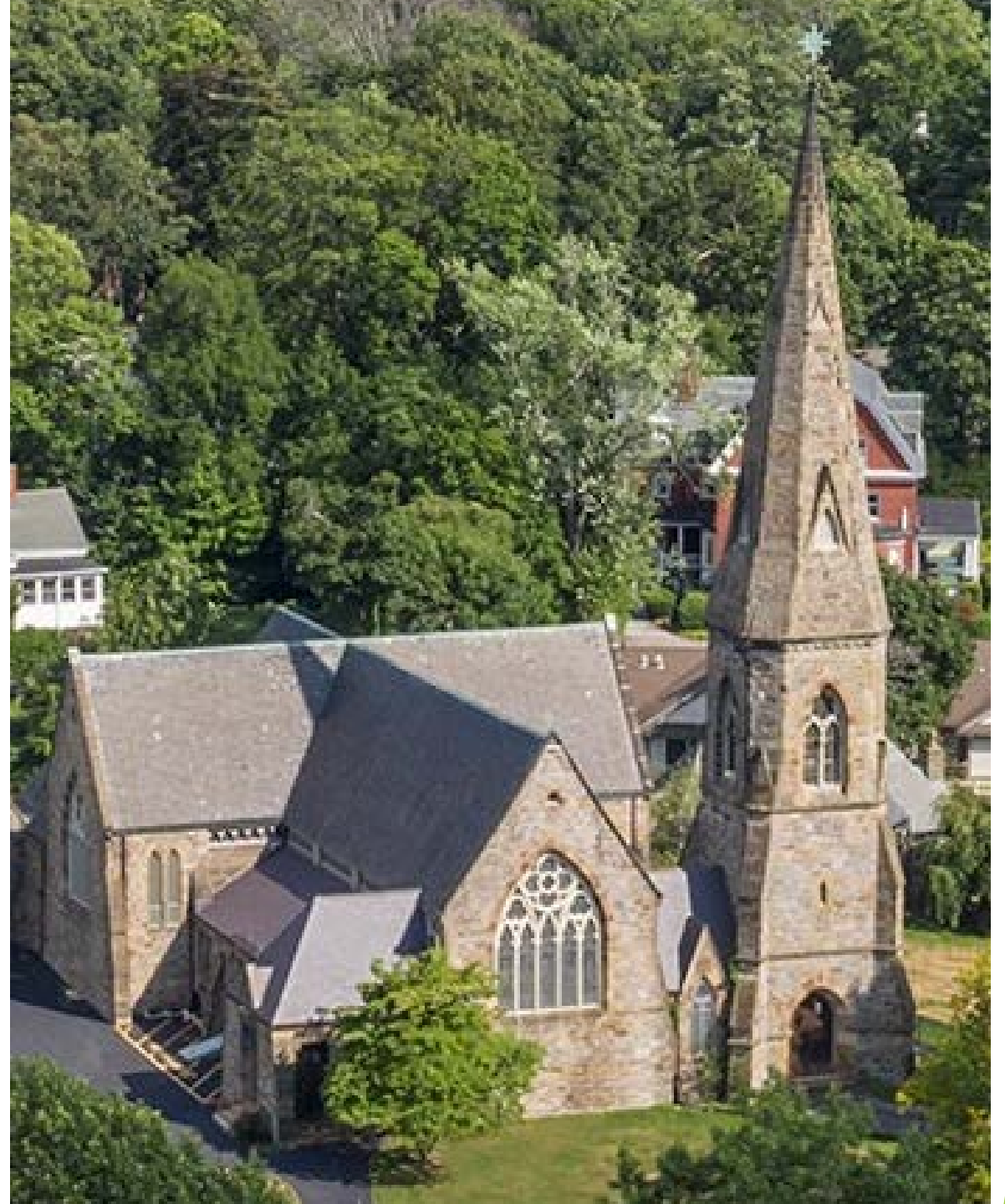


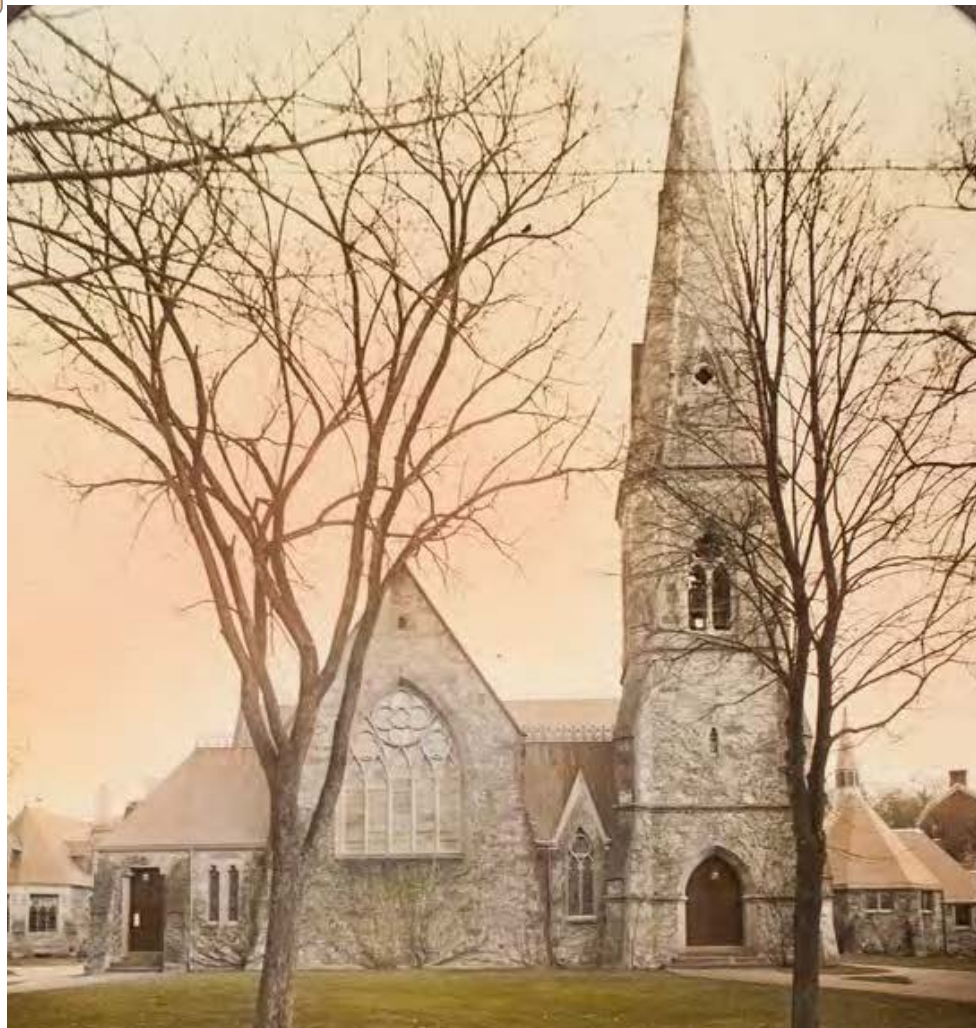
Grace Episcopal Church Tower Restoration Project Recommendation

Community Preservation Committee
Presentation to Finance and
Zoning and Planning Committees
January 11, 2021

Project Overview

- ▶ The ca. 1872 Gothic Revival style building is highly significant both historically and architecturally
- ▶ Listed on the National Register of Historic Places as part of the Farlow and Kenrick Parks Historic District in 1999
- ▶ Preservation Restriction in place since 1999





