

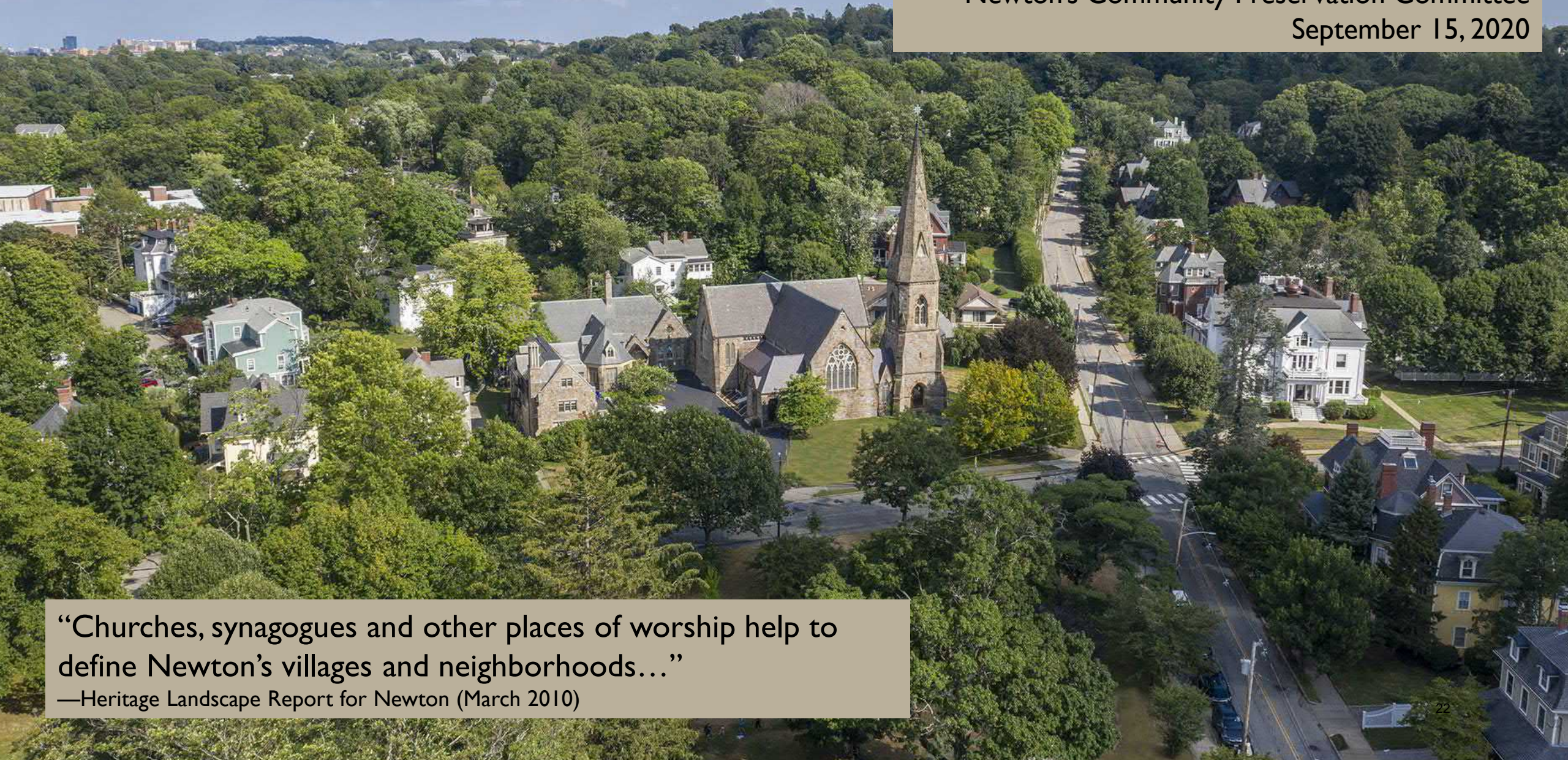
2) Grace Episcopal Church's September 15, 2020 public hearing presentation to the CPC.

