



St. Andrews Church Feasibility Study and Preservation Plan

Mount Holly, NJ

CLIENT:

St. Andrews Episcopal Church

KSK prepared a Feasibility Study and Preservation Plan and has undertaken phased projects for the Vestry, focussing on three areas of concern.

First, the stucco façade and elevations of the 97 foot-high Gothic Revival tower had been repaired using Gunitite, a spray-on cementitious material often used to build swimming pools. The Gunitite trapped moisture within the walls of the tower, causing extensive damage to the brick and potentially threatened the tower’s structural stability. In addition, a number of stones at the top of the tower were loose and in danger of falling from the building. In Spring 2002, the loose stones were either reset or replaced in kind with cast stone units to match the profile and color of the originals. More extensive masonry repairs to the tower, including removing all the gunitite, replacing deteriorated brick, and replacing stucco, were recommended.

Second, the interior paint within the sanctuary was failing. Attempts to repaint had only worsened the peeling. KSK confirmed that the original paint layers had lost their bond with the plaster substrate, warranting paint removal. Paint research determined that the interior of the sanctuary had been fully redecorated at least 4 times, and that paint layers to be removed contained both lead and asbestos. KSK established the plan for safe removal and repainting for this historic interior

Third, the Vestry sought to create a more welcoming entrance into the Parish offices and Parish Hall. As apart of these improvements, KSK’s plan improved accessible circulation through the complex, and improved flexibility for the spaces devoted to religious education.