Above: Grace Episcopal, ca. 1873

Right: Church as shown on 1878 bird's eye view Map of Newton Corner



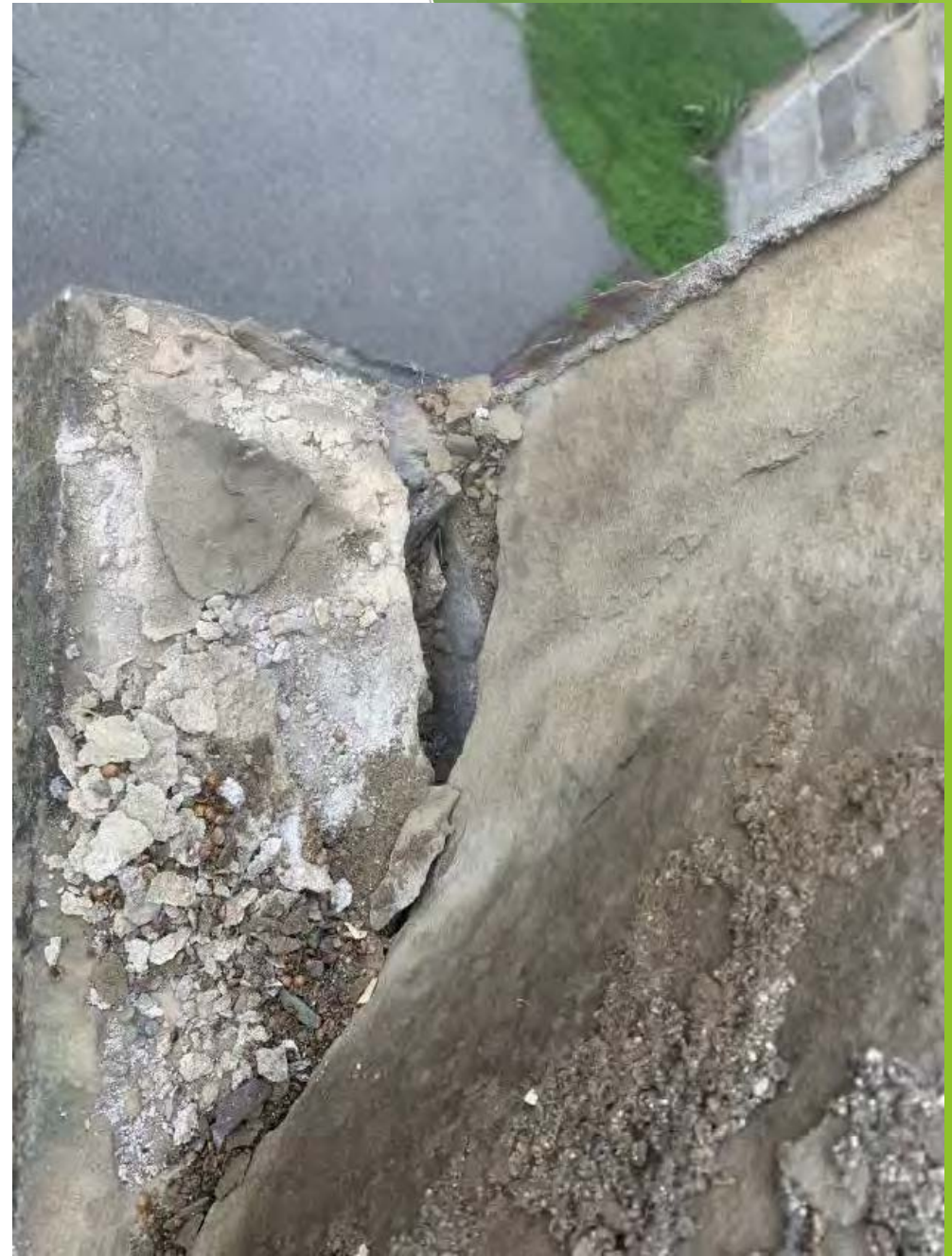
Current Funding Request

- ▶ Grace Episcopal regularly inspects stone buildings and tower, completing repairs in 1985 and 1999
- ▶ In 2019, Structures North engineers discovered serious structural problems threatening the integrity of the structure.