Provided by Grace Episcopal Church

Grace Tower Restoration Project

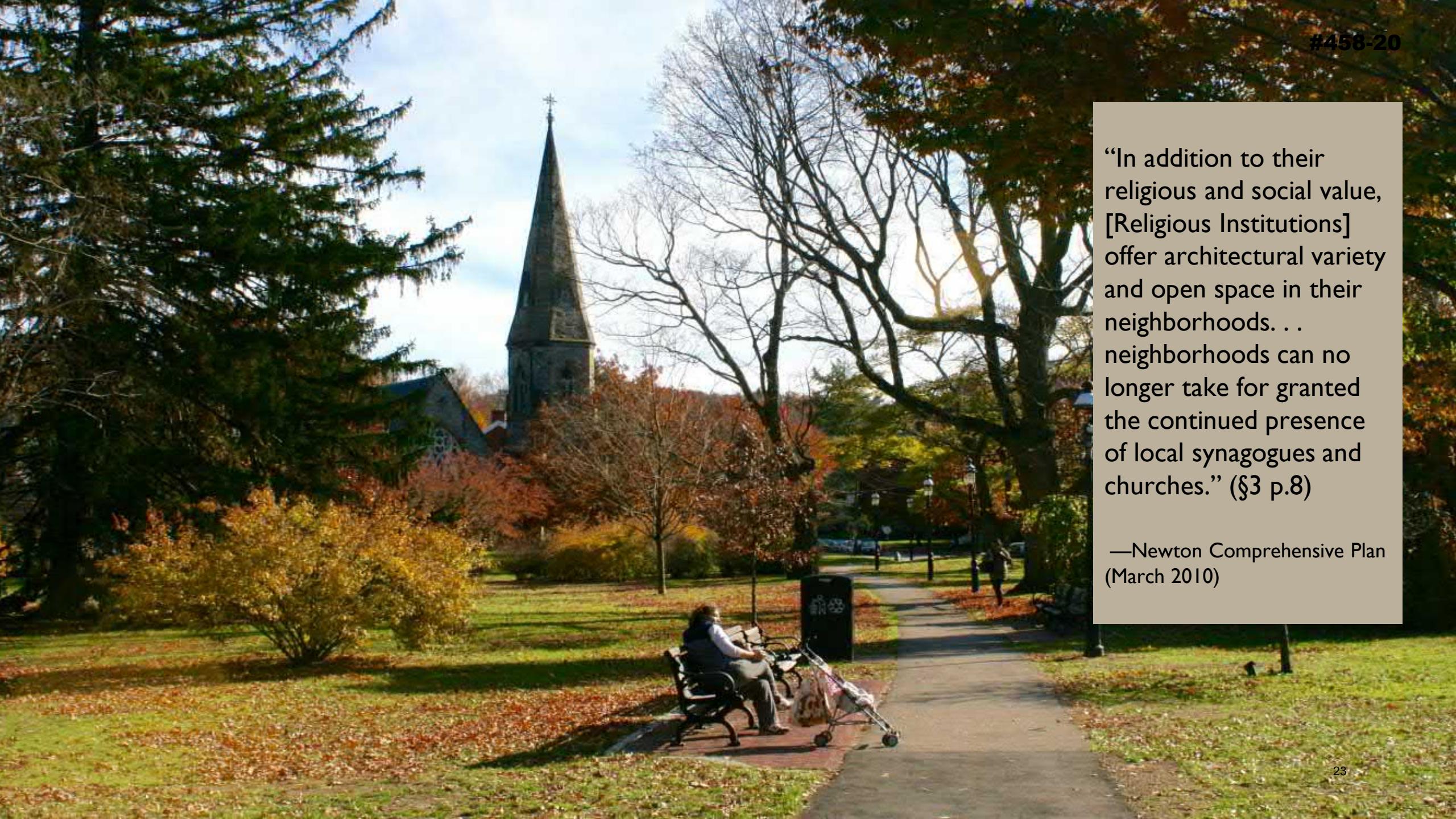
Newton's Community Preservation Committee

September 15, 2020



“Churches, synagogues and other places of worship help to define Newton’s villages and neighborhoods...”

—Heritage Landscape Report for Newton (March 2010)



“In addition to their religious and social value, [Religious Institutions] offer architectural variety and open space in their neighborhoods. . . neighborhoods can no longer take for granted the continued presence of local synagogues and churches.” (§3 p.8)

—Newton Comprehensive Plan (March 2010)

