

**Community Preservation Act
Town of Cohasset**

**Request for Preservation Act Funding
Basic Information Form**

This form provides basic information on projects that may be supported in whole or part by the Community Preservation Fund. Information on this form will assist the Community Preservation Act Committee in identifying potential needs, establishing budgets, and developing opportunities for further review. Please provide as much information as possible. Applicants may be required to prepare a formal proposal that will provide more detailed information prior to the Community Preservation Committee seeking funds before a Town Meeting. The Town Meeting will have the ultimate say, as the law requires Town Meeting approval for all Community Preservation Committee funding recommendations.

For Community Preservation Committee Use

Received on: _____ Case No: _____

Associated Town Committee: _____

Reviewed on: _____

Determination: _____

Applicant Information

Contact Name: Karen Bailey-Francois

Organization: Second Congregational Church (SCC)

Address: 43 Highland Avenue

Telephone: 781-383-0345

Owner of Property (if different than applicant)

Contact Name: _____

Organization: _____

Address: _____

Telephone: _____

Project Information

Type: Open Space _____ Historic Preservation X Recreation _____ Affordable Housing _____

Brief Name: Restoration of Historic Façade, Windows and Bell Tower Facing Cohasset Common

Project Location/Address: 43 Highland Avenue

Brief Description (Attach additional pages as necessary):

Seeking matching funds to responsibly repair age- and element-related damage to features of a historically significant Cohasset building that is widely used both for and by the community within a recognized Historic District. See Attachment A for pictures of the project area.

Size of Parcel: _____

Current use of Property or Parcel: Church and community activities

Describe any time constraints or period for action: _____

How does this project help preserve Cohasset's character?

Because of the cost to responsibly repair and restore the front facade, windows and bell tower, ours is the last of the properties around Cohasset's beautiful Common to have not had at least a face-lift. We seek to restore both beauty and safety, while preserving the character and functionality of this historic community space -- a building that is widely used during non-Covid times for a variety of purposes in support of Cohasset programs and groups.

For a fuller description of the ways this building is used for community purposes, please see Attachment B.

Permits and Approvals

What permits and approvals are required? / Have they been obtained or have you filed for them?

Name of Permit	Not filed (Y/N)	Filed (Date)	Obtained (Date)
Building	N		

Notes: This project is solely dependent on funding. All appropriate permits or approvals will be sought in a timely fashion, in keeping with town guidelines and the project schedule.

Have you met with any other Town Boards or Committees?

No

What non-financial support is necessary and how will this be provided? A multi-faceted restoration project of this type will require particular sets of expertise. SCC will invite proposals from appropriate professionals in order to find the best combination of experience, capacity, approach, availability, past performance and pricing for this project or, as need be, for its components.

Project Costs

Total Project Costs:

Property Acquisition: _____ Attach separate sheets as necessary.

Construction Costs: \$100,000

Other Costs: _____

Provide explanation as necessary: Project costs are estimated based on earlier assessments of the work needed, benchmarked by comparing similar projects or parts of projects recently funded by CPA grants.

A detailed scope of work with related costs will be developed once funding is secured and the contractor(s) are selected.

Funding

Please describe the proposed funding for this project. Please identify other sources you are seeking funds from, and whether those funds are secured. Identify, any funds, if any, you or your organizations are willing to provide.

Our request is for \$50,000, backed by \$50,000 in matching monies equaling 10% of SCC's reserves. The latter was approved at SCC's Annual Meeting on February 7, 2021.

For more about SCC's fiscal responsibility vis-a-vis capital expenditures and maintenance, please see Attachment C.

Proposed Funding				
Fiscal Year	Total Cost	CPC Funds requested	Other Funds	Sources
2021	\$100,000	\$50,000	\$50,000	Allocation from SCC Reserves
2022				
2023				
2024				
2025				

Source of Funds other than CPA	Amount	Funding Requested (Y/N)	Funding Secured (Y/N)
Allocation from SCC Reserves	\$50,000	Y	Y

Other Comments

Please provide any other information you feel the Community Preservation Committee should be aware of in evaluating your request for funding.

