

# THE CHURCH OF THE ADVENT

30 BRIMMER STREET  
BOSTON, MASSACHUSETTS

## ANNUAL REPORT

JANUARY 18, 2015



# THE CHURCH OF THE ADVENT

30 Brimmer Street  
Boston, Massachusetts 02108

Office Hours: Monday through Friday 9 AM to 4:30 PM  
(617) 523-2377 Facsimile (617) 523-0302  
email: [office@theadventboston.org](mailto:office@theadventboston.org)  
Home Page: [www.theadventboston.org](http://www.theadventboston.org)

## STAFF

The Rev'd Allan Bevier Warren III	Rector
The Rev'd Samuel Lee Wood	Associate Rector
The Rev'd Daphne B. Noyes	Deacon
The Rev'd Moses Buyondo	Deacon
The Rev'd Thomas E. Adams	Honorary Assistant
The Rev'd Dr Clarence E. Butler	Honorary Assistant
The Rev'd Dr Philip H. Pfatteicher	Honorary Assistant

Mark Dwyer	Organist & Choirmaster
Ross Wood	Associate Organist & Choirmaster
Edith J. Ho, D.Mus.	Organist & Choirmaster Emerita
Emily Litman	Coordinator for Children's Ministry
Zachary Brooks	Pastoral Assistant to Young Adults

James J. Wood	Parish Administrator
Susanne M. McQuarrie	Comptroller
Donald S. Vashaw	Bookkeeper
Moses Sekajja	Senior Sexton
The Rev'd Moses Buyondo	Resident Custodian & Assistant Sexton

Raymond B. Porter	Verger
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## VESTRY OF THE CHURCH OF THE ADVENT

Peter Madsen	Rector's Warden
Kara Rodgers	People's Warden
Adam Rutledge	Treasurer
Christopher Laconi	Clerk
Eric Baldwin	Barbara Boles
C. Thomas Brown	Angela J. Corbet
Michael Gnozzio	Meg Nelson
Michael Oliveri	Virginia Pierce
Rachael Ringenberg	Bruce Webb

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## The Treasurer's Report

### 1. BUDGETED FINANCIAL STATEMENT FOR THE PERIOD ENDING DECEMBER 31, 2014 (UNAUDITED FINANCIAL STATEMENT)

	Budget	Actual	Variance
<b>Income</b>			
Plate Collection	15,000	19,762	4,762
Pledge Payments	460,000	452,792	(7,208)
Prior Yr/Non Pledge	27,000	24,467	(2,533)
Endowment Income	872,772	872,772	0
Other Receipts	94,000	95,449	1,449
<b>Total Income</b>	<b>\$1,468,772</b>	<b>\$1,465,243</b>	<b>(\$3,529)</b>
<b>Parochial Expenses</b>			
Clergy Salary & Allowances	171,200	171,315	115
Clergy & Lay Pension & Benefits	172,914	167,772	(5,142)
Music	247,032	249,663	2,631
Office & Administration	166,755	164,736	(2,019)
Christian Education	56,720	44,255	(12,465)
Altar Guild	10,000	8,234	(1,766)
Other Parish Expenses	11,100	13,790	2,690
Property – noncapital	269,951	288,101	18,150
<b>Total Parochial Expenses</b>	<b>\$1,105,672</b>	<b>\$1,107,866</b>	<b>\$2,194</b>
<b>Non-Parochial Expenses</b>			
Diocesan Mandatory Assessment "Operations"	85,703	85,703	0
<b>Benefactions</b>			
Diocesan Mandatory Assessment "Benefactions"	57,136	57,136	0
Mission & Outreach	10,000	10,000	0
Community Dinner	10,000	10,000	0
<b>Subtotal Benefactions</b>	<b>77,136</b>	<b>77,136</b>	<b>0</b>
<b>Total Non-Parochial Expenses</b>	<b>\$162,839</b>	<b>\$162,839</b>	<b>0</b>
<b>Total Operating Expenses</b>	<b>\$1,268,511</b>	<b>\$1,270,705</b>	<b>\$2,194</b>
<b>Net Budget Before Capital Expenses</b>	<b>\$200,261</b>	<b>194,538</b>	<b>(\$5,723)</b>
<b>Capital Expenses</b>	<b>200,000</b>	<b>200,000</b>	<b>0</b>
<b>Grant Total Net Budget</b>	<b>\$ 261</b>	<b>(\$5,462)</b>	<b>(\$5,723)</b>

