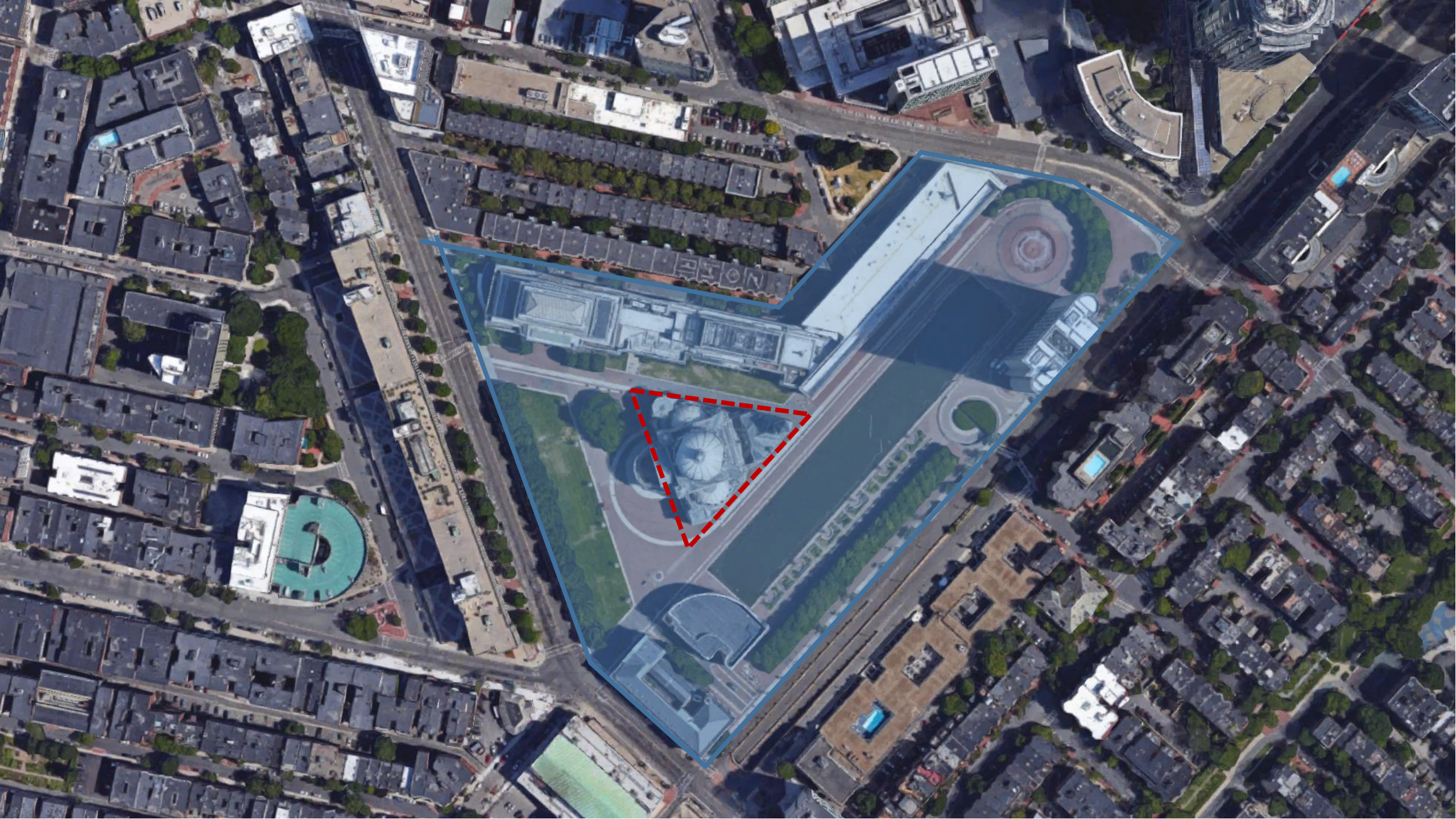
SUSAN KNACK-BROWN & CASEY WILLIAMS

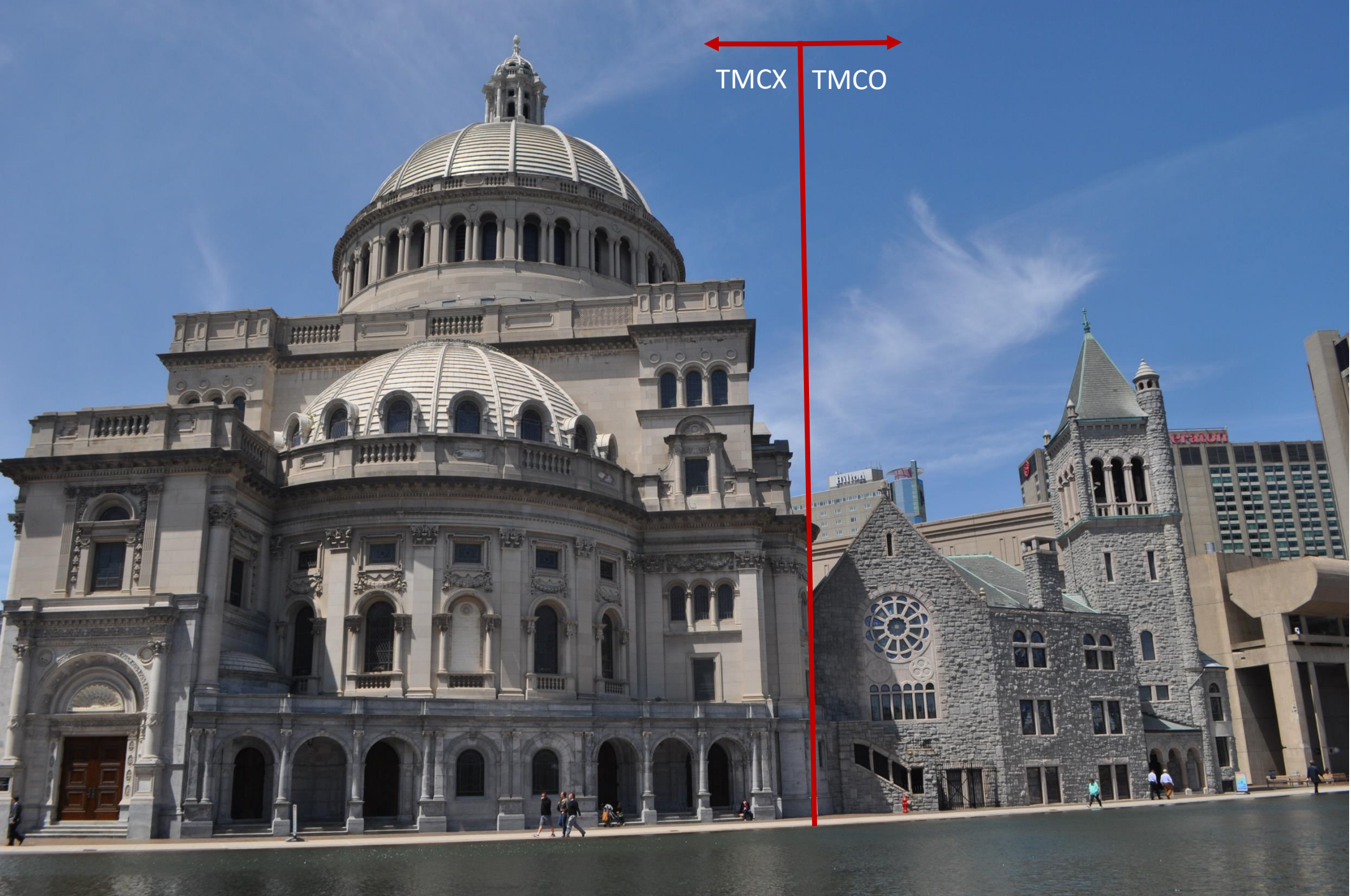
OTHER TEAM MEMBERS

SHAWMUT DESIGN AND CONSTRUCTION
CONSTRUCTION MANAGER

ARUP
LIFE SAFETY ENGINEER AND CODE CONSULTANT

PROJECT TEAM



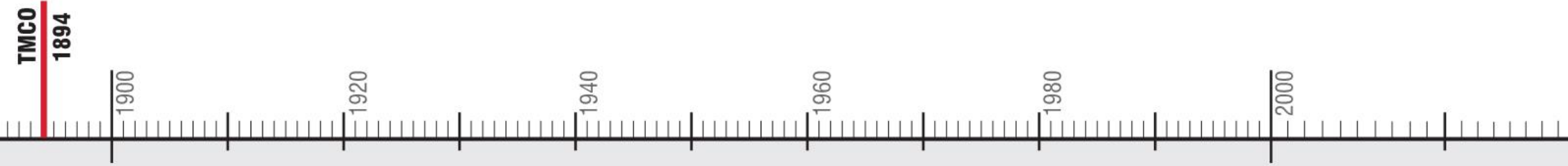
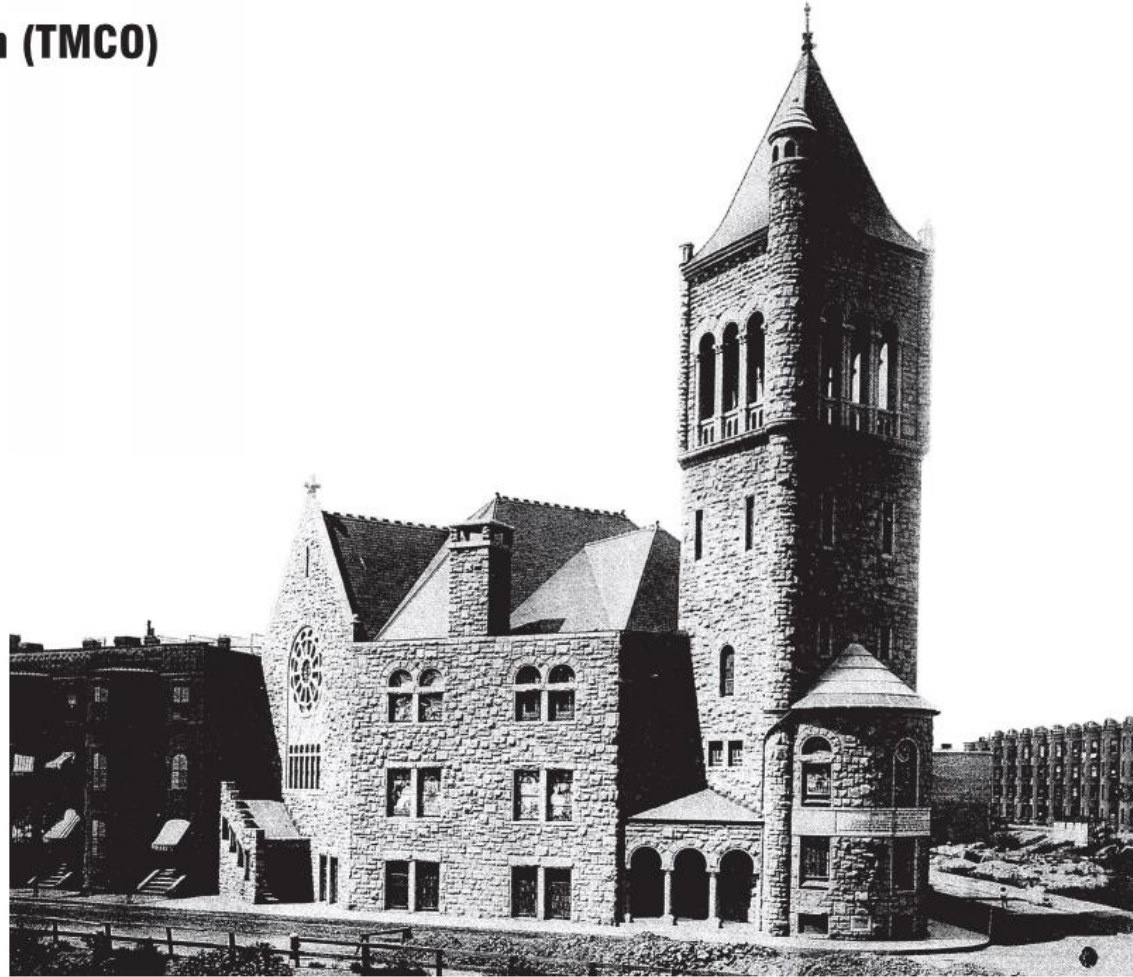


