

This Thesis Report titled
RESURRECTING ABANDONED INNER CITY RELIGIOUS
BUILDINGS AND CAMPUSES AS COMMUNITY AMENITIES

by

Maren Kuspan

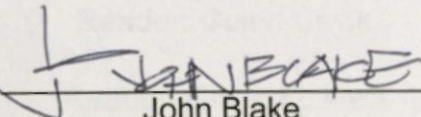
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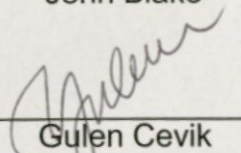
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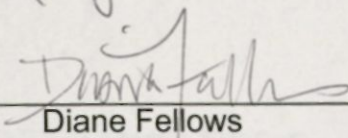
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Resurrecting Abandoned Inner City Religious
Buildings and Campuses as Community Amenities

Thesis Report

Submitted to the
Faculty of Miami University
in partial fulfillment of
the requirements for the degree of
Master of Architecture

by

Maren Kuspan

Miami University

Oxford, Ohio

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ABSTRACT

RESURRECTING ABANDONED INNER CITY RELIGIOUS BUILDINGS AND CAMPUSES AS COMMUNITY AMENITIES

By Maren Kuspan

Once prevalent across the United States, churches acted as community anchors in the homogenized communities situated in cities across the country, providing a communal space for prayer, schooling and social services. With the major demographic shifts that occurred in American cities in the mid 20th century many of these neighborhoods faced major disinvestment and many churches either closed or followed their congregations to the suburbs. The grand intricately detailed architecture that could be found in the buildings of these church campuses was costly to maintain resulting in these sites becoming undesirable for smaller churches that often struggle to fundraise for building maintenance. With dwindling numbers in their congregations, the result was abandonment. Cities today across the US lack large public communal spaces that can provide a variety of amenities such as those that were once provided through larger religious institutions. Through the creation of public spaces that can be used for a variety of purposes beyond programs with simply a religious focus, these sites can be re-engaged as viable community spaces. By also utilizing the surrounding landscape that often adjoins these buildings, users can experience paths that allow access to grand open spaces.

Acknowledgements

Special thanks to my partner, and family for their support in particular my father, Joe Kuspan, for his advice and critique as a fellow architect. Throughout various critiques, he has been one of my most helpful mentors with this project giving tons of good advice.

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Lastly and most importantly I would like to thank my thesis committee members: John Blake, Gulen Cevik, Diane Fellows, Patrizio Martenelli and Sergio Sanabria for their help and various critiques as well as support along the way.

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Introduction:

In recent decades with this increase of abandoned and under utilized church campuses across American cities, there is opportunity for revitalizing these campuses. This thesis project seeks to provide a solution to this problem through showing how a precedent could be readapted into a community center through various design strategies and an understanding of historic context. With a clear trend of religion on the downturn, more of these campuses could become abandoned or neglected as the churches diminish in membership and close. Many of these former church buildings have been redeveloped by developers into more luxury developments such as high-end condominiums or a bar. In changing the use of these buildings from a more public communal use to a much more privatized development that only caters towards a niche population. These campuses have spaces such as the nave of the sanctuary that can be flexible with its program. Making these campuses accessible to all and drawing people in through designated paths will help re-engage these campuses for many years to come.

Methodology:

Across the United States and in particular in the midwest there are many urban church campuses that have become abandoned or under-utilized in recent decades. Researching the demographic trends makes it abundantly clear as to why many of these church campuses have been abandoned. In the mid 20th century, major demographic changes occurred in urban centers across America as the upper and middle class fled for suburbs resulting in major disinvestment in cities. Christianity is the most prominent religion in the US, though in recent decades it has been on the downturn, with an increase in the numbers of non-believers as well as people of other faiths (Pew Research Center). Many Christian church campuses have been constructed across the US throughout its history. Trends in Christian churches show an increase in smaller congregations (American Communities Project) and towards the suburbs (Lifeway Research) highlighting how larger urban campuses represent a bygone era in which they could thrive in cities. These institutions once provided a communal space that aside from being a space for prayer, would often provide social services and other amenities to their communities. Through population and demographic shifts in the mid-20th century, urban centers across America experienced major change with many upper class white families fleeing the cities. The construction of the interstate freeways also caused major divisions in cities with some neighborhoods being either completely eliminated or becoming severed from amenities in adjacent neighborhoods. Many African American neighborhoods were impacted and would repopulate the vacated neighborhoods spared from the freeway. Government policy as well as major commercial disinvestment in these neighborhoods would result in a crumbling of much of the architectural fabric of these neighborhoods. With the demographic changes, churches either relocated or closed their doors with new congregations re-occupying the spaces. Most of the buildings found on historic church campuses are intricately detailed buildings that are costly to maintain and restore and over time, many congregations would vacate these structures for cheaper alternatives. With recent trends of gentrification these building redeveloped into bars

or high end housing projects. These projects convert spaces that were formally intended for a variety of community uses into privatized spaces. Preserving these spaces for the benefit of the community thus relies on the slim chances of a socially conscious developer to fund the project or for government to fund and operate these projects in an effort to revitalize these neglected communities that have had so much disinvestment. This would ensure a focus on creating flexible spaces that could be repurposed into a variety of uses for the community, while also providing engaging public spaces surrounded by new mixed use development. Ensuring that the surrounding site adds a mixture of residential and commercial development to the site will allow for community oriented spaces that are lively and utilized by people. Understanding the history of the site is important to understanding both the history of those who once used the site and how it functioned as well as to acknowledging the context of the neighborhood. A site in Columbus, Ohio was selected for having a good variety of serviceable buildings, tightly composed and providing an opportunity for a variety of communal spaces both inside them, as well as around their exteriors. The neighborhood that the campus is located in is a prime example of a urban community that was greatly impacted by the construction of the interstate freeways in the mid 20th century that resulted in fractured communities that experienced major demographic changes. The site is also still home to a struggling congregation that has been looking to be redevelop the many under-utilized spaces of their campus into a development that focuses on community building. The sanctuary hall on the site is also a very large building highlighting that the design is from a bygone era when urban churches had large congregations. With the variety of buildings and focus on programming the site for community focused development, principles employed in this project can be applied to similar sites across the US.

Site History:

Located along East Main Street is the former Rock of Faith & Holy Rosary church campus that acts as a beacon for the South of Main neighborhood it resides in with its distinctive campanile rising above every other structure in the neighborhood. The campus was home to the Holy Rosary Roman Catholic parish from 1905 to 1979 and then home to Rock of Faith Baptist Church from 1983 to present. (Columbus Dispatch - Columbus Vignette - Holy Rosary) The church campus historically had five main buildings on it with the original 1905 school building being demolished in 1973, the other four include a 1845 farm house that was used as the rectory house, the 1916 sanctuary building, a 1927 high school building and an adjacent nunnery building added in 1953. The parcel containing the former nunnery would be split years later after the Catholic Church sold off the remainder of the campus upon its merger with a nearby parish. Throughout the church's long history both as Holy Rosary and Rock of Faith Baptist Church, a variety of amenities were once provided but with the Rock of Faith

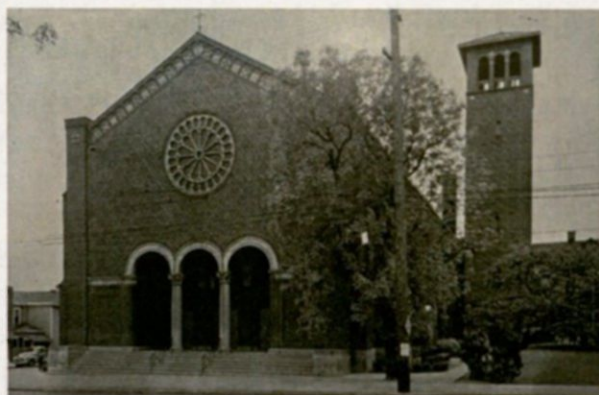


Figure 1 - Undated historic photo of sanctuary hall with school in background from Holy Rosary 1955 Golden Jubilee Book

congregation shrinking, maintenance for a campus of this size has become difficult. The campus was founded in 1905 in response to the rapid growth of the eastern outskirts of Columbus rapidly growing, with Pastor Francis Howard forming the Holy Rosary parish following the construction of a school building. The two acre site that the church resided on also included a former farm house dating back to 1845 being used as the rectory house. Within a decade of the school building's construction, it was determined that a new sanctuary hall was needed to house the growing congregation. Pastor Francis Howard was sent on a trip to study Roman Catholic church architecture in southern France and northern Italy which inspired the type of building that was constructed. (Columbus Dispatch - Columbus Vignette - Holy Rosary) Architect Harvey H. Heistand was hired to design a building that was reminiscent of the Romanesque churches Pastor Howard had studied in Europe. (Columbus Dispatch - Columbus Vignette - Holy Rosary) This new Sanctuary was completed in 1916 after several years of construction and housed the congregation of over a thousand members and growing. (Columbus Dispatch - Holy Rosary Church is Victim of Changing Times) By the late 1920s with the school outgrowing the historic building, a high school school building was constructed in 1927 with architect Harvey Heistand once again overseeing the design of the building as to match the sanctuary hall in style. In 1953, the nunnery building was constructed between the two school buildings adding the final structure to the historic Holy Rosary campus. Holy Rosary reached its peak in membership in the early 1950s with around 3400 members in the parish. (Columbus Dispatch - Holy Rosary Church is Victim of Changing Times) In the early 1960s with the construction of the interstate freeways, and in particular interstate 70, demographics in the South of Main neighborhood changed dramatically. Just a mere three blocks south of of the Holy Rosary Campus block, the freeway sliced through disconnecting the Driving Park neighborhood from South of Main, and eliminating around 200 homes. (Columbus Dispatch - Holy Rosary Church is Victim of Changing Times) An estimated 125 Catholic families that attended the Holy Rosary church were displaced by this construction resulting in a major downturn in membership for Holy Rosary. (Columbus Dispatch - Holy Rosary Church is Victim of Changing Times) A result in this downturn would be the closing of both schools in the mid 1960s due to their dwindling enrollment. Neighboring communities such as the Hanford Village community, a community of families of African American veterans were largely wiped out with many from this neighborhood relocating to South of Main.

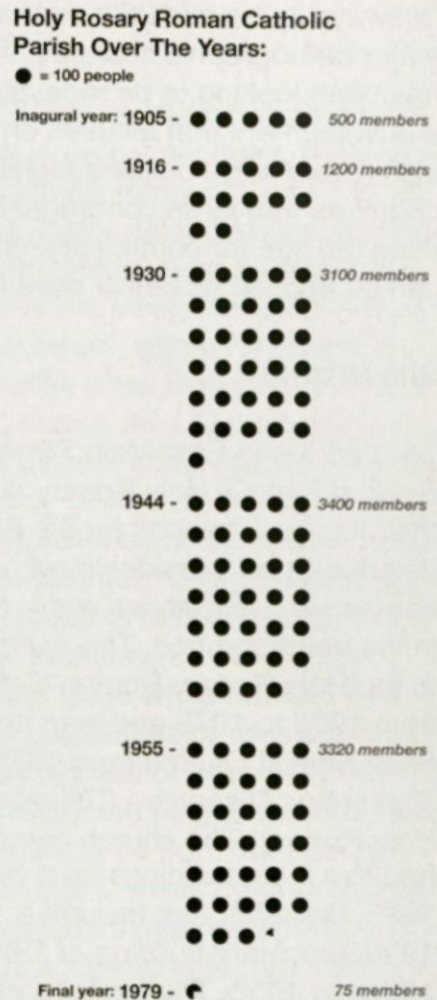


Figure 2 - Diagram showing the membership of Holy Rosary over the years

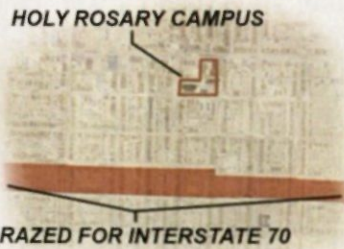


Figure 3 - Diagram showing proximity of freeway construction to the Holy Rosary campus

South of Main. Being adjacent to the interstate freeway was deemed as unfavorable for many and those with the means to would relocate out to the suburbs or elsewhere resulting in major demographic shifts in the neighborhood. After several years of attempting to convert the original school building into the community center, the Holy Rosary congregation demolished the original 1905 building in 1973. (Columbus Citizen-Journal) With the demographic changes occurring in the community, the catholic population was trending downwards with the Holy Rosary Parish only being home to less than 100 members by 1978. (Columbus Dispatch

- Holy Rosary Church is Victim of Changing Times) In result to the diminishing membership, Holy Rosary would merge with the nearby St. John the Evangelist located in the nearby Livingston Park neighborhood to the south-west. (Columbus Dispatch - Holy Rosary Church is Victim of Changing Times) The nunnery building would be abandoned several years later with the Catholic Church repurposing the building into a social services center. That same year the rest of the campus would be sold off to the Rock of Faith Baptist Church, a Southern Baptist church that focused on providing social services to its community. After some minor renovations the Rock of Faith Baptist Church would open its doors in 1983 with the former rectory house being repurposed into a halfway house.(Columbus Dispatch - Church, Pastor Gave Grown into New Challenges) Various social services programs would occur within the Rock of Faith Baptist Church campus over the years such as a halfway house and drug rehabilitation program, a clothing bank and a food pantry. (Columbus Dispatch - Who Goes to Food Pantries / In an effort to expand on their social services and rejuvenate the campus, a proposal was made to convert the campus into a social services center with a much larger drug rehabilitation program planned to occupy the site. This would end up falling through with difficulties due to surrounding neighbors and the zoning of the site. (Columbus Dispatch - Who Goes to Food Pantries...) Nearly a decade into the life of the Rock of Faith congregation and it was going strong, with 1100 members - about half attending the Sunday services, with many of the members being commuters. (Columbus Dispatch - Church Pastor Have Grown...) In 2001 the Catholic social services organization would close on the sale of the building to the Rock of Faith congregation. With little funds to renovate the deteriorating structures on the site, the former school and nunnery buildings would remain abandoned. In 2003 the congregation formed the Rock of Faith Community Development Corporation with the hopes of finding a developer to partner with to help develop a mixed use project focused on providing services to the community. (Rock of Faith Community Development Corp) After nearly two decades of searching they recently announced in 2022 that a new community focused development is going to take place on this site through partnership with a developer.

Design Strategies:

When approaching the redevelopment of these former church campuses into engaging community oriented spaces, a variety of factors should be considered. Designers should consider the design elements that are found in the historic architecture on the site, to create spaces that welcome all and draw people in through obvious pathways. In redeveloping these sites, the architectural features of the site should be analyzed and the designer should select specific elements to reference in their design in an effort to connect the new to the historic. The designer should not attempt to replicate elements of the style of the existing architecture as to blur the line between what is old and what is new. Such a distinct line is of critical importance in the insertion of new elements into historic buildings as not to create a false sense of history. One of the most distinctive features found in the former Holy Rosary sanctuary building is the diamond patterns found in the diapered coursework of the brick facades of the building. Pulling the diamond pattern from the diapered brick, a grid is created that is then rotated and placed along the well defined line of the buttresses along the west wall of the sanctuary hall. Using the resulting grid of shifting diamonds, engaging paths of travel are arranged along this grid that pull people into specific attraction points that employ compression and release. Similar to that of the traditional entry to a church where one experiences the compression of the narthex before the release of the vast space of the nave. Using the resulting grid of shifting diamonds, engaging paths of travel are arranged along this grid that pull people into specific attraction points that employ compression and release. Similar to that of the traditional entry to a church where one experiences the compression of the narthex before the release of the vast space of the nave. These narrow passages for pedestrian travel between the densely packed buildings mimic those of the immediate surroundings of churches and cathedrals in medieval cities in Europe that these the structures emulate the style of. These European churches and cathedrals are staged as



Figure 4 - Site diagram demonstrating how the diamond pattern is incorporated into the site design

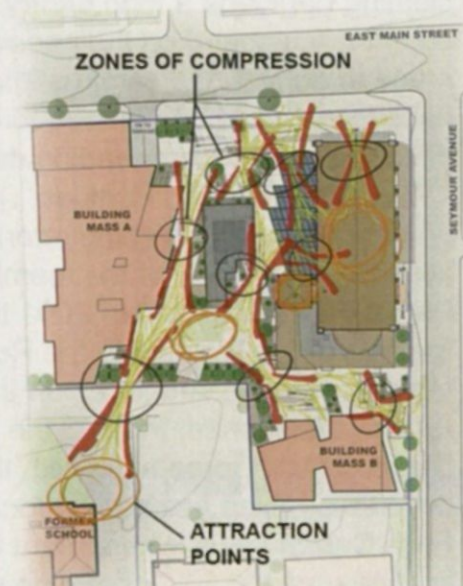


Figure 5 - Site diagram showing designated attraction points and how zones of compression are utilized to draw people through different paths of travel.

major attraction points with tight pathways connecting various plaza spaces around the building. In order to create the main plaza space off the campanile, the rear garage addition to the former rectory house is removed opening up the area around the campanile. In order to create a space that can be accessed by all members of the community, accessibility is an important factor in the design. Most historic churches did not account for accessibility in their original designs with grand and noble entry stairs being commonplace. The former Holy Rosary sanctuary hall similarly features a grand stair at the entrance with none of the building's side entries being completely accessible either. To make the building accessible without destroying the character of the front entrance, a new path is provided by the westward extension of the grand front stairs that incorporates several ramps that slice through to connect with the various levels of the adjacent buildings. Planter boxes intersect this extended grand stair creating places of respite as they make their way towards the buildings. The former rectory house building has few major alterations proposed outside of the removal of the garage piece which had been added in the mid-20th century and was of little historic value. New windows to match the historic segmented windows are proposed along with the addition of a new accessible entry and rear vestibule to the house. This building is proposed to be repurposed into office space for social service organizations. After years of neglect these historic structures may often have their interiors intact to varying degrees. Typically the sanctuary hall features intricate detailing but after varying years of abandonment, damage is commonplace in these structures. Perfectly replicating the missing elements to repair damage can come across as jarring with the elements standing out as very different so instead the scars of the damage should be acknowledged through the use of contrast.

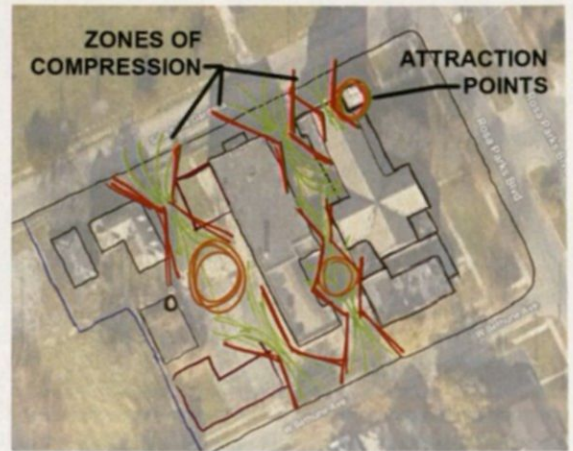


Figure 6 - Sketch over abandoned former St. Agnus campus in Detroit showing how attraction points and zones of compression could be utilized in revitalizing the site.

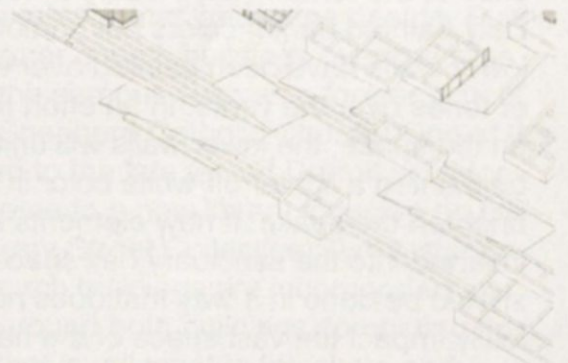


Figure 7 - Western stair extension with ramps that slice through it.



Figure 8 - sketch rendering showing how new structure hangs below the lower horizontal band of the sanctuary allowing the colored tiles to remain exposed.

The former Holy Rosary Sanctuary has damage to the vaulted ceiling in various spots with one of the main pilasters having had its column head destroyed. Creating a new column head that mimics the historic in form while being a modern simplistic take on this highlights how this pilaster has been rebuilt new. The holes in the decorative coffered vaulted plaster ceilings should be patched with a set back smooth plaster finish to contrast the scars in the ceiling from the preserved portions. This is similar to the technique utilized at the Stony Island Arts Bank in Chicago where damaged portions of the coffered ceiling are revealed with a setback smooth layer of plaster that also fills in missing ribs of the vaulted ceiling. Sanctuary halls are typically darker spaces that are painted in darker tones and in the case of the former Holy Rosary it was historically painted darker colors but portions of the lower walls have been painted over with lighter tones over the years. In an effort to brighten the space, the lower walls will uniformly be painted a lighter off-white color in order to brighten the space. If new elements are to be inserted into the sanctuary hall space they should be done in a way that does not dramatically impact the vast space of the nave while also opening up new circulation paths. A new stair element is added within the sanctuary hall to provide access to the former choir mezzanine creating an open path that also leads up towards the elevator. This minor stair element brings users closer to the stained glass windows and the decorative plaster while keeping them just out of reach as it cuts back into the choir mezzanine to lead up to the landing.



Figure 9 - Photo of Stony Island Arts Bank showing detail of patching missing plaster coffered ceiling with smooth layer set back

Source: *The City of Neighborhoods Project*



Figure 10 - Rendering of interior showing new stair to mezzanine along with ceiling repair and interior painting strategy.

Case Studies

Case Study I - The Shepherd Arts Complex

Downtown Detroit contemporary art gallery, the Library Street Collective announced in 2021 that they were acquiring an abandoned church campus in the East Village neighborhood of Detroit, Michigan with the intention of redeveloping into the arts complex. The former campus originally was home to the Good



Figure 11 - Site rendering showing the overall scope of the project

Source: *OSD Outside*

Shepherd Catholic Church, a campus that had changed hands over the years before being abandoned in 2013. (Hickman) The redevelopment project is being designed by architecture firm, Peterson Rich Office (PRO) along with landscape architecture firm, OSD Outside, with the skate park on the site being designed in partnership with famous skater, Tony Hawk. (Hickman)

This project seeks to redevelop the former church campus into a cultural arts center that will be home to various gallery spaces, a sculptural garden park space, and the skatepark. This program for the site, incorporates various art focused spaces into a communal center while also providing large green spaces to be utilized as park space by the community along with recreation with the skate park. A long pedestrian pathway is sliced through the center of the site, repurposing a formerly alley that had been abandoned that runs along the rear of the sanctuary hall. This path slices down the center of the site connecting the various buildings of the site and is lined with trees. The designers went out of their way to do very little to alter the exterior architecture found on the site with most of the changes having to do with the interior and landscape design. Public lawn spaces that are placed around the historic former church buildings over the sites of long gone buildings that had once been part of the campus such as a former school and nunnery. (Our Lady Queen of Heaven - Good Shepherd Catholic Church) One of the public lawn spaces is a sculptural garden dedicated to the late famed Detroit sculptor Charles McGee highlighting how this site is also home to a new library focusing on the works of African American artists of Michigan. (Library Street Collective) Two historic houses on the opposite side of the block as the church buildings are incorporated into the site through a new porch structure that wraps around both buildings combining the two structures into a new engaging gallery space that is adjacent to the skate park. Through circulating travel down a central pedestrian corridor, visitors are given a wide view to the various programatic elements that occupy the site. This corridor is referred to by the landscape architects as "the Nave" likely referencing how similar to the nave this corridor acts as a long path that connects the various programs of the building / site. (OSD Outside) The former sanctuary hall is repurposed into the main gallery spaces with several smaller gallery rooms inserted into the nave. These inserted elements are a modern design that contrasts the historic architecture, and create new paths of travel around the sanctuary without blocking the central path of the nave. In effort to brighten the interior spaces that only receive natural lighting through



Figure 12 - Site rendering showing the overall scope of the project

Source: OSD Outside



Figure 14 - Rendering showing one of the inserted gallery element with central slice cutting through it that extends the mezzanine out

Source: Peterson Rich Office

darker stained glass windows, they repainted much of the interior white. While this removes the murals of religious scenes that once highlighted the ceiling, the space is dramatically brighter than it was before. The historic flooring is torn out with much of it having been damaged from the removal of the pews, with a new floor grid honoring where pews had formerly been placed with wood flooring while leaving a concrete path that exposes the historic paths of travel that existed in the sanctuary. The designers also added accessibility to the building through a simple ramp at the side entrance along with opening up the mezzanine through a lift that allows for easy accessibility to a formerly inaccessible area allowing for more people to experience the views offered from the upper floor. The mezzanine space is extended out over the new gallery elements allowing for visitors to get up close to the vaulted ceiling.



Figure 15 - Rendering showing the interior of the gallery element with the slice exposing the path towards the altar and a opening exposing the vaulted ceiling.
Source: Peterson Rich Office

Case Study II - The Sanctuary - Community Matters

Located in the Lower Price Hill neighborhood of Cincinnati, Community Matters is a community organization that runs the former St. Michaels church campus. This church campus is home to the second oldest catholic church building in the city of Cincinnati with the sanctuary hall dating back to 1847. (The Sanctuary) The Community Matters organization has ties going back to a community organization formed in the 1970s, the Lower Price Hill Community School. (The Sanctuary) The Lower Price Hill Community School was formed by community members in response to a rise in high school drop-outs and crime seeking to provide schooling for adults looking to go back and complete high school to better their life. As the St Michaels Church was declining at the time and beginning to vacate buildings on their campus, the Lower Price Community School would re-occupy the former St Michaels School building. In 1998, the St Michaels Church would officially close its doors in response to dwindling membership. (CityBeat Staff) Former parishioners would take over the building, establishing community thrift shops and a food pantry in the former sanctuary. In 2007, the Community School would purchase the entire former campus taking over the social services that had been provided by parishioners in the sanctuary. From 2012 to 2013 the Community School would fundraise and with the help of \$2.2 million dollars of funding through tax credits they



Figure 16 - Photo of the exterior of the Community Matters and Education Matters complex
Source: Cincinnati Refined

its they would be able to begin the complete restoration of the five buildings on the campus. (The Sanctuary) In 2014 the organization would split into two with Education Matters, operating the education focused endeavors, and Community Matters, focusing on community building and development. (The Sanctuary) In 2015 Community Matters would open the Sanctuary building as an event space that caters to providing a communal space for community groups. (Davis, Kristy) Spaces on the site are home to community organizations such as Cincy Stories, RISE, and Wordplay while the Sanctuary space is also rented out for use such as by the MUSE Women's Choir. (CityBeat Staff) With the campus being a densely packed urban campus with



Figure 17 - Photo of the interior of The Sanctuary showing how the acoustic panels frame the historic features and the space is brightened with light paint
Source: Cincinnati Refined

the former church buildings all being close together with narrow parking lots between, few opportunities for community spaces are available around the campus buildings. The Community Matters organization has spread their efforts elsewhere instead with further developments such as developing a community garden across from the Sanctuary and the opening of a coin operated laundromat. (CityBeat Staff) In restoring the buildings on the campus Community Matters worked with architect, Brashear Bolton and HGC Construction to revitalize the buildings on the campus. (HGC Construction) With funding from historic tax credits, modifications made to the existing architecture were minor in effort to best preserve the architecture of the site within a tight budget. Minor alterations were made at the sides of the sanctuary building providing side ramps that make the spaces accessible. With much of the interior detailing having been striped away or damaged from neglect when the catholic church closed, the interior was painted a white color to brighten the space along with the addition of acoustic panels throughout. Having a sanctuary hall that is non-intricately detailed allows for ample room for these panels as they serve to frame the historic features of the building.

Conclusion:

Each of the case study projects shows how church campuses can be redeveloped into community spaces through the utilization of certain design principles. The Shepherd Arts complex in Detroit looks to preserve the monumentality of the historic structures through leaving large open green spaces that give the structures breathing room, while utilizing a long central pedestrian pathway that slices down the site to open out to each of the programmatic elements of the site. While focusing on creating a community space for the arts, the interior spaces are utilized for their ability to be flexible in use by allowing for a varied program of different types of arts that can utilize the spaces. New architectural elements were added to the interior that do not impact the circulation paths and instead create small compressed zones that provide more space for art to be displayed. These new elements are respectful to the historic architecture by following the

the grids of the bay spacing to create elements that are constrained to these proportions. The Sanctuary in Lower Price Hill takes a more reserved approach with a more densely packed campus and historic tax credit funding, with minor adjustments being made to make the campus more accessible. Through focusing on making the spaces in the building more accessible to all, both of these projects illustrate different approaches to the redevelopment of their respective campuses through site specific programs in mind that focus on the needs of the surrounding community.

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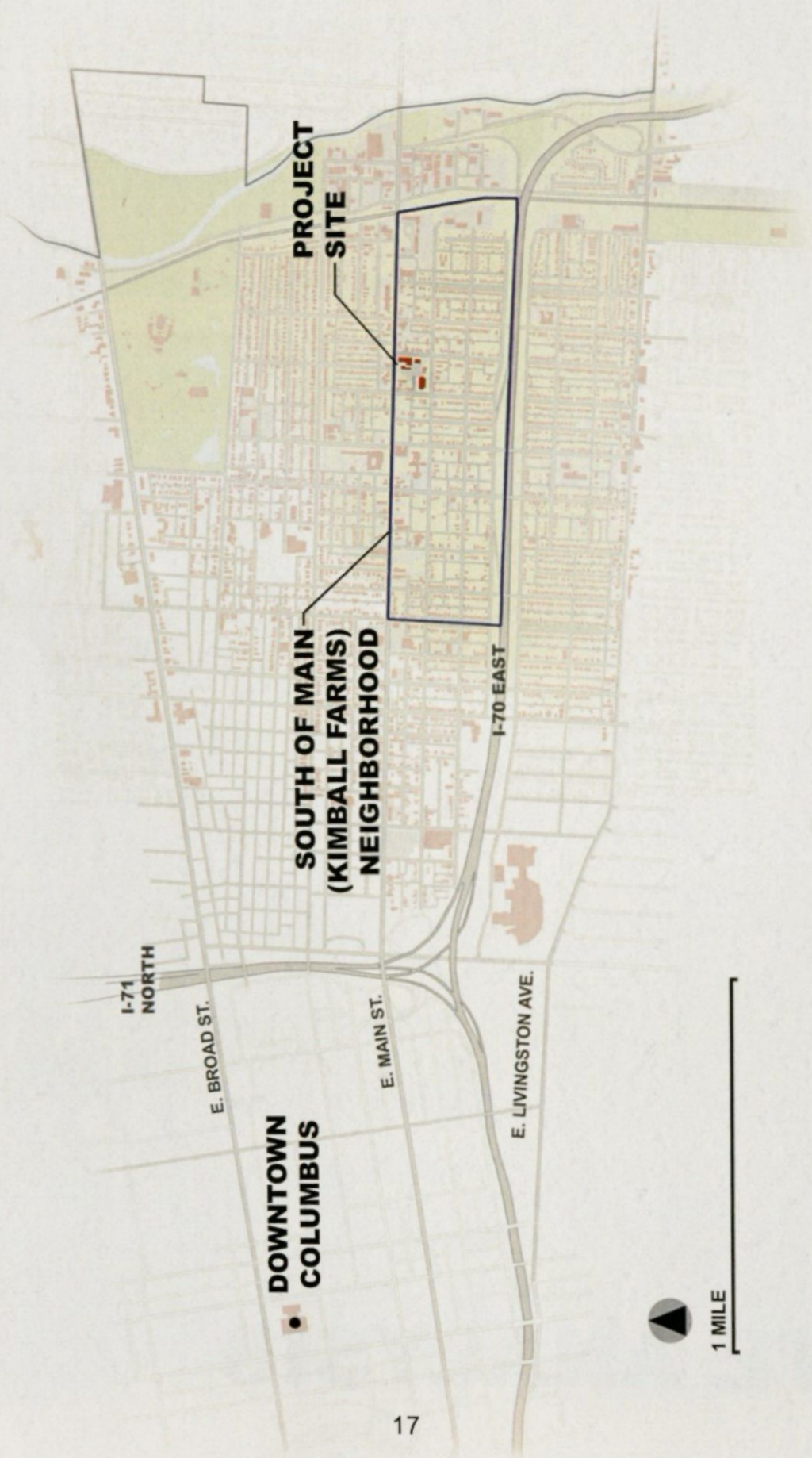
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Rock of Faith Community Development Corporation.

