

SECOND CHURCH IN NEWTON

60 Highland Street
West Newton, MA 02465
617 244 2690 – office

APPLICATION FOR COMMUNITY PRESERVATION ACT GRANT FUNDING
OCTOBER 2023

FULL PROPOSAL: SUPPLEMENTARY MATERIALS

PROJECT FINANCES

PROJECT SPECIFICATIONS: EXISTING CONDITIONS, PROJECT SCOPE AND DRAWINGS

HISTORIC SIGNIFICANCE

SPONSOR FINANCES & QUALIFICATIONS

LETTERS OF SUPPORT



SECOND CHURCH IN NEWTON
APPLICATION FOR CPA GRANT
OCTOBER 2023

PROJECT FINANCES

SECOND CHURCH IN NEWTON
 APPLICATION FOR CPA GRANT October 2023

DEVELOPMENT CAPITAL BUDGET

BY QUARTER

2023 ---- 2024 ----

HARD COSTS

General conditions, requirements, permits
 Scaffolding
 Masonry Cleaning
 Masonry Repointing
 Masonry Deep Repointing
 Masonry Rebuilding
 Pin wide joint
 Caulk arched window
 Lead Weathercap
 Copper flat roof - replacement of 105 year old original roof
 Copper step/counter flashing
 Flash window header

TOTAL HARD COSTS

SOFT COSTS INCL PROJECT MANAGEMENT

Consultants - Building Conservation Associates
 Building Conditions Assessment, Construction Documents,
 Oversee bidding process, supervision and inspection of work
 Staff and office costs
 Property Manager/Project Coordination
 Office and administrative costs

TOTAL SOFT COSTS

TOTAL PROJECT COSTS

TOTAL	Oct-Dec	Jan-Mar	Apr-Jun	Jul-Sept
35,000	5,000	10000	15000	5,000
34,000		20000	14000	
4,000		2000	2000	
53,000		10000	38000	5,000
16,200			12000	4,200
22,100		10000	10000	2,100
500			500	
1,000			1000	
6,000		6000		
25,000		10000	15000	
10,000		2000	8000	
5,000			5000	
211,800	5,000	70,000	120,500	16,300
35,000	10,000	15,000	8,000	2,000
11,800	3,000	4,000	3,000	1,800
2,000	500	500	500	500
48,800	13,500	19,500	11,500	4,300
260,600	18,500	89,500	132,000	20,600

SECOND CHURCH IN NEWTON
 APPLICATION FOR CPA GRANT October 2023

FUNDING PLAN

Own funds
 Massachusetts MPPF grant - confirmed
 CPA grant - requested

TOTAL FUNDING

BY QUARTER

2023 ---- 2024 ----

TOTAL	Oct-Dec	Jan-Mar	Apr-Jun	Jul-Sept
85,100	18,500	40,000	16,000	10,600
50,000		15,000	35,000	
125,500		34,500	81,000	10,000
260,600	18,500	89,500	132,000	20,600

SECOND CHURCH IN NEWTON

Building maintenance budget - Projection in \$'000

Type of expenditure	Actual 2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Cleaning	31	32	33	34	36	37	38	39	41	42	44
Handyman/small repairs	12	12	13	13	14	14	15	15	16	16	17
Electricity	9	9	10	10	10	11	11	11	12	12	13
Water/sewage/drainage	5	5	5	6	6	6	6	6	7	7	7
Heat	46	48	49	51	53	55	57	59	61	63	65
System maintenance	19	20	20	21	22	23	23	24	25	26	27
Service professionals	14	14	15	16	16	17	17	18	18	19	20
Landscaping	10	10	11	11	11	12	12	13	13	14	14
Snow removal	20	21	21	22	23	24	25	25	26	27	28
Trash removal	6	6	6	7	7	7	7	8	8	8	8
Insurance	60	62	64	67	69	71	74	76	79	82	85
Other	49	22	23	24	24	25	26	27	28	29	30
Exterior bldg Inspections		3	3	3	3	3	4	4	4	4	4
Roof, gutter, stone annual maint.		18	19	19	20	21	21	22	23	24	25
Total in \$'000	281	283	293	303	314	325	336	348	360	373	386

NOTES

Inflation factor assumed for projections = 3.5%

The figures shown here are illustrative for planning purposes.

This budget has not been approved by the congregation of Second Church.

Budgets are approved on a year by year basis at the Annual General Meeting.



The Commonwealth of Massachusetts
William Francis Galvin, Secretary of the Commonwealth
Massachusetts Historical Commission

June 15, 2023

Elisabeth Gilbert
Co-Moderator
The Second Church in Newton
60 Highland Street
Newton, MA 02465

RE: Second Church of Newton, Newton, MA (Grant Award), MPPF #4365

Dear Ms. Gilbert:

As Chairman of the Massachusetts Historical Commission, I am pleased to inform you that the above-mentioned project has been selected for a matching allocation of **\$50,000** from the Commission's Round 29 of the Massachusetts Preservation Projects Fund (MPPF).

Due to the competitive nature of the program and limited funding, your award may differ from your requested amount. Please note that the grant is subject to reauthorization of the capital accounts and the availability of sufficient allocated funds. The Office of Administration and Finance must first allocate the Commission's Round 29 Massachusetts Preservation Project Fund Grants. The Massachusetts Historical Commission (MHC) will not be liable for any amount or loss caused by the non-reauthorization or non-allocation of said funds.

If said funds are reauthorized and allocated, the Commission will provide 50:50 matching funds for copper roof replacement, stone masonry repointing and window repairs.

The project as scoped involves a quantity of masonry repointing. A formal historic mortar analysis may be required in order to accurately match the original mortar.

This allocation is contingent upon the successful execution of the following steps, all of which must be completed before construction or pre-development work can begin:

1. Consultation with MHC Grants Division and Technical Staff to complete the full plans and specifications for project work items.

Please note that the MHC may require changes from the scope of work or budget as presented in your application in order to meet the program guidelines and funding allocation. **August 31, 2023** is the deadline for final approved construction documents.

2. Execution of a grant contract with the Massachusetts Historical Commission.

The MHC contract will define the grant-assisted project under applicable laws and regulations and include either plans and specifications or an RFP, a budget, and timetable for the full scope of eligible and approved work items.

3. Participation in the Local Project Coordinators' (LPC) workshop. **(Note: This meeting is mandatory for designated Local Project Coordinators for all awarded projects.)**

The grants staff will hold a virtual LPC workshop through Zoom for Local Project Coordinators and other project participants on Thursday, **July 6, 2023** from **1:00 - 3:30 p.m.** Your assigned MHC project manager will contact you directly by email with details. We also encourage the attendance of other project team members, such as architects, preservation consultants, or engineers. Prior to this LPC workshop, please be prepared to schedule an initial site visits with your assigned MHC grants staff to finalize a mutually agreeable scope of work for your MPPF project. **These site visits must all be scheduled to occur during the month of July and will require the attendance of your architect/engineer for all development projects.** A Local Project Coordinators' Manual will be mailed to you in advance of the workshop.

Please respond in writing to Brona Simon, Executive Director and State Historic Preservation Officer, MHC, by **July 6, 2023** with your intention to accept the grant allocation and meet with appropriate MHC personnel. You may email a scan of your signed letter to paul.holtz@sec.state.ma.us by July 6, 2023.

MHC looks forward to working with you toward the successful completion of your project. We sincerely hope that this grant allocation will help you to achieve your preservation goals.

Sincerely,



William Francis Galvin
Secretary of the Commonwealth
Chairman, Massachusetts Historical Commission

cc: Laura Foote, Member, Board of Resources
Newton Historical Commission

SECOND CHURCH IN NEWTON
APPLICATION FOR CPA GRANT
OCTOBER 2023

PROJECT SPECIFICATIONS

SECOND CHURCH IN NEWTON

EXTERIOR MASONRY AND ROOF RESTORATION

EXISTING CONDITIONS, PROJECT SCOPE AND DRAWINGS

Maintenance of the exterior fabric of the building has been carefully managed over time. We are seeking grant support for some priority restoration that goes beyond the scope of annual care of the building. The timing is important to prevent deterioration of the fabric and to make sure the areas of water infiltration do not lead to structural issues of greater cost and scale.