TMCX TMCO

THE MOTHER
CHURCH

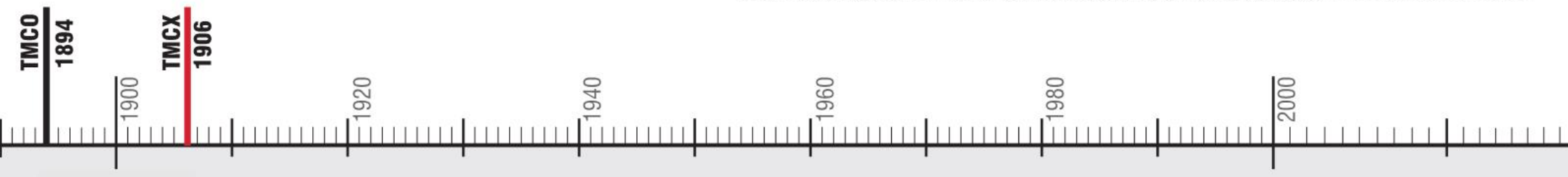
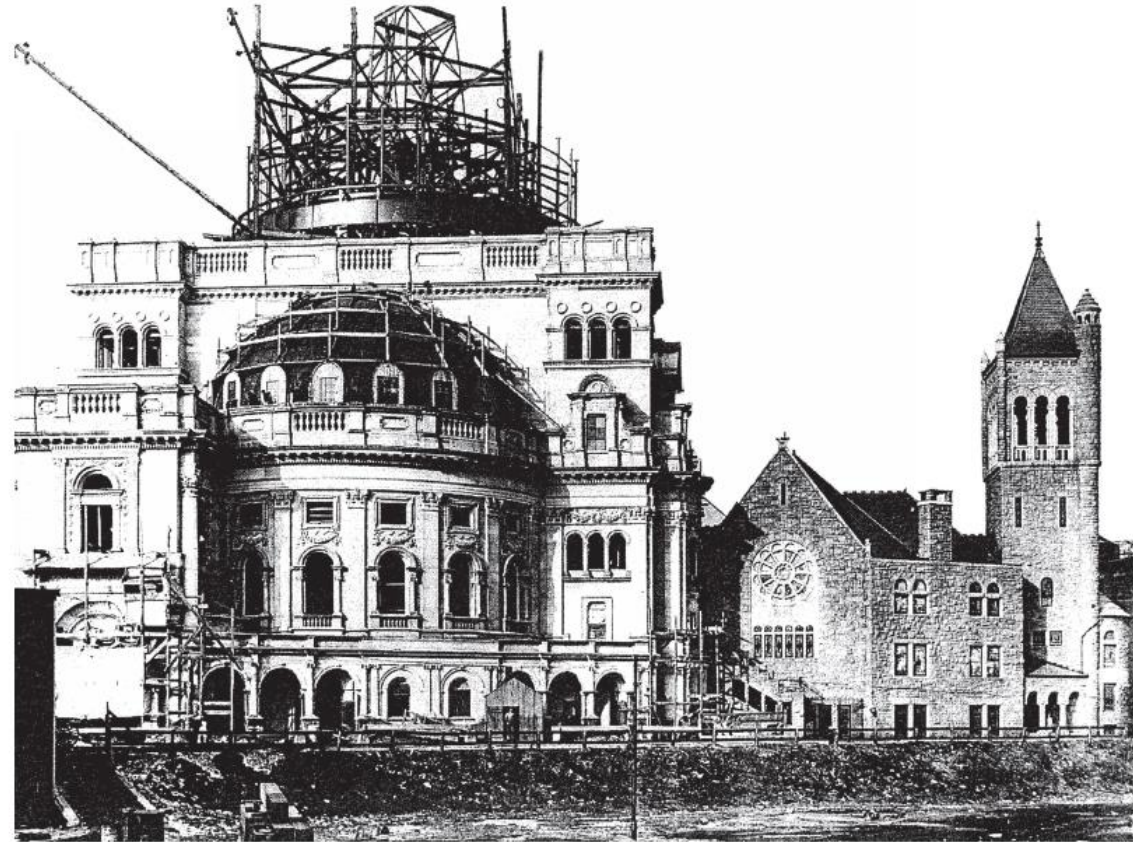
1894 Construction of The Original Mother Church (TMC0)

- Designed by Franklin Welch
- Romanesque Revival style
- New Hampshire granite exterior with slate roof
- Constructed in only 13 months



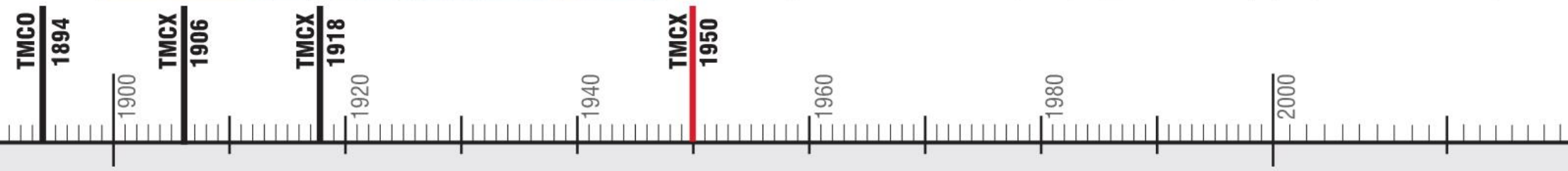
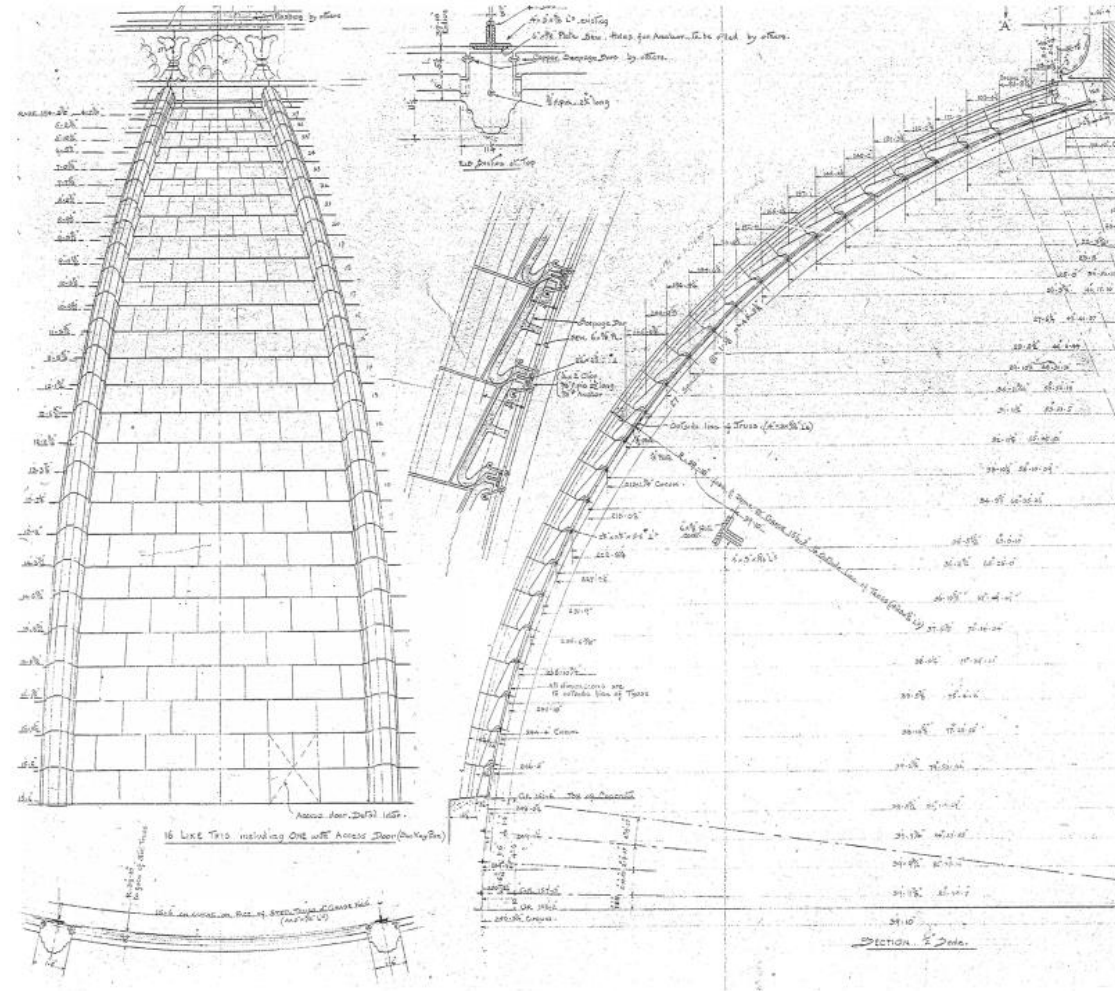
1906 Construction of The Mother Church Extension (TMCX)