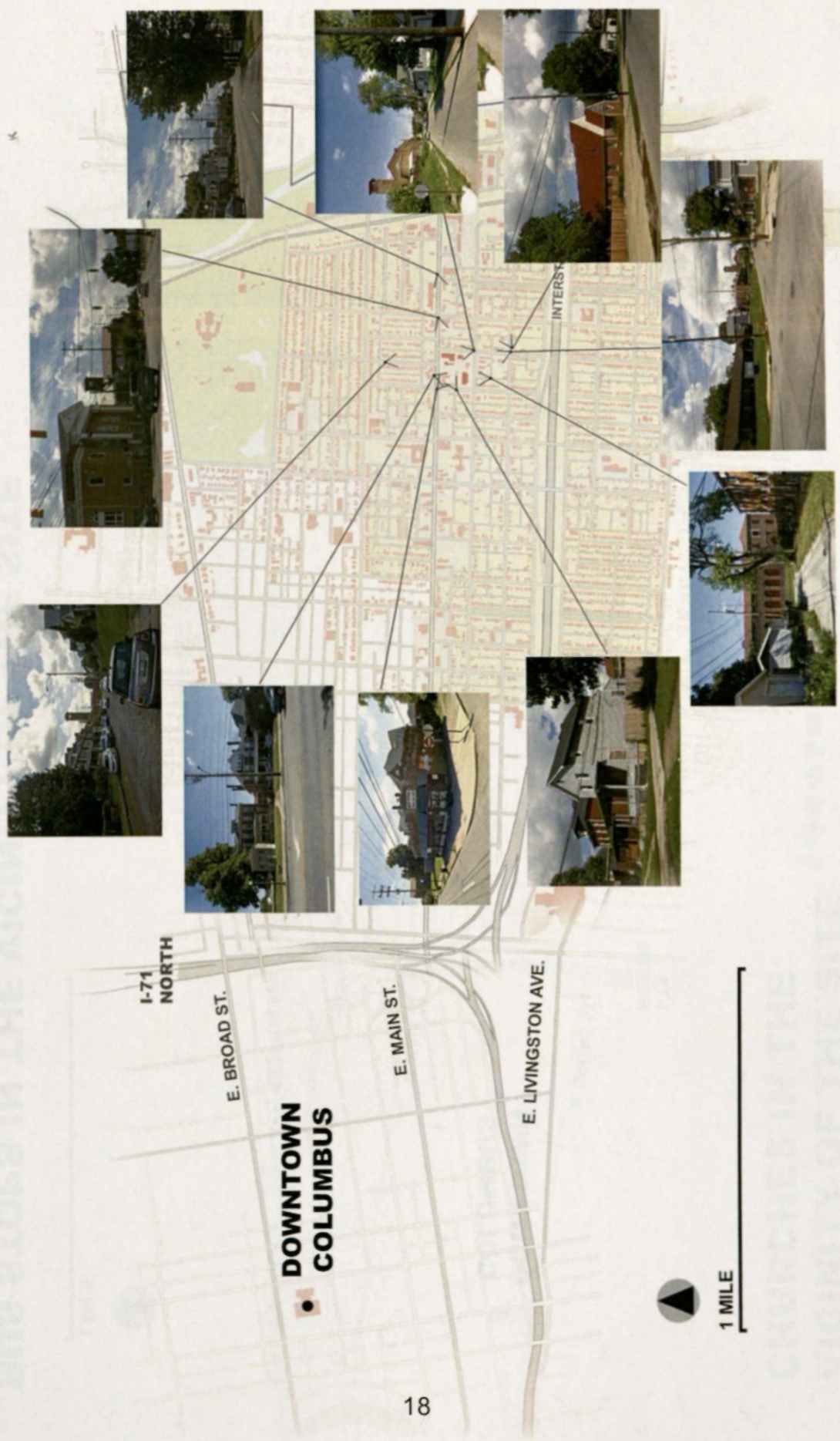
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SITE ANALYSIS



LOCATION OF SITE IN COMPARISON TO COLUMBUS



STREET VIEWS IN THE VICINITY OF THE SITE



BUS STOPS IN THE VICINITY OF THE SITE

THIS SHOWS HOW THERE IS A BUS STOP RIGHT IN FRONT OF THE SANCTUARY BUILDING MAKING THE SITE EASILY ACCESSIBLE FROM PUBLIC TRANSIT

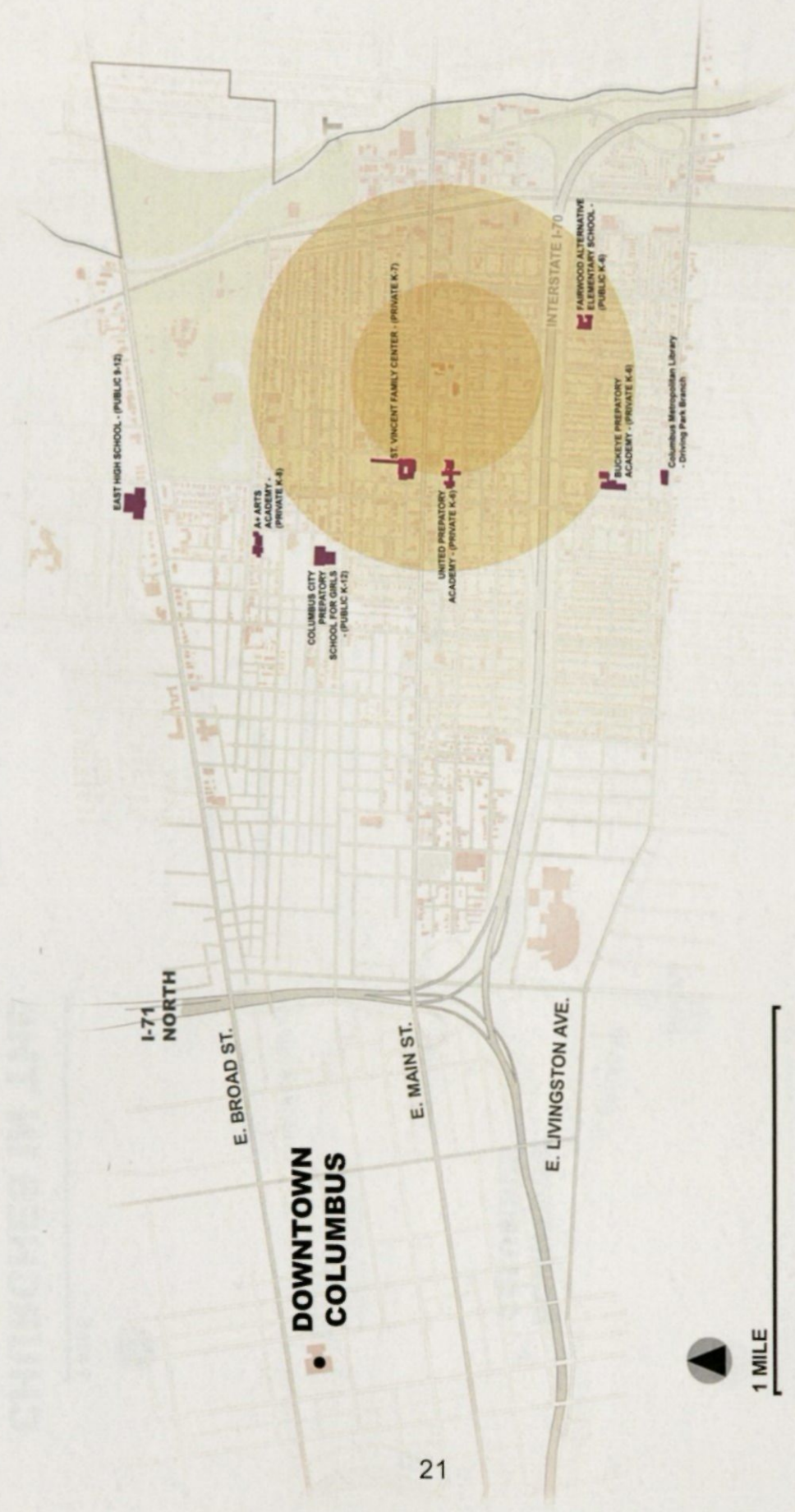


CHURCHES IN THE VICINITY OF THE SITE

THIS SHOWS HOW MANY SMALL CHURCHES HAVE POPPED UP AROUND THE SITE HIGH-LIGHTING THE RISE IN SMALL CHURCHES



SCALE COMPARISON OF FOOTPRINT OF SITE SANCTUARY IN COMPARISON TO SURROUNDING CHURCHES



SCHOOLS IN THE VICINITY OF THE SITE

THIS SHOWS HOW THIS REGION HAS SEEN A RISE IN PRIVATE CHARTER SCHOOLS WITH SEVERAL PUBLIC SCHOOLS STILL INTACT BUT NOT IMMEDIATELY CLOSE TO THE SITE



1 MILE



Ohio State University East Hospital

Custom Prescriptions Pharmacy

Karen Jeffries LPCC Counseling

Kroger Pharmacy

Kidney Center of Columbus East Dialysis Center

Primary Care Services of Ohio Therapy & Counseling

Nationwide Children's Hospital Children's Hospital

I-71 NORTH

E. BROAD ST.

DOWNTOWN COLUMBUS

E. MAIN ST.

E. LIVINGSTON AVE.

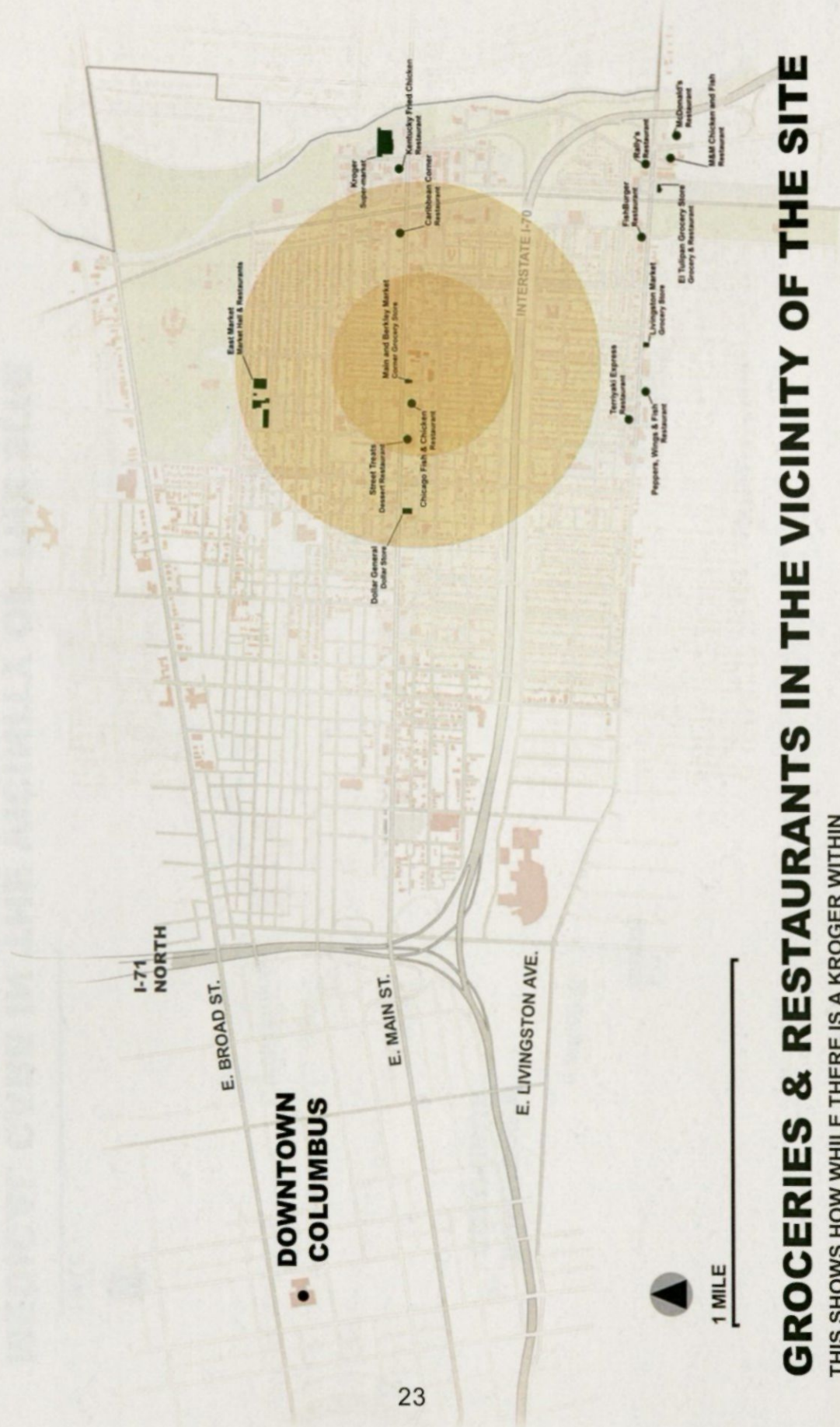
INTERSTATE I-70



1 MILE

MEDICAL CARE IN THE VICINITY OF THE SITE

THIS SHOWS HOW THERE ARE NOT MANY PLACES IN THE IMMEDIATE AREA THAT PROVIDE MEDICAL CARE OR ACCESS TO MEDICATIONS



GROCERIES & RESTAURANTS IN THE VICINITY OF THE SITE

THIS SHOWS HOW WHILE THERE IS A KROGER WITHIN A MILE OF THE SITE/NEIGHBORHOOD, THERE ARE NOT MANY OPTIONS WHEN IT COMES TO RESTAURANTS. AS WELL AS THE NEARBY EAST MARKET WHICH COULD UTILIZE A LARGE SPACE LIKE THE SANCTUARY.



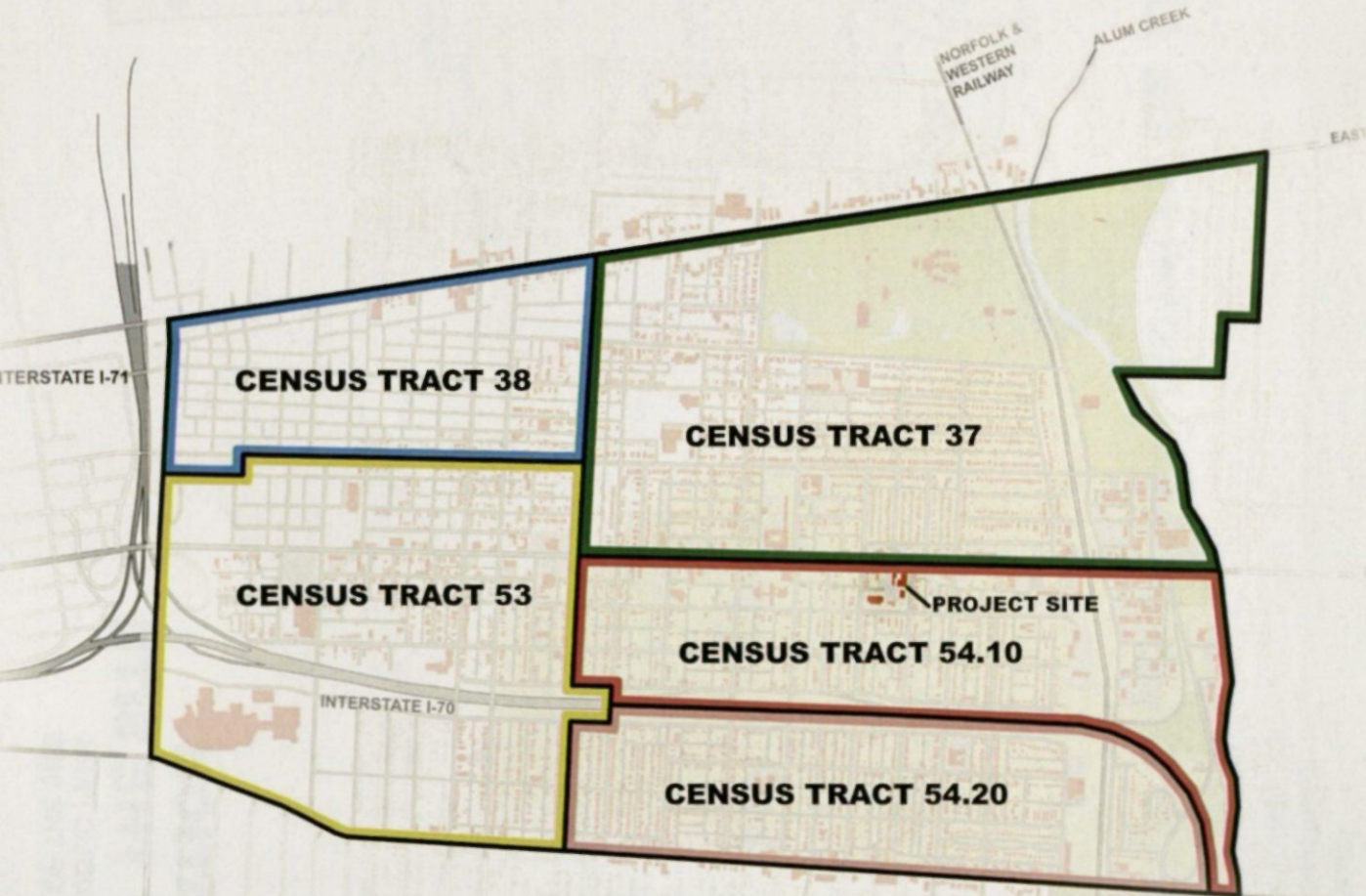
DOWNTOWN COLUMBUS



**PARKS AND RECREATION
 IN THE VICINITY OF THE SITE**

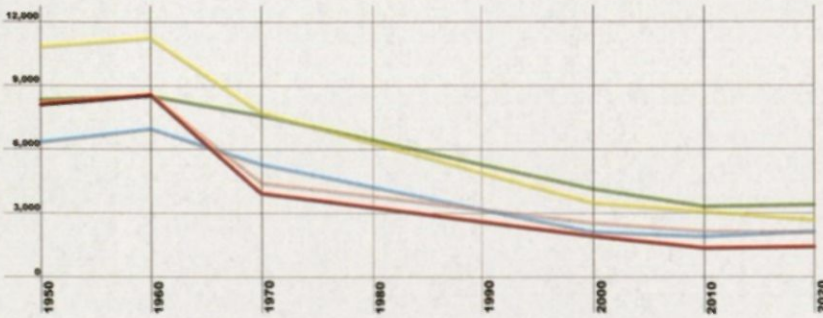
THIS SHOWS HOW THERE IS A LACK OF PUBLIC PARK
 AND RECREATION SPACE IN THE VICINITY OF THE SITE

CENSUS TRACT DATA FOR SITE AND SURROUNDING AREA



1 MILE

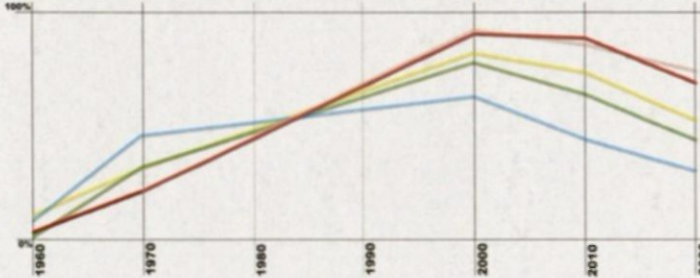
CENSUS TRACT DATA - OVERALL POPULATION FROM 1950 TO 2020



	TRACT 27	TRACT 38	TRACT 53	TRACT 54	TRACT 54.12	TRACT 54.22
1950	8,700	8,127	10,823	8,710	7,760	8,288
1960	8,700	8,871	11,081	8,710	7,760	8,288
1970	7,100	5,238	7,408	5,238	5,238	5,238
2000	4,100	3,881	5,479	4,100	3,881	5,479
2010	3,100	3,100	3,100	3,100	3,100	3,100
2020	2,100	2,100	2,100	2,100	2,100	2,100

DATA UNAVAILABLE FOR 1980s & 1990s
TRACT 54 SPLITS INTO 54.12 & 54.22 STARTING WITH 1970 TRACT

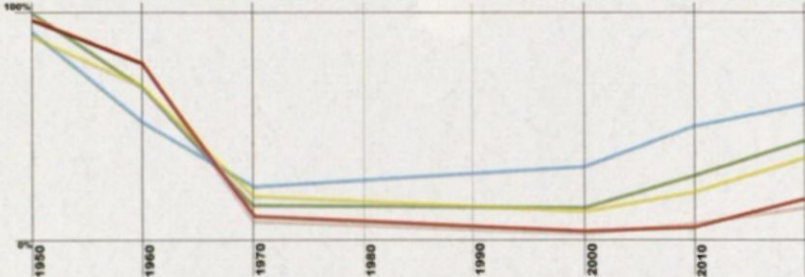
CENSUS TRACT DATA - AFRICAN-AMERICAN POPULATION FROM 1960 TO 2020



	TRACT 27	TRACT 38	TRACT 53	TRACT 54	TRACT 54.12	TRACT 54.22
1960	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%
1970	15.0%	15.0%	15.0%	15.0%	15.0%	15.0%
2000	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%
2010	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%
2020	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%

DATA UNAVAILABLE FOR 1980s & 1990s
TRACT 54 SPLITS INTO 54.12 & 54.22 STARTING AFTER 1970 TRACT

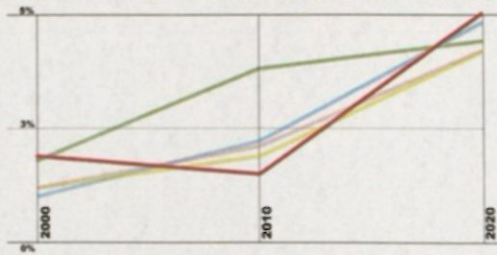
CENSUS TRACT DATA - WHITE POPULATION FROM 1950 TO 2020



	TRACT 27	TRACT 38	TRACT 53	TRACT 54	TRACT 54.12	TRACT 54.22
1950	90.0%	90.0%	90.0%	90.0%	90.0%	90.0%
1960	85.0%	85.0%	85.0%	85.0%	85.0%	85.0%
1970	75.0%	75.0%	75.0%	75.0%	75.0%	75.0%
2000	65.0%	65.0%	65.0%	65.0%	65.0%	65.0%
2010	55.0%	55.0%	55.0%	55.0%	55.0%	55.0%
2020	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%

DATA UNAVAILABLE FOR 1980s & 1990s
TRACT 54 SPLITS INTO 54.12 & 54.22 STARTING WITH 1970 TRACT
HISPANIC POPULATION WAS INCLUDED IN WHITE POPULATION UP UNTIL 2000

CENSUS TRACT DATA - HISPANIC POPULATION FROM 2000 TO 2020



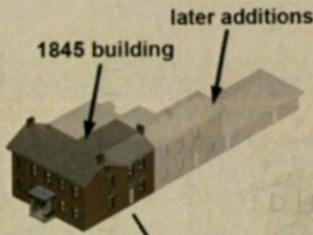
	TRACT 27	TRACT 38	TRACT 53	TRACT 54.12	TRACT 54.22
2000	1.0%	1.0%	1.0%	1.0%	1.0%
2010	2.0%	2.0%	2.0%	2.0%	2.0%
2020	3.0%	3.0%	3.0%	3.0%	3.0%



SITE HISTORY

A small farm-house is constructed along Friend Street (now Main Street) by John Barr. Various additions would be added onto this structure over the years. This house would eventually become the home to the clergy for Holy Rosary.

Source:
 (The Columbus Dispatch - 13 Sept 1970 - pg 310)



1845

1875 Columbus Survey Map

The Columbus Catholic Diocese directs pastor Francis W. Howard to build a new school south east of Columbus along Main Street. Two acres of land including the 1845 farm-house is purchased and a new three and a half story tall school building is erected along Seymour Avenue. Around 500 people join the parish upon opening.

Source:
 (The Columbus Dispatch - 18 May 1916 - pg 5)
 (The Columbus Dispatch - 14 Jan 1979 - pg A-14)



1909 postcard photo of original Rosary School building
 Source: Columbus Metropolitan Library

1905

1910 Baist's Real Estate Atlas Map

1875



Undated Photo of Rectory House
 Source: (Holy Rosary 1955 Golden Jubilee Book)

The Main and Seymour block is first created in the 1870s after the land is bought by Moses Seymour for whom Seymour Avenue got it's name. He would live in the 1845 farm-house.

Source:
 (The Columbus Dispatch - 13 Sept 1970 - pg 310)

THE HISTORY OF 1651 E. MAIN ST.

The sanctuary building is completed after three years of construction and opens with nearly 1200 members in the parish. Architect, Harvey H. Heistand, designed the building with Rev. Howard overseeing construction making sure the craftsmanship of the masons was perfect when it came to the diapering of the brick.

Source:
 (The Columbus Dispatch - 18 May 1916 - pg 5)
 (The Columbus Dispatch - 14 Jan 1979 - pg A-14)



1969 photo of sanctuary hall
 Source: Columbus Metropolitan Library



1916

1921 Sanborn Map

With school attendance growing, the church extends their property, buying the southern end of the block to build a new school building. The new Holy Rosary High School opens the following year. Architect Harvey H. Heistand, who had previously designed the sanctuary building oversaw local firm Synder & Babbitt Architects in designing the new structure.

Source:
 (The Columbus Dispatch - 22 Aug 1926 - pg 26)



Undated photo of school
 Source: (Holy Rosary 1955 Golden Jubilee Book)



1926

1961 Sanborn Map

1913

January:
 With the Holy Rosary parish quickly outgrowing the school building, Reverend Howard announces plans to begin construction next year on a new sanctuary building. After having been sent by parish members to study churches in northern Italy and southern France, Rev. Howard had looked at many precedents for the style of building he wanted.

March:
 Columbus annexes land including the Holy Rosary block and the eastern side of the future South of Main neighborhood

Source:
 (The Columbus Dispatch - 18 May 1916 - pg 5)
 (The Columbus Dispatch - 14 Jan 1979 - pg A-14)

1953



Undated photo of nuns convent
 Source: (Holy Rosary 1955 Golden Jubilee Book)

The convent at 1640 E. Mound St. opens its doors becoming home to 22 sisters of St. Francis Penance and Christian Charity. These nuns help both the Holy Rosary schools.

Sources:
 (The Columbus Dispatch - 10 Jan 1953 - pg 5)

The Holy Rosary Elementary School closes its doors after low attendance in recent years.

Two years later the High School also closes its doors merging with another nearby Catholic high school. Holy Rosary allows community members to run a non-profit clothing drive out of the former elementary school building.

Source:
(The Columbus Dispatch - 5 June 1970 - pg 10 & 27 Aug 1970 - pg 8)



Undated photo of Elementary School
Source: (Holy Rosary 1955 Golden Jubilee Book)

After failed attempts by the Holy Rosary parish to have the former school building turned into a community center, the building is demolished after having been abandoned for six years.

Source:
(The Columbus Dispatch - 14 Jan 1979 - pg A-14)



Holy Rosary's Father Metzger at the rear of the former school as it is demolished
Source: Columbus Metropolitan Library

1964 - 1966

1973

1963

1961 Sanborn Map

Holy Rosary Campus



Razed for I-70 East

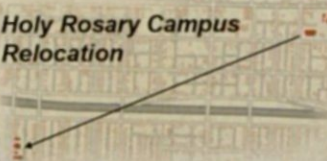


I-70 East is constructed slicing through just a mere three blocks south of the Holy Rosary campus block. Around 200 homes south of the present day South of Main neighborhood are wiped out. One former parish member of Holy Rosary estimated that around 125 Catholic families were displaced by this. Many people who now lived adjacent to the I-70 would follow, not wanting to be so close to the freeway. A new lower income population primarily composed of African Americans who weren't Catholic began to repopulate the neighborhood.

Source:
(The Columbus Dispatch - 14 Jan 1979 - pg A-14)

1979

Holy Rosary Campus Relocation



With the parish's membership dwindled down to 75 members the Catholic Diocese merged the Holy Rosary congregation with the nearby St. John the Evangelist parish located in the Livingston Park neighborhood to the south-west. The sanctuary building at 1651 E. Main St is boarded up and abandoned.

Source:
(The Columbus Dispatch - 14 Jan 1979 - pg A-14)

The Columbus Catholic Diocese sells the abandoned Sanctuary building, rectory house and high school building to Reverend Bob Duckens and his Rock of Faith Baptist Church. The Sanctuary building undergoes minor renovations.

Source:
(The Columbus Dispatch - 24 Sept 1983 - pg A8)



Rock of Faith in 1983
Source: Columbus Metropolitan Library

1983

Rock of Faith establishes a home for mentally disabled men inside the newly renovated former rectory home. This service would end after several years and transition over to a halfway house.

Source:
(The Columbus Dispatch - 24 Dec 1986 - pg 4)

1986

Rock of Faith attempts to expand their social services through an expansion of their halfway house and drug rehabilitation program but are blocked. City zoning won't allow them to change the zoning to redevelop the site along with concern from neighbors over the program.

