Our Lady of the Lake Catholic Community

106 N. 2nd Avenue E., Ashland, Wisconsin 54806

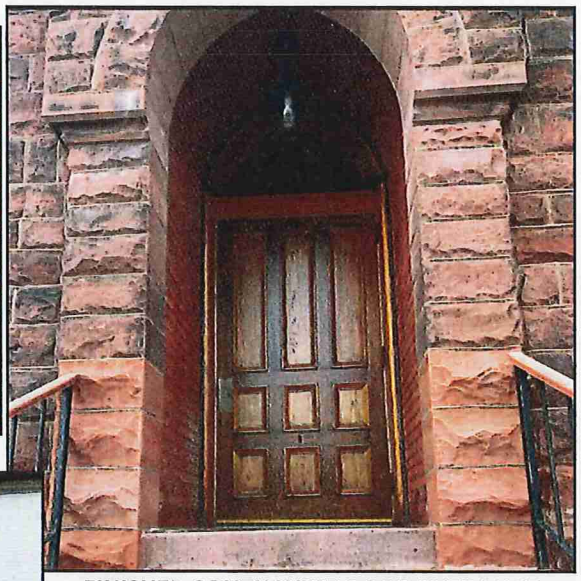
Restoration and Maintenance Project - Phase One December 2024

One year ago, plans were introduced to parishioners of Our Lady of the Lake for a project to address infrastructure problems on the south side of the church and the north, east, and south walls of the school. The age of the buildings and close proximity to busy U.S. Highway 2, with constant vibration from heavy trucks, seasonal exposure to de-icing chemicals and sun, contributed to deterioration of the stone. In addition, weathering of stone surfaces produced deep cracking and loss of portions of stones resulting in significant damage over time. The initial phase of restoration included removal, patching and tuckpointing of damaged stone and bricks, along with removal and replacement of caulking. The other major maintenance project included replacement of the school roof.

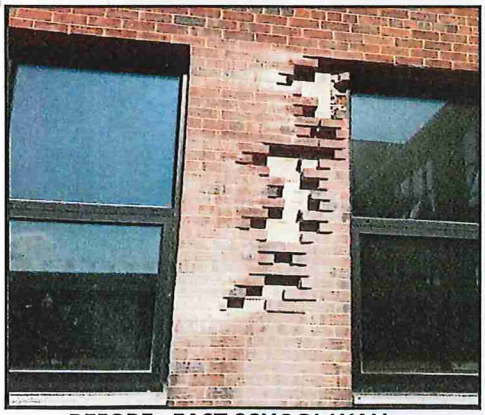
Building Restoration Corporation (BRC) of Roseville, Minnesota, was contracted to manage the stonework and brick restoration process from evaluation of the buildings, to development and execution of a plan. When *BRC* began tuck point work on the school it was discovered that the north and west walls of the school were "free standing". Local contractor, *Quality Brick & Stone,* of Marengo, replaced the 4" walls and foundation with 12" block and included horizontal and vertical supports in the concrete work. *Nasi Construction*, of Hurley, Wisconsin, executed the replacement of Our Lady of the Lake School's roof with long-lasting and cost efficient rubber material. With funding from grants, unutilized parish funds, and the very generous support of parishioners and friends, Phase One of the maintenance project was completed this fall.