- Designed by Charles Brigham & Charles Coverly of Boston and Solon Beman of Chicago
- Neoclassical style with Byzantine elements
- Limestone and granite exterior with terracotta
- Constructed in 23 months



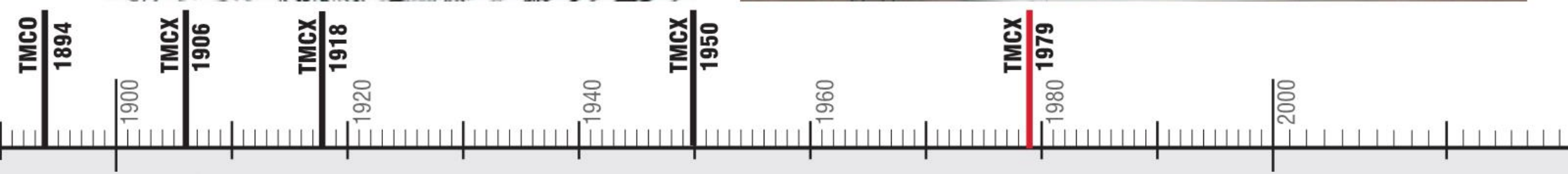
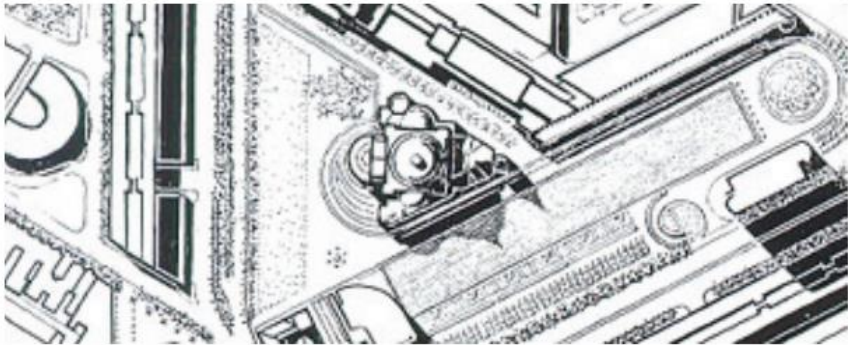
1950 TMCX Dome Restoration

- The material of the terracotta cladding on the central TMCX dome systemically failed
- The cupola and all terracotta on the main dome were removed and replaced



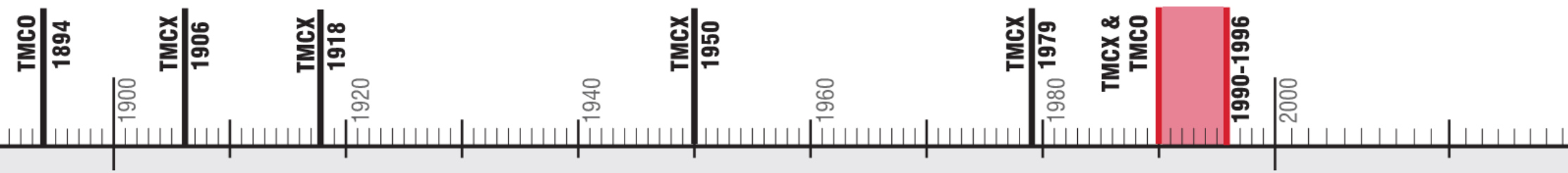
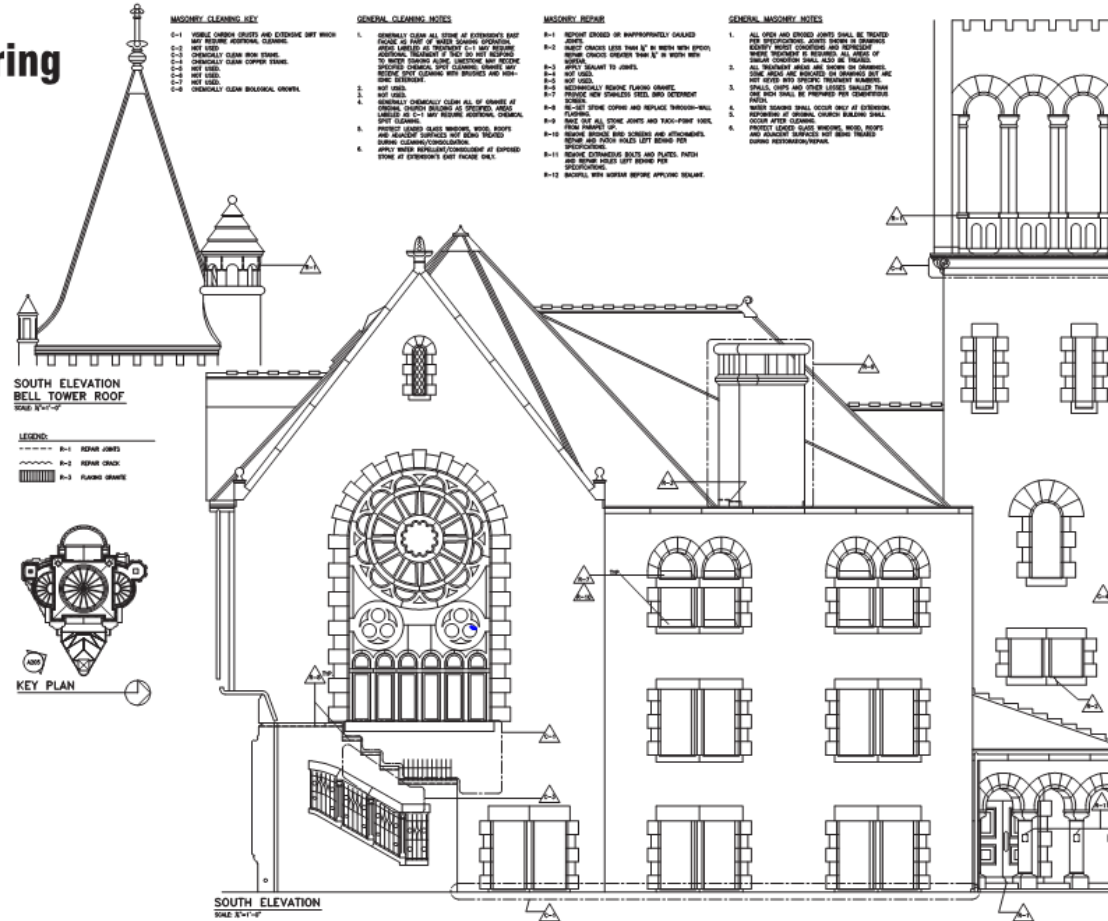
Master Plan and 1979 Stone Portico Addition

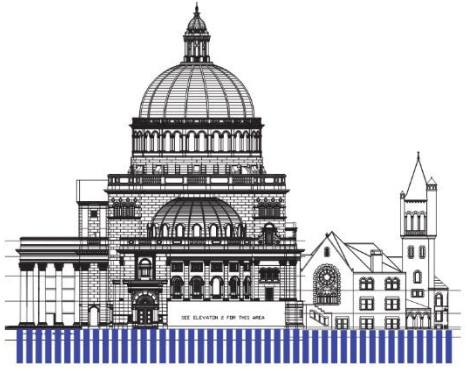
- Designed by Araldo Cossutta
- Part of the Pei Cobb Freed master plan to provide the world headquarters of the Christian Science Church with a more open and welcoming environment
- Creates grand entrance plaza in gap left by demolition of original Christian Science Publishing House.



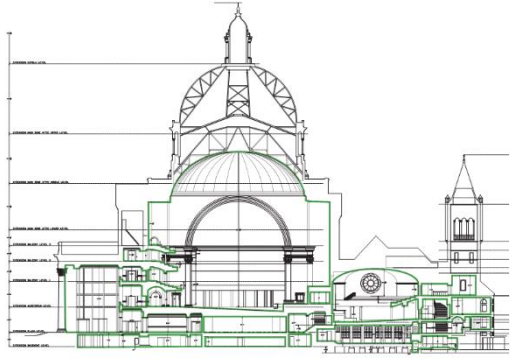
1990-1996: Manual for Maintenance and Monitoring of Exterior Conditions at TMCX and TMCO

- Visual Inspection of complete envelope
- Limited destructive testing of masonry and roof materials and cleaning techniques
- 1990-1991: Roof repairs and restoration
- 1992-1993: North facade and semi-dome repairs
- 1994: TMCX masonry and roof flashing repairs
- 1994: South facade masonry repairs
- 1995: West facade and portico repairs, including removal of water staining
- 1995-1996: Central dome and cupola repair and repointing

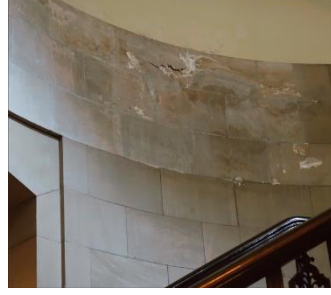
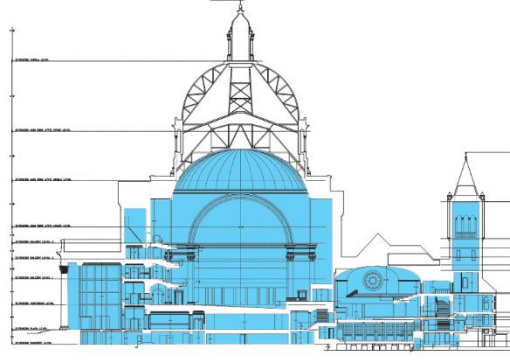




