

**SPRINGFIELD COMMUNITY PRESERVATION
FULL APPLICATION COVER SHEET**

I. PROJECT INFORMATION

CPA program area - check all that apply:

☐ community housing ☒ historic preservation ☐ open space ☐ recreation

Project/Program Title: 35/37 Chestnut Street Side Entryway Rehabilitation and Stained Glass Restoration

Brief Project/Program Summary:

An unsightly concrete side entrance will be rehabilitated to better fit the architecture of this historically important church on the Springfield Quadrangle. In addition, floral and geometric stained glass windows will be restored as closely as possible to their 1876 condition.

estimated start date: January 2023

estimated completion date: December 2023

II. APPLICANT INFORMATION

Type of Applicant - check one:

☐ City of Springfield ☒ Non-Profit Organization ☐ For-Profit Business ☐ Individual

Name of Organization: **Christ Church Cathedral (Episcopal)**

Name of Contact Person: **Donna Barten**

Mailing Address: **35 Chestnut Street**

Mailing City/State/Zip: **Springfield, MA 01103**

Phone: **413-736-2742**

Fax: **N/A**

Email: **cccspfld@gmail.com; barten.d.m@gmail.com**

Website: **<https://christchurchcathedralma.org>**

III. BUDGET SUMMARY

Estimated Project Budget: **\$334,438** for these projects as part of ~\$700,000 capital campaign

CPA Funding Request: **\$250,000**

Will you be seeking multi-year funding ☐ Yes ☒ No

CPA Request as Percentage of Total Project/Program Budget: **75% these projects, 36% total campaign**

List Other Secured Funding Sources:

Capital campaign in progress, raised \$221,600 to date toward the anticipated sum of \$400,000

List Other Prospective Funding Sources:

Applicant Signature: *Donna M. Barten*

Date Submitted: *3/30/2022*

35/37 Chestnut Street Side Entryway Rehabilitation and Stained Glass Restoration

General Information

A. Parcel ID Number: 027500562

35/37 Chestnut Street is owned by Christ Church Cathedral

C. Historic Preservation Questions

1) The property at 35/37 Chestnut Street is on the National Register of Historic Places and is a contributing property of the Quadrangle/ Mattoon Historic District established in 1974.

2) Steps to ensure the work complies with the secretary's standards. We brought in 3 stained glass restoration companies to evaluate the state of these windows and make recommendations. We decided to work with Guarducci Associates because they made suggestions to keep the work as historically accurate as possible and pointed out previous, clumsy restoration attempts they would remedy. They also performed the stained glass restoration at the George Walter Vincent Smith Art Museum, partially funded by a CPA grant.

For the side entrance, we decided to work with Stephen Jablonski, a registered architect whose experience extends widely in historic buildings, particularly at the Springfield Museums and multiple religious buildings. He created a design to complement the existing architecture, particularly in the use of cast stone to match the Longmeadow sandstone of the structure and column themes to echo the columns of the tower windows.

3) Christ Church at 35 Chestnut Street was built between 1874- 1876, and was designated a Cathedral in 1929. The architects were Lord, Fuller and Wadlin of Boston.

E. We have not been found guilty of Wage Theft and will not use contractors or subcontractors guilty of Wage Theft. A signed certificate is attached.

Narrative

A. Project Summary:

This proposal is in the Rehabilitation and Restoration of Historic Resources category. Christ Church Cathedral (Episcopal) on 35 Chestnut Street is the oldest surviving building (1876) on Springfield's historic Quadrangle. It has close, historic ties with adjoining properties, including the current Carnegie Central Library (a land swap allowed the Library to be built) and the formation of Merrick Park (paying for 20% of the land purchase). The Cathedral is on the National Register of Historic Places and is a contributing property of the Quadrangle/ Mattoon Historic District established in 1974. As part of a larger \$700,000 capital campaign, we are requesting \$250,000 to preserve and restore exterior floral/geometric-patterned stained glass windows dating from 1876 and to replace a 1960s era concrete undercroft side entrance heavily used by the public. The entrance is an eyesore visible from the Quadrangle, Library, Merrick Park and Chestnut Street, and architectural designs of a more appropriate entryway are in hand. These projects will help restore and improve the exterior views of this historic building.

B. Proposal Description:

1. Describe proposal and how it will benefit Springfield.

This proposal seeks funding to restore lower level exterior non-religious-themed stained glass windows and to replace a 1960s era concrete box entryway with a side entrance more appropriate to the original architecture of the building. Twenty windows are in need of restoration: eleven in the Nave and nine in the Vestibule original to the building (1876). The windows have buckled, cracked and show exposed glass edges, while the lead comes show metal fatigue. All proposed stained glass is of geometric or floral design. The current undercroft entryway was built without regard for the architectural design of the original building and is reminiscent of an air raid shelter. It will be replaced with an architecturally appropriate entryway picking up elements of columns in the tower and matching the Longmeadow sandstone of the original structure.

Springfield will benefit from these changes by having an improved exterior view from Chestnut Street, Merrick Park, Central Library and the Quadrangle. Multiple programs at Christ Church Cathedral are free and open to the general public, much of which involves entrance at the proposed new entryway. Free music programs, in conjunction with the Springfield Museums, are held in the space where the stained glass windows are found. This work will contribute to historically accurate rehabilitation and restoration of one of Springfield's oldest historic sites.

B2. Identify CPA criteria this proposal achieves and how they are accomplished.

Rehabilitation and Restoration of Historic Resources.

This proposal will:

- **Preserve and enhance the essential character of Springfield** by improving the exterior views of a historic building in a major historic and tourist district, and by improving the historic experience of community visitors to the Cathedral.

Christ Church Cathedral on 35 Chestnut Street is the oldest surviving building on Springfield's historic quadrangle. Construction was completed in 1876, while the George Walter Vincent Smith Museum, just opposite, was completed 20 years later. The current Carnegie Central Library replaced a smaller structure in 1913 and because more land was needed for the larger library, the Library Association and Christ Church did a land swap to allow its construction. Christ Church also donated significant funds to the city of Springfield in ~ 1888 for the purchase of adjoining Merrick park where the Puritan statue by Augustus Saint-Gaudens is now located. The Cathedral is on the National Register of Historic Places and is a contributing property of the Quadrangle/Mattoon Historic District established in 1974.

- **These proposals are practical and feasible**, based on recent quotes and timeline estimates from reputable contractors and stained glass restoration experts. Planning began in 2021 to allow for a timely start in 2023 if funds are available.
- **Christ Church Cathedral provides an advantageous cost benefit value for the city of Springfield.** 40% of members are from a 15+ mile radius outside the city, including 17 towns in Massachusetts and 6 in Connecticut. They not only help maintain this historic building financially, but they visit other sites and businesses within city limits. Members also support Springfield NGOs through a grants program and with volunteer hours. Agencies that benefit from Cathedral funding and participation include Revitalize CDC, Square One, Loaves and Fishes, ACTS Tutoring, Friends of the Homeless, Gardening the Community and refugee resettlement. The Cathedral supports 6 staff, 5 of whom reside within city limits. There are also free art shows, concerts and the opportunity for Springfield youth to participate in the Bishop's Choir School to learn about and sing traditional music. Programs to assist the economically-disadvantaged and homeless include free meals in conjunction with Open Pantry, Big Blue Drop-In-Center with services for the homeless and disadvantaged, the offices of Action Centered Tutoring, as well as a tutoring location, three AA groups, and Spanish literacy classes that we hope will be able to start up again post-pandemic.
- **Leverage additional private funds and voluntary contributions of goods and services.** These proposals are part of a wider capital campaign of restoration and rehabilitation of parts of the sanctuary and undercroft and a re-envisioning of how this underutilized historic building in the heart of Springfield can be better utilized by the community.

\$221,600 in gifts toward a \$400,000 goal have already been committed at this early stage in the campaign.

- **We have received endorsement from:** the Springfield Historic Commission, The Springfield Preservation Trust, the AQCA Civic Association, the Springfield Museums and Central Library.
- **35 Chestnut Street is a landmark building.** Christ Church Cathedral is on the National Register of Historic Places and is a contributing property of the Quadrangle/ Mattoon Historic District established in 1974.
- **Only a limited portion of these projects will be renovated without CPA funding.** Without CPA funding, only some of the stained glass windows in need of repair will be able to be restored, and not to the level of historic accuracy we prefer due to the additional complexity of the work involved. Although we too value the historical legacy of Springfield architecture and work to maintain the buildings for future generations, because it is not essential to the spiritual ministry of the church, the concrete side entrance to the undercroft will not be rehabilitated without external funding to supplement our Capital Campaign.

How these goals will be accomplished: These projects will be accomplished using businesses that have a background in historic restoration and rehabilitation. Guarducci Associates was selected for the windows because they had the best plan for a historically correct repair and restoration. They also had the best plan for extending the life of the windows with indoor venting of the airspace between the stained glass and the exterior protective glazing. Any condensation that forms due to temperature differences between the interior and exterior will form on the external tempered glass, rather on the stained glass window. They also noted defects from older restoration attempts and will fix them. They have done significant stained glass restoration in the buildings of the Springfield Museums, including Tiffany windows. We were less than impressed with the other two companies who either did not suggest venting between the stained glass and exterior glazing or over emphasized the use of aluminum framing. Because Guarducci Associates are based in nearby Great Barrington, they plan to remove and repair the windows in stages.

For the side undercroft entrance we asked Stephen Jablonski of Jablonski/ Devries Architects, to come up with a design more suitable to the 1876 structure. They have been in business in Springfield, MA since 1995 and have extensive experience working with historic buildings, museums and religious institutions. <http://www.jdarchitects.com/index.html>

In addition, we plan to follow the Secretary of Interior's Standards for Rehabilitation <https://www.nps.gov/tps/standards/rehabilitation/rehab/windows01.htm> and welcome visits from a preservation consultant provided by the SCPC.

B3. Describe the need that this proposal will address.

This proposal will repair historic stained glass windows for ~ 80 – 100 years. In addition an unsightly, sixties era side entrance will be replaced with something more suitable for the architecture of this 1876 church building. The original building only had a 3 foot high undercroft level, and therefore no side entrance.

The stained glass windows in need of repair are in the lower levels of the vestibule and nave. They are original stained glass windows in the Nave and Vestibule, created by Otto Falch of Boston in 1876. They mimic the more medieval styles of European churches and contain only geometric and floral patterns. Nine windows in the vestibule have never been restored (147 years) and will act as a guide to the restoration of twelve windows in the nave and south transept which have had multiple restoration attempts, many inappropriately done. The lead came width in the nave windows will be reduced to original size and window fragments that were not well matched will be replicated to the original.

