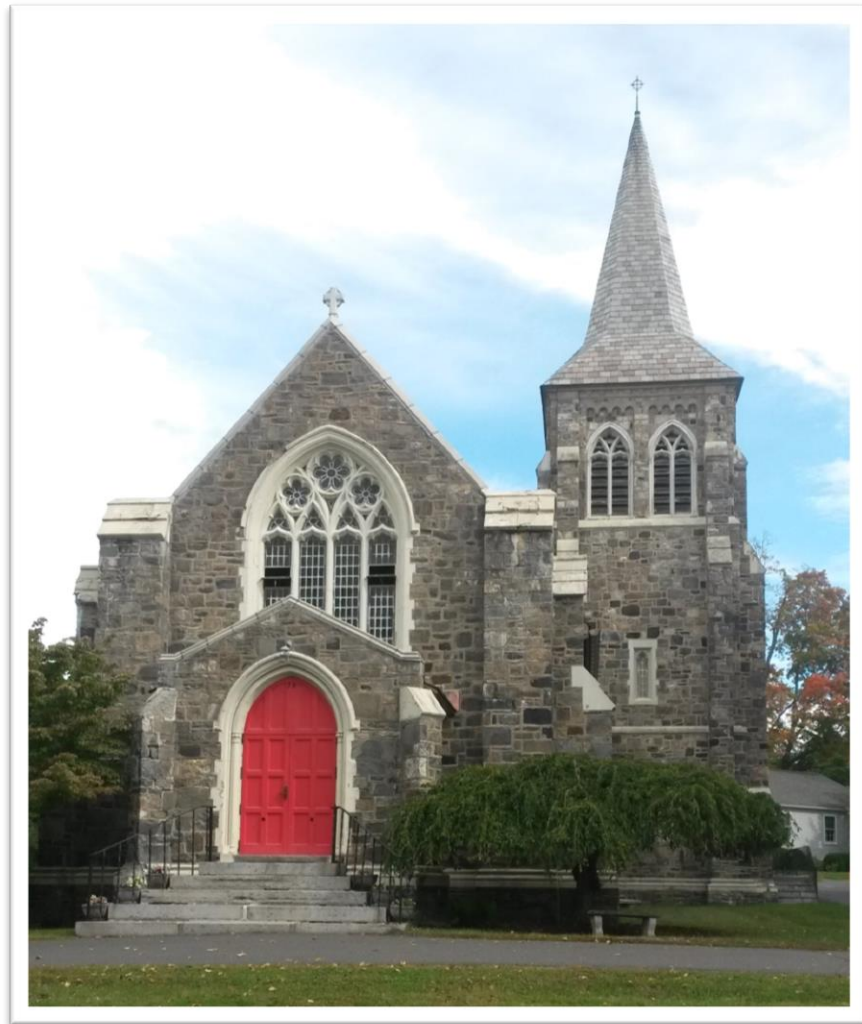


THE FIRST 200 YEARS to THE PRESENT



A St. John's Church has stood on the Green in Washington for 200 years. The current stone Church building was designed by Ehrick Rossiter to replace the original wood Church, which had been moved from Davies Hollow to the Green in 1815. The cornerstone for the stone Church was laid on May 19, 1917, and construction was completed in time for Easter services in 1918.

Nearly 100 years later, it became clear that St. John's historic buildings – the Church and the Rectory, along with the Parish House and the Cottage – although basically structurally strong, needed substantial repair and restoration.

RESTORATION WORK 2012 – 2015

From 2010 – 2011, a detailed assessment of all the Church properties and the restoration required for each building was undertaken by the architectural firm of Wiss, Janney, Elstner Associates Inc. The assessment was financed in part by a loan from St. John's endowment and a \$20,000 grant from the CT Trust for Historic Preservation.

Beginning in 2012, potential donors of lead gifts were cultivated and ultimately successfully solicited, jump started by an initial, generous and inspirational challenge gift from Ken and Audrey Hecken.

