



MASSACHUSETTS
HISTORICAL COMMISSION
WILLIAM FRANCIS GALVIN
SECRETARY OF THE COMMONWEALTH

MASSACHUSETTS
PRESERVATION
PROJECTS
FUND

APPLICATION

Round 28

Due Date: March 18, 2022



Second Congregational Church
43 Highland Avenue
Cohasset, MA 02025
781-383-0345

Paul Holtz, Grants Co-Director / Historical Architect
MASSACHUSETTS HISTORICAL COMMISSION
Grants Division
220 Morrissey Boulevard
Boston MA 02125

SECTION I – PROJECT OVERVIEW

A. Property Information

1. **PROPERTY NAME:** Full correct name as listed in the State Register of Historic Places.

Property Name: Second Congregational Church

Common Name (if different): _____

Address: 43 Highland Avenue

City/Town: Cohasset

State: MA

Zip: 02025

Congressional District: Massachusetts 8th Congressional District

State Senate District: Plymouth & Norfolk

State Representative District: 3rd Plymouth

2. **LEVEL OF SIGNIFICANCE**

Is this property individually listed in the National Register of Historic Places?

Yes

No

Is this property located in an historic district?

Yes

No

Name of District Cohasset Common Historical District

Type of District:

Local

NR

Date of construction: 1824

Original Architect: Robert P Bellows, James Shipsky

3. **PROPERTY USE**

a. Check all that apply in both columns:

Religious Institution

Present

Proposed



Museum



Public: Non-Government



Public: Government



Park: Monument or Historic Landscape



Archaeological Site



Other (Explain):



- b. Describe current use, including community engagement, and how it may change as part of this project.

While the building serves as the home of the Second Congregational Church, its function in the community is more far-reaching. In 1989, SCC introduced and still houses the office, storage space and regular gatherings of Cohasset Appalachia Service Project (CASP). 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 to learn skills, gain understanding, plan fundraisers and build community. A variety of other community gatherings take place at SCC, including the Cohasset Garden Club, a local AA group, community Tai Chi, Youth Movie Nights co-sponsored with Cohasset Safe Harbor Coalition (CSHC), parenting classes, 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 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. Public safety and shared appreciation of the beautiful Cohasset Common are matters of community concern. We are seeking to responsibly repair age- and element-related damage to features of a

- c. The property is currently barrier-free (accessible): Yes No

Explain:

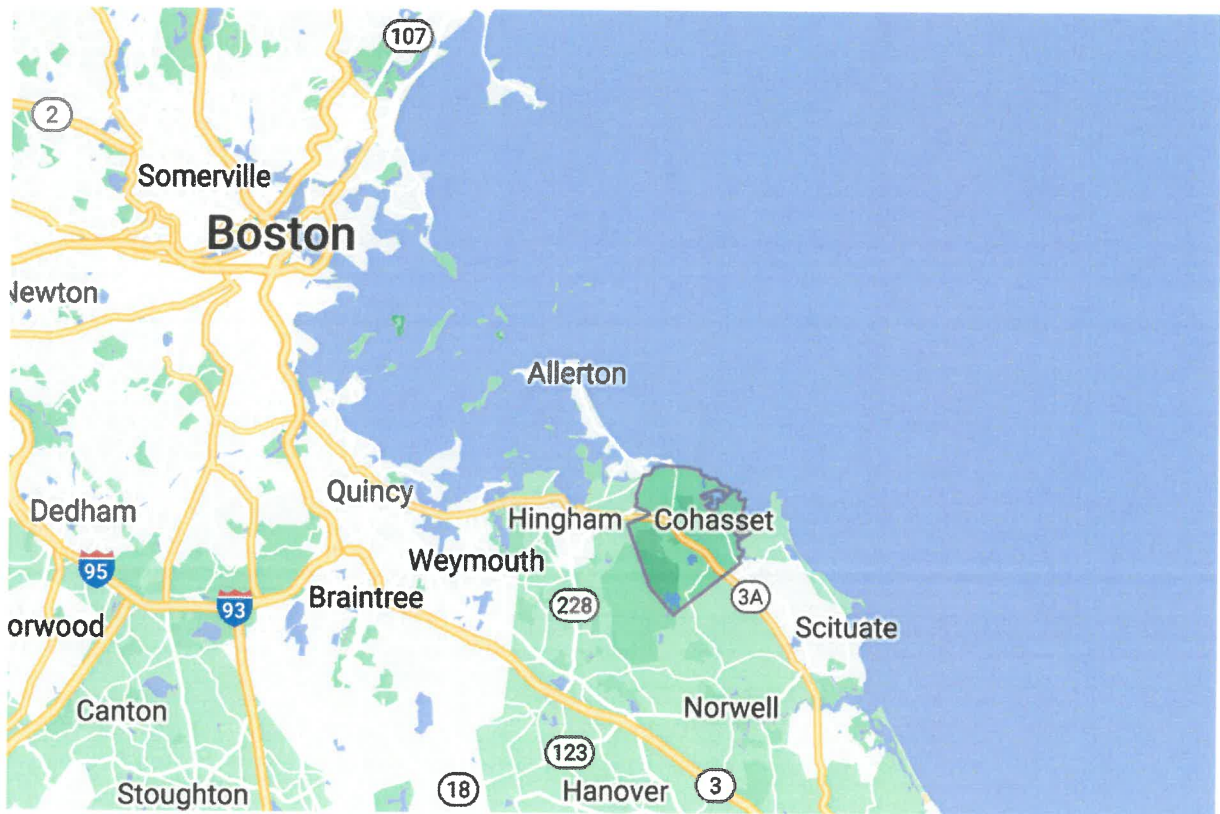
4. SUPPORTING DOCUMENTATION

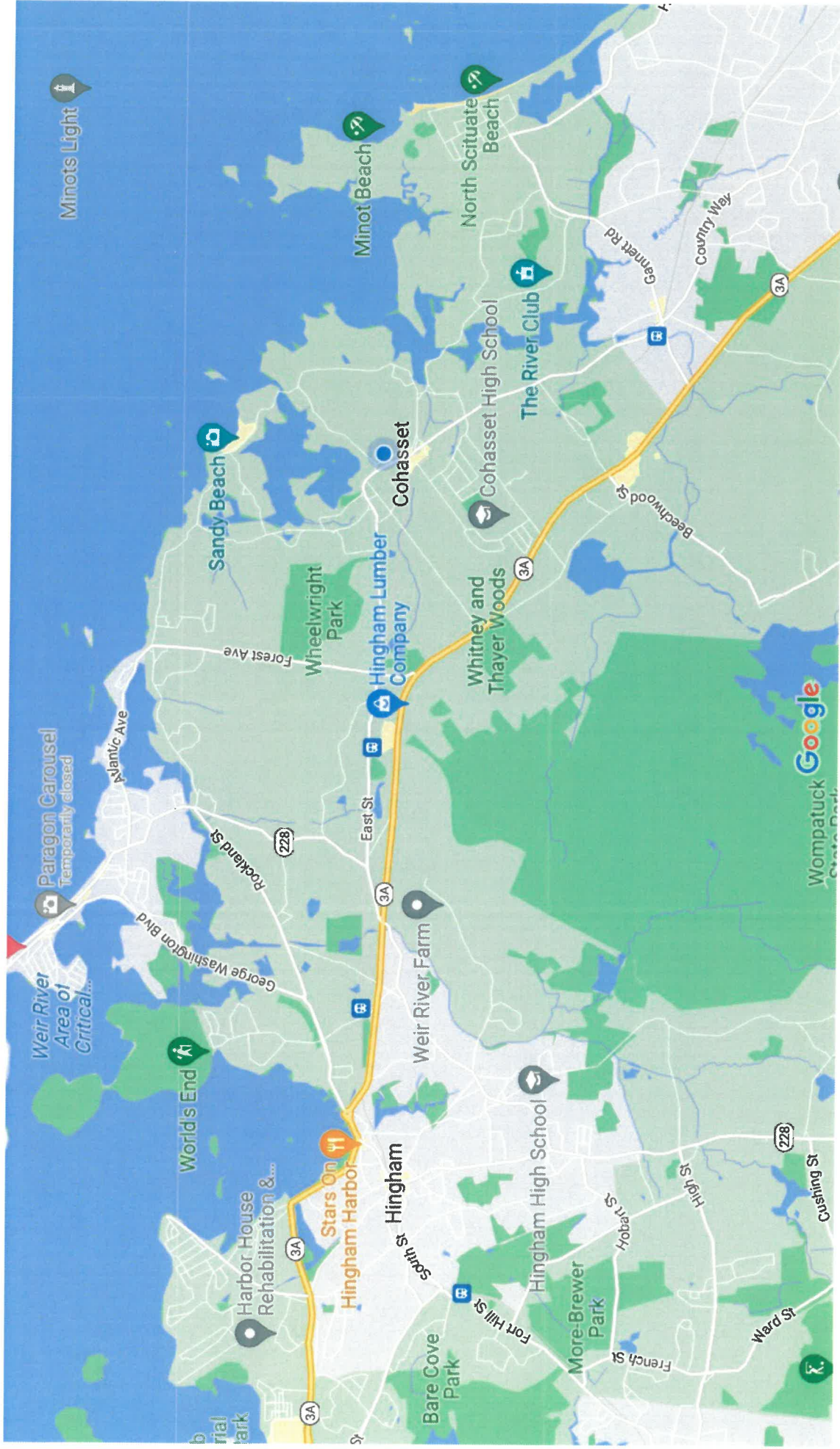
Include as separate attachments:

