



# GRANITE CHURCH

Georgetown, Connecticut





# History of the Granite Church

## Centerpiece of Georgetown historic district

- Completed and dedicated in June 1902 as the Gilbert Memorial Church
- Designed by architect Joseph W. Northrop of Bridgeport, CT, the Gothic Revival-style building is made of granite quarried in neighboring Branchville
- Features stained glass, arch windows, a tower and bell, buttresses, and a Hutchings-Votey pipe organ installed in 1902
- Adjacent to the Gilbert & Bennett Wire Mill and beside the Norwalk River
- Founders Edwin and Elizabeth Gilbert are buried on the property in a beautiful gravesite
- Last used as the Georgetown Bible Church until 2015
- Purchased by BeFoundation in 2022







# Why restore and redevelop Granite Church?

Restore a historic centerpiece  
for Georgetown

Provide a historically and culturally  
significant gathering place for our  
community

Catalyze a new chapter of  
redevelopment for the Gilbert &  
Bennett Wire Mill

Support area  
economic development







## A NEW MISSION

The Granite Church provides a public gathering place that strengthens and unifies our community fabric, weaves stories of human creativity and dignity through the arts, and promotes economic growth and tourism through investment in historic preservation and placemaking.





# The Granite Church in Action:

The Granite Church will be open for day and night use, including a cafe with public wifi

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Public and private use and events to include:

- Concerts, dances, speakers, plays, art exhibits
- Yoga and art classes
- Weddings, dinners, corporate events
- Office rental, lower level with community room