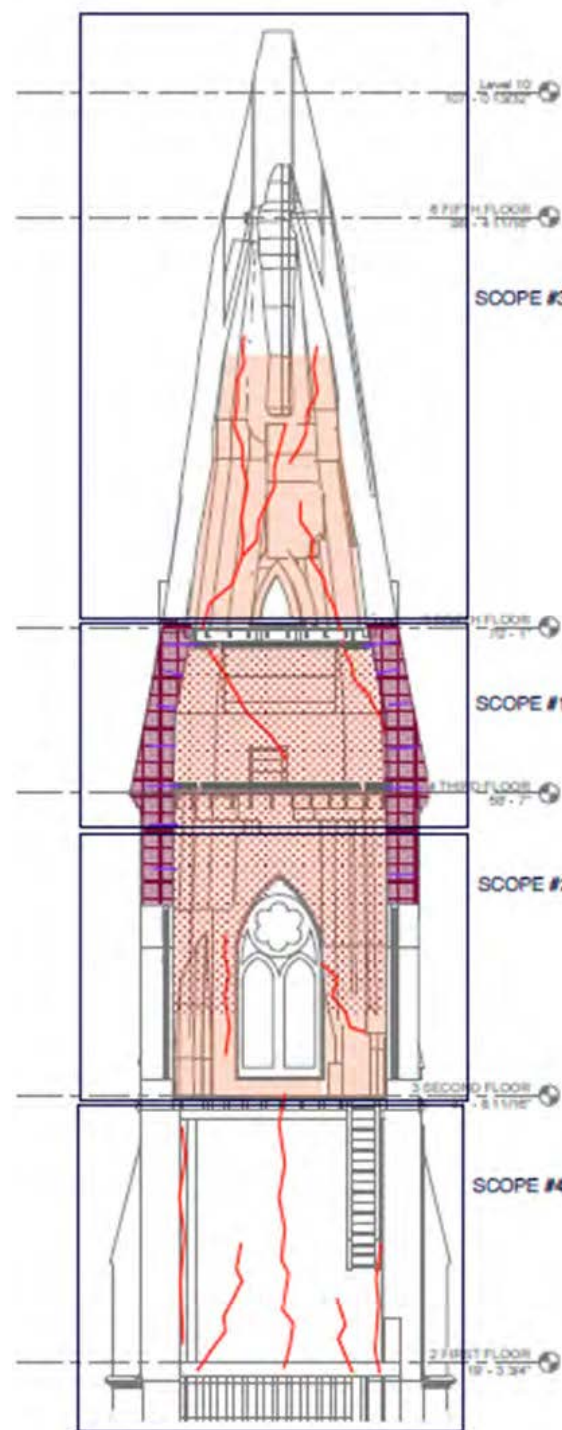


Current Conditions



Current Funding Request

- ▶ The tower is now considered to be structurally unsafe and access is currently prohibited.
- ▶ The Applicant has worked with Structures North to develop a detailed set of plans to first stabilize the structure using a patented engineering system and then to restore the stonework to prevent further damage



Proposed Project Budget - Uses

Phase I (2021)		
	Stabilization	\$822,317
	Contingency	\$146,683
	Soft Costs	\$145,500
	Phase I Total	\$1,114,500
Phase 2 (2022)		
	Restoration	\$1,380,672
	Contingency	\$142,828
	Soft Costs	\$228,000
	Phase II Total	\$1,751,500
	PROJECT TOTAL	\$2,866,000

Proposed Project Budget - Sources

Requested CPA Funding	\$1,433,000
Massachusetts Historical Commission Preservation Projects Fund (Received)	\$50,000
Massachusetts Historical Commission Emergency and Preservation Projects Fund	\$100,000
National Fund for Sacred Places	\$250,000
Grace Episcopal Church Member Contributions and Endowment	\$875,000
Private Foundation Support	\$158,000
PROJECT TOTAL	\$2,866,000