## 2. BALANCE SHEET FOR THE PERIOD ENDING DECEMBER 31, 2014

### (UNAUDITED FINANCIAL STATEMENT)

<b>Assets</b>	
Cash	397,402
Accounts Receivable	166,689
Prepaid Insurance & Expense	11,308
<b>Total Operating Assets</b>	<b>\$575,399</b>
<b>Land &amp; Other Fixed Assets</b>	<b>8,840,214</b>
<b>Unrestricted Endowment Funds</b>	<b>9,975,395</b>
<b>Restricted Endowment Funds</b>	<b>23,631,817</b>
<b>Total Assets</b>	<b>\$43,022,825</b>
<b>Liabilities</b>	
Accounts Payable & Accrued Expenses	\$197,933
Prepaid Pledges and Income	71,906
<b>Total Liabilities</b>	<b>\$269,832</b>
<b>Fund Balances</b>	
Special Purpose & Revolving funds	442,844
Memorial Gifts	23,108
Permanent Restricted Funds	20,465,936
Unrestricted General Fund	9,474,618
Vestry Designated Restricted	2,375,187
Prior Year Ending Balance	9,092,841
Current Year Balance	2,842,024
<b>Total Fund Balances</b>	<b>\$42,752,986</b>
<b>Total Liabilities &amp; Fund Balances</b>	<b>\$43,022,825</b>

\*Pending year end audit statement.

### 3. BUDGET FOR 2015

<b>Income</b>	
Plate Collection	15,000
Pledge Payments	460,000
Prior Yr/Non Pledge	20,000
Endowment Income	903,319
Other Receipts	94,000
<b>Total Income</b>	<b>\$1,492,319</b>
<b>Parochial Expenses</b>	
Clergy Salary & Allowances	178,900
Clergy & Lay Pension & Benefits	171,495
Music	251,455
Office & Administration	164,708
Christian Education	56,972
Altar Guild	10,000
Other Parish Expenses	11,250
Property	278,943
<b>Total Parochial Expenses</b>	<b>\$1,123,723</b>
<b>Non-Parochial Expenses</b>	
Diocesan Mandatory Assessment - "Operations"	89,657
<b>Benefactions</b>	
Diocesan Mandatory Assessment - "Benefactions"	59,772
Social Outreach - General	10,000
Community Dinner	10,000
<b>Subtotal Benefactions</b>	<b>79,772</b>
<b>Total Non-Parochial Expenses</b>	<b>\$169,429</b>
<b>Total Operating Expenses</b>	<b>\$1,293,152</b>
<b>Net Budget Before Capital Expense</b>	<b>\$199,167</b>
<b>Capital Expenses</b>	<b>\$200,000</b>
<b>Total Operating &amp; Capital Expense</b>	<b>\$1,493,152</b>
<b>Grand Total Net Budget</b>	<b>(\$833)</b>







## From the Rector's Warden

Reflecting on some highlights in the life of the Church of the Advent in 2014, I look forward to the year of 2015 as one of many new beginnings.

The Consecration of Bishop Gates on September 13 was the culmination of a long process. Over a dozen Adventers attended one or more “Walkabout” gatherings around the Diocese in March, where the six nominees were given opportunities for discussion with very broad audiences. At the Advent, we followed that series with our most widely-attended Entr’acte in years, with about one hundred in attendance to learn more. The Consecration itself included 500 in the choir, with many from our Parish Choir; an altar environment appropriate in scale to its hockey arena setting and resplendently celebratory, all created by our own Flower Guild; and a fine representation of clergy and laity in the service itself, with many more in the congregation. Congratulations and thanks to all! We look forward to Bishop Gates’ first visit to us on January 25.

We finished a number of long-term property projects in 2014; thus, I look forward to enjoying the results in the coming year. Of highest importance is the new lift, the sluggish completion of which tried the patience of all. The Library cleaning and relighting are wonderful. Behind the scenes, the organ humidification project wound up just before heating season, and a number of exterior projects are also behind us.