An exterior conditions assessment was completed by Lisa Howe of Building Conservation Associates in March 2023. The building was found to be in overall sound structural condition. However areas included in this project proposal were highlighted for investment in restoration.

On that basis, the Second Church in Newton applied for grant support from the Massachusetts Preservation Projects Fund (MPPF) in March and was awarded a \$50,000 grant in June towards part of the costs of this needed expenditure.

EXISTING CONDITIONS

Below are relevant excerpts from the Building Condition Assessment Report (March 2023) prepared by Building Conservation Associates. This report is 70 pages long and is available to the CPC if helpful.

The church and parish house are largely unchanged from their original construction. Due to the high significance of the design and the materials, the potential for loss or destruction is high. Ongoing deterioration and damage to the masonry and roofing could lead to the loss of the original decorative elements that are character defining features of the buildings. Restoration of the building in the areas highlighted will ensure that the building remains intact and retains its historic features and fabric.

Some of the original copper drainage components are reaching the end of their service life and are showing signs of failure, such as the flat seamed copper roof and flashing directly above the west door of the church. The copper appears to be original, and the soldered seams are starting to fail, causing water infiltration. The north end of this gutter has begun to leak, as evidenced by the water damage in the maintenance closet directly below it.

The gable roofs are covered with Vermont non-fading green slate. The slate is original to the time of building construction and appears to be in good condition throughout the buildings.

The foundations and main elevations of the church building are built of granite random ashlar masonry. The stone is in excellent condition overall and the surrounding mortar is in good to fair condition. Some cracks in the granite and open joints in the masonry were observed throughout the building, often at buttresses or knee walls. Open joints in the mortar create a pathway for water to infiltrate and saturate the masonry. Saturation of the stone and mortar surrounding the open joint can freeze and expand, causing accelerated deterioration around the initial open joint.

Limestone masonry was used to form the decorative sculptural elements, doors and window frames and surrounds, belt courses and copings throughout the upper portion of the building complex. The limestone is generally in good condition. Some areas exhibit open joints and efflorescence. This indicates that water is entering the wall from above, and causing damage as it moves through the porous limestone and evaporates out. This process is causing the stone to spall and erode in some areas.

The windows at the north gable end at the northwest corner present the most pressing concerns, as the moisture issues in the wall are causing deterioration on the interior as well. This is the area of the building experiencing the most extensive mortar failure. Additional efflorescence has been observed in the limestone elements around the main west entrance to the church. Additional open joints can be seen on the limestone belt course on the south elevation of the south transept.

A structural crack travels along the crown of the archway at the main west door, indicating some movement in that location. It is likely related to the failure of the original copper roof overhead, causing saturation and subsequent movement.

In some locations open joints in the masonry have directed water onto wood frames and sashes.

DESCRIPTION OF PROJECT SCOPE

Priority areas for restoration are mainly at or adjacent to the west elevation and a header at the east elevation.

Roof work includes:

- replacement of the existing flat seam original 1915 copper roof over west church entrance with new flat seam copper roof.

Masonry work includes:

- restoration of stonework around the west entrance, with selective repointing
- Restoration of stonework at the remainder of the west elevation and the west end of the north and south elevations
- cleaning granite and limestone
- rebuilding header
- installing lead weather cap at gable
- cleaning masonry on north return
- deep repointing at limestone window headers and belt course at east elevation
- installation of copper drip edges in masonry at select locations
- selective repointing and deep repointing of the west elevation of the Parish Hall.

The specifications call for matching the original materials wherever possible. If original materials are not available, materials will be specified that are compatible with the original materials. The project will replace in kind copper roofing, and mortar composed of lime, Portland cement and sand.

DRAWINGS

Drawings of the areas needing restoration, which are part of the full set of Construction Documents provided to prospective bidders, are attached.

Second Church in Newton

60 Highland Street
Newton, Massachusetts

Limited Exterior Masonry and Roof Restoration

CONSTRUCTION DOCUMENTS



September 29, 2023

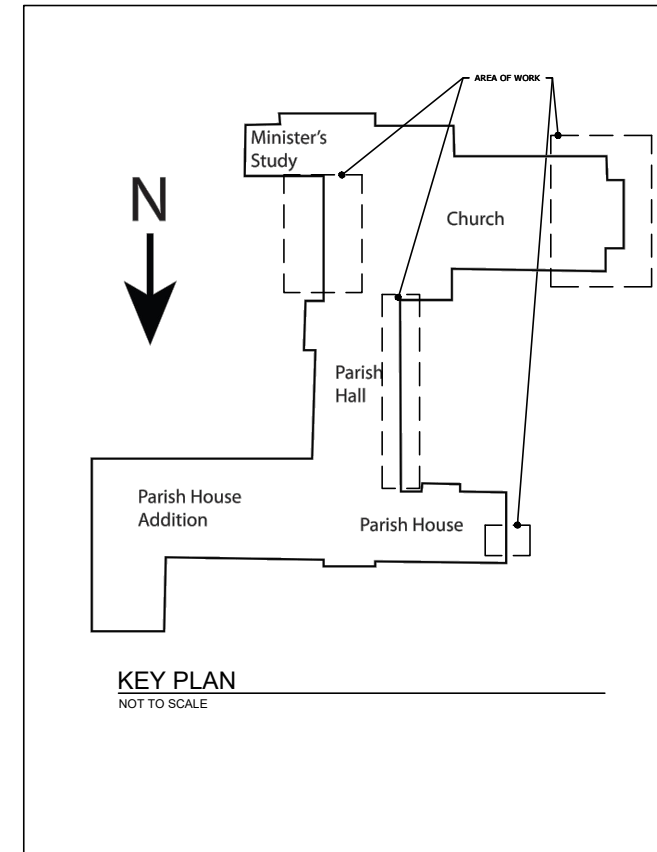


BUILDING CONSERVATION ASSOCIATES INC



SECOND CHURCH IN NEWTON LIMITED EXTERIOR MASONRY AND ROOF RESTORATION

60 HIGHLAND STREET
WEST NEWTON, MA 02465



NAME: **Second Church in Newton
Limited Exterior Masonry and Roof Restoration**

ADDRESS: 60 Highland Street
West Newton, MA 02465

REVISIONS		
#	DATE	DESCRIPTION

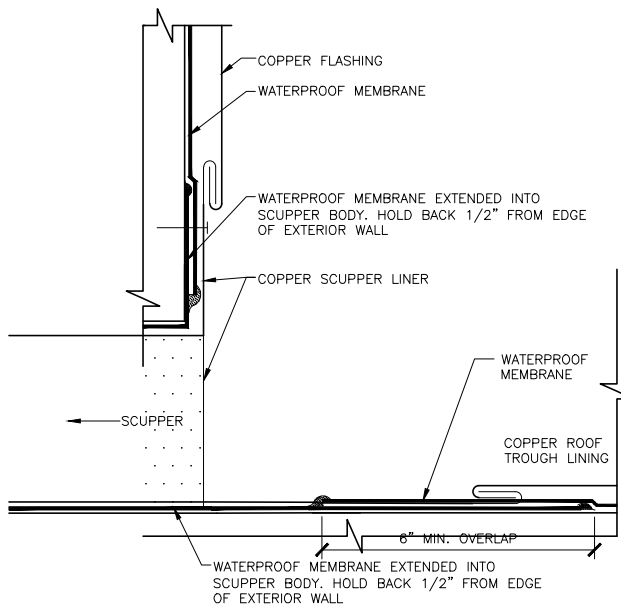
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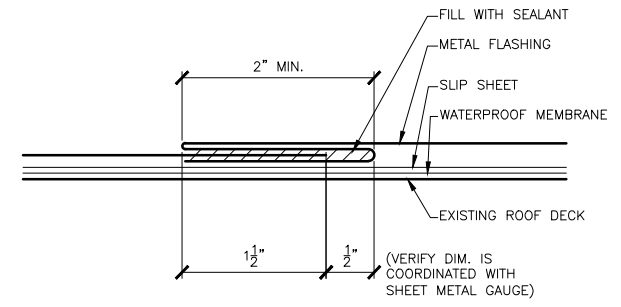
- T-1 TITLE SHEET
- R-1 ROOF RESTORATION: BASE BID
- R-2 ROOFING DETAILS
- R-3 MASONRY RESTORATION: BASE BID / MASONRY DETAILS
- R-4 MASONRY RESTORATION: ALTERNATES

