



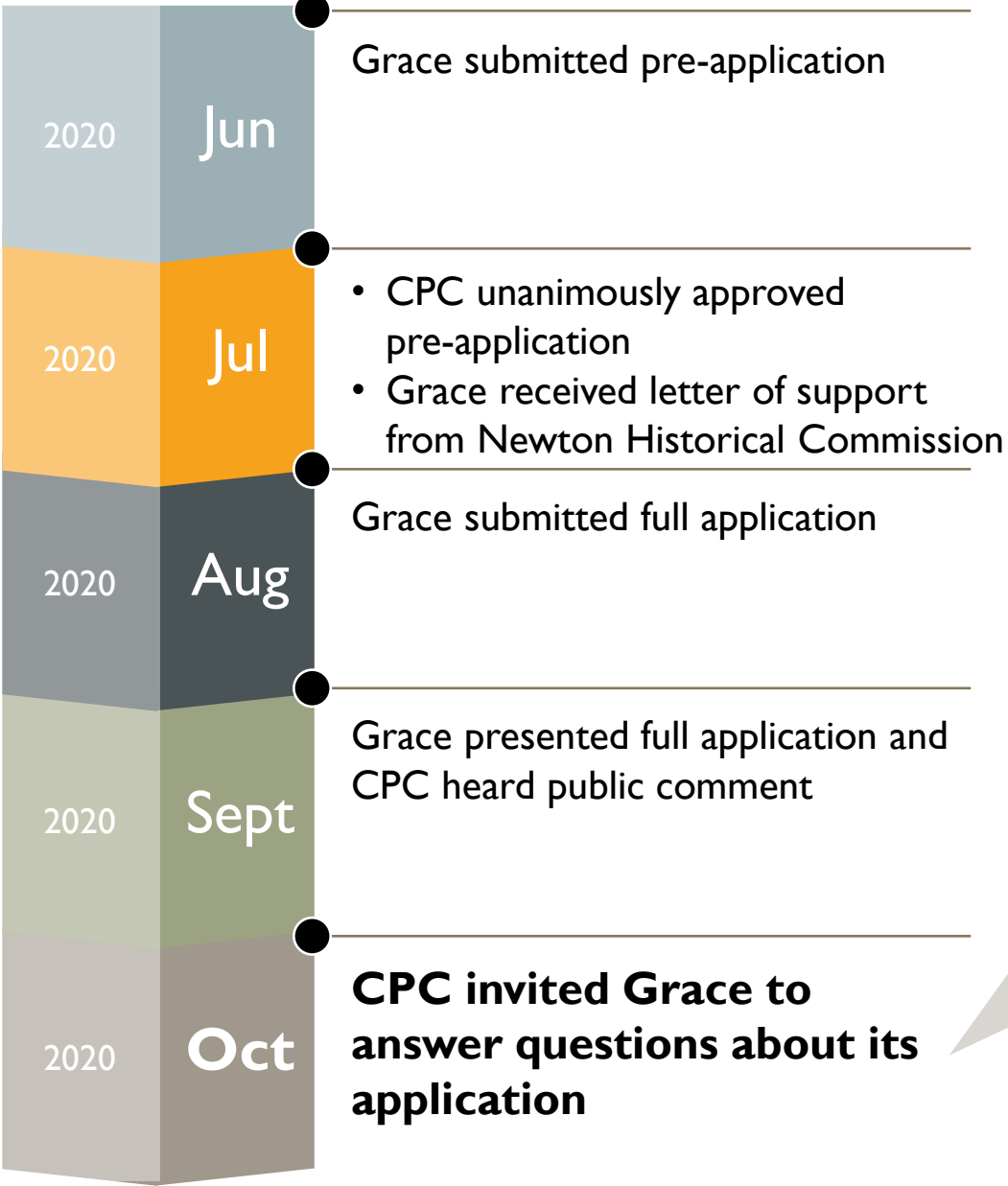
Grace Tower Restoration Project  
Newton's Community Preservation Committee  
October 13, 2020

## Grace Tower Restoration CPC Application Recap



- Grace tower and the Eldredge chime have defined Farlow Park and Newton Corner for 147 years
- Listed on the National Register of Historic Places as part of the Farlow and Kenrick Parks Historic District, nominated by the City in 1982
- A design defect has rendered the tower unstable, creating an emergency situation and a threat to public safety
- Nine-bell Eldredge Chime is one of only two functioning chimes of its kind in Newton

# Background and Today's Agenda



CPC members and staff have asked Grace to discuss the following:

- Grace Church Eligibility
- Benefit to Newton
- Phasing of Revenue and Expenses
- Future Maintenance Budget
- Mayor's Perspective on Project
- Preservation Restriction



## ***Caplan v. Town of Acton*** **Three-Part Test**

1. Is motivating purpose of grant to aid a private entity?
2. Will grant have the effect of substantially aiding private entity?
3. Does grant avoid risks that prompted passage of the anti-aid amendment?

