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**St. Anthony Church -Toledo, Ohio
Steeple and Steeple Shaft Report**

Inspection Date: 06/21/2018

The owner of W.R. Meyers Company, Inc., Bill Meyers, and Project Superintendent, Andrew Carnahan, personally inspected the steeple and tower shaft on Thursday, June 21, 2018. The inspection areas were also, in part, visited by Mark Kennedy of the firm LKL Engineering to confer on several areas of masonry cracks and deterioration.

This report has been written to assist the Lucas County Land Bank in its efforts to understand the overall condition of the structure for future use. Our report reads from the top to the bottom of the structure.

Copper Steeple Section - Excellent shape

- Both wood framing inside and copper jacket roofing outside
- Not a climbing area and no steps can be added or are necessary

Transition from wood and copper to masonry and galvanized metal: Excellent Condition

- Steeple tie down steel (straps) 1/2" x 2": Excellent Condition
- Light rust only, bolts, also very good
- Wood beams on floor that tie steel straps to the masonry: Excellent Condition
- 30" thick masonry walls that the straps are buried into the masonry (these we cannot see, but the area shows no sign of ever having any water intrusion)

The decorative railing and brick area.

Exterior features - Note: The spires and railing have interior brick structure going to the top of the spires:

- Rust and rust holes and bullet holes throughout area

- Missing Cross on one spire
- Loose support tie-back rods (missing bolts)
- Railings need some wood structure to be improved inside, as well as sheet metal covers, as needed

Louver panel repairs and replacement some are falling apart and should be removed and repaired

At the base of the 20 railing posts and the four corner spires, brick structural repair work needs to be done at each base, and then re-covered with sheet metal.

Floor of railing area has two roofs; the original flat roof with metal floor and drain out of back of steeple, and then a second roof that rafters on 2 ft. centers that were installed over the old roof to make it self-cleaning. This allowed the water in this area to run over the edge of the outside of railing area rather than a drain pipe out the back which became clogged due to the floor, being almost flat and having to drain around entire steeple deck to one drain. The newer roof has not been maintained and has just small spots of rolled roofing left on the plywood over build. This has led to leaks in the old roofing, dumping water into the corners in five (5) spots. There is a sheet metal soffit under the railing, hiding part of the damaged brick. Note: Some brick have fallen out and some are hanging ready to fall out. In the areas that the sheet metal still is present there appear to be brick pushing the sheet metal away from the masonry wall. The area needs to be rigged and stabilized by removing loose brick and checking behind the other sheet metal façade work. This entire area needs an extensive overhaul and is the single most important safety and maintenance item on the entire list. This must be done to ensure the safety and longevity of the structure.

Interior features

- Wood Louvers and Screening: Are in need of repair and paint
- Flooring: Excellent condition
- Hatches and Expanded Metal on inside of steeple: Excellent condition
- Ladders - two (2) sections should be replaced or rebuilt
- Electrical – Clarion speakers, wiring and, lighting that is not being used should be removed from the structure. These items could conduct lightening to the lower parts of the church
- Communications - Equipment and antenna mounts should be removed f
- Housekeeping
 - Bird Droppings

- Bell System Parts
- Junk wood
- Ventilation: Excellent

The lower steeple brick has 2 structural flaws that are repairable. Large cracks have developed in the 2 side walls of the steeple adjacent to the large round stained glass window. These cracks are 25' long and approximately 2" wide. These repairs are important to protect the integrity of the steeple shaft. After review of this area Mark Kennedy of LKL Engineers has recommended a repair is necessary in this area. The crack is where the Nave wall and steeple shaft come together.

Other points of maintenance are as follows:

- Stain Glass and Window Repair: Several are missing and need to be boarded up to stop weather and birds from entry.
- Housekeeping: Pigeon droppings and debris should be removed from the steeple shaft
- Roof Hatch: Missing on south side of Church (main roof)
- Chimney Cap: Main Roof opposite steeple
- Down Spouts: Corrugated type must be connected alongside of Church's main roof and alter end
- Roofing Shingles on Main Roof: Several have blown out and should be replaced
- Gutter Cleaning: Bricks and debris in both sides on steeple end
- Clock Face: The one over the front doors has moved and is coming loose. All need to be refastened to original wooden ring and inside to the masonry.

The following are improvements that must be done now for safety concerns and to prevent further deterioration.

1. Steeple: Top copper area OK
2. Steeple Spire: Railing and louver area - extensive repairs to stabilize which will include the following repairs:
 - a. Ladder repair
 - b. Debris, clean-up
 - c. Screening for birds
 - d. Louver repair - top section loose and ready to fall

- e. Replace nine (9) missing or broken louvers ready to fall.
 - f. Cap missing cross opening on spire
 - g. Pull out old plywood false roof & rafters
 - h. Clean old metal roof and drain of all debris
 - i. Inspect and repair brick and sheet metal on railing posts and spire posts
 - j. Repair old metal roof and drain, if possible, to keep water out of brick underneath roof/floor in area losing brick
 - k. Repair rod tiebacks on spires and prime
 - l. Install metal caps and caulk on rusty railing spire area, and wood beam spire supports where water is being channeled into the structure
 - m. Replace over build roof around railings and steeple, and cover with rubber roofing materials, includes all flashings, caulking, lumber, etc. to treat weather tight area
3. Remove unstable brick around steeple below railing area and plaster areas to stabilize them with structural patching material (these areas must be dried out before they can be properly patched. So roofing will be done first and then this work will follow. Also, the existing sheet metal in this area would need to be opened and checked for bad brick areas. These areas are the most dangerous situation on the entire building is not an optional repair.
4. Replace sheet metal over patched area where the metal is currently missing. Flat sheets of metal would be used and could be covered over with fancy metal work at a later date. All metal replacement would be white to match the original in color.
5. Stabilize clock face with additional blocking and metal ties to masonry
6. Housekeeping lower steps and room in steeple shaft
7. Close off 2 tall windows in the lower 14 ft. window area of steeple shaft
8. Replace missing shingles on roof
9. Cap rear chimney

10. Install downspout sections where necessary on side and rear of Church
11. Crane or bucket to do items 8-11 above

FUTURE WORK AND GENERAL NOTES

It is very important to have a steeple jack visit this structure once a year to access building's condition.

Brick: Excellent quality over entire Church and steeple structure

Mortar: Excellent quality

Copper: Excellent quality over the entire steeple and gutter downspout system

Wood: Excellent quality over all framing floors, beams, decks, rings, and louvers. No signs of beetles or boring insect damage. Minimal cracking and splitting anywhere within the steeple areas.

The following repairs need to be made at a later date:

1. Cooper Steeple: Install lightning protection device from ERICO at top of cross and install cable down to ground.

Note: This system is capable of protecting the entire Church building and grounds.

2. Repair and replacement of missing metal parts, prep and painting of all metal and wood including clock faces, window frames, 4 gables and louvers in the copper steeple area. Replacement of stain glass pieces is not included.