Source:
(The Columbus Dispatch - 9 Nov 1994)

1994

1982

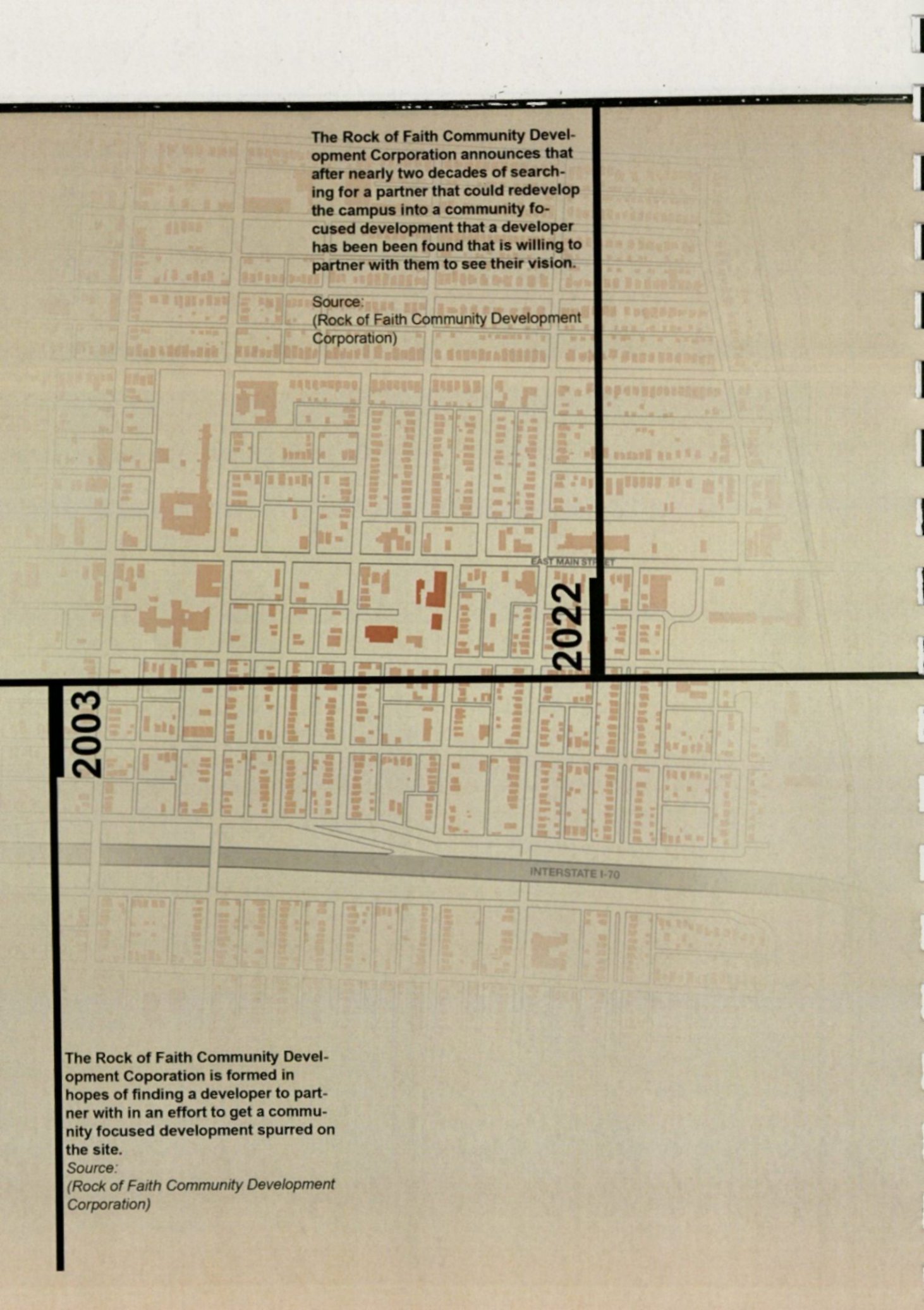
The Franciscan Sisters relocate from the convent building with a new catholic social services organization moving into the building. After brief renovations to the building, the Holy Rosary Family Center opens its doors to 15 single displaced mothers and their young children. The goal of this organization was to provide temporary housing while providing services for finding permanent housing.

Source:
(The Columbus Dispatch - 14 Jan 1983 - pg B8)

1991

The food pantry begins operation out of the basement of the Rock of Faith Baptist Church. The pantry is completed funded by the congregation members who run it.

Source:
(The Columbus Dispatch - 7 Dec 1997 - pg 04E)



The Rock of Faith Community Development Corporation announces that after nearly two decades of searching for a partner that could redevelop the campus into a community focused development that a developer has been found that is willing to partner with them to see their vision.

Source:
(Rock of Faith Community Development Corporation)

EAST MAIN STREET

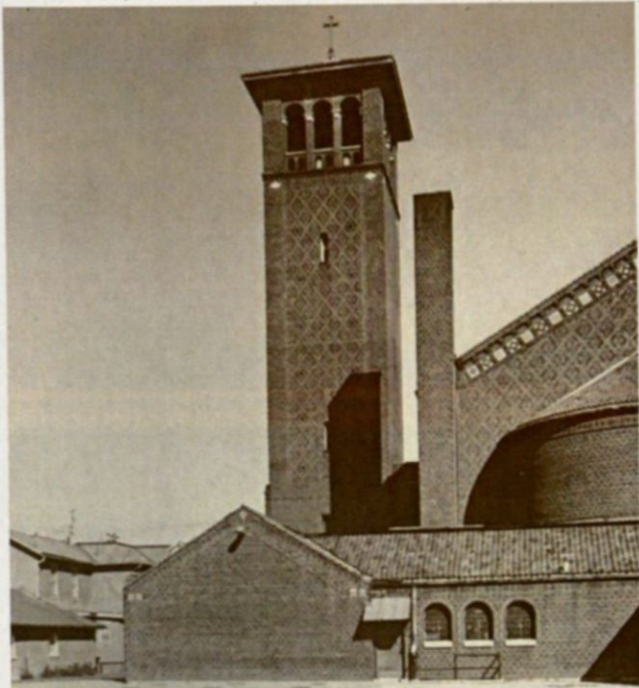
2022

2003

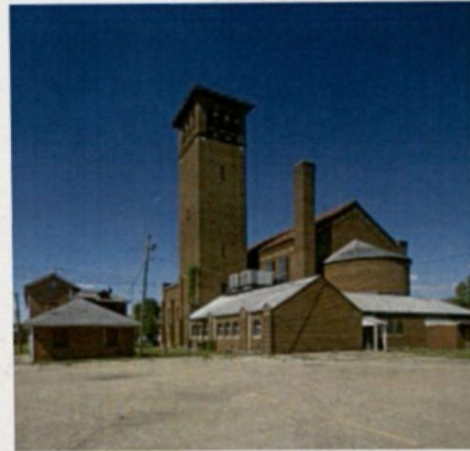
INTERSTATE I-70

The Rock of Faith Community Development Corporation is formed in hopes of finding a developer to partner with in an effort to get a community focused development spurred on the site.

Source:
(Rock of Faith Community Development Corporation)



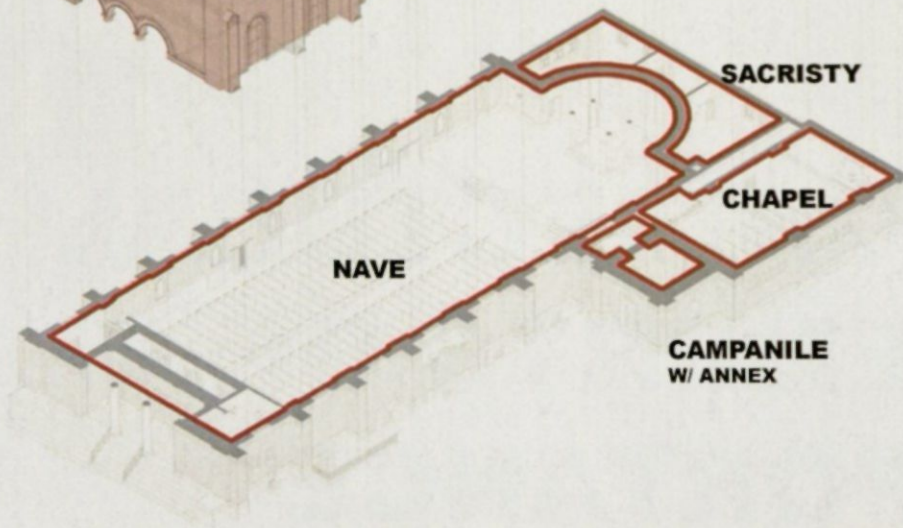
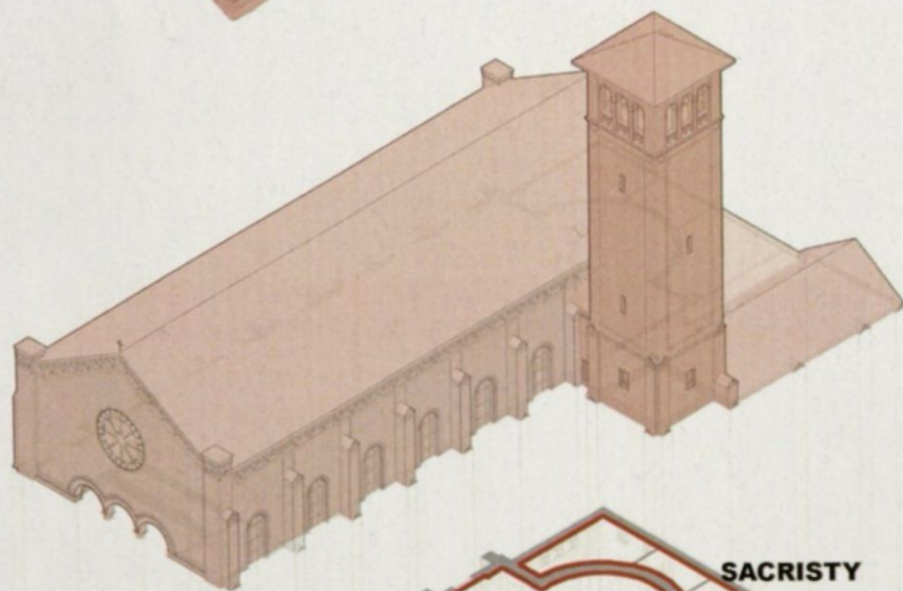
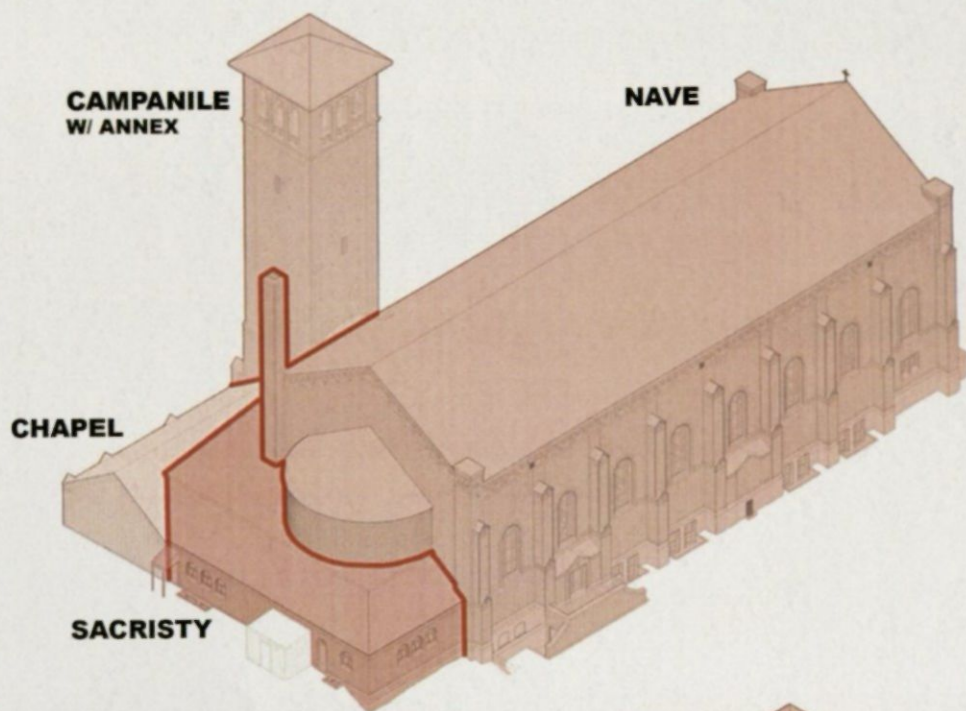
Undated photo of southern facade of sanctuary
Source: Architecture Columbus 1976

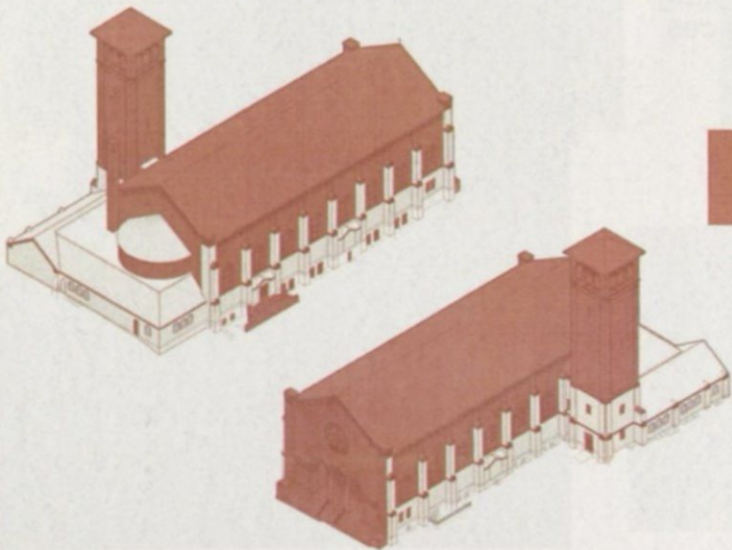
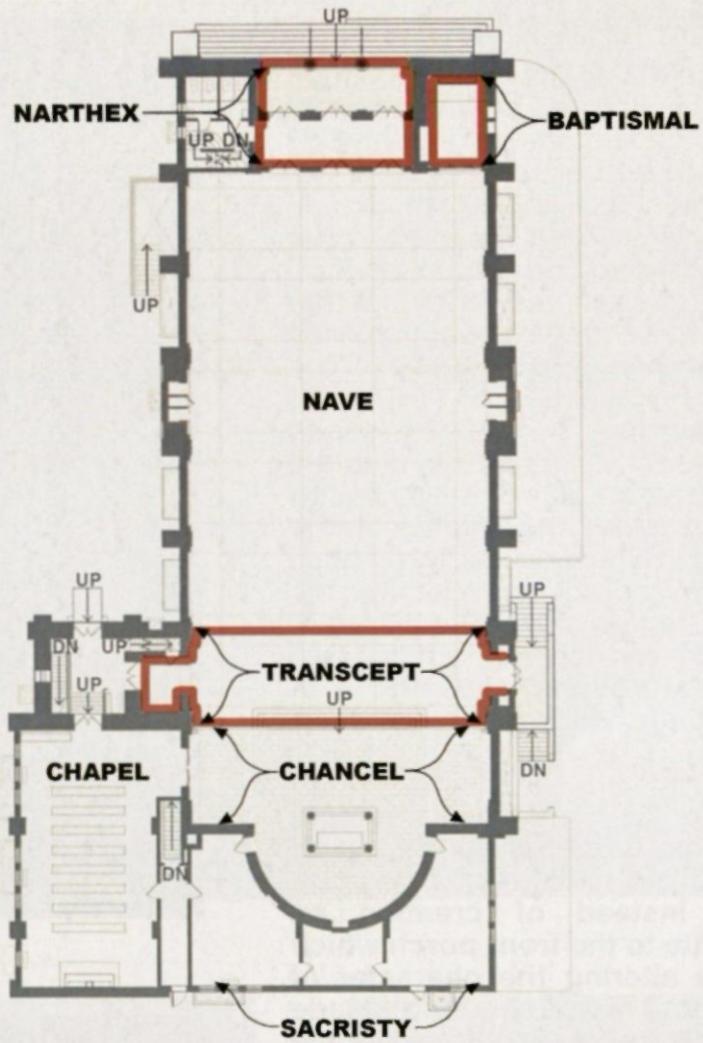






**ARCHITECTURAL
ELEMENTS OF
IMPORTANCE**



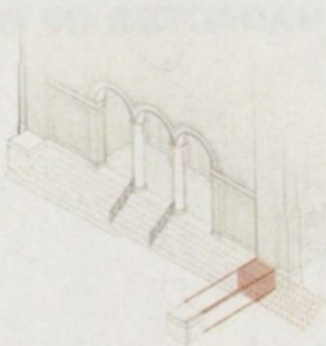
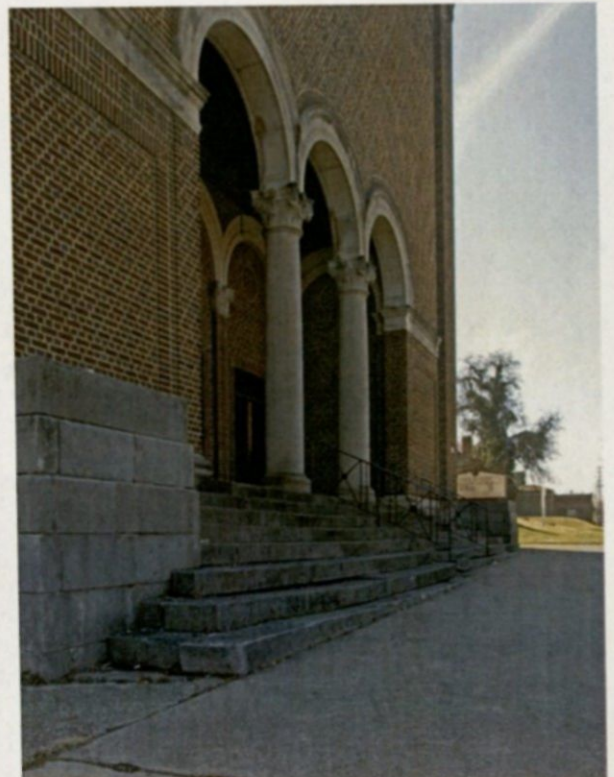
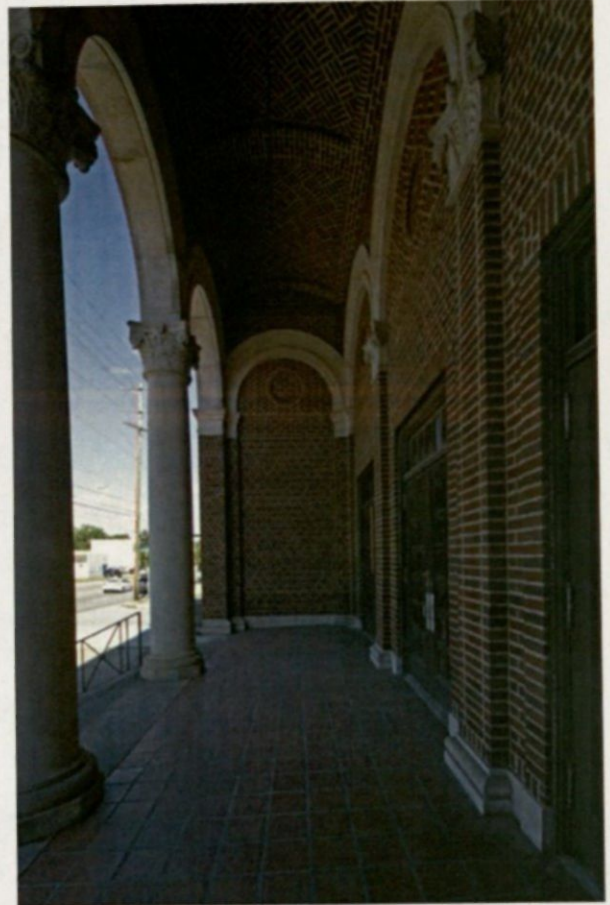


ELEMENTS IMPORTANT TO CHARACTER OF BUILDING

MAIN ENTRY STAIR & PORCH

The north facade of the main sanctuary hall is marked by a wide entry stair between the two piers that come off the emphasized corner projections. The entry porch cuts into the north facade with three large arched openings that are supported by two corinthian columns and pilasters at each end. Beyond the columns are three double door entries positioned between brick pilasters. The arches of the inner walls of the porch feature basketweave and herringbone course brick work while the vaulted ceiling features basketweave brickwork. A chain hangs from the center of the vaulted ceiling where a lantern once illuminated the porch space over the center door. The floors are composed of a grid of square red terracotta tiles. Two decorative steel railings were added to the stairs aligning with the columns at some point.

The entry stair and front porch are important to the architectural character of the building and should not be altered significantly. Instead of creating an accessible route to the front porch which would involve altering the character of the historic entry, focus should be made on creating a new side entry to act as the new main entrance. Pulling the mass of the stairs to the west and removing the end pier could create a unified mass that could be used for the new entry. The foundation of the entry stairs has failed and should be rebuilt with the existing stair slabs, reconnecting cracked pieces.





BUTTRESSES

Thick masonry buttresses line the walls of the east and west facades of the sanctuary hall, rear chapel and base of the campanile. The buttresses are composed of brick with stone bases wrapping around the bottom. The horizontal bands of brick that wrap around the sanctuary hall are marked on the buttress with two neatly framed squares. Above this is a brick gable, filled in below triangle framed by bricks that has a colored circular terracotta tile at the center, marking each of the points in which the horizontal brick bands intersect the buttresses. The tiles vary in color with orange, green and blue tiles being used. The buttress at the south-west corner of the campanile is unique in that it projects out further than the rest in order to match with the side chapel. Because of this, the buttress features three gabled step backs into the facade.

All masonry damage at the buttresses should be repaired. With the pitched forms of the gables featuring sky facing joints, these should have a lead capping added. Any additions to building should be respectful to the horizontal bands that wrap around the building and buttresses with emphasized points at each buttress.



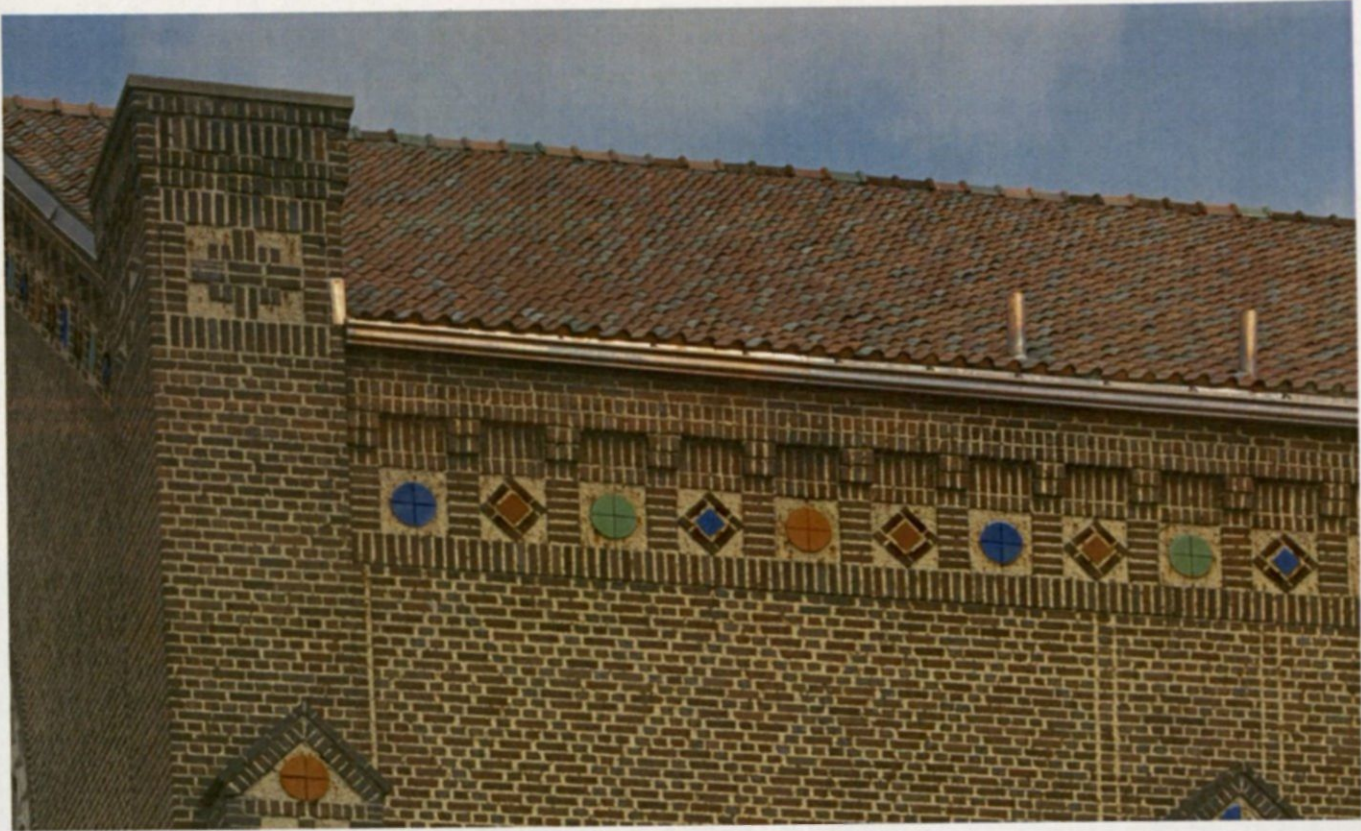


COLORED TERRACOTTA TILES

A variety of segmented colored tiles add color to the building in various locations such as the frieze of the main sanctuary hall, top of the campanile, the southeast chapel frieze, and each of the buttresses. The frieze of the sanctuary building is decorated with varied tiles switching between diamond tiles and square or circular tiles. The tiles in these elements vary in color with blue, red, orange, and green tiles placed in no specific pattern. Each of the buttresses is decorated with two segmented circular tiles of varied colors at each point in which the buttress steps back into the facade. Between the arches at the top of the campanile are green segmented circular tiles with the frieze above decorated with blue diamond tiles.

The conditions of these tiles vary with most being in tact. Some of the segmented tiles are either missing portions or are completely gone. Replacing these missing tiles should be done. Avoiding covering up the tiles with additions should be avoided to preserve the defining colorful element of the historic building.



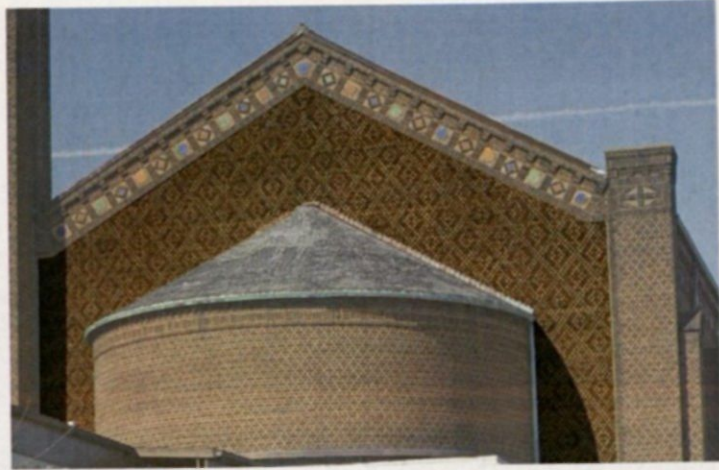
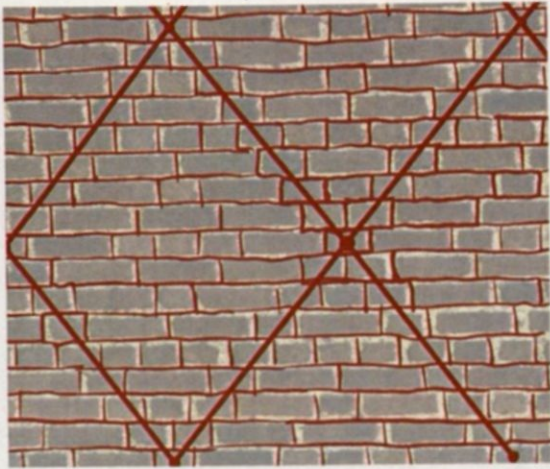


DIAPERED BRICK

The exterior facade of the building is decorated with neatly arranged diapered brick coursework. The zig-zag pattern of diamonds created by the diapered brick can be strongly read from a distance and is a defining feature of the historic facade's design. The diapered coursework of the brick is neatly arranged with historic records indicating the original pastor of the church strictly enforced well done masonry to match 13th century Italian churches. The upper part of the main sanctuary hall's facades are decorated with the diapered brickwork while the lower portions feature English-bond brick coursework.

Alterations to the diapered brick should be avoided. Any new structures that are adjacent to the sanctuary hall should keep the roof line below the diapered brick. Repair should occur at west facade where penetration was done for mechanical units. As a defining feature of the architecture the patterning of the diamonds featured on the facade should be represented in the new architecture.

