Stained Glass Condition Report
First Presbyterian Church

Columbus, GA

December 20, 2007
Corrected January 8, 2008

Julie L. Sloan, LLC
Consultants in Stained-Glass
54 Cherry St., North Adams, MA 01247
(413) 663-5512; fax (413) 663-7167; JLSloan@JLSloan.com
December 20, 2007

Mr. Ed Kinner  
First Presbyterian Church  
c/o Ryan Clements  
Newton Aaron & Associates, Inc.  
PO Box 56  
Columbus, GA 31902

Re: Stained Glass Conditions

Dear Ed and Ryan,

It was a pleasure to visit First Presbyterian on October 30, 2007, and spend the day examining your windows. This letter is my report in completion of our agreement dated October 10, 2007.

The windows date to the 1890s, but it is not known who made them. Their design is typical of windows offered for sale through the catalogues of lumber yards, department stores, and stained-glass studios, many of which used the same pre-printed catalogue pages.

There are many repairs in the windows, ranging from replacement of lead came and broken glass to complete replacement of the original bars in the nave windows. Unfortunately, most of these repairs were poorly done and have caused further damage or accelerated deterioration.

The windows also suffer from an inherent problem in their designs, which causes bowing. There are many parallel lines: in the nave windows, the center field of each window is composed of large, essentially rectangular quarries, and they have several borders. The tower windows are diamond quarries. These patterns typically bow easily along the straight, parallel lines, which act as hinges. That this has been a problem in the past in these windows is evidenced by the many newer saddle bars added to the windows in an effort to keep them flat. Unfortunately, this approach, while common, is usually insufficient because the ends of the bars are not fastened to the window frames. When the windows move, the bars simply move with them.

We have divided the windows into four priority groups:

- Emergency: Must be removed immediately because they are extremely deteriorated and are hazardous
- Priority 1: Restore within 2 years, by 2010
- Priority 2: Restore within 5 years, by 2013
- Priority 3: Reexamine in about 5 years

(Please note that all compass directions given here are liturgical, which assumes that the chancel or dias is at the east end of the building.)

The Emergency windows are the four small windows on the fourth level of the southwest tower (Numbers 32-35 in our spreadsheet and map). The sashes of these windows are extraordinarily deteriorated with rot and breakage. The bottom sashes were originally center-pivot hopper vents, but the hinges have been disengaged. The sashes are now held in with nails and moldings that are inadequate. There are large gaps between the sashes and frames. The lower sash of the north window blew in, apparently recently; it had no stained glass, but its plate glass was shattered all
over the tower floor. These windows have storm windows covering them, but they are clearly insufficient to protect the sashes from high winds. The sashes should be removed as soon as possible and the openings blocked with polycarbonate (Lexan®) or plywood (if the exterior surface of the plywood is painted flat black or charcoal, it will not be noticeable that the windows are missing). The sashes must be replaced. The stained glass is in poor condition as well, and should be fully rebuilt.

Most of the other exterior windows are Priority 2, except the Balcony windows in west front (#20-22), and the third-level Tower windows (28-31), which are Priority 1. The lead came in these windows is more deteriorated than that in the nave windows, and there is substantial breakage and bowing. In the Tower windows, there has been an effort to correct bowing by soldering flat saddle bars at every joint, but since they are soldered to old, deteriorated lead came and not caught at the ends in the window sashes, they are actually stressing the windows rather than helping them. Instead of holding the window up, the window is holding them up. They will eventually tear away from the stained glass. In addition, there are many poor-quality repairs, and the exterior of the frames are in poor condition. In the Balcony windows, there is a great deal of breakage, some missing glass, many bad repairs, and rot in the window frame.

The rest of the exterior windows are Priority 2. This includes the Nave windows (#1-10), the first-level tower windows (#24-25), and the lunettes above the entrance doors at the west end (three are on the west façade, #A-C; one is on north side, #26; the other is on the south side, #27). They suffer from deterioration of the lead came, poor repairs and replacements of glass, and some breakage. (Windows 36-38 are not visible from the interior. The risers in the balcony were built in front of them. They can be viewed from underneath the last row of pews in the balcony.)

The Priority 3 windows are all interior windows, meaning that they separate one room from another. Since they have never been exposed to the elements and because they are small, they have not deteriorated to the same extent as the other windows in the church, even though they are the same age.

All of the exterior windows are covered with plastic protective glazing set in small aluminum frames. This was installed in the 1970s or early 1980s. There is no ventilation of the space between the plastic and the stained glass. The wood window frames have extensive peeling paint and some rot, which may be caused by the lack of air circulation, and the lack of maintenance since the protective glazing was installed.