## *Caplan v. Town of Acton* Three-Part Test

1. Is motivating purpose of grant to aid a private entity?

**Purpose of grant is historic preservation**

2. Will grant have the effect of substantially aiding private entity?

**Grant will not substantially aid **Grace Church****

3. Does grant avoid risks that prompted passage of the anti-aid amendment?

**Grant Avoids Risks**

- **Would not infringe liberty of conscience**
- **Would not entangle government with religion**
- **Would not threaten civic harmony**





## **Historic Preservation Benefits Communities**

- Historic preservation is a legitimate public good
- Historic districts are desirable areas marked by population growth, cohesion and a strong sense of identity
- There is direct and indirect economic benefit to historic preservation (e.g., increased home values and greater appreciation, heritage tourism)
- There is a cost to NOT investing in historic preservation
- 81 municipalities in MA commit CPA funds to help preserve historic houses of worship. Newton has yet to do so.

**Grace Has Contributed to Newton for 147  
Years...  
and counting**

Sources:

Massachusetts Historical Commission, Economic Impacts of Historic Preservation in Massachusetts, May 2002

Massachusetts Historical Commission, Massachusetts State Historic Preservation Plan 2018-2022

Metropolitan Policy Program, The Brookings Institution, Economics and Historic Preservation: A Guide and Review of the Literature

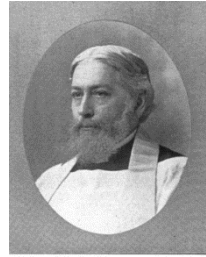
# Grace's Contributions to Newton 1870-1970

**Benefit to Newton**

**Stone Church and Tower Opens**



**1873**



*Rev. G. Shinn*

**1881**



**Newton Cottage Hospital**

Rev G. Shinn and Mayor Pulsifer founded NCH, (now NWH)

**Farlow Park**

Land donated by Grace leader John Farlow, Rev Shinn supervises design



**1880-83**

**1931**



**Newton Children's Library**

Grace Church Member donates land.