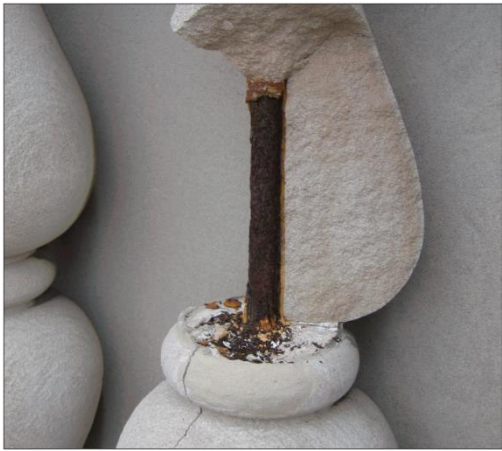
Foundation



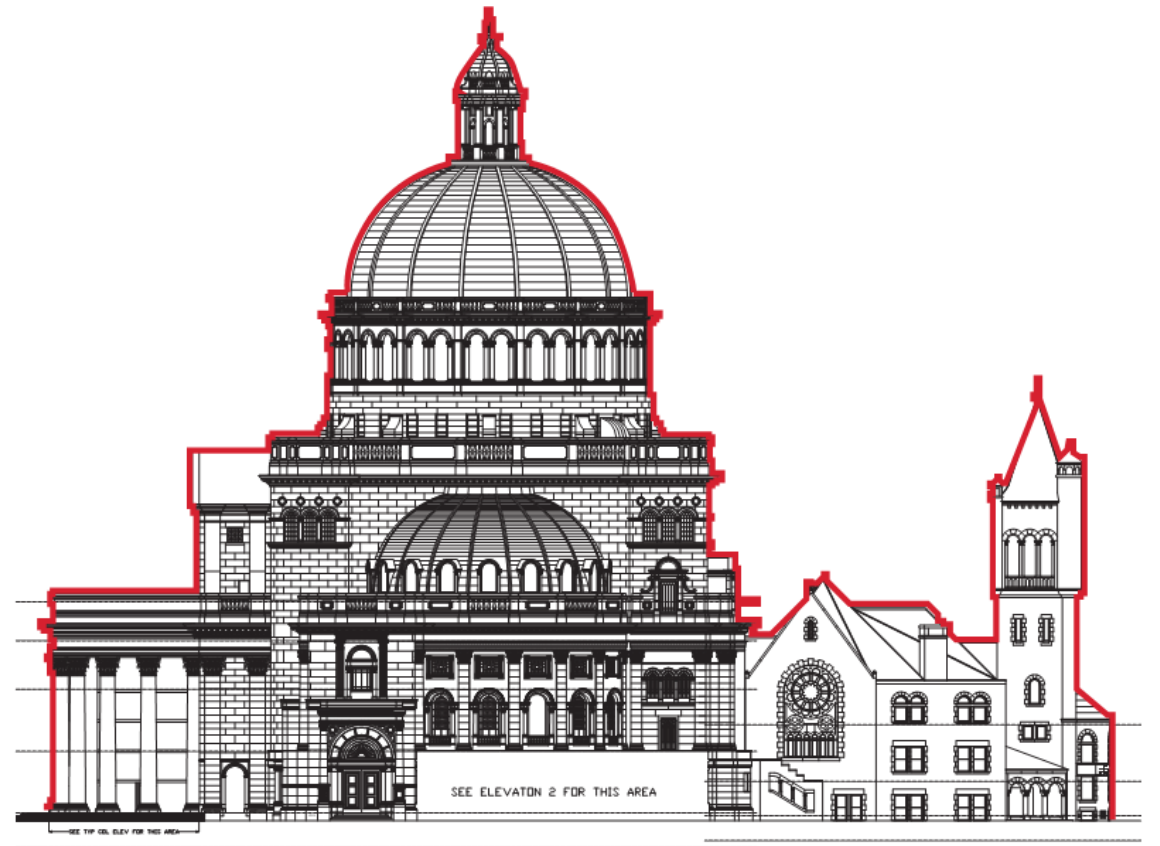
Code/Life Safety



Interior



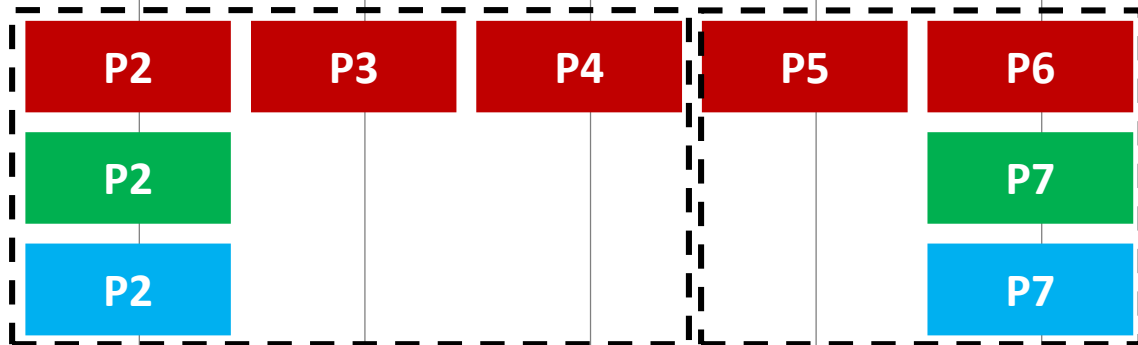
Envelope



2017 2018 2019 2020 2021 2022 2023

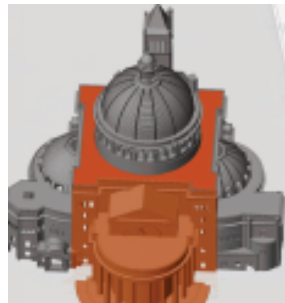
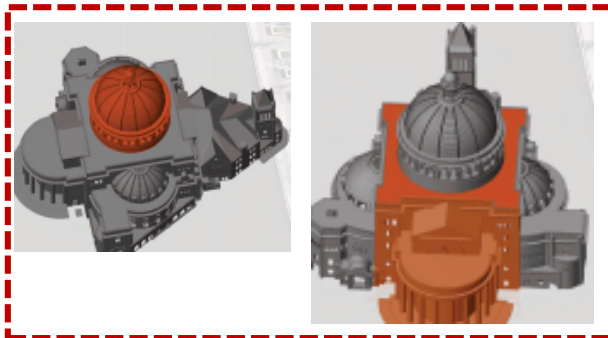
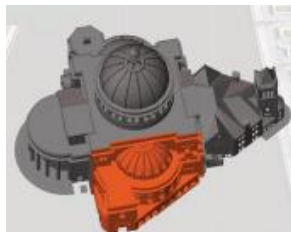
Package A

Package B



- Envelope
- Code / Life Safety
- Interior
- Foundation

Foundations – Reserve Fund

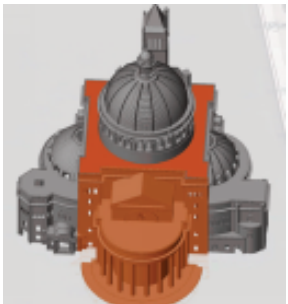
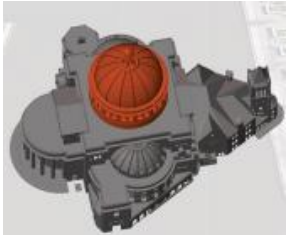
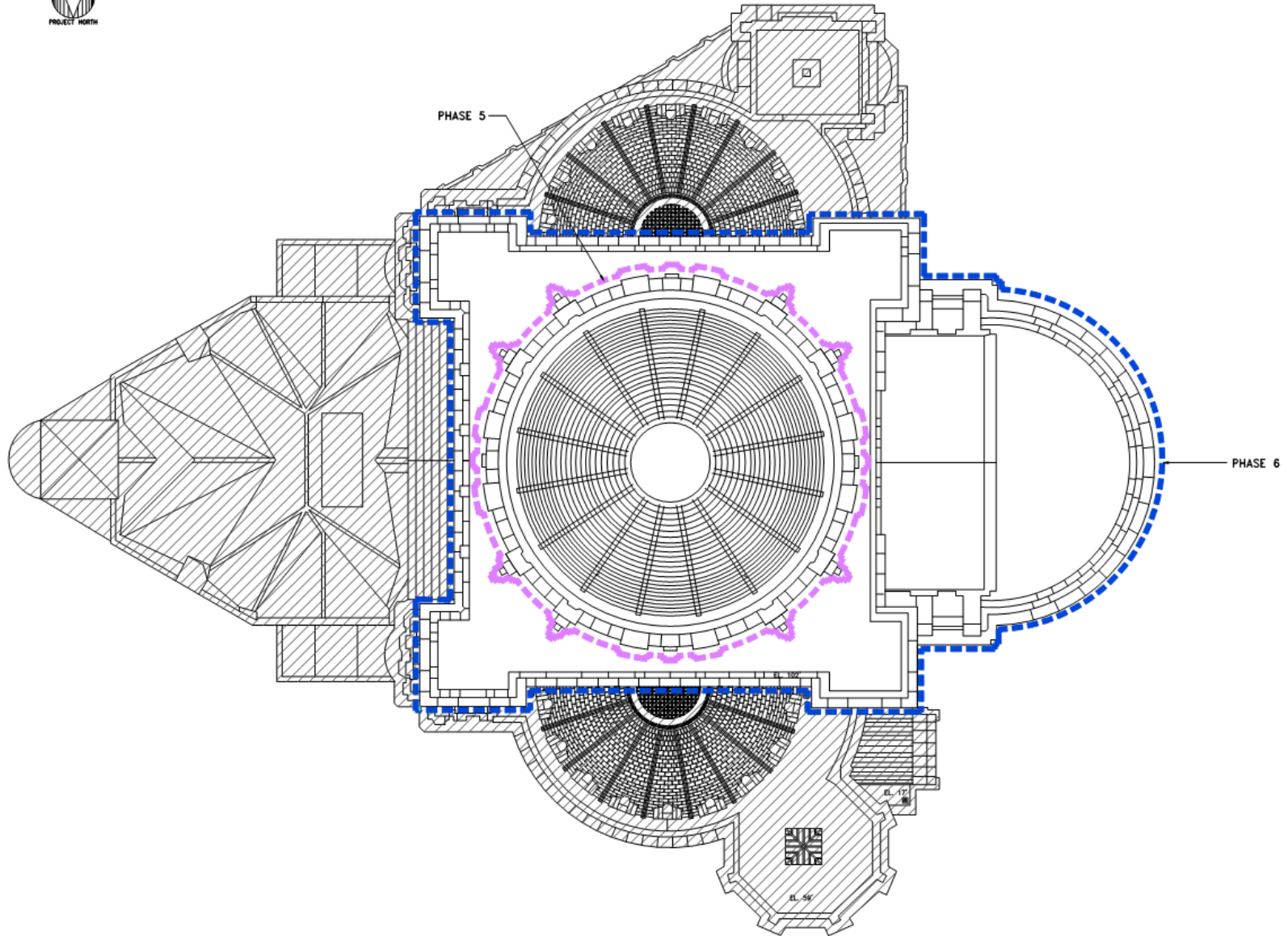