Our own governance also made a number of important strides. Last year we welcomed a new People’s Warden and Clerk and four new Vestry persons. In this year’s election we will elect at least three more new members.

I am one of those whose term expires. When we reformed our governance in 1997, I was Warden alongside Ruth Jolliffe and then John Boyd. In the current cycle, I served with Tom McDermott, David Taylor, and Kara Rodgers. To all of them, to our clergy, and to the many who participated in the Advent Action Team and the subsequent governance at many levels over the last two decades I want to express my appreciation for what we all accomplished together and for the support I received along the way.

Peter Madsen  
*Rector's Warden*



## The Community Supper

2014 was a bit of a milestone year for the Community Supper, in that we replaced the final piece of equipment from the 1984 kitchen make-over that was necessitated by the start-up of the supper and consequent health board inspection! We’ve replaced the stove, dishwasher and fridges over the past few years, and this year the coffee machine bit the dust. Happily the replacement was much less expensive than anticipated, and was delivered quite quickly, minimizing the duration of Terry’s Tues/Sunday marathon of brewing and storing small batches of coffee, managed with many extension cords and several cambros.

We continue to have large numbers of guests, and thankfully have a stable crew of servers, with some new additions this year from both parish and neighborhood. Students from Suffolk's service group still come during the academic year, and the Advent School 5<sup>th</sup> graders are back helping Moses set the tables. Father Warren now has a regular autumn date to speak with the class about the supper and why the church does it—a nice opportunity to re-build some ties with the school.

There was a drop this year in our Project Bread grant, due to their high number of applicants. Luckily, we found another cost-cutting measure, getting bread donated from Panera. The company has a project called Panera Cares, which has two parts; in their store in Gov't Center, people pay whatever they can for their meals. And, at the end of the day, any unused bread is donated. So, we pick up two or three bags on Monday night to be served on Tuesday; extra loaves are given out at the door as guests leave, so it's a double blessing.

If you're ever curious about helping, come some Tuesday at 5:30 or so and give us a try! School holidays (the Christmas season and summer) are a good time as we lose our student volunteers. If you can't fit volunteering into your schedule, you could donate any small toiletries you pick up on your travels, or other items like socks or gloves.

Finally, I attach a letter from one of our neighborhood volunteers:

Dec 15, 2014

I was hoping you would be able to let some of the Parishioners at Advent know how much it means to me that they support the Tuesday night dinner.

As you know I've been volunteering with my husband and sometimes my teenage daughter for a few years now. We live a few blocks away and on several levels, we think it's so special that this dinner exists.

Of course on the most basic level, how amazing is it that for over 30 years this church has supplied those who need a meal, a warm dinner every Tuesday, no matter what. Very few churches in this fine city, some much larger than you, give such an amazing gift each and every week. Many do something once in a while, but that's not the kind of giving I truly believe in.

On a personal level, our family had wanted to do something, give back, pitch in and found the perfect fit when we found about this supper only a few blocks from our house. Serving and interacting with the guests, the fellow volunteers and the staff at Advent has been and continues to be such a meaningful addition to our family's weekly routine and life.

So, Barbara, please pass this message of thanksgiving. We salute the church for supporting this worthwhile endeavor, and my family personally thanks you.

Best,  
Astrid Muller, Roger Caro,  
Lilly Caro

Barbara Boles  
*Tuesday Supper Coordinator*



## Advent Flower Arranging Guild

The flowers in the church are funded entirely by donations from members and friends of the parish. In 2014 the parish Flower Arranging Guild provided floral arrangements in the church for approximately 39 Sunday and feast day Masses and for 2 weddings and 4 funerals, as well as the extensive decorations at Christmas and Easter. Visitors are often amazed to learn that the floral decorations in the church for major feasts, especially Christmas and Easter, are all done by non-professional volunteers from within the congregation.

A highlight of the past year was providing all the floral decorations for the consecration of our new diocesan bishop in September. Members of the Guild helped turn a 7000-seat sports arena into a worship space in one day, and also provided flowers for the rehearsal dinner and reception. Our work was greatly appreciated by Bishop Gates and the Consecration Committee, as well as many others from throughout the diocese and beyond.