**Second Church in Newton
Limited Exterior Masonry and Roof Restoration**

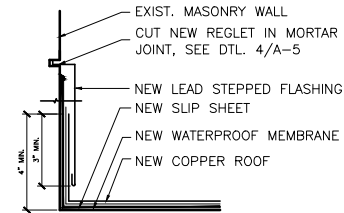
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60 Highland Street
West Newton, MA 02465



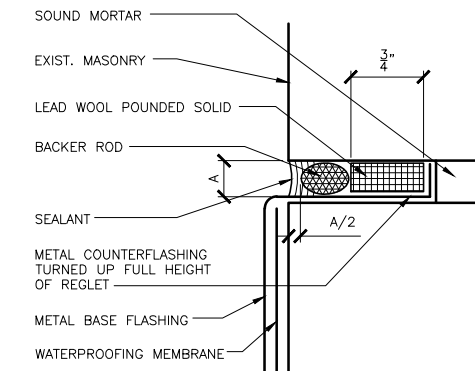
4 SECTION AT SCUPPER
R-2 NOT TO SCALE



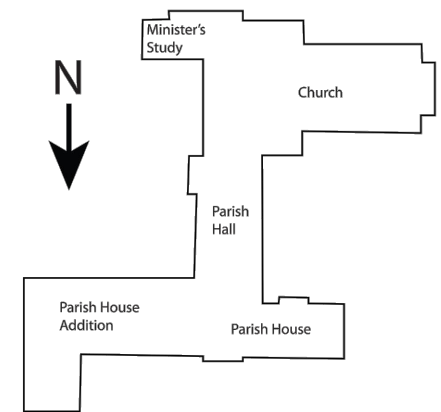
3 SLIP JOINT AT FLASHING SHEET ENDS
R-2 NOT TO SCALE



2 COPPER ROOF AT SIDE WALL
R-2 NOT TO SCALE



1 TYPICAL REGLET SECTION
R-2 NOT TO SCALE



KEY PLAN
NOT TO SCALE

REVISIONS		
#	DATE	DESCRIPTION

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Date of Issue:
September 29, 2023

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ROOFING DETAILS

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As Noted @ 11X17

Drawing No:
R-2

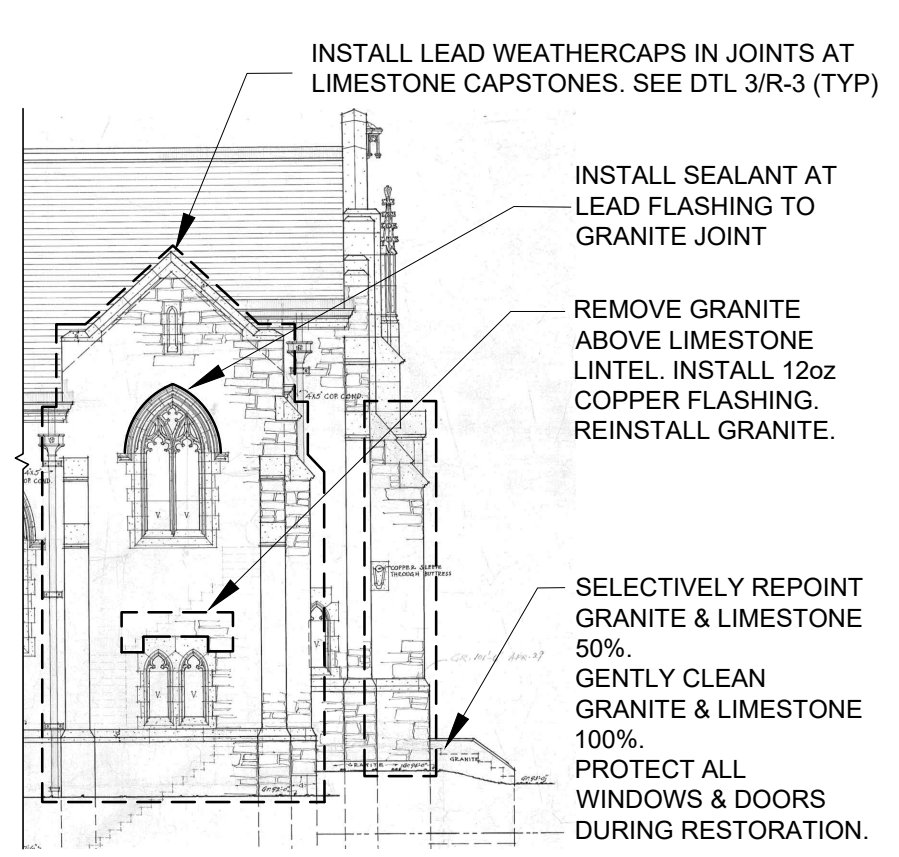
**Second Church in Newton
Limited Exterior Masonry and Roof Restoration**

ADDRESS:
60 Highland Street
West Newton, MA 02465

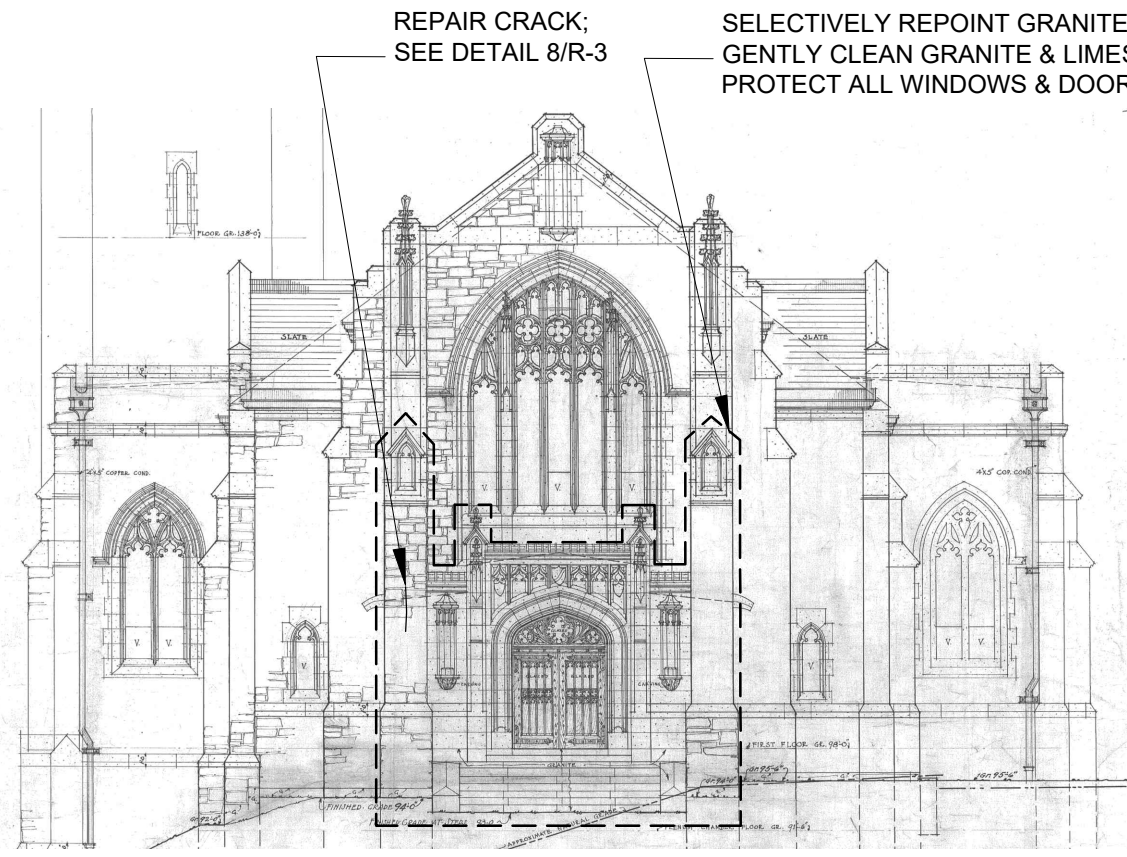
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REVISIONS		
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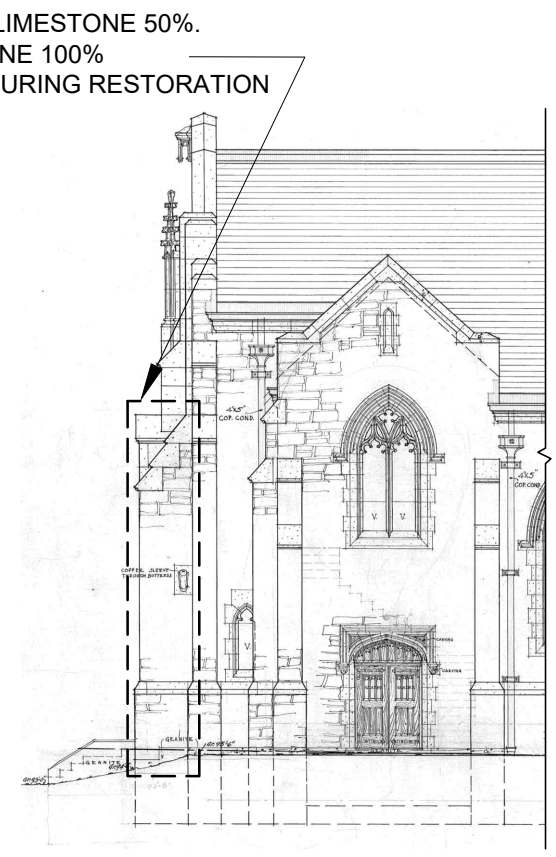
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Date of Issue:
September 29, 2023
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**MASONRY RESTORATION:
BASE BID/MASONRY DETAILS**
Scale:
As Noted @ 11X17
Drawing No:
R-3