B4. What is the expected outcome of this proposal?

The stained glass windows proposed for restoration will allow preservation into the 22nd century and will improve the street view of the building. The new side entrance will allow a more suitable entryway for the public using the undercroft and for the overall appearance of the church from the street, park, library and quadrangle. As the pandemic recedes, we plan to build more activities with the surrounding community. This new entrance will receive others in a more welcoming manner to our large communal space.

C. Feasibility and Sustainability

1. What other funding sources have been secured or are being pursued? 2. How will the completed project be maintained?

These proposals are part of a three year \$700,000 capital campaign of restoration and rehabilitation of parts of the sanctuary and undercroft to preserve our historic legacy and position the facilities to better integrate with greater community use. \$221,600 in gifts have already been committed by individual donors early in the Capital Campaign. Any funds needed over the grant amount of \$250,000 for the stained glass and entrance will be paid for by the campaign. Other projects in the campaign include improvements in HVAC for a post-Covid world, a shower for the use of the homeless, asbestos removal, improvements to the interior undercroft space, and organ preservation. These structures will be maintained as in other parts of the buildings by our Sexton and our Building and Grounds Committee. Between 2008 and 2021 Cathedral members have contributed an average of \$48,000 to capital maintenance each year aside from capital fund drives. During our last Capital Fund Drive in 2003, we focused on handicap accessibility for the buildings.

D. Applicant Experience

1. What other projects/programs has the applicant successfully completed?

Donna Barten has overseen the replacement of the tower and office building flat roofs, as well as the in kind replacement of damaged slates in our beautifully patterned sanctuary roof. She has also obtained grants from Eversource to improve insulation and replace the lighting with LED lights and overseen multiple repairs to the 35/37 Chestnut Street infrastructure in her role as Senior Warden. Members of the previous Capital Campaign are also involved in the current campaign.

Stephen Jablonski, a fully licensed architect, has worked on innumerable projects in historic and religious settings, including South Congregational Church in Springfield, St. Michael's Cathedral in Springfield, First Congregational Church in South Hadley, Sacred Heart Church in Springfield, Wisteriahurst Museum in Holyoke, The Museum of Fine Arts on the Quadrangle, as well as the Welcome Center, Dr. Seuss Museum and the Lyman and Merry Wood Museum of Springfield History.

2. Describe the professional experience of the applicant/ project team.

Donna Barten, Ph.D. is a retired research biologist (27 years) with 5 years of experience in her role of Senior Warden (senior lay leader) at Christ Church Cathedral.

Stephen Jablonski is a registered architect in the Commonwealth of Massachusetts with a tremendous portfolio of projects in and around Springfield demonstrating his skill in maintaining the historic character of his projects. He served for nine years on the Springfield Historical Commission and is sensitive to best practices for historic restoration and rehabilitation. In addition, Stephen knows a wide range of contractors who have previously shown skill in working on historical projects.

III. Timeline

Stained Glass Windows

March to September 2023

- **March-** Nave and transept windows are photographed and taped before removal to the studios for repair. The opening is secured by 3/8" plywood. In studio, rubbings made of each window prior to disassembly.
- **April-** Glass is cleaned, fractures repaired whenever possible, especially on painted sections, and for those areas where it is not possible, replicate glass is produced and stencils made to match the other parts of the window.

- The window is reassembled using high-grade restoration alloy comes of the original width. Steel reinforcing bars are placed at appropriate intervals.
- While the windows are in the shop, Christ Church Cathedral will have the wood frames repaired and freshly painted.
- **May-** The windows are reassembled onsite with exterior protective glass. Vestibule windows removed for the same process.
- **June – August-** Restoration and installation of vestibule windows.
- **September-** Final details completed and documentation provided to the property.

Side Entrance

- **January 2023-** Develop shop drawings for wrought iron, cast stone and other detailed portions of the entryway.
- **February 2023-** Special orders sent out to vendors. Expect to take up to 6 months
- **July 2023-** Construction will begin on the entryway once specialty items are in place. They will progress in roughly this order: the steel framing, cast stone, brick masonry, wood trusses for the roof, roof, interior tile.
- **Project completion** expected by December 31, 2023

IV. Budget

Summary. See attached quotes for details

Stained Glass by Guarducci Associates LLC

Restoration of eleven Nave geometric/floral window.....	\$45,305
Exterior Protective Glazing of eleven Nave windows.....	\$5,090
Restoration of nine vestibule geometric/floral window.....	\$31,850
Exterior Protective Glazing of nine vestibule windows.....	\$4,650

Total cost for Stained Glass windows.....	\$86,895
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New Side Entryway by Kelly Building Group

Total project	\$245,180
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Total Estimated Project Cost (windows & side entrance).....	\$332,075
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V: List of Attachments:

A. Commitment letters for revenue sources identified in the budget and relevant quotes

B & C. Letters of support:

- The Springfield Historic Commission
- The Springfield Preservation Trust
- The AQCA Civic Association
- The Springfield Museums
- Springfield Central Library

D. Property on citywide map

E. Architectural plans

F. Relevant photographs

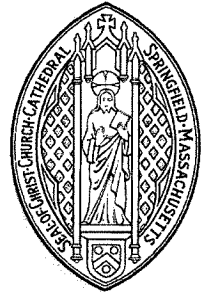
H. Deed

I. Fair Wage Compliance Certificate

J. Address Caplan vs. Town of Acton ruling requirements for CPA funding relevant to religious institutions

CHRIST CHURCH CATHEDRAL CATEDRAL IGLESIA DE CRISTO

"Hope is Here/ Aquí hay Esperanza"



March 29, 2022

I am writing to certify that Christ Church Cathedral will commit to paying any additional funds that are not covered in the Community Preservation Grant for the Side Entryway Rehabilitation and Stained Glass Restoration projects at our Cathedral.

Please contact me with any questions.

Sincerely,

The Very Reverend Tom Callard,
Dean, Christ Church Cathedral

GUARDUCCI ASSOCIATES, LLC.

STAINED GLASS ARTISANS

23 HEMLOCK HILL ROAD GREAT BARRINGTON, MA. 01230 413-329-5987

Donna Barten, Senior Warden
Christ Church Cathedral
35 Chestnut St.
Springfield, Ma.
barten.d.m@gmail.com

March 21, 2022

Stained Glass Window Proposal for Christ Church Cathedral

Overview of Stained Glass Window Restoration:

Restoration will require the removal of the stained glass window from the building to the studio. A brief summary of the process follows: the panels are photographed, taped to keep them intact and removed from the frames for transport. Measurements are taken and the window opening is secured with 3/8" plywood and removable sealant. Unusual or special conditions are noted. In the studio two sets of "cartoon" rubbings are made of each panel. This is done using white cotton-rag paper and a black wax rubbing block to produce an accurate image of the lead came glazing pattern. One set of rubbings will serve as the bench copy for reconstructing the panels, the second set will be the annotated archival copy. The panels are taken apart and the comes are salvaged and delivered to the appropriate recycler. The old putty is removed from each piece of glass and washed in solvent free water using a conservation cleaner such as Orvus. The glass is dried and placed in trays, in sequence for reglazing. Unpainted glass that is missing or shattered and is not of a unique character may be replaced with new glass of a suitable match. Stencil pattern or silk screened painted glass may have copies made from the original glass and be reproduced. Unique or hand painted glass that has been damaged will rely on a variety of conservation methods to preserve the original glass. These may include the use of restorer's epoxies or fillers, thin copper foil and solder seams and the installation of a clear protective glass over the damaged original. The glass is then reassembled using lead comes which match the original profiles and are of a high-grade restoration alloy (DHD Metals of Conyers Ga. or equivalent). The joints are soldered using a 60/40 alloy of solder on both sides. The panels are then cemented with a grey tint linseed oil and whiting compound to strengthen and weather proof them, excess compound is trimmed away, the glass is wiped clean of residual oil and putty and allowed to cure. The steel reinforcing bars will be cleaned and painted and reattached to the panels. Where bars are damaged or missing, new ones will be provided. Digital photographs are taken throughout the project and two archival CD copies provided to the client, along with the archival rubbings upon completion. Note that while the stained glass is out of the building, repairs and or painting of the wood frames should be undertaken.

We propose the following restoration work to be performed on the eleven Nave Windows:

- I. A) Windows 2,3,5-12- These ten nave windows with the floral pattern are original to the building from 1876 and were made by Otto Falch and Co in Boston; they are painted decorative stencil pattern glass. All of these windows display signs of having been restored at the same time that new Sussman aluminum ventilators were installed, perhaps in the 1970's. The glazing comes used are not in keeping with the profiles used elsewhere in the church. Using the Vestibule Windows which are in original un-restored condition as a reference, it is apparent that much wider profiles were used in the nave windows. These windows are also bowing, particularly in the ventilator panels, have cracked glass and pieces of mismatched repair glass. We will restore all eleven of these windows using lead came profiles that match those in the vestibule windows. The ventilators will be repositioned from the top of the windows to the bottom. This will be in keeping with the location of the ventilators elsewhere in the nave. Additionally, upper ventilators are often subject to greater damage due to the difficulty in opening them with the vent ropes used to open and close the panels. When releading the panels we will maintain the correct vertical orientation of the stencil imagery and position the bottom-most area with two red rondels at the top of

- Restoration
- New Glass Design
- Protective Glazing

GUARDUCCI ASSOCIATES, LLC.

STAINED GLASS ARTISANS

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the window. Note that window 11 previously had the ventilator relocated but the stained glass panels were simply inverted and the stencil imagery does not read correctly; when restoring, we will correct this window to match the others. These windows do not currently have any support bars in place. Again, using the vestibule windows as a guide, we will install 1/4" round steel bars with a black painted finish at approximately every 16".

B) Window 13 is a decorative stencil pattern painted window that was most likely made by Otto Falch and Co. It requires full restoration. Additionally, the ventilator section was heavily damaged at an earlier date and the damaged glass was replaced with solid rectangles of unpainted glass. This panel will have stencils made from the original glass and the missing pieces will be reproduced.

The total cost for Item I. restoration will be..... \$45,305.00.

- II. **Exterior Protective Glazing:** Prior to removing the stained glass windows the existing exterior glazing will need to be removed. We have found that the removal of protective glass set directly into wood sash has a high breakage percentage. Although we work carefully, we usually assume 50% of the glass will crack during removal. One approach is to use this as an opportunity to replace all of the exterior glass on these seventeen windows. We recommend using 1/4" thick clear tempered glass set into the wood frames and caulked with urethane sealant. The air space between the stained glass and the protective glass will be vented by the addition of #10 mesh brass screen to replace a small section of the stained glass border glass in each window corner.