Flower Guild membership has increased to ten designers, augmented by three drivers who take turns going to the wholesale market every week to pick up the flowers. New members are always welcome—no previous floral design experience is required; we provide on-the-job training for novice arrangers, who work in teams with experienced designers. Members typically come in one Saturday morning every four to six weeks. In addition, it would be impossible to prepare the church for Christmas and Easter without the assistance of many parishioners from beyond the Flower Guild.

Tom Sopko  
*Director*



## Hospitality & Evangelism

9:00 coffee hour

There is a wonderful group of hosts for the coffee hour after the 9:00 Mass, and I'm grateful to all of them for both regular and special efforts such as the gala Easter spread. We currently have enough hosts so that each only needs host twice in a "term" (about a third of the year), though my goal is to recruit a few more so that assignments are only once a term. If you'd like to consider helping but have schedule complications or any reservations, please don't hesitate to contact me—it's possible to contribute without hosting, or just to help cover expenses if it's hard for you to shop. Not only is coffee hour a great time to catch up with Advent friends, it's an important ministry to guests, who often hang around the serving station to ask questions. I've had more than one visitor remark on the friendly welcome the Advent offers, which the coffee hour certainly contributes to!

Barbara Boles  
*Coffee Hour Coordinator*



## Keepers of All Souls Chapel

All Souls Chapel, the Advent's crypt chapel, and its columbarium are located directly under the High Altar and are accessed through the passage behind Moseley Hall or by the back stairs next to the sacristy. All Souls Chapel was one of the first mortuary chapels in a church in Massachusetts. The monthly requiem is said in the Chapel, which contains a columbarium of 170 niches for the cremated remains of deceased Advent parishioners. There are approximately 34 niches still available.

The garden at the corner of Brimmer and Mr. Vernon Streets is a memorial garden. The Vestry has approved rules, regulations and fees for interment of remains in the memorial garden as well as the columbarium. The garden was dedicated in the spring of 2009

The Keepers of All Souls Chapel try to meet biannually on or near the last Saturdays in October and April to schedule clean-up days (dusting, vacuuming cushions, etc.), plan long-range projects to preserve and enhance the chapel and to plan activities to increase the awareness of and use of the chapel. Among the projects we have accomplished over the years have been a new altar dossel, painting the ceiling vaults, enhancing the lighting, a hand-carved Remembrance Book display case, a gilded dove at the sanctuary lamp and a hand-carved credence shelf. The anteroom outside All Souls Chapel was cleaned, repaired, painted and new flooring installed in 2014 through the generosity of Frederick Zartarian and Sylvia Bernich. New oak storage cabinets were also installed in the anteroom. The Vestry has approved cleaning of the central raised platform floor tile, which should be accomplished by the spring of 2015.

Copies of a pamphlet about the columbarium are usually on the tables at the back of the church and on top of the Remembrance Book display case in the chapel. The chapel is open on Sunday mornings during all the masses and by appointment. A Remembrance Book in a display case is open to the page listing the names of those remembered in the requiem each month. The book has been updated in 2014.

One new niche license was issued in 2014.

Four committals were made in 2014: The Rev. Jack D. Bowling (1929-2014) Y1, Marc Michelini (1927-2014) P4, Sylvia M. Bernich (1934-2014) FF3, and Peter Alan Martin (1953-2014) HH1.

Questions and inquiries about the Keepers of All Souls Chapel may be directed to the chairman, Vance Hosford or co-chairperson, Carolyn Walden, the church office or the clergy. We are always seeking new members to the Keepers of All Souls Chapel.

Vance Hosford  
*Chairman*



## Music Department

During the calendar year 2014, the Advent Choir sang 63 choral services, in addition to a number of weddings and funerals with choir, consisting of approximately 46 different settings of the Ordinary of the Mass, over 100 anthems and motets, with various canticles and Anglican and plainsong chants.

The repertoire ran the gamut from the simple chant *Missa de Angelis* from the *Liber Usualis* through the more elaborate masses of Desprez, de Monte, Morales, Sheppard, Hogan, Bennett and Sumsion. 28 of these mass, anthem, motet and canticle settings were completely new to us.