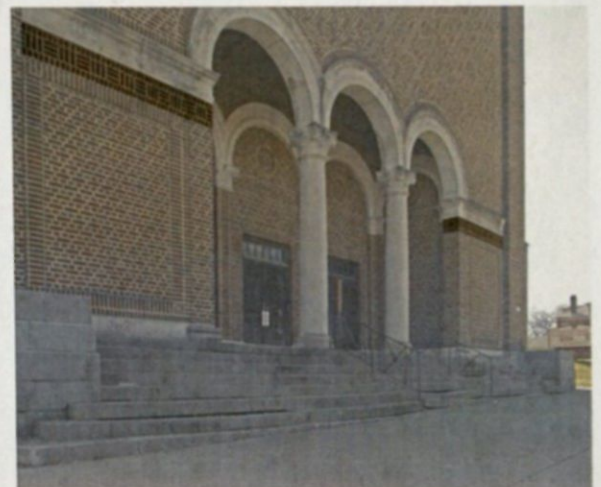
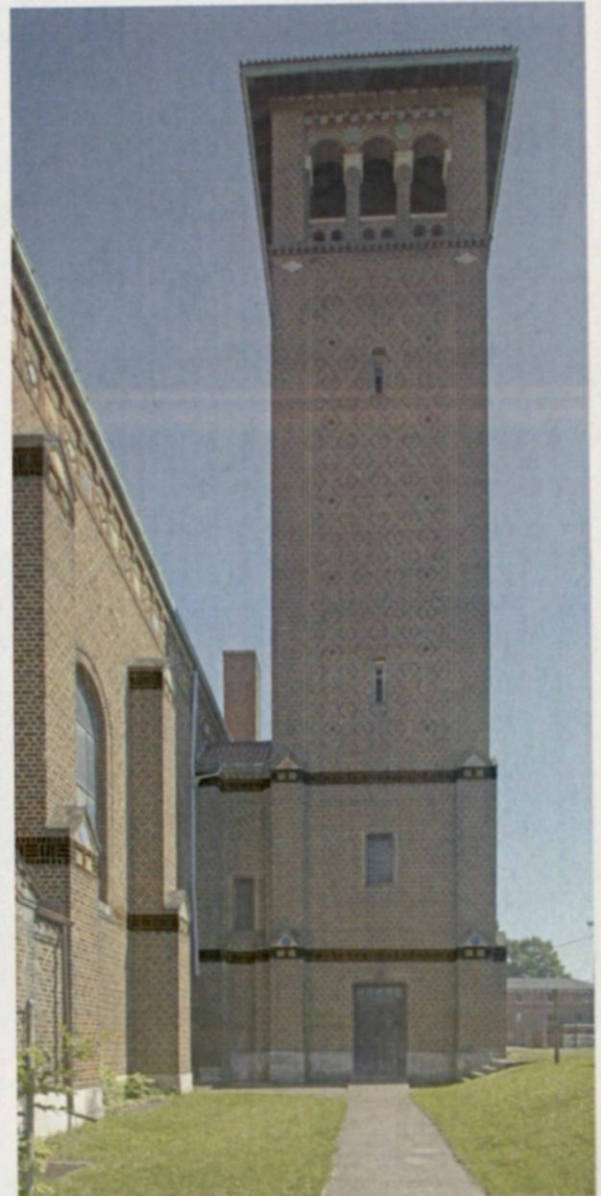




HORIZONTAL BRICK BANDING

Horizontal bands of bricks composed of a two layers of soldier course brick with basketweave course between creating a hatched pattern infill can be found throughout decorating the facade. The lower horizontal band marks the sacristy roof lines well as where the sanctuary facade transitions to diapered brick. The upper band is featured at the top of each buttress as well as wraps around the campanile and its annex marking the the base of the tower as well as where the diapering of the brick begins in the facade.

The horizontal brick banding creates important datum lines in the facade's design. Any new elements added to the building should be respectful of these datum lines. The new additive piece should hang below the lower band as to not cover up the most decorative portions of the facade.

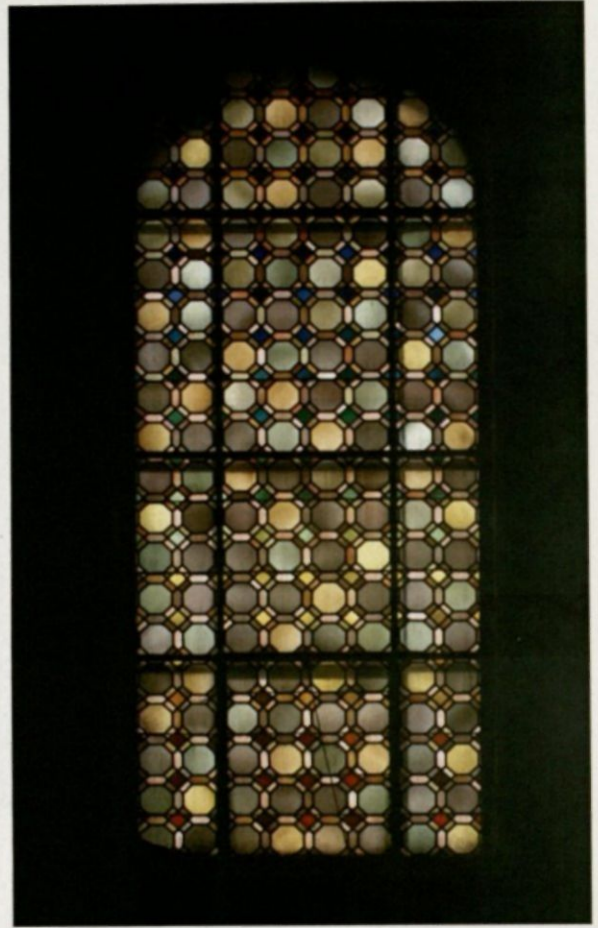


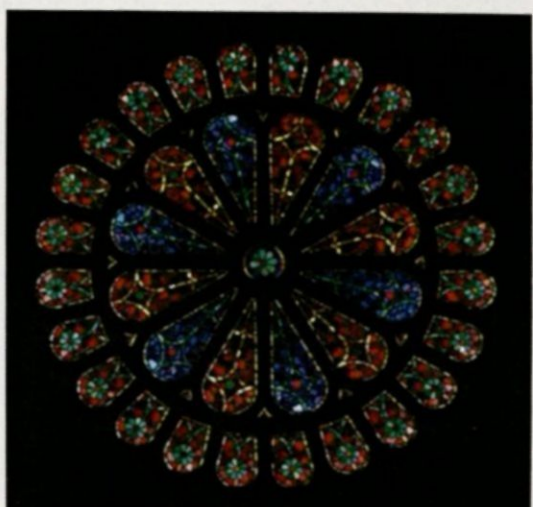
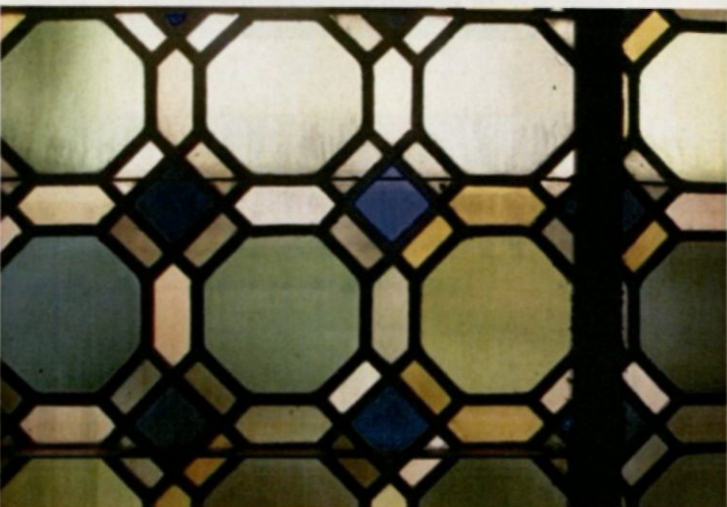
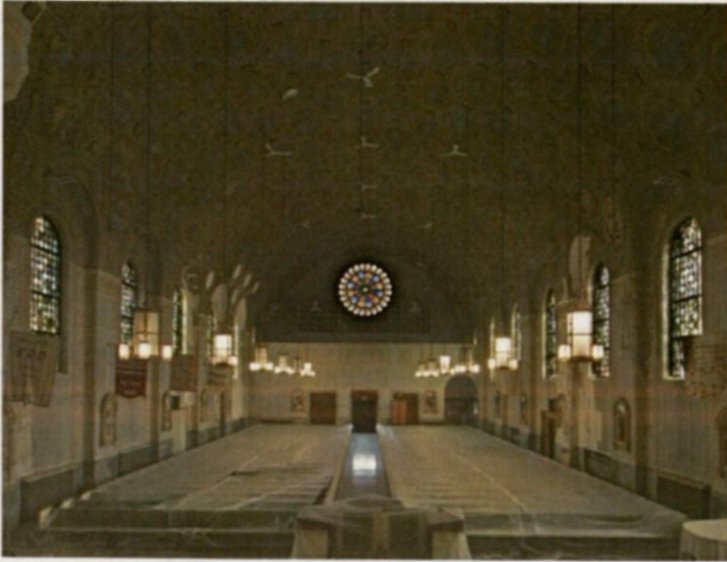


STAINED GLASS WINDOWS

The large arched window openings that line the sides of the sanctuary hall feature stained glass windows behind storm windows. These stained glass windows are composed of geometric patterns made of octagons, squares and diamonds. These windows feature muted frosted tones allowing for ample light with subtle color coming from the diamonds that shift across the color spectrum shifting from red to violet as they go up the window. Centered on the upper portion of the north facade is a large rosary wheel composed of stained glass decorated with flowers and abstract shapes. Aligning with the narthex are four additional rectangular stained glass windows that bring light into the side wings of the narthex. Small rectangular openings along the base of the campanile tower also feature stained glass windows.

Most of stained glass windows are still intact with several having minor damage and few completely missing. The rectangular windows at the campanile base are damaged with one of the lower windows on the west facade missing. The rosary window is mostly in tact with minor damage to several small portions of the window. The storm windows found along the sanctuary hall are outdated and many are damaged. Replacing these with new storm windows to protect the sanctuary hall windows should be the highest priority. This will allow for protection of the historic windows as well as for better climate control within the main hall space. Stained glass windows should be repaired where needed as they are important to the building's character.





CLEAR GLASS WINDOWS

Various clear glass windows can be found throughout the sanctuary building in smaller window openings. At the ground floor there are four over four segmented hung windows with frosted glass panes. The campanile has several tall narrow windows that are segmented into four panes. The southern chapel and sacristy, features smaller arched windows that are infilled by more recent modern windows with clear glazing.

The windows at both the campanile and ground floor are in very poor condition and are historic wood windows. These windows should be replaced with new aluminum windows matching the patterns and sightlines of the historic windows. Frosted glazing should be used again for the ground floor windows to allow for privacy. The modern aluminum windows found at the rear of the building at the sacristy offices and southern chapel should be considered low priority for replacement.





TERRACOTTA ROOFS

The pitched roof tops of the sanctuary hall feature varied colors of terracotta roof tiles. The main stretch of the sanctuary hall, the campanile and the part of the building connecting those two are topped with these terracotta roof tiles. The southern building forms used to have terracotta roofs but they were replaced at some point with asphalt shingled roofing.

Repair is necessary on the terracotta roofs with some of the tiles having damage. With the main sanctuary hall having experienced roof leaks, portions of the roof should be repaired beneath the tiles. While the southern building forms with asphalt shingles are important to the character, without the original roofing some of this character is lost so further alterations could be justified such as covering portions of the roof up with new building. New asphalt shingles should replace the existing to give the roof more of a color similar to the terracotta.





EXTERIOR DOORS

Solid wood paneled doors are found around the building at the various entry points. The entry porch has three wooden double door entries composed of two rows of six evenly segmented rectangular panels. The two side doors lack handles or any hardware while the center door has two modern handles, while at the interior historic decorative knobs are still on each door. The double doors at the eastern transept entry and the campanile base also feature similar patterned doors that are narrower. The campanile entry door has decorative historic door knobs similar to that found at the front entrance while the side door on the east has regular door knobs. At the sacristy wing, there are two wood doors, one of which is historic which is a segmented two with two rectangular panels on the exterior while segmented into twelve panels on the interior. The historic door at the sacristy has plain door knobs similar to those found at the side entry.

Repair is necessary on these doors in particular the side entrance doors which weren't as protected from the elements as the main entrance doors were. The doors should be repaired to match how they looked historically with new accessible hardware to replace any non-ornamental hardware. New exterior doors should not try to mimic the appearance of the historic doors as to differentiate itself.

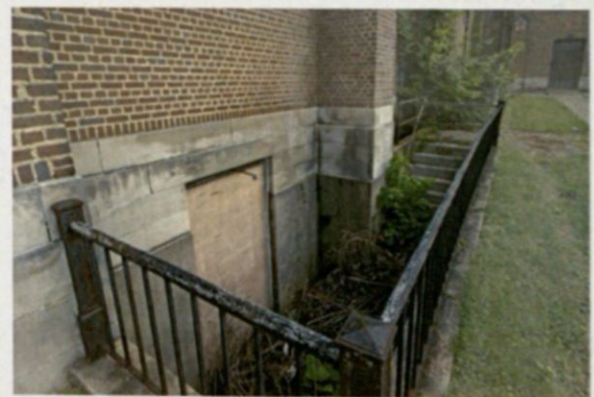


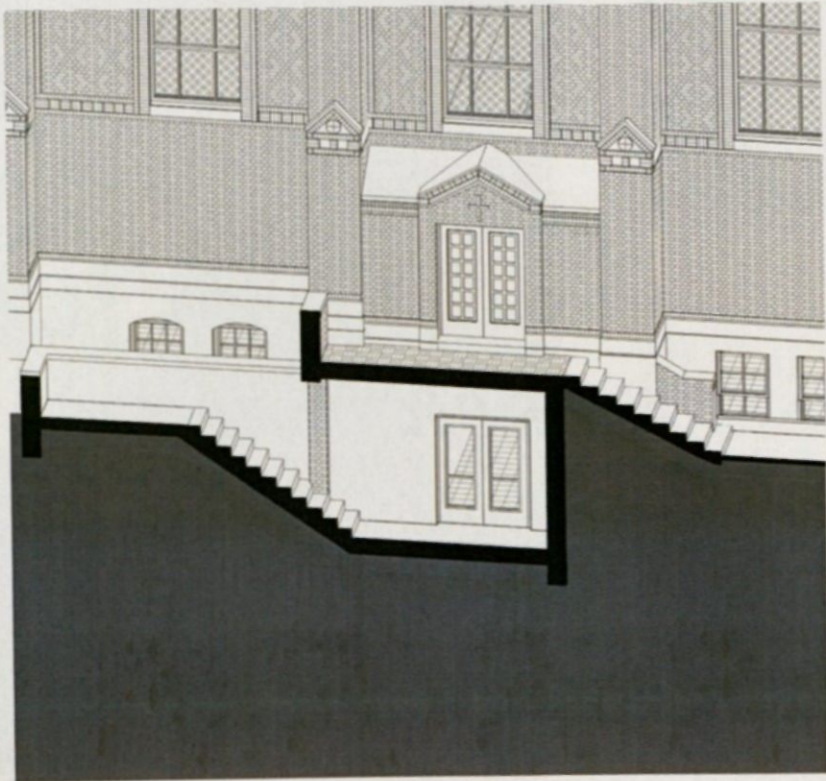
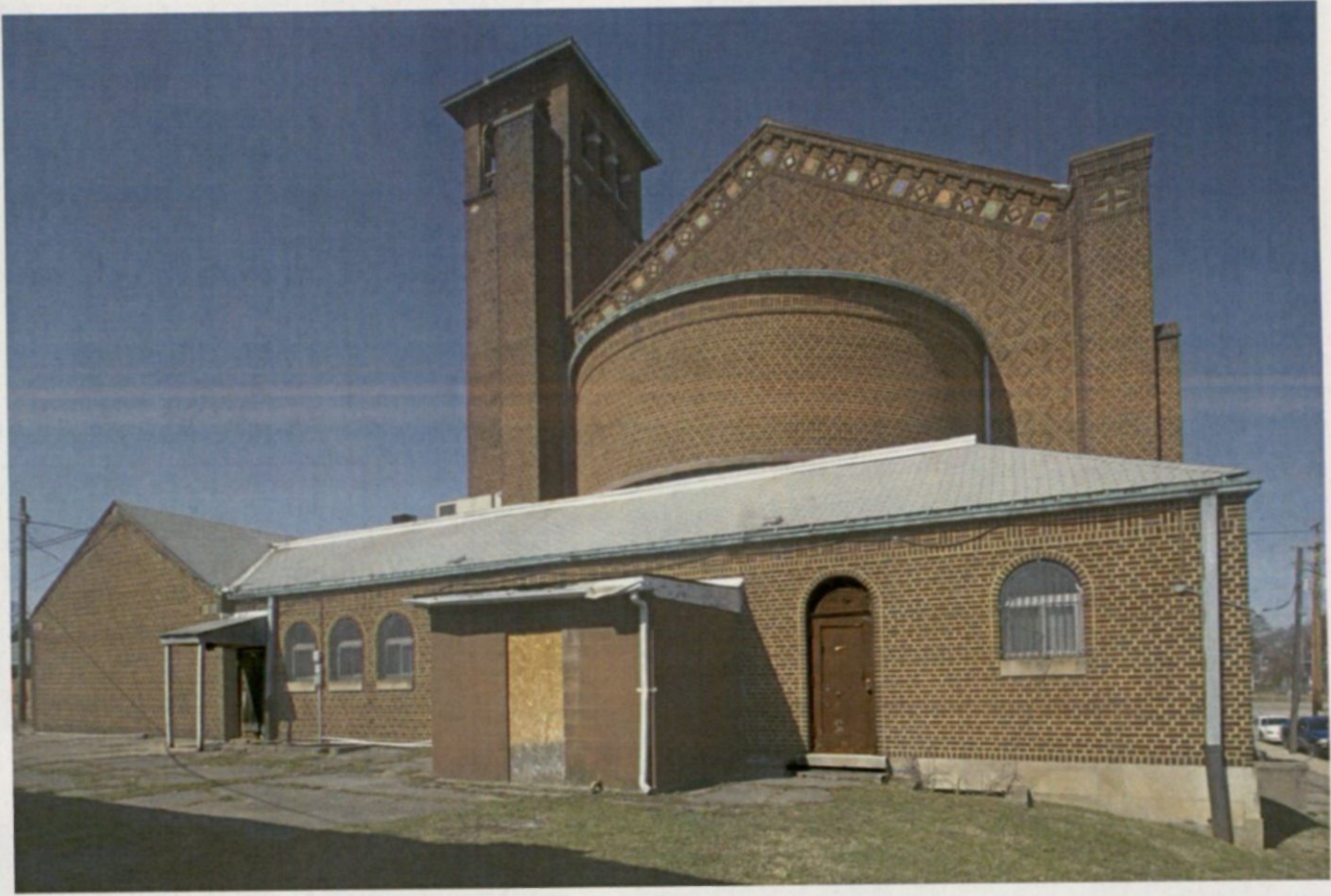


SIDE ENTRANCES

The sanctuary has various additional entry/exit points around the building. The campanile placement on the sanctuary hall forms a transept in which an additional side entry of double doors along Seymour Ave lines up with the campanile. This double-door side entry features a small porch with steps up to it, opposite of that are stairs down to the ground level. At the base of the campanile is an additional double door entrance with a segmented transom. A small ramp has been poured over top of the historic step up to the door. Along the southern facade of the building at the sacristy offices, there are two arched door openings with a single door floating above the ground level with a narrow step up. Along the western facade there is a stairwell with stairs that go down to a double door entrance to the ground floor level.

Besides the ramped entry at the campanile base, each of these side entrances do not meet ADA standards for accessibility. These historic entries should be preserved as much as possible with minor adjustments to be made to add to accessibility. The ground floor side entry on the western end is to have the historic railing and retaining wall removed as a new ground floor space will make this into an accessible route.



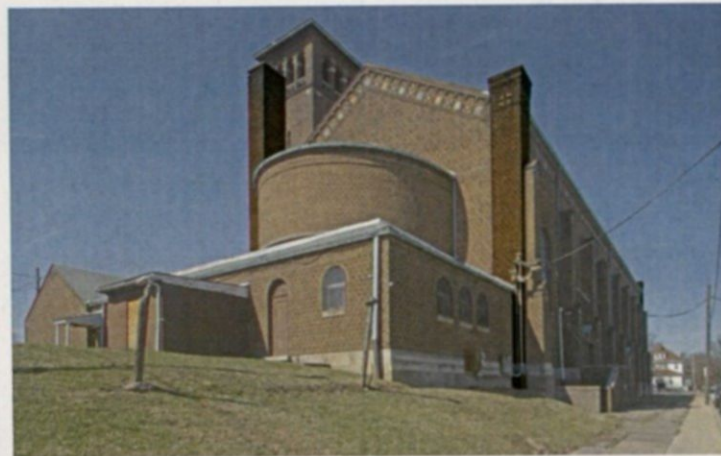
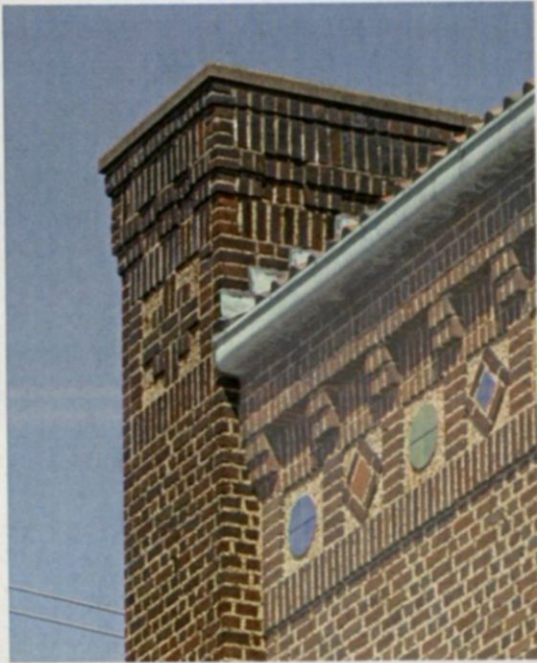


CORNER PIERS & CHIMNEY

The four corners of exterior of the nave are marked by three piers and a chimney stack. The corner piers project out slightly from the facade rising up slightly above the roof topped with a flat slab encircling these corners from the rest of the form. These piers feature decorative brickwork at the top that is framed in decorative patterns along with a cornice that supports the slab on top. The two corner piers at the northern front facade of the building feature stone bases that project out from the base framing the grand stair up to the narthex. The chimney stack rises up from the south-west corner of the building rising up above the rest of the building only dwarfed by the campanile that's adjacent to it. This chimney features a decorative brick at the top that forms an angled cross.

The corner piers are all in excellent condition while the chimney is in some damage. The chimney should be repointed and have missing bricks patched as well as have a new cap placed over top of it.

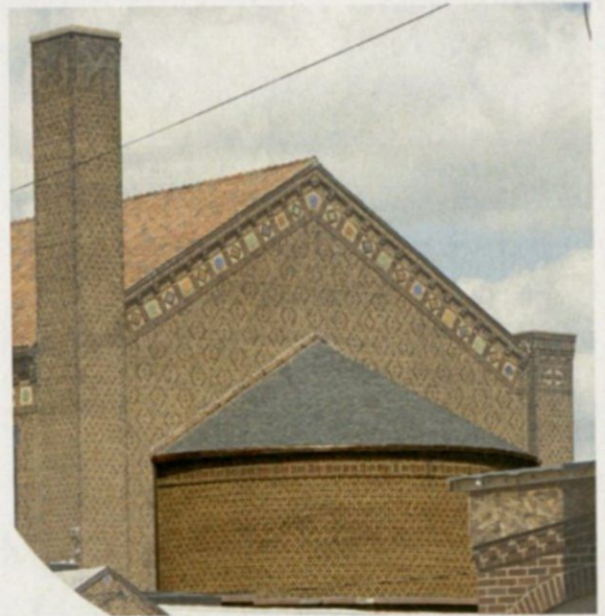
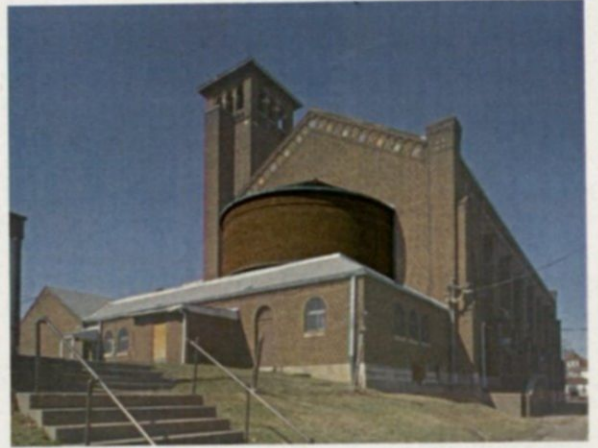


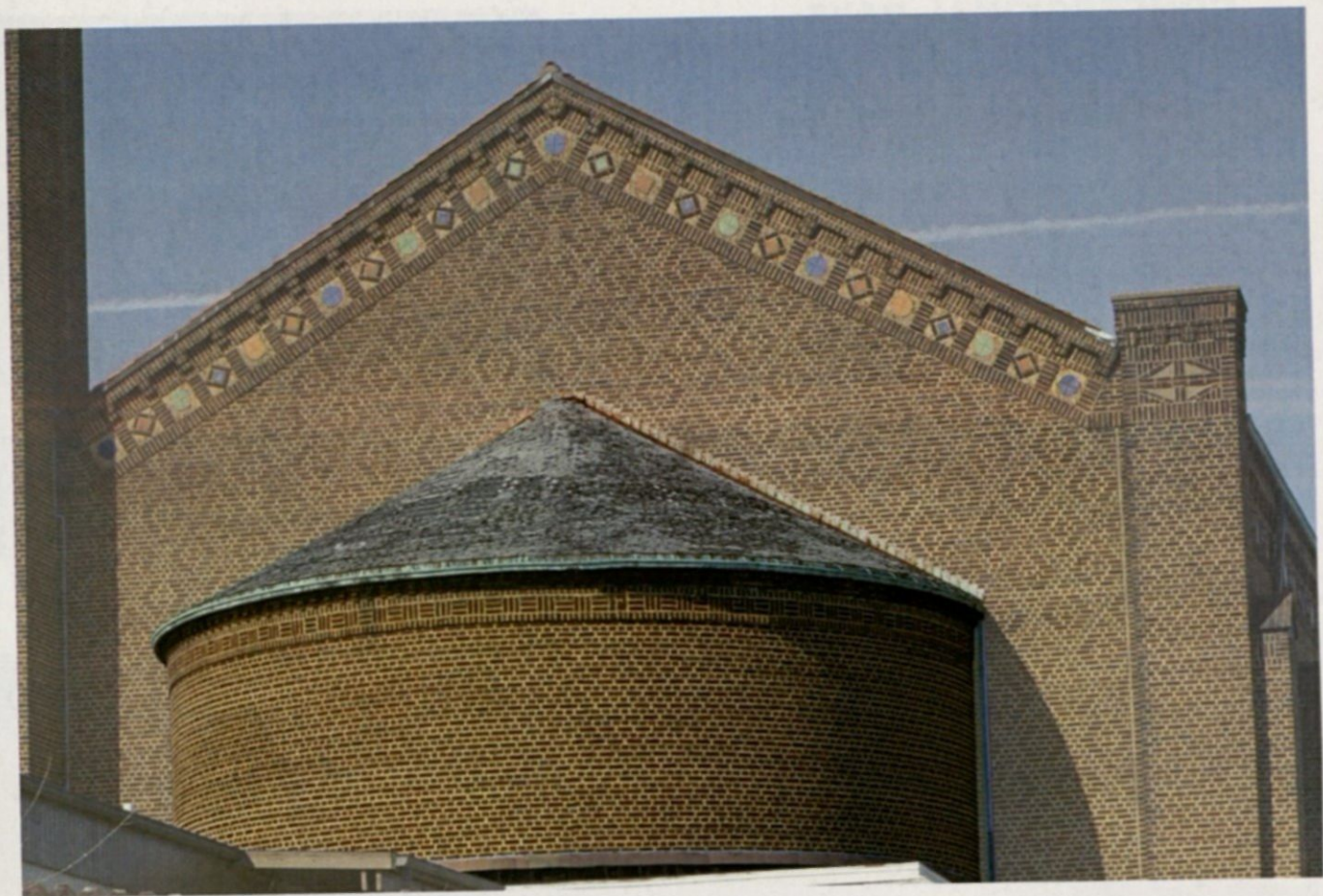


APSE

At the rear of the sanctuary, the apse emerges from the northern facade. The english course brickwork contrasts the diapered brick facade of the sanctuary that it emerges from. The upper horizontal band of the sanctuary wraps around the apse right marking the base of a pitched roof that tops off the apse. Historically this roof was terracotta but was replaced with asphalt shingles. At the interior the apse is decorated with decorative plaster at the ceiling and a gridded wall. Three door openings are located at the apse with an opening at each end and one at the center.

The apse is in relatively decent condition and should have any plaster damage repaired. New red-orange asphalt shingles should replace the existing roofing to match the color of the historic terracotta that once was. This element is important to both the exterior and interior character of the building and should not be altered in any significant way.





CONFESSSIONAL BAYS

Centered between the narthex bay and transept bay is a confessional bay that is marked with confessional booths projecting out from the nave on each side. At the exterior the confessional bays fill in between the buttresses topped with a cross gabled roof that sits below the defining horizontal brick band of the facade. The brick face of the confessional bays is topped with a brick cornice with the shingled roof peaking out from above. Centered at the base of the of the confessional bays is a long narrow opening infilled with a solid wood panel behind a wire mesh. The interior of the confessional bays features three openings, a center opening behind a decorative wood door that was for the priest and two side openings with small rooms that were formerly used by former parish members in their confessions. The side openings are behind a curtain on one side and have been refitted with folding doors on the opposite side. Above the openings of the confessional bay is a decorative wood cornice piece with a long narrow void above.

New orange-red asphalt shingles should replace the existing shingles on top of the bays. The side openings of the interior which historically had only been covered by curtains had been replaced with folding doors on one side. With the intention of using the space for storage, new folding doors should be added to the side openings. The void above the confessional booth should partially be infilled with speakers with new face panel with openings to infill the panel



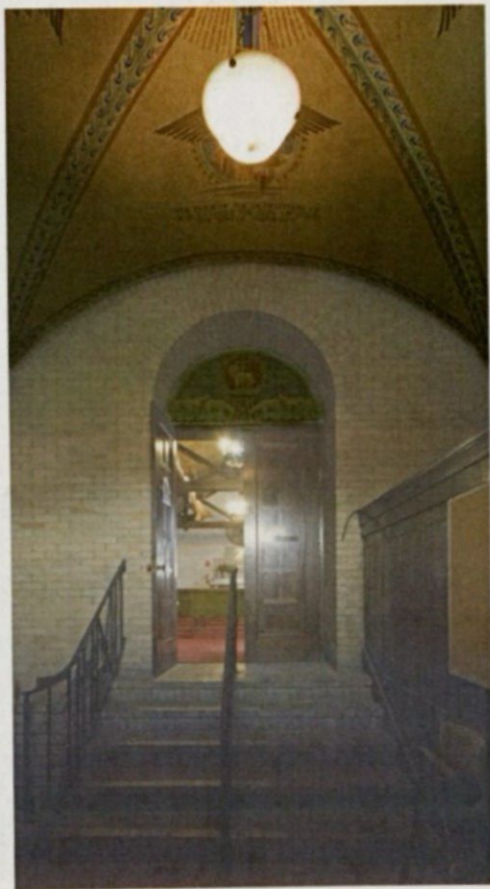


MURALS & OTHER PAINTINGS

Various murals are featured around the sanctuary building depicting biblical characters and scenes. At the first floor of the campanile there is a grand room featuring various murals located above the doors, window and on the vaulted ceiling. The vaulted ceiling features decorative painting along the ribs of the vault with a blue cross at the center of the ceiling with rays coming out from it. Four biblical characters are painted on each of the four segments of the vault accompanied with religious scripture. The two vaulted openings over the doors at the campanile base feature decorative paintings along with the arch over the stained glass window into the space. The entry vestibule of the narthex also features various murals with two large murals on either end of the narthex filling in the arch of the vaulted ceiling. Between each door are additional paintings along with small cherub sculptures that slightly project out from the wall. The rear chapel also features decorative painting at the edge of the ceiling where hand painted stenciling details line the transition where the ceiling meets the wall.