The total cost to replace the protective glass in 11 windows will be\$ 5,090.00.

- III. **Vestibule Stained Glass Windows:** The nine decorative stencil pattern windows in the vestibule are original to the Church and have not been restored. They are from 1876 and were made by Otto Falch and Co in Boston. These windows are in stable condition due in part to the existing protective glazing. However they display all of the indicators of deteriorating glazing comes. There are metal fatigue cracks throughout the panels and glass has cracked due to the panels settling. Removal of these windows will require great care as they are ready to fall apart when removed from the supporting wood frames. We will treat these windows as those in the nave, with the cost being as follows:

III.A) Restore nine vestibule windows..... \$ 31,850.00.

III.B) Replace the exterior protective glass on nine windows..... \$ 4,650.00.

Respectfully submitted,
Ioyan DeRis

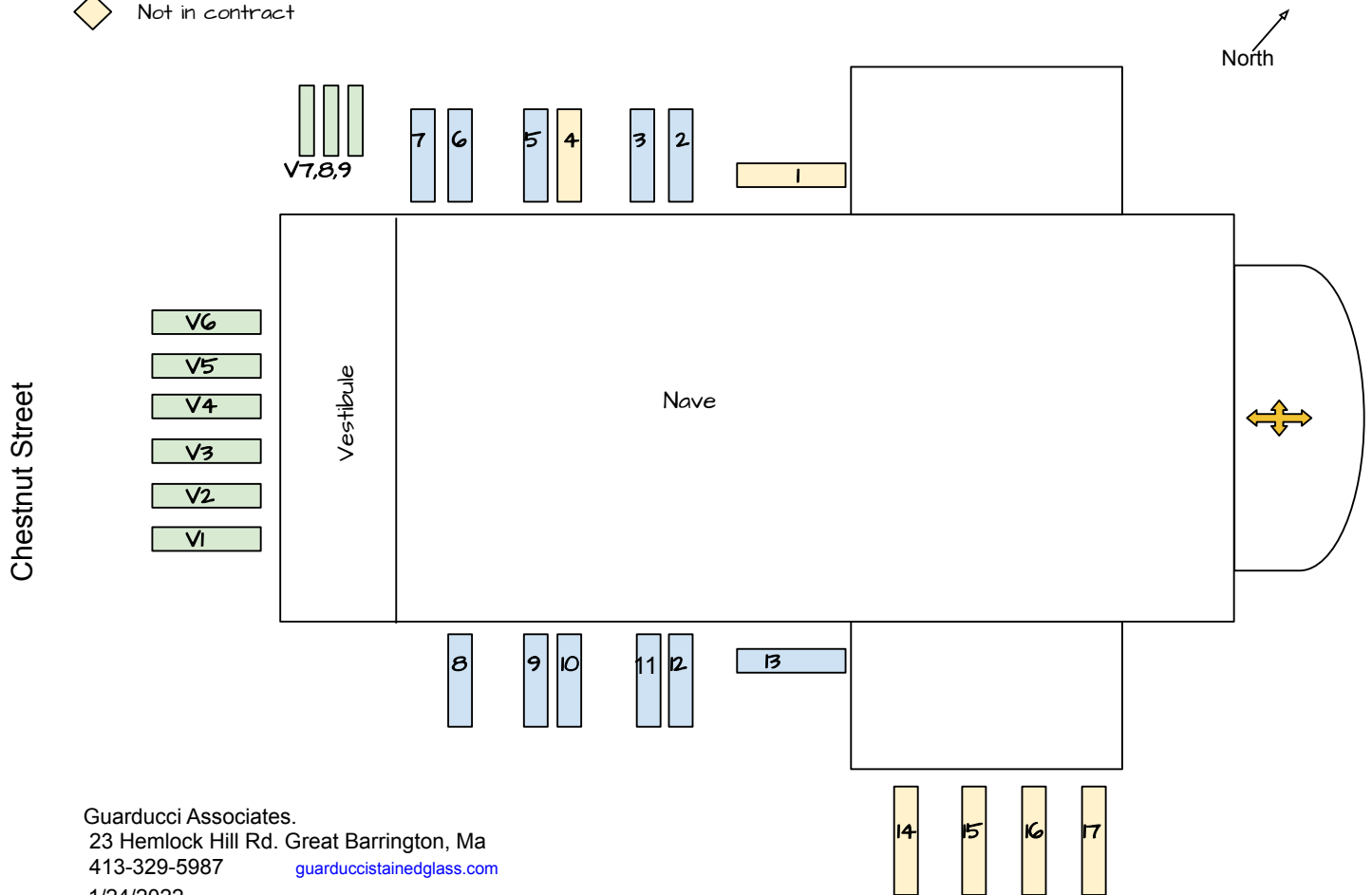
GUARDUCCI ASSOCIATES, LLC.

STAINED GLASS ARTISANS

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Christ Church Cathedral
Chestnut St., Springfield, Ma.
Stained Glass Window Restoration Map
Not to scale

- Primary Proposal
- Proposal Add-On
- Not in contract



Guarducci Associates.
23 Hemlock Hill Rd. Great Barrington, Ma
413-329-5987 guarduccistainedglass.com
1/24/2022

- Restoration
- New Glass Design
- Protective Glazing



205 Main Street
Suite A
Monson, MA 01057
Office 413.267.9119
Fax 413.267.9143

PROPOSAL

Date: 03.08.22

Attention: Donna Barten

Project: Christ Church modified entryway

Location: Springfield, MA

Provide Materials and Labor for the following improvements:

OVERVIEW DESCRIPTION: Build out covered entryway

Item Description	Line-Item Total
Permit Allowance	\$402.50
Drill for exterior posts witch	\$1,437.50
10'x3.5" lolly columns and mat	\$1,697.50
Journeyman set posts	\$1,427.08
Labor set posts	\$920.00
ext. columns and arches	\$24,961.90
Masonry supplies and labor	\$72,750.00
Power wash and parge mat	\$545.63
Wash and Parge llabor	\$4,277.70
Parge helper	\$1,941.60
ceramic tile	\$3,036.00
Metal roof	\$13,348.50
Iron work	\$47,150.00
Wood Trusses	\$6,900.00
3x6 t&g roof planks fir	\$2,109.75
Trim material	\$1,746.00
Journeyman trim labor	\$1,427.08
Labor trim labor	\$970.80
Journeyman roof frame	\$4,994.77
Labor roof frame	\$3,397.80
Acid wash and stain labor	\$2,854.15
Acid, neutral, stain, seal, etc.	\$442.56
Painting	\$4,025.00
Electrical	\$4,945.00
Additional lighting	\$1,380.00
Miscl lumber and labor	\$9,700.00
Contingency - 8%	\$17,653.79

TOTAL

\$245,179.80

Items Excluded:

Power, water and off-hours pricing.

Formal drawings, if required for building, are not covered under the scope of work.

All work is guaranteed as specified. All work to be completed in a professional manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the quotation. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado, liability and any other necessary insurance. Our workers are fully covered by Workers' compensation insurance.



70 Tapley Street
Springfield, MA 01104

March 2, 2022

Community Preservation Committee
Springfield City Hall
36 Court Street, Room 412
Springfield, MA 01103

Re: Application for Community Preservation Act Grant for 35-37 Chestnut Street
Christ Church Cathedral of the Diocese of Western Massachusetts

Dear Community Preservation Committee:

I am writing to you to express the support of the Springfield Historical Commission for the City of Springfield's application for Community Preservation Act funds to advance rehabilitation of Christ Church Cathedral at 35-37 Chestnut Street.

Located near the intersection of Chestnut Street and State Street, the church was constructed circa 1876 and is of interest as the first of many derivations from Trinity Church in Boston. Proposed rehabilitation of this Romanesque style structure will include restoration of existing stained glass windows and construction of a new side entrance utilizing design elements found in other areas of the structure such as replica cast stone columns and arches in brownstone color to match the church structure.

CPA funds are important for the restoration of the Christ Church Cathedral. The results of this project will restore a significant historic asset in Springfield's Quadrangle-Mattoon Local Historic District and highlight alterations done in keeping with the overall fabric of this architecturally significant structure. Support of the Community Preservation Committee is appreciated.

Thank you for your consideration.

Sincerely,

Vincent Walsh
Chairman, Springfield Historical Commission



**S P R I N G F I E L D
P R E S E R V A T I O N
T R U S T**
incorporated 1972

March 24, 2022

Community Preservation Committee
Springfield City Hall
36 Court Street, Room 412
Springfield, MA 01103

Dear Community Preservation Committee,

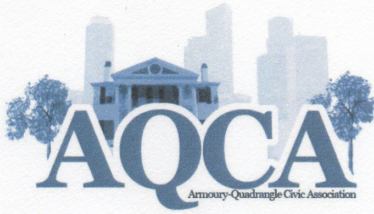
I am writing on behalf of the Springfield Preservation Trust to support Christ Cathedral Church's proposal to restore historic non-religious stained-glass windows and add a covered walkway to the basement entrance. This church is an important part of the Quadrangle-Mattoon Street Historic District on the National Register of Historic Places, and it also serves an important role within the community by hosting a variety of free public events.

The Springfield Preservation Trust has reviewed the plans for the proposed changes to the building, and we believe that this project will help maintain its historic and architectural integrity while also continuing its role in serving the community. The architect of the proposed covered walkway has been designed by a local architect with extensive experience in historically-appropriate additions, and we believe that this design is sympathetic to the existing architecture of Christ Church Cathedral

Thank you for your consideration, and we hope the Community Preservation Committee will support this restoration of Christ Church Cathedral.

Sincerely,

Derek Strahan
President



Armoury-Quadrangle Civic Association
140 Chestnut Street #C • Springfield, MA 01103

(413) 747-1830 • aqca@aqca.org • aqca.org

March 6, 2022

Community Preservation Committee
c/o Budget Office, Room 412, City Hall
36 Court Street, Springfield MA 01103

Dear Community Preservation Committee Members,

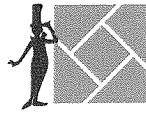
I write as president of Armoury Quadrangle Civic Association (AQCA), the Springfield neighborhood council for the Metro Central area including the Christ Church Cathedral (Episcopal) at 35 Chestnut Street. AQCA supports the Church's application for CPA funds to replace the a 1960's era concrete undercroft entrance and to restore the exterior floral/geometric patterned stained glass windows dating from 1876.

