

1b) Grace Episcopal Church's October 13 project presentation to the Community Preservation Committee.

Provided by Grace Episcopal Church



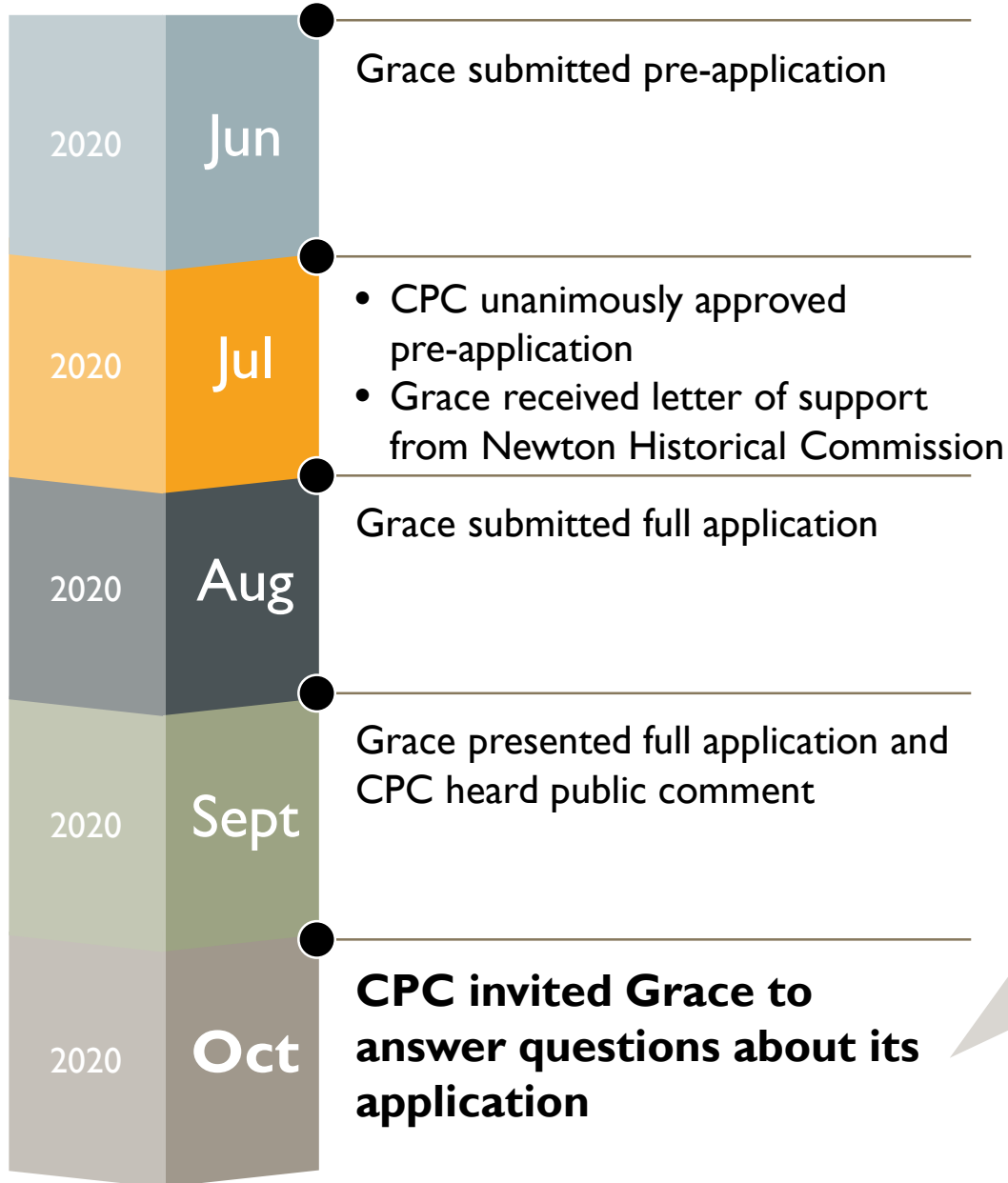
Grace Tower Restoration Project
Newton's Community Preservation Committee
October 13, 2020

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
- Preservation Restriction
- Mayor's Perspective on Project

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
- 91 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