All of these murals are in near perfect condition with no repair necessary. These murals are hand painted and of artistic and historic value and should be preserved in place even though the religious component of the buildings program may not be present anymore. These murals highlight the religious history that this site while also honoring the historic art.





PLASTER DETAILING

Decorating the interior of the nave of the sanctuary hall is various intricately detailed plaster decals. The vaulted ceiling of the nave features a lucarnar style ceiling composed of various plaster decal pieces creating a geometric pattern composed of octagons and floral patterning. Each pilaster running down the nave is ornamented with twisting corner columns made of plaster that go up to the decorative plaster column head that marks where the wall ends and transitions into the vaulted ceiling. The southern wall of the sanctuary and apse features lots of intricate plaster detailing that frames ornamental plaster portraits of angels and other biblical figures that decorate the ceiling of the apse. More of these portraits can be found on the northern wall of the choir mezzanine where three scenes of angels are framed at the top of the mezzanine parapet wall with decorative floral details between them. The former baptismal room also features coffered ceiling composed of decorative plaster along with decorative plaster framing around the altar.

Various cracks have formed in the plaster walls and ceiling along with several holes in the ceiling and walls that need to be patched. Cracks in the plaster should be repaired with the intention of restoring the ceiling so plaster details do not fall from place. Holes in the plaster ceiling should be patched with a new smooth layer of plaster that is setback slightly from the historic plaster to emphasize the scarring and history of the building. Lower plaster walls should be painted a uniform off-white color to brighten the space while the historic paint at the ceiling should be left in tact with minor repairs where it was painted white.

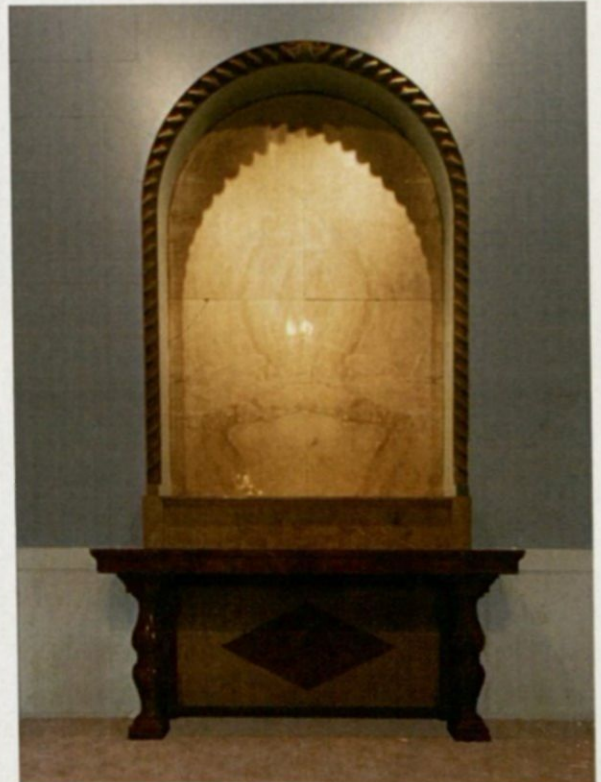




BALDACHIN & OTHER ALTARS

Various historic altars are still in tact from various eras in the churches history. The original main altar is still in tact on the chancel though has been modified to add a baldachin canopy in 1953. This baldachin is composed of four marble columns with corinthian columns at the head supporting a decorative wood roof piece that is decorated with various christian symbols at the top such as the cross and underside with the painted mural. In the former baptismal, there is an altar along the northern wall composed of a two marble columns and a small stand in front of a framed opening in the wall where marble paneling is slightly setback into the wall. In the southern chapel there is an additional altardating to the 1960s according to drawings the church has showing plans for the altars design. This altar is compose of a light marble and has eight marble columns supporting a plinth with a tabernacle set on top of it. Mounted on the wall above this is a round portrait scuptural piece depicting Baby Jesus and his mother.

These altars are all in excellent condition and should be kept in tact as they are decorative elements important to both the history and character of the buildings. New light fixtures should be installed at the baldachin to allow for it to be used for lighting. Preserving these altars allows for these spaces to still be rented out by religious organizations if they need a larger space for an event.

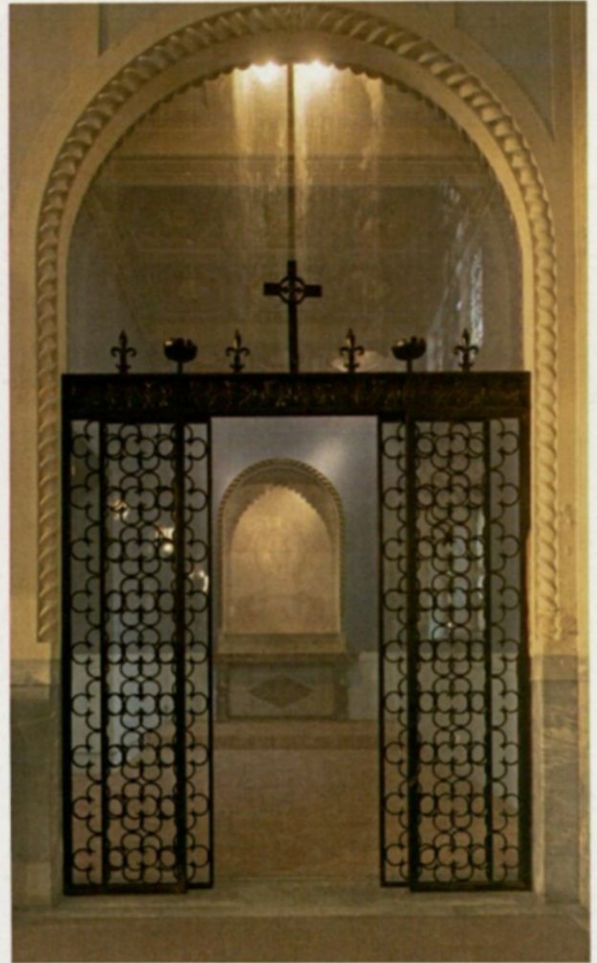


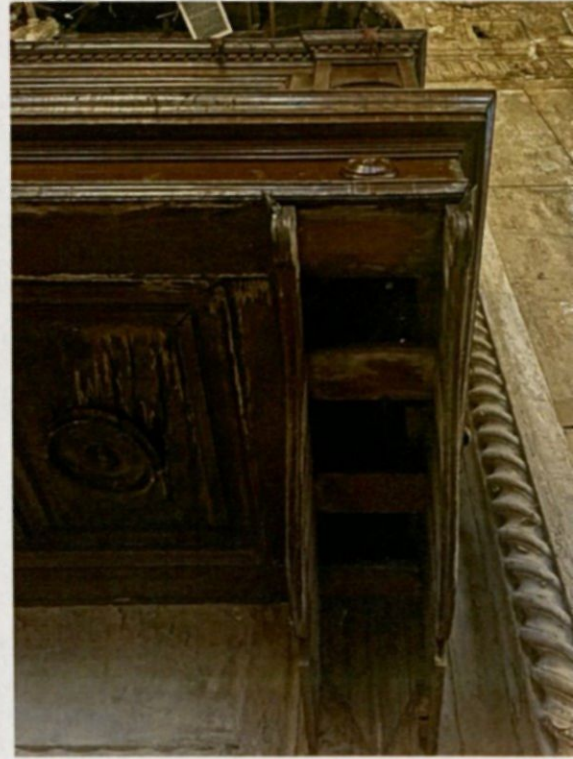


ROOD SCREENS & BALCONY

Aligning with the transept is a balcony that opens up the nave into the interior of the campanile. This wood balcony features decorative wood detailing such as a coffered ceiling on the underside of the balcony. Two supports jut out at the ends of the balcony that are covered by decorative wood details. This balcony has a tall steel rood screen on the other side of it featuring a sliding door at the center. This rood screen doors are adorned with framed quatrefoils going up to a horizontal band that features decorative steel work. This band is topped off with decorative steel elements. Another rood screen is located at the entrance to the former baptismal, these rood screen doors are adorned with a simpler quatrefoil pattern and are sliding doors. A decorative horizontal band sits atop these doors with a steel cross sitting at the top center with smaller decorative elements on either side of the cross.

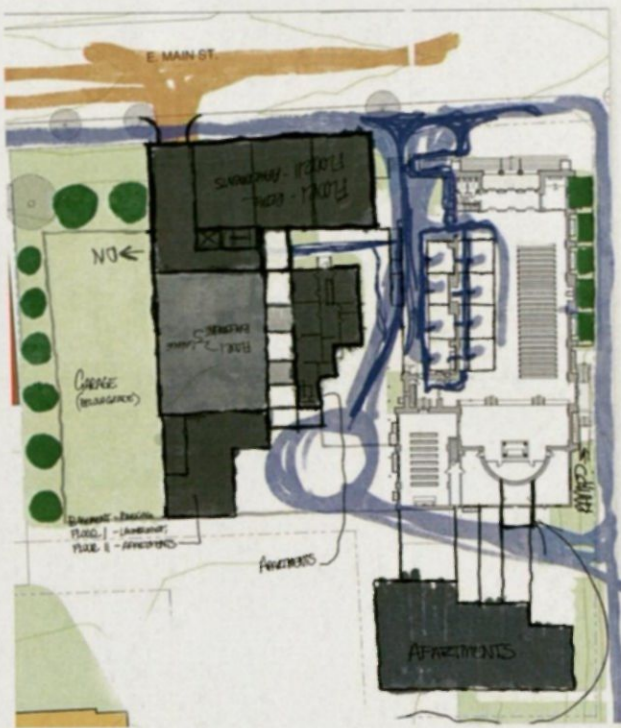
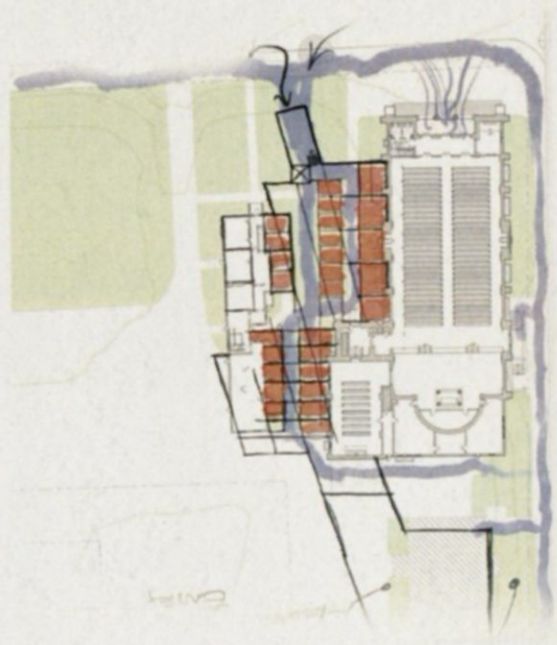
These rood screens are in excellent condition and should be preserved as is with a new coat of dark paint. A new solid transom window should be inserted above the former baptismal rood screen to enclose that space more properly. The wood balcony has been damaged by water that came through the roof. As much of the existing balcony should be salvaged as much as possible.

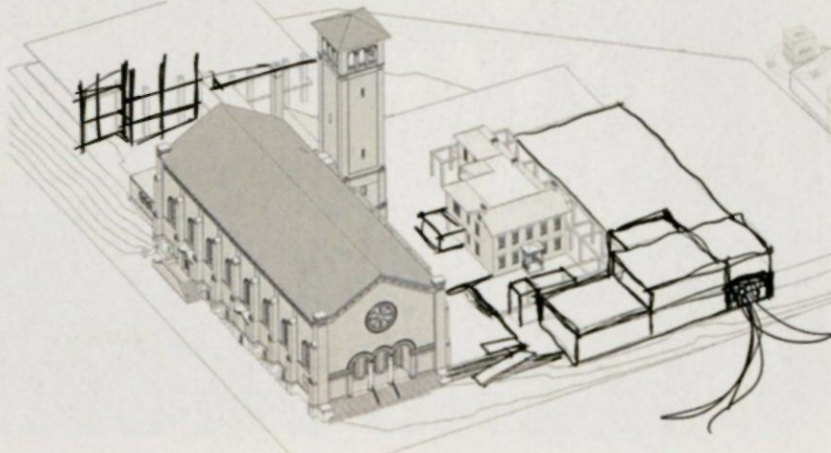
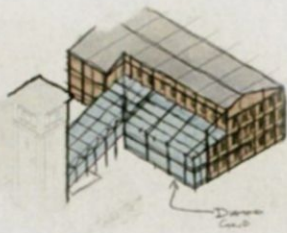
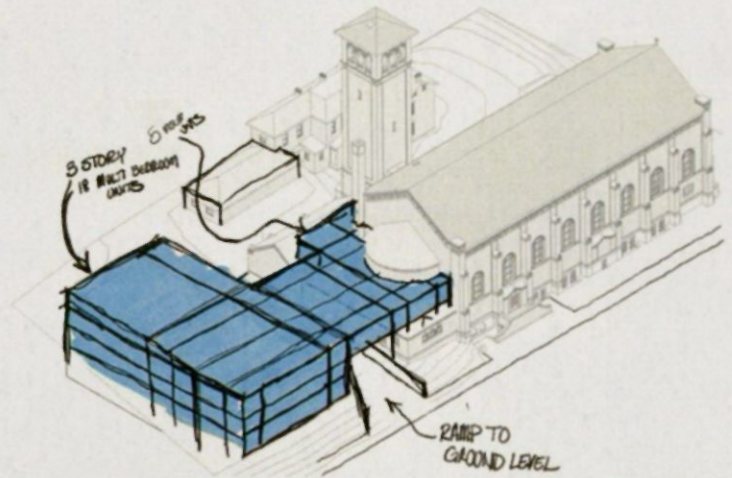
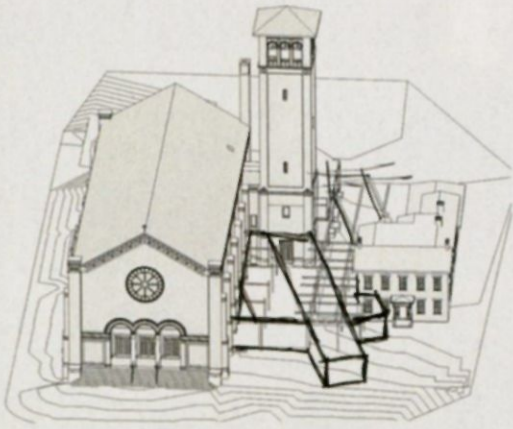
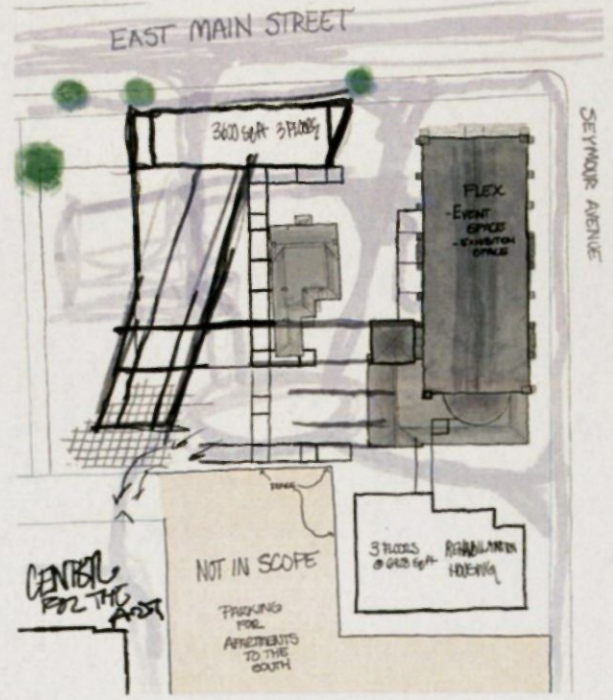
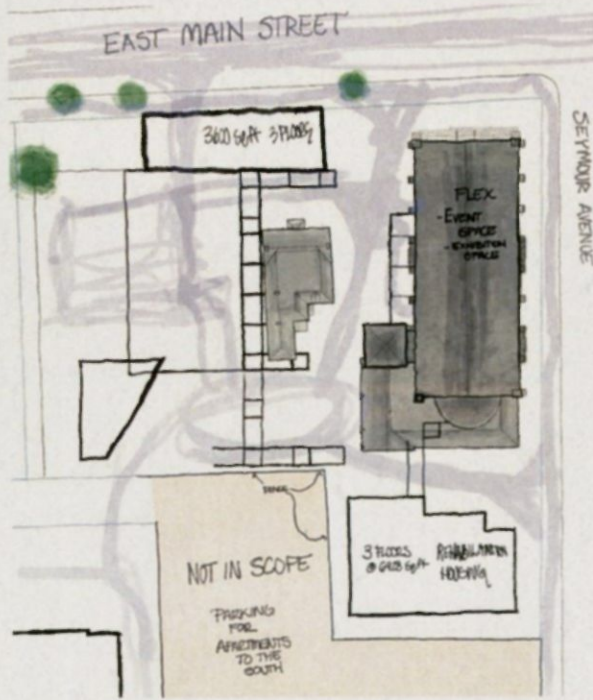






DESIGN PROCESS







DESIGN PROPOSAL



ADDITIVE STRUCTURE - EXTERIOR VIEW AT COMPRESSION POINT

ADDITIVE STRUCTURE SLOPED BELOW THE LOWER HORIZONTAL BAND





ADDITIVE STRUCTURE - INTERIOR SCENE DURING A FARMERS MARKET

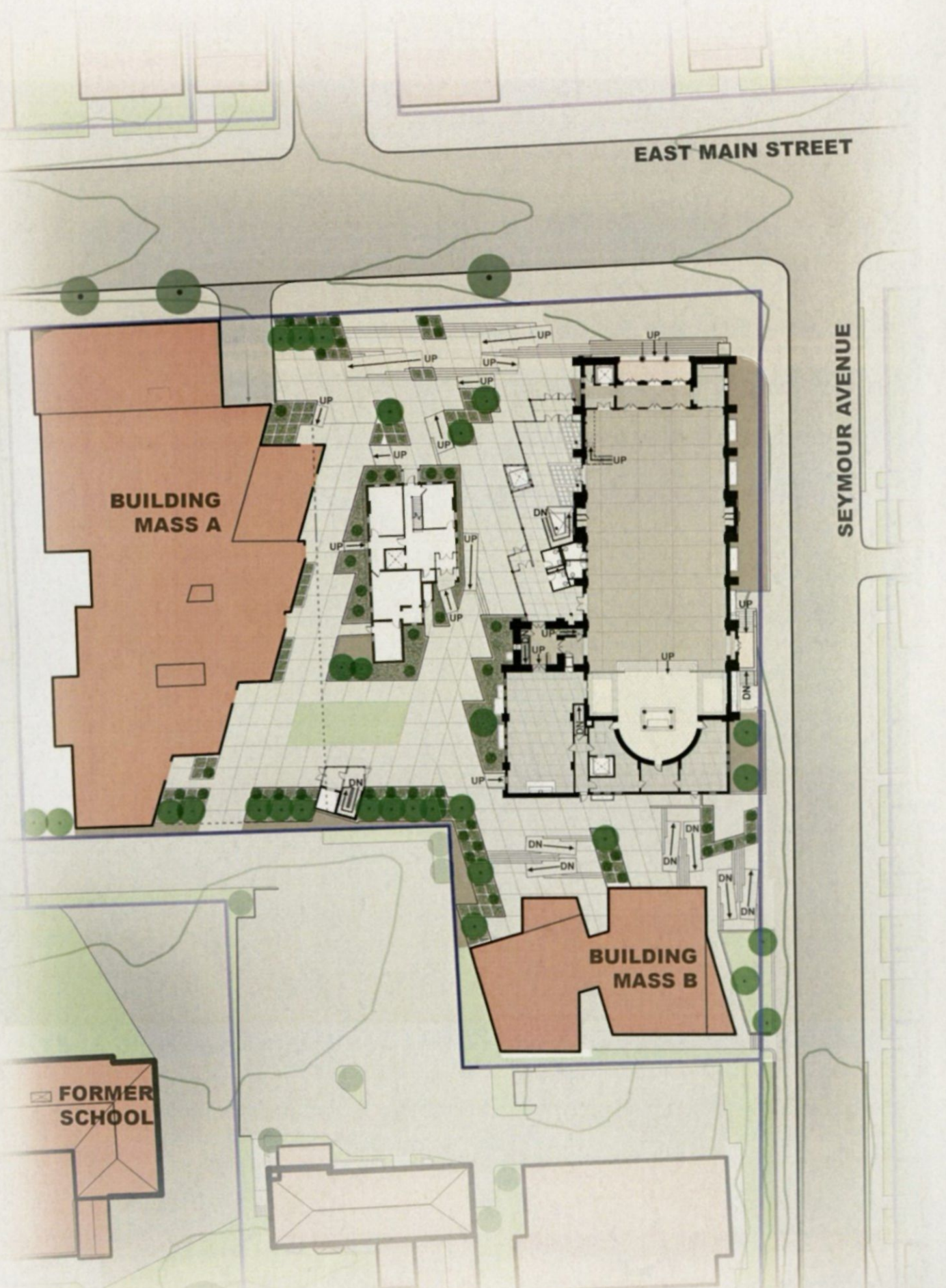
EAST MAIN STREET

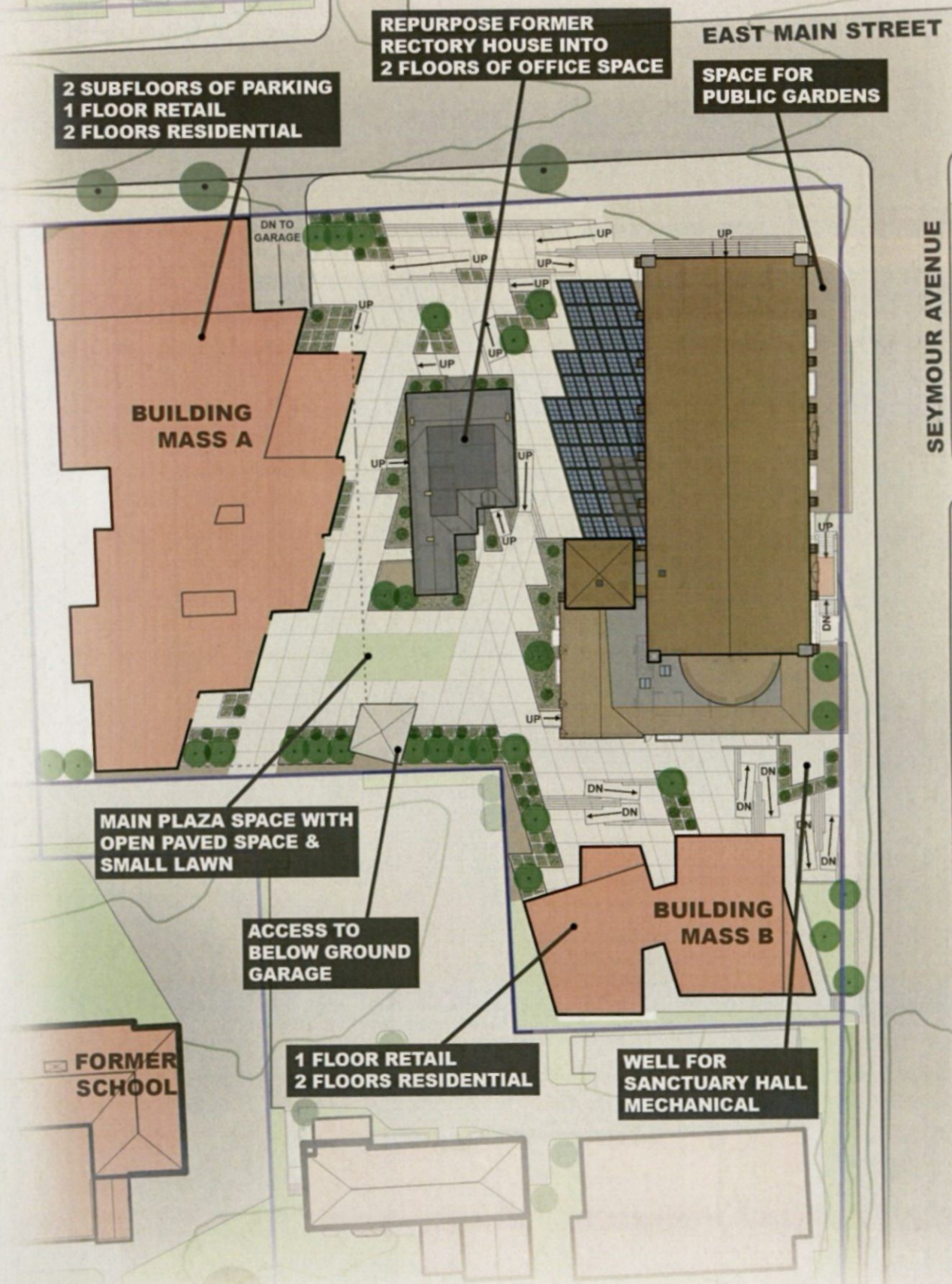
SEYMOUR AVENUE

BUILDING MASS A

BUILDING MASS B

FORMER SCHOOL





**2 SUBFLOORS OF PARKING
1 FLOOR RETAIL
2 FLOORS RESIDENTIAL**

**REPURPOSE FORMER
RECTORY HOUSE INTO
2 FLOORS OF OFFICE SPACE**

EAST MAIN STREET

**SPACE FOR
PUBLIC GARDENS**

**BUILDING
MASS A**

DN TO
GARAGE

SEYMOUR AVENUE

**MAIN PLAZA SPACE WITH
OPEN PAVED SPACE &
SMALL LAWN**

**ACCESS TO
BELOW GROUND
GARAGE**

**BUILDING
MASS B**

**FORMER
SCHOOL**

**1 FLOOR RETAIL
2 FLOORS RESIDENTIAL**

**WELL FOR
SANCTUARY HALL
MECHANICAL**

EAST MAIN STREET

ZONES OF COMPRESSION

SEYMOUR AVENUE

BUILDING MASS A

BUILDING MASS B

ATTRACTION POINTS

FORMER SCHOOL

DN TO GARAGE

UP

UP

UP

UP

UP

UP

UP

UP

UP

DN

DN

DN

DN

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DN

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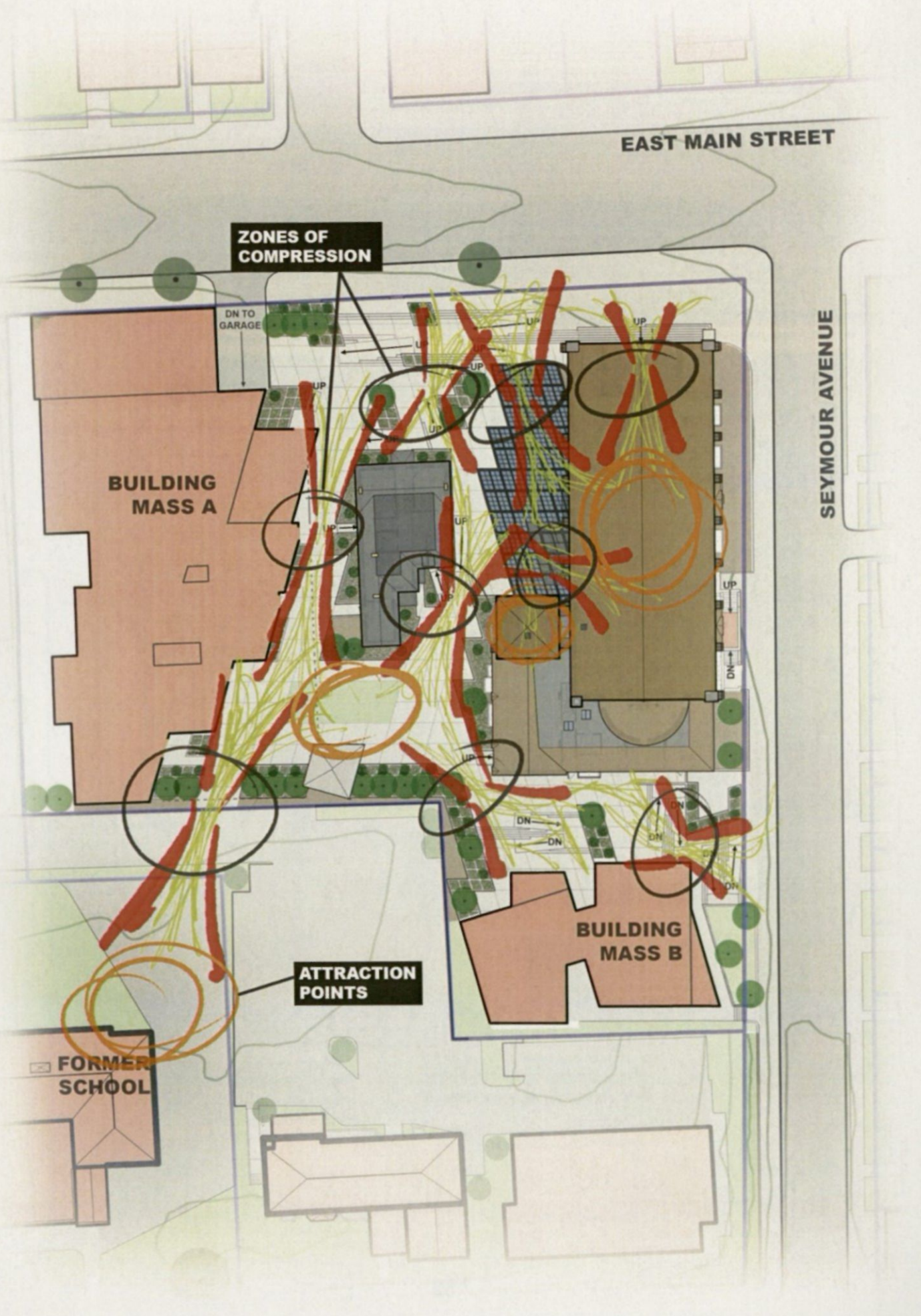
DN