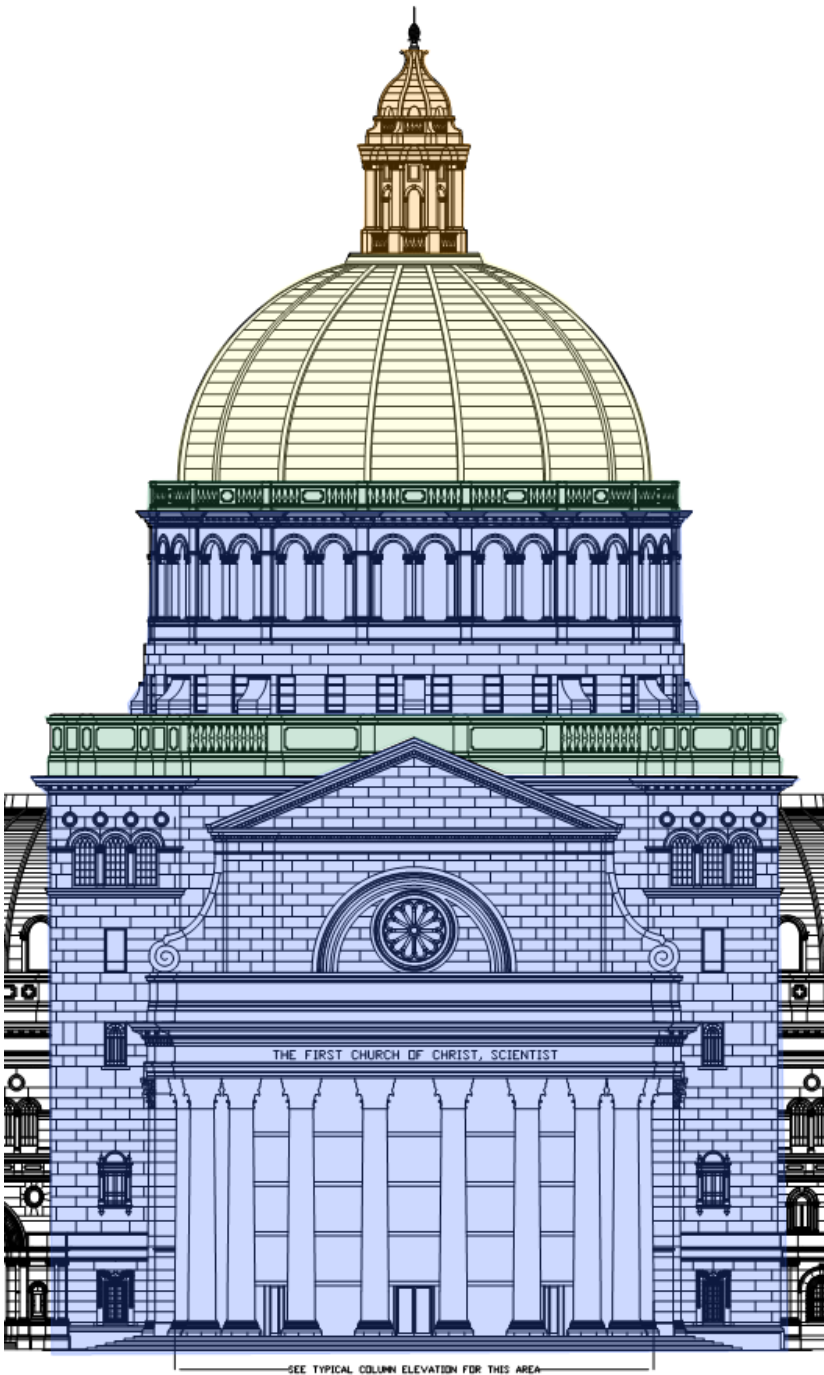
PACKAGE B PHASES



PACKAGE B

APPROX. 2020 - 2022





FACADE

STONE REPAIRS

FLASHING

STONE CLEANING

STORM WINDOWS

BALUSTRADES

REBUILD AS CAVITY WALL

STONE REPAIRS

FLASHING

STRUCTURAL REPAIRS

ROOFS

REPLACE ROOFS —
COMBINATION OF COPPER
AND PVC

MAIN DOME

TERRA COTTA REPAIRS AND
JOINT TREATMENT

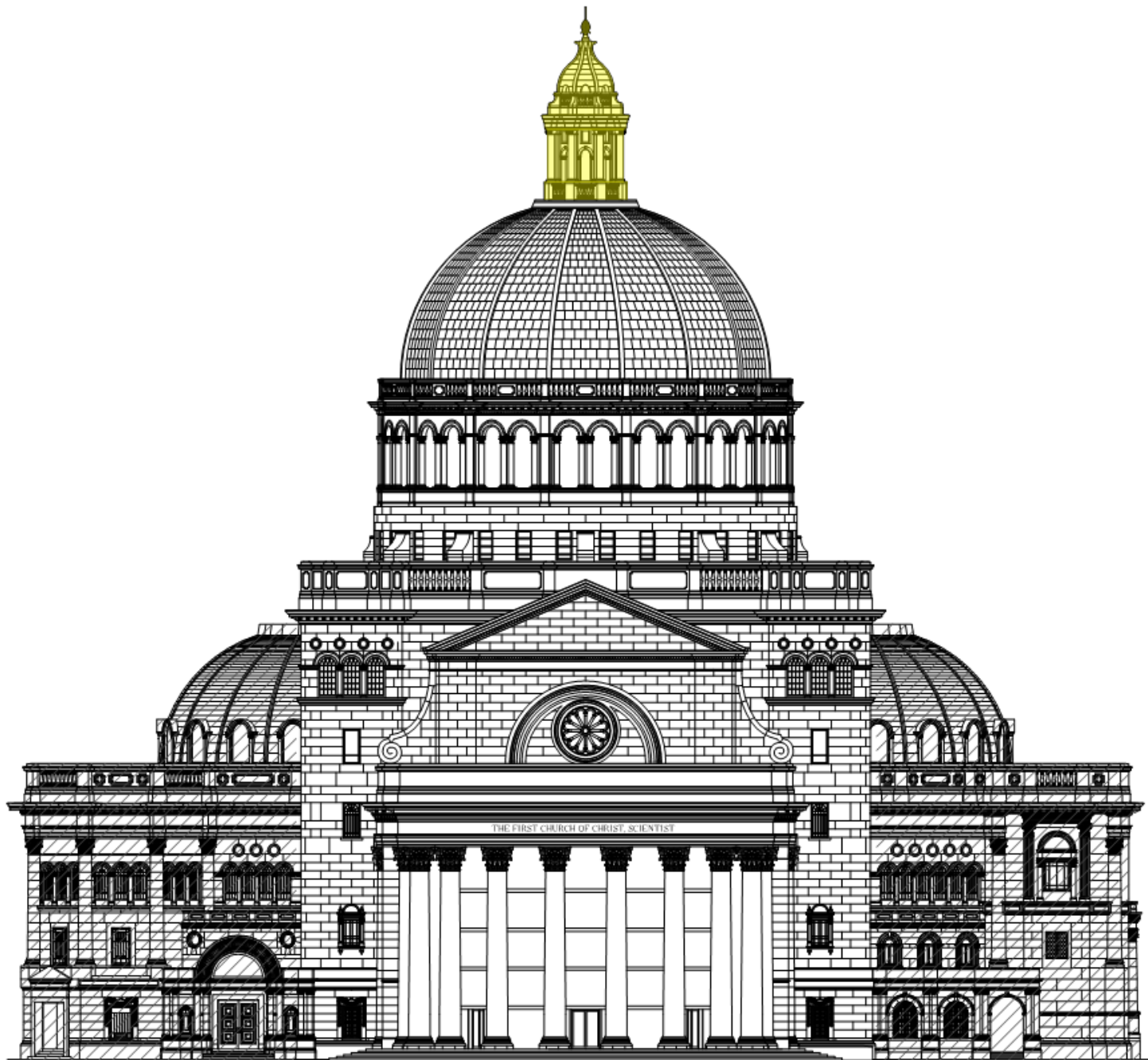
BASE OF WALL REPAIRS

CUPOLA

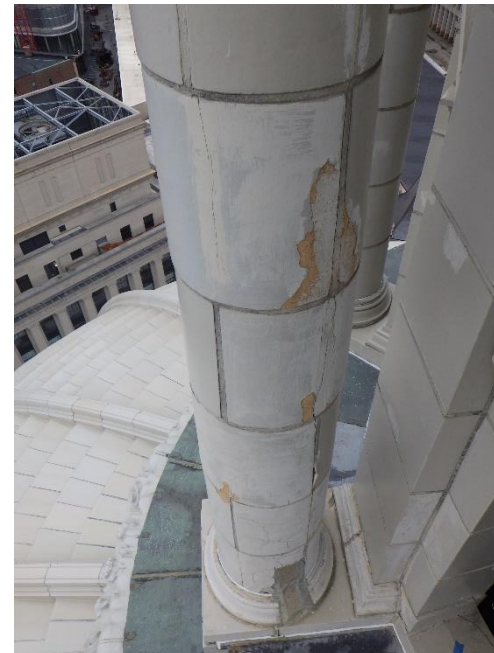
REBUILD CUPOLA

CUPOLA

REBUILD CUPOLA WITH TERRA
COTTA OR GLAZED CAST
STONE AND REPLACE
STRUCTURE

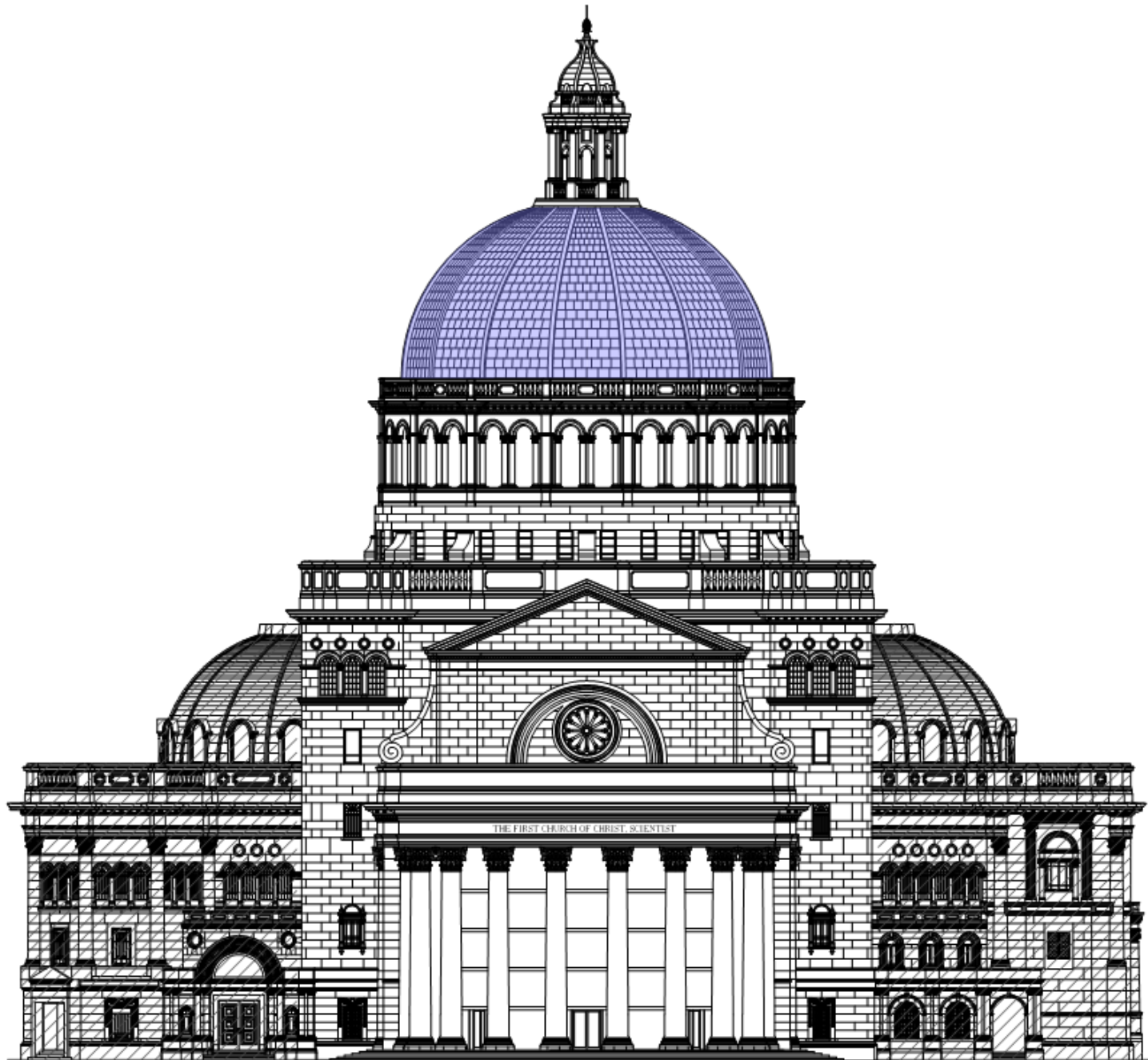


WEST ELEVATION



MAIN DOME

REMOVE MORTAR JOINTS AND
PROVIDE SEALANT.