Historical Significance

The Old Stone Church 1873

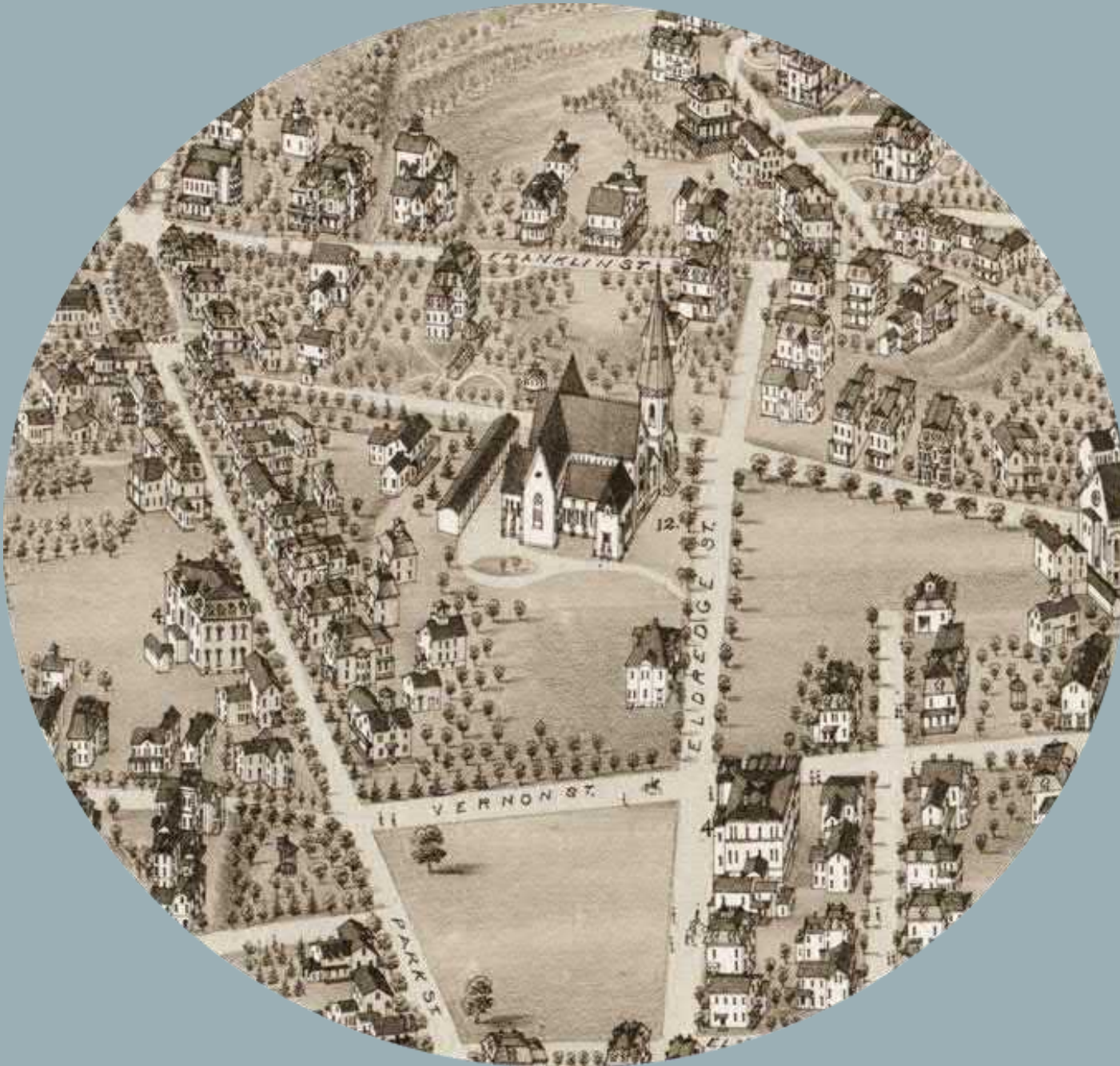
- Designed by Alexander Esty, architect of Boston's Emmanuel Church and Old Cambridge Baptist Church
- The tower's Eldredge Chime has defined the soundscape of the Victorian neighborhood for 147 years
- Listed on the National Register of Historic Places as part of the Farlow and Kenrick Parks Historic District since 1982



Historical Significance

Newton Corner Landmark

- Newton's oldest standing stone church rises 107 feet above the neighborhood
- “It is believed that this structure will not be surpassed in beauty and appropriateness of design by any rural church in this country.”
—Newton Directory, 1873
- The church and the neighborhood built around it were the pride of a country town growing into the Garden City



Historical Significance

Design of Farlow Park

- The tower is the centerpiece of a carefully planned Victorian neighborhood
- Farlow Park Restoration Committee cited the tower as an integral feature of the landscape, Newton's oldest park
- The plan for Farlow Park was laid out in 1883, ten years after Grace was built, and emphasizes the siting of the tower
- Restoring the tower preserves the intentional design of the neighborhood's focal point



LAKE AND BRIDGE, FARLOW PARK.

(25)