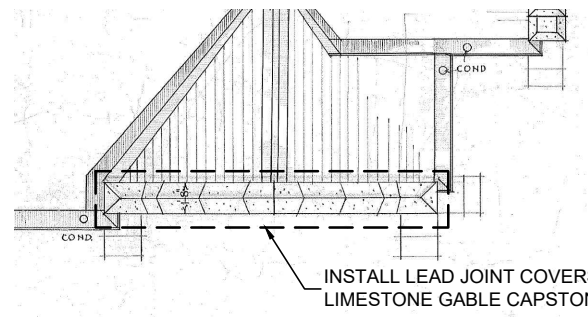
6 WEST END NORTH ELEVATION
R-3 1/16" = 1'-0"



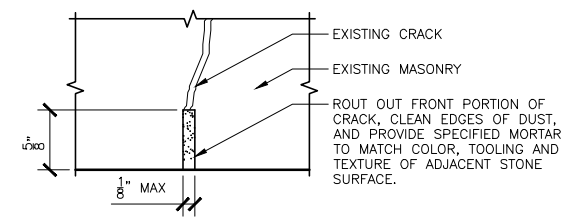
5 WEST ELEVATION
R-3 1/16" = 1'-0"



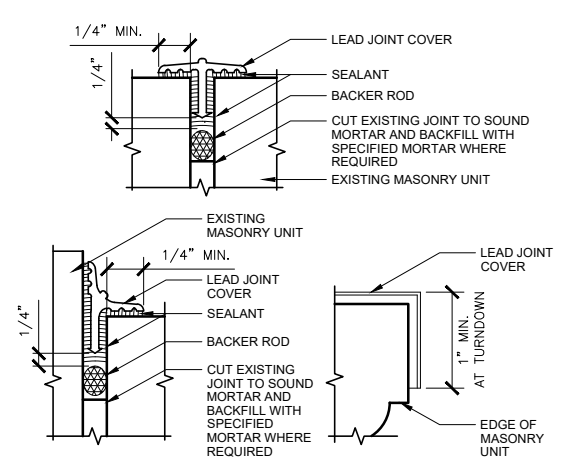
4 WEST END SOUTH ELEVATION
R-3 1/16" = 1'-0"



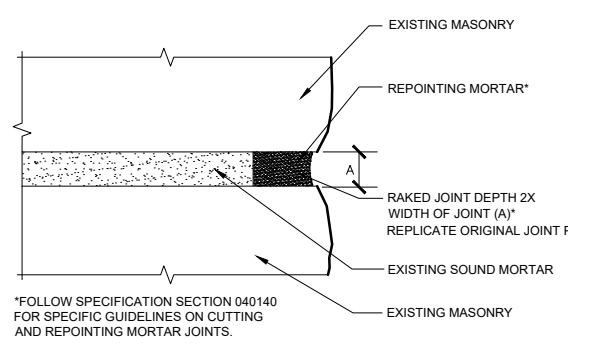
7 CHURCH ROOF PLAN
R-3 NOT TO SCALE



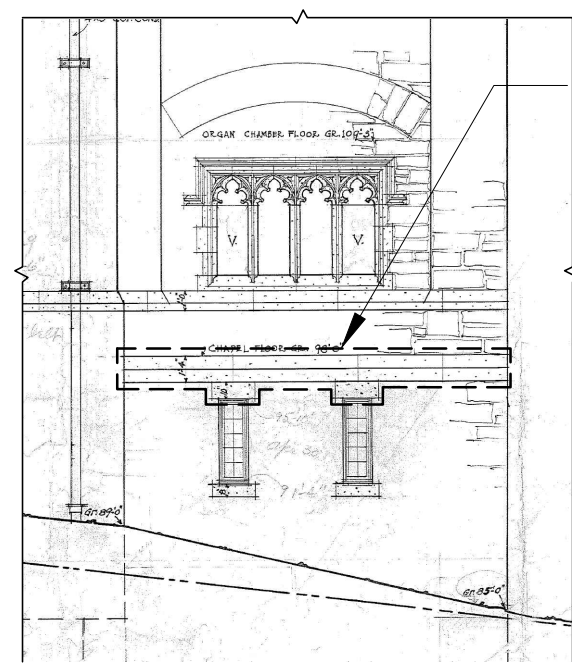
8 PLAN / SECTION: ROUT & FILL CRACK REPAIR
R-3 NOT TO SCALE



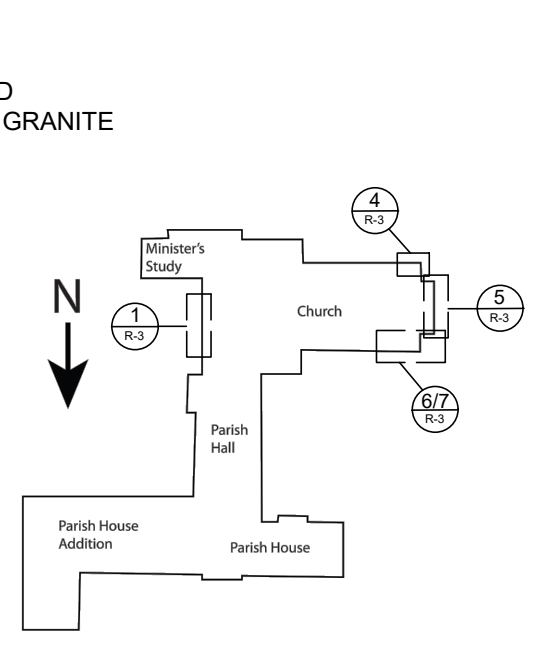
3 SECTIONS SHOWING LEAD JOINT COVERS
R-3 NOT TO SCALE



