

## Report CCR-PCD-14-15

**To:** Chair Wright and Members of the Planning and Community  
Development Committee  
**From:** Petal Furness  
**Meeting Date:** May 19, 2015  
**Subject:** Church at Moreston Village  
**Status:**

### Recommendation(s)

**WHEREAS architectural drawings for a church to be constructed in a Gothic Revival style, representative of a typical circa 1900 Grey County church have been developed as recommended in Report CCR-HC-25-09;**

**AND WHEREAS the inclusion of a stone church, as the only stone building in Moreston Heritage Village, will ensure that the village includes a broad range of architecture representative of Grey County;**

**AND WHEREAS the cost of constructing the church will require substantive County investment and fundraising efforts to complete which will affect both the start time and duration of construction;**

**NOW THEREFORE BE IT RESOLVED THAT Report CCR-PCD-14-15 regarding the construction of the Moreston heritage church be received;**

**AND THAT staff are hereby directed to develop and pursue a fundraising campaign with construction of the church to start no earlier than 2017.**

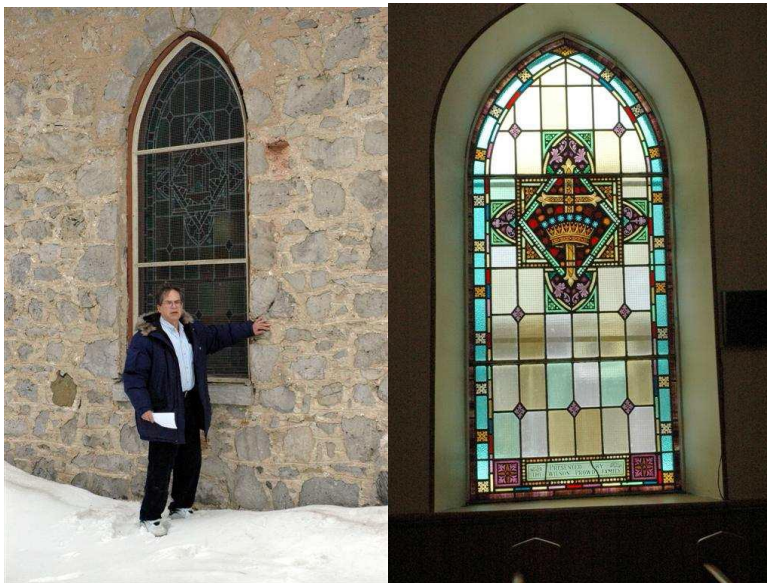
### Background

Preliminary costing based on architectural drawings are now available for inclusion in the next update of the Five Year Forecast that staff is working on. The purpose of this report is to touch base with the Committee to ensure that the 2016 – 2020 Five Year Capital Forecast coming forward for the Committee's consideration at its June meeting includes the Committee's preferred church concept.

The report to add a church to Moreston Village was endorsed by Planning and Community Development Committee and County Council, in the summer of 2009 through Report CCR-HC-25-09. The church concept approved in this report was for a

stone church in the Gothic Revival style, primarily based on a significant donation through the sale of the Desboro United Church which was a stone building.

The hallmark of Gothic Revival is the simple pointed lancet window in which the Desboro Church windows were manufactured (1949) to fit the original window openings.



**Desboro United Church exterior and interior pointed lancet window**

These windows are now a part of the Grey Roots collection. This church was sold in 2009 and the congregation agreed to donate two thirds of the net proceeds of the sale of the church toward the building of Moreston's replica church.

Also donated to the Grey Roots collection are the contents of the Cedarville United Church - its pews, chairs, pulpit organ, cabinets, lighting and several smaller furnishings.

Another significant artifact to be included in the church is an ornate, twelve-branch kerosene lamp chandelier, formerly used at the Shallow Lake Presbyterian Church.

Churches have historically been 'cornerstones' of our communities and an important part of the social fabric. Stone has been, since prehistoric times, the principal material used to build and adorn important structures. As the only planned stone building in Moreston it is important to tell the stories of our ancestors, their building skills and resourcefulness, in crafting structures that were made to last for many lifetimes.

### *Considerations and Constraints*

Staff worked closely with architect Grant Diemert to develop a smaller than originally planned church design. The original foot print has been reduced in order to be more fiscally prudent. Other luxuries such as a basement have also been put aside.

The preferred exterior of the church is real stone. There also exists natural stone siding. Stone is cheaper to buy however the labour costs are higher to install. Veneer is more expensive to buy but cheaper to install. The cost savings are negligible. Staff has ruled out manufactured stone veneer which is made of cement and then painted to look like rock. There is also the possibility of a board and batten exterior which would be the least expensive choice.

The overall costs estimate for constructing of this smaller church, inclusive of re-leading the windows is estimated to be \$881,250.00 excluding HST.

There is a bequest of \$104,700 plus \$97,800 in reserve and a further \$66,000 promised from the sale of Desboro United Church - although this donation may be compromised should the decision be made to not use stone.

It is estimated that the stone walls would be \$250,000 of the total cost. Should a board and batten exterior be used there could be a cost reduction of \$125,000 to \$150,000. The stained glass windows must be re-leaded prior to install at an estimated cost of \$21,000.

The cost of building the church is more than was anticipated. Staff has diligently tried to estimate accurate costs based on worst case scenarios to eliminate surprises during the construction phase.

Grey Roots has community support for this project as evidenced by the cash and artefact donations to date. Fundraising for cash donations may be difficult given the economic climate, however there does exist many possibilities for in-kind contributions such as labour and materials, which will reduce the burden on the levy. Businesses have already expressed interest to provide in-kind support for this structure. Based on current estimates and a 2017 construction start date, the fundraising goal will be approximately \$342,000 (inclusive of the donation from the proceeds of the sale of the Desboro United Church).

There also exists within the workforce at Grey Roots, the expertise to provide the electrical and heating systems installation, which will reduce the overall expense.

## Financial / Staffing / Legal / Information Technology Considerations

Careful consideration must be given to the choice of exterior finish. There exists the possibility of losing the donation as well as the support from the Desboro United Church group should the choice be made not to use stone.

The church has been in the five year capital forecast in past years, but until recently, architectural drawings were not available and previous estimates were lower. In the 2015-2019 five year capital plan it was estimated that the Church would cost \$475,000

which was grossly under estimated. As a result, constructing the church will need to be delayed from an anticipated start date of 2016 to 2017 and an aggressive fundraising and sponsorship program needs to be launched. Staff will be seeking monetary contributions as well as in-kind contributions. Dependent upon the success of the fundraising, the projected year of construction may need to be re-evaluated.

Seeking in-kind donations of labour and materials will make the County the constructor which will put added responsibilities on the Facilities Manager. He has received all of the required training.

There are no legal or information technology considerations arising from this report.

## Link to Strategic Goals / Priorities

The addition of a church, which was a key pillar of early communities in Grey County supports Goal 3.3 of championing arts, culture and heritage initiatives that promote and enhance Grey County's rich creativity and history.

## Attachments

[CCR-HC-25-09 Church at Moreston Grey Roots](#)

Respectfully submitted by,

Petal Furness

Interim Manager, Grey Roots Museum and Archives

Director Sign Off: *Sharon Vokes*