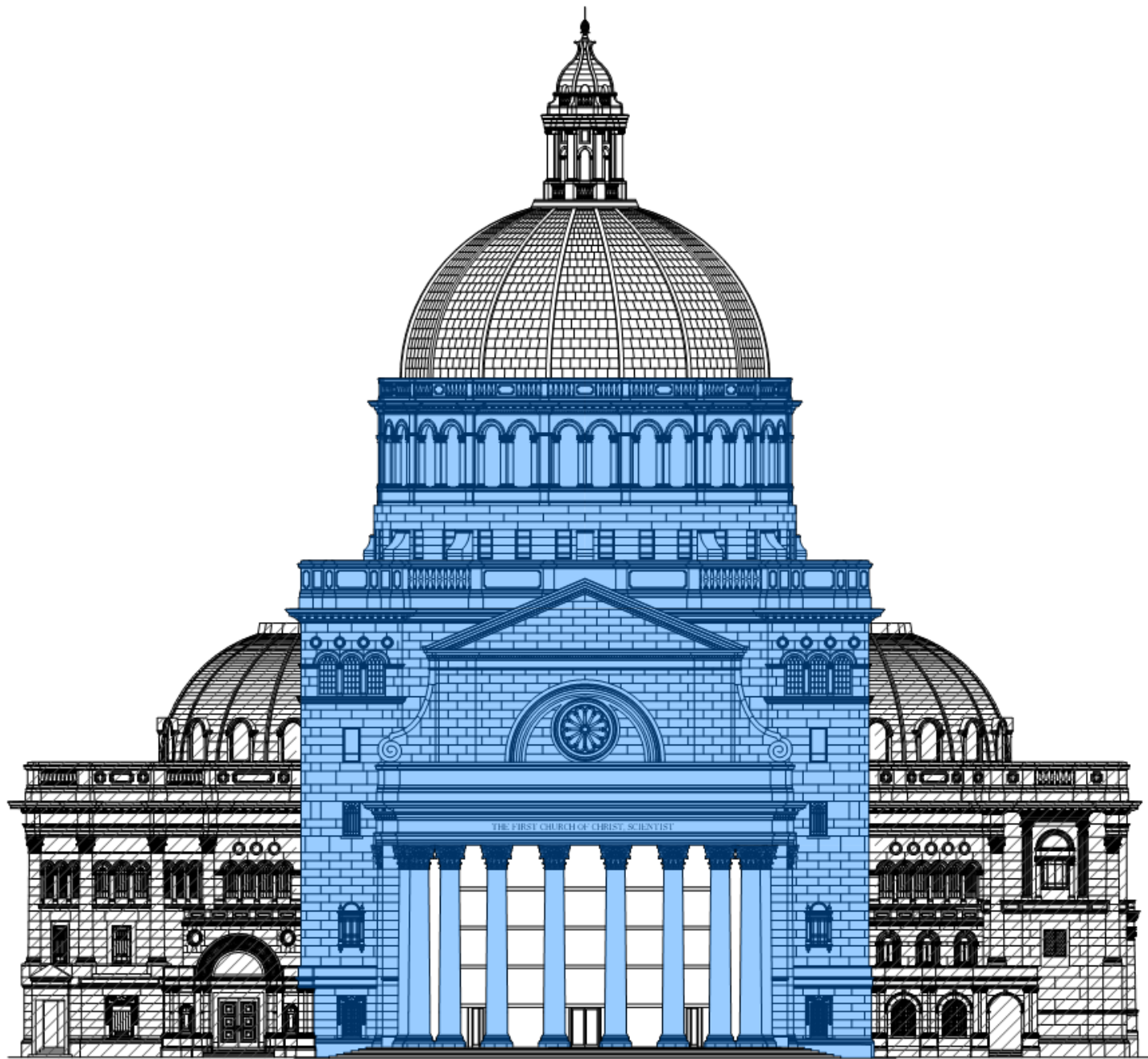


WEST ELEVATION

MAIN DOME ROOF



MAIN DOME EXISTING CONDITIONS

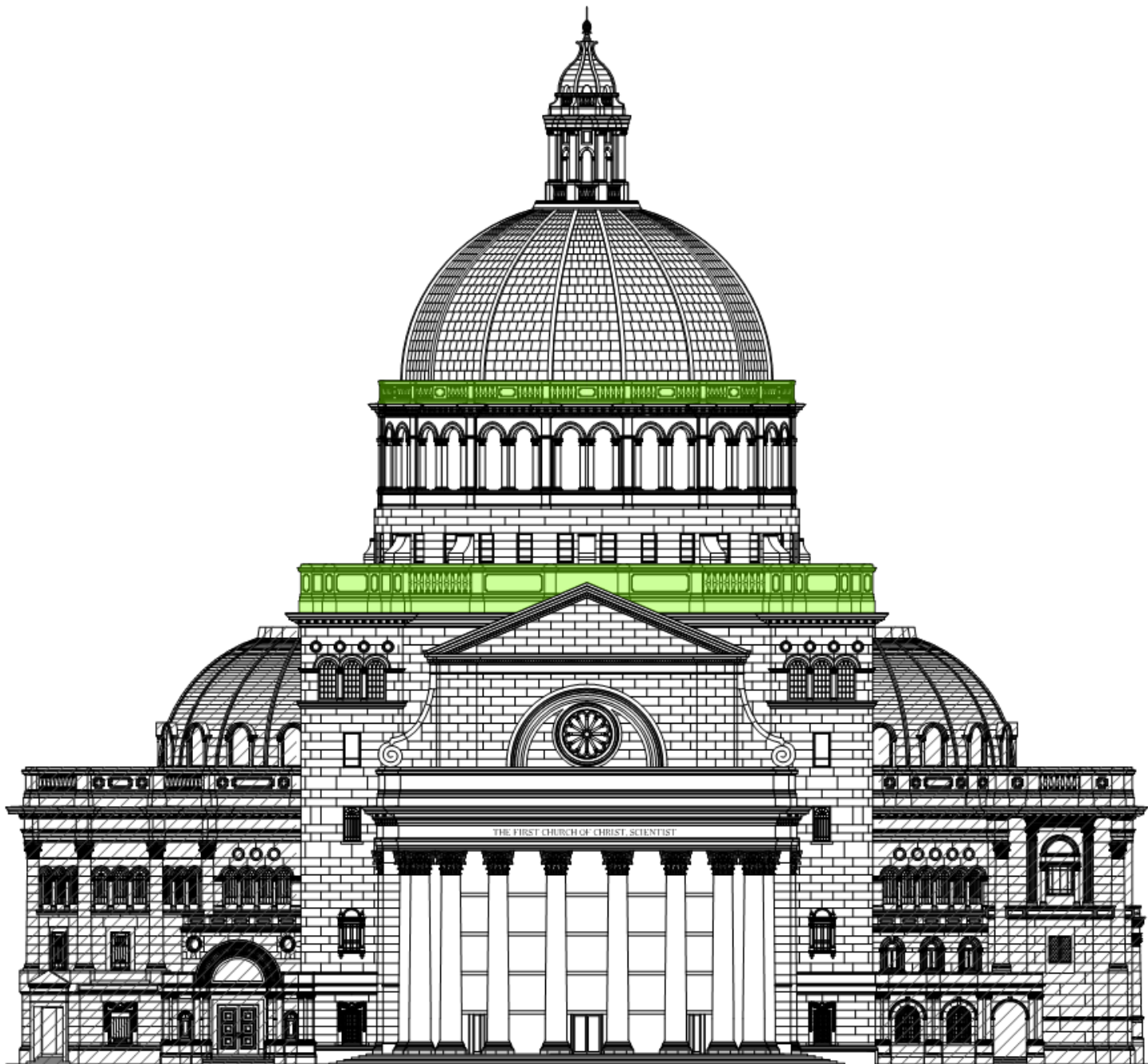


TYPICAL FACADE

STONE REPAIRS

FLASHING

STONE CLEANING



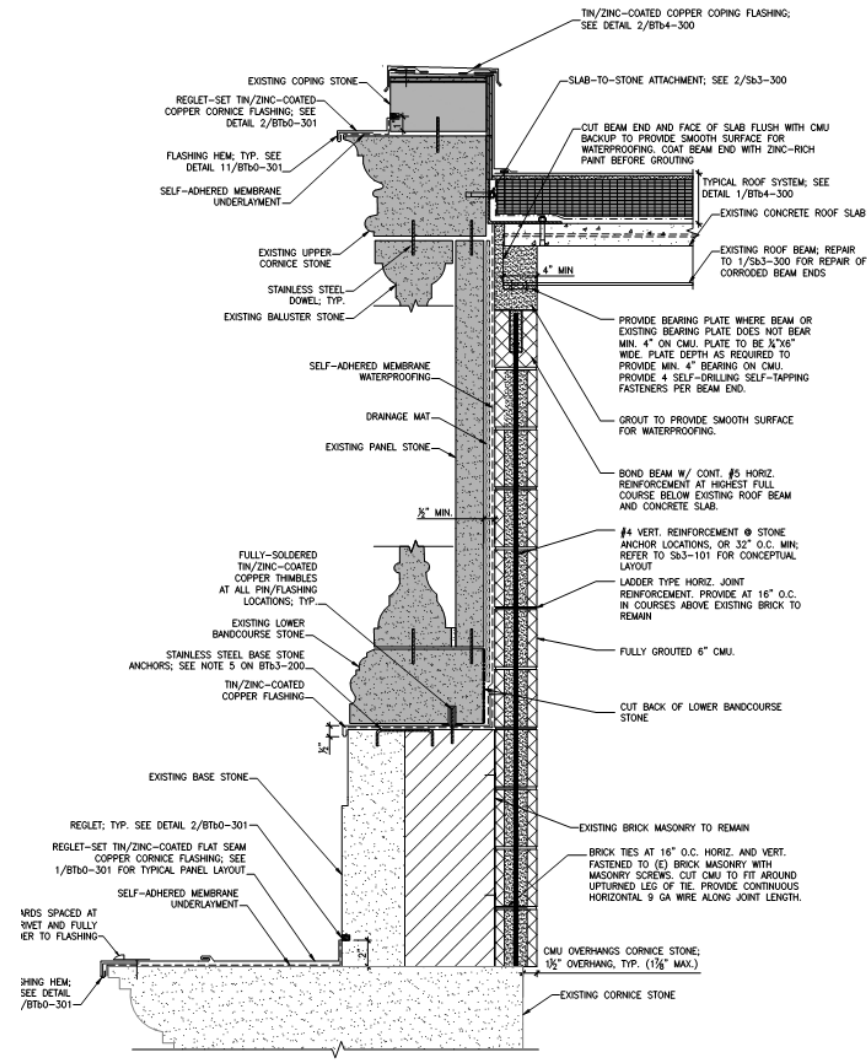
BALUSTRADES

REBUILD AS CAVITY WALL

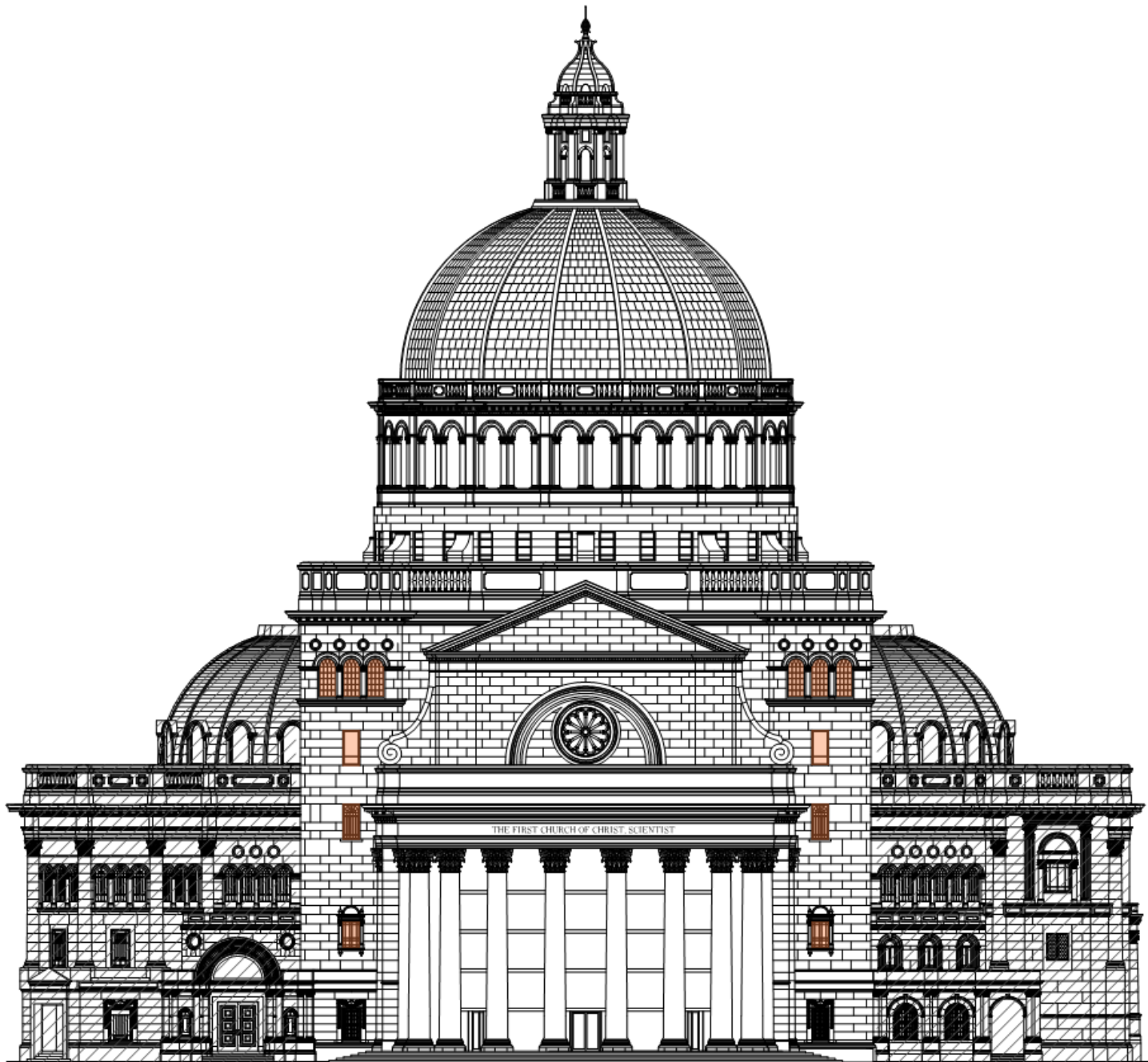
STONE REPAIRS

FLASHING

STRUCTURAL REPAIRS



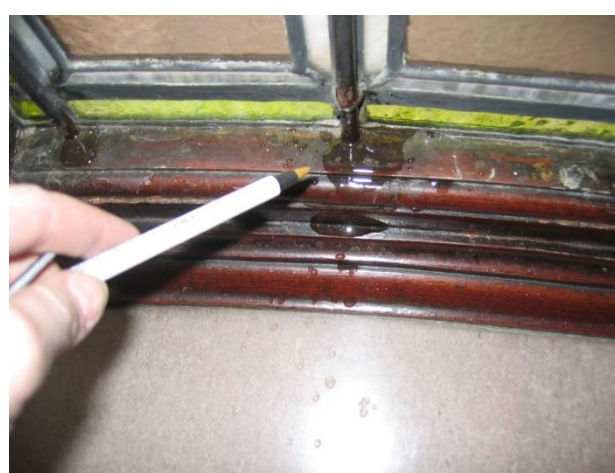