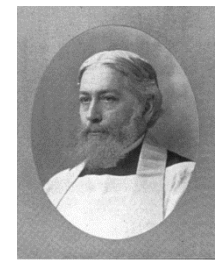


Grace's Contributions to Newton 1870-1970

Stone Church
and Tower
Opens



1873



Rev. G. Shinn

1881



Newton Cottage
Hospital

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

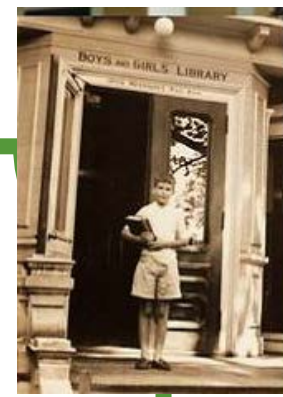
Farlow Park

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



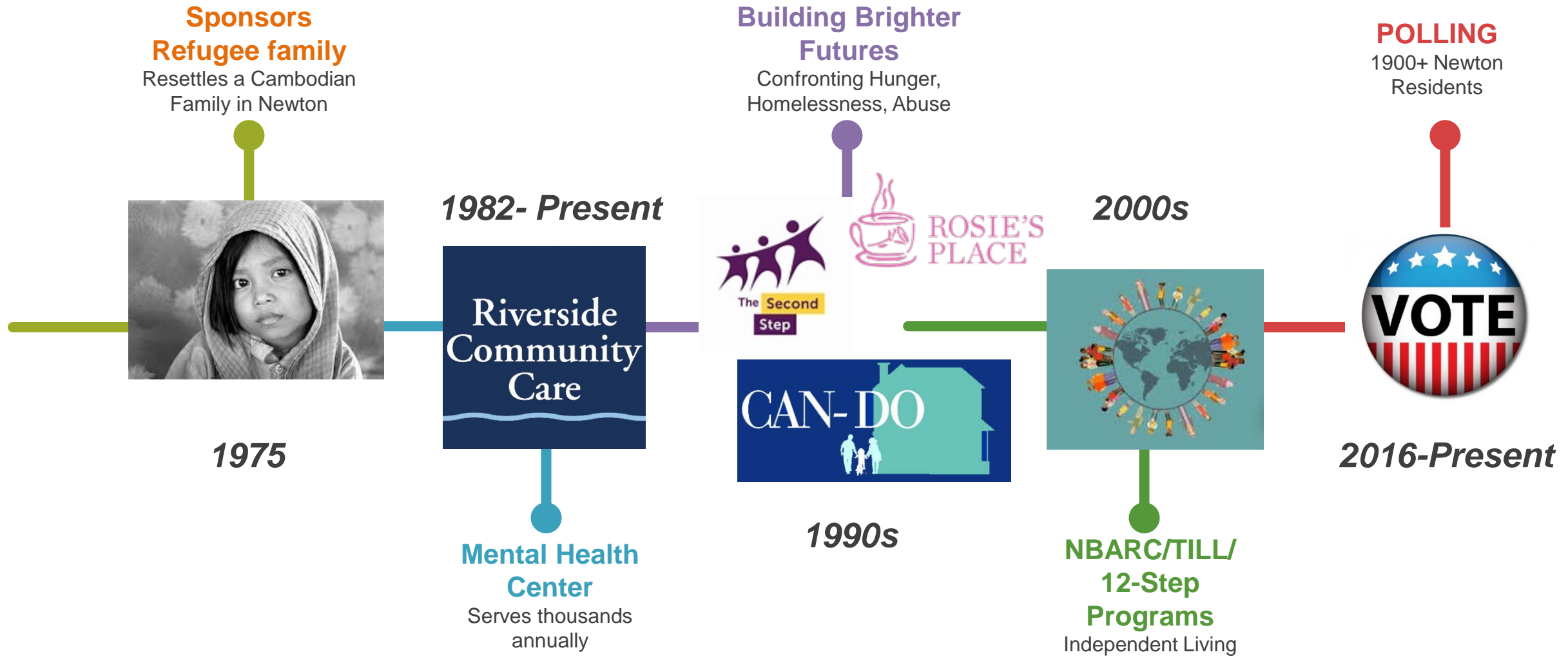
Cooperative Metropolitan Ministries

Faiths Uniting in Social Action Since 1966



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>
Total	\$ 1,150,000	\$ 1,716,000	\$ 2,866,000

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



Middlesex South Registry of Deeds

DATE 1/19/99 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.



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.”*

Your tower is an architectural treasure and should be protected!

Grace Church is an incredibly beautiful and important historical landmark in the city of Newton.

Letters of community support include:

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

This is an important, beautiful piece of Newton's history, and I hope the city can pull together to save it.

"Historically and architecturally a treasure for the whole community of Newton"

Grace Church is one of the historical icons of this city.

Please preserve this important historical site in Newton Corner.

591

It is an important historical building that significantly adds to the character of the neighborhood and the city.

We need to save this historical Newton treasure.

Newton Residents signed a petition to support CPA funding for the tower.

Beautiful church that deserves as much help as possible to be restored. We live down the road and marvel at its beauty- held my baby many an evening staring out the window to Grace Newton.

Grace church with its tower intact is a beautiful landmark in our neighborhood. It would be a real loss to have to remove it.

I support the use of CPA funds to restore this beautiful and historic tower.



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