As the immediate neighbors of the Christ Church Cathedral we know firsthand how critical the church is as an anchor building to our historic quadrangle. It is imperative that we preserve and protect all of the quadrangle's surrounding historic buildings, especially the church that is the oldest. This project will in fact will replace the entryway to an architecturally appropriate 1870's style.

As neighbors of the Church, we know firsthand of and participate in the range of public programs free and open to the general public. This is not only a historic building, but an overall key neighborhood asset. Please award CPA funds to the Christ Church Cathedral.

Sincerely,

Elizabeth Johnson
President



SPRINGFIELD MUSEUMS™
ART • HISTORY • SCIENCE • SEUSS IN SPRINGFIELD

March 3, 2022

Springfield Community Preservation Committee
Springfield City Hall
36 Court Street, Room 412
Springfield MA 01103

Dear Community Preservation Committee Members,

As President and CEO of Springfield Museums, I am happy to submit a letter of support for the Christ Church Cathedral's application to the Community Preservation Committee so that they may restore and preserve the oldest surviving building on Springfield's historic quadrangle.

The Christ Church Cathedral has served residents of Springfield since its construction in 1876. As neighbors, we are appreciative of the impact the church has upon our shared community, for both their free and open programming for the public and for the beauty this historic building brings to our neighborhood. The quadrangle offers a park-like retreat – the kind so necessary for the social well-being of our city residents. I wholeheartedly believe the preservation work done here will benefit the quadrangle and neighborhood as a whole, with improved street and campus views.

As you well know, the work to preserve our city's historic buildings is deeply necessary. We are grateful to support this meaningful work together, in community.

Thank you for your consideration of our neighbor's application.

Sincerely,

Kay Simpson
President/CEO
Springfield Museums

21 Edwards Street, Springfield, MA 01103 • 413.263.6800 • Springfieldmuseums.org

Michele and Donald D'Amour Museum of Fine Arts • Lyman and Merrie Wood Museum of Springfield History
George Walter Vincent Smith Art Museum • Springfield Science Museum • The Amazing World of Dr. Seuss Museum
Dr. Seuss National Memorial Sculpture Garden

Springfield Museums • Established 1857



Central Library
220 State Street
Springfield, MA 01103
413-263-6828
Fax: 413-263-6825

Brightwood
359 Plainfield Street
Springfield, MA 01107
413-263-6805

East Forest Park
122 Island Pond Road
Springfield, MA 01118
413-263-6836

East Springfield
21 Osborne Terrace
Springfield, MA 01104
413-263-6840

Forest Park
380 Belmont Avenue
Springfield, MA 01108
413-263-6843

Indian Orchard
44 Oak Street
Springfield, MA 01151
413-263-6846

Library Express
204 Boston Road
Springfield, MA 01109
413-263-6855

Mason Square
765 State Street
Springfield, MA 01109
413-263-6853

Sixteen Acres
1187 Parker Street
Springfield, MA 01129
413-263-6858

Read/Write/Now
Adult Literacy Program
204 Boston Road
Springfield, MA 01109
413-263-6839

March 2, 2022

Community Preservation Committee
City Hall
36 Court Street
Springfield MA

Dear Community Preservation Committee,

I am writing to express my strong support of Christ Church Cathedral's application for a Community Preservation grant of \$250,000.

The Springfield City Library supports Christ Church Cathedral's application for a Community Preservation Grant to preserve and restore stained glass windows and replace their concrete undercroft entrance. As neighbors on Springfield's historic Quadrangle, we understand the benefit of their goals to improve and support their historic building, its windows, and entryway, and we appreciate Christ Church Cathedral's consideration for the City of Springfield and the ministries they offer everyone.

The Cathedral is a valued neighbor to our Central Library, and we serve many of the same people. Springfield is proud to be home to these strikingly beautiful, architecturally significant buildings. Recently, the City of Springfield made a significant investment in the Central Library, repairing and upgrading roofing, stairs, lighting, and a ramp that provides greater accessibility to both the Library and the George Walter Vincent Smith Museum, another Quadrangle neighbor. These infrastructure improvements were complemented by a brand new entry plaza that overlooks the Quad, and provides seating and improved access to the Library.

With the improvements made to the Library, and neighboring Springfield Museums, it's only fitting that the Christ Church Cathedral also be restored and improved as well. I have long been in awe of the magnificent Rose Window in its sanctuary, and I eagerly await the restoration of other cathedral stained glass windows. I strongly recommend that the Community Preservation Committee support this project with a grant of \$250,000.

Please contact me should you need more information.

Sincerely,

Molly Fogarty, Library Director
413-263-6828, ext. 290



Christ Church Cathedral at 35/ 37 Chestnut Street, Springfield, MA

Appendix D: Property on citywide map

← → ↺ maps.springfield-ma.gov/gis/##info-address

35 Chestnut Street

Search Results

Parcel Details

NO IMAGE AVAILABLE

CHRIST CHURCH CATHEDRAL OF THE DIOCESE OF WESTERN MASSACHUSETTS

37 CHESTNUT ST
SPRINGFIELD, MA 01107

ID# 027500562
Land Area (SqFt): 41,202
Assessed Value: \$1,315,900

Links

Abutters

Property Card

Property Map

Google Street View

Bing Bird's Eye

Summary

37 CHESTNUT ST
CHRIST CHURCH CATHEDRAL

ID# 027500562 [View Details](#)

Word 2013

SpringfieldMA WebGIS

35 Chestnut Street



Print Map

Search Results

Parcel Details

NO IMAGE AVAILABLE

**CHRIST CHURCH CATHEDRAL
OF THE DIOCESE OF WESTERN
MASSACHUSETTS**

37 CHESTNUT ST
SPRINGFIELD, MA 01107

ID# 027500562

Land Area (SqFt): 41,202
Assessed Value: \$1,315,900

Links

Abutters

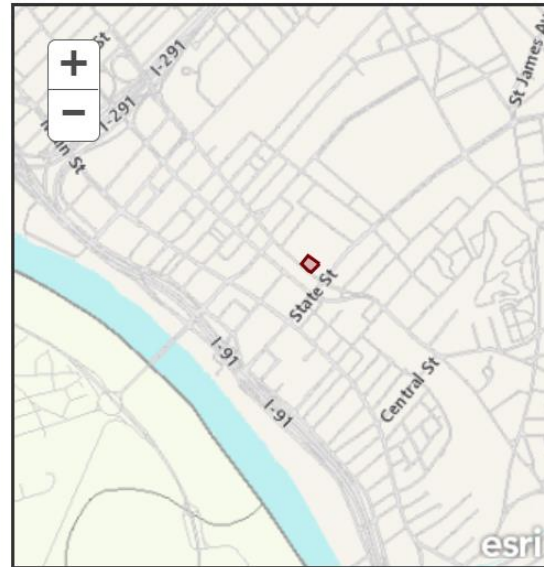
Property Card

Property Map

About

Layers

Identify

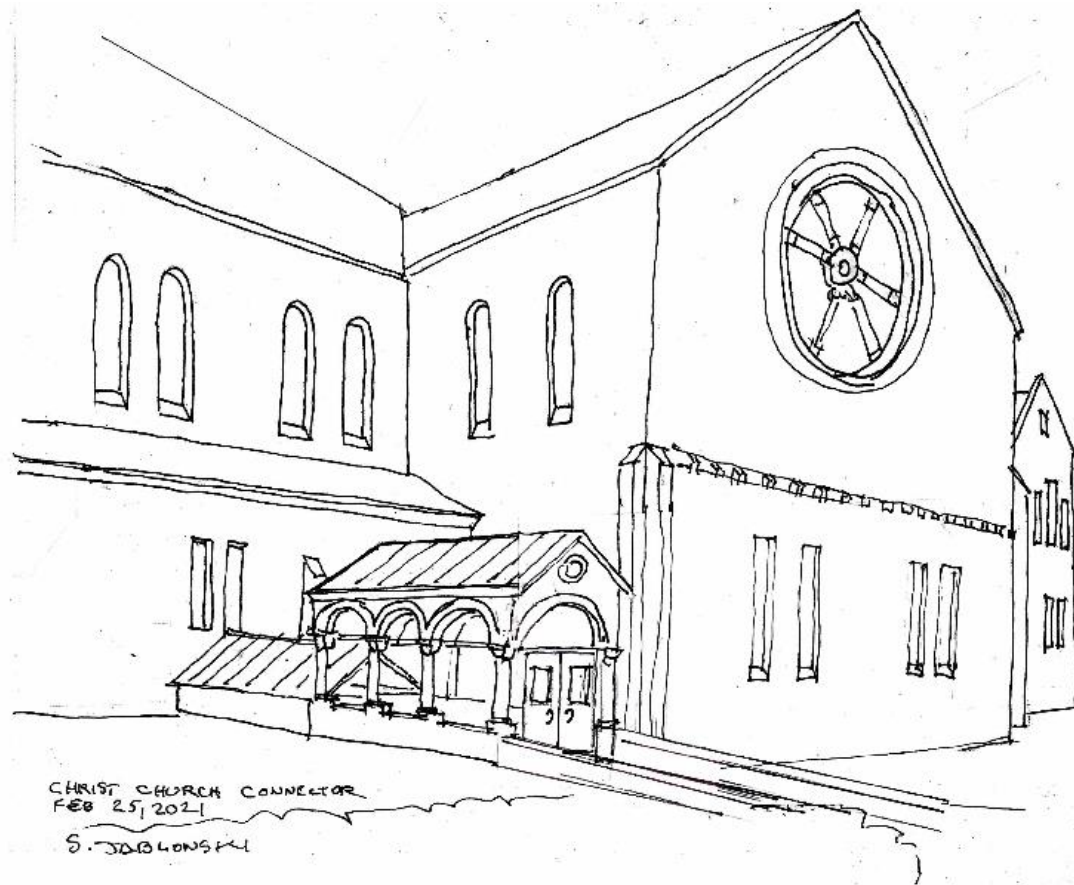


Scale: 1" = 1100 ft.



Scale: 1" = 275 ft.

