



J.D. Hanson Construction Company

P. O. BOX 1778 - SIOUX FALLS, SOUTH DAKOTA 57101 - (605) 336-8864

June 19, 1986

Rev. Karen Hall
Grace Church
Madison, SD 57042

Listed below is a brief description of the miscellaneous repairs which should be done to preserve Grace Church in Madison, South Dakota. I have made a blueprint of different areas which need attention. Also, we have photos to help direct you to the exact area and help explain.

1. Outside - on the blueprint there is shown the approximate areas in which I feel would be the best area for down spouts. This would help keep the footing more stable and dry out the basement crawl space. On the blueprint, we have shown concrete splash blocks to be installed. This is very important so that the water can run away from the building. This would also help the one spot where the stone footing has moved approximately 4" from frost which is marked on the blueprint.
2. On the south elevation, I have new gutters and down spouts also shown. The down spouts can be moved any where you would like them. I just show them in that particular area, but this area is not really as important. It does have some slope to allow the water to run off so you can put down spouts where you desire.
3. On the east elevation where I show frost damage on the stone, I feel that most of the damage has been caused from a leak at the roof area marked "A". Through the years this area has leaked off and on which causes moisture to move between the wall on the inside edge and freeze in the space between the outside and inside walls. This frost damage occurs mostly in the spring due to the melting and the moisture creeping in all winter long and freezing. Then on the warm spring days it thaws and freezes and thaws and freezes and pushes the huge stone wall out and this wall cannot move itself back. The mortar pushes out and causes the stone to collapse and creep downward. Moisture can also work its way in around the windows if they are not caulked or kept tight and create the same problems. These areas are marked on the blueprint.
4. The church area marked "D" where frost damage has occurred, I feel this has occurred by moisture which leaked in up at the bell tower roof and also by the window sill.



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5. The church in miscellaneous areas needs to be tuck-pointed where mortar has worked out. This should be done with neatness and not allow the mortar to be spread out on the stone. This takes away from the good looks of the church.
6. As to the floor slanting to the outside walls, this can be straightened by cutting off posts in the basement with not too much trouble.

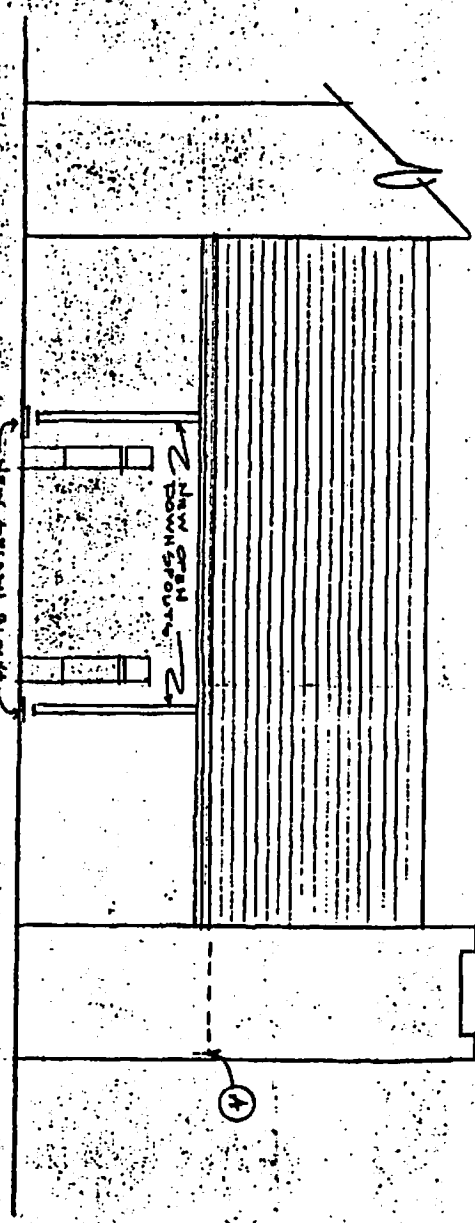
This is a brief summary of the work that can be done to help preserve the church. I hope that this will be of help to you in directing the work on the church. I feel that the stone walls will stay fairly stable and not move any large amount if the moisture is kept out of the walls and the areas that need to be tuck-pointed up tight. The walls should stand for quite a few years without further repair. If I can be of any more help, please feel free to contact me.