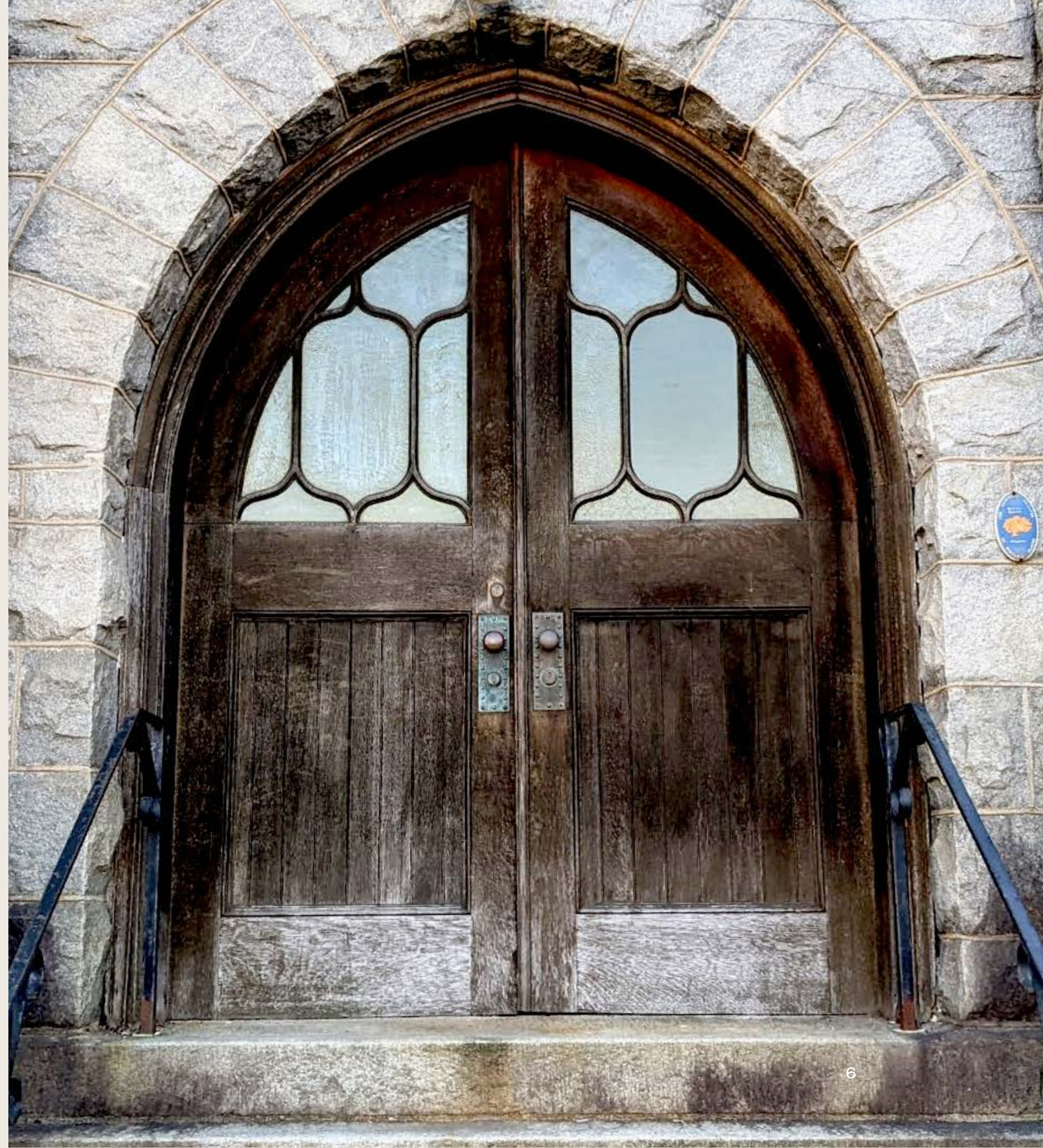






# How?

BRINGING THE COLLECTIVE  
PROMISE TO REALITY

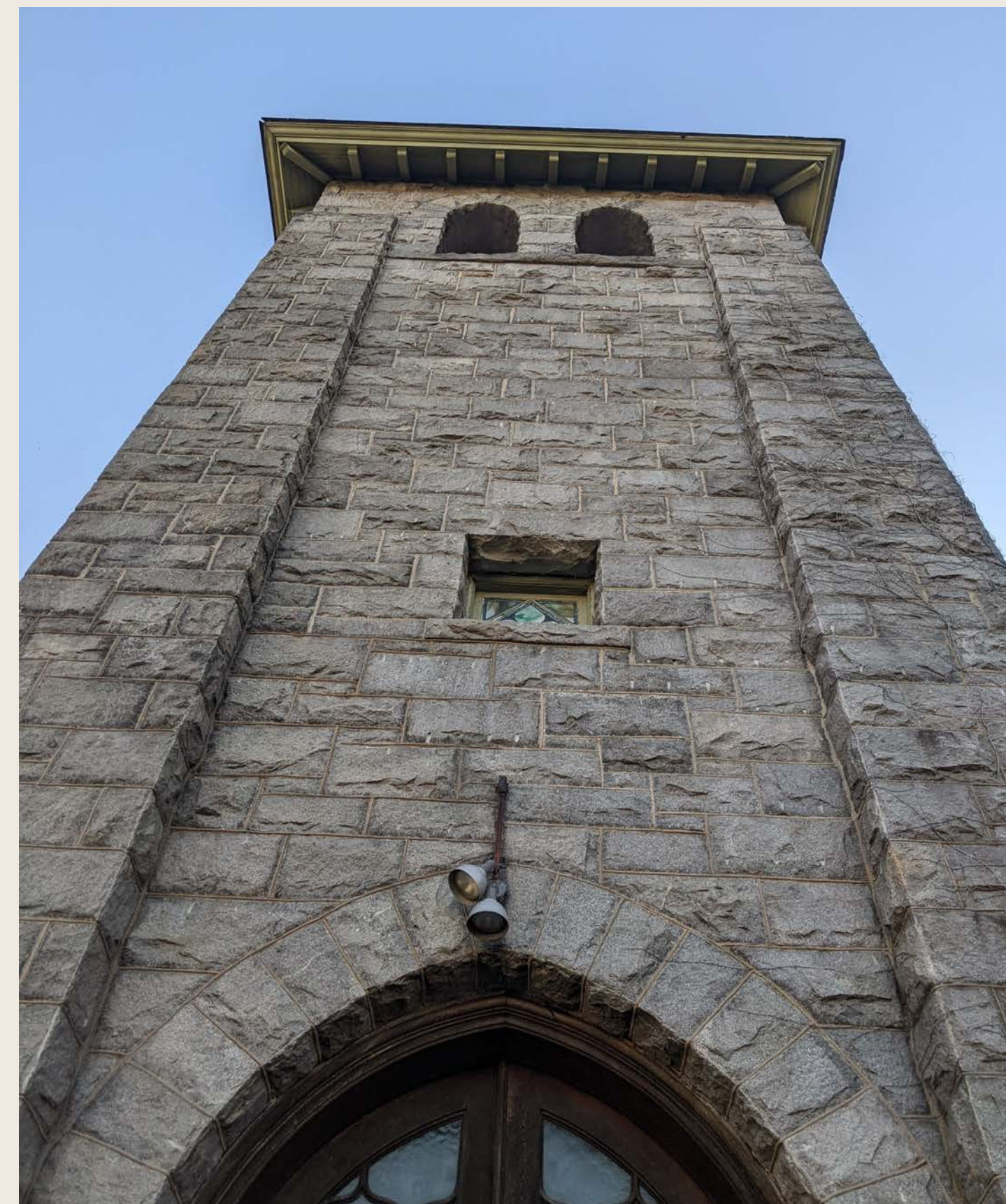






# The Work Ahead: Historic Rehabilitation

- 0 Main hall restoration
- 0 Lower level repair & re-development
- 0 Capital goods purchased
- 0 Exterior restoration
- 0 Roof repair and replacement
- 0 Masonry repointing
- 0 Door & window restoration
- 0 ADA-compliant access to the building & restrooms