CASE FOR THE USE OF CPA FUNDS

In March 2018, the Massachusetts Supreme Judicial Court (SJC) established guidelines for the use of Community Preservation Act (CPA) funds for church buildings. Recognizing churches as "historic resources," the SJC established a three-prong test to determine whether such funding is permissible. The SJC used the same test as for the use of taxpayer funds for private schools and charitable institutions. That is, that the request should be judged on 1) the purpose of the grant, 2) the extent to which the grant aids the private institution and 3) whether the grant 'avoids the political and economic abuses' that led to the passage of the anti-aid amendment.

Proposed Project

Restoration of the historic front-façade, windows and bell tower facing the Cohasset Common

1. Purpose of the Grant

To responsibly repair age- and element- related damage to features of a historically significant building that is widely used both for and by the community within a recognized Historic District.

2. The extent to which the grant aids the private institution

Public safety and the shared appreciation of the beautiful Cohasset Common are matters of community concern. The only separable value of such work is the fact that the small and aging membership of Second Congregational Church cannot commission this work on its own.

A substantial amount of work has been done over the years to take care of this building and sustain it as a resource for both the congregation and the wider community. There are always trade-offs. A good many less expensive and more immediately demanding maintenance and sustainability projects forced the church to put off the big-ticket work described in this application. Without grant support, that is likely to remain the case.

SCC has been prudent in its choices about how and where to spend money. Painting without properly preparing and repairing damaged wood and compromising on safety for the sake of appearances, both for the portico and the windows, would have used resources we could then not recover and only delayed the more fundamental work.

3. Whether the grant 'avoids the political and economic abuses'

To the best of our knowledge, no political or economic abuse could ensue from this request.

A search of Community Preservation Act funding granted to Massachusetts churches from 2017 to 2020 identified 59 instances of CPA grants awarded to churches for building-related projects exceeding \$5.5 million. The grants ranged from less than \$10,000 to over \$400,000, and averaged \$93,800 with a median grant of \$50,000. Surprisingly few cited matching requirements. (Attachment D)

Date:

March 17, 2022

Signature:



**Community Preservation Act
Town of Cohasset**

Guidelines for Submission

- 1) Each project request must be submitted on the Community Preservation Committee Project Submission Sheet (this form).
- 2) Requests should be within a 5-year period from FY 2011 to FY 2015
- 3) Requests must include the need for the item and be documented with appropriate support information.
- 4) Obtain quotes for project costs wherever possible, if not, cost estimates may be used provided the basis of the estimate is fully explained.
- 5) If request is part of a longer-term project, include the total project cost.
- 6) For Departments or Committees that have multiple project requests, prioritize projects.

Please keep in mind there are legal limitations on what CPA funds can be used for. For example the funds cannot be used to build gymnasiums, stadiums, or any similar structure.

The Community Preservation Committee may require a formal presentation for projects requesting funding. Applicants for funds may be required to provide additional information depending on the nature of the project. Such additional Information may include, but not be limited to, the following:

- Site Plans and Surveys
- Engineering/Architectural Plans
- Structural Survey
- Geotechnical Investigation
- Hazardous Waste Site Assessment (21E)
- Contractors Estimate (Construction, demolition, repair, architectural and engineering fees, etc.)
- Property Appraisal
- Legal and related expenses (Title Search, Deed Restrictions, Property Transfer)
- Any other costs directly associated with the project

Applicants may request funding for all or part of these fees. The Community Preservation Committee will evaluate funding for such expenses on a case-by-case basis.

If you are in doubt about your project's eligibility, please submit it so we have the opportunity to review it. A Community Preservation Act - Question and Answers page can be found at:

<http://www.state.ma.us/envir/cpaqa.htm>

Thank you for your input.