The month of January saw Katelyn Emerson return as our 2014 Oberlin Sacred Music Intern. A Senior at Oberlin College and student of James David Christie, Ms Emerson became much-loved in her first year and we were thrilled to welcome her for a second year. For the month, she worked with us as an organ and choral scholar, participating in every aspect of the music program and working with both choirs. It was invigorating to interact with such a young and promising talent and we look forward to welcoming other gifted students in the future.

Composer and organist Gary Davison was our guest for the Feast of Epiphany, when he conducted his own Lenox Hill Mass written while he was the music director at the Church of the Resurrection in New York. Dedicated to Polly and Father Allan Warren, it is economical, yet very effective and makes a lovely addition to our choral repertoire. Gary is now the music director at St Francis in Potomac, Maryland and it was a happy coincidence that our guest preacher was the Rev'd Phillip Ellsworth, who is also on the staff there. Father Ellsworth is also the father of our own parishioner, Gabriel Ellsworth!

The regular Evensong services on the third Sundays of January, February, March, May, October and November were followed by light soup suppers and talks on liturgical, theological and musical subjects. These supper-lectures as well as the services that preceded them remain extremely popular. Highlights included a wonderful talk by our own Ross Wood entitled "Tales from the Organ Lofts of Paris" in which he discussed the particularly Parisian liturgical uses of as well as the special musical characteristics of French organ music and historic French organs. Before Evensong, Ross played the complete Widor *Symphonie Romane* in a masterly interpretation.

In particular, Holy Week is a moving observance at the Advent. The Desprez *Missa "L'homme armé" sexti toni* provided an appropriate backdrop for the masses of Palm Sunday and Maundy Thursday, while the *Missa Brevis* by Jonathan Dove set a festive and rhythmic tone for the masses of the Great Vigil and Easter Day. Motets of Ammon, Gesualdo, Handl, Lassus, Viadana, Victoria, and Villette made commentary on Passiontide texts, while motets of Schein and Nanino celebrated the glories of Easter.

We were very pleased to welcome two visiting choirs to the Advent in 2014. On the Second Sunday of Lent, 20 boys from St Paul's Choir School in Cambridge sang at both the nine and eleven o'clock masses. They brought a mass by Rheinberger and anthems by Stanford and Lallouette. We were impressed not only by the remarkable sound they make, but by their very professional deportment under their director, John Robinson. We celebrated the Feast of Corpus Christi at the beginning of June and were happy to have the Choir of Men and Boys from All Saints' Ashmont provide the music. Andrew Sheranian has reinvigorated the music program at our sister parish and it was a treat to share this feast with them.

The 2014 National Convention of the American Guild of Organists held in Boston at the end of June was a musical highpoint of the year. Several years of planning and preparation went into this week-long program when 1700 organists & choirmasters descended on our fair city for a week of concerts, lectures, workshops and worship services. For the first Sunday of the Convention, the Advent Choir and Orchestra offered the Stravinsky *Mass for chorus and double wind quintet*. Long-time conductor of the Boston Cecilia, Donald Teeters, was invited to be guest conductor. At the 1950 AGO Convention, the then-new Stravinsky Mass had its Boston premiere conducted by none other than Alfred Nash Patterson, Organist & Choirmaster of the Church of the Advent. In 1967

Mr. Teeters' very first concert with Boston Cecilia featured the Stravinsky. It seemed a particularly appropriate occasion to honor Mr Teeters following his recent retirements from both Cecilia and All Saints Parish Brookline. What we could not have known was that this would be Mr Teeters' last public performance, as he died peacefully at home, six weeks later. Our offering of this mass, funded by a very generous parishioner, will have a special place in our memories.