Granite Church Phase 1: Interior Redevelopment	Arch/ Eng Plans & Expenses	Construction - Materials	Construction - Labor	Capital Equip Purchase	Category Subtotals
<b>Architectural / Engineering Plans &amp; Expenses</b>					
Design and specification based upon existing Condition Report	\$ 10,000				\$ 10,000
Documentation for Bidding and Construction	\$ 58,500				\$ 58,500
<b>Subtotals</b>	\$ 68,500	\$ -	\$ -	\$ -	<b>\$ 68,500</b>
<b>Systems Repair and Remediation, Interior Demolition</b>					
Remove non-historic water-damaged basement walls and paneling from prior day-care use			\$ 12,000		\$ 12,000
Remove obsolete or damaged plumbing and rest room installations			\$ 8,000		\$ 8,000
Repair/update electrical service and wiring to sustain functionality		\$ 3,000	\$ 5,000		\$ 8,000
Remediate lead & asbestos in lower level and mechanical areas (limited asbestos, lead paint)			\$ 8,000		\$ 8,000
Remediate lead & asbestos in Main Hall (vinyl-asbestos tile, lead paint)			\$ 12,000		\$ 12,000
Remove obsolete and non-functioning boiler and related mechanical equipment			\$ 5,000		\$ 5,000
<b>Subtotals</b>	\$ -	\$ 3,000	\$ 50,000	\$ -	<b>\$ 53,000</b>
<b>Construction Work- Materials &amp; Labor</b>					
Build out new suite with 4 offices, kitchen and rest rooms (basic construction)		\$ 60,000	\$ 40,000		\$ 100,000
Fit out of Kitchen (incl cap expense for sink, cabinets, countertop, warming ovens etc.)		\$ 15,000	\$ 10,000	\$ 28,000	\$ 53,000
Fit out of Rest Rooms (incl cap expense for handicapped accessible fixtures)		\$ 16,000	\$ 12,000	\$ 9,000	\$ 37,000
General refurbishment of Main Hall		\$ 12,000	\$ 30,000		\$ 42,000
Restore Main Hall floor			\$ 36,000		\$ 36,000
Repair interior walls & plaster work due to damage from leaks			\$ 10,000		\$ 10,000
Paint all interior finished spaces at lower level and Main Hall		\$ 6,000	\$ 30,000		\$ 36,000
Provide handicapped access		\$ 18,000	\$ 15,000		\$ 33,000
New boiler & HVAC systems for lower level and Main Hall (incl cap exp for boiler, air handlers)		\$ 16,000	\$ 14,000	\$ 24,000	\$ 54,000
Install new fuel storage installation		\$ 2,000	\$ 7,000	\$ 4,000	\$ 13,000
Repoint/caulk exterior masonry work where deteriorated			\$ 12,000		\$ 12,000
Interim repair of roof to eliminate leaks		\$ 6,000	\$ 6,000		\$ 12,000
<b>Subtotals</b>	\$ -	\$ 151,000	\$ 222,000	\$ 65,000	<b>\$ 438,000</b>
<b>Furniture, Fixtures and Equipment</b>					
New Office Furniture				\$ 10,000	\$ 10,000
New Folding Chairs				\$ 5,000	\$ 5,000
New High-Top Tables and Rounds for Main Hall				\$ 12,000	\$ 12,000
New Café & Bar Components		\$ 4,000	\$ 6,000	\$ 24,000	\$ 34,000
New Audio & Visual Equipment			\$ 4,000	\$ 25,000	\$ 29,000
<b>Subtotals</b>	\$ -	\$ 4,000	\$ 10,000	\$ 76,000	<b>\$ 90,000</b>
<b>Administrative Expenses &amp; Fees</b>					
Administration of Bid process	\$ 9,000				\$ 9,000
Construction Administration by Architectural Firm	\$ 56,500				\$ 56,500
GC Fee (15% of construction items)					\$ 87,150
<b>Subtotals</b>	\$ 65,500	\$ -	\$ -	\$ -	<b>\$ 152,650</b>
<b>Contingency @ 15%</b>					
Calculated as 15% of Project costs					\$ 120,323
<b>Subtotals</b>					<b>\$ 120,323</b>
<b>TOTAL</b>					<b>\$ 922,473</b>





# Investment Opportunities

- 0 State and federal funding sources
- 0 Private partner investments
- 0 Corporate sponsorships
- 0 Buy-A-(Granite) Block Campaign







STAY UPDATED

# Media and Outreach

To stay updated about the Granite Church visit: **[thegranitechurch.org](https://thegranitechurch.org)**

 **[@thegranitechurch](https://www.facebook.com/thegranitechurch)**

 **[@thegranitechurch](https://www.instagram.com/thegranitechurch)**

For media inquiries or to schedule a tour, please contact us at:

**[hello@thegranitechurch.org](mailto:hello@thegranitechurch.org)**







A B O U T   U S

# BeFoundation

Be Smart. Be Creative. Be Engaged.

BeFoundation invests its financial and human resources in collective efforts to improve the education of young people in Connecticut and the vitality of their communities. BeFoundation and its board members live in Redding and are devoted to our "small town with its big outdoors."



Richard Wenning

**Executive Director**

[rich@befoundation.org](mailto:rich@befoundation.org)

203.938.9000

