



www.cityofmalden.org

Gary Christenson, Mayor

**Community Preservation Committee
Recommendation Letter**



April 14, 2026

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

Applicant Name: Lauren McGillicuddy, Junior Warden, on behalf of Saint Paul's Parish

Co-Applicant: N/A

Applicant Address: 26 Washington Street, Malden, MA 02148

Project: FY26_0033_Saint Paul's Parish Buttress Restoration Project

Overview

The City of Malden Community Preservation Committee ("CPC") is pleased to inform you that on February 18, 2026 the CPC voted 4-2-0 to recommend for approval to City Council a package of FY26 awards. The FY26 award package recommends that Saint Paul's Parish be granted a total of \$122,500.00 to restore a buttress on Saint Paul's Parish at 26 Washington Street in Malden, MA. The Saint Paul's Parish Buttress Restoration Project was discussed at a Public Hearing held on December 17, 2025.

Special Conditions

The Community Preservation Committee recommends this project with the following conditions:

- The appropriation is not to be used to repair or restore any item whose sole purpose is religious.

Rationale

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 because of the following reasons:

- **The structure that is recommended to be restored with CPA funds meets the CPA's definition of an historic resource** (MGL Part I, Title VII, Chapter 44B, Section 5.2). This building is one of nine properties in Malden that is listed on the National Register for Historic Places. The property already has an Historic Preservation in place for both the exterior and interior of the Church, ensuring that the structure will be maintained to historic standards and that the building will continue to serve the public as a gathering space in perpetuity.
1. **The award does not conflict with the Massachusetts Anti-Aid Amendment** (Article XVIII, later Amend. Art. 46, § 2, as amended by Art. 103) because CPA Funds are recommended to go towards preserving the physical historic structure (not including any explicitly religious components), regardless of the organization inside. The First Amendment guarantees that religious organizations cannot be discriminated against by being categorically denied public funds, and restoring this building will preserve the historic character of the city which is the primary public benefit of using CPA's historic preservation funding.
 2. **CPC is comfortable with scope of the project and believes that the organization has the capacity to carry out the work in a timely manner.** This applicant has a long history of successfully raising matching funds and has conducted numerous improvement projects with the same architectural team since its founding over 100 years ago.
 3. **The award will preserve a building with an historic preservation restriction, ensuring that the historic character will be preserved in perpetuity.** Saint Paul's Parish already has in place an historic preservation restriction that covers both the exterior and interior of the property. That restriction is held by the Massachusetts Historical Commission. Because the property has an historic restriction already in place to preserve the interior of the building to historic standards, CPC does not deem it necessary to include a clawback clause in its grant agreement because it will be difficult to convert the structure to another use that will not have a public purpose.
 4. **The project meets two additional elements of CPC's evaluation criteria:** 1) The project will not place an undue burden on the City (ie. CPC will not be the sole funder of future improvements); 2) The project presents many additional public benefits including a promise in keeping with its current practice to make low-cost space available to civic and community groups. CPC finds this to be a meaningful contribution to the public, especially at this time when the city's budget cannot support the provision of similar space to civic groups.
 5. **This project builds on the success of a previous grant from CPC.** In FY25 Saint Paul's Parish received a \$14,500 award from CPC to conduct a 3D scan. Throughout the project the grantee has been diligent in its reporting and communicative with CPC. The scope of work on that project is nearly complete and the grant will be disbursed once the CPC receives a copy of the report and invoices with paid receipts.
 6. **This award was made on a case-by-case basis.** Due to the particular circumstances of the project application it is not considered to be precedent-setting. Other funding sources will be used to preserve the stained glass windows that reside in the buttress' window surrounds.

Recommended Award Details

CPA Project Funding Recommendation: FY26 Application		
Category: Historic Preservation	Recommendation Funding Source	Amount
Historic Preservation	Historic Reserve	\$122,500.00

Project Description

The goal of this project is to restore the Saint Paul's Parish church northwest buttress and window surrounds that face Florence Street. The work was identified in a building conditions assessment from 2000, and after completing three other phases of restoration, the Parish now seeks to complete this portion of the building's rehabilitation since the repairs have become more urgent after an additional 25 years of deterioration. The prominent location of the damaged area of the building with its plywood patch that is clearly out of historic character and noticeable from a busy street, increases the public benefit of preserving the historic character of the community.

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. 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, as well as interior features such as the reredos, pews, 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.

The Parish is working with the building's original architecture firm, Cram & Ferguson, to ensure that the restoration will follow the Secretary of Interior Standards for Historic Renovation. Details to fine-tune the improvement plans were made possible due to the FY25 CPA award for the Parish to conduct a 3D scan of the building. That scan has informed the renovation plans to ensure that the repairs will 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	\$255,000.00	CPA Funds Requested	Cost Share Amount	Cost Share Percent
		\$122,500.00	\$132,500.00	52%
Cost Share Funding Sources		Secured Y/N	Amount	Type
Mass Historical Commission		N	\$132,500.00	Cash

Additional Information

The FY26 full Application as well as the supporting attachments may be found at:
https://www.cityofmaiden.org/DocumentCenter/View/10791/FY26_0033_St-Pauls-Parish-Restoration_App-Attach_2