2 REPOINTING PROFILE AND TYPICAL RAKED JOINT
R-3 NOT TO SCALE



1 EAST ELEVATION OF CHURCH
R-3 1/8" = 1'-0"



KEY PLAN
NOT TO SCALE

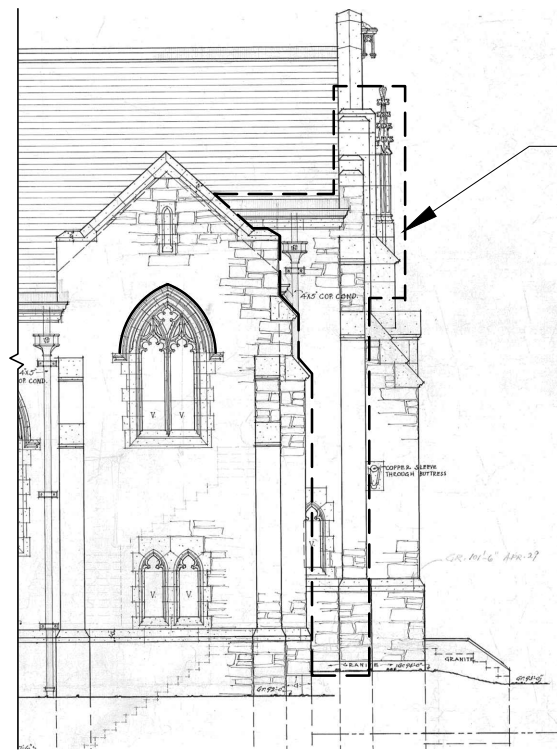
**Second Church in Newton
Limited Exterior Masonry and Roof Restoration**

ADDRESS:
60 Highland Street
West Newton, MA 02465

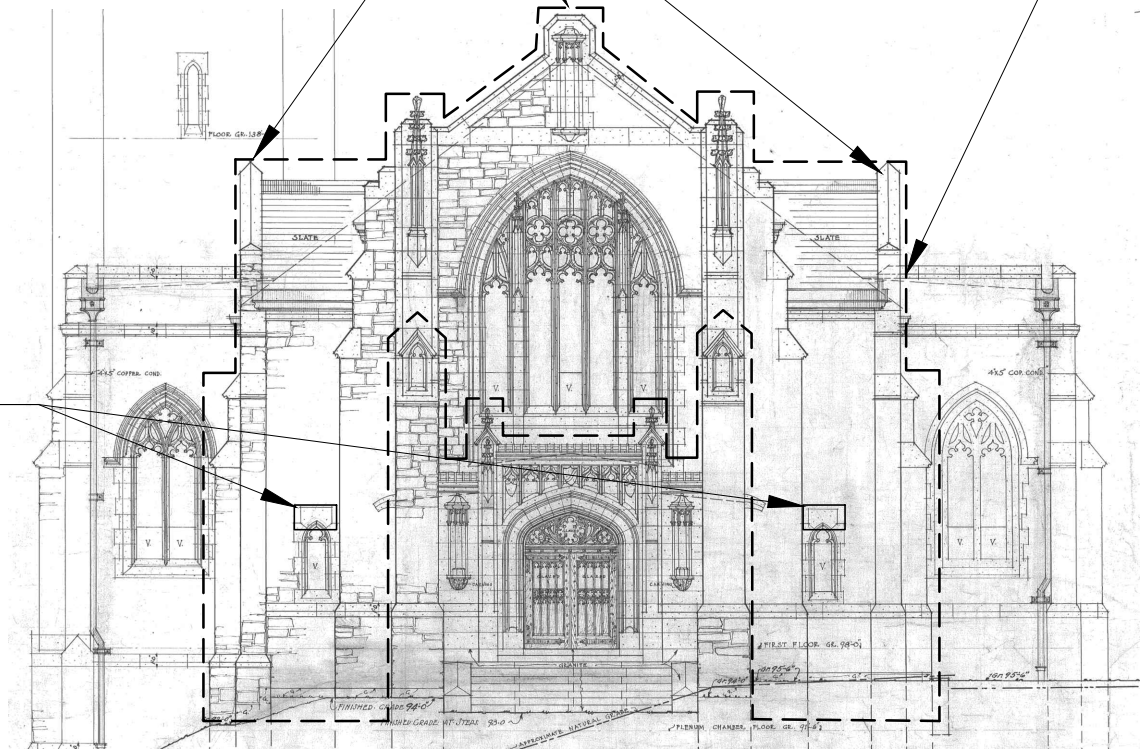
NAME:

REVISIONS		
#	DATE	DESCRIPTION

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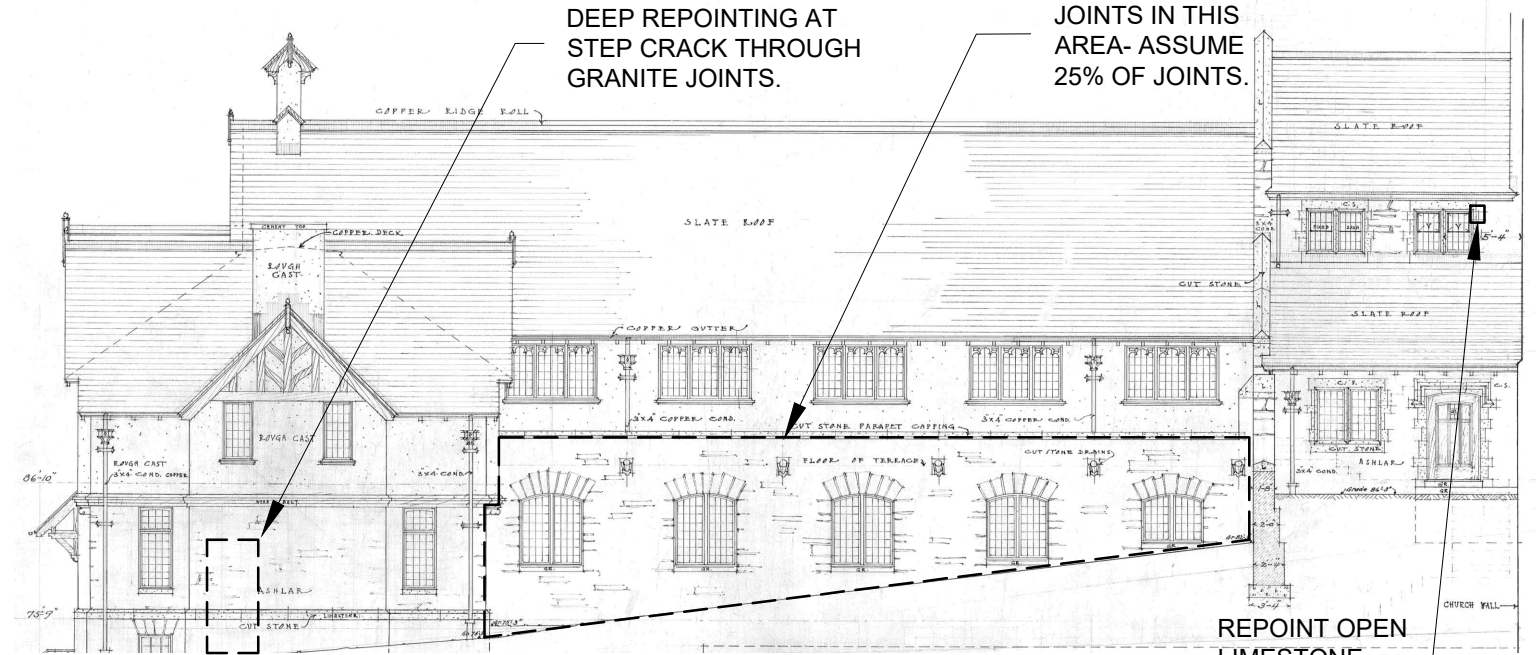
**5 WEST END NORTH ELEVATION
ALTERNATE #1**
R-4 1/16" = 1'-0"



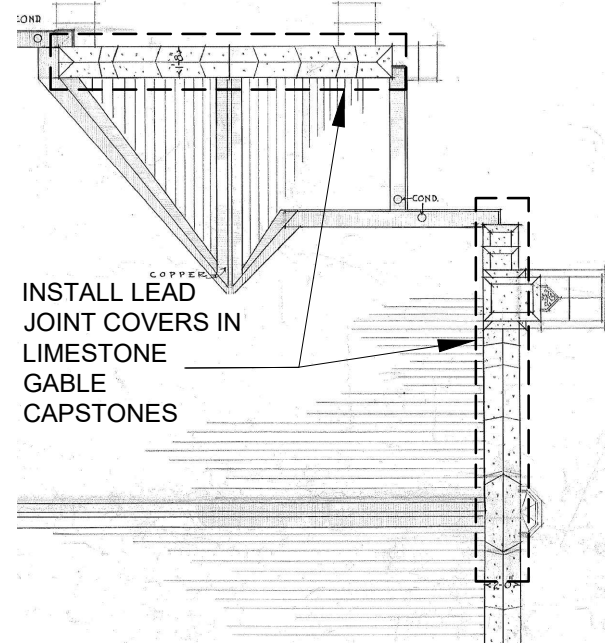
4 WEST ELEVATION ALTERNATE #1
R-4 1/16" = 1'-0"