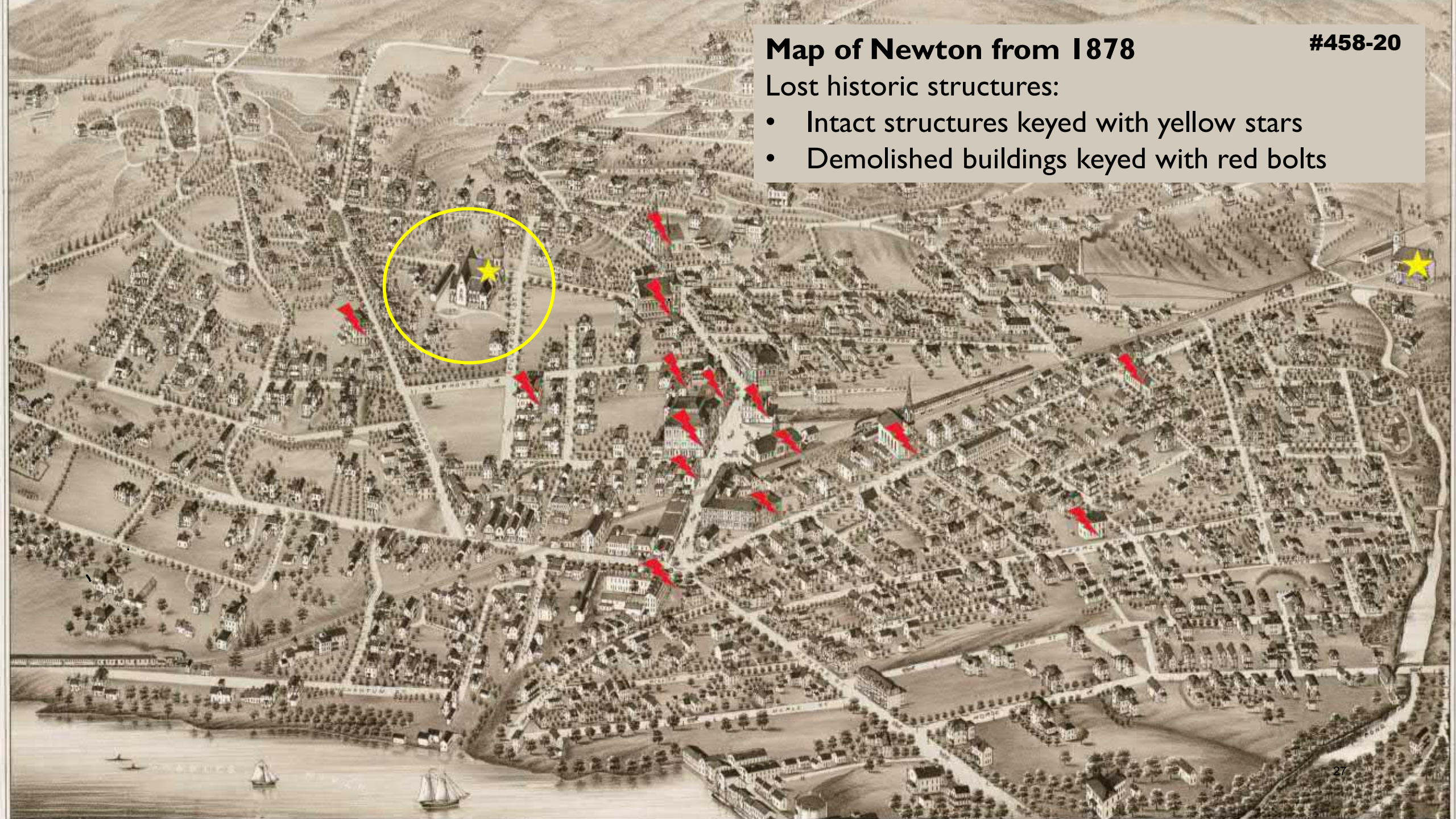


Map of Newton from 1878

#458-20

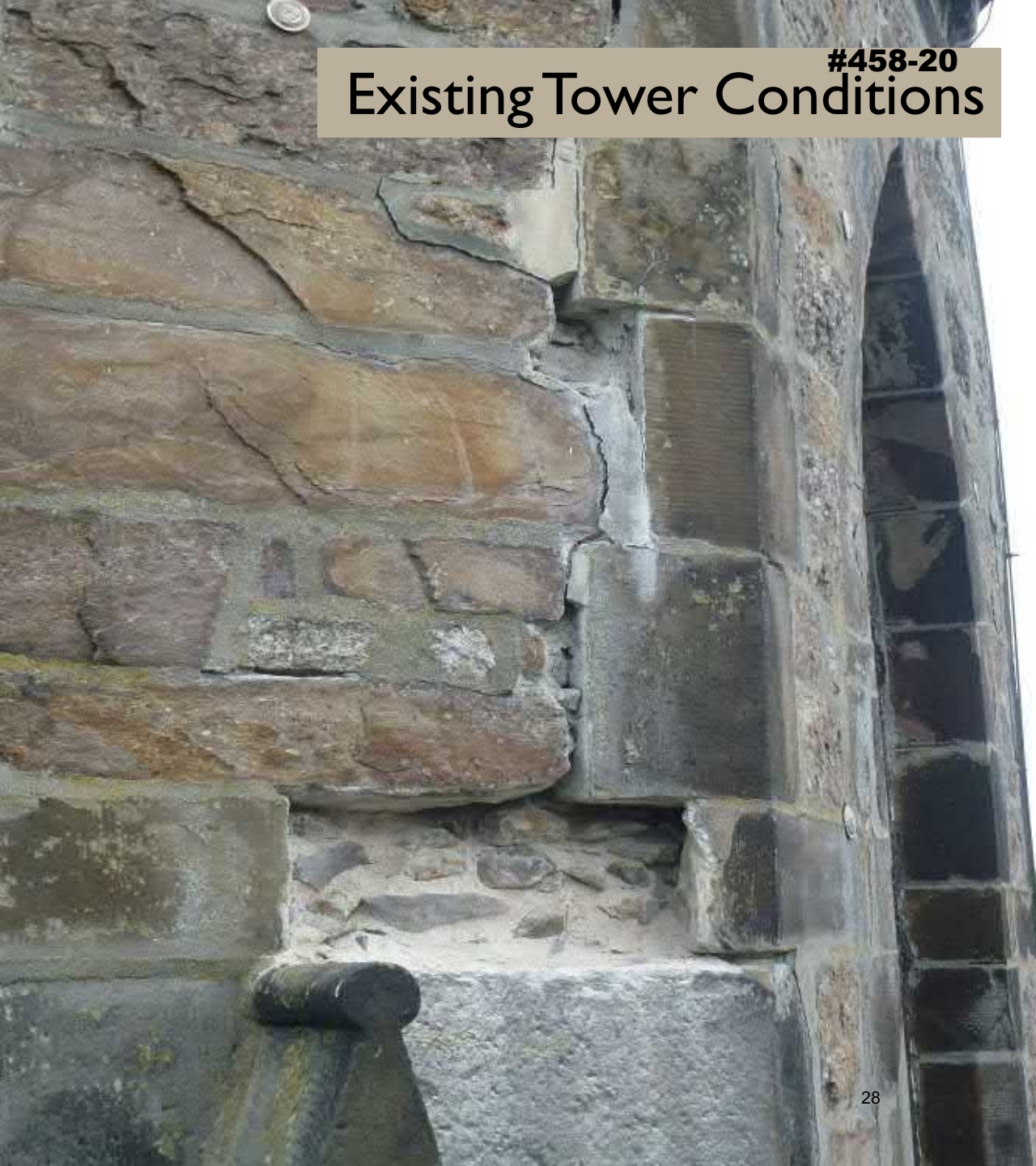
Lost historic structures:

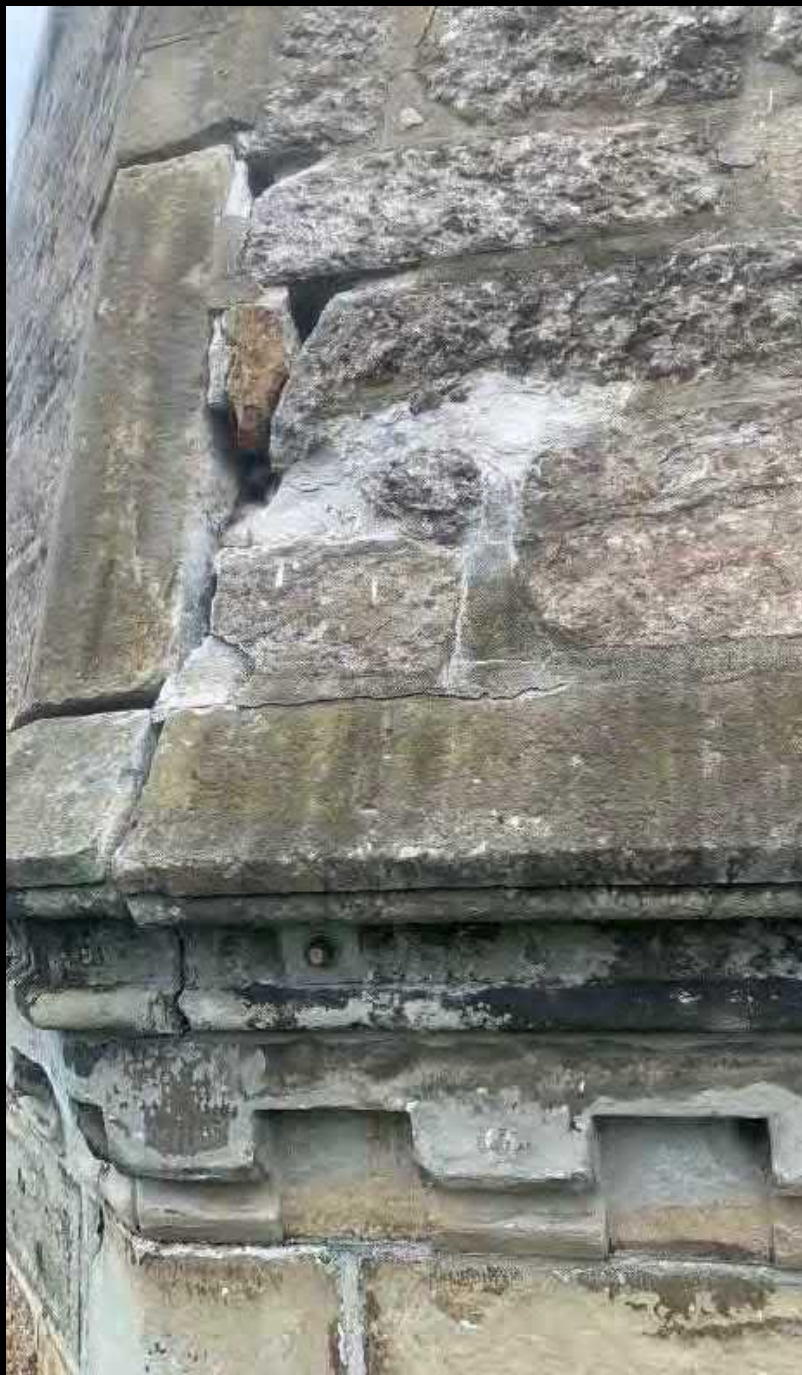
- Intact structures keyed with yellow stars
- Demolished buildings keyed with red bolts