6TH & 8TH FLOOR BALUSTRADES



PROTECTIVE GLAZING

PROVIDE PROTECTIVE
GLAZING

REPAIR EXISTING
PROTECTIVE GLAZING



PEELING PAINT

DETERIORATED WOOD FRAME

FAILED PERIMETER SEALANT



CRACKED AND MISSING GLAZING PUTTY

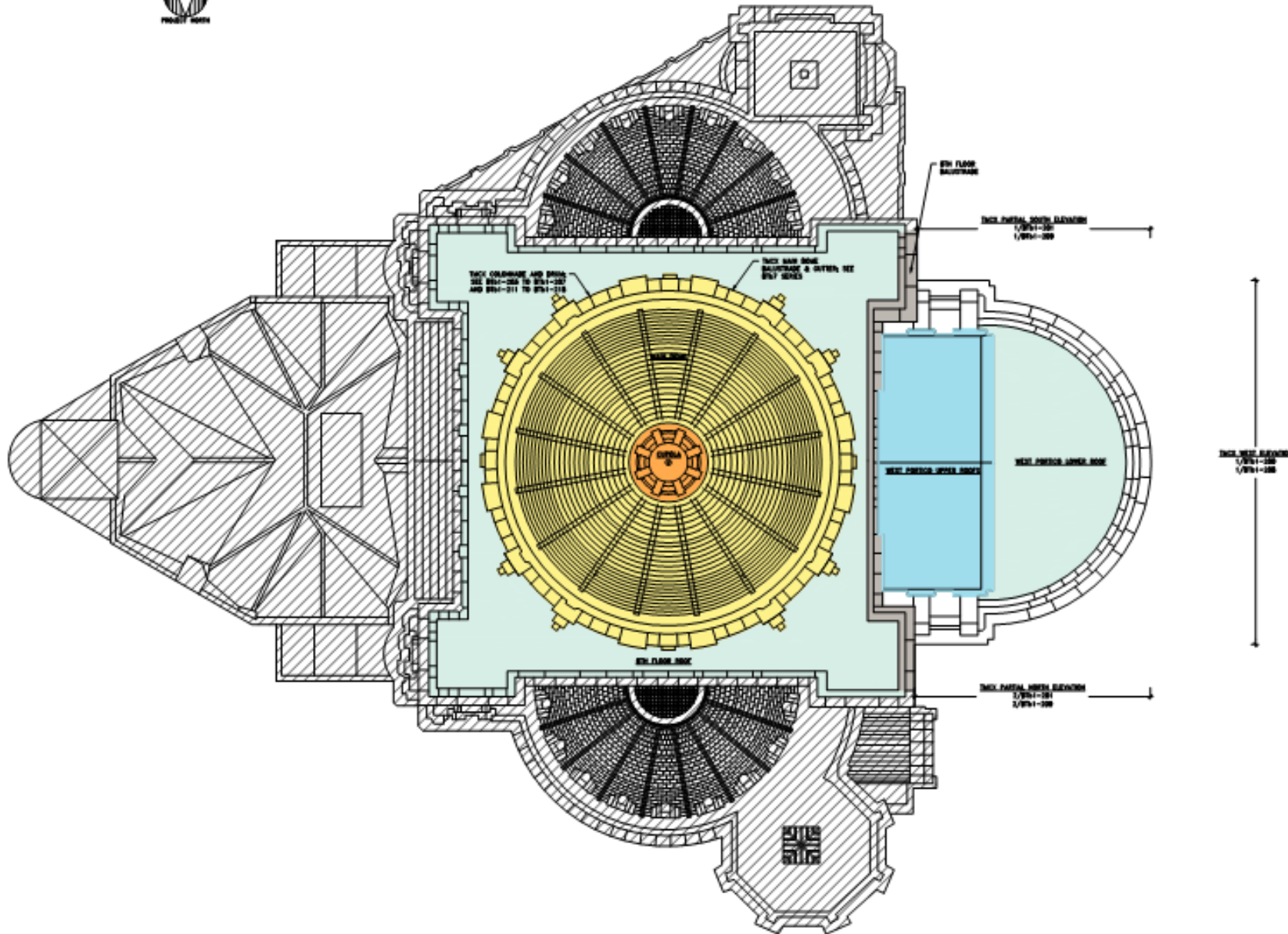
CRACKED GLAZING

REMEDIAL SEALANT



SPLIT CAMING

EVIDENCE OF LEAKS



ROOFS

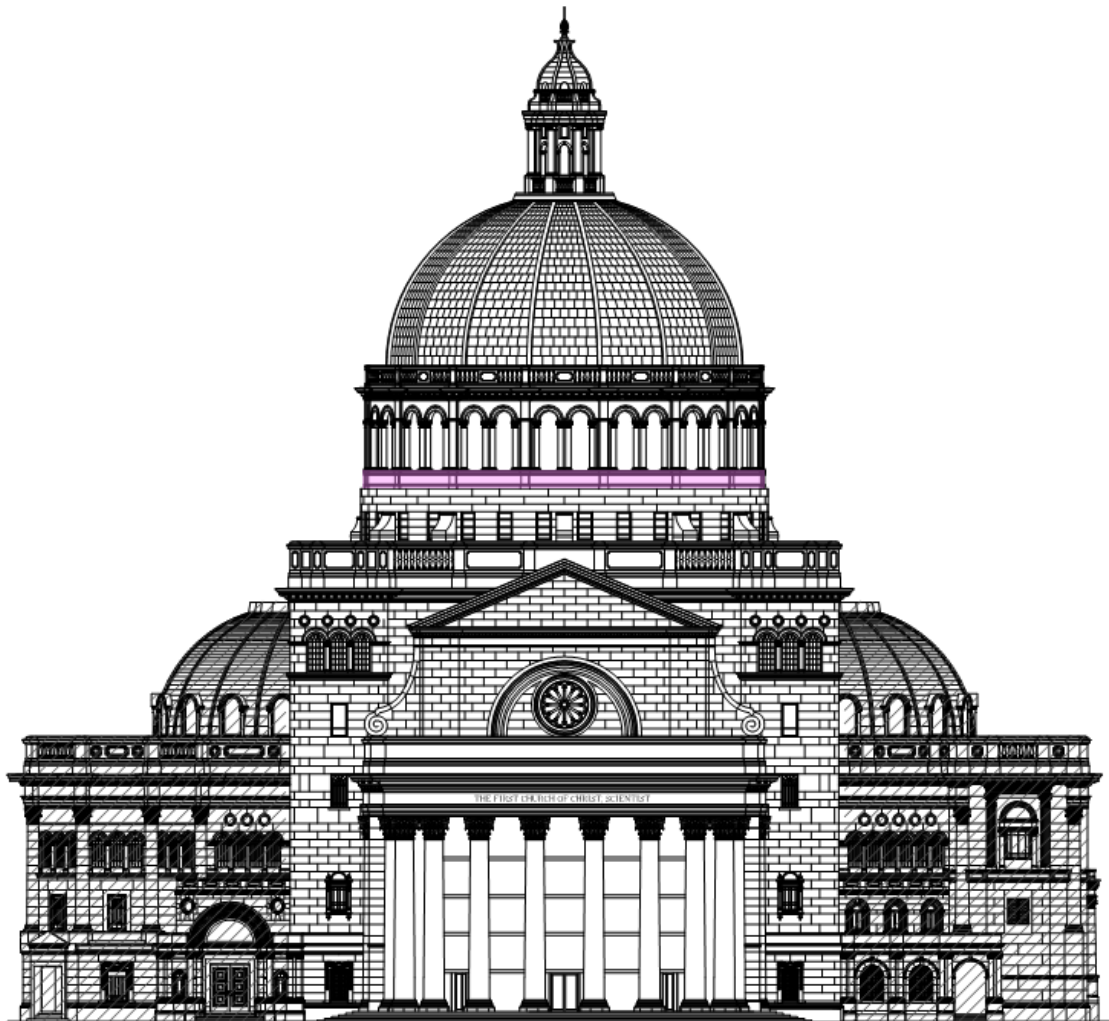
WEST PORTICO