DN

DN

DN

DN



EAST MAIN STREET

DIAMOND PATTERN SHIFTS IN DIRECTION OF INTENDED PATH OF TRAVEL

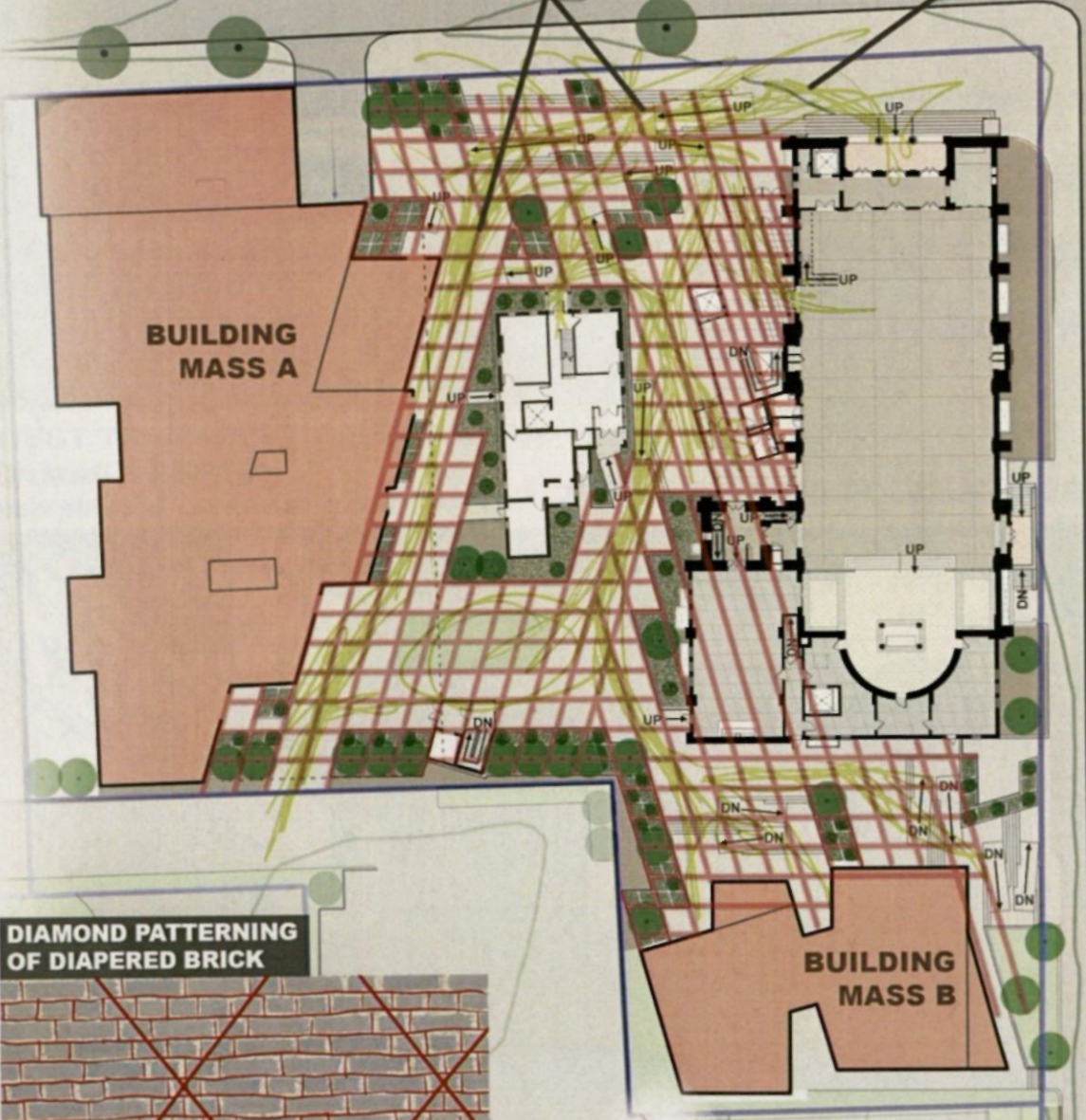
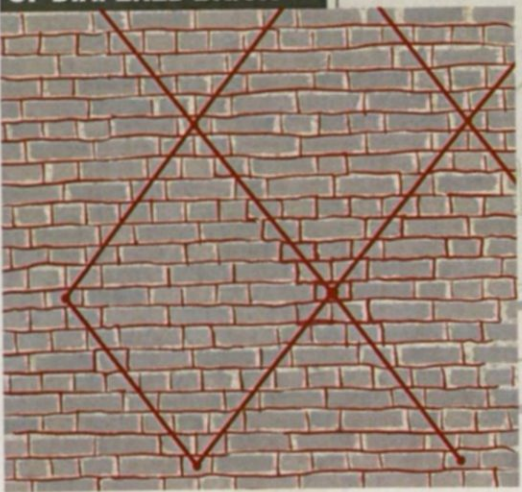
PATH OF TRAVEL

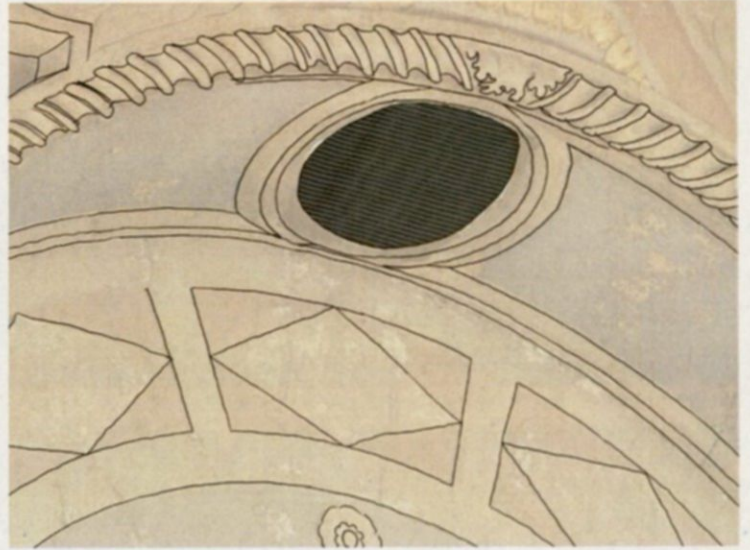
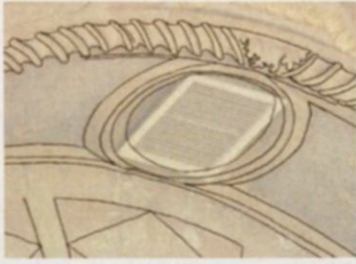
BUILDING MASS A

SEYMOUR AVENUE

BUILDING MASS B

DIAMOND PATTERNING OF DIAPERED BRICK





CEILING VENTILATION DETAIL
PLACE NEW VENT ON OPPOSITE
SIDE OF PLASTER OPENING



SANCTUARY HALL - INTERIOR PERSPECTIVE



**WEST TRANSCRYPT CEILING
DAMAGE REPAIR**
NEW SMOOTH LAYER SET BACK
SLIGHTLY FROM HISTORIC PLASTER



**REPLACEMENT FOR DAMAGED
PILASTER HEAD**
NEW SIMPLIFIED COLUMN HEAD TO
DIFFERENTIATE NEW ELEMENT TO
REPLACE ONE LOST TO TIME





RAISED FLOOR EDGE RAIL DETAIL
 TIE NEW RAILING INTO REMENENT OF
 HISTORIC RAILING WITH SIMPLE
 MODERN STEEL RAILING WITH
 GLASS INFILLING BETWEEN



FORMER CONFESSION BAY DETAIL
 NEW SIMPLIFIED COLUMN HEAD TO
 DIFFERENTIATE NEW ELEMENT TO
 REPLACE ONE LOST TO TIME



OPEN TO BELOW EXPOSURE
FULL STAINED GLASS WINDOW

**PRESERVE CEILING PAINT,
REPAINT SMALL PORTIONS
THAT HAVE BEEN
PAINTED WHITE**

**PAINT LOWER WALLS OF
SANCTUARY OFF-WHITE
TO BRIGHTEN SPACE**

**ACOUSTIC
PANELING**

**PRESERVE HISTORIC
LIGHT FIXTURES**



APPROXIMATION OF OUTLINE OF DEMOLISHED HISTORIC SCHOOL BUILDING

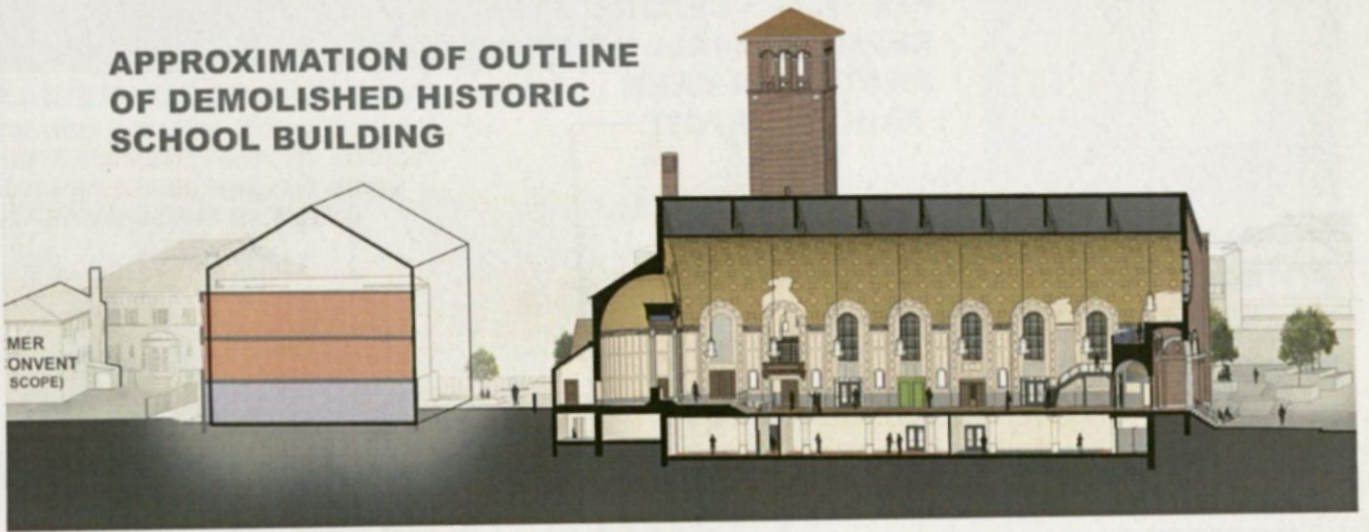
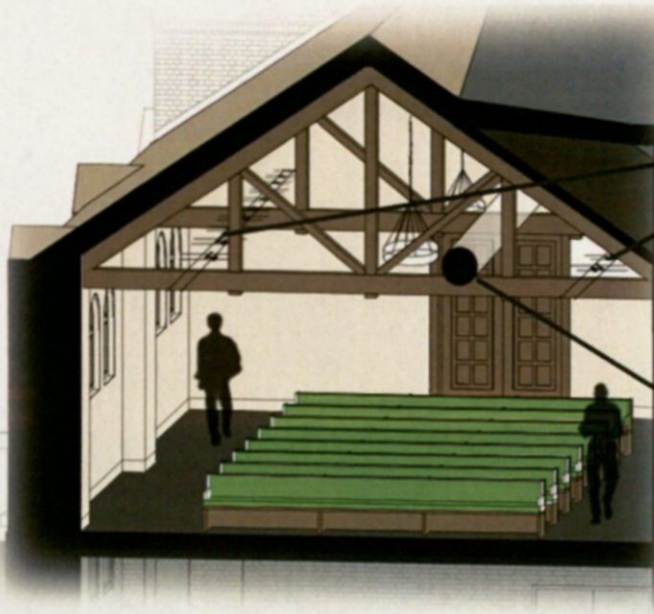
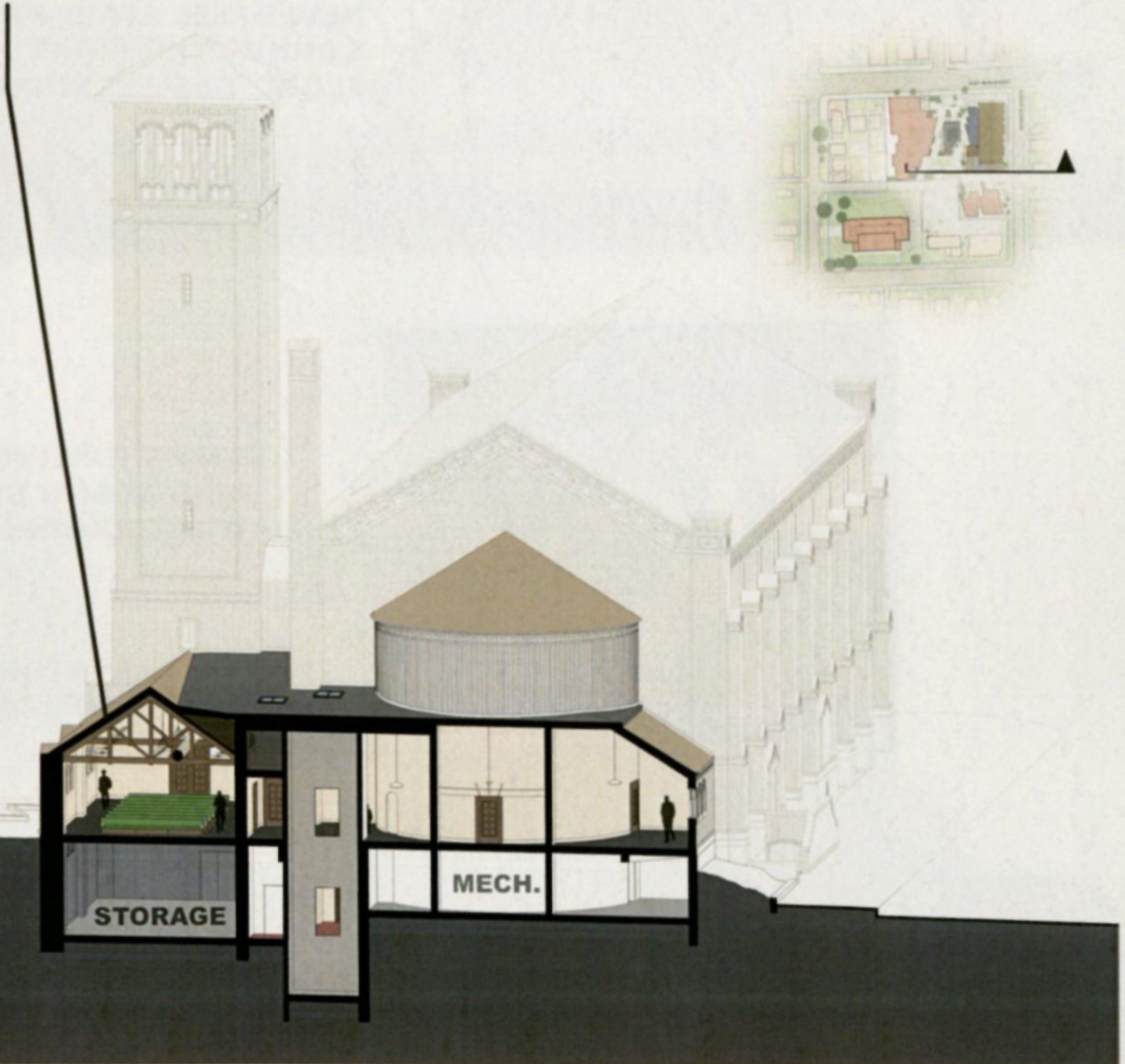


IMAGE SOURCE:
METROPOLITAN DECOR



NEW CABLE LIGHTS
WITH DIRECTIONAL
LIGHTS FOR
ACCENTED LIGHTING

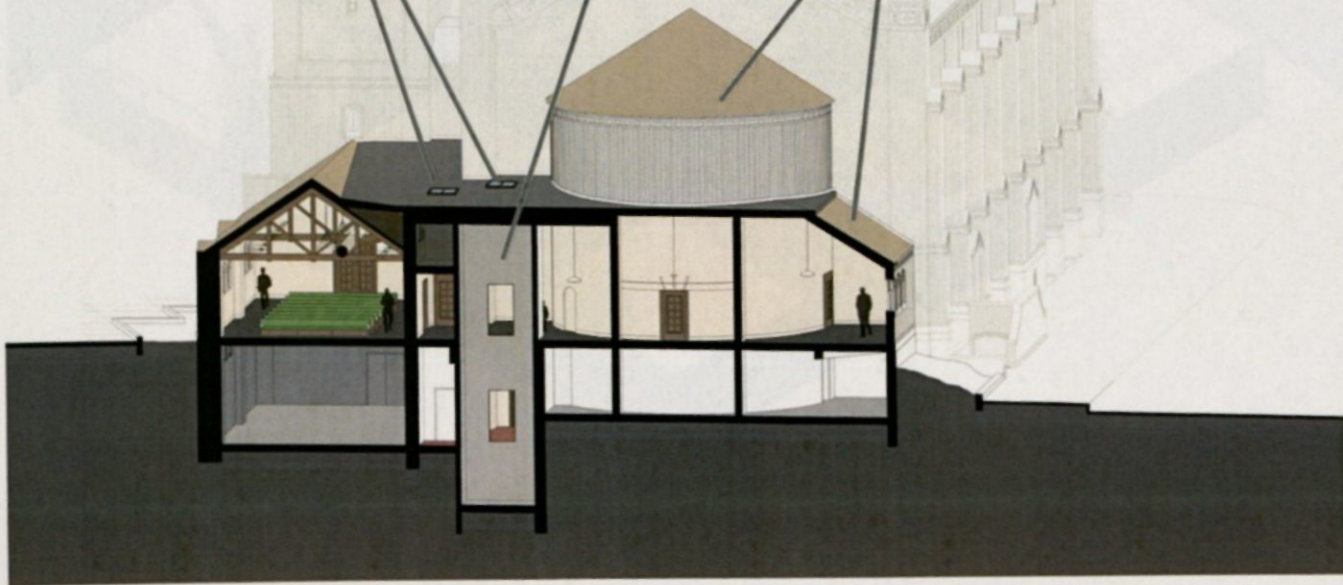
NEW ROUNDED
VENTILATION DUCT



**NEW SKYLIGHTS TO
MATCH HISTORIC**

**NEW ELEVATOR CORE
CONNECTING UPPER FIRST
FLOOR TO GROUND FLOOR**

**RED-ORANGE ASPHALT SHINGLES
TO MATCH REMOVED HISTORIC
TERRACOTTA ROOFING**



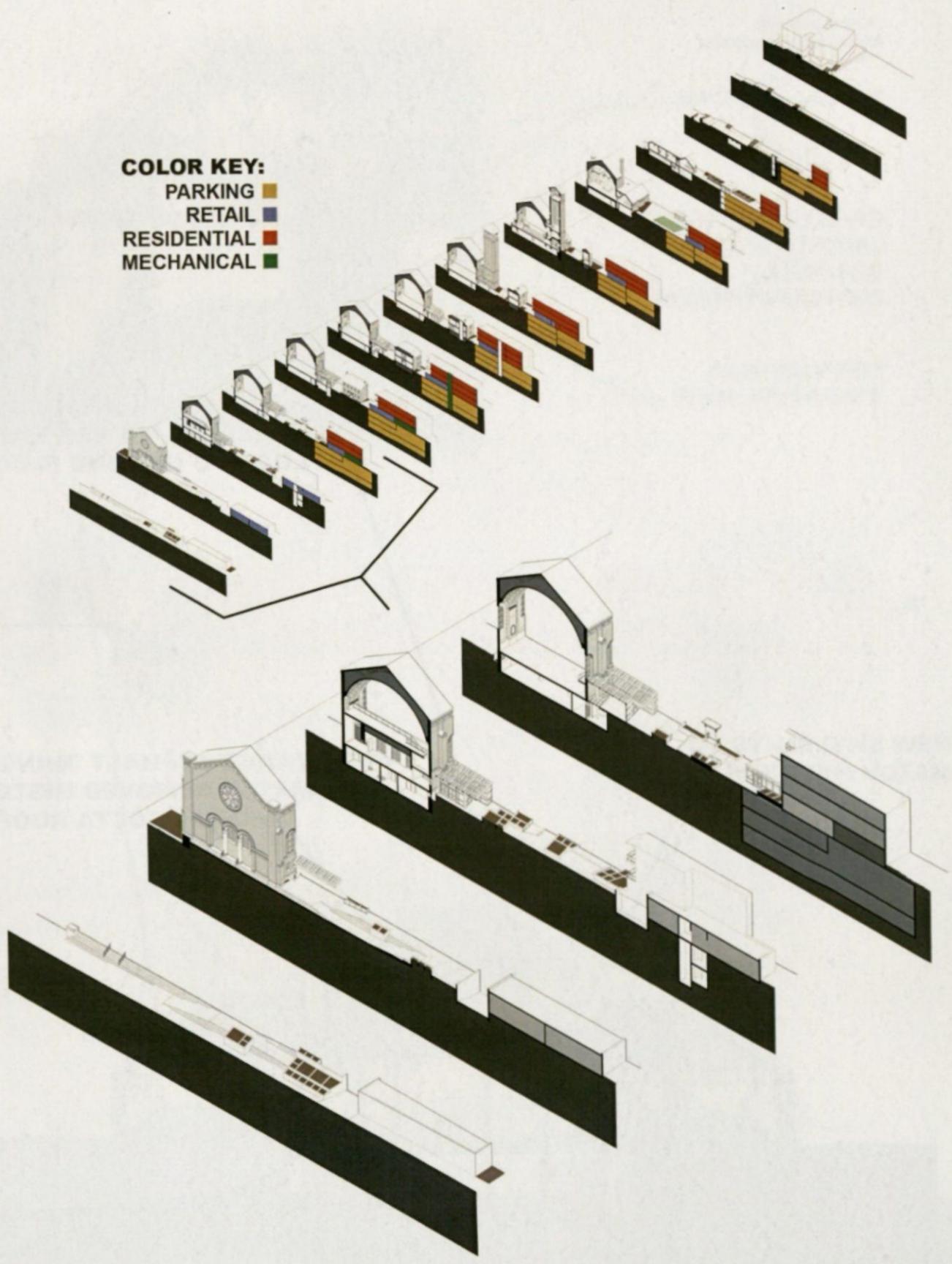
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RETAIL ■

RESIDENTIAL ■

MECHANICAL ■



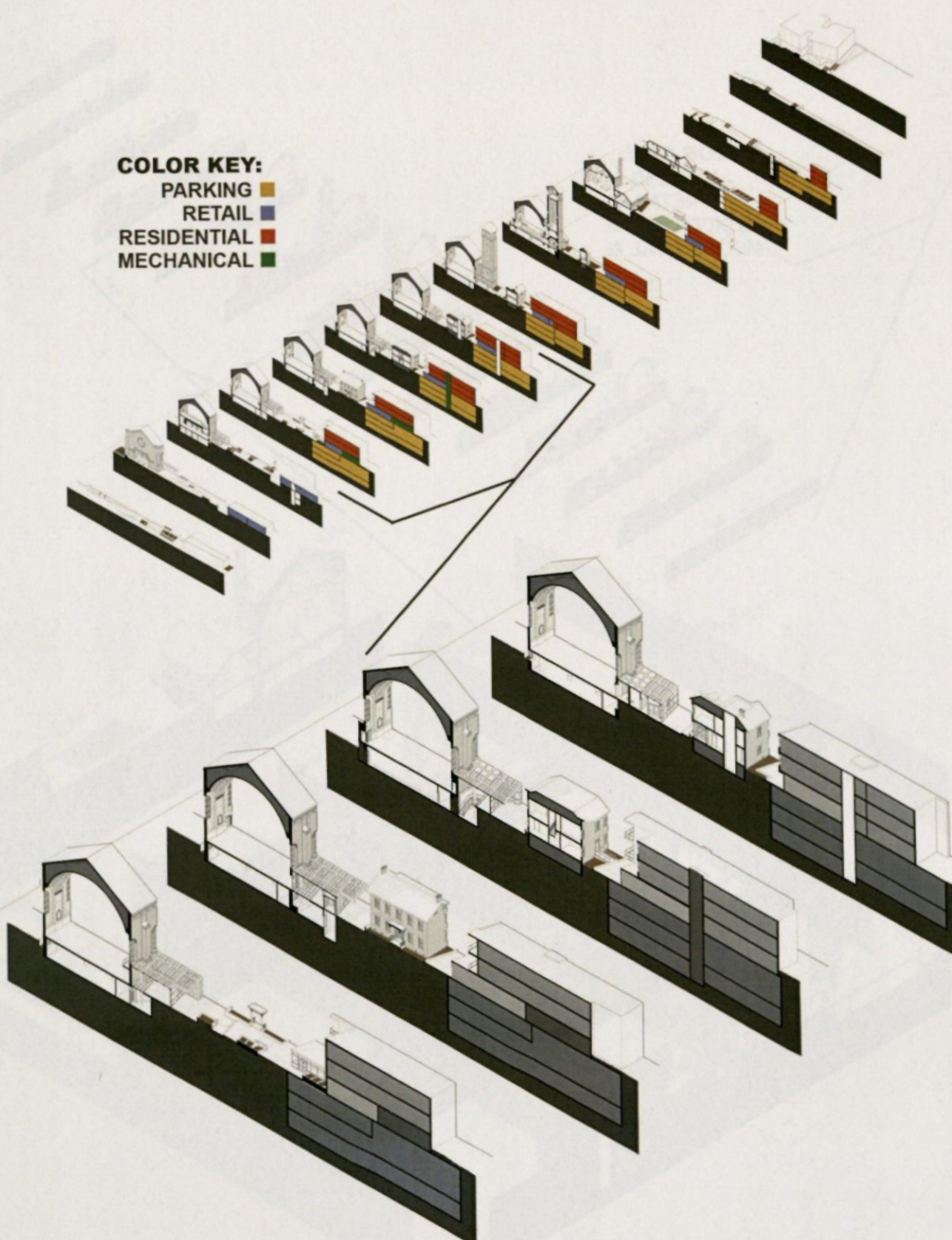
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MECHANICAL ■



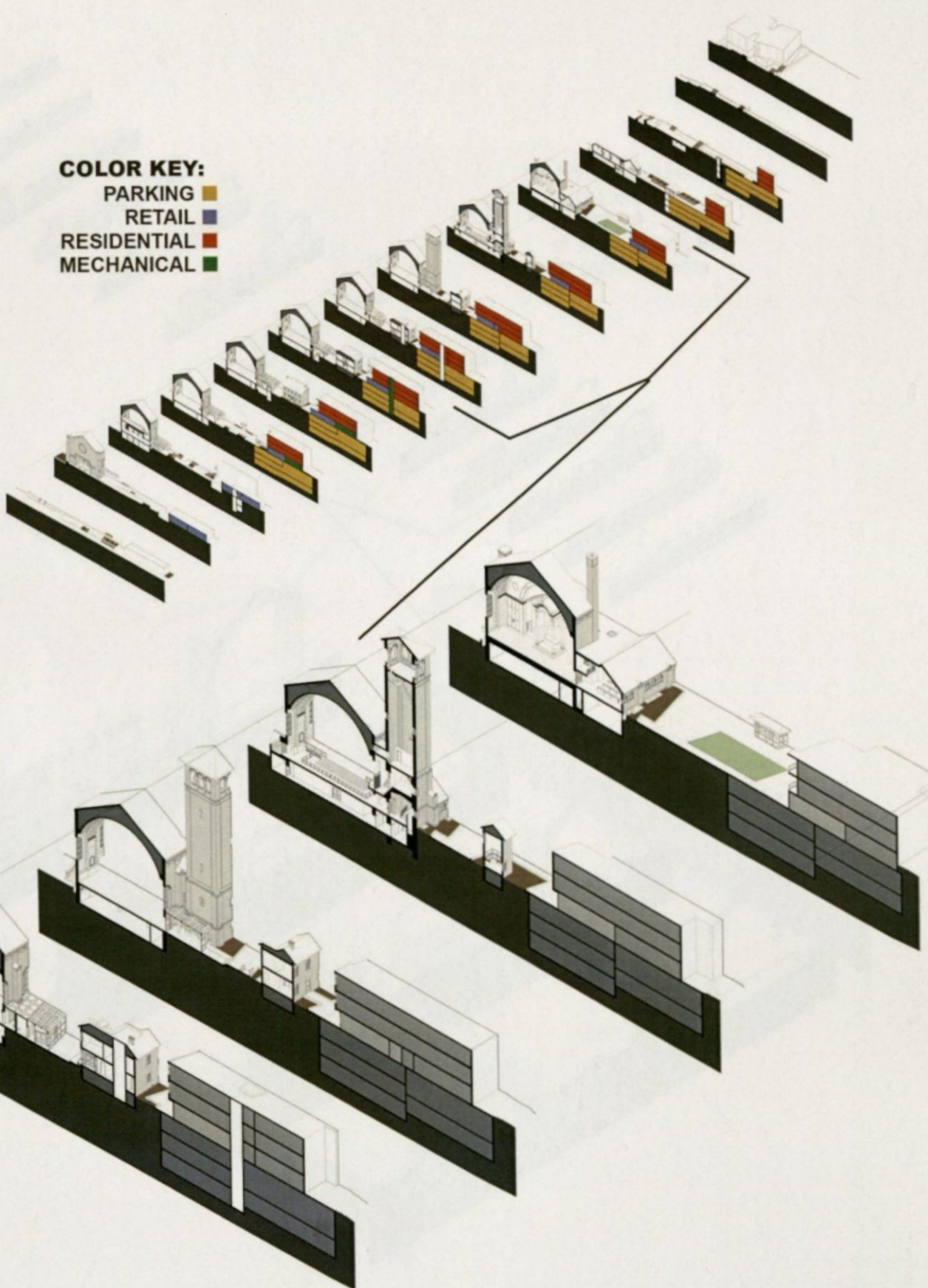
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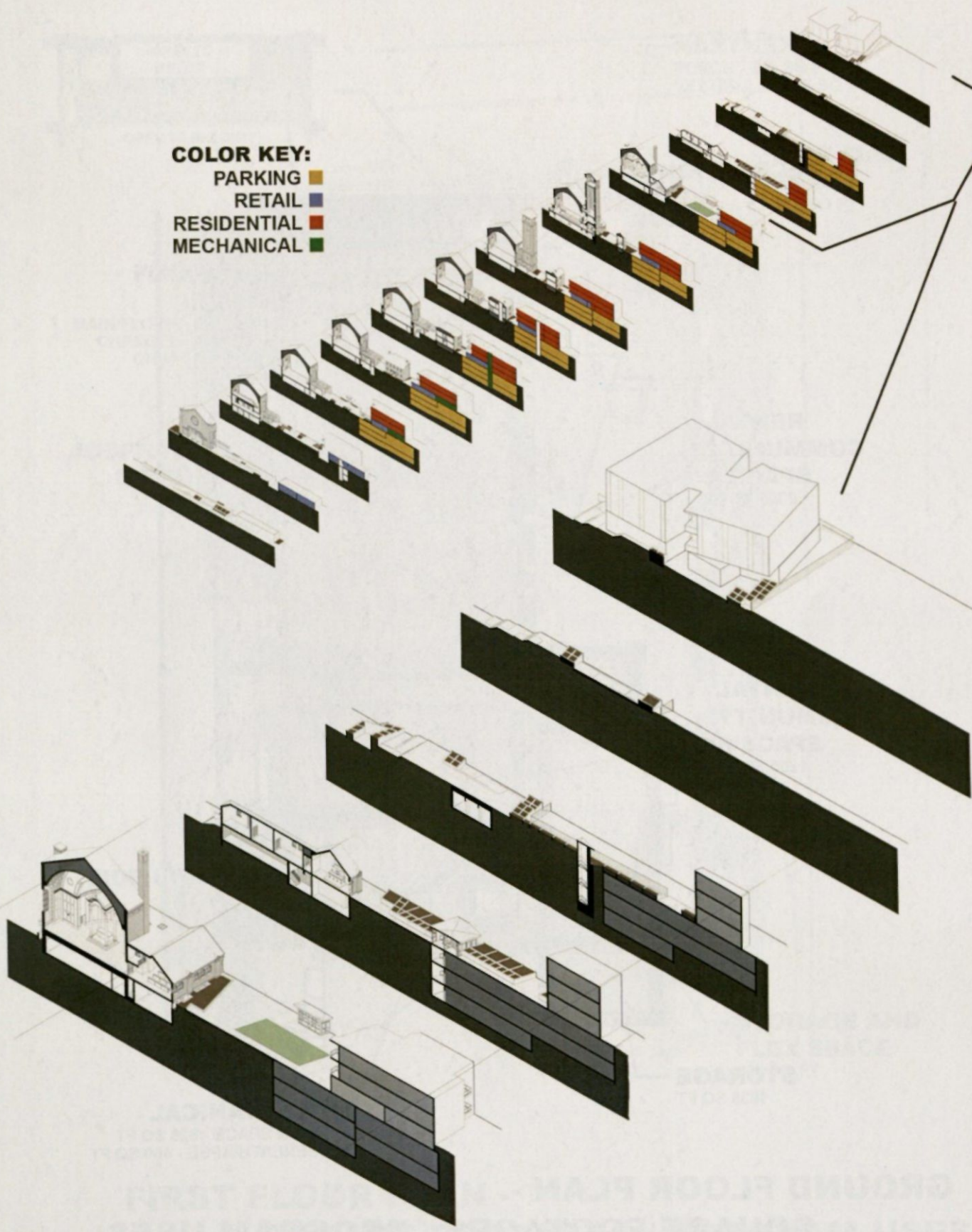
RESIDENTIAL ■