BEFORE: CHURCH SOUTH WALL

RESTORATION PROCESS

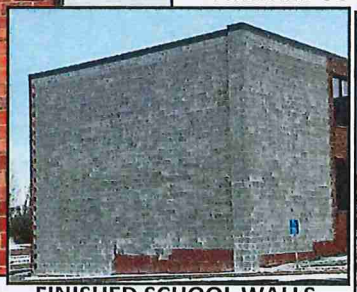


FINISHED SOUTH WEST DOOR ENTRANCE

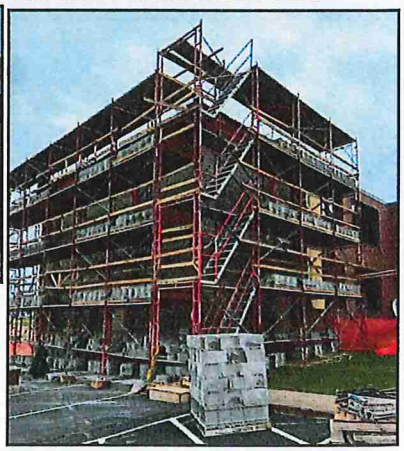


BEFORE: EAST SCHOOL WALL

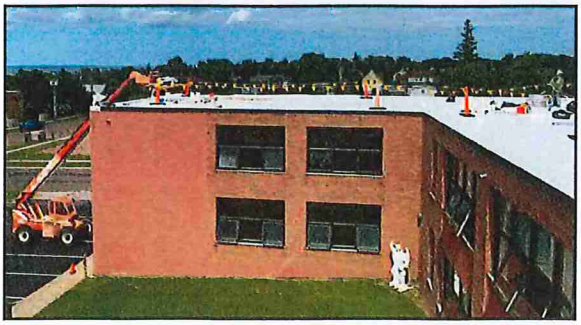
AFTER: EAST SCHOOL WALL



FINISHED SCHOOL WALLS



SCHOOL WALLS BEFORE



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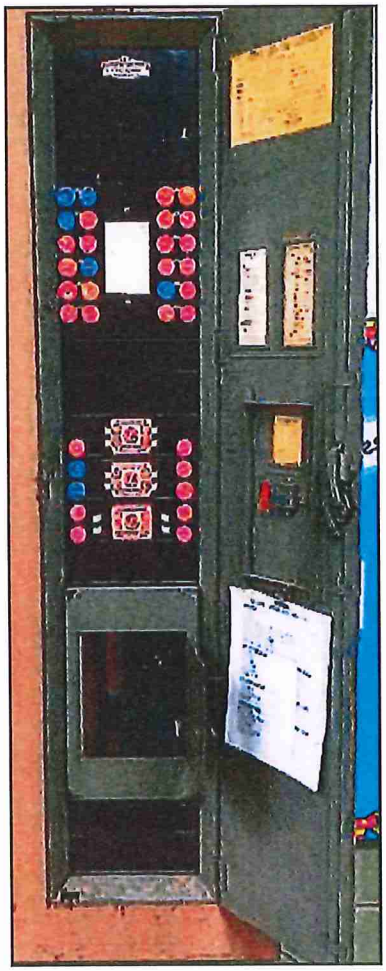
Restoration and Maintenance Project - Phase Two Summer 2025

With Phase One of the maintenance and restoration project completed, Phase Two of the project will begin next summer. Phase Two consists of two distinct components. One component will consist of replacement of electrical panels and wiring in Our Lady of the Lake School. The current electrical distribution system, feeders and Frank-Adam branded electrical panels, were installed when the school was constructed in 1957. The panels were designed to use fuses to protect the feeder and branch circuit wiring. Most of the building's feeders are still protected by fuses and most of the building's branch circuit wiring is protected by "mini-breakers", installed in place of the original screw-in type fuses. Frank-Adam branded electrical equipment has not been in production for several decades therefore making it difficult (if not impossible) to obtain replacement parts. Parishioner Dan Kupczyk, of *Wire Right Electric, LLC,* has been contracted to complete the electrical panel replacement and wiring required to upgrade the electrical distribution system of the school.

The second component of Phase Two will be completed by *Building Restoration Corporation, BRC,* and is a continuation of the work performed on the south side of the church building during the 2024 phase. *BRC* will work on masonry repairs and maintenance to the tower section (steeple/bell tower) of Our Lady of the Lake Church. The work will include tuckpointing of brick and stone mortar joints, patching of stones with surface damage and replacement of stones too badly damaged to patch, and replacement of loose and damaged bricks. In addition to the masonry work, the tower also has badly weathered wood, specifically, the bell room louvers and the round windows in the gabled peaks. Restoration work for the louvers and windows will be completed by *Schraufnagel Glass* of Ashland.

The estimated cost for restoration and maintenance projects planned for summer 2025 is $220,000. Continued support of St. Joseph's Capital Campaign ensures our commitment to the future of Our Lady of the Lake Church and School. The success of our restoration and maintenance projects is dependent on our generous donors. We are grateful for your kindness and stewardship.



Examples of existing electrical panels from school (left) and boiler room (above). These outdated systems require replacement and new wiring to upgrade.

Steeple of Our Lady of the Lake Church with weathered stone, brick and wooden louvers. Screens will be added behind new louvers to keep out uninvited animals.