If the church is concerned about vandalism, the protective glazing should be replaced with laminated glass set in such a way as to allow for air circulation, with vents at the top and bottom of each opening. If vandalism is not a concern, there is no need for protective glazing after the windows are restored. Stained-glass windows of this period are not damaged by exposure to weather or air pollution.

We are attaching a spreadsheet of estimates for full restoration. A summary of that spreadsheet is below:

<table>
<thead>
<tr>
<th>Priority</th>
<th>Stained Glass</th>
<th>Protective Glazing</th>
<th>Subtotal</th>
</tr>
</thead>
<tbody>
<tr>
<td>Emergency</td>
<td>$14,203</td>
<td>$2,367</td>
<td>$16,570</td>
</tr>
<tr>
<td>1</td>
<td>$227,844</td>
<td>$37,974</td>
<td>$265,818</td>
</tr>
<tr>
<td>2</td>
<td>$307,424</td>
<td>$51,237</td>
<td>$358,661</td>
</tr>
<tr>
<td>3</td>
<td>$38,525</td>
<td>0</td>
<td>$38,525</td>
</tr>
<tr>
<td>Totals</td>
<td>$587,995</td>
<td>$91,578</td>
<td>$679,573</td>
</tr>
</tbody>
</table>

The total estimated cost for the entire project is approximately $680,000, exclusive of scaffolding, specifications, major frame restoration, and project management.

Julie L. Sloan, LLC
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The following pages are photographs of each window. We are enclosing a CD-ROM with JPGs of these photos and a PDF file of this letter and the spreadsheet.

We know that this will be a large undertaking for you. We would be very happy to continue to work with you throughout the restoration by providing technical specifications, contract documents, bidding, and project management. Please don’t hesitate to contact us with questions about this report, or for guidance in your next steps.

Have a peaceful Christmas and a Happy New Year!

Sincerely,

Julie L. Sloan
Stained Glass Consultant
## Stained-Glass Restoration Estimate

**First Presbyterian Church**

**Columbus, GA**

20-Dec-07

### Emergency
- Remove immediately; windows are dangerous

### Priority
1. Restore within the next two years (by 2010)
2. Restore within the next five years (by 2012)
3. Expect in about five years (in 2017)

### Priority 1

<table>
<thead>
<tr>
<th>Name</th>
<th>Studio Date</th>
<th>Date</th>
<th>% restore</th>
<th>$/sf</th>
<th>$600</th>
<th>15% Contingency</th>
<th>Subtotal by Window $/sf</th>
<th>15% Contingency</th>
<th>Subtotal by Window $/sf</th>
</tr>
</thead>
<tbody>
<tr>
<td>32 Tower, fourth level</td>
<td>Unknown</td>
<td>1890s</td>
<td>100%</td>
<td>$600</td>
<td>3,088</td>
<td>463</td>
<td>3,551</td>
<td>77%</td>
<td>552</td>
</tr>
<tr>
<td>33 Tower, fourth level</td>
<td>Unknown</td>
<td>1890s</td>
<td>100%</td>
<td>$600</td>
<td>3,088</td>
<td>463</td>
<td>3,551</td>
<td>77%</td>
<td>552</td>
</tr>
<tr>
<td>34 Tower, fourth level</td>
<td>Unknown</td>
<td>1890s</td>
<td>100%</td>
<td>$600</td>
<td>3,088</td>
<td>463</td>
<td>3,551</td>
<td>77%</td>
<td>552</td>
</tr>
<tr>
<td>35 Tower, fourth level</td>
<td>Unknown</td>
<td>1890s</td>
<td>100%</td>
<td>$600</td>
<td>3,088</td>
<td>463</td>
<td>3,551</td>
<td>77%</td>
<td>552</td>
</tr>
</tbody>
</table>