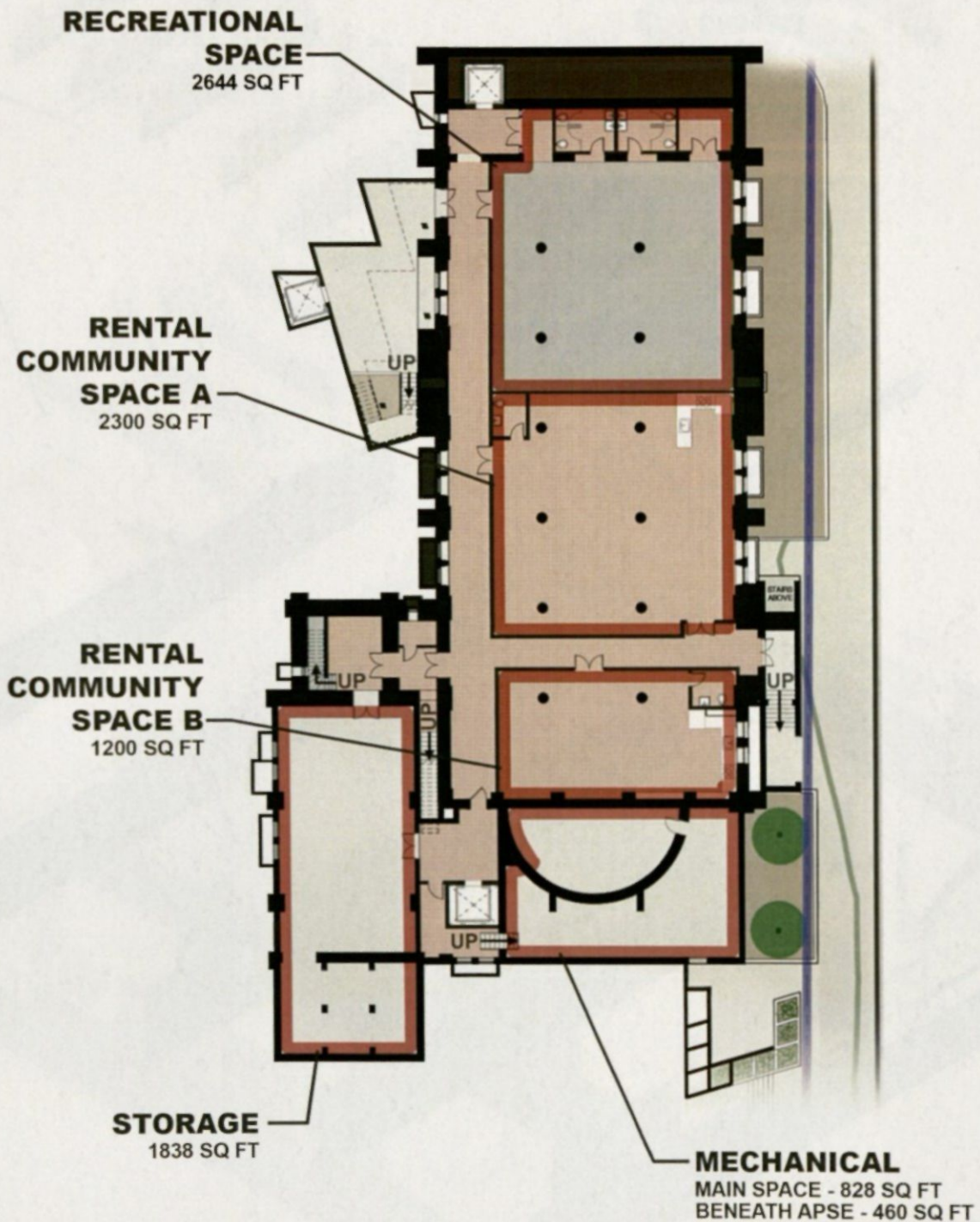
MECHANICAL ■



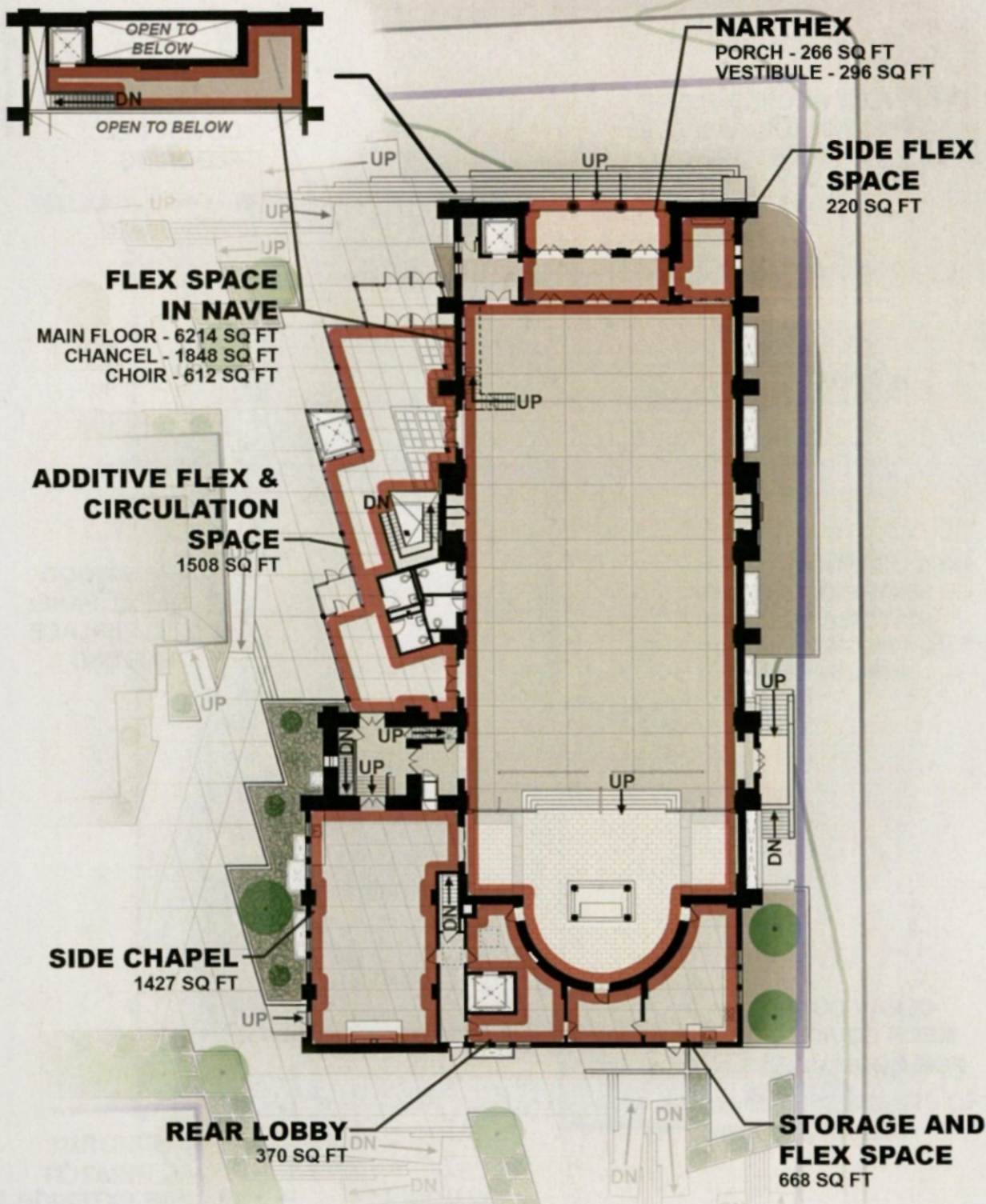
COLOR KEY:

- PARKING ■
- RETAIL ■
- RESIDENTIAL ■
- MECHANICAL ■

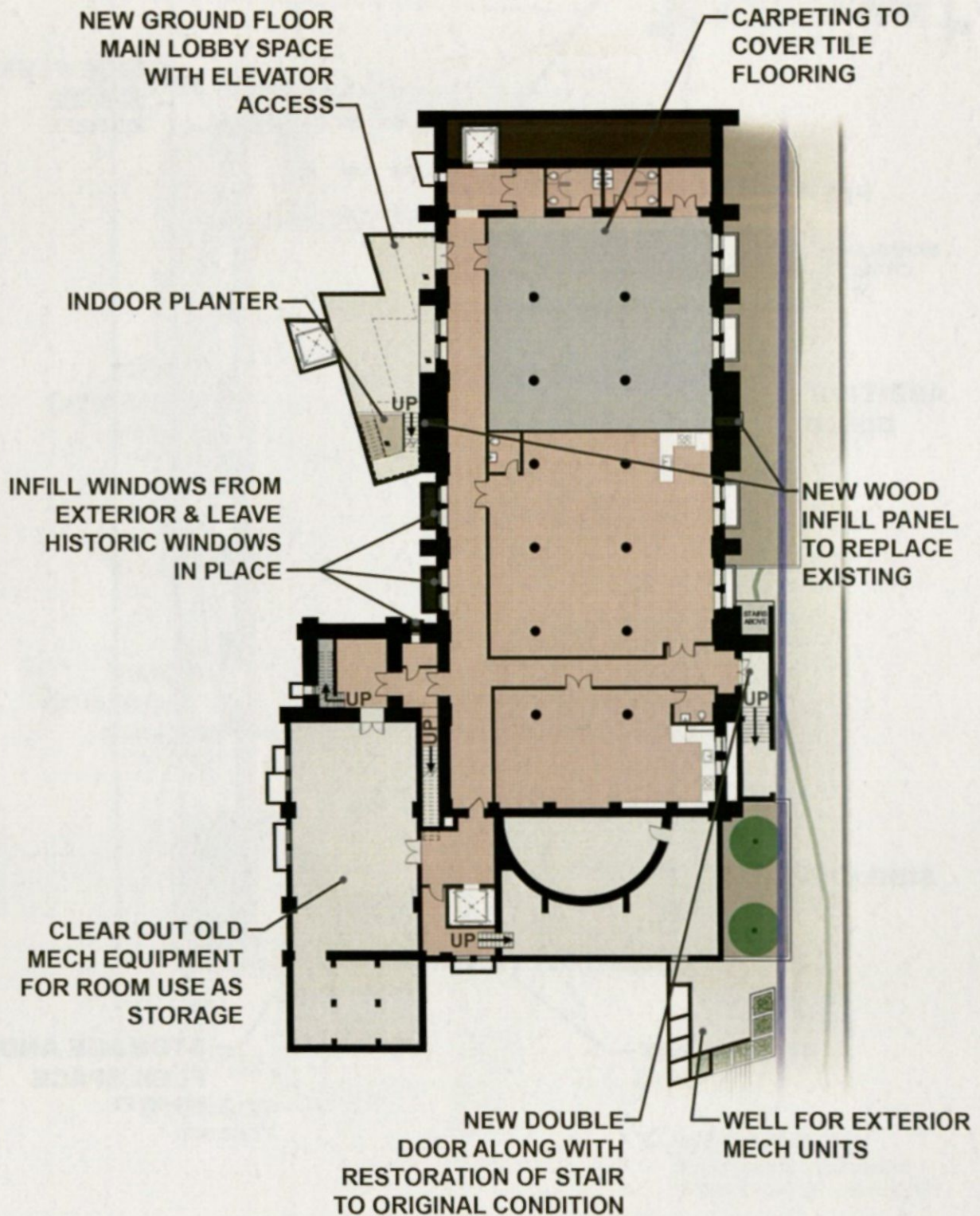




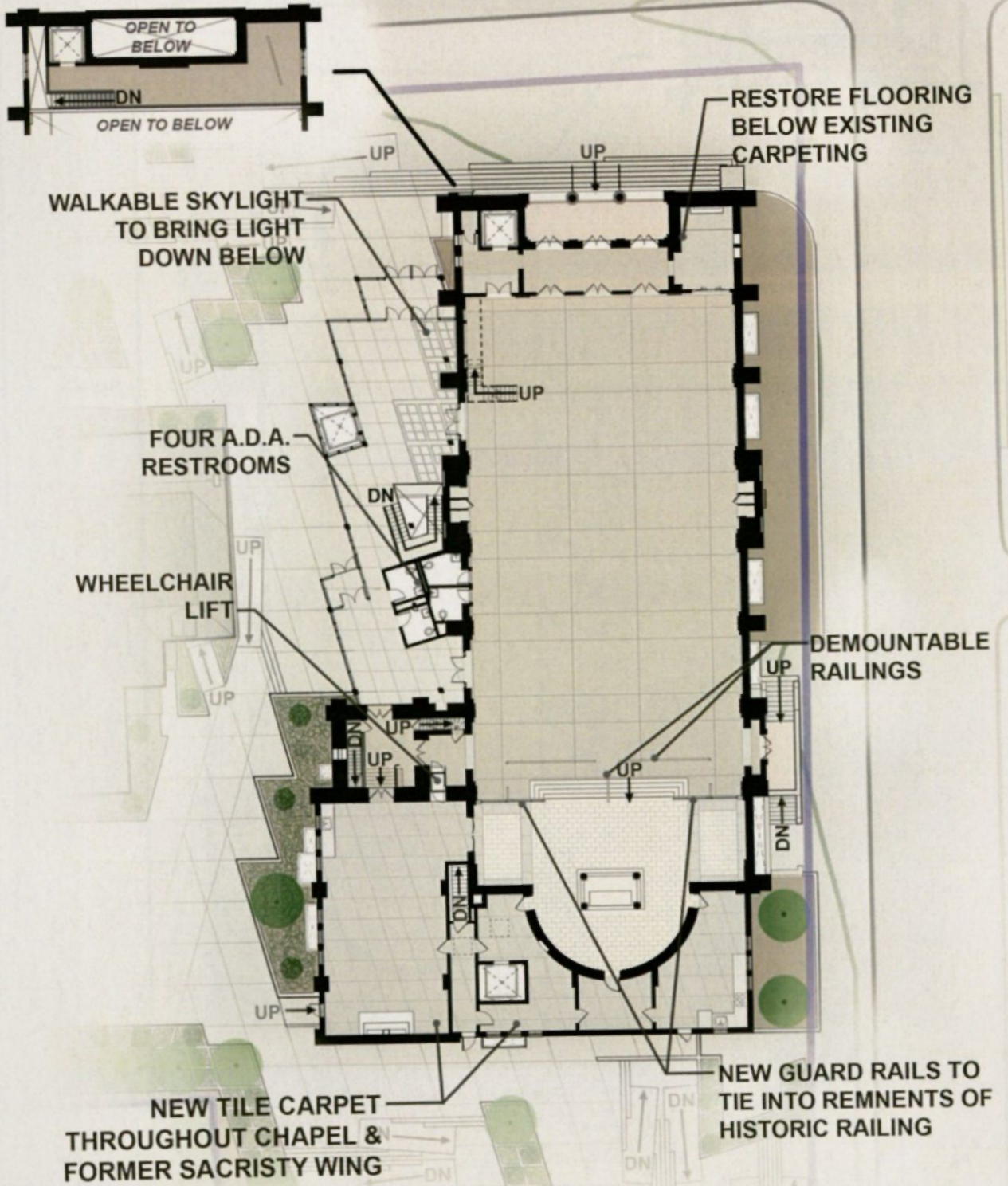
**GROUND FLOOR PLAN -
SQUARE FOOTAGES / PROGRAM USES**



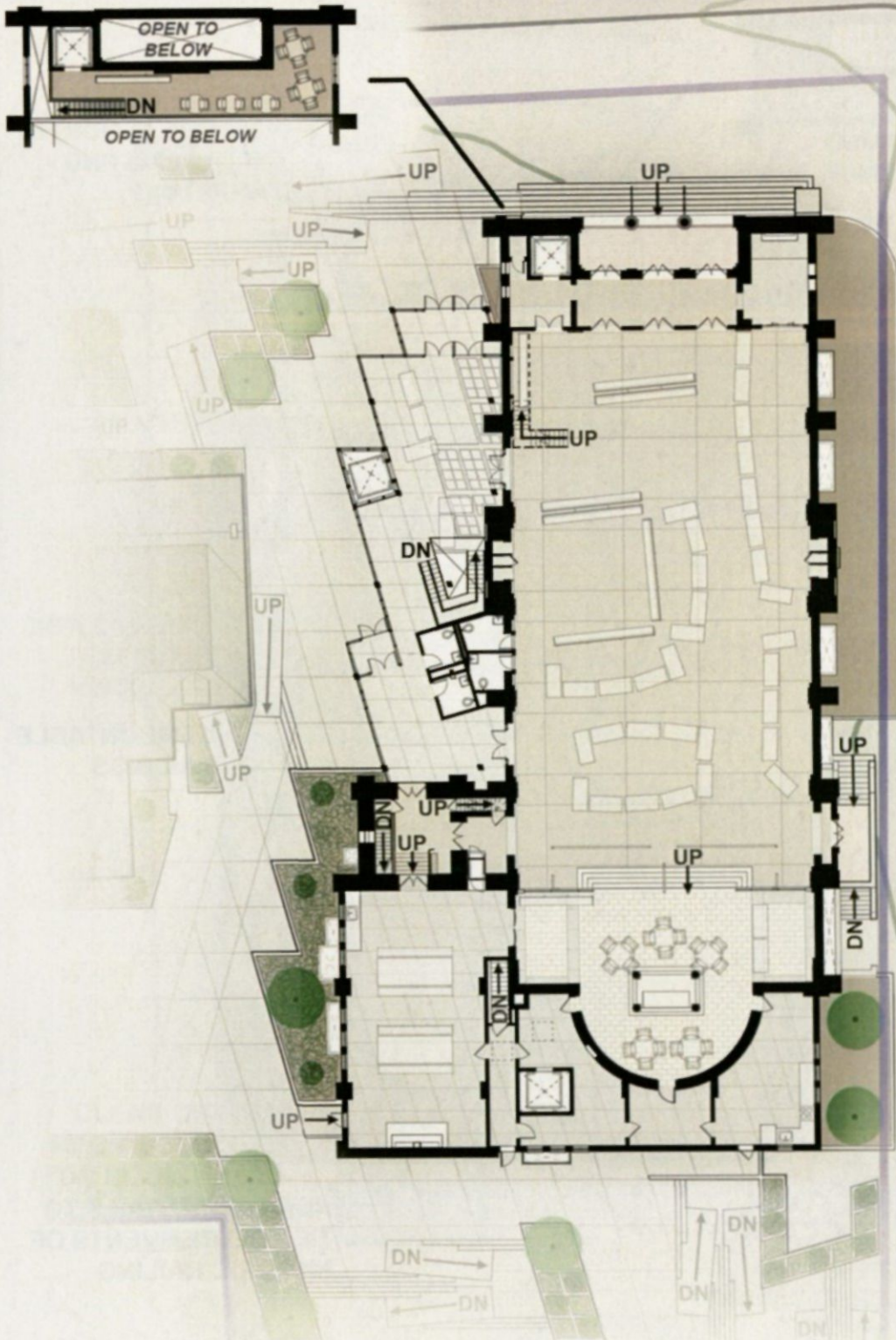
**FIRST FLOOR PLAN -
SQUARE FOOTAGES / PROGRAM USES**



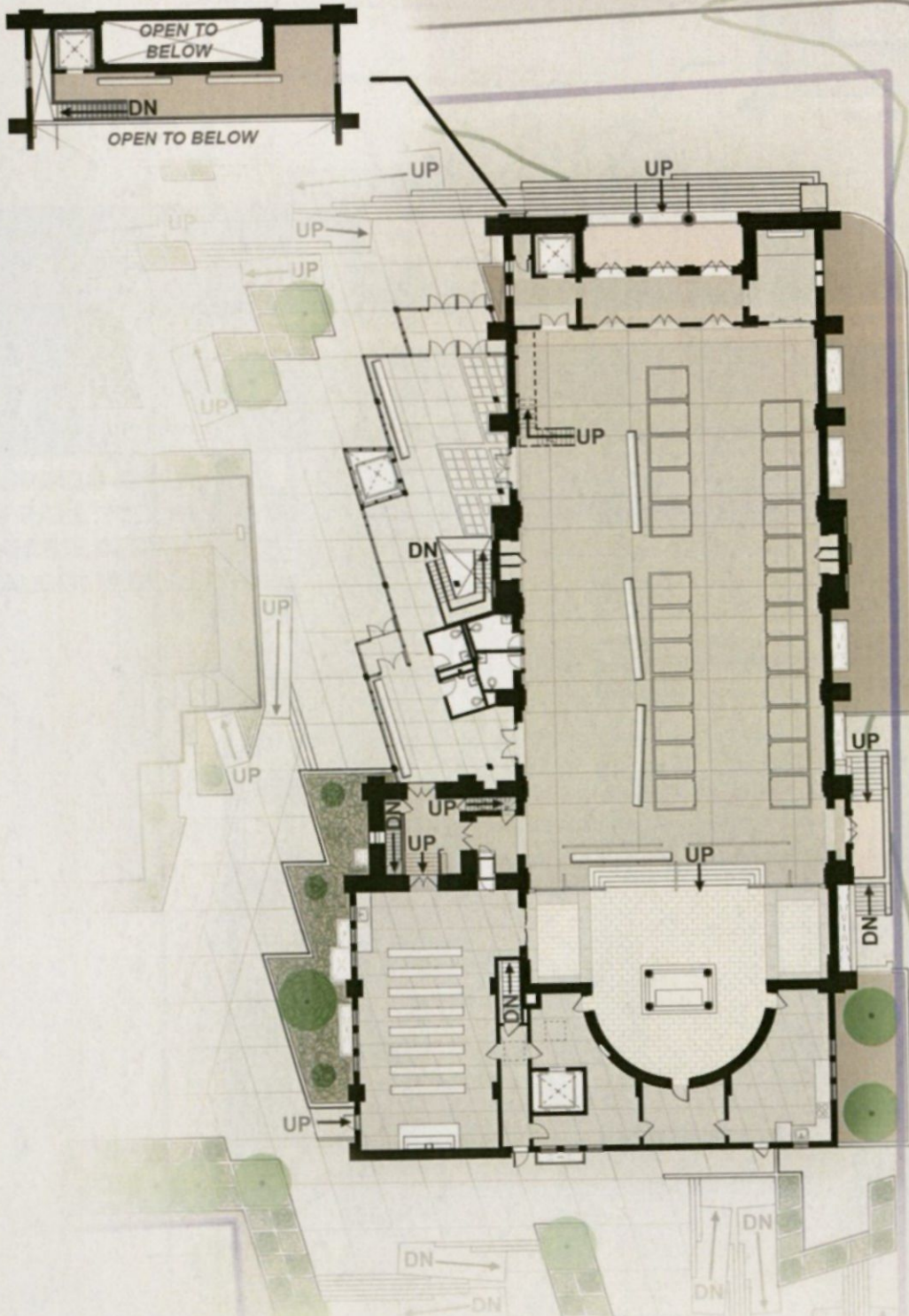
**GROUND FLOOR PLAN -
GENERAL NOTES**



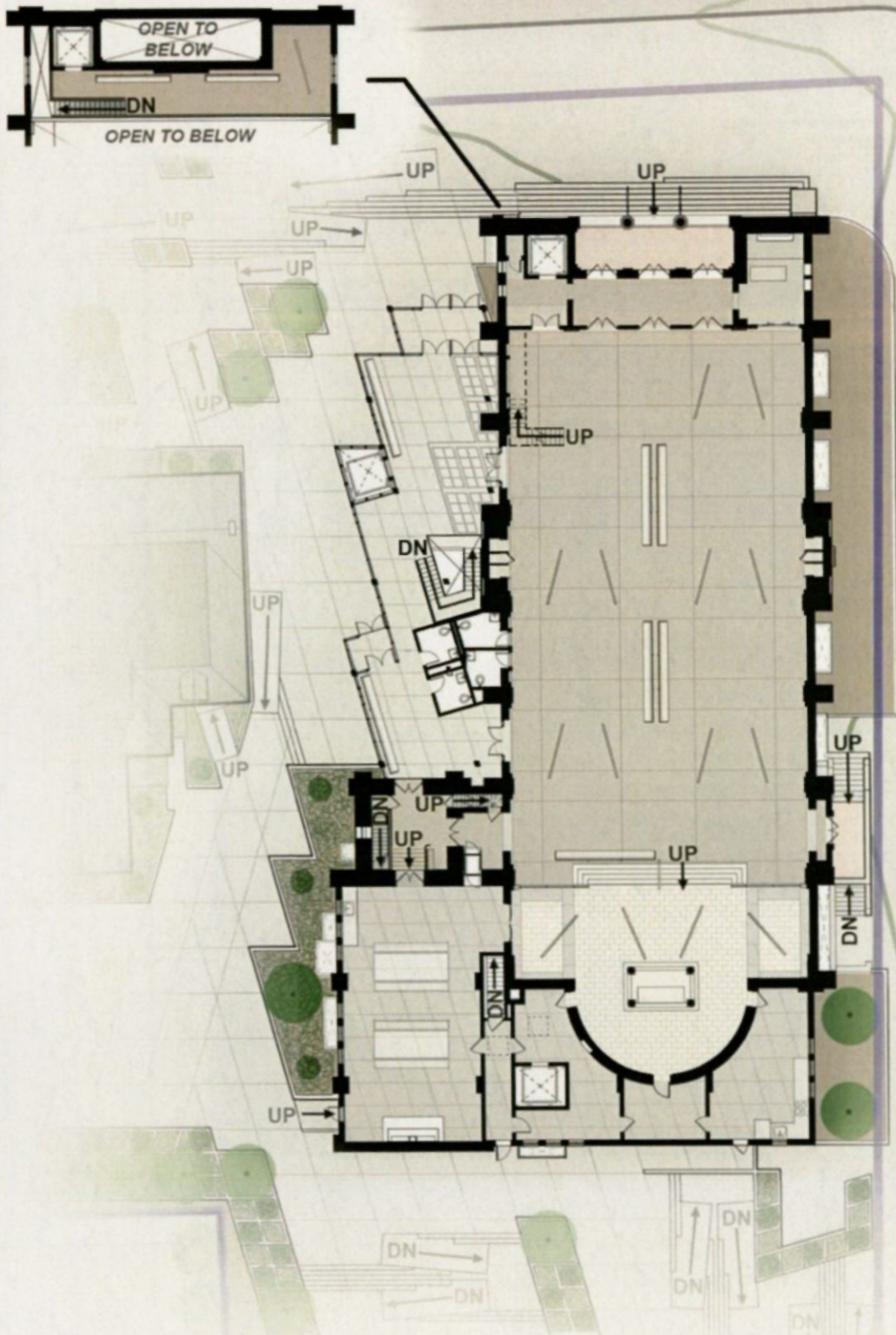
FIRST FLOOR PLAN - GENERAL NOTES



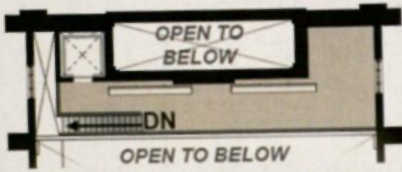
**FIRST FLOOR PLAN -
MARKET VARIATION**



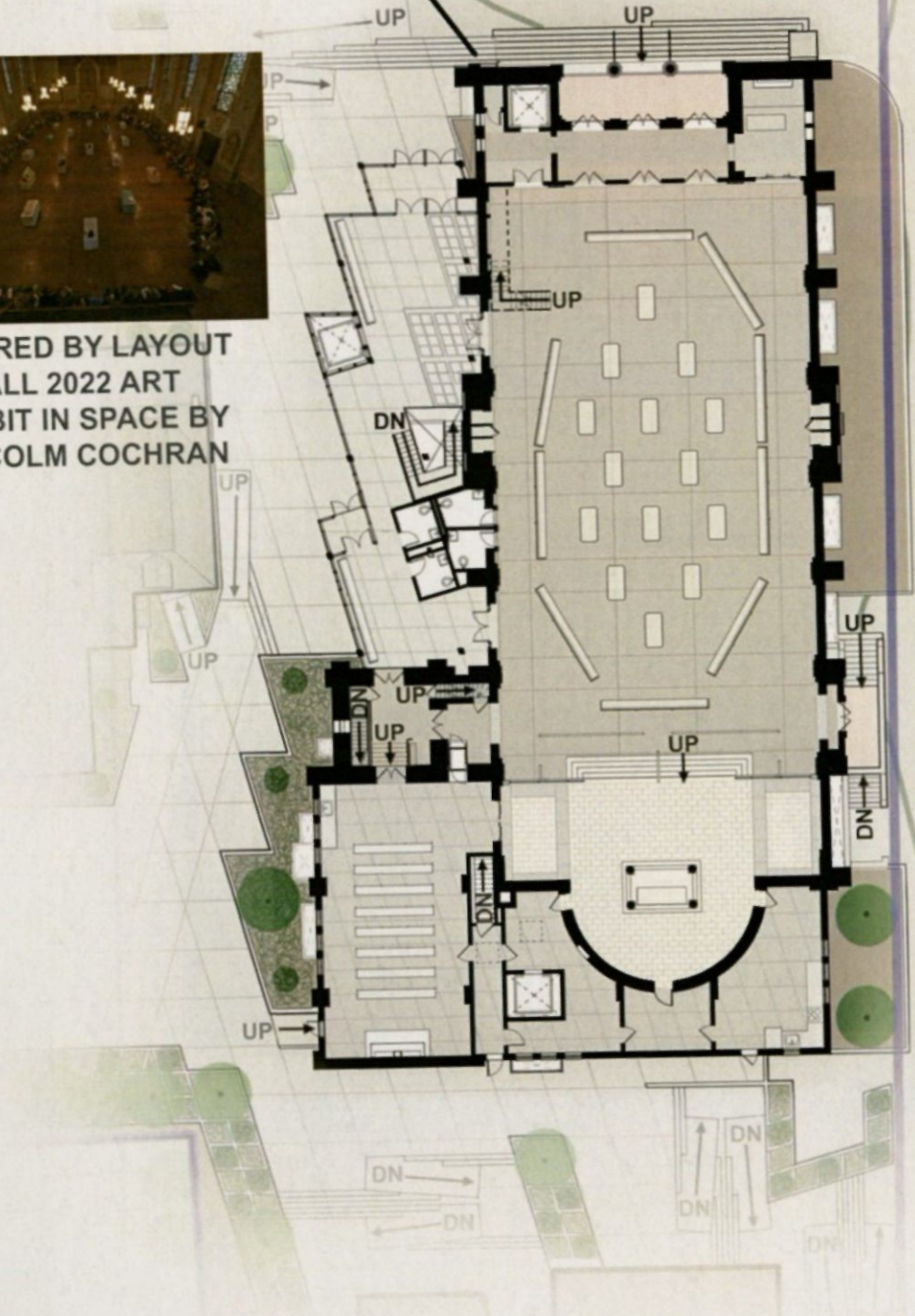
**FIRST FLOOR PLAN -
MEDICAL CLINIC VARIATION**