2012 – 2015

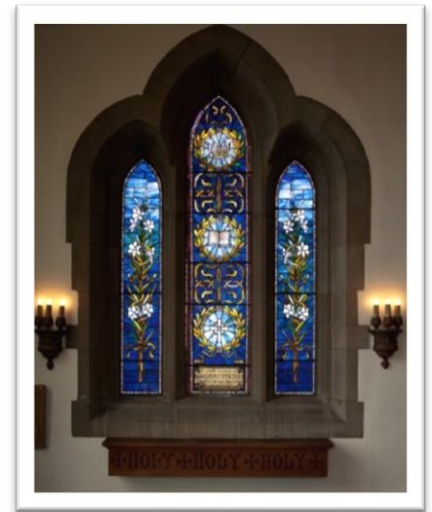
From 2012 through 2015, as funds were raised, certain urgent, and no longer deferrable, projects were undertaken: the reinforcement of the Parish Hall roof trusses, which architectural consultants determined had not been built to specification and were, therefore, deemed unsafe; the restoration of the Memorial stained glass window in the Lady Chapel, which again, was judged to be in peril and unlikely to survive another harsh winter; commencement of both foundational, structural and exterior work on the Rectory, which had become an “eyesore,” an unacceptable blight on the architectural harmony of the Green; the replacement of the boiler, hot water heater and fuel tank in the Rectory and the boiler in the Church; restoration of the Church windows in the Chancel and Sacristy (which were in the worst condition); installation of new temporary covers for the window wells around the Church replacing the rotted and warped covers, which were unsafe and ineffective. The cost of the repairs and restoration work completed during this period was **\$510,366**.

Throughout 2015, a number of routine building maintenance issues were also addressed.

RESTORATION WORK 2016 – 2017

THE CHURCH:

In 2016, Jean Solomon was engaged to serve as the Project Manager for the Church's major restoration work on a *pro bono* basis. Jean is a professional and well-known manager of international construction and restoration projects. Based on Jean's research and recommendation, in early 2016 the Vestry engaged Architectural Preservation Studio “APS” (specialists in the preservation and restoration of historically distinguished buildings) to complete a detailed analysis of the nature



and scope of the restoration work that needed to be done and to prepare the construction drawings necessary to secure bids for the work.

The Roof - Based on APS's recommendation, it was decided that the construction work would begin "at the top" with the roof. Crocker Architectural was selected to undertake the repair and replacement of the slate roof. Although, initially, it had been thought that only 20% of the slate tiles would need to be replaced, on closer inspection it was clear that 50% were significantly worn or damaged and required replacement. It was determined that rather than picking new tiles, one by one, to match the 50% of the tiles that would remain, it would make more sense from a preservation, aesthetic, labor and financial perspective to replace all of the tiles.

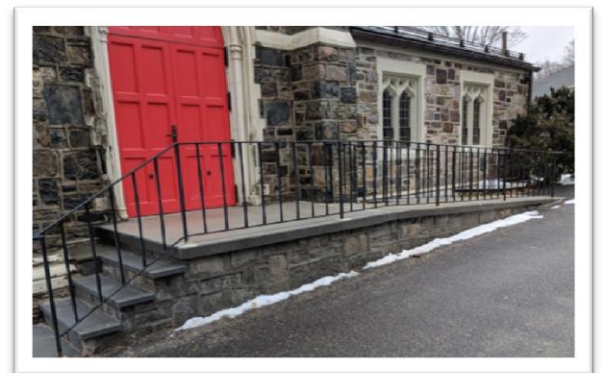
The roof restoration – including replacement of all the precast stone elements - was completed by March 2017, and dedicated at a special service on October 29, 2017. The contractor, Crocker Architectural, was diligent...working in cold and snow...and responsive to every request.



The slate from the original roof was broken down and made into coasters and cheese platters, which were sold at the Food Fest and Bazaar, so that friends and parishioners can now enjoy sharing a bit of St. John's history with friends and family. The remaining bits of slate have been crushed into gravel, which will be used for the walkway in the new Memorial

Garden, which hopefully will be installed in 2018.