New Undercroft Entrance Sketch

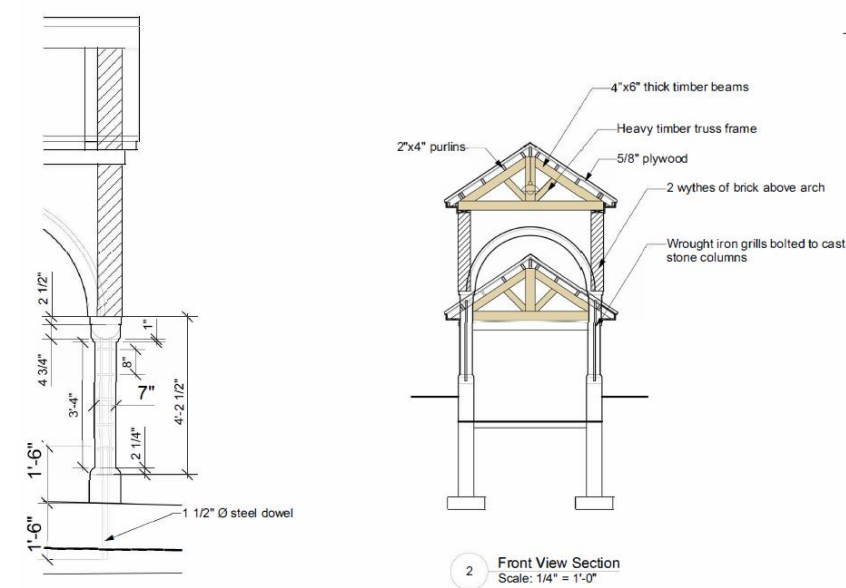
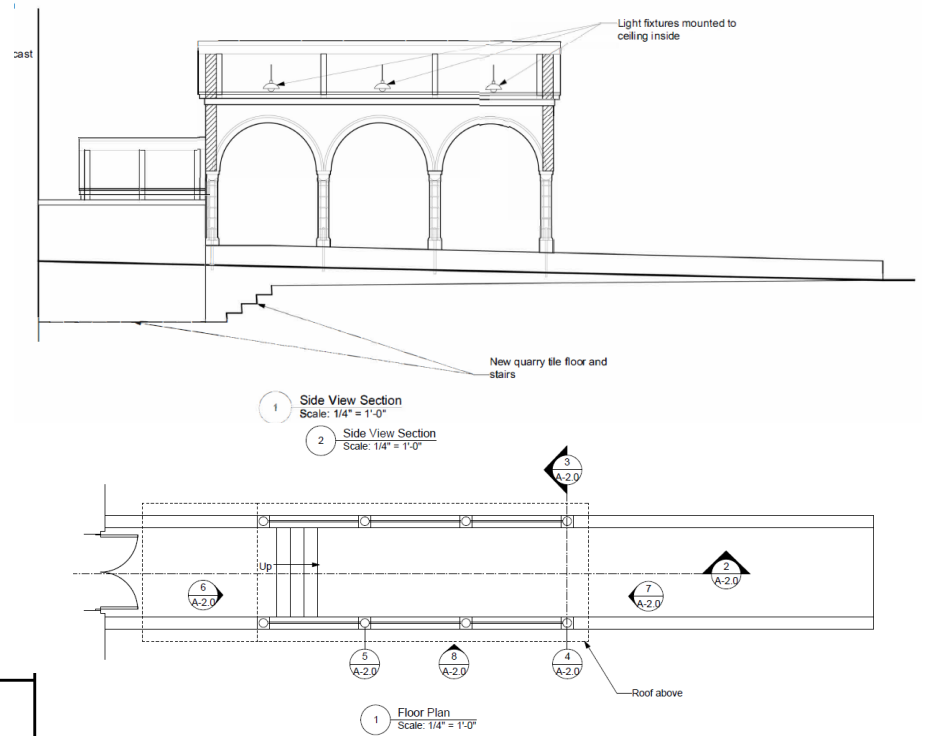


- Artificial stone to match Cathedral brownstone
- Columns/arches match tower columns and to be replicated as cover on interior lally columns

The image contains two architectural drawings of a gate structure, labeled 8 and 7.

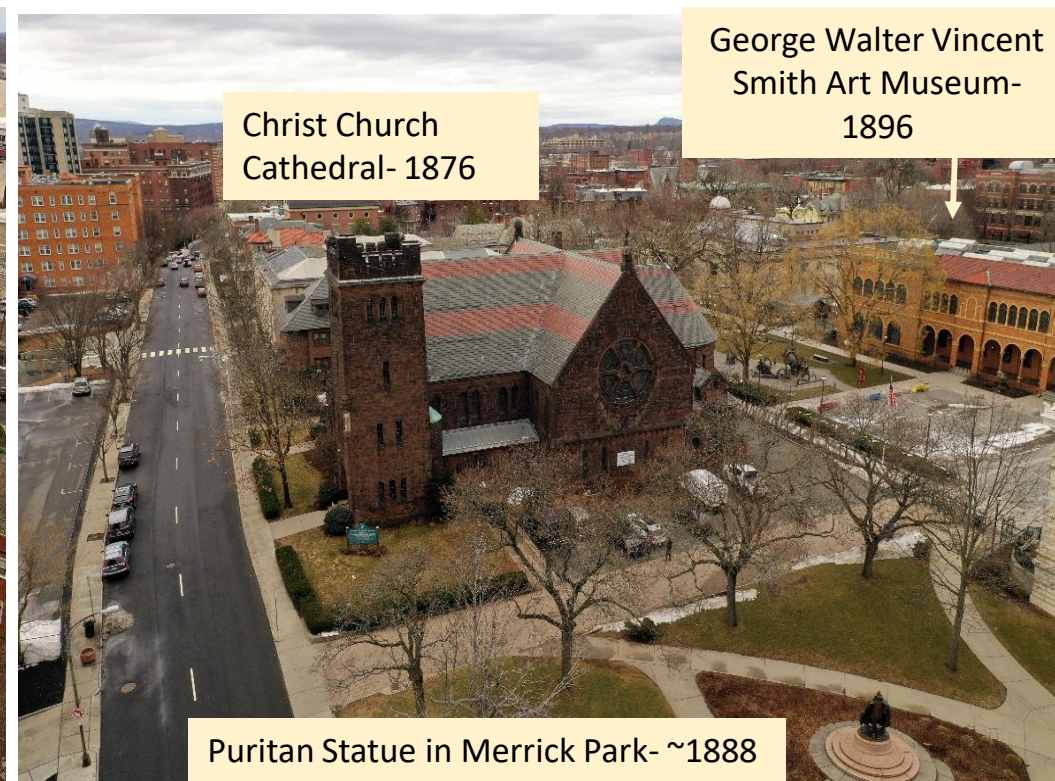
8 Back Elevation
 Scale: 1/4" = 1'-0"
 This drawing shows the rear view of the gate. It features a central arched opening with a wrought iron grill. The arch is supported by cast stone columns. Above the arch is a small circular window. The structure is finished with wood trim painted open. The drawing includes labels for: Open, Wrought iron grill, Cast stone columns, Exist. grade, and Exist. retaining walls to remain.

7 Front Elevation
 Scale: 1/4" = 1'-0"
 This drawing shows the front view of the gate. It features a central arched opening with a wrought iron gate. The arch is supported by cast stone columns. Above the arch is a small circular window. The structure is finished with wood trim painted open. The drawing includes labels for: Wood trim painted Open, 2 wythes face brick, Cast stone arch, Wrought iron gates, Existing conc. retaining wall to remain, Existing conc. sidewalk to remain, and a dimension of 6'-10".

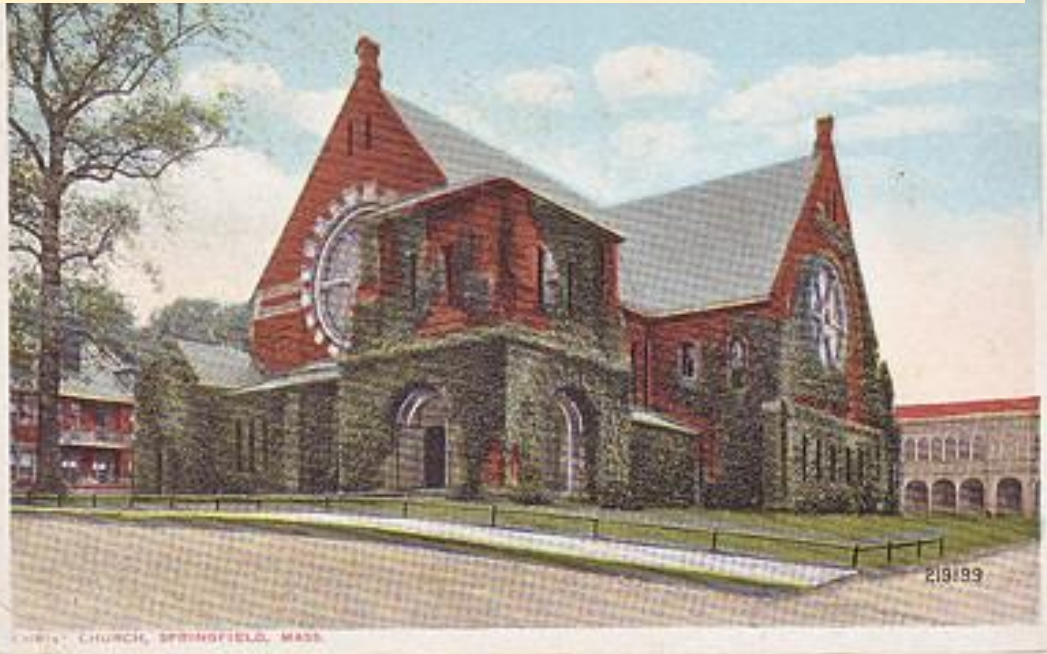


Appendix F. Relevant photographs

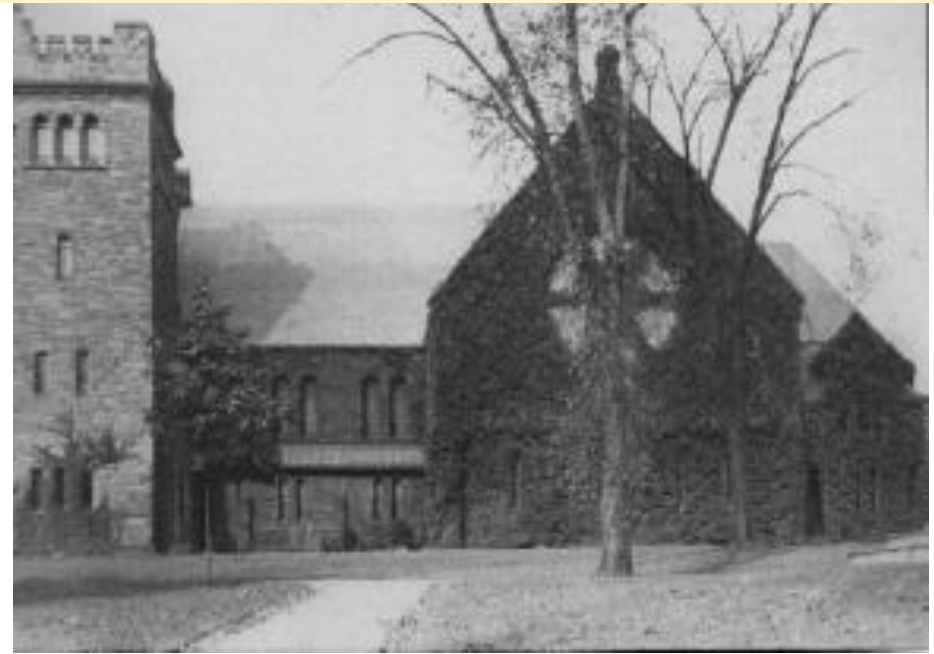
Christ Church Cathedral is the oldest remaining structure on the Springfield Quadrangle



Christ Church Cathedral prior to rebuilding of the tower.
It was removed due to structural instability in ~ 1877.