Sincerely,

J. D. HANSON CONSTRUCTION CO.

J. D. Hanson

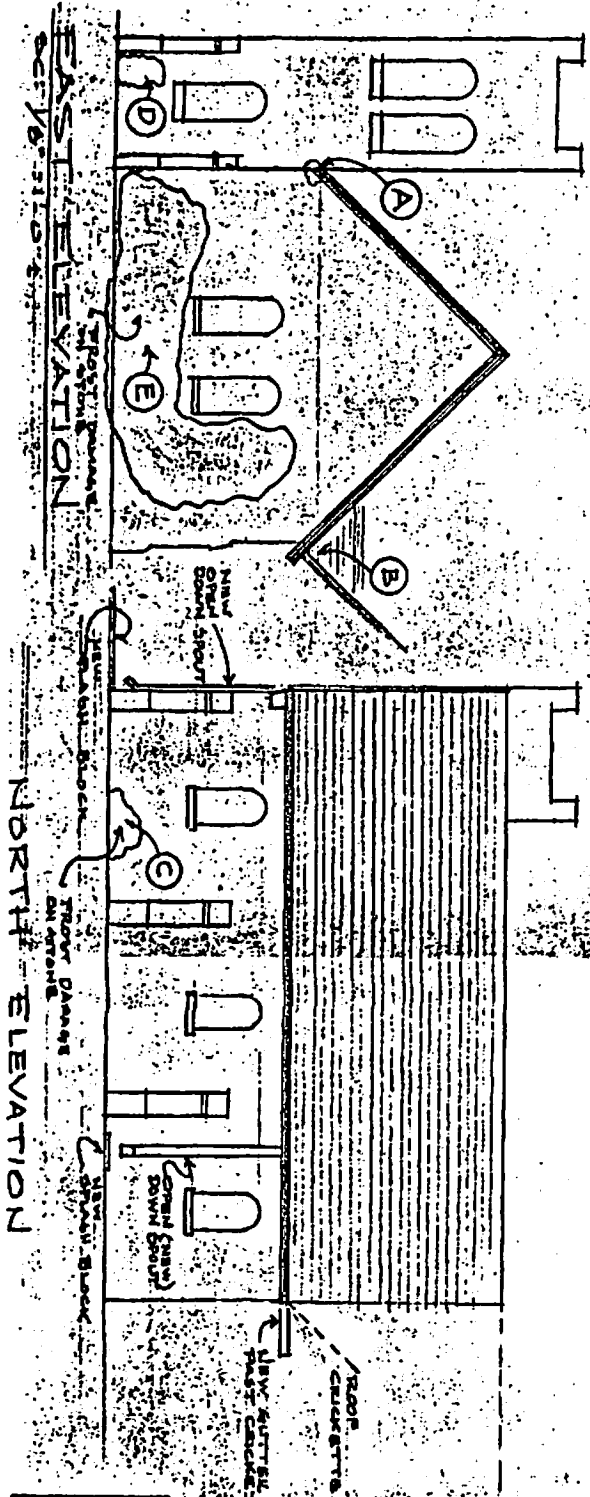
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SOUTH ELEVATION

Scale 1/8" = 1'-0"

PHOTOS: A, B, C, D



EAST ELEVATION

NORTH ELEVATION

MAINTENANCE PROPOSAL FOR
 REV. LAUREN HALL
 GRACE CHURCH
 MADISON, SOUTH DAKOTA

Scale 1/8" = 1'-0"

6-11-86

CASH RECEIPTS

April, 1986

Pledges	468.00
Plate	13.51
	<u>481.51</u>

Bank Balance 3/31/86	<u>685.39</u>
	1166.90

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CASH DISBURSEMENTS

Heat	145.05
Electric	38.09
Telephone	11.99
Clergy	250.00
Organist	40.00
Seminary (J. Pearson)	30.00
Cleaning	32.00
Safety Deposit Box	12.00
	<u>559.13</u>

Bank Balance 4/30/86	<u>607.77</u>
	1166.90

Cash from Diocese	975.00
Cash from DeSmet	100.00
Cash from Flandreau	100.00
Cash from Grace Church	250.00
	<u>1425.00</u>
Check to Karen	<u>1200.00</u>
	225.00
Bank Bal. from March	<u>225.00</u>
Bank Balance	4 50.00