**PRIORITY 2**

<table>
<thead>
<tr>
<th>Name</th>
<th>Studio Date</th>
<th>Date</th>
<th>% restore</th>
<th>$/sf</th>
<th>$600</th>
<th>15% Contingency</th>
<th>Subtotal by Window $/sf</th>
<th>15% Contingency</th>
<th>Subtotal by Window $/sf</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 Nave aisle</td>
<td>Unknown</td>
<td>1890s</td>
<td>100%</td>
<td>$600</td>
<td>22,500</td>
<td>3,375</td>
<td>25,875</td>
<td>563</td>
<td>3,012</td>
</tr>
<tr>
<td>2 Nave aisle</td>
<td>Unknown</td>
<td>1890s</td>
<td>100%</td>
<td>$600</td>
<td>22,500</td>
<td>3,375</td>
<td>25,875</td>
<td>563</td>
<td>3,012</td>
</tr>
<tr>
<td>3 Nave aisle</td>
<td>Unknown</td>
<td>1890s</td>
<td>100%</td>
<td>$600</td>
<td>22,500</td>
<td>3,375</td>
<td>25,875</td>
<td>563</td>
<td>3,012</td>
</tr>
<tr>
<td>4 Nave aisle</td>
<td>Unknown</td>
<td>1890s</td>
<td>100%</td>
<td>$600</td>
<td>22,500</td>
<td>3,375</td>
<td>25,875</td>
<td>563</td>
<td>3,012</td>
</tr>
<tr>
<td>5 Nave aisle</td>
<td>Unknown</td>
<td>1890s</td>
<td>100%</td>
<td>$600</td>
<td>22,500</td>
<td>3,375</td>
<td>25,875</td>
<td>563</td>
<td>3,012</td>
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<tr>
<td>6 Nave aisle</td>
<td>Unknown</td>
<td>1890s</td>
<td>100%</td>
<td>$600</td>
<td>22,500</td>
<td>3,375</td>
<td>25,875</td>
<td>563</td>
<td>3,012</td>
</tr>
<tr>
<td>7 Nave aisle</td>
<td>Unknown</td>
<td>1890s</td>
<td>100%</td>
<td>$600</td>
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<td>25,875</td>
<td>563</td>
<td>3,012</td>
</tr>
<tr>
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<td>100%</td>
<td>$600</td>
<td>22,500</td>
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<td>25,875</td>
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<td>3,012</td>
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<tr>
<td>9 Nave aisle</td>
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<td>1890s</td>
<td>100%</td>
<td>$600</td>
<td>22,500</td>
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<td>25,875</td>
<td>563</td>
<td>3,012</td>
</tr>
<tr>
<td>10 Nave aisle</td>
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<td>1890s</td>
<td>100%</td>
<td>$600</td>
<td>22,500</td>
<td>3,375</td>
<td>25,875</td>
<td>563</td>
<td>3,012</td>
</tr>
</tbody>
</table>

**PRIORITY 3**

<table>
<thead>
<tr>
<th>Name</th>
<th>Studio Date</th>
<th>Date</th>
<th>% restore</th>
<th>$/sf</th>
<th>$600</th>
<th>15% Contingency</th>
<th>Subtotal by Window $/sf</th>
<th>15% Contingency</th>
<th>Subtotal by Window $/sf</th>
</tr>
</thead>
<tbody>
<tr>
<td>11 Narthex door into nave</td>
<td>Unknown</td>
<td>1890s</td>
<td>100%</td>
<td>$600</td>
<td>3,005</td>
<td>451</td>
<td>3,460</td>
<td>918</td>
<td>886</td>
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<tr>
<td>12 Narthex door into nave</td>
<td>Unknown</td>
<td>1890s</td>
<td>100%</td>
<td>$600</td>
<td>3,005</td>
<td>451</td>
<td>3,460</td>
<td>918</td>
<td>886</td>
</tr>
<tr>
<td>13 Narthex door into nave</td>
<td>Unknown</td>
<td>1890s</td>
<td>100%</td>
<td>$600</td>
<td>3,005</td>
<td>451</td>
<td>3,460</td>
<td>918</td>
<td>886</td>
</tr>
<tr>
<td>14 Narthex door into nave</td>
<td>Unknown</td>
<td>1890s</td>
<td>100%</td>
<td>$600</td>
<td>3,005</td>
<td>451</td>
<td>3,460</td>
<td>918</td>
<td>886</td>
</tr>
</tbody>
</table>

Estimates are based on current costs in high-end stained-glass conservation studios based in the northeastern U.S. They are valid for six months. They do not include scaffolding, major frame restoration or reconstruction, specifications, or contract administration or management.

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### Notes
- There is an emergency priority for immediate restoration due to dangerous windows.
- Priorities 1, 2, and 3 outline restoration timelines.
- Estimated costs are provided for each item, including 15% contingency, based on current costs.

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**Total Estimated Cost:** $679,573
Stained-Glass Conditions
First Presbyterian Church, Columbus, GA

Glazing

Came

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32 frame

35 blown in
Deteriorated lead

Breakage typical of flattening in place
21 conditions

Poor replacement pieces
EPG frame

10 ext frame with EPG removed
Window is painted with opaque paint, because it is covered on the exterior side and no color shows.
Stained-Glass Conditions
First Presbyterian Church, Columbus, GA

December 20, 2007

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18ext

18int
22ext

22int

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23ext

23int
38 exterior

38 interior left

38 interior right