During the Convention week, the Advent Choir sang Solemn Evensong with Procession for the Feast of St Botolph on two consecutive evenings. The choir offered motets of Byrd and Bruckner, and the luminous *Gloucester Service* of Herbert Howells. Organists Dwyer and Wood played repertory by Parry, Lasky and Howells. Following a short break, organist John Scott, formerly of St Paul's Cathedral London and now from St Thomas New York played a virtuoso recital. Each night, a standing-room only crowd of music directors made for an electric atmosphere. I could not have been more proud of nor more thrilled with the singing of the choir and the accompaniment by Ross Wood. The enthusiastic reviews in the Guild's professional journal confirmed my feeling that our musicians were at the top of their game. Memorable also was the hymn-singing in four part harmony which sounded more like the Tanglewood Festival Chorus than a church congregation!

At Solemn Mass the following Sunday, thanks again to the generosity of another parishioner, the choir offered Lobo's *Missa "Petre ego pro te rogavi"* and polyphony by Palestrina and Guerrero for the Feast of SS Peter & Paul. It was a perfect way to conclude our convention offerings in which the choir was able to offer conventioners a taste of the full range of our repertoire in its proper liturgical context.

On the first Sunday in July our simpler summer routine began and not a moment too soon! July featured congregational mass settings with fine soloists drawn from the choir. In August and September our smaller Summer Choir went to work and offered eight choral mass settings and 16 motets.

When the full choir returned at the end of September, the Fall season began with the Solemn Mass and Procession for Michaelmas. For the All Souls' Day Requiem mass at the beginning of November, the choir sang the remarkable Victoria *Missa pro defunctis cum sex vocibus*. Elise Groves prepared a beautiful new edition especially for the Advent choir, incorporating all of the chant, every liturgically necessary repeat and correcting many mistakes present in the former edition. We were happy to repeat the mass on the following Saturday for the Annual Meeting of the Guild of All Souls.

Later in November, on the Feast of Christ the King, the choir offered the Franz Schubert *Mass No. 2 in G major, D.167, for chorus, soli, & orchestra* in memory of Frances Nielsen, provided by funds from her legacy gift. It was the first time this famous mass had been presented here in a new edition with Schubert's own trumpet and tympani parts included.

As usual, the Advent Sunday Service of Lessons and Carols, Christmas Eve's Midnight Mass and the New Year's Eve Festival of Nine Lessons and Carols drew large crowds. The Midnight Mass included the beautiful *Missa "Papae Marcelli"* by Giovanni Pierluigi da Palestrina and a 45-minute choral prelude by the choir and soloists.

The 19 members of the Parish Choir of the Church of the Advent presented approximately 60 anthems and motets at the Sunday Sung Mass, including a wealth of music from Gregorian chant through Palestrina, Croce, Tye, Campbell and Stanford. The choir made two guest appearances at the eleven o'clock mass, as well as sang for Evensong in March. The choir sang at approximately 35 masses. The Advent is blessed to have two choral ensembles that so faithfully present the glorious music of the Western Church in its proper liturgical context.

Organ music prepared for the liturgy ran the gamut from early anonymous works through those of contemporary composers. Seven pre-Evensong organ recitals were presented during the course of the year, played by artists Katelyn Emerson, Joseph Fort, Simon Jacobs, Balint Karosi, Thomas Sheehan, Richard Webster and Ross Wood.

In December, an important project was completed on the Advent organ. A humidifier was installed to combat the effects of the dry winter months on the organ's mechanical parts. A swamp cooler will keep the blower room humidity at a preset level and a small variable frequency drive will run the organ's own blower at a very slow speed to deliver that humidity to the interior of the organ. Both halves of the system are controlled by settable humidistats and to prevent leaks, there are redundant fail-safe devices on the water and drain elements that run to the humidifier itself. Underneath each pipe of the organ is a small leather valve last replaced 35 years ago in 1980. They appear to be in good condition, but they have begun to stiffen with the winter dryness. It is our hope that this will extend their life a bit longer as well as facilitate proper operation of the organ during the winter months.