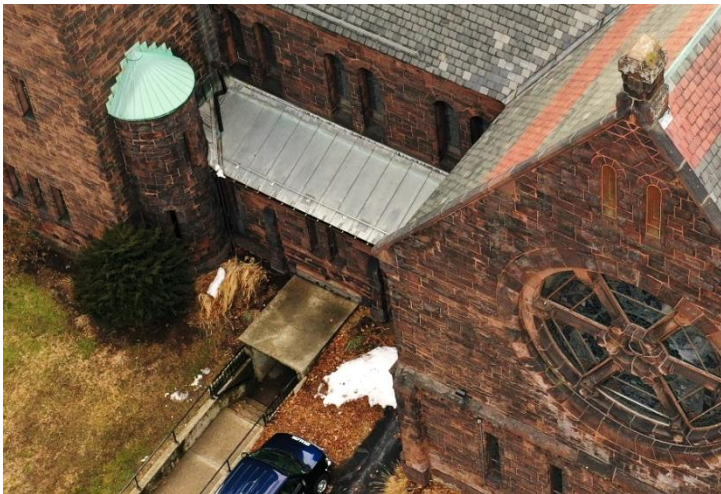


Christ Church Cathedral view from Merrick Park prior
to construction of the undercroft and side entrance



Historical photos from Springfield Preservation Trust

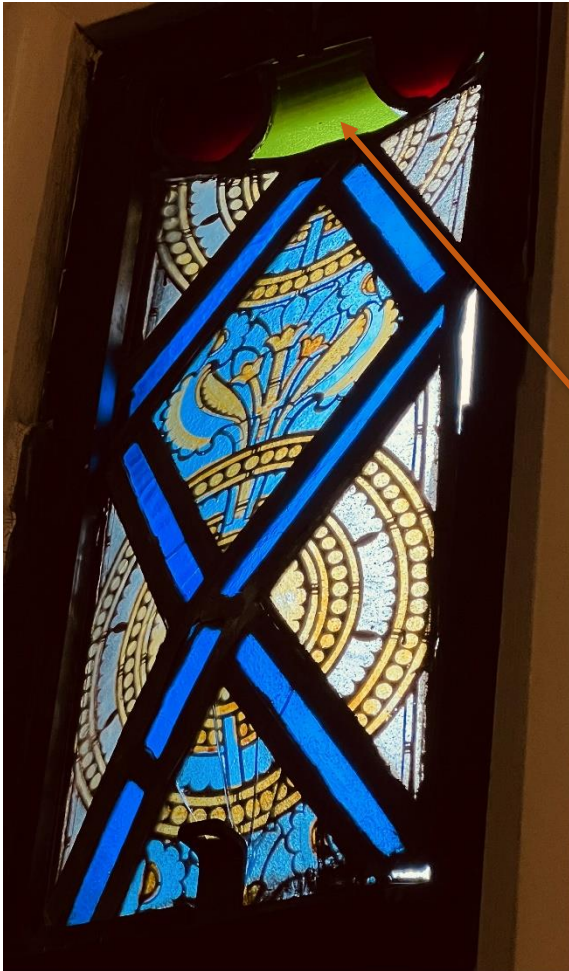
Current unsightly concrete side entrance to the undercroft



Current polycarbonate exterior glazing will be replaced with tempered glass to allow better street-side view of stained glass windows. Wood trim will also be scraped, repaired where needed and painted as part of the project, but outside the scope of this grant proposal.



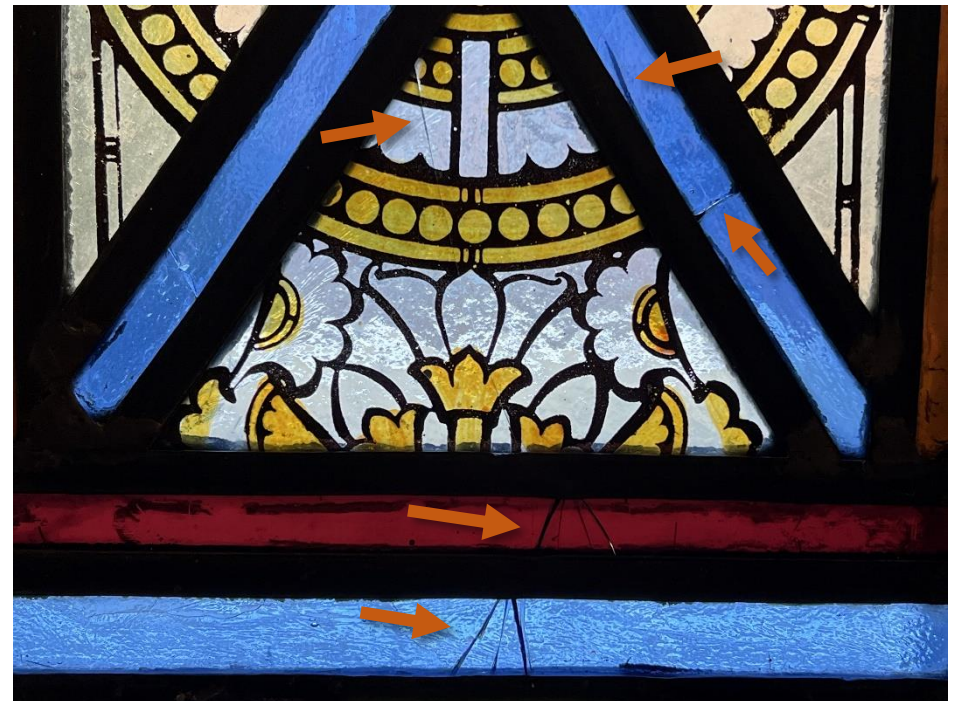
Original 1876 Stained Glass by Otto Falch & Co, Boston in Nave



Green glass replacement should have a stenciled pattern between rondels

Bowed glass showing exposed edges and multiple cracks

Extensive cracking



Restoration to Original Stained Glass Conditions

Vestibule



Reinforcing rods

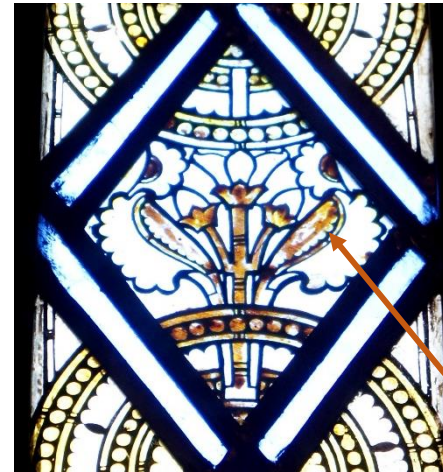
Vestibule windows had no previous restoration
Note the presence of reinforcing rods and thinner lead
comes than in the previously restored nave comes

Nave



Thicker lead
comes

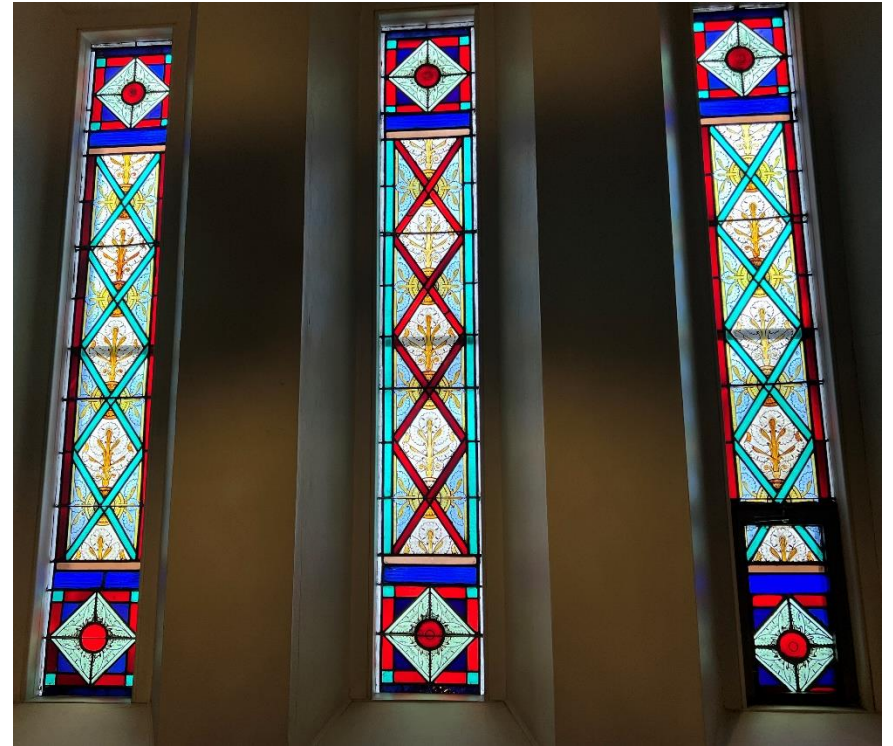
Nave



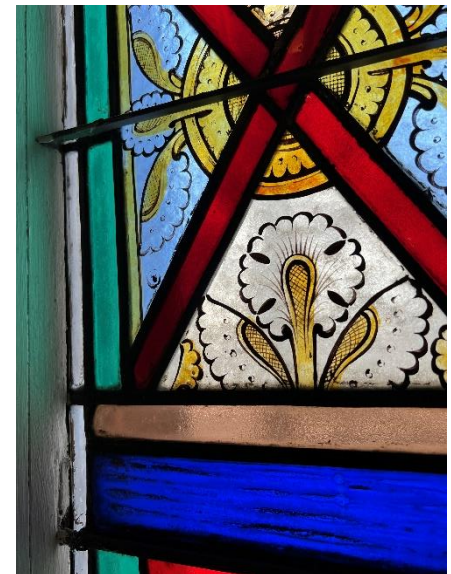
Previously restored
stenciled pattern
was painted not
stained into the
glass.