Community Preservation Committee
Cohasset, MA

PROJECT DESCRIPTION

Restoration of Historic Front-Façade, Windows and Bell Tower Facing Cohasset Common

ATTACHMENT A

1 of 4



PROJECT DESCRIPTION

Restoration of Historic Front-Façade, Windows and Bell Tower Facing Cohasset Common

ATTACHMENT A

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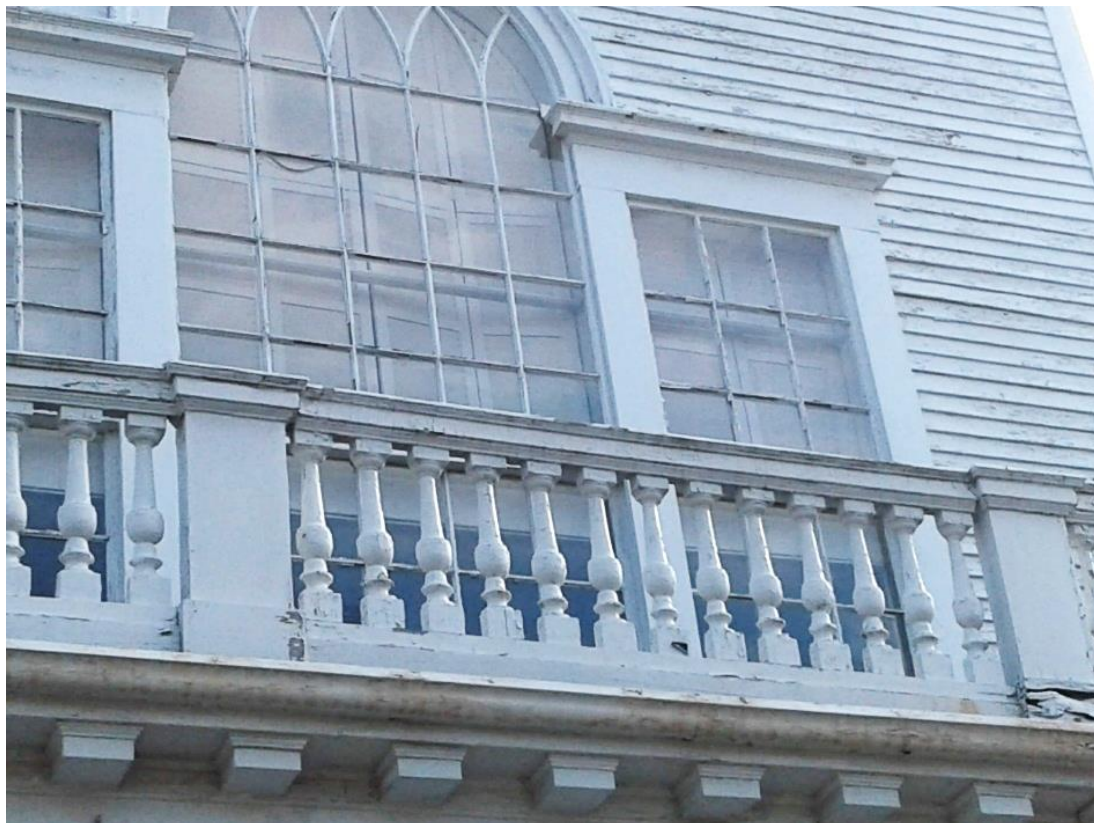


PROJECT DESCRIPTION

Restoration of Historic Front-Façade, Windows and Bell Tower Facing Cohasset Common

ATTACHMENT A

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PROJECT DESCRIPTION

Restoration of Historic Front-Façade, Windows and Bell Tower Facing Cohasset Common

ATTACHMENT A

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PROJECT DESCRIPTION

Restoration of Historic Front-Façade, Windows and Bell Tower Facing Cohasset Common

ATTACHMENT B

COMMUNITY ENGAGEMENT

Commitment to community and to social concerns runs deep at Second Congregational Church. SCC both started and housed the **Cohasset Food Pantry** from 1993 until it moved to a larger space in St. Anthony's Rectory. The congregation continues to be a collection site for the pantry and a consistent participant in support of holiday and other special food distributions.