CPA Funding Recommendation

Recommended Sources of CPA Funding

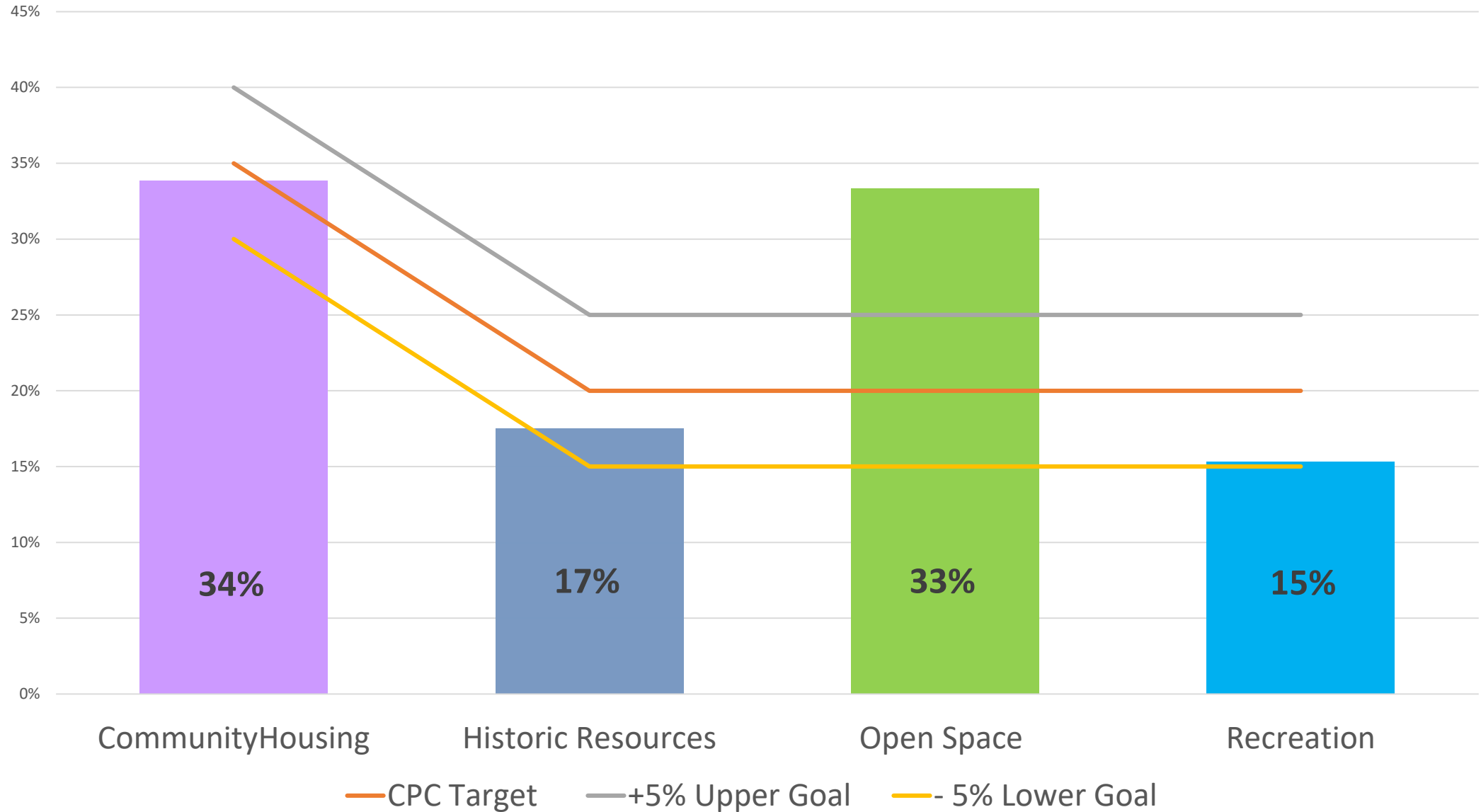
FY21 Historic Resource Reserve Funds	\$479,737
Prior Fund Balance - Historic Resource Reserve Fund	\$557,382
FY22 Historic Resource Reserve Funds	\$395,881
Total CPA Recommended Funding	\$1,433,000



Current CPA Fund Balances

Account Types	Current Fund Balance
Community Housing Reserve Fund	\$911,042
Historic Resource Reserve Fund	\$1,037,119
Open Space Reserve Fund	\$409,689
FY21 Budget Reserve	\$1,306,399
General CPA Fund Balance	\$9,865,878
Total Funds Available	\$13,530,127

CPA Funding by Category (2002-2020)



Questions & Discussion

▶ Thank you!