It has faded over the
years, most
pronounced in the
gold color

1876 Vestibule Windows Are Showing Metal Fatigue

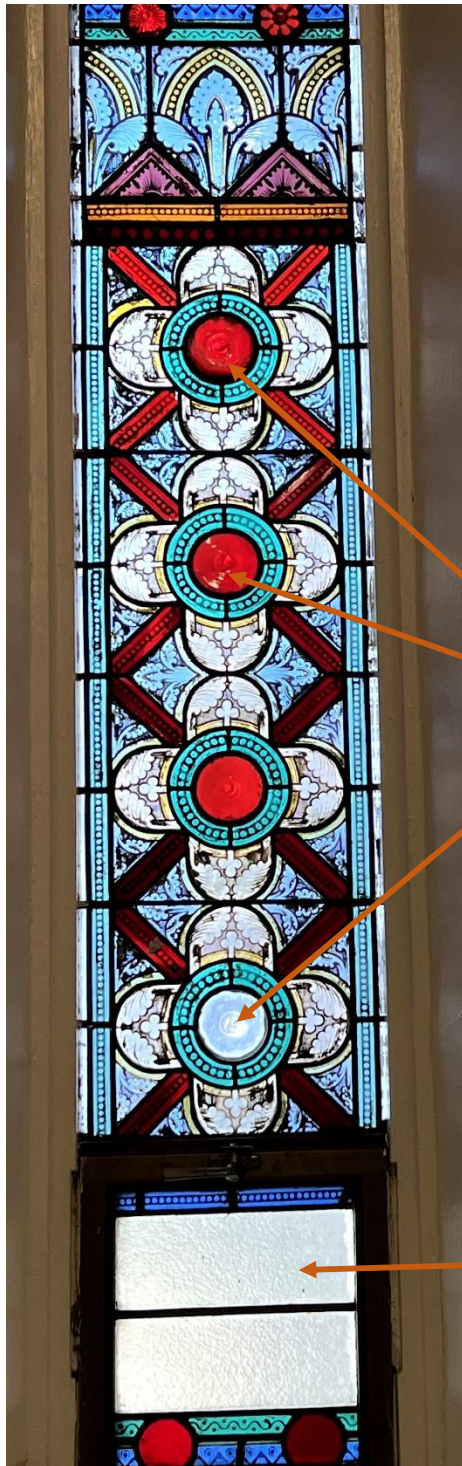


Detail



F11

South Transept Window,
Likely 1876 by Otto Falch & Co,
Boston, with prominent rondels



Rondels

Plain glass from previous restoration
will have stenciled pattern to match
original window

Know all Men by these Presents that We George Bliss of the City of New York and Sarah D. Walker George Walker her husband of Springfield in the County of Hampden Commonwealth of Massachusetts in her right for consideration of Forty Five Thousand Dollars to us paid by the Wardens Vestry & Proprietors of Christ Church of said Springfield a corporation duly established by law the receipt whereof we do hereby acknowledge do hereby give grant sell & convey unto the said Wardens Vestry & Proprietors their successors & assigns a certain parcel of land situated on the Easterly side of Chestnut Street in said Springfield and being a part of the homestead estate of George Bliss lately deceased with the dwelling house and other buildings thereon bounded & described as follows to wit:

Beginning on the Easterly side of Chestnut Street at the south westerly corner of land of the heirs of James Brown deceased & running thence southerly by said line of said street one hundred and fifty feet thence Easterly by a straight line two hundred and eighty & one half feet to land of Elph. Blake at a point one hundred and fifty feet southerly of the south easterly corner of land of the said Brown thence Northerly by land of said Blake one hundred and fifty feet to the said corner of said Brown's land thence Westerly by said Brown's land a straight line two hundred & eighty three & one fourth feet to the place of Beginning

Provided that no building shall be erected on the granted premises within sixteen feet of the Easterly line of Chestnut Street sixteen feet in width from root of the whole southerly side of the granted premises from Chestnut Street to said Blake's land and to be kept open as a passage way for the common use of the grantors their heirs assigns & of the grantees their successors & assigns and the grantors consent that no stable shall be erected on the land now owned by them southerly of and adjoining the granted premises having any door or entrance for carriages horses or cattle opening upon said passage way The grantors their successors & assigns are to have no right title interest or estate of any nature whatsoever by virtue of this deed or of the estate conveyed by it in the land now owned by the grantees on the west side of Chestnut Street nor in any lands owned by other parties lying on said Street meaning hereby to provide that the restrictions against building on the several lots of land lying on said Street which were originally conveyed by Jonathan Dwight Jr. & co set forth in his deeds shall in no wise pass to nor inure to the benefit of the grantees their successors

1850

May 19

[illegible]

persons and whole nations in the forests have been ravaged and
 by the establishment of the forests reserves and national
 the knowledge and grasp upon belonging to it the forest
 in the forest with its own law, its measure in the forest and
 received from this deed with the right to receive the same
 So have and it had the opportunity to the said forest
 the forests of the forest the measure to them not
 look of power and to do for ourselves own him education
 demand with the said forests and forests the
 cannot assume that we are fully aware in the of the
 granted promise and that they are free of all restrictions that
 we have great right to and have every the same to the said
 forest forests what we will maintain and defend the same
 persons in the said forests. Every person against the forest

Christ Church, Spfd
to
City Library Assoc.
Spfd.

See Plan Book 2
Page 113

Know all Men by these Presents, that Christ Church, Springfield, a religious organization established at Springfield, Hampden County, Massachusetts, acting by its Treasurer duly authorized by vote of said Church passed January 7, 1907, and Edmund P. Kendrick and William C. Simons, Wardens of said Christ Church, Springfield, said Wardens being a body corporate under Section One of Chapter 37 of the Revised Laws of Massachusetts, and acting by consent of the Vestry as provided in Section Six of said Chapter 37, in consideration of One Dollar and other valuable considerations paid by the City Library Association of Springfield, a body corporate, the receipt of which is hereby acknowledged, do hereby give, grant, bargain, sell and convey unto the said City Library Association,

a lot of land situated in said Springfield and bounded and described as follows: Beginning at an iron rod in the southerly line of the lot of land upon which Christ Church stands distant fourteen and $14/100$ (14.14) feet Easterly from the Northwesterly corner of the grantee's land and one hundred seventy-seven and $53/100$ (177.53) feet Easterly from a drill hole marking the intersection of the Easterly line of Chestnut street with the Southerly line of an alley-way running along the Southerly side of the Church lot, said point of beginning being about one hundred fifty-one (151) feet Northerly from State street, and running thence Northerly in a straight line passing thirteen and $73/100$ (13.73) feet easterly from the most easterly line above ground of Christ Church Chancel, one hundred forty-nine and $92/100$ (149.92) feet to an iron rod distant three and $54/100$ (3.54) feet westerly from a stone bound; thence Easterly on land of the grantee ninety-eight and $13/100$ (98.13) feet to a stone at the north-easterly corner of the Church lot; thence Southerly on land of the grantee one hundred and fifty (150) feet to the Southeasterly corner of the Church lot, and thence Westerly on land of the grantee one hundred three and $6/100$ (103.06) feet to the place of beginning.

A plan to be recorded herewith indicates the property intended to be conveyed hereby.

Subject for nine hundred and ninety-nine years from this date to the restriction that no building or part of any building shall be erected, placed or maintained upon the granted premises within ten (10) feet of the westerly line of the above described premises, viz., within ten (10) feet of the Easterly line of land retained by said Church, and the grantors covenant and agree to hold their remaining land subject for 999 years to the restriction that no building or part of a building shall be erected, placed or maintained thereon within ten (10) feet of the westerly line of the premises herein above conveyed, except that the chancel of the church may be extended Easterly as far as the said Westerly line of the granted premises, provided the north line of said chancel is

not extended further North nor the South line of said chancel

extended further south than at present within said restricted space of ten feet and the rear of such extension is on a circle with the same radius, as the rear of the present chancel, this right to extend the Church Chancel shall only apply to a Church or Cathedral Chancel and not for any other purpose, and only so long as used for Church or Cathedral purposes, and in case said Chancel is so extended the grantor herein excepts and reserves to itself and its successors and assigns, so long as it is used for Church or Cathedral purposes, the right to use for purposes of cleaning windows and making necessary repairs the granted premises adjoining the Chancel not exceeding the restricted width of ten feet; said grantor to always make good any damage to turf or grounds caused by it in said use.

Also, in case said Chancel is so extended, the grantor excepts and reserves for itself and its successors and assigns, so long as the building is used for Church or Cathedral purposes the right to lay, maintain and use a sidewalk not over three feet in width adjoining to said Chancel as extended, for access to and from the Parish House and Church.

The said Christ Church reserves the right to use and occupy the premises hereby conveyed, including the buildings thereon, till June 20, 1907. The Parish House or Chapel on the granted premises is also reserved and it is to be removed by the grantee in accordance with the agreement between the grantor and grantee dated this day.

To Have and to Hold the granted premises with all the privileges and appurtenances thereunto appertaining or belonging unto the said City Library Association of Springfield and its successors and assigns to their own use and behoof forever.

In Witness Whereof, the said Christ Church, Springfield, has caused a seal to be hereunto affixed as and for its corporate seal by its Treasurer William T. Payner, duly authorized, and the said Wardens have hereto set their names and seals this fifteenth day of April, in the year nineteen hundred and seven.

In the presence of)	Christ Church	& Seal
)	Springfield, Mass.	
)	William T. Payner, Treasurer	
Geo. Marston Leonard)		
to all)	Edmund P. Kendrick	& Seal
)	William C. Simons	& Seal

Commonwealth of Massachusetts.

Hampden ss. April 18, 1907. Then personally appeared the above-named Edmund P. Kendrick and acknowledged the foregoing instrument to be the free act and deed of Christ Church, Springfield, before me

Geo. Marston Leonard, Justice of the Peace.

Rec'd. May 21, 1907, and Reg'd. from the original.

Attest

Wm. H. Wells Register.