Stairs and Ramps - After the completion of the roof, the restoration focus shifted to the ramp and stairs at the porch entrance to the Church. The cement was crumbling, and the railings were no longer secure, requiring the stairs and ramp to be completely replaced. Installation was completed by the end of May.

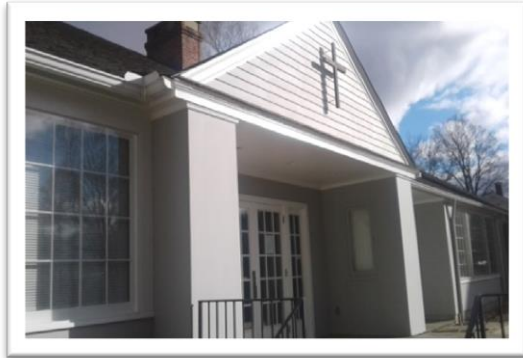


All of this work occurred under the watchful eye and expert professional supervision of Jean Solomon, the Project Manager, who has been nothing more than magnificent in her diligence, every step of the way. The architect, Carl Rothbart, and his APS team have been attentive and dedicated overseers of every phase of the contractor's work, and the contractor, Crocker Architectural, was diligent...working in cold and snow...and responsive to every request. In the great scheme of construction projects this has not only been relatively easy...but a pleasure.

Alarm and Audio System – In addition to the roof restoration work and the ramp and stairs repair, additional safety issues required attention in 2017 - a fire and burglary alarm system and an audio system were installed in the Church.

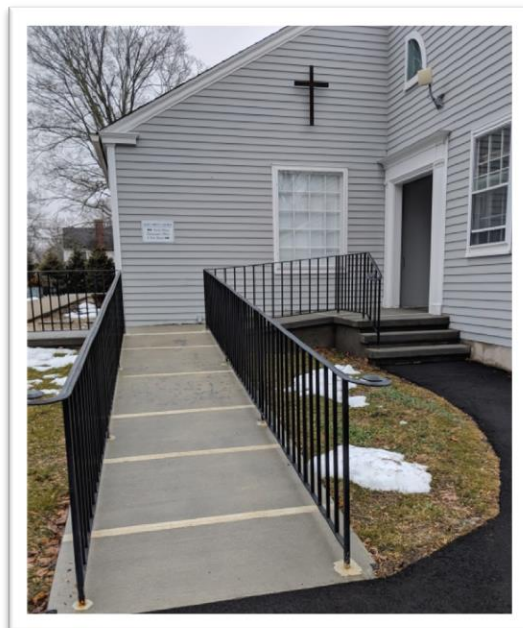
THE RECTORY:

For the most part, only incidental repairs were required at the Rectory during the course of 2017. The one major project was the installation of a fire and burglary alarm system in the Rectory in mid-2017. In late 2017, significant leaks in the roof over the kitchen and keeping room areas (which had been repeatedly patched) finally made it necessary to replace that portion of the roof.



THE PARISH HOUSE:

Roof - The exterior repair and repainting of the Parish House was completed in July 2016, (thanks to an anonymous gift from a generous parishioner). During 2017, several leaks in the roof over the main hall, bathroom and kitchen areas of the Parish Hall began to re-appear. Despite several prior attempts to patch the roof, it finally became clear that the entire roof of the Parish House had to be replaced; that work was completed just before the big rains in the first week of November, 2017.



Stairs and Ramps - The front patio and stairs from the parking lot, and the stairs and ramp at the Church end of the Parish Hall, like their counterparts at the Church, were crumbling and unsafe – the result of poor drainage and original use of sub-standard materials. The front patio, stairs and the side stairs, walkway and ramp were

replaced and work was completed by late August, 2017.

A fire and burglar alarm system was installed in mid-2017. The Fire Marshall's inspection required exit lights to be repaired and outdated fire extinguishers replaced.