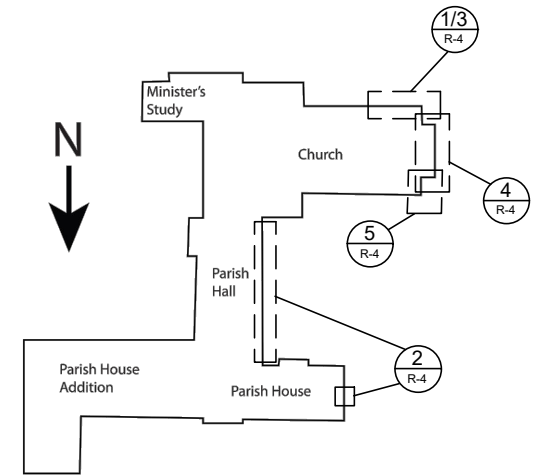
**3 WEST END SOUTH ELEVATION
ALTERNATE #1**
R-4 1/16" = 1'-0"



2 WEST ELEVATION OF PARISH HALL: ALTERNATE #2
R-4 1/8" = 1'-0"



1 CHURCH ROOF PLAN: ALTERNATE #1
R-4 3/32" = 1'-0"



KEY PLAN
NOT TO SCALE

SECOND CHURCH IN NEWTON
APPLICATION FOR CPA GRANT
OCTOBER 2023

HISTORIC SIGNIFICANCE

Second Church in Newton Historical Significance

The building at 60 Highland Street in West Newton is the third house of worship for this congregation whose members were instrumental in Newton's earliest history. The first families gathered nearby in 1764, and Newton was formally divided into an east and west parish in 1778. As Newton grew in the 19th century, the west congregation built two successive meeting houses on Washington Street. Their first meeting house was converted into Newton's Town Hall in 1848, where Newton's government seat remained until moving from West Newton to its current location in 1931.

In 1908 the growing congregation voted on the construction of the current building, purchasing land at the foot of West Newton Hill. In 1915 the cornerstone was laid. It can be seen just to the left of the main West entrance. A dedication ceremony was held on September 27, 1916. Given the significant size of the building, it is remarkable that the construction was completed in such a short time. Dr. John Edgar Park, who was pastor for over 20 years, helped inspire and oversee the construction process. Ten years later there were 1000 members. In 1927, Dr. Park became the President of Wheaton College in Norton, MA.

Community service has always been core to the mission. One early example prior and during WWI was outreach to the many Italian immigrants arriving in Newton, some of whom came as skilled stone masons working on this ambitious construction project. Church members organized a program to offer English language lessons, school assistance, meals and clothing.

In 1934 the weekday nursery school opened, and it continues operating to this day. This coincided with rapid population growth and neighborhood expansion. In 1938 the annex was expanded to add more classrooms. Sunday School enrollment reached 700 children.

During World War II, members volunteered with the Red Cross to assemble supplies and bandages. Over 300 members of the congregation served in WWII. They are honored in a stained-glass window installed after the war which calls for world peace.

In the 1960s, members of the church looked for new ways to address the needs of the surrounding community including housing through the conversion of historic buildings. The Newton Community Development Foundation (NCDF), founded in 1968, benefitted from strong support by key figures from this congregation, including Robert Casselman, who served as the first NCDF director, and Dr. Ross Cannon, the minister at that time, who was a vocal advocate.

The congregation emphasizes inclusiveness, including an official covenant in 1992 to welcome members and visitors regardless of their sexual orientation or gender identity. The Second Church was an early "open & affirming" community, accepting all who enter and recognition of marriage equality.

Community outreach continues through volunteer work, cooking meals for shelters, donations to charities, and collaboration with the many tenants and active users of the building, including for musical rehearsals and performances. (See the list provided in the cover letter.)

Second Church in Newton

Historically Significant Architectural Features

The sanctuary is a remarkably intact example of English Gothic Revival work by architects Allen and Collens and is individually listed on the National Register of Historic Places. Francis Richmond Allen and Charles Collens formed an architectural partnership (active from 1904 to 1931) specializing in gothic revival designs. Well-known English gothic expert Henry Vaughn was also involved as a consultant. Allen, an Amherst College graduate, studied architecture for two years at MIT before departing for Paris to join the atelier of Emile Vandremere at the École des Beaux Arts. Collens was graduated from Yale in 1896 and went on to study architecture at the École des Beaux Arts. Allen & Collens are also known for: the Union Theological Seminary in New York, the Lindsay Chapel at the Emmanuel Episcopal Church in Boston, and prominent campus buildings at Vassar and Williams College, among others.

The main sanctuary completed in 1916 was built of ashlar granite blocks with limestone gables, parapets, belt courses, and tracery at the windows. The spacious interior with a lofty vaulted ceiling holds seating for over 300, or up to 400 including the balcony. The narrow front West facade facing Highland Street displays a recessed pointed-arch entry with carved double-leaf doors. Buttresses line either side of the main entrance and also divide the long North and South elevations into four bays, each with a pointed arch window with leaded glass. Gargoyles and pinnacles add interest and demonstrate the skilled craftsmanship of the period. Transepts on both sides expand the width of the building at the East.

The stone spire with decorative limestone finials was inspired by Salisbury Cathedral and stands nearly 200 feet above ground. This tower is visible to visitors approaching West Newton by foot, by train or by car from multiple directions and approaching streets. The roof in green Vermont slate has copper valleys, ridges, flashing and gutters. The stone tower has a large, functioning bell. At the top of the spire, two back-to-back stone figures represent the passage of time: a young man looks east to the sunrise while an older man looks west to the setting sun.

A series of stained-glass windows were designed by Henry Wynd Young and the studio of renowned Newtonville resident Charles J. Connick. The original extensive and ornate wood carvings by Johannes Kirchmayer are well maintained and reflective of the Arts & Crafts period.

The Tudor Revival style Parish House annex on the north side was part of the original building, then extended to the east in 1938. The walls are stucco with half-timbering at the upper floors.

Neighborhood context: The building is set into the hill on an attractive sloping grassy site with mature trees. It is adjacent to the largely residential West Newton Hill Historic District as well as the West Newton Square Historic District. The downhill side (northern perimeter) of the property abuts the Mass Turnpike. Prior to the construction of the turnpike in the 1960s, there was a row of houses between the church and the Boston & Albany railroad.

Second Church in Newton Review by Newton Historical Commission and Mass Historical Commission

Based on a desk review and correspondence with the Chief Preservation Planner, the scope of the project does not currently require further review by the Newton Historical Commission, prior to the building permit stage.

Given the funding from the Massachusetts Preservation Projects Fund, review by the Massachusetts Historical Commission (MHC) is a key step in the process.

- The preservation components have already been approved by the Massachusetts Historical Commission. The MHC has approved the Construction Documents.
- Specifications will follow the Secretary of the Interior's Standards for Treatment of Historic Properties including either use of either original or compatible materials.

Purchasing of Goods & Services

The MHC also has strict requirements for the bidding and contracting process. The MPPF Local Project Coordinator's Manual has detailed instructions on procurement (pages 11-19). Let us know if the CPC would like to review these.

The guidelines include:

- MHC review and approval of the construction documents, which was completed in September
- Development of a list of qualified contractors
- Advertising the "invitation to bid" in order to reach a wider group of potential contractors in both the Boston Globe and the Bay State Banner
- Holding a pre-bid meeting – October 25
- Conforming to the Secretary of Interior standards
- Requiring that the contractor who is engaged to do the work have previous experience with historic preservation projects.