Second Congregational Church introduced and still houses the office, storage space and regular gatherings of **Cohasset Appalachia Service Project (CASP)**. Retired Minister, Gary Ritts, introduced Cohasset youth and families to the Appalachia Service Project in 1989. Since then, annual service trips "to make homes safer, warmer and drier" for some of the poorest families in West Virginia, North Carolina, Kentucky and Tennessee have become a town institution and, for so many youth, a life-changing rite of passage. Over a hundred town youth and adult leaders meet regularly in the Sanctuary and in SCC's Bates Hall to learn skills, gain understanding, plan fundraisers and build community. Projects like the **Pumpkin Patch, Pictures with Santa** and the Village Fair "**Secret Room,**" are also resourced and planned.

A variety of other community gatherings take place at SCC. With allowances for COVID-related limitations, those include monthly meetings of the **Cohasset Garden Club**, weekly meetings of a local **AA** group, community **Tai Chi** on cold or wet Mondays, Wednesdays and Fridays, monthly **Youth Movie Nights** co-sponsored with Cohasset Safe Harbor Coalition (CSHC), "**Guiding Good Choices**" parenting classes and related **Parent Coffees** (CSHC, with coffee from SeaBird), hosting the **CSHC Youth Ambassador Training** and "**The Artist's Way**" adult education program, judging space for the **2018 Earth Day Arts Contest**, a hot chocolate waiting and warming center for the **Thanksgiving Turkey Trot**, and conversation space for the budding **Cohasset Conservation Coffee**, which offers a gathering place to share environmental concerns, resources and current actions in town and in the region.

SCC's building also serves to build up the sense of community that makes Cohasset more than just a place to live. Who has not come for **Strawberry Shortcake** or grabbed lunch from the grill tent during the **South Shore Arts Festival** in June? How about **Chowder** when it gets cold? SCC's commitment to the **Village Fair** continued even when other churches on the Common stepped away. Today, the town's churches are all involved once again, cooperating in our efforts to usher in the holiday season and throwing open our doors to make Cohasset a reliable destination location on the first Saturday of December.

SCC's historic building is not just a gathering place. It is also the home-base for outreach in support of the town and the region. SCC's outreach partners include: Carolina Hill Family Shelter, DOVE, Interfaith Social Services, Louis D. Brown Peace Institute, Wellspring Multi-Service Center, St. Francis House, Special Olympics and Father Bill's. SCC members volunteer with Cohasset Senior Center, Safe Harbor, the Social Services League and on a number of town projects and committees.

To the best of our ability, Second Congregational Church, on the Cohasset Common next to Town Hall, is a town-focused church. We are asking for town support to restore an aging building which needs more than our congregation is able to provide on our own. Thank you for your consideration.

PROJECT DESCRIPTION

Restoration of Historic Front-Façade, Windows and Bell Tower Facing Cohasset Common

ATTACHMENT C

FISCAL RESPONSIBILITY

SCC's last capital campaign was launched in 2014 and ran through 2017. The goal was to raise \$300,000 for an extensive list of repairs and renovations at both the church and the parsonage. The campaign brought in \$166,000. That allowed for roof repairs and replacement, refurbished floors, replaced carpet, renovated bathrooms, necessary appliance replacements, upgraded plumbing and electrical, interior and exterior painting, full LED lighting conversion and adjustments to meet current building codes in both buildings. Capital Campaign funds were fully expended by 2018. In-kind donations of talent and time by church members, friends and local professionals stretched available dollars substantially. An additional gift allowed us to repave the dangerously uneven driveway and handicapped parking area this summer. Regular building maintenance is paid for out of a \$4,000 / year allocation in our operating budget. A separate line item is provided for parsonage maintenance.

Projects like painting the sanctuary ceiling, repairing the arched glass windows that bring light into that space and replacing the badly damaged door to the handicap access are still on our horizon. Those are projects for which we do not anticipate outside assistance. We will continue to leverage the resources we have as best as we are able. We are grateful for the chance to ask for help with the project outlined here: to restore and make safe the face of this building. It's the place where everyone comes in.