MAIN DOME

COLONNADE

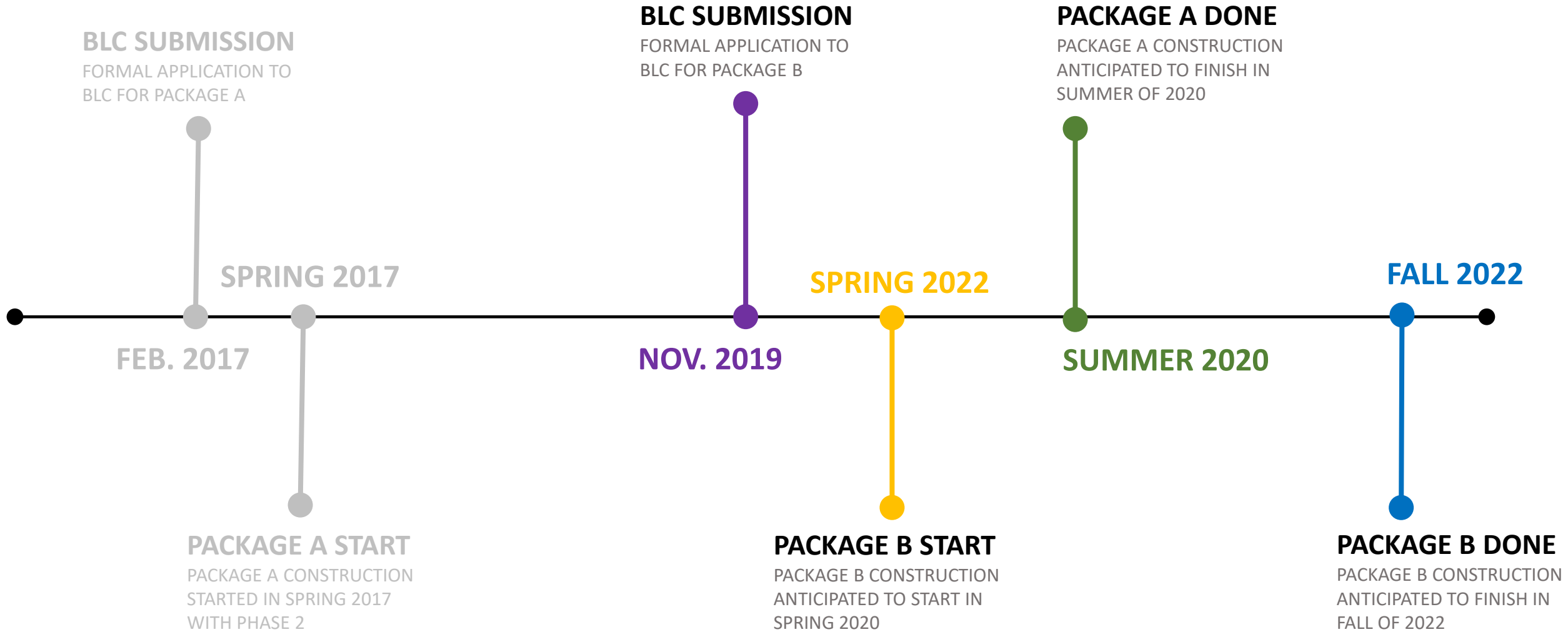
WEST PORTICO UPPER ROOF





COLONNADE ROOF





NEXT STEPS



QUESTIONS

REFERENCE SLIDES (IF NEEDED)



SOUTH AND WEST ELEVATIONS



SOUTH ELEVATION



SOUTH ELEVATION



SOUT AND EAST ELEVATIONS

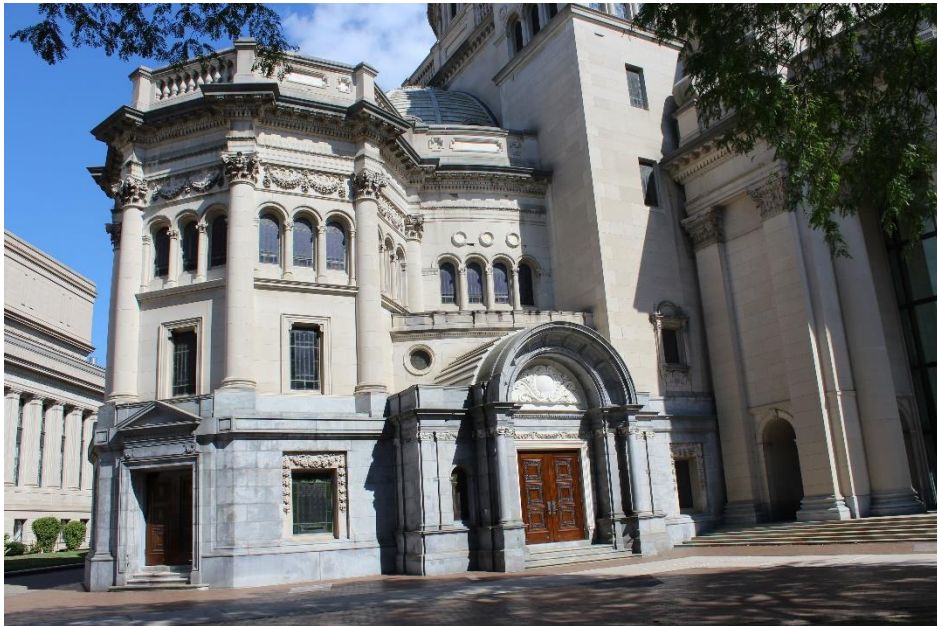
OVERALL PHOTOS



NORTH ELEVATION



NORTH ELEVATION



NORTHWEST CORNER



NORTH ELEVATION

OVERALL PHOTOS