SECOND CHURCH IN NEWTON

APPLICATION FOR CPA GRANT

OCTOBER 2023

SPONSOR FINANCES & QUALIFICATIONS

SECOND CHURCH IN NEWTON
 STATEMENT OF OPERATIONS AND CAPITAL EXPENDITURE
 YEAR ENDING 12/31/2022 *Unaudited*

INCOME

Donations	144,523	Note (a)
Rental Income	133,875	
Nursery School	66,708	
Restricted Fund Income	53,101	
Planned endowment draw	237,561	
Additional endowment income	148,461	
Total Income	<u>784,229</u>	

EXPENSES

Personnel	350,706	
Admin/office	14,625	
Church ministry	15,057	
Building and maintenance	281,099	Note (b) Details below
Capital Expenditure	122,742	
Total Expenses	<u>784,229</u>	

Note (a): This does not include approximately \$80,000 additional donations allocated to a range of Mission and Advocacy organisations including support for Family Access of Newton and the Newton Food Pantry.

Note (b)

Building and maintenance expense breakdown - year ending 12/31/2022

Cleaning	31,127	
Handyman/small repairs	11,802	
Electricity	8,945	
Water/sewage/drainage	4,782	
Heat	46,424	
System maintenance	18,878	Heat, elevator, fire alarm, security
Service professionals	13,495	Plumber, electrician, IT
Landscaping	10,319	
Snow removal	19,963	
Trash removal	5,818	
Insurance	60,018	
Other	49,528	Gutter, roof, painting, parsonage
Total	281,099	

SECOND CHURCH IN NEWTON
BALANCE SHEET (PARTIAL LISTING OF ASSETS) AS OF 12/31/2022 *Unaudited*

Cash, equivalents, accrued income	826,714	
Property	1,158,008	Note (d)
Pooled investments	4,514,880	Note (e)

Total Assets	<u>6,499,602</u>	
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Note (d) Value of Parsonage (house for Minster & family) based on realtor's estimates

This figure does not include the property value of the church building complex.

Note (e) Fair market value at close of year. Includes both restricted and unrestricted funds.

QUALIFICATIONS OF PROJECT MANAGEMENT TEAM

The project will be managed by Frank Neal and Laura Foote, on behalf of the Second Church in Newton. Consultants Lisa Howe and Lisa Harrington from Building Conservation Associates, Inc, have been engaged to oversee the project. Their involvement is critical and is also a pre-requisite for the Massachusetts Preservation Projects Fund grant eligibility.

Frank Neal, part-time Property Manager at the Second Church in Newton, has over 30 years' experience in the real estate industry and as a commercial property manager including with Trammel Crow, Grubb & Ellis, and C. B. Ellis. He previously managed the tower at 100 Federal Street, overseeing a range of large construction and renovation projects.

Laura Foote is a five-year member of the Board of Resources at the Second Church in Newton. In this volunteer role she has spearheaded several projects: investigation of accessibility options by Torrey architecture, prioritizing building restoration and seeking grant funding, and seeking tenants to lease office and classroom space.

Ms. Foote, who has a Harvard MBA, worked in the field of global project finance, analyzing costs and benefits of major infrastructure projects in developing countries. She also spent ten years providing strategic advice to non-profit organizations.

In Newton in 2016-17, she co-led a group of 30 volunteers documenting neighborhood buildings and submitting a detailed report to the Mass Historical Commission proposing the creation of a local historic district on West Newton Hill. In 2021-22, she coordinated the design and funding of 4 interpretive village history signs, now installed in West Newton, Newton Highlands, and Waban. This initiative was in collaboration with neighborhood groups and Historic Newton.

Lisa Howe is a Director at Building Conservation Associates, Inc (BCA), where she leads the New England branch based in Newton. She has led projects for BCA for nine years, including those much larger in scope. She has a degree in Historic Preservation and Real Estate development and 30 years' experience in the field of preservation.

Lisa Harrington is a Senior Architectural Conservator at BCA. She has extensive experience in conditions assessments and specializes in building material restoration.

To: City of Newton Community Preservation Committee

From: Yvonne Sin Alberts

Date: October 2, 2023

Re: Application from the Second Church in Newton



I understand that the Second Church in Newton is applying for a grant from the CPC to fund capital improvements and restoration of this architecturally significant building in West Newton.

I am writing to support Laura Foote's capabilities as Project Manager.

In 2016-2017, Laura Foote and Ed Chang (architect) were co-leaders of the West Newton Hill Preservation Initiative. They formed this group with over 30 volunteers from the neighborhood to investigate potential preservation measures in the face of a surge of actual and threatened demolitions of historic residential buildings.

Under coordination by Laura and Ed, the following were achieved by this community initiative:

- An executive committee was formed to establish goals and set a timetable
- Volunteers were recruited and trained
- Photographs were taken of previously undocumented buildings, and house inventory forms detailing the history and architecture of about 100 properties were submitted to the Massachusetts Historical Commission and have been uploaded on MACRIS.
- Five community meetings were held
- Numerous meetings were held with City Council members, with City of Newton staff, and with neighbors
- The Newton Historical Commission authorized the preparation of a study report for a Local Historic District (June 2016)
- A full study report was submitted to the Massachusetts Historical Commission (January 2017). The MHC voted to support the application in March 2017.
- A Public Hearing was held in Newton in June 2017. Ultimately, however, the proposed Local Historic District did not move forward.

Throughout this process, Laura showed skills in project management, planning, research and documentation, communication, and engagement with the community. She has an MBA from Harvard and professional experience in project finance. She also has a strong knowledge of the history and architecture of West Newton.

As a member of the task force at that time, I can attest to Laura's competence to steer and oversee the restoration project at the Second Church.

If I can be of further help or support the Second Church in Newton application, please feel free to reach me at yvonne.sinalberts@gmail.com or yvonne.sinalberts@hq.doe.gov.

SECOND CHURCH IN NEWTON
APPLICATION FOR CPA GRANT
OCTOBER 2023

LETTERS OF SUPPORT



PRO ARTE

CHAMBER ORCHESTRA

PO Box 590295

Newton, MA 02459

ADMINISTRATION

Barbara Englesberg, *President*
Laurie Szablewski, *General Manager*
Daniel Mahoney, *Operations Manager*

BOARD OF TRUSTEES

Eugenia Ware, Ph.D., *Chair*
Sandeep Green Vaswani, *Treasurer*
John Barstow, *Secretary*

Diane Asseo Griliches
Kevin Leong, Ph.D.
Katherine Mackey
Adam Schilke

"Maestro Rhodes' commentary for 'L'Histoire' had energy, clarity, relevance and humor. This is the first time I've enjoyed conductor commentary."

"Kevin Rhodes has a great presence and ability to showcase the strengths of the Pro Arte musicians."

"Excellent! I heard the Stravinsky in a totally new way of understanding. And the sound was more than I have heard on recordings."

To: City of Newton Community Preservation Committee

Lara Kritzer, Director of Housing and Community Development,
Department of Planning

Subject: Letter of Support for Community Preservation Act (CPA) Funding to the Second Church in Newton

Date: October 9, 2023

As Board Chair of Pro Arte Chamber Orchestra, I am writing to support the application from the Second Church for a Community Preservation Act grant needed for exterior restoration at their building at 60 Highland Street.

Pro Arte is one of Newton's many cultural groups and is, I am proud to say, the city's only all-professional orchestra. We perform with the following mission:

Pro Arte is a professional, musician-led cooperative chamber orchestra that share its passion for music through exceptional performances that enrich, engage and educate. The ensemble performs familiar and adventurous music in concert halls and welcoming community settings.

Over the course of our 45-year history, we have performed in many concert halls and churches in the Boston area. Since 2015, we have settled in Newton and are building our audience there. We made First Baptist Church in Newton our primary performance venue until safety issues arose with the building. Our last performance there was in 2019 before the Covid19 pandemic. We have been unable to return because the building has been deemed unsafe for occupancy.

For that reason, we are particularly grateful that Second Church in Newton has stepped forward to offer performance space to us, and to other cultural groups in the area. The space is lovely, the acoustics are

excellent, and the location is convenient for our audiences. Furthermore, it has been a pleasure working with the folks at Second Church.