ATTACHMENT D: Community Preservation Act Funding Granted to Massachusetts Churches from 2017 to 2020Source: <https://www.communitypreservation.org/databank/projectsdatabase/access>

City/Town Name	Project Name	Description	Approval Date	Historic	Grant
Barnstable	ST MARY'S EPISCOPAL CHURCH	Preservation and restoration of an historic resource used including fire suppression system, water line, controls and hydrant; replacement/replication of trim and exterior doors; restoration of front entrance to original with bluestone. Numerous community organizations and partners use the meeting rooms, parish hall, church building and parking lot.	02/07/2019	yes	\$147,725
Barnstable	Unitarian Church Restoration	replacement of cupola; replacement/restoration of 33 windows; ramp; siding; retaining walls and foundation work; repair of hazardous stairways and entry; and installation of commercial dehumidifier and polyethylene vapor barrier over the soil in the crawl space under the building.	11/21/2019	yes	\$134,281
Becket	First Congegational Church	First Congregational Church stabilization and restoration	06/06/2020	yes	\$15,000
Boston	Arlington Street Church	Restoration of masonry and stairs which constitute the main entrance	03/06/2019	yes	\$200,000
Boston	First Baptist Church Tower	The repair of structural components and restoration of sections of the roof of the 176	03/06/2019	yes	\$420,000
Boston	Second Church Dorchester in Codman Square	Repair of several critical building envelope issues, specifically focusing on restoration of the 213-year-old building	05/13/2020	yes	\$400,000

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City/Town Name	Project Name	Description	Approval Date	Historic	Grant
Boston	Eliot Congregational Church	Repointing of exterior masonry walls, reconstruction of retaining walls, and selective repair of slate roofing to remediate exterior envelope deficits in order to plan for the adaptive reuse of under-utilized space in the historic 1873 structure.	05/13/2020	yes	\$400,000
Boston	Hyde Park SDA	Partial restoration of the First Congregational Church of Hyde Park, replacing roof, doing exterior masonry work, and restoring wrought Iron fence.	03/06/2019	yes	\$350,000
Boston	Charles St. AME Church	Repoint the Roxbury pudding stone that makes up the surround of the building. The church foundation and exterior walls have not been repointed for many years. Also restore the stone steeple in front of the church that has caused interior water damage.	03/06/2019	yes	\$45,000
Boston	Old West Church Tower	Complete tower preservation, made urgent by deterioration.	03/06/2019	yes	\$400,000
Boston	First Parish Church Dorchester on Meeting House Hill	Removal and restoration of the the large Palladian facade window to complete restoration of the historic clear-glass windows of the 1897 Colonial Revival structure	05/13/2020	yes	\$20,000
Braintree	All Souls Church Restoration	2019 Preservation and Restoration Project of historic church	01/21/2020	yes	\$65,000

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City/Town Name	Project Name	Description	Approval Date	Historic	Grant
Cambridge	First Church in Cambridge, Congregational	Repair or replace slate roof, roof framing elements, and stone pinnacle; repoint cornice, coping stones, and other areas on north elevation. First Church in Cambridge was designed by Abel C. Martin in 1870 and is a contributing building in the Cambridge Common NRD.	10/15/2018	yes	\$100,000
Cambridge	Pentecostal Tabernacle (South Campus)	Ongoing restoration of prominent church building.	05/01/2020	yes	\$100,000
Cambridge	St. Augustine's African Orthodox Church	Ongoing restoration of exterior of significant 1886 church building. Project includes restoration of original windows, close current entrance and reopen at original side location, and install accessibility ramp.	05/01/2020	yes	\$50,000
Concord	Restoration, Repaint and Gild Belfry at First Parish Church	Funding for the restoration and repainting of the belfry that holds the Town clock; repair the gilding on the dome; and restoration of the four clock faces and weathervane.	09/13/2020	yes	\$75,000
Deerfield	Replacement of Louvers on the Historic First Church of Deerfield, Old Deerfield, MA	Project: Restore/Replace Louvers on Steeple of Historic First Church of Deerfield, Old Deerfield, MA Applicant: First Church of Deerfield	04/30/2018	yes	\$5,000
Deerfield	Restoration of brick landing at Historic First Church of Deerfield Building	Disposal and replacement of the brick steps and landing at the Historic First Church of Deerfield.	04/29/2019	yes	\$8,000
Edgartown	Whaling Church Lighting	Capital improvements to the lighting at the Whaling Church to improve access, safety and visibility	04/09/2019	yes	\$23,846