The Music Department cannot function smoothly without the help of our many volunteers and staff members. Librarian Elise Groves spends many hours weekly keeping the music library in good order, and has also proved very skillful as an engraver in providing us with many new editions of hard-to-find choral music. Joseph Chapman is invaluable as page turner-stop puller, recording engineer, deputy organist, music engraver, liturgical and Latin consultant. Terry Jacobi and "The Mosei" have been faithful doorkeepers, admitting and welcoming the choirs into the Parish House for rehearsals. Anne Reiss is invaluable as a music assistant, and keeps the vestments and other details in good order. And retired Librarian, Ivan Hansen is to be seen upstairs from time to time; especially at Christmas and during Holy Week when a veritable hurricane of scores seems to fly around the choir room and environs. We also wish to thank all those who have so generously contributed financial support towards the Advent's music. We are most appreciative of your gifts and good will. Lastly, we wish to thank the Rector, Wardens and Vestry for their continuing support for the musical and liturgical life of the Church of the Advent.

*Almighty God, who hast ordained that our hearts shall be kindled by music, and our minds thereby attuned to understand thy divine mysteries: Grant, we pray thee, that all who lead thy praises may know themselves to be thy ministers, and that the hearts of all who hear may be lifted up unto thee; through Jesus Christ our Lord. Amen*

Mark Dwyer  
*Organist & Choirmaster*



## Parish Office

There are three items of significance to report in this year's report.

The first is the addition of a new Parish Bookkeeper, Donald Vashaw, who joined us early in the fall. After a couple of false starts and disappointments, we were extraordinarily fortunate to find a really excellent candidate whose experience and good humor (a prerequisite for the job) have made him a valuable member of our small staff. He and Susanne McQuarrie, the Parish Comptroller, make a great team.

The second item was the transition of our telephone and data services from Earthlink to Comcast. This was accomplished last winter very smoothly with almost no disruption to service. After a very difficult year of outages and frustration (caused by the buried Verizon copper lines), I am happy to report that we have not a single moment of down time since we switched to Comcast last January!

The third accomplishment is described in greater length in Mr. Hosford's Property Committee report. The installation of a new elevator was the source of immense relief. It took a long time, but it has certainly been worth it!

As ever, I want to thank all who have helped the Parish Office over the past year, especially Julianne Turé, whose regular presence on Fridays is a great boon. Thanks also to Meg Mill for keeping the office covered during vacations and illnesses. For the past several years Nanette Orme-Johnson has coordinated the weekly mailing of the Sunday worship bulletin and announcements to parishioners who cannot physically be with us. I know for a fact that this ministry is truly appreciated by those who receive the mailings.

James J. Wood  
*Parish Administrator*



## Property Committee

The Church of the Advent has something like 22 roofs, 69 rooms, 151 doors, 144 windows, 25 sinks, 17 toilets and 11 stairways—not including the rectory and our two condos. We just celebrated our 170<sup>th</sup> anniversary on Advent Sunday; our building is around 127 years old. There are always a lot of things for the Property Committee to watch over and keep in good repair.

Perhaps the longest awaited event in 2014 was the completion of the new handicapped lift by Delta Beckwith Elevator Co.—in fact, more an elevator, since the new lift is completely enclosed, but with a glass wall facing the stairs so no one any longer need feel isolated or trapped when riding. The former lift was often disabled when riders frustrated by the slow operation pushed doors open and broke relays. The new lift is smooth and reliable but still takes its own time, especially if the lift has to come to the floor where it is called and riders are still encouraged to “hold that button down and be patient.”

Over the last several years the church library has become a vital multiuse space. The library was founded in 1940, but built in 1892, designated the Hunnewell Sunday School Chapel and designed by R. Clipston Sturgis, nephew of John Hubbard Sturgis, the architect of the church who died in 1888. Over the last decade or so industrious parishioners have helped clean out accumulated detritus and the room now accommodates Sunday Entr'acte classes, Beacon Hill Seminar meetings, evening concerts and flower guild activities at Easter and Christmas. The room has a dramatic hammerbeam roof—the only true hammerbeam roof in Boston—but its warm brick and hand carved stone corbels depicting stories from the Old Testament became dingy with accumulated dirt and efflorescence. The lighting was a collection of haphazard glaring floodlights.