We understand there is now a need for roof and masonry restoration in order to keep the building in good condition, and to remain open and available for many community users, including a nursery school, a Jewish congregation, a pediatric occupational therapist, Alcoholics Anonymous, Al Anon, Girl Scouts and others.

Our understanding is that the Massachusetts Preservation Projects Fund has already approved a matching grant for this same project. A CPA grant will go a long way to support the plans to carefully preserve and restore the building. The church is ready to put in matching funds and to oversee the project. I hope that the CPA Committee will also be open to future grants to support other desirable improvements and upgrades, including accessibility. Three of Pro Arte's four orchestral concerts will be held at Second Church this season, beginning on October 29th. This lovely building has potential for a continuing and increasing use by not only us, but our entire music and arts community.

Sincerely,

A handwritten signature in cursive script that reads "Eugenia S. Ware".

Eugenia S. Ware

Board Chair

Pro Arte Chamber Orchestra

www.proarte.org

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Established in 1889
P.O. Box 6 Waban, Massachusetts 02468
www.wabanimprovement.org

President

Christopher Pitts

Treasurer

Colleen Nolan

Clerk

Sachiko Isihara

Board of Directors

Barbara Brustowicz

Sally DiIoreto

Liz Epstein

Robin Healy

Alice Jacobs

Michael Spalding

Gail Wintersteiner

To: City of Newton Community Preservation Committee
Lara Kritzer, Director of Housing and Community Development,
Department of Planning

Subject: Letter of Support for CPA Funding to the Second Church in
Newton

October 12, 2023

We understand that the Second Church in Newton is applying for CPA funding from the Historic Building category, for roof and masonry restoration. I am writing to express my strong support. They have already received a Massachusetts Preservation Projects Fund grant for the same project. That is a further stamp of approval from the MHC who vet these types of applications very thoroughly.

As an active member of the cultural community, I have had the pleasure of producing the Newton Piano Summit and the Linda Plaut Festival of the Arts. In contrast with other Newton venues, the sound quality in Second Church is truly exceptional. We have been able to host the Newton Piano Summit there for the past two years, with plans to continue in 2024. There is a lot of potential for this venue to continue expanding its role as a community performance space. Our audio engineer stated that Second Church is his preferred venue, and that people "have to pay" to replicate that sound in the studio. Its incredible acoustics make it an ideal venue for all levels of performance, from solo to small ensembles to orchestras. In addition to those attributes, the Second Church offers a convenient location, availability of parking and proximity to public transport. In light of these factors, as well as the architectural and historical significance of the building, I urge the Community Preservation Committee to support the steps that the congregation is taking to carefully preserve and restore the building. It would also be advantageous to the community in the future to consider further support of other future improvements and upgrades, including accessibility, to be able to welcome the widest range of participants in the art and music life of the city.

Chris Pitts

Waban Improvement Society - President
501c3 non-profit
PO Box 6
Waban, MA 02468
617 515 7579



City of Newton Community Preservation Committee
Lara Kritzer, Director of Housing and Community Development, Department of Planning

Subject: Letter of Support for Community Preservation Act (CPA) Funding to the Second Church in Newton

Date: October 11, 2023

I am writing in support of the application of the Second Church in Newton for a grant from the Community Preservation Act funds.

The sanctuary at 60 Highland Street is the home stage to the early music ensemble: Newton Baroque. Since its inception in 2005, Newton Baroque has been offering live classical music concerts at this location. Our concerts feature many of the highest respected period instrument specialists in New England. Over the years we have offered more than 100 public concerts at Second Church in Newton.

Newton Baroque has been a Newton Cultural Council grant recipient for many years. We appreciate the leadership of Paula Gannon and Chris Pitts who have an overview of many music and arts groups in Newton and can attest to the need for performance venues.

There is no other building in the vicinity that is better suited for these performances. The sanctuary's acoustics and neo-gothic architecture provide the audiences with the perfect setting to enjoy period instrument performances by outstanding musicians and soloists.

Newton Baroque participates in the Cards to Culture program, offering discount tickets to WIC recipients and other people in low-income situations.

I should also mention that I am the Minister of Music at Second Church, selecting, performing, and overseeing all the music included in the worship services. As well as serving in this role, and directing Newton Baroque, I am actively involved in coordinating with other music groups. We are committed to continue to welcome others to our unique performance space. For example, last year we welcomed Pro Arte Chamber Orchestra to give a concert as a fundraiser for Ukraine.

It is important that Second Church can remain available for many community users. The needed roof and masonry restoration will ensure that this highly visible building can remain open and

vital. We welcome support from the CPA and hope there will be possibilities in the future to support other desirable improvements and upgrades, including accessibility, for this historic and architecturally significant building.

Respectfully,

Andrus Madsen

Director, Newton Baroque (a not-for-profit 501c3 organization)

Minister of Music, Second Church in Newton



To: City of Newton Community Preservation Committee

Lara Kritzer, Director of Housing and Community Development, Department of Planning

Subject: Letter of Support for CPA Funding to the Second Church in Newton

Date: October 4, 2023

We understand that the Second Church in Newton is applying for CPA funding from the Historic Building category, for roof and masonry restoration, and we are writing to support that application.

Established in 2000, **Bay Colony Brass** is one of the few large brass ensembles of its kind in the United States. Composed of twenty brass and percussion players from the Greater Boston metropolitan area, the ensemble performs a broad range of challenging repertoire spanning five centuries, including both original works and transcriptions of masterpieces from the Renaissance, classical era, romantic era, 20th century, jazz, and world music.

We began rehearsing in the sanctuary of Second Church in September 2023, and look forward to performing four concerts there in the 2023-24 season. Our concerts will include a tribute to military veterans on Veteran's Day, and a collaborative Latin Brass performance with the Boston Music Project. The sanctuary is ideal for our needs because of its wonderful acoustics and large audience capacity, and because it has been impeccably maintained. Bay Colony Brass is already making progress fitting into the Newton community, and we hope Second Church will be our home for many years to come.

We note that several other serious musical performing groups are using the sanctuary, and that other community organizations are meeting regularly in other parts of the church.

We encourage the Community Preservation Committee to support the plans to carefully preserve and restore the building, as well as to consider support to other future improvements and upgrades, including accessibility.

Sincerely,

Peter Belknap

Bay Colony Brass Operations Manager

From: **Julia Malakie** <jmalakie@newtonma.gov>
Date: Fri, Oct 20, 2023 at 3:57 PM
Subject: Support for Second Church in Newton's request for CPA funding
To: Lara Kritzer lkritzer@newtonma.gov

Dear members of the Community Preservation Committee,

I write in support of the Second Church in Newton's request for a grant from the City of Newton's CPA funds in the Historic Preservation category, for needed copper roof, masonry and flashing work to prevent water infiltration, and to provide improved and equitable accessibility at the north entrance to the community meeting rooms in the annex, and the south entrance to the main church building and performance space.

As a city councilor representing West Newton, I hear from both my own constituents and other residents of Newton how important it is to preserve architectural assets that contribute to the unique identity of village centers. At the same time, historic houses of worship often need to creatively re-purpose themselves for different and wider purposes, and the Second Church in Newton has clearly embraced that wider role. A long and diverse list of organizations have found a home in their space.

I am about as non-religious as a person can be (though I like to say agnostic rather than atheist as the latter seems like too much work), but I did not share the concerns of some of my fellow councilors about church/state issues during the debate about the Grace Church bell tower. Nor do I see any concern here. I see historical church buildings like this as community assets, providing benefits to people well beyond their denominations, and funding for building preservation and accessibility as completely appropriate for use of CPA funds. I have myself enjoyed attending both community meetings and musical events at Second Church. Just walking by its beautiful architecture and grounds is a pleasure.

There is a capable team to implement the project, including Laura Foote who has been an active coordinator for a series of interpretive signs about Newton's history, including the one in West Newton Square. I was very happy to see that the Massachusetts Preservation Projects Fund approved a matching grant for this same project, having determined that the needs meet their strict criteria.

I hope that the CPC will approve this request, and also be open to future grants to support other desirable improvements and upgrades, including accessibility, that will make it possible for continuing and increasing use of this building by diverse community members.

Regards,

Julia Malakie

Ward 3 Councilor

50 Murray Road, West Newton