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City/Town Name	Project Name	Description	Approval Date	Historic	Grant
Edgartown	Whaling Church - Church St. side restoration	Restoration of the siding and windows of the Church St. side of the Whaling Church. 20D-62	04/10/2018	yes	\$55,421
Gloucester	ANNISQUAM VILLAGE CHURCH REHAB AND PRESERVATION	This project will support the preservation and restoration of the two main floors of the Annisquam Village Church. CPA Funding will be used to support Cove Room level work. The primary focus being rebuilding two existing bathrooms to handicap standards.	09/18/2018	yes	\$30,000
Great Barrington	Clinton Church Restoration	Stabilization and preservation of the historic former Clinton AME Zion church	05/07/2018	yes	\$100,000
Groton	2018-07 First Parish Church Registration	This project funds the application to place Groton's historic First Parish Church on the federal list of historic places.	05/01/2017	yes	\$7,800
Hadley	North Hadley Congregational Church	\$26,000 to the Board of Directors of the North Hadley Congregational Church for additional restoration and conservation work of fthe church. Located at 12 Mt Warner Rd, Hadley, MA 01035. Approved by the Community Preservation Act Committee 8 in favor, 1 opposed.	10/18/2018	yes	\$26,000
Hingham	Tower Clocks at Second Parish Church	Restoration of the historic (mid 1700s) tower clocks.	06/20/2020	yes	\$32,030
Hingham	Congregational Tower Clock Restoration 2017	Appropriated \$13,800 from the Community Preservation General Fund to be used by the Historical Commission for the repair of the Congregational Church Tower Clock located at 378 Main Street.	04/24/2017	yes	\$13,800

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City/Town Name	Project Name	Description	Approval Date	Historic	Grant
Hingham	Repair of the Second Parish Tower Clock 2017	Appropriated \$7,500 from the Community Preservation General Fund to be used by the Historical Commission for the repair of the Second Parish Church Tower Clock located at 687 Main Street.	04/24/2017	yes	\$7,500
Hubbardston	First Parish Unitarian Church	Repairing and replacing roof thereby restoring the historic building	06/05/2018	yes	\$73,310
Hubbardston	First Parish Unitarian Church Roof Restoration	Rehab and restore historic building roof	06/04/2019	yes	\$26,690
Lenox	Trinity Church	To assist with the restoration and repointing of the western elevation of the church building which is on the National Historic Register.	05/03/2018	yes	\$41,000
Manchester	First Parish Church Steeple and Bell Tower.	Continued restoration of the First Parish Church steeple, all levels, railings, bell wheel etc.	06/22/2020	yes	\$30,000
Medford	Grace Church Doors Restoration	Restoration of the historic church doors at the Grace Episcopal Church.	02/18/2020	yes	\$15,000
Monson	Monson Glendale Methodist Church Stained Glass Windows	The church is the northern most anchor of the downtown Monson Historic district. The stained-glass windows are not religious in character. The windows are in an advanced stage of deterioration as the lead has oxidized and separated from the glass, causing the windows to be in danger of collapse. The funds will restore historic stained glass windows.	05/13/2019	yes	\$20,680
Nantucket	St. Paul's east and north walls	St Paul's Church restoration and preservation of the east and north walls	06/24/2020	yes	\$218,700