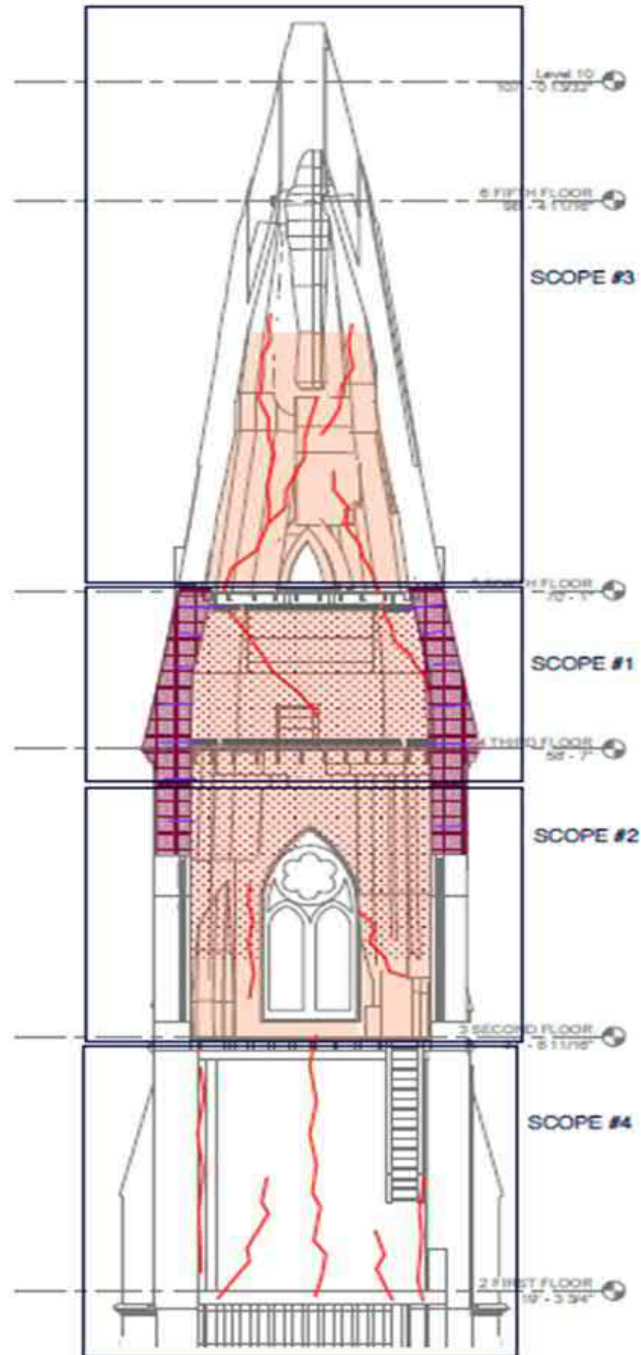




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Existing Tower Conditions







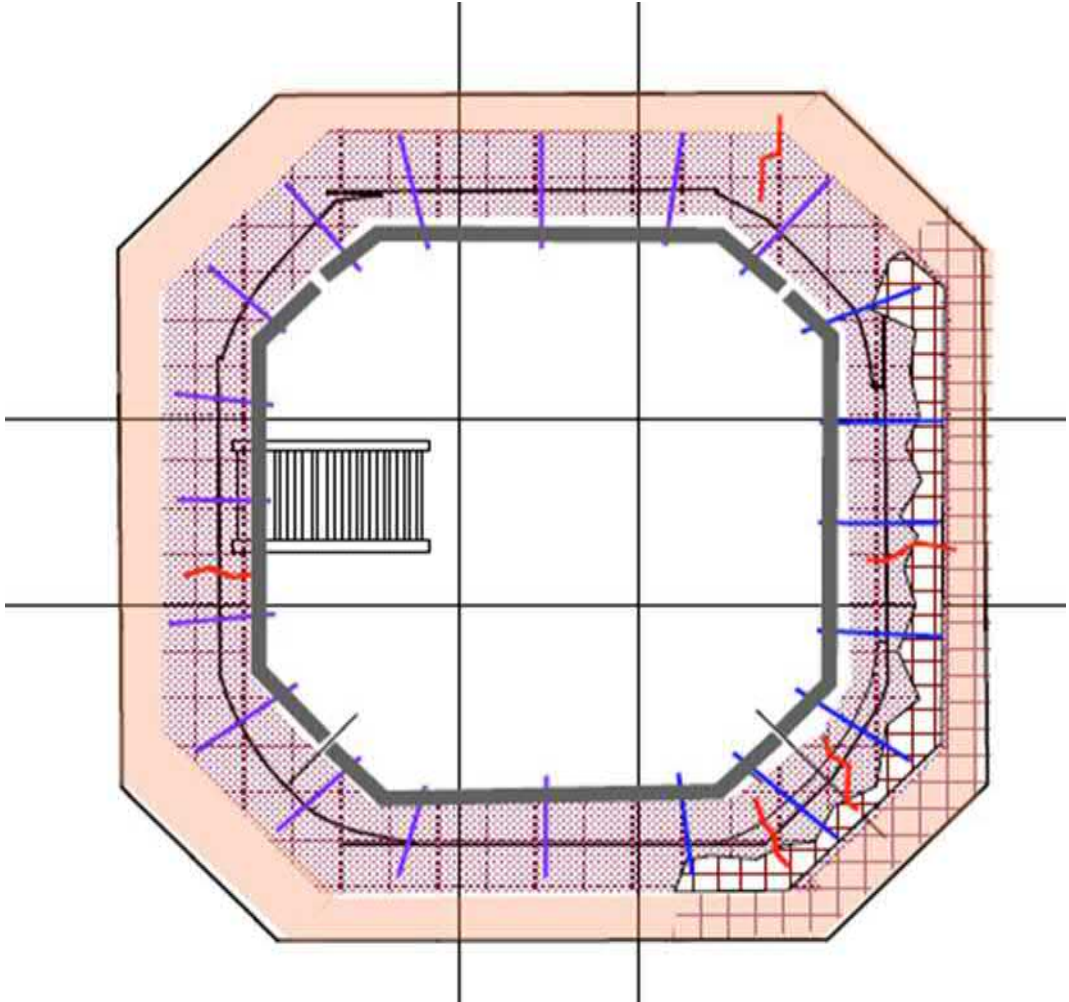
Proposed Treatment

#458-20

2019 Structural Conditions Report by Structures North Consulting Engineers

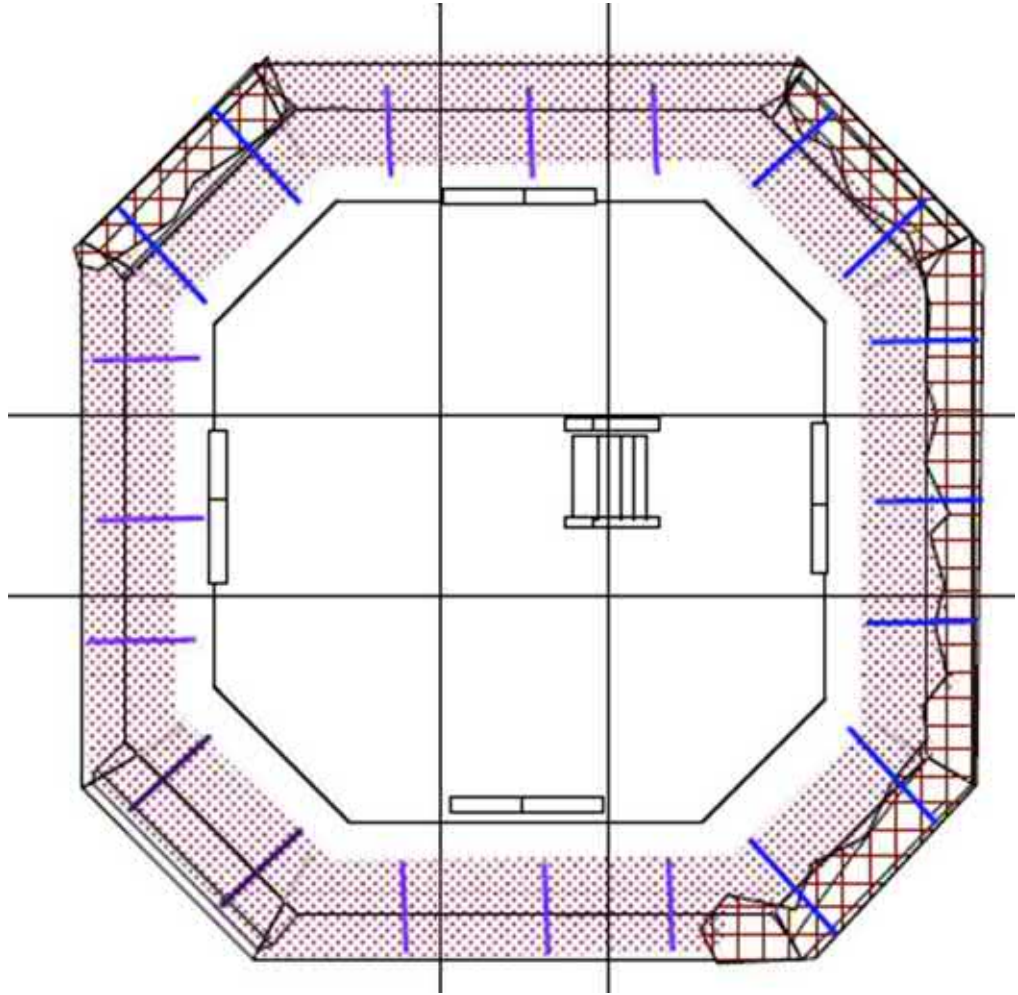
- Stabilize internal structure with the addition of internal steel bracing.
- Repair cracks by pinning and injecting with a pozzolanic lime grout.
- Deeply cut all exterior masonry (100%) to remove failed mortar, then repoint to stop water infiltration.
- Repair cracks in individual ashlar stone units off-site and re-set.
- Rebuild buttresses by reconstructing these elements with the addition of internal stainless-steel ties.
- Consolidate, repair, and paint wood tracery frames of the belfry openings.
- Safeguard the foundation by adding waterproofing and an under-slab drainage system.