City Library Assoc.
Springfield
to

Christ Church Spfd

See Plan Book 2
Page 113

Know all Men by these Presents, that the City Library Association of Springfield, a corporation duly organized at Springfield, Hampden County, Massachusetts, in consideration of One Dollar and other valuable considerations paid by Christ Church, Springfield, a religious organization of the Protestant Episcopal denomination in said Springfield, the receipt of which is hereby acknowledged doth hereby give, grant, bargain, sell and convey unto said Christ Church, Springfield a lot of land with the buildings thereon situated in said Springfield and bounded and described as follows, viz:

Beginning on the easterly side of Chestnut street at a stone bound in the northwesterly corner of land of the grantee, and running thence easterly on land of the grantee one hundred seventy-six and $7/100$ (176.07) feet to an iron pin in the northwesterly corner of land conveyed by the grantee herein to the grantor herein, by deed to be recorded herewith; thence Northerly in a line in continuation of the westerly line of said land conveyed to the grantor herein by the grantee herein ninety-nine and $44/100$ (99.44) feet to an iron rod in the southerly line of land of G.W.V. Smith; thence Westerly on land of said Smith one hundred seventy-two and $30/100$ (172.30) feet to Chestnut street, and thence Southerly on Chestnut street ninety-nine and $43/100$ (99.43) feet to the place of beginning.

A plan to be herewith recorded indicates the property intended to be conveyed hereby.

Subject for nine hundred and ninety-nine years from this date to the restrictions that no buildings shall be moved or erected on such lot in such manner that any part of such buildings shall be within ten feet of the southerly line of land of said Smith, or within ten feet of the easterly line of the premises hereby conveyed.

Said restrictions shall not apply to the present dwelling house now on said land nor prevent the removal of the ell on the east end of said house and the building of a new ell to said house, no part of said new ell to be within 10 feet of land of said Smith.

Reserving the use and occupation of the premises until July 1, 1907.

To Have and to Hold to the said Christ Church, Springfield, its successors and assigns, to their own use and behoof forever.

In Witness Whereof the said City Library Association has caused its corporate seal to be hereto affixed and these presents to be signed in its name and behalf by Nathan D. Hill, its President thereby duly authorized this fifteenth day of April, in the year nineteen hundred and seven.

City Library Association (L.S.)
of Springfield

In the presence of
Geo. Marston Leonard

by Nathan D. Hill
President.

Commonwealth of Massachusetts.

Hampden ss. April 15, 1907. Then personally appeared the above-named

Nathan D. Bill and acknowledged the foregoing instrument to be the free act and deed of said City Library Association, before me

Geo. Marston Leonard, Justice of the Peace.

Rec'd. May 21, 1907, and Reg'd. from the original.

Attest *Sam R. Hill* Register.

Know all Men by these Presents, that whereas in a deed from the City Library Assoc. of Springfield, Massachusetts to Christ Church, Springfield, of the "Brewer Lot" so-called, situated on the easterly side of Chestnut street, in said Springfield, restrictions were imposed so that no building or part of a building should be erected within ten feet of the line of land of George Walter Vincent Smith and Belle Townsley Smith, known as the "Haile lot", now in consideration of such restriction the said George Walter Vincent Smith and Belle Townsley Smith and the said City Library Association of Springfield, holding certain rights of purchase in said premises, hereby covenant and agree with said Christ Church, Springfield, that for a period of nine hundred and ninety-nine years from this date no building or part of a building shall be erected or placed on said Haile lot within ten feet of the northerly line of the "Brewer lot" so-called, conveyed as aforesaid to said Christ Church, Springfield and this covenant shall be construed as running with the land in favor of said Christ Church Springfield and its assigns as owners of said Brewer lot.

In Witness Whereof the said George Walter Vincent Smith and Belle Townsley Smith have hereto set their hands and seals and the said City Library Association of Springfield has caused its corporate seal to be hereto affixed and these presents signed in its name and behalf by Nathan D. Bill, its President, duly authorized this fifteenth day of April, A.D. 1907.

George Walter Vincent Smith & Seal

Belle T. Smith & Seal

City Library Association (L.S.)
of Springfield
by Nathan D. Bill, President

Commonwealth of Massachusetts.

Hampden ss. April 18, 1907. Then personally appeared the above-named Geo. Walter Vincent Smith & Nathan D. Bill and acknowledged the foregoing instrument to be their free act and the free act and deed of the City Library Association, before me Geo. Marston Leonard, Justice of the Peace.

Rec'd. May 21, 1907, and Reg'd. from the original.

Attest *Sam R. Hill* Register.



Fair Wage Compliance Certificate

Grantee Contractor Information Please Print Legibly

Name: DONNA BARTEN
Project Name: 35/37 Chestnut St. Side entrance rehabilitation & stained glass restoration
Business Organization Name: Christ Church Cathedral
Address: 35 Chestnut St
City State Zip: Springfield, MA 01103
Phone #: 413-736-2742 e-mail: cccspfid@gmail.com

The Springfield Community Preservation Committee (SCPC) requires certification of compliance with wage and hour and other employment-related laws prior to issuance of contracts involving CPA grants of over \$50,000. Terms relating to compliance with these laws will be included in all CPA contracts with Grantees that are not City of Springfield departments. Grantees shall obtain from any general contractor or construction manager this Fair Wage Compliance Certificate and shall require that such general contractor or construction manager obtain such Certification from each subcontractor at every tier prior to its commencement of work on the Project. These certifications shall be provided to the SCPC promptly upon signing.

The undersigned Grantee, Contractor, or Subcontractor hereby certifies under the pains and penalties of perjury that it shall comply with the following qualifications and conditions at all times during its performance of work on the Project:

- (1) It has not been debarred or suspended from performing construction work by any federal, state or local government agency or authority in the past five years;
- (2) It has not been found within the past five years by a court or governmental agency in violation of any law relating to providing workers compensation insurance coverage, misclassification of employees as independent contractors, payment of employer payroll taxes, employee income tax withholding, wage and hour laws, prompt payment laws, or prevailing wage laws;
- (3) It must maintain appropriate industrial accident insurance sufficient to provide coverage for all the employees on the project in accordance with G.L. c.152 and provide documentary proof of such coverage to the SCPC to be maintained as a public record;
- (4) It must properly classify employees as employees rather than independent contractors using applicable federal and state law. Individuals properly classified as employees according to applicable law must be treated as employees for the purposes of minimum wages and overtime, workers' compensation insurance coverage, unemployment taxes, social security taxes and state and federal income tax withholding. (G.L. c.149, §148B on employee classification);
- (5) It must comply with G.L. c. 151, §1A and G.L. c. 149, § 148 with respect to the payment of wages to properly classified employees; and
- (6) It must be in compliance with the health and hospitalization requirements of the Massachusetts Health Care Reform law established by Chapter 58 of the Acts of 2006, as amended, and regulations promulgated under that statute by the Commonwealth Health Insurance Connector Authority.

DONNA BARTEN Donna Barten
(Typed or printed name of person signing) Signature

3/30/2022
Date

Contact by email CPC@springfieldcityhall.com or by telephone 413-530-1629

Use of CPA Funds for Historic Buildings Owned by Active Communities of Worship

2018... In **Caplan vs. Town of Acton** the MA Superior Court laid down guidelines for a religious institution to be eligible for CPA funds

1. Is motivating purpose of grant to aid a private entity? Is there a “hidden motive”? This includes a decision to not support restoration of features, such as stained glass windows, with religious iconography.
2. Will grant have the effect of substantially aiding a private entity?
3. Does grant avoid risks that prompted passage of the anti-aid amendment?
 - Risk that “liberty of conscience” would be infringed;
 - Risk that public funding would result in entanglement with religion; or
 - Risk that the public support of religious institutions would threaten “civic harmony.”

Use of CPA Funds for Historic Buildings Owned by Active Communities of Worship

2018... In **Caplan vs. Town of Acton** the MA Superior Court laid down guidelines for a religious institution to be eligible for CPA funds

- 1. Is motivating purpose of grant to aid a private entity? Is there a “hidden motive”? This includes a decision to not support restoration of features, such as stained glass windows, with religious iconography.**

There is no hidden motivation in the grant application. There is no religious iconography in the proposed work. The motivation is to preserve and rehabilitate a historically significant building which is a key property on the Springfield Quadrangle. Both the Central Library and multiple Springfield Museum buildings have been undergoing preservation in recent years.

The side entrance and windows are visible to the public from the exterior of the building. The side entrance is the main route through which the public enters the building for non-religious activities. In addition the public is able to view the interior of the stained glass windows during regularly scheduled concerts open to the public.

Use of CPA Funds for Historic Buildings Owned by Active Communities of Worship

2018... In **Caplan vs. Town of Acton** the MA Superior Court laid down guidelines for a religious institution to be eligible for CPA funds

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

Christ Church Cathedral has made a thorough review of our buildings to preserve the facilities for the future in a historically accurate manner and to make changes that would enhance our interactions with the community and make better use of underutilized space.

A \$700,000 Capital Campaign is underway, where we expect to raise ~\$400,000 from the congregation, which will cover HVAC needs, renovations to the organ and other projects. Grants to assist interior renovation related to community outreach will also be applied for.

Without CPA funding, a new side entrance will not be built, and the stained glass windows will not be able to be restored to the level of historic accuracy we prefer.

Therefore CPA funding will not simply allow a shift in funding to projects with religious iconography and use.

Use of CPA Funds for Historic Buildings Owned by Active Communities of Worship

2018... In **Caplan vs. Town of Acton** the MA Superior Court laid down guidelines for a religious institution to be eligible for CPA funds

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

- Risk that “liberty of conscience” would be infringed;
- Risk that public funding would result in entanglement with religion; or
- Risk that the public support of religious institutions would threaten “civic harmony.”

Funding of this CPA grant application will not risk the public upset which caused the anti-aid amendment to be passed and then further amended in 1855, 1917 and 1974. The aim is for historic preservation and restoration with significant benefits to the public.

Precedents for CPA funding after Caplan vs Town of Acton, 2018



Glendale Methodist Church

Since the 2018 Ruling CPA Grants have continued to be awarded for the preservation of buildings determined to be of significant historic value

In 2019, 2020 and 2021:

- 96 CPA grants were awarded to 74 active faith communities and 12 buildings of former faith communities in 43 different communities within the Commonwealth.
<https://www.communitypreservation.org/databank/projectsdatabase>
- 9 of those CPA grants include funding to restore windows in active congregations, 5 buildings with clear glass and 4 with stained glass containing no religious figures (Harvard Epworth Methodist Episcopal Church- Cambridge; Glendale Methodist Church- Monson; Life Community Church- Quincy; Christ the King Presbyterian Church- Cambridge)
- Other projects funded include: tower restoration, masonry, doorway repair, sheathing, foundations, HVAC systems, handicap accessibility, roof repair, painting, entryway repairs, and fire suppression.
- Recent Springfield CPA grants for religious buildings/ owners:
 1. Drama Studio (former All Saints Church) external renovations, 2019 & 2021
 2. Old First Church (now owned by city of Springfield), 2019
 3. Trinity House (owned by Holy Trinity Church for use as a woman's shelter), 2020