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City/Town Name	Project Name	Description	Approval Date	Historic	Grant
Nantucket	South Church Preservation Fund	Restore the exterior painting on the front and tower, including scaffolding and carpentry restoration	06/24/2020	yes	\$220,000
Nantucket	First Congregational Church	Summer Church, north, south and west facade restoration	06/24/2020	yes	\$45,000
Nantucket	St. Paul's Church	Restoration of Bell Tower	04/01/2017	yes	\$100,000
Nantucket	South Church Preservation Fund	Restoration of historic glass in windows.	04/03/2018	yes	\$45,000
Nantucket	St. Paul's Church	Restoration of Bell Tower.	04/03/2018	yes	\$100,000
Nantucket	St. Mary Our Lady Of The Isle Church Nantucket	Restoration of Exterior Doorways and Entryways, Exterior Painting of all Wood Trim and Foundation and Brock Repair and Detail Carpentry.	04/01/2017	yes	\$55,000
Newburyport	People's United Methodist Church Restoration	for the repair and restoration of the building	07/10/2017	yes	\$8,700
Newburyport	Central Congregational Church	to perform restoration work on the steeple and exterior of the Central Church	07/10/2017	yes	\$75,000
Northborough	First Parish Unitarian Universalist Church and Meeting House	handicap ramp for First Parish Unitarian Universalist	04/23/2018	yes	\$52,000
Northfield	First Parish Church Steeple Painting	\$14,000 to paint the Steeple of the First Parish Church. This project was determined to meet CPA Historical qualifications because the Town Clock is housed within this steeple and the church is included in the Northfield Main Street Historic District designated by the National Park Service	06/29/2020	yes	\$14,000

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City/Town Name	Project Name	Description	Approval Date	Historic	Grant
Oak Bluffs	Trinity Church Windows	Continue restoration of the Trinity Church's stained glass windows.	04/11/2017	yes	\$18,000
Pittsfield	Zion Lutheran Church Roof Replacement	Zion Lutheran Church has become a vital multi-use space in Downtown Pittsfield. However, failures in the existing roof are putting the historic interior of the church at risk. This project involves the replacement of a failing modern asphalt shingle roof with a more historically appropriate material.	06/25/2019	yes	\$100,000
Quincy	United First Parish Church Master Facilities Plan	Develop a master facilities plan for the United First Parish Church.	06/05/2017	yes	\$35,000
Quincy	Bell Tower Repair Bethany Congregational Church	Repair of historic bell tower at Bethany Congregational Church.	06/05/2017	yes	\$260,000
Quincy	Hough's Neck Congregational Church Granite Facade Repair	Repair & restore of Hough's Neck Congregational Church granite facade.	06/05/2017	yes	\$30,000
Quincy	Steeple Restoration	Restoration of the steeple at Life Community Church	05/01/2018	yes	\$85,000
Quincy	Church of the Presidents Exterior Work	Painting and repairs of the building's wooden trim, windows, shutters and entry doors.	06/03/2019	yes	\$30,000
Rockport	Congregational Church Steeple	Restoration of historic landmark steeple - emergency funding in addition to 2015 project.	09/11/2017	yes	\$130,000
Somerville	Mission Church of Christ Roof Repair and Preservation Project	The Mission Church of Our Lord Jesus Christ will repair and preserve the roof of their historic building.	01/24/2019	yes	\$113,120

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City/Town Name	Project Name	Description	Approval Date	Historic	Grant
Stockbridge	First Congregational Church	Restoration of windows and shutters.	05/15/2017	yes	\$21,900
Stockbridge	First Congregational Church of Stockbridge	Continuation of the restoration of building colums and shutters.	05/20/2019	yes	\$35,770
Tisbury	Stone Church Tower	Repair and restoration of historic Stone Church Tower.	04/10/2018	yes	\$37,500
Tisbury	Stone Church Clock and Bell restoration	Restoration of historic stone church clock and bell.	04/09/2019	yes	\$20,000
Wayland	Restoration of windows at First Wayland High School	Windows will be restored and replaced in the 1855 Italianate first high school, now owned by the Trinitarian Congregational Church. Windows on the fa	04/03/2017	yes	\$80,000
Yarmouth	Yarmouth New Church Exterior Preservation abd Climate Control	Preservation of the exterior of the building and installation of a climate control system.	05/05/2019	yes	\$168,000
		Of an initial list of 100 church projects awarded CPA funded grants from 2017 to 2020, those listed above represent grants for church building work.	59 Projects / Total Awards		\$5,535,773
			Average Grant		\$93,827
			Median Grant		\$50,000