- a. Color Images (Printed and Digital)
 - each elevation of the resource
 - detailed photographs of proposed project areas
- b. Currently existing MHC Inventory Form. Search MACRIS here:
<http://mhc-macris.net/index.htm>
- c. Location Map
- d. Directions to the property

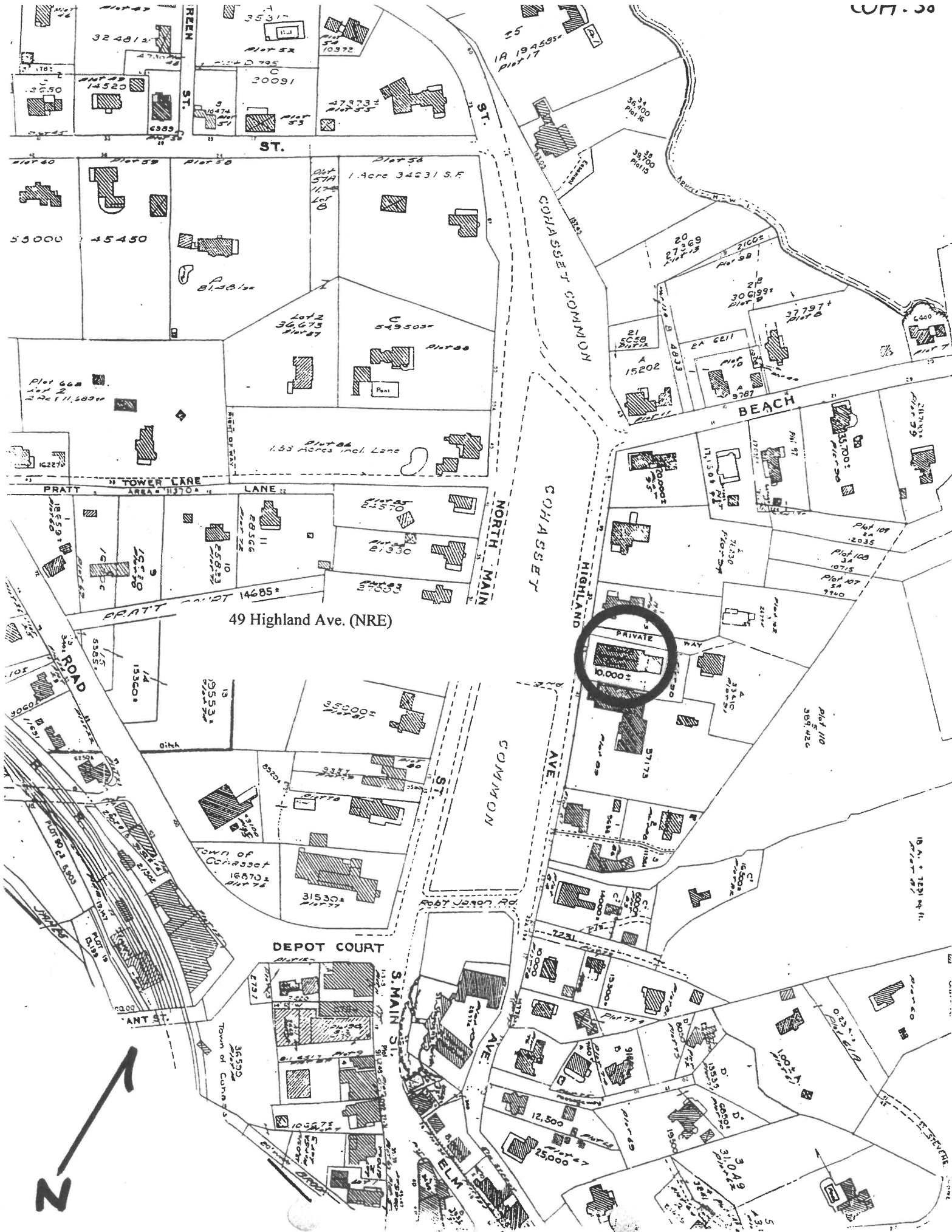
SECTION I.A4 – SUPPORTING DOCUMENTATION

- A. **Color Images** (printed and digital)
See “Attachment for Section II – IV.C” and enclosed flashdrive
- B. **Currently existing MHC Inventory Form**
See “Attachment for Section IV.B”
- C. **Location Maps** (as follows)
- D. **Directions to the Property** (as follows)





Map data ©2022 1 mi



49 Highland Ave. (NRE)

10,000



Directions to Second Congregational Church

43 Highland Avenue, Cohasset MA 02025

Next to Town Hall on the Historic Cohasset Common

From Boston, and points North and West:

Take Route 128 South then take Route 3 South toward Cape Cod, Take exit 14, "Route 228, north"; turning left at the light at the bottom of the ramp.

Coming from points South:

Take Route 3 North; Take exit 14, "Route 228, north"; turning right at the bottom of the ramp. For both the above, from Route 228 North: Travel Route 228, North Travel Route 228, North (a winding road, but turns and forks are well marked) about 7.5 miles until you come to the traffic light at Route 3A. Stay in the left hand lane (at the light) and proceed across 3A, going another 0.3 mile on 228, where it will veer off to the left toward "Hull and Nantasket". At this intersection, turn RIGHT onto "East Street" – a small sign points toward "Cohasset".

Travel on this road (which will become North Main Street, Cohasset) for about 3.5 miles. You will come to our town "Common" on your left. The Second Congregational Church (four pillars) sits across the Common (on 43 Highland Ave), to the left of Town Hall. (In the middle of the Common is First Parish Unitarian). Park on Highland Avenue in front of the church, or in the parking lot behind Town Hall.

B. Applicant and Owner Information

Nonprofit Organization

Municipality

1. APPLICANT: (Entity which will receive grant funds and/or manage the project.)

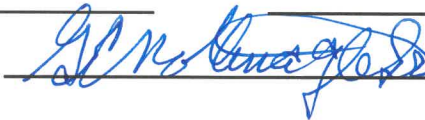
Organization: Second Congregational Church

Address: 43 Highland Avenue

City/Town: Cohasset State: MA Zip: 02025

Phone: 781-383-0345 Email: scc02025@gmail.com

BY – Authorized Signature (in blue pen):



Name: Geoffrey Nothnagle

Position: TREASURER

Date: 3/17/22

2. OWNER(S): (If applicant is not owner, applicant MUST obtain owner's signature signifying owner's authorization of proposed grant project.)

Organization: _____

Address: _____

City/Town: _____ State: _____ Zip: _____

Phone: _____ Email: _____

BY – Authorized Signature (in blue pen) _____

Name: _____

Position: _____

Date: _____

3. PROJECT PARTICIPANTS: name ALL who will be involved, if grant is awarded.
a. Local Project Coordinator

Name: Phillip Lehr

Position: Chair, Trustees

Organization: Second Congregational Church

Address: 43 Highland Avenue

City/Town: Cohasset

State: MA

Zip: 02025

Phone: 781-383-0783

Email: phillehr@lbinsure.com

All development projects will be required to utilize the services of a project architect or engineer throughout the MPPF process.

