



Community Preservation Committee

February 4, 2025

To: The Honorable Mayor Gary Christenson and the Malden City Council

Applicant Name: Eric Wheeler, Junior Warden, on behalf of Saint Paul's Parish

Co-Applicant: N/A

Applicant Address: 26 Washington Street, Malden, MA 02148

Project: Saint Paul's Parish Envelope Assessment Project

The City of Malden Community Preservation Committee ("CPC") is pleased to inform you that on January 15, 2025 the CPC voted 7-0-0 to recommend for approval to City Council that the Saint Paul's Parish be awarded a total of \$14,500.00 to conduct an envelope assessment for the Saint Paul's Parish at 134 Oliver Street in Malden, MA. The Saint Paul's Parish Envelope Assessment Project was discussed at a Public Hearing held on December 18, 2024.

In reaching their decision, the CPC found that the project meets eligibility requirements and aligns with the priorities stated in Malden's Community Preservation Plan.

CPA Project Funding Recommendation: FY25 Application		
Category: Historic Preservation	Recommendation Funding Source	Amount
Historic Preservation	Historic Reserve	\$14,500.00

The following project summary describes the project proposal recommended for CPA funding:

Project Description

The goal of this project is to develop a comprehensive building conditions report for both the sanctuary and parish house to understand the scope of improvements necessary to preserve the envelope of these architectural gems so they may be rehabilitated to the standards established by the Secretary of Interior for Historic Preservation.

Saint Paul's Parish is part of the Protestant Episcopal Church in the United States of America, and has been serving Malden since at least 1871 when the original church building (now the parish house) was

constructed. The Parish House received its latest renovation in the 1950's. In 1913 the sanctuary was opened.

The sanctuary was designed by renowned architect, Ralph Adams Cram (1863-1942), who affectionately called this church in Malden as "the jewel" of his small churches. Cram designed the sanctuary structure, reredos, and other details throughout. He worked with renowned stained-glass fabricator, Wilbur H. Burnham studios to develop signature windows of high quality to supplement the two original windows by Whittemore Studios which were relocated from the original church building.

Saint Paul's Parish is a significant historic resource that is available at low cost to many vital community organizations for school, afterschool, and summer programs; 12-steps groups; book study; concerts and lectures; cultural groups; and a number of faith communities. For example, Saint Paul's Parish provided a home for Bread of Life to grow as it raised funds to develop its own building as it outgrew space at the Church. The Church continues to be a vital community resource to incubate community organizations and to hold space for their activities to take place.

Currently the exterior of the church and some of its windows are falling into a state of disrepair and will need improvements to preserve the historic integrity of the structure. This building envelope assessment, stained glass window assessment, and the 3D scan of the building for which CPA funds will be used, will help the Church understand the current conditions in intricate detail so that improvements can be made with pinpoint precision to effectively preserve the building.





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The final envelope assessment and stained-glass window report will help preserve the existing structure by applying measures to sustain its existing form, integrity, and materials, rather than relying on extensive replacement and new construction. Proposed rehabilitation strategies will maintain the building's historic character while meeting the building's continuing and new uses. And restoration will enable the Parish to remove plywood from the windows and other added features to restore the building to its original appearance at the turn of the 20th century.

Project Funding Sources

Saint Paul’s Parish Envelope Assessment Project Funding Sources				
Total Project Cost	\$42,225.00	CPA Funds Requested	Cost Share Amount	Cost Share Percent
		\$14,500.00	\$27,725.00	66%
Cost Share Funding Sources		Secured Y/N	Amount	Type
Adelaide Breed Bayrd Foundation		Y	\$27,725.00	Cash

Additional Information

The full Application as well as the supporting attachments may be found at:
<https://www.cityofmalden.org/768/CPA-Funding-Applications>

The FY25 Saint Paul's Parish Envelope Assessment Application may be found at:
https://www.cityofmalden.org/DocumentCenter/View/9245/SaintPauls_CPC_application_09302024_comp

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