Proposed Treatment



Stabilization – Internal spring-loaded steel reinforcement to resolve structural flaw and resolve issue permanently

Proposed Treatment



Stabilization – secure exterior stone back to core structure with specialty stone anchorage system

Project Budget – Expenses

2-Phases — Stabilization and Restoration

2021–2022

Stabilization Phase #1 (2021)

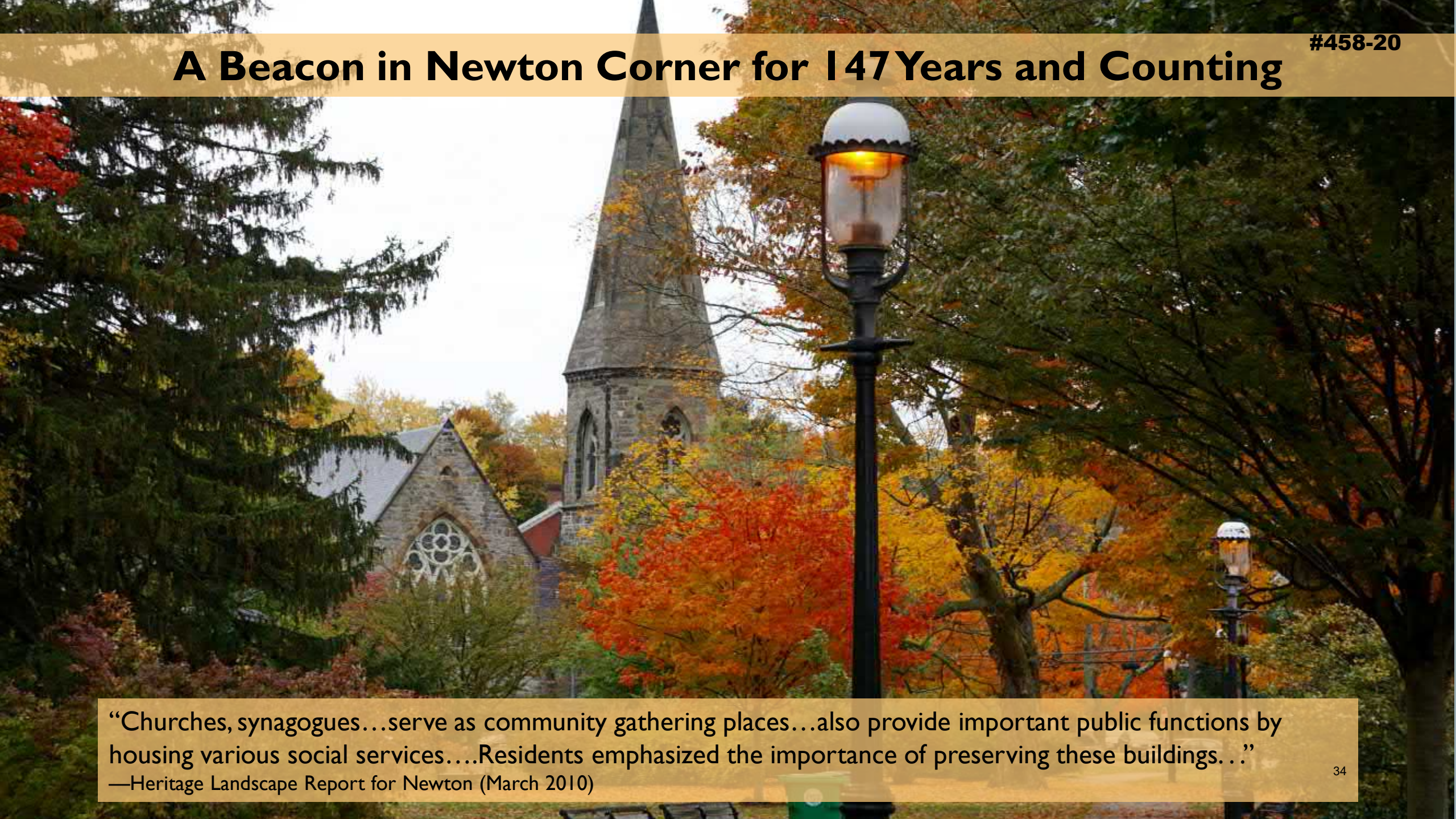
Stabilization \$	822,317
Contingency \$	146,683
Soft Costs \$	145,500
2021 Total \$	1,114,500

Restoration Phase #2 (2022)

Restoration \$	1,380,672
Contingency \$	142,828
Soft Costs \$	228,000
2022 Total \$	1,751,500

Project Total \$	2,866,000
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A Beacon in Newton Corner for 147 Years and Counting



“Churches, synagogues...serve as community gathering places...also provide important public functions by housing various social services....Residents emphasized the importance of preserving these buildings. . .”

—Heritage Landscape Report for Newton (March 2010)



A historic resource and local landmark needs your help.

Residents of Newton Answer the call to support restoring the tower of Grace Church in Newton Corner. Historic buildings that happen to house religious organizations are receiving Community Preservation Act funds across the Commonwealth. Learn more about the Newton CPA and [sign our petition to show your support](#) for the use of CPA funds to help save this nationally recognized historic landmark.

The stone tower of historic Grace Church is deteriorating quickly and can only be saved with support from the Newton community and CPA funds. Join us in our call to action and help save this architectural treasure.

Hear the bells of Grace Church.

www.GraceNewtonTower.com

▶ "Simple Gifts," 19th century Shaker tune