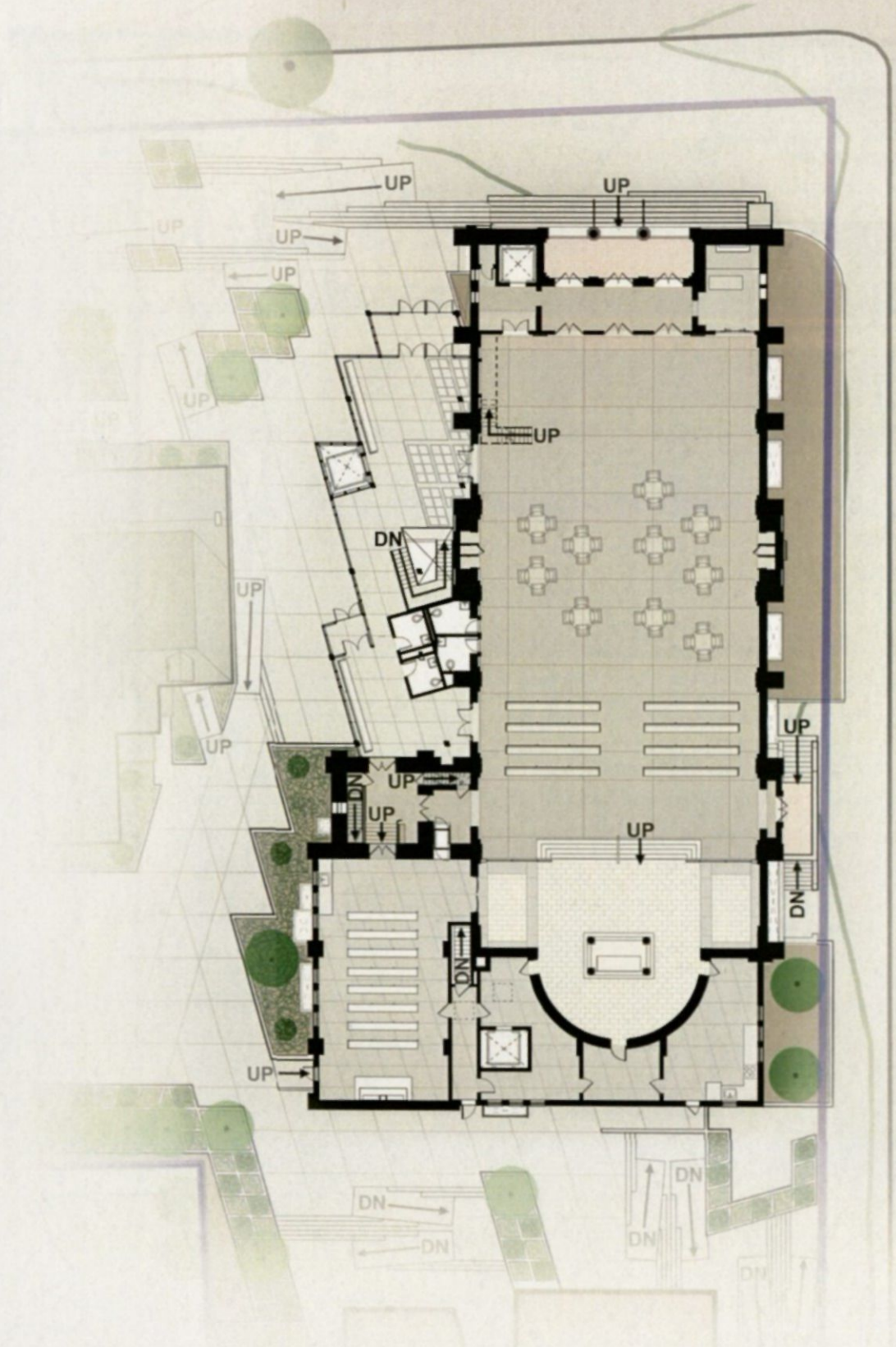
**FIRST FLOOR PLAN -
ART GALLERY VARIATION I**



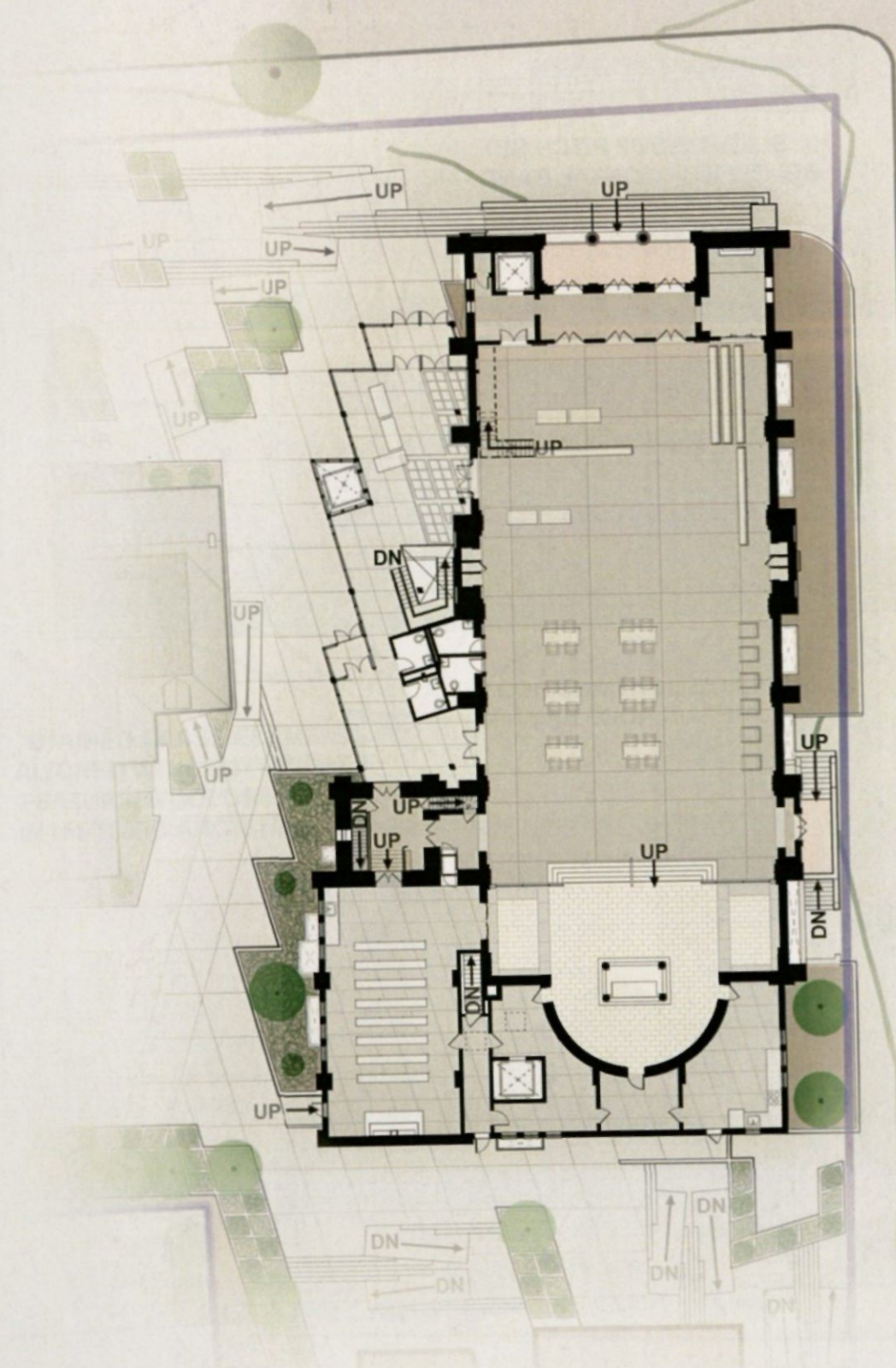
INSPIRED BY LAYOUT
OF FALL 2022 ART
EXHIBIT IN SPACE BY
MALCOLM COCHRAN



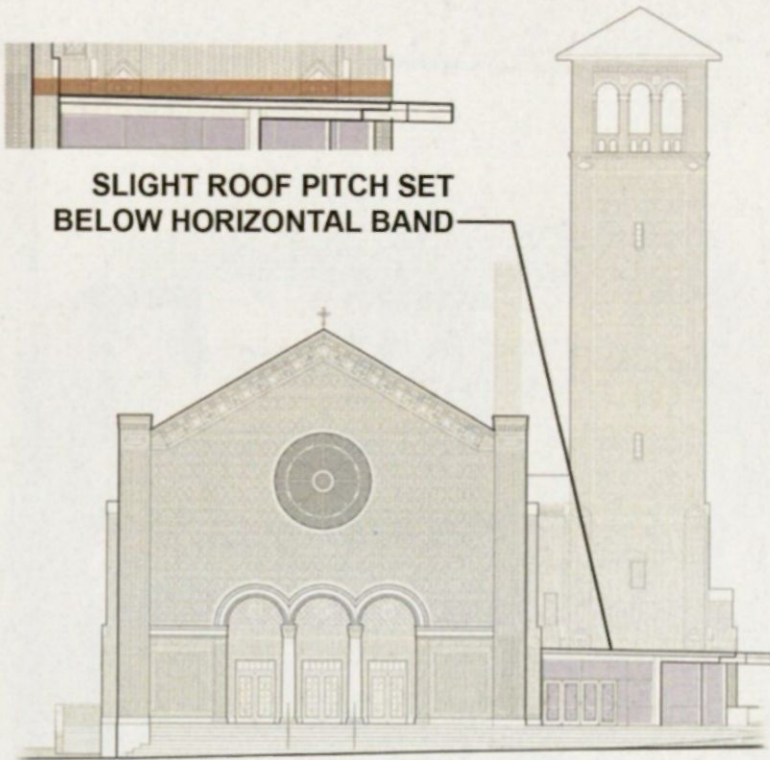
**FIRST FLOOR PLAN -
ART GALLERY VARIATION II**



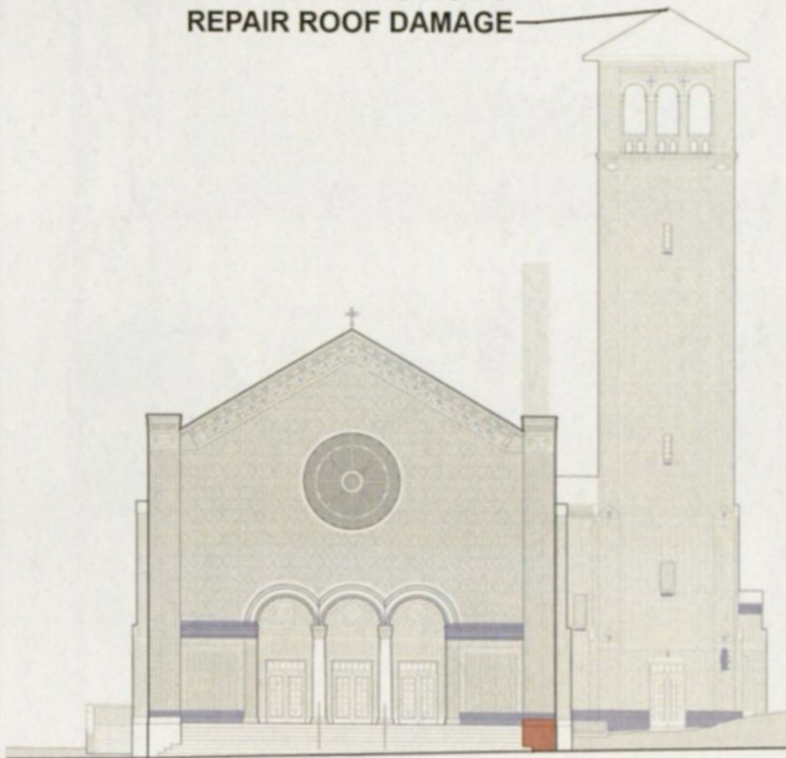
**FIRST FLOOR PLAN -
EVENT SPACE VARIATION**



**FIRST FLOOR PLAN -
ELECTION POLLING VARIATION**



REPLACE LIGHTNING ROD & REPAIR ROOF DAMAGE



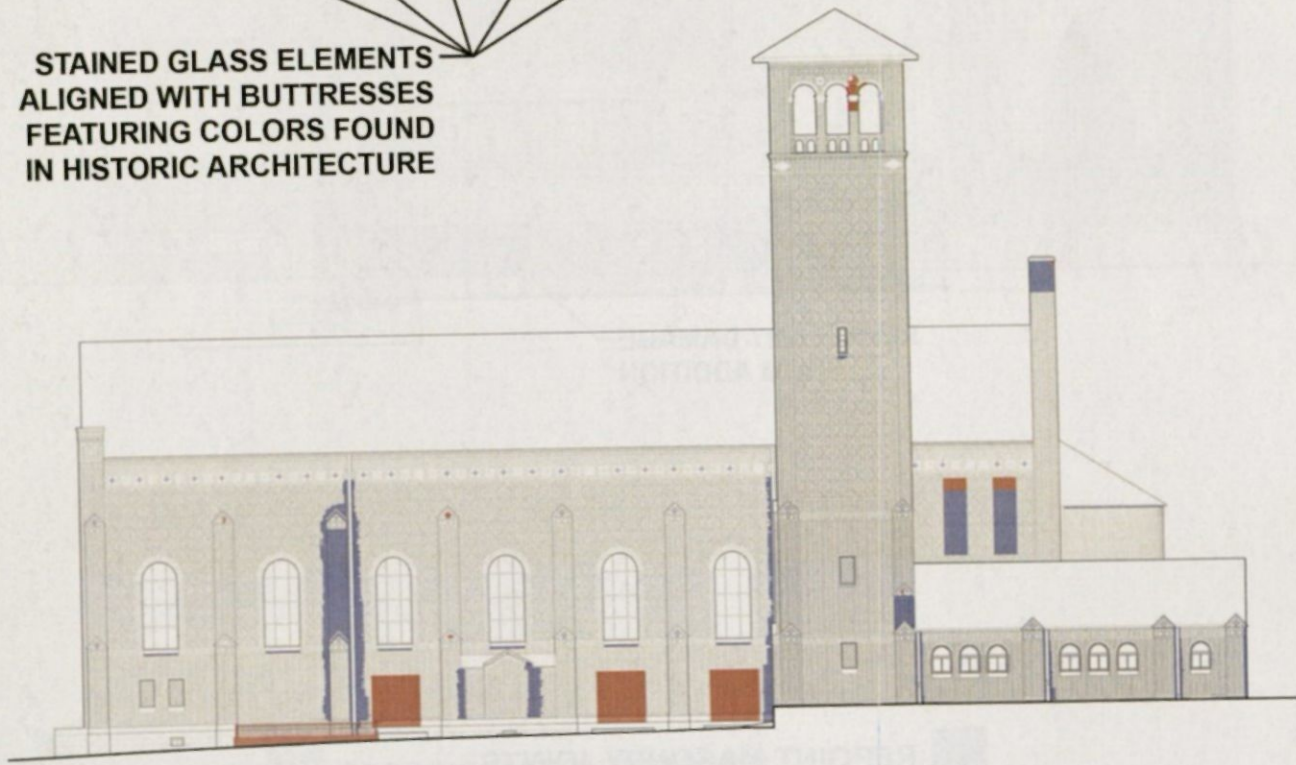
REPOINT MASONRY JOINTS





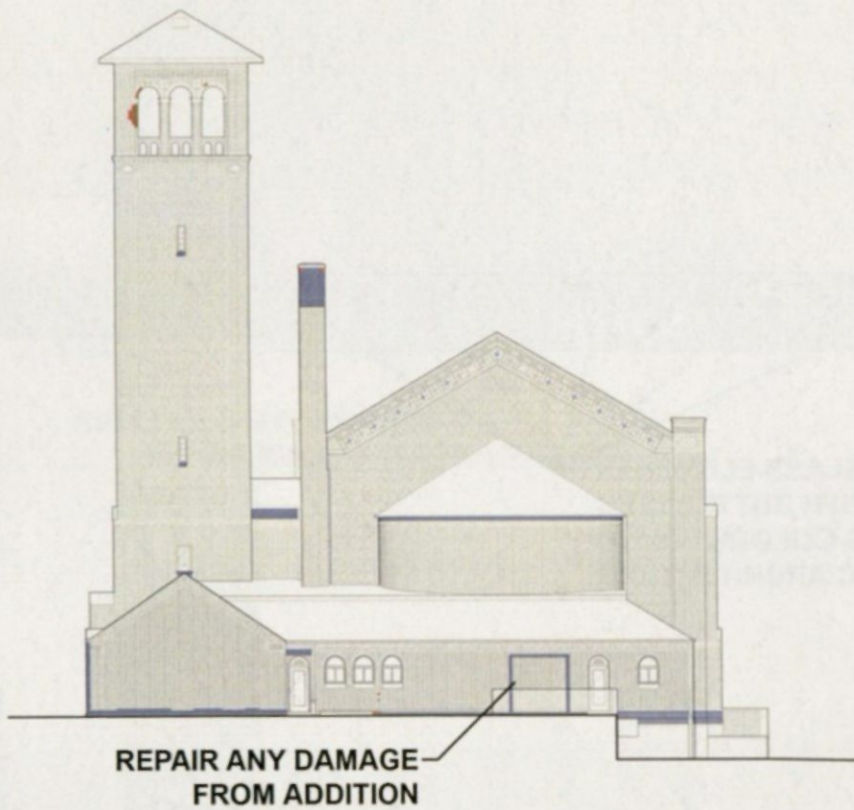
PATCH DAMAGED OR MISSING MASONRY



**STAINED GLASS ELEMENTS
ALIGNED WITH BUTTRESSES
FEATURING COLORS FOUND
IN HISTORIC ARCHITECTURE**



-  **REPOINT MASONRY JOINTS**
-  **PATCH DAMAGED OR MISSING MASONRY**



REPOINT MASONRY JOINTS



PATCH DAMAGED OR MISSING MASONRY

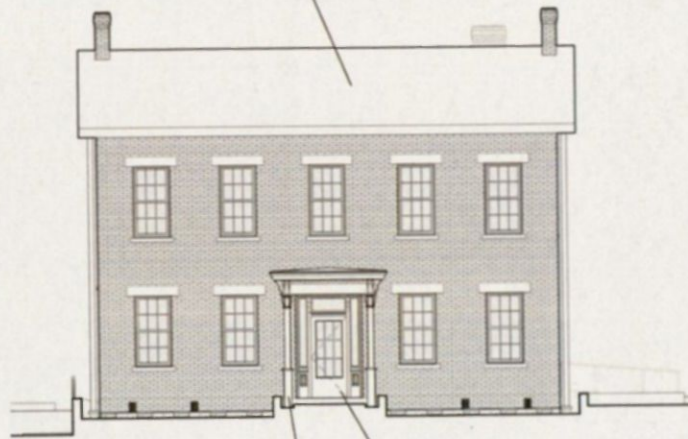


REPOINT MASONRY JOINTS



PATCH DAMAGED OR MISSING MASONRY

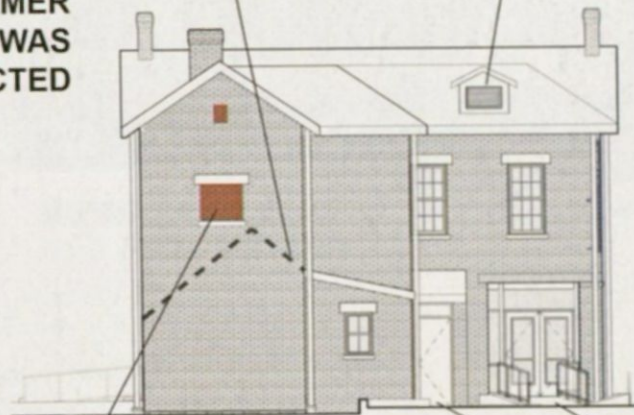
**NEW ASPHALT
SHINGLED ROOF**



**REPAIR ANY DAMAGE
TO FRONT PORCH**

**INFILL NEW ALUMINUM
TRANSOM, SIDE LIGHTS
AND DOOR INTO HISTORIC FRAME**

**REPAIR ANY
DAMAGE TO WALL
WHERE FORMER
REAR ADDITION
WAS
CONNECTED**



**NEW VENTILATION
OPENING TO ATTIC**

**INFILL WINDOW
OPENING**

**NEW SOLID ALUMINUM
DOOR TO UNFINISHED
BASEMENT**

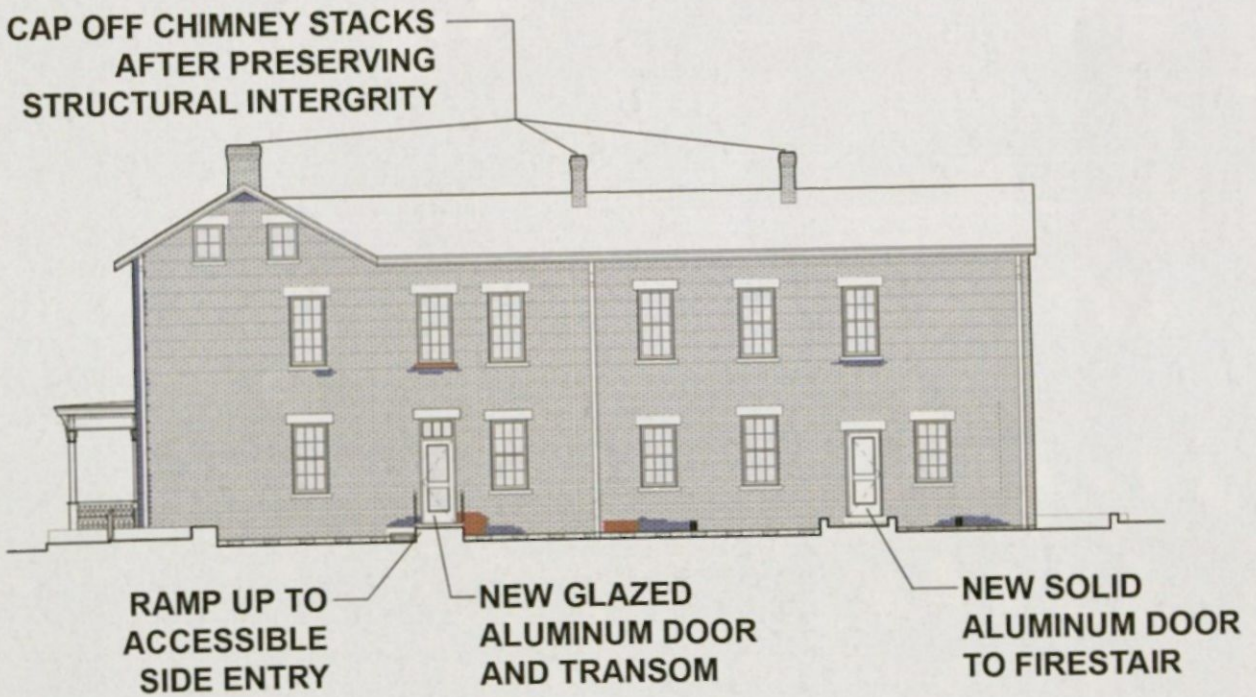
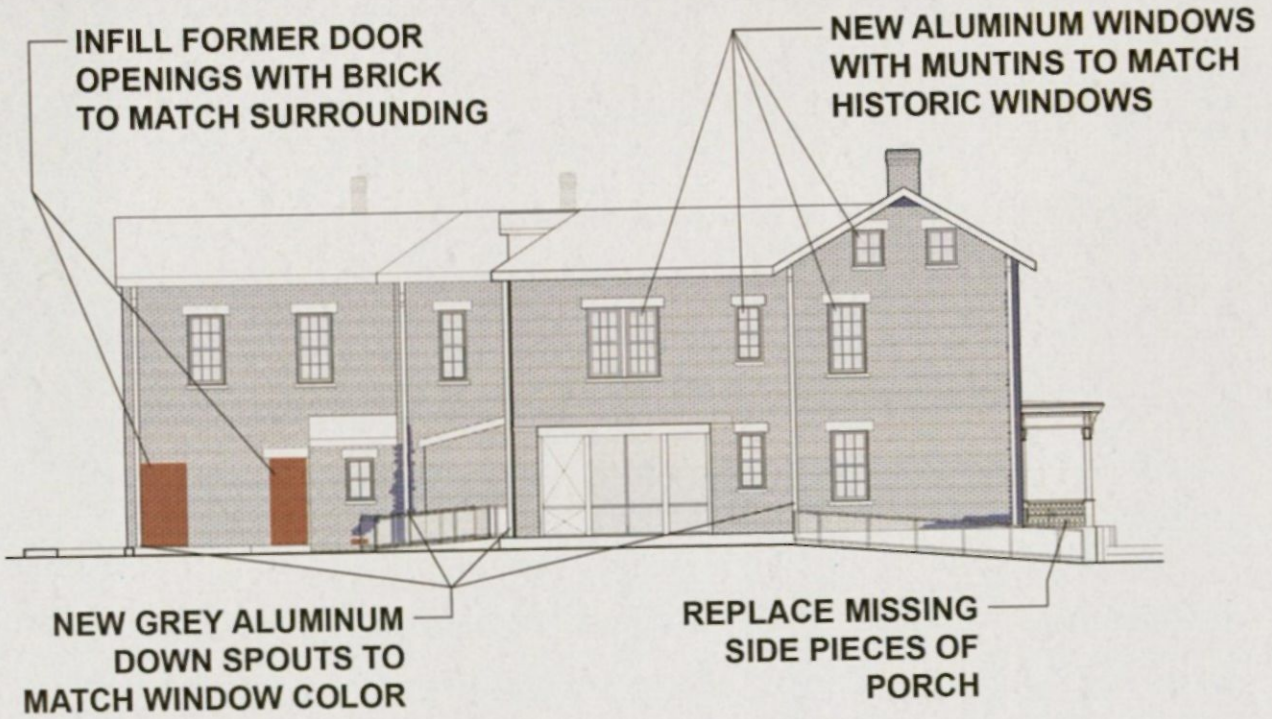
**RAMP TO COVERED
MAIN ACCESSIBLE
ENTRANCE**



REPOINT MASONRY JOINTS



PATCH DAMAGED OR MISSING MASONRY



- REPOINT MASONRY JOINTS
- PATCH DAMAGED OR MISSING MASONRY



Addendum

Through the utilization of various design techniques this project effectively demonstrates techniques that a designer can employ in revitalizing these abandoned campuses into engaging spaces. Through understanding the history of the site and learning the context of the neighborhood one can better understand how a site could best be utilized by the community. Designers can re-engage these neglected sites by creating interesting paths of travel that pull users in creating zones of compression and release in the site. Utilizing the site like this can create a more engaging site plan that will pull people into the campus along with a mixed use program of residential and commercial development alongside the community focused spaces.

Through preserving large spaces such as the nave of the sanctuary hall, the users can easily embrace the flexibility that the form of a nave allows for. In making the nave space more welcoming, brightening up the space through painting the interior brighter colors along with adding more acoustic paneling to help soften the echoes in the space. Designers should not attempt to recreate history or replicate elements in the new designs as to blur the line between old and new as that would create a false sense of history. Any new elements that are added to the historic structures should be of a modern design as to contrast from the historic architecture while also being respectful of the scale of the building. Repairing damage in these buildings that have often been either neglected or abandoned, is common and should be approached as to honor the history of the scars and not try and recreate historic elements that are not easily replicable.