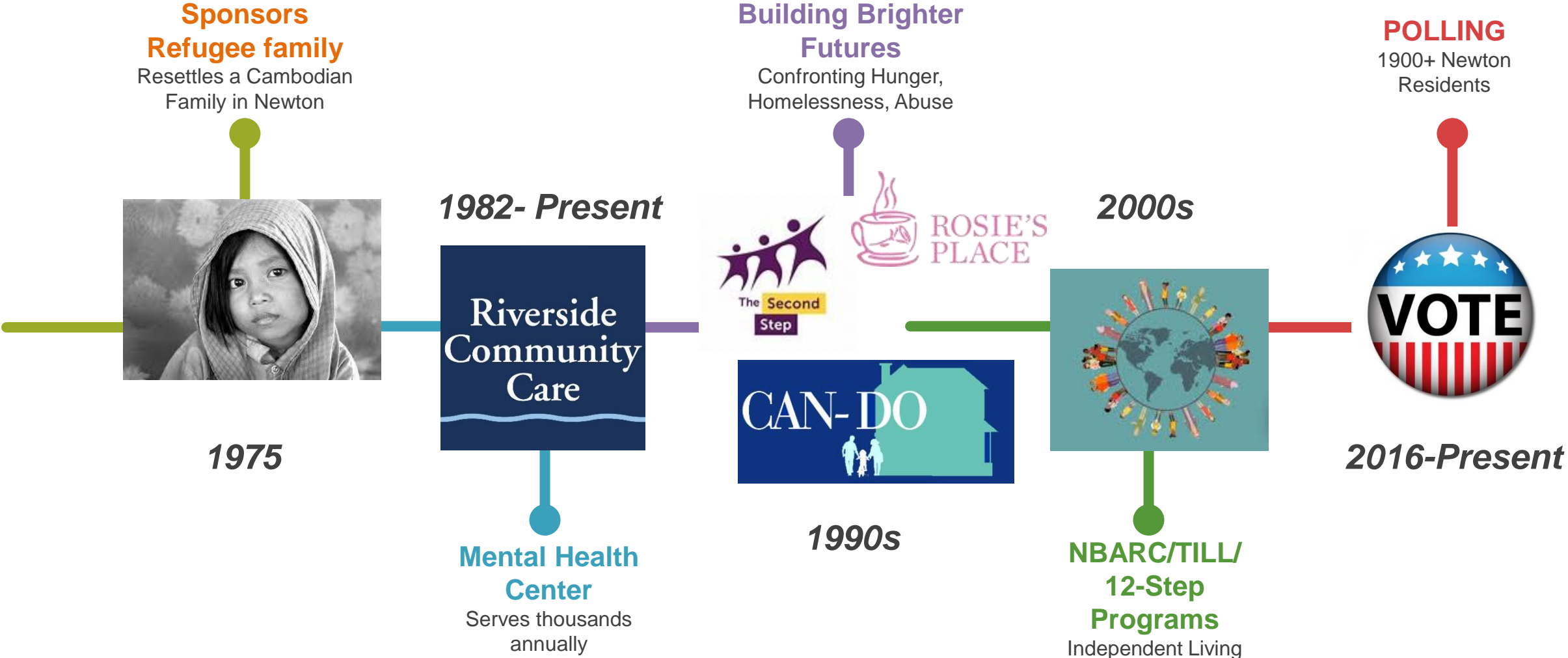
**Social Justice Affordable Housing**

Rev Tom Lehman helps establish NCDF  
Grace co-founds CMM, Cooperative Metropolitan Ministries



**1960s**

# Grace's Contributions to Newton 1970-2020







# Project Budget – Source of Funds

## Stabilization and Restoration

### 2021–2022

	Phase I – Stabilization (2021)	Phase 2 – Restoration (2022)	Project Total
CPC	\$ 600,000	\$ 833,000	\$ 1,433,000
GRACE	500,000	483,000	983,000
Other Grants	<u>50,000</u>	<u>400,000</u>	<u>450,000</u>
<b>Total</b>	<b>\$ 1,150,000</b>	<b>\$ 1,716,000</b>	<b>\$ 2,866,000</b>

The CPC requested information about Grace Church's past and future maintenance budgets for upkeep of our historic property.

We actively steward our historic property and are committed to:

- Preserving its architecture for the benefit of the historic district and for Newton and its residents.
- Making enhancements that enable the Newton community to benefit from our space in relevant and modern ways

### **Property Expenditures 2006 – 2020**

Average annual expense	\$96,000
Range of annual expenses	\$40,000 - \$231,000

### **Added Budget for Tower Maintenance**

Annual reserve for tower	\$15,000
Tower reserve over 25 years	\$375,000
Tower reserve over 50 years	\$750,000

In follow up to the CPC's request, Grace leadership reached out to Mayor Ruthanne Fuller's office on two occasions to solicit her perspectives on the proposed project.

### Mayor Fuller's Response

*“Mayor Fuller must respectfully decline your offer to meet with her about the bell tower project. **The CPC has a lot of independent authority in their decision making power** and the Mayor does not think it is appropriate to influence their process by meeting with members of the church to discuss the proposal prior to the vote.”*



Middlesex South Registry of Deeds

DATE 4/19/99 TIME 9:16 DOC# 154

PRESERVATION RESTRICTION AGREEMENT  
between the COMMONWEALTH OF MASSACHUSETTS  
by and through the MASSACHUSETTS HISTORICAL COMMISSION  
and the Grace Church

The parties to this Agreement are the Commonwealth of Massachusetts, by and through the Massachusetts Historical Commission located at the Massachusetts Archives Building, 220 Morrissey Boulevard, Boston, Massachusetts 02125, hereinafter referred to as the Commission, and the Grace Church 76 Eldredge Street, Newton Corner, Ma. hereinafter referred to as the Grantor.

In 1999, the Massachusetts Historical Commission placed a **preservation restriction in perpetuity** on the Grace Church property **including its tower.**

- To protect the **architectural, historical, and archaeological integrity** of the buildings
- Because it is listed in the **State Register of Historic Places**
- To **serve the public interest** by preserving the premises for the public's enjoyment

**Major alterations will only be considered if required due to casualty or emergency.**



An aerial, sepia-toned photograph of a historic town square. In the center is a large, white, Gothic-style church with a prominent tower. The square is surrounded by historic buildings and trees. Street names like 'FRANKLIN ST' and 'ELDERIDGE ST' are visible. The overall scene is a well-preserved historic district.

# 592

**Newton Residents support CPA  
funding for tower restoration**

*“Historically and architecturally a treasure  
for the whole community of Newton”*

**Letters of community  
support include:**

- **Historic Newton**
- **Newton Historical  
Commission**
- **MA Historical  
Commission**
- **Friends of Farlow Park**
- **Riverside Community  
Care**



## **Grace Historic Tower - Conclusions**

- Grace seeks to partner with the City to undertake a historic preservation project.
- The tower with its Eldredge chime is a historic landmark worthy of preservation.
- CPA funds restored Farlow Park, preserving the tower will build on this work and affirm the City's commitment to maintaining this historic district.
- This project represents a wonderful opportunity for the City to protect a cherished landmark for generations to come.



**Partner With Us to Preserve Newton's History**