For Development Projects ONLY: will the lead Architect/Engineer named below be under contract to provide professional design services starting not later than July 2022, if grant is awarded?

Yes

No

If No, please explain:

- b. Architect or Landscape Architect (for historic landscapes) - primary Architect

Name:

Position:

Organization:

Address:

City/Town:

State:

Zip:

Phone:

Email:

- c. Engineer

Name:

Position:

Organization:

Address:

City/Town:

State:

Zip:

Phone:

Email:

d. Other (e.g., Preservation Consultant or secondary Architect)

Name: _____

Position: _____

Organization: _____

Address: _____

City/Town: _____ State: _____ Zip: _____

Phone: _____ Email: _____

4. SUPPORTING DOCUMENTATION

Nonprofit organizations ONLY, please include as separate attachments:

- a. 501(c)(3) IRS determination letter
- b. current operating budget
- c. your organization's existing endowment information (if applicable)
- d. Massachusetts Form W-9 Request for Taxpayer Identification and Certification (a blank copy is attached to this application)

CONTINUING TESTAMENT
EXTRAVAGANT WELCOME
CHANGING LIVES

God is still speaking,
**UNITED CHURCH
OF CHRIST**



June 22, 2015

Second Congregational UCC
43 Highland Ave
Cohasset, MA 02025

To Whom It May Concern:

This is to inform you that Second Congregational United Church of Christ, located at 43 Highland Ave, Cohasset MA 02025, is in the 2015 Yearbook of the United Church of Christ on page 325 of the denomination known as the United Church of Christ. A copy of the current Yearbook page which includes this church is attached for your reference.

The denomination of which the organization named above is a member, carries a group exemption under 501(c)(3). The group exemption number is 1665 and the denomination carries tax identification number 13-1957221. The organization named above is responsible for any and all payroll or other tax reporting and filings under its own separate tax identification number.

In the attached letter which confirms the group exemption, it is held that the conferences, associations, synods, councils, and educational, charitable and religious organizations listed in the Yearbook are exempt from federal income tax as organizations described in Section 501(c)(3) of the Internal Revenue Code of 1954. Currently, the United Church of Christ does not provide annual Yearbook information to the IRS in compliance with page three, item one of the ruling per the second attached letter, dated June 30, 2006 which states: "Because you are a church organization, you are not required to submit the annual updates to your subordinate listing." Annual updates to the attached letters are not required.

Should you have any additional questions or concerns, please feel free to contact me at 216-736-3807 or via e-mail at houstonk@ucc.org.

Sincerely,

Kathy L. Houston
Chief Financial Officer

Attachments

Internal Revenue Service

Date: July 31, 2007

**UNITED CHURCH OF CHRIST
700 PROSPECT AVE E
CLEVELAND OH 44115****Department of the Treasury
P. O. Box 2508
Cincinnati, OH 45201****Person to Contact:
Ms. Sellers 17-53503
Customer Service Representative
Toll Free Telephone Number:
877-829-5500
Federal Identification Number:
13-1957221
Group Exemption Number:
1665**

Dear Sir or Madam:

This is in response to your request of July 31, 2007 regarding a copy of your organization's group exemption letter.

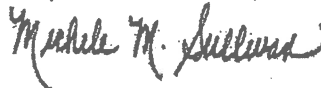
In June 1964 we issued a determination letter that recognized your organization as exempt from federal income tax. Our records indicate that your organization is currently exempt under section 501(c)(3) of the Internal Revenue Code and is not a private foundation within the meaning of 509(a) of the Code because it is described in sections 509(a)(1) and 170(b)(1)(A)(i).

Based on the information submitted, we recognized the subordinates named on the list your organization supplied as exempt from federal income tax under section 501(c)(3).

Our records indicate that contributions to your organization are deductible under section 170 of the Code, and that you are qualified to receive tax deductible bequests, devises, transfers or gifts under section 2055, 2106 or 2522 of the Internal Revenue Code.

If you have any questions, please call us at the telephone number shown in the heading of this letter.

Sincerely,



Michele M. Sullivan, Oper. Mgr.
Accounts Management Operations 1



U.S. TREASURY DEPARTMENT
INTERNAL REVENUE SERVICE
WASHINGTON, D.C. 20224

JUN 1 1964

IN REPLY REFER TO
T:R:EO:6
CSG

United Church of Christ
Seventh Floor
297 Park Avenue South
New York 10, New York

Gentlemen:

This has further reference to the information submitted for use in issuing a group ruling holding you and your conferences, associations, synods, councils and educational, charitable and religious organizations exempt from Federal income tax as organizations described in section 501(c)(3) of the Internal Revenue Code of 1954.

The information presented shows that you were formed as a merger of the Evangelical and Reformed Church and the General Council of the Congregational and Christian Churches. This merger became effective on July 4, 1961, the date your constitution and bylaws were declared in force.

In a ruling dated January 14, 1953, the Evangelical and Reformed Church was held exempt from Federal income tax under the provisions of section 101(6) of the 1939 Code, which corresponds to section 501(c)(3) of the 1954 Code. In a group ruling dated March 23, 1956, it was held that the affiliated synods and churches listed in the 1956 Evangelical and Reformed Church Yearbook, which are located in the United States, its territories and possessions, are exempt from Federal income tax as organizations described in section 501(c)(3) of the 1954 Code. The latest supplemental group ruling was issued on April 6, 1960. The General Council of the Congregational and Christian Churches was held exempt from Federal income tax under the provisions of section 101(6) of the Revenue Act of 1936, in a ruling dated December 15, 1935.

In a conference held in this office on October 23, 1963, your authorized representative, Mr. Loren T. Wood, asked that the request for a group ruling, both on a national and conference basis, be withdrawn. Inasmuch as we have not received

confirmation of the request for withdrawal, we have further considered the matter and we believe that a group ruling covering the Evangelical and Reformed Churches and those Congregational Christian Churches which voted to join you may be issued.

Based upon the information presented, it is held that you and the conferences, associations, synods, councils, and educational, charitable and religious organizations listed in your 1963 Yearbook are exempt from Federal income tax as organizations described in section 501(c)(3) of the Internal Revenue Code of 1954, as it is shown that you and your listed conferences, associations, synods, councils, and educational, charitable and religious organizations are organized and operated exclusively for religious, charitable and educational purposes.

You and your listed conferences, associations, synods, councils, and educational, charitable and religious organizations are not required to file Federal income tax returns so long as you and your listed conferences, associations, synods, councils, and educational, charitable and religious organizations retain a tax exempt status.

It will not be necessary for you and your listed conferences, associations, synods, councils, and educational, charitable and religious organizations to file the annual return of information, Form 990-A, generally required of organizations exempt under section 501(c)(3) of the Code, as you and your listed conferences, associations, synods, councils, and educational, charitable and religious organizations come within the specific exceptions contained in section 6033(a) of the Code.

Contributions made to you and to your listed conferences, associations, synods, councils, and educational, charitable and religious organizations are deductible by donors as provided in section 170 of the Code. Bequests, legacies, devises, transfers, or gifts to or for the use of you and your listed conferences, associations, synods, councils, and educational, charitable and religious organizations are deductible for Federal estate and gift tax purposes as provided in sections 2055, 2106 and 2522 of the Code.

United Church of Christ

-3-

You and your listed conferences, associations, synods, councils, and educational, charitable and religious organizations are not liable for the taxes imposed under the Federal Insurance Contributions Act (social security taxes) unless a waiver of exemption certificate are, or have been, filed as provided by that Act. Inquiries about the waiver of exemption certificates should be addressed to your District Director. You and your listed conferences, associations, synods, councils, and educational, charitable and religious organizations are not liable for the tax imposed under the Federal Unemployment Tax Act.

Please send us the following information annually not later than 45 days after the close of your annual accounting period.

1. Lists showing the names and mailing addresses of your new conferences, associations, synods, councils, and educational, charitable and religious organizations and the names and addresses of any conferences, associations, synods, councils, and educational, charitable and religious organizations which have ceased to exist or have changed their names or addresses. The names should be arranged in alphabetical order. In lieu of the lists referred to above you may furnish us a copy of your published directory. Please send one copy for each district in which your conferences, associations, synods, councils, and educational, charitable and religious organizations are located.
2. A statement signed by one of your principal officers stating whether or not the information upon which your original group ruling was based is applicable in all respects to the new conferences, associations, synods, councils, and educational, charitable and religious organizations.
3. A statement if, at the close of the year, there were no changes in your roster.