Through the bequest from late parishioner Anne Evans the Vestry approved retaining Haven Restoration, Inc of Northborough, Massachusetts, to clean and seal the interior masonry and Driscoll Electric Co., Inc of Medford to install a new lighting system. The new lighting accents the hammerbeam ceiling and provides options for stage events and improved general lighting. Robb Scholten donated a carpet, tables and lamps to complete a small group meeting area at the west



corner of the room. A recently restored painting of Dr. William Croswell, the Advent's first rector (1844-1851), now graces the east wall of the library. There is still talk of new flooring to replace the practical—for wet flower arranging activities—but somewhat bland existing sheet vinyl flooring.

The south porch facing Mt. Vernon Street provides a convenient entrance to the library for neighborhood and evening events as well as the church. The south porch was also cleaned and damaged brick and stonework replaced this year by Haven Restoration in conjunction with the library project. Further flooring and lighting improvements are being considered for this space.

The exterior of the church buildings was cleaned and restored in 2006-2007 except for the four story northeast corner of the north side housing the Moseley hall kitchen, priests' sacristy, Frisby Room and Rector Study. Exterior brick was in need of cleaning and re-pointing and upper storey window frames and casements were rotted and had not closed adequately for several years. Window lintels were open to water and birds and there is some cracking in the ceiling of the Frisby Room.

Repairing these conditions became a property committee priority in 2014. John Marchetti Masonry has cleaned, sealed and re-pointed the north and east walls of this section of the building and Jim Holden together with Custom Stained Glass of South Easton, Massachusetts, have reconstructed the 22 wood window frames, sashes and leaded glass in the Frisby Room and Rector's Study. We expect the window hardware to be installed in the first months of 2015, completing the job.

One of the unique and critical systems for the stability of the Advent buildings is the maintenance of the water injection wells, which maintain the wood pilings under the church. You have and will continue to hear about this every year! One of the important jobs of the sextons is to check and record the water levels in these wells on a weekly basis to insure the piles are continuously under water. For some time there has been evidence in the Back Bay and Beacon Hill areas of iron in the ground water. In the past several months algae has begun to feed on the iron and create a thick sludge in several of the injection wells of the church. This could eventually clog the injection wells.

Haley & Aldrich, Inc. geotechnical engineers of Boston developed the injection well system at the church a decade ago and have since then monitored vertical movement (settlement) of the buildings for us on a bi-annual basis. They have developed a program with Denis L. Maher Co. of Ayer, Massachusetts—who maintain our deep supply well at the corner of Brimmer and Mt. Vernon Streets—to sample the sludge, and conduct initial well cleaning and redevelopment operations of the two most affected wells which will take place in January-February of 2015. They will monitor this procedure follow up with two wells each in 2016 and 2017. And H & A will conduct their next movement survey in February of 2015. The proper operation of these injection wells is perhaps the most critical task we have to insure the long life of the Advent buildings.

In November 2013 the Vestry accepted a proposal by Jonathan Ambrosino, our organ conservator, to install a humidification system to prolong the life of wood and leathers in the organ wind chests. This is a recent innovation in organ technology and I am happy to report that this system is now in place and operational.

This last year the staff replaced all the bulbs in the church nave and choir light fixtures with new LED lamps. The incandescent lamps frequently burned out and had to be replaced yearly. The new LEDs have much longer life, cost much less to operate and provide brighter cleaner light.

I am frequently asked if the church has a plan to restore the wrought iron fence around the gardens at the corner of Brimmer and Mt. Vernon Streets. This fence has been in place since at least the late 1930s. We have solicited estimates for the renovation of the fence—it needs work, especially near the ground where snow and moisture have eaten away the iron, but we are assured that most of the

fence can be saved and restored. We will pursue potential grants for this work. And this is also an opportunity for a parishioner gift.

I would like to thank Jim Holden, our small jobs contractor and Tim Foley, our plumbing contractor—and just about any other system involving water—for their versatile and reliable service.

Again this year, we have a small, but committed Property Committee at the Advent. I would again like to thank the Committee and the Rector's Warden for their work this past year. There is always more than enough to be done and we need and welcome new members, especially parishioners with building profession experience. Please contact me at 802-874-4961, at [vhosford@sover.net](mailto:vhosford@sover.net) or through the church office or just come to the Property Committee monthly meetings, which usually occur at 5:15 PM on the third Thursday of each month (except in Lent and in August) in Moseley Hall.

Vance Hosford  
*Chairman*