United Church of Christ

4. A statement of any changes in the character, purposes or method of operation of your organization or those of your conferences, associations, synods, councils, and educational, charitable and religious organizations.

5. Duplicate copies of amendments to charters or bylaws of your organizations or those of any of your conferences, associations, synods, councils, and educational, charitable and religious organizations.

This ruling is not applicable to those Congregational Christian Churches listed in your 1963 Yearbook under Schedule I which have not voted or which have abstained from voting on the merger and those under Schedule II which have voted not to be a part of the United Church of Christ.

Your tax exempt status and that of your conferences, associations, synods, councils, and educational, charitable and religious organizations is predicated on the understanding that upon dissolution all of your assets and those of your conferences, associations, synods, councils, and educational, charitable and religious organizations shall be distributed to organizations organized and operated exclusively for educational, charitable or religious purposes.

The ruling of January 14, 1953, holding the Evangelical and Reformed Church exempt under section 101(6) of the 1939 Code, the group ruling of March 23, 1956, and subsequent supplemental group rulings, holding its listed affiliated synods and churches exempt as organizations described in section 501(c)(3) of the 1954 Code, and the ruling of December 16, 1955, holding the General Council of Congregational and Christian Churches exempt under section 101(6) of the Revenue Act of 1936, are terminated as of July 4, 1961, the date the merger between those organizations became effective.

United Church of Christ

The District Directors concerned are being notified.

Very truly yours,

R. J. Stekem

Chief, Exempt Organizations Branch

OGDEN UT 84201-0046

In reply refer to: 0424042082
June 30, 2006 LTR 1169C EO
13-1957221 000000 00 000
09653
BQDC: TE

UNITED CHURCH OF CHRIST
% JOHN THOMAS
700 PROSPECT AVE E
CLEVELAND OH 44115-1131009



313750

Employer Identification Number: 13-1957221
Group Exemption Number: 1665
Name of Organization: United Church of Christ
Tax Period: Dec. 31, 2005
Form: 2363

Dear Taxpayer:

Thank you for your inquiry of June 21, 2006.

Because you are a church organization, you are not required to submit the annual updates to your subordinate listing.

If you have any questions, please call us toll free at 1-877-829-5500.

If you prefer, you may write to us at the address shown at the top of the first page of this letter.

Whenever you write, please include this letter and, in the spaces below, give us your telephone number with the hours we can reach you.

Also, you may want to keep a copy of this letter for your records.

Telephone Number () _____ Hours _____

We apologize for any inconvenience we may have caused you, and thank you for your cooperation.

Sincerely yours,

Marilyn Jordan

Marilyn Jordan
Dept. Manager, Code & Edit/Entity 3

Enclosure(s);
Copy of this letter.

COPY



Form ST-5 Sales Tax Exempt Purchaser Certificate

Rev. 6/09

Massachusetts
Department of
Revenue

Part 1. Exempt taxpayer information. To be completed by exempt government or 501(c)(3) organization.

Name **Second Congregational Church of Cohasset**

Address
43 Highland Avenue

City **Cohasset** State **MA** Zip **02025**

Exemption number
042 313 852

Issue date **March 30, 2016** Date of expiration of certificate
March 30, 2026

Certification is hereby made that the organization named above is an exempt purchaser under Massachusetts General Laws, Chapter 64H, sections 6(d) or 6(e). All purchases of tangible personal property or services by this organization are exempt from taxation under said chapter to the extent that such property or services are used in the conduct of the business of the purchaser. Any abuse or misuse of this certificate by any tax-exempt organization or any unauthorized use of this certificate by any individual constitutes a serious violation and will lead to revocation.

Signature *Cynthia Courtney* Title **Bookkeeper** Date **1/19/2019**

Warning: Willful misuse of this certificate may result in criminal tax evasion sanctions of up to one year in prison and \$10,000 (\$50,000 for corporations) in fines.

Part 2. Agent information. To be completed by agent of exempt government or 501(c)(3) organization.

Name of agent's organization

Address

City State Zip

Agent's name

Address

City State Zip

I certify that in making this purchase, I am acting as an agent for the exempt organization named above (select one):

Government organization (local public school, city/town government, state agency, etc.).
Attach Form ST-2, if available. If Form ST-2 is not available, enter exemption number, if known: _____

501(c)(3) organization (parochial school, Scout troop, etc.). Form ST-2 must be attached.

Signature Title Date

Part 3. Vendor information

Vendor's name

Check applicable box:

Single purchase certificate (attach detailed receipts or complete Part 4, on reverse)

Blanket certificate

**Second Congregational Church of Cohasset
Presentation Budget for 2022**

| | Budget 2021 | Actual 2021 | Budget 2022 |
|---|--------------------|--------------------|--------------------|
| Income | | | |
| Pledge | 149,000 | 116,859 | 122,350 |
| Contributions | 12,000 | 15,000 | 12,000 |
| Loose & Church School | 3,000 | 2,186 | 3,000 |
| Matching & One Time Gifts | 0 | 0 | 0 |
| Total Offering Income | 164,000 | 134,045 | 137,350 |
| Dividend & Interest | 6,000 | 5,470 | 6,000 |
| Miscellaneous Income | 2,000 | 1,837 | 2,000 |
| ASP Usage | 1,600 | 1,200 | 1,600 |
| Strawberry Festival | 4,000 | 0 | 4,000 |
| Other Fundraisers | | 928 | 300 |
| Village Fair | 7,000 | 10,894 | 7,000 |
| Total Other Operating Inc. | 20,600 | 20,329 | 20,900 |
| COVID Federal Relief Grants | | 58,715 | |
| Total Budgeted Income | 184,600 | 213,089 | 158,250 |
| Total Flow-Thru Income | | 4,086 | |
| Total Income | 184,600 | 217,175 | 158,250 |
| Expenses | | | |
| Total Christian Education | 2,800 | 404 | 2,000 |
| Total Church Comm. | 4,356 | 3,861 | 4,000 |
| Total Deacons | 9,350 | 6,930 | 7,800 |
| Total Flower Comm. | 150 | 0 | 150 |
| Total Music | 1,450 | 858 | 1,450 |
| Total Outreach | 14,000 | 14,230 | 13,700 |
| Finance Committee Expenses | 1,300 | 381 | 1,000 |
| Salaries & Related Items | 157,214 | 153,295 | 162,513 |
| Total Trustees | 44,077 | 37,976 | 49,753 |
| Total Budgeted Expense | 234,697 | 217,937 | 242,366 |
| Total Flow-Thru Expenses | | 3,306 | |
| Total Expense | 234,697 | 221,244 | 242,366 |
| Total Income (Shortfall) | -50,097 | -4,069 | -84,116 |
| Draw Against Available Cash | 50,097 | 4,069 | 25,000 |
| Draw Against Investments | 0 | 0 | 59,116 |
| Difference (Net Operating) | 0 | 0 | 0 |
| Cash Position | | | |
| Bank Balance at Year-End (Rockland Trust) | 14,710 | 26,795 | 22,039 |
| Designated Monies to Transfer to Funds | | -4,755 | |
| Operating Funds in Reserve Acct (MM) | | 25,000 | |
| Available Funds for Operations | 14,710 | 47,039 | 22,039 |

Second Congregational Church of Cohasset

RESERVE FUNDS 2021

| Account Name | Receipts | Disbursements | Balance |
|--------------------------------------|-----------------|----------------------|------------------|
| RES Angels of Music Fund Balance | 740 | 2100 | (95.29) |
| RES Capital Campaign | 61,200 | 50,990 | 62,004.92 |
| RES Capital Improvement Fund Balance | 22,815 | 0 | (48,157.84) |
| RES Church Committee Balance | 0 | 0 | 1,180.91 |
| RES Church Painting Fund Balance | 2000 | 8000 | 2000 |
| RES Interest Balance | 0 | 0 | 238.29 |
| RES Junior/Senior High Balance | 0 | 0 | 480.54 |
| RES Minister Sabbatical Fund | 2,000 | 0 | 2,000.00 |
| RES Minister's Discretionary Balance | 498 | 0 | 177.50 |
| RES Music Discretionary Fund Balance | 0 | 0 | 88.09 |
| RES Organ Fund Balance | 0 | 0 | 12,000.00 |
| RES Outreach Fund Balance | 0 | 0 | 183.68 |
| RES Parsonage Painting Fund Balance | 0 | 0 | 3,380.00 |
| RES Fund Balance | 0 | 0 | 25,000.00 |
| Total | 0 | 0 | 56,565.50 |

Memorial Funds 2021

| Account Name | Receipts | Disbursements | End Balance |
|---------------------------|-----------------|----------------------|--------------------|
| Armstrong, Dick Balance | 0 | 0 | 370.00 |
| Bobo, Stephen & Vivien | 0 | 0 | 378.50 |
| Ingram, Oz | 0 | 0 | 1,100.00 |
| Joseph Nedrow | 0 | 0 | 2,220.00 |
| Memorial Interest & Misc. | 0 | 0 | 869.80 |
| Pratt Choir Fund | 0 | 0 | 1,238.13 |
| Pratt, Ruth | 0 | 0 | 219.07 |
| Silvia, Grace (Nursery) | 0 | 0 | 41.96 |
| Wilkin, Brian | 0 | 0 | 2,002.24 |
| Total: | 0 | 0 | \$8,439.70 |

Second Congregational Church - Cohasset MA
Balance Sheet as of February 28, 2022

Thursday, March 03, 2022

Page 1 of 1

| Account # | Account Name | Period Activity | YTD Balance |
|---------------------|---|--------------------------|----------------------------|
| Assets | | | |
| 1.01.00.08 | Rockland Trust Operating Account | 550.69 | 30,410.27 |
| 1.10.00.00 | JPM Reserve Equity | 0.00 | 433,256.19 |
| 1.10.00.01 | JPM Reserve/Income Cash | 0.00 | 6,108.61 |
| 1.10.00.06 | JPM. Available/Regular Equity | 0.00 | 2,516.85 |
| 1.10.00.07 | JPM Available/Regular Cash | 0.00 | 147.17 |
| 1.15.26.03 | RT Memorial Account | 0.06 | 8,367.44 |
| 1.20.00.05 | RT Regular Reserve | 5,000.00 | 153,390.58 |
| 1.20.00.06 | RT Money Market Reserve | 1.25 | 54,523.01 |
| | Total Assets | \$5,552.00 | \$688,720.12 |
| Liabilities | | | |
| 2.00.00.00 | Accounts Payable/Vendors | (48.05) | (1,072.92) |
| | Total Liabilities | (\$48.05) | (\$1,072.92) |
| Fund Balance | | | |
| 3.01.00.00 | Available Funds | 600.05 | 25,317.01 |
| 3.10.00.00 | JPM Portfolio Available | 0.00 | 141,847.15 |
| 3.10.50.00 | JPM Portfolio Reserves | 0.00 | 459,173.81 |
| 3.99.99.99 | Dummy | 0.00 | (25,000.00) |
| | Total Fund Balance | \$5,600.05 | \$689,793.04 |
| | Total Liabilities and Fund Balance | <u>\$5,552.00</u> | <u>\$688,720.12</u> |

Second Congregational Church - Cohasset MA
Treasurer's Report as of December 2021 (budgeted accounts only)

Friday, January 07, 2022

Page 1 of 2

| Account Name | Previous YTD | YTD Balance YTD | Annual Budget | % of Annual Budget |
|-------------------------------------|-------------------|--------------------|------------------|-----------------------|
| Income | | | | |
| Contributions | 13,664 | 15,000 | 12,000 | 125 |
| Loose & Church School | 2,452 | 2,186 | 3,000 | 73 |
| Matching & One Time Gifts | 0 | 0 | | |
| Pledge | 151,089 | 116,859 | 140,000 | 83 |
| prepaid pledges | 0 | 0 | 9,000 | 0 |
| Total Offering Income | \$167,206 | \$134,046 | \$164,000 | 82 |
| ASP Usage | 1,600 | 1,200 | 1,600 | 75 |
| Dividend & Interest | 8,116 | 5,470 | 6,000 | 91 |
| Draw from Investments | 0 | 0 | 52,812 | 0 |
| Fund Raisers & Spec Events | 0 | 928 | 0 | 0 |
| Grants | 0 | 58,715 | 0 | 0 |
| Miscellaneous Income | 1,989 | 1,837 | 2,000 | 92 |
| Strawberry Festival | 733 | 0 | 4,000 | 0 |
| Village Fair | 15,193 | 10,894 | 7,000 | 156 |
| Total Other Operating Inc. | \$27,631 | \$79,045 | \$73,412 | 108 |
| Total Budgeted Income | \$194,837 | \$213,091 | \$237,412 | 90 |
| Christmas Special Offering | 498 | 0 | 0 | 0 |
| Outreach Special Offering | 1,080 | 2,136 | 0 | 0 |
| Total Spec.Offer | \$1,578 | \$2,136 | \$0 | 0 |
| Adult Ed. Fees | 0 | 0 | 0 | 0 |
| Fellowship Donations | 0 | 0 | 0 | 0 |
| Flower Donations | 1,290 | 1,950 | 0 | 0 |
| Total Misc Flow-Thru | \$1,290 | \$1,950 | \$0 | 0 |
| Total Flow-Thru Income | \$2,868 | \$4,086 | \$0 | 0 |
| Total Income | \$197,705 | \$217,177 | \$237,412 | 91 |
| Expense | | | | |
| Total Christian Education | \$401 | \$404 | \$2,800 | 14 |
| Total Deacons | \$6,686 | \$6,930 | \$9,350 | 74 |
| Finance Committee Expenses | \$889 | \$381 | \$1,300 | 29 |
| Salaries & Related Items | \$154,099 | \$153,295 | \$159,379 | 96 |
| Total Flower Comm. | \$0 | \$0 | \$150 | 0 |
| Total Music | \$483 | \$858 | \$1,450 | 59 |
| Total Outreach | \$13,403 | \$14,230 | \$14,000 | 102 |
| Total Trustees | \$41,128 | \$37,976 | \$45,977 | 83 |
| Total Church Comm. | \$4,077 | \$3,861 | \$4,356 | 89 |
| Total Budgeted Expense | \$221,169 | \$217,937 | \$238,762 | 91 |
| Total Flow-Thru Expenses | \$2,660 | \$3,306 | \$0 | 0 |
| Total Expense | \$223,829 | \$221,243 | \$238,762 | 93 |
| Difference | (\$26,123) | (\$4,066) | (\$1,350) | |

Request for Taxpayer Identification Number and Certification

**Give Form to the
requester. Do not
send to the IRS.**

▶ Go to www.irs.gov/FormW9 for instructions and the latest information.

Print or type.
See Specific Instructions on page 3.

| | |
|---|--|
| 1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank. Second Congregational Church of Cohasset | |
| 2 Business name/disregarded entity name, if different from above | |
| 3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes. <input type="checkbox"/> Individual/sole proprietor or single-member LLC <input checked="" type="checkbox"/> C Corporation <input type="checkbox"/> S Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate <input type="checkbox"/> Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ _____ Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner. <input type="checkbox"/> Other (see instructions) ▶ _____ | 4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) _____ Exemption from FATCA reporting code (if any) _____ <i>(Applies to accounts maintained outside the U.S.)</i> |
| 5 Address (number, street, and apt. or suite no.) See instructions. 43 Highland Avenue | Requester's name and address (optional) |
| 6 City, state, and ZIP code Cohasset, MA 02025 | |
| 7 List account number(s) here (optional) | |

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

| | | | | | | | | | | |
|---------------------------------------|---|--|---|---|---|---|---|---|---|---|
| Social security number | | | | | | | | | | |
| | | | | | | | | | | |
| or | | | | | | | | | | |
| Employer identification number | | | | | | | | | | |
| 0 | 4 | | - | 2 | 3 | 1 | 3 | 8 | 5 | 2 |

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

| | | |
|------------------|----------------------------|------------------|
| Sign Here | Signature of U.S. person ▶ | Date ▶ 9/15/2021 |
|------------------|----------------------------|------------------|

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
 - Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
 - Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
 - Form 1099-S (proceeds from real estate transactions)
 - Form 1099-K (merchant card and third party network transactions)
 - Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
 - Form 1099-C (canceled debt)
 - Form 1099-A (acquisition or abandonment of secured property)
- Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.

SECTION II – PROJECT AUTHORIZATION AND SUPPORT

A. Authorization

Identify the person authorized to:

1. Oversee and report on procurement

Name: Geoffrey Nothnagle

Position: Treasurer

Organization: Second Congregational Chur

Phone: 781-383-0345 (church) 781-383-0895 (h)

Email: nothnagle@comcast.net

2. Enter into contracts for project work

Name: Phil Lehr

Position: Chair, Trustees

Organization: Second Congregational Chu

Phone: 781-383-0783

Email: phillehr@lbinsure.com

3. Administer and disburse funds for project

Name: Geoffrey Nothnagle

Position: Treasurer

Organization: Second Congregational Chu

Phone: 781-383-0345 (church) 781-383-0895 (h)

Email: nothnagle@comcast.net

4. Prepare progress and completion reports

Name: Phil Lehr

Position: Chair, Trustees

Organization: Second Congregational Chu

Phone: 781-383-0783

Email: phillehr@lbinsure.com

5. Arrange for grant funding acknowledgement including the project sign

Name: Phil Lehr

Position: Chair, Trustees

Organization: Second Congregational Chu

Phone: 781-383-0783

Email: phillehr@lbinsure.com

B. Certificate of Authorization for MHC Contract

The Directors of the Second Congregational Church, on
February 6, 2022
Name of Organization/Municipality

February 6, 2022 at which a quorum was present, the following resolution was adopted:
Date of vote or election

VOTED: That
Geoffrey Nothnagle

Geoffrey Nothnagle
Name of Contract Signer
Treasurer

Treasurer
His/Her Title

of this corporation is hereby authorized to execute a contract with MHC.

A true copy. ATTEST:

Jennifer Hooghezan (in blue pen)
Signature of Clerk/Secretary of Corporation
105 Hatherly Road, Scituate MA 02066

03/18/22
Address

03/18/22
Signing Date

I hereby certify that I am the Clerk/Secretary of the Second Congregational Church, that
Name of Organization

Geoffrey Nothnagle

Geoffrey Nothnagle is the duly elected

Name of Contract Signer
Treasurer

Treasurer of said corporation, and that the above vote has not
His/Her Title

been amended or rescinded and remains in full force and effect as of the date of this application.

Jennifer Hooghezan (in blue pen)
Signature of Clerk/Secretary of Corporation

C. Certificate of Authorization for Preservation Restriction

Note: If subject property is owned by a Municipality, then only one signer is required. If subject property is owned by a Non-Profit, then two signers will need to be identified - the president or vice president AND treasurer or assistant treasurer, or equivalents.

The Directors of Second Congregational Church, on
Name of Organization/Municipality

February 6, 2022

at which a quorum was present, the following resolution was adopted:

Date of vote or election

VOTED: That
George Baumgarten

Name of First Signer
Moderator

and

His/Her Title
Geoffrey Nothnagle

Name of Second Signer
Treasurer

His/Her Title

of this corporation are hereby authorized to execute a preservation restriction with MHC.

A true copy. ATTEST:

Jennifer Hoghegan (in blue pen)
Signature of Clerk/Secretary of Corporation
105 Hatherly Road, Scituate MA 02066

Address
03/18/22

Signing Date 03/18/22 Second Congregational Church

I hereby certify that I am the Clerk/Secretary of the _____, that
Name of Organization

George Baumgarten _____ is the duly elected

Name of First Signer
Moderator

_____ of said corporation, and that

His/Her Title
Geoffrey Nothnagle

_____ is the duly elected

Name of Second Signer
Treasurer

_____ of said corporation, and that the above vote has not

His/Her Title

been amended or rescinded and remains in full force and effect as of the date of this application.

Jennifer Hoghegan (in blue pen)
Signature of Clerk/Secretary of Corporation

D. Preservation Restriction Information

If an active MHC Preservation Restriction (PR) **in perpetuity** DOES currently exist on the property, the following items must be submitted in order for your Application to be complete:

1. Photocopy of the currently existing Preservation Restriction.
2. Current Assessor's map and any legally recorded property surveys that may exist.

An active MHC PR will state "... *between the COMMONWEALTH OF MASSACHUSETTS by and through the MASSACHUSETTS HISTORICAL COMMISSION...* " at the top of page 1 of the PR agreement.

If an active MHC PR **in perpetuity** currently DOES NOT exist, or an organization other than MHC holds a PR on the property, the following items must be submitted in order for your Application to be complete:

1. Photocopy of the deed.
2. Photocopy of any existing restrictions on the property.
3. Current Assessor's map and any legally recorded plot plans or surveys that may exist.
4. Letter of intent to execute & record the required PR (interior and exterior of building/ resource & associated land) signed by the owners and others with interest in the property such as mortgage holders. If applicant is not the owner of the resource and/or land that the resource sits on, applicant **MUST** include letter of intent from property owner(s) signifying acceptance of the terms of the Preservation Restriction agreement.
5. Certified copy of the vote to enter into a Preservation Restriction.
6. Legal opinion prepared by Applicant's attorney containing the following:
 - a. The legal boundary description.
 - b. Assurance that a deed restriction for the property can be recorded in the Registry of Deeds.
 - c. Assurance that this Preservation Restriction will not be subordinate to any other restrictions, which may already be on the property.
 - d. List the correct names of the owners, and the correct names of all those who have an interest in the property who should be signatories to the Preservation Restriction, including mortgagees, if any.

E. Letters of Support

Include as separate attachments:

1. Public Support

Current letters of support for this MPPF Application from appropriate users, community leaders, public officials, etc.

2. Historical Commission Support (required)

A current letter(s) of support for this MPPF Application from the local historical commission and local historic district commission (if applicable), or evidence that the applicant requested a letter. The applicant must notify their local historical commission and local historic district commission (if applicable) to obtain written support before the Application is submitted. See F. *19. Notification of Local Commission*, below.

N O T
K N O W N A L L T H E N B Y T H E S E P R E S E N T S

that the ~~Second Congregational Society~~ ^{O F F I C I A L} in ~~Cohasset,~~ ^{O F F I C I A L} a corporation duly established under the laws of the Commonwealth of Massachusetts, for consideration paid, grant to the Second Congregational Church in Cohasset, a corporation duly established under the laws of the Commonwealth of Massachusetts, with WARRANTY COVENANTS three (3) certain parcels of land with the buildings thereon situated in said COHASSET. The first parcel is located on the easterly side of Highland Avenue in Cohasset, bounded on the West by said Highland Avenue, on the South by land of the Town of Cohasset, formerly called the Cohasset Academy Lot, on the East by land of Edith J. Gammons, and on the North by other land of the said Edith J. Gammons. Meaning and intending to convey all the land received by the Trustees of the Second Congregational Church more particularly set forth in an indenture dated 1824 recorded with Norfolk Deeds, Book 83, Page 314. The second parcel is located on Sohier Street in said COHASSET and is more particularly bounded and described as follows; Commencing at a point on a line with the land of the heirs of Henry W. Beal deceased, one hundred seventy-four (174) links from the line of Sohier Street thence running Southerly 26° east with said line to line of said Street; thence on said Street one hundred twenty-eight (128) links to land now or formerly belonging to George Beal Jr., Northerly 26° west one hundred seventy four (174) links; thence Southerly 64° west one hundred twenty-six (126) links to the first mentioned point. Bounded Southwesterly by land of the heirs of Henry W. Beal deceased Southeasterly by said Sohier Street Northeasterly by land now or formerly belonging to George Beal Jr., Northwesterly by land formerly of the heirs of James A. Wilkins deceased, or however otherwise said premises may be bounded or described. Being the premises conveyed to said Second Congregational Society by Louisa Beal and al, trustees by deed dated March 2, 1877, and recorded with Norfolk Deeds Lib. 488, Fol. 227. The third parcel is also located on said Sohier Street and is more particularly bounded and described as follows; Northeasterly by the second parcel herein conveyed Northwesterly by land of Samuel A. Shaw Southwesterly by land of Kerriam Southeasterly by Sohier Street. This parcel being a portion of the land conveyed by Arthur H. Olmstead to the said Congregational Society by deed dated Nov. 21, 1925, recorded with Norfolk Deeds, Book 1675, Page 335. Meaning and intending to convey to the Corporation recently formed under the laws of Massachusetts under the name and style Second Congregational Church in Cohasset the land on which the Second Congregational Church and Parsonage belonging to the same now stand.

IN WITNESS WHEREOF the Second Congregational Society in Cohasset has caused these presents to be signed and sealed in its name and behalf by Oliver H. Howe, its Treasurer, this nineteenth day

Second Congregational Socy. in Cohasset

to

Second Congregational Church in Cohasset

of the premises

N O R F O L K
C O P Y



I A L
Y

3760
383

I, Edith J. Gammons

of Cohasset, Norfolk

being ~~married~~ ^{unmarried}

County, Massachusetts,

for consideration paid, grant to SECOND CONGREGATIONAL CHURCH
IN COHASSET, a corporation duly organized by law,

of Cohasset, Norfolk County, Massachusetts

with quitclaim covenants

the land insaid Cohasset, situated off Highland Avenue and bounded and described as follows:

(Description and encumbrances, if any)

WESTERLY by other land of the grantee as shown on the plan hereinafter mentioned,
eighty-two and no/100ths (82.00) feet;

SOUTHERLY by land of the Town of Cohasset as shown on said plan, fifteen and
70/100ths (15.70) feet;

WESTERLY by land of the Town of Cohasset as shown on said plan, eleven and
91/100ths (11.91) feet;

SOUTHERLY by land of the Town of Cohasset as shown on said plan, fifty-eight and
70/100ths (58.70) feet;

EASTERLY by land of the Town of Cohasset eight and 80/100ths (8.80) feet and by
other land of the grantor eighty-one and 86/100ths (81.86) feet, all as shown on said plan; and

NORTHERLY by other land of the grantor seventy-five and no/100ths (75.00) feet.

Said premises are shown on a plan entitled "Plan of Land Off Highland Avenue,
Cohasset, Mass." dated June 5, 1959 and drawn by Lewis W. Perkins and Sons, Eng'rs.,
Hingham, Mass. to be recorded herewith, and containing 6,680 square feet of land, more or
less, according to said plan. For grantor's title see the following conveyances: from the
Town of Cohasset, by deed of April 4, 1951 and recorded at the Norfolk Registry of Deeds in
Book 2993 at Page 535; from Ellen S. Bates, by deed of May 10, 1907 and recorded in Book
1066 at Page 284; from Ellen S. Bates, by deed of October 17, 1907, and recorded in Book
1066 at Page 285; from Ellen S. Bates, by deed of January 10, 1908 and recorded in Book
1074 at Page 52; and from Alice Bates Pell, by deed of May 11, 1907, and recorded in Book
1066 at Page 281, all of which are recorded with Norfolk County Registry of Deeds.

The land hereby conveyed is subject to the following restriction: that no building or
structure of any kind shall be erected within five (5) feet of the northerly side nor within
fifteen (15) feet of the easterly side of the parcel conveyed.

husband of said grantor,
wife

~~release to said grantee all rights of tenancy by the curtesy and other interests therein~~
~~dower and homestead~~

Witness my hand and seal this 11th day of September 1959.

Edith J. Gammons
Edith J. Gammons

Edith J. Gammons
Edith J. Gammons

The Commonwealth of Massachusetts

Norfolk, ss.

September 11

19 59

Then personally appeared the above named

Edith J. Gammons

and acknowledged the foregoing instrument to be

his ~~her~~ free act and deed, before me

Edward J. Mulvey
Notary Public - State of the Mass.

My commission expires July 9 1960



Recorded Sept. 16, 1959 at 11h.04m. A.M.

ATTACHMENT FOR SECTION II.E – LETTERS OF SUPPORT

1. Public Support

- David Clinton, Cohasset Appalachia Service Project
- Susan Bryant, Cohasset Center for Coastal Research
- Connie Afshar, Cohasset Diversity Committee
- Sheila Toomey, Cohasset Garden Club
- Aleisa Gittens-Carle, Cohasset METCO Program
- Katie Holden, Conservation Coffees
- Annemarie Whilton, Safe Harbor Cohasset Coalition
- Alison Bryan, Guiding Good Choices Parenting Program

2. Historic Commission Support

- Town of Cohasset Annual Meeting 5/24/21: Warrant and Record of CPC Vote
- Certificate of Appropriateness
- Application for Certificate of Appropriateness
- Request for Preservation Act Funding (initial project)

COHASSET APPALACHIA SERVICE PROJECT

c/o 43 Highland Avenue
Cohasset, MA 02025
Phone: (617) 650-5813
E-mail: info@CohassetASP.org
www.CohassetASP.org

Russell Bonetti, Chair

Cohasset Community Preservation Committee

Town of Cohasset

Cohasset, Ma 02025

Dear Mr. Bonetti,

I would like to wholeheartedly support the Second Congregational Church of Cohasset application for a Community Preservation Act (CPA) funded grant. Our organization, Cohasset Appalachia Service Project Group, is a 501 (c) 3 organization dedicated to working towards alleviating Substandard housing in the Central Appalachia region of the United States. We focus on empowering youth and adults as mentors to teach skills in home repair, planning, and compassion for families in low income communities. Our organization helps to instill and foster compassion for others with our Cohasset youth and others throughout the South Shore.

The 2nd Congregational Church has been an incredible community partner with our non-profit for our existence. We are kindly offered space in their facilities for our administrative and even staging and planning needs. They offer not only this physical space, but also financial and personnel resources.

I can tell you without any hyperbole, that their support is Invaluable to us. I have been working as a volunteer with our group since 1992 and have acted as a director and program manager for the past 5 years. The church has ensured that needed space for our activities are met including outreach sessions to our volunteers and partners, space for our planning workshops, spiritual support for endeavors, and space for our ongoing fundraising efforts. I have personally seen the churches other direct community support to groups such as Alcoholics Anonymous, the Cohasset Garden Club, and Boys and Girls Scouts organizations to name a few as I have been in the ASP office space within the church doing my work.

For these reasons, I hope that you will support their petition to obtain a grant for needed repairs to this historically significant and beautiful building.

Kind Regards,

David K Clinton

Program Manager, V.P.

Cohasset Appalachia Service Project



From: **Susan Bryant** <susangbryant@yahoo.com>

Date: Wed, Mar 31, 2021 at 5:04 PM

Subject: CPA support letter

In light of a request for a CPA funded grant, here are a few ways that the Second Congregational Church serves an important community-connecting role in my mind, in my family and on Cohasset Common, even to non-parishioners.

1. The role that this church holds in hosting diversity events, such as the Martin Luther King breakfast. A variety of organizations, both faith-based and non, were involved. People gathered, represented, learned and built community bonds with one another and with the wider American community.
2. Just off of the common's Farmer's Market, this welcoming church is an ideal place for community gatherings, piggy-backing on the outdoor events, that need an indoor space. In my role with the Center for Student Coastal Research, we have enjoyed collaborating to generate a meeting there of a neighborly circle of community members to share updates and thoughts on conservation issues, modeled after Concord's Conservation Coffees. Even though we only managed a few before Covid hit, we attracted some dedicated local citizens as well as our elected officials and generated more community participation in each other's events as a result.
3. Pastor Karen not only sets the welcoming tone you would hope for from a community-friendly site, but is a top notch discussion facilitator, who intentionally brings out a variety of voices including those who might otherwise not participate. She is skilled at navigating even tricky topics,
4. Because my mother and I had a tradition of strawberry shortcakes there at the annual Art Festival, the mere thought of strawberry shortcakes conjures up happy memories for me and a loyalty to bring other dear friends together in my mom's honor, to enjoy them there at the Congregational church on the common.
5. Obviously this church's outward facing building is essential to Cohasset Common's classic New England aesthetic and is a historically and culturally important part of this town, in it's priority location next to Town Hall. The more activities that can happen here, the more all generations of people will feel that our Common is still in common and for the good of the townspeople.

Best,

Susan Bryant

Ecology Facilitator/Coach, Secretary of the Board

Center for Student Coastal Research

40 Parker Avenue, Cohasset, MA 02025

www.ccsr.org

857-231-1768

sbryant@ccsr.org



COHASSET DIVERSITY COMMITTEE

March 25, 2021

Mr. Russell Bonetti, Chairperson
Community Preservation Committee
Cohasset Town Hall
41 Highland Avenue
Cohasset, MA 02025
rbonetti@cohassetma.org

Dear Mr. Bonetti and CPC Members,

As a member of the Cohasset Diversity Committee, I am writing in support of the Second Congregational Church of Cohasset's application for a Community Preservation Act funded grant.

Over the years the Second Congregational Church (SCC) has served as a welcoming and hospitable host for many Cohasset Diversity Committee activities. The SCC has hosted numerous community-wide MLK Breakfasts on the national holiday honoring Dr. Martin Luther King, Jr. and Bates Hall is always packed to the gills! A diverse array of keynote speakers such as former Boston City Councilor and Mayoral candidate Tito Jackson, Tina Chery President and CEO of the Dorchester based Louis D. Brown Peace Institute and Jason Talbot, co-founder of the Boston based Artists for Humanity are examples of honored guests who have shared their unique perspectives, life stories and quests for racial justice with the citizenry of Cohasset.

In addition to the MLK Breakfasts, the SCC has generously hosted other Diversity Committee events such as 'Cohasset Diversity Days', honoring such Boston celebrities as Liz Walker and later the Reverends Ray and Gloria Hammond. Another Cohasset Diversity Committee event held in the SCC's Bates Hall was a showing of the popular Oliver North narrated film about the Tuskegee Airmen. Fortunately, Cohasset's own Tuskegee Airman, Jack Bryant, was still alive and hosted the event with several of his fellow airmen. Bates Hall was packed that evening after word-of-mouth spread to the wider community about this unique historical opportunity.

The above-mentioned events are just a few of the many ways Second Congregational Church is a cultural community-wide asset. Sitting proudly next door to Cohasset's Town Hall, the Second Congregation Church of Cohasset is a valued and trusted friend of the Cohasset Diversity Committee.

Sincerely,
Connie Afshar

Connie Afshar
Cohasset Diversity Committee
141 South Main Street
Cohasset, MA 02025



Pastor Karen Bailey-Francois <pastorkaren02025@gmail.com>

Second Congregational Church

Sheila Toomey <sheilaetoomey@gmail.com>
To: "rbonetti@cohassetma.org" <rbonetti@cohassetma.org>
Cc: Pastor Karen Bailey-Francois <pastorkaren02025@gmail.com>

Sun, Mar 28, 2021 at 10:26 AM

Dear Chairperson Bonetti,

On behalf of The Community Garden Club of Cohasset, I am writing to let you know that we happily endorse the Second Congregational Church as a key community resource. The Church has generously supported our club over the years by allowing us the use of their facility for our monthly meetings. These meetings, held the fourth Tuesday of every month, are open to all of our 138 members and feature a guest speaker. The Church not only sets up chairs, but allows us the use of their podium, microphone and screen for our presentations. In addition, they allow us the use of their kitchen so that we can host a half-hour social before our meeting. Having these meetings at the Church has been crucial to the success of our Club.

I cannot think of a better example of a community resource than the Second Congregational Church. Pastor Karen and her staff have enabled our club to thrive with their generosity, and we wish them the best in their pursuit of CPC funding.


Sincerely,

Sheila Toomey

President

CGCC

Sent from [Mail](#) for Windows 10



Cohasset METCO Program
210 Sohier Street
Cohasset, MA 02025
(781) 727-0187
agittens-carle@cohassetk12.org
cohassetk12.org

Mr. Russell Bonetti, Chairperson
Community Preservation Committee
rbonetti@cohassetma.org

Dear Mr. Bonetti:

I am writing this letter in support of the Second Congregational Church's application for the Community Preservation Fund grant.

METCO, the Metropolitan Council for Educational Opportunity, has been a part of the Cohasset Community since 1968. Hundreds of students who reside in Boston have been educated through the Cohasset Public Schools, have been hosted by Cohasset families and have developed long lasting relationships for over fifty -two years. Each year we sponsor a Wreath Sale that raises funds for a scholarship for students. For the past 8 years, Second Congregational Church has opened their doors and their vestibule for us to sell hundreds of balsam wreaths during their Annual Village Fair. We have become such a part of their church community that we have developed a consistent group of regulars.

In a world where relationships have become even more precious, knowing that I can depend on the members of the Second Congregational Church not only for their space, but more importantly for their support, is greatly appreciated.

Please feel free to contact me if you have any questions or concerns.

Sincerely,

Aleisa Gittens-Carle

Aleisa Gittens-Carle, Director
Cohasset METCO Program



Pastor Karen Bailey-Francois <pastorkaren02025@gmail.com>

Second Congregational Church CPC Application

Katie Holden <holdenkatie@hotmail.com>

Thu, Mar 25, 2021 at 10:38 AM

To: "rbonetti@cohassetma.org" <rbonetti@cohassetma.org>

Cc: Pastor Karen Bailey-Francois <pastorkaren02025@gmail.com>

Hi Russ,

I am writing to let you know that the Second Congregational Church has been a wonderful resource for our community. When I started up the Conservation Coffees, Pastor Karen Bailey-Francois let us use the church as a meeting space, and kindly helped facilitate the discussions. Conservation Coffees were meetings open to the public for anyone who wanted to discuss the wide variety of conservation issues in Cohasset. Not knowing who would show up, I was happy when approximately 20 people showed for the first two coffees, including Senator Patrick O'Connor and Rep. Joan Meschino. Having a 'one stop shop' for new people to gather to better understand local conservation issues and for experienced volunteer environmental leaders to exchange ideas and get a pulse of relevant hot topics was very productive and effective. This is one way to find new people to help with the many town volunteer board opportunities critical to ensuring our strong community (since cloning isn't possible yet). Once it is safe to do so, we hope to continue Conservation Coffees and appreciate Second Congregational Churches willingness to host these community meetings.

I highly value this community partnership with Second Congregational Church, and wanted to bring you awareness of this in relation to the CPC application submitted. If you have any questions, just let me know.

thank you,

Katie Holden
[29 Norfolk Road](#)
Cohasset
617-240-7425



SAFE HARBOR COHASSET COALITION

Facing Facts, Changing Lives

March 23, 2021

Community Preservation Committee
Cohasset, MA 02025

Dear Community Preservation Committee:

We understand Second Congregational Church is looking for community support. We would like to endorse their community support, specifically to Safe Harbor Cohasset, Inc. over the past four years. Second Congregational Church has opened their doors on many occasions to ensure that we had successful programming and events. They have provided space, equipment, and manpower to multiple movie nights to grades 7-12. This was an event held one Friday a month, from 7-10pm, to provide an alternative activity to the Cohasset youth and mitigate risky behavior. Additionally, they have provided space for both our Monthly Parent Coffee Hours and Guiding Good Choices Workshops, a multimedia family-competency training that promotes healthy, protective parent-child interactions. Lastly, Second Congregational Church has been the Faith-Based sector and key player of our Annual International Overdose Awareness Vigil, a community event that remembers those who have been lost to any kind of substance misuse, provides hope to the loved ones left behind, and acknowledges the strength and perseverance of the many men and women still fighting their fight. Second Congregational has opened their door to ensure the success of this annual event by providing equipment, guidance, and Pastor Karen's moderation throughout the event. Safe Harbor has sincere gratitude for the abundance of support Second Congregational provides, and continues to provide, to the coalition.

Best Regards,

Annemarie Whilton

Annemarie Whilton
Safe Harbor Cohasset, Inc. Chair

Alison Bryan
44 Howe Road
Cohasset, MA 02025
March 24, 2021

Mr. Russell Bonetti
Chairman of the Community Preservation Committee
Cohasset, MA 02025

Dear Mr. Bonetti,

I am writing to voice my support of the Second Congregational Church in Cohasset. Prior to the world screeching to a halt last March, I had been volunteering with Safe Harbor Coalition Cohasset to facilitate Guiding Good Choices in Cohasset. I have pulled this description of the program from the Guiding Good Choices website:

Guiding Good Choices (GGC) is a family competency training program for parents of children in middle school that gives parents the skills needed to reduce their children's risk for using alcohol and other drugs. The program contains five-sessions, with an average session length of 2 hours each week. Children are required to attend one session that teaches peer resistance skills. The other four sessions are solely for parents and include instruction on: (a) identification of risk factors for adolescent substance abuse and a strategy to enhance protective family processes; (b) development of effective parenting practices, particularly regarding substance use issues; (c) family conflict management; and (d) use of family meetings as a vehicle for improving family management and positive child involvement.

When trying to find a space suitable to run this program, Rev. Bailey-Francois graciously offered her space to us. I am not a member of the church but had been there during holiday craft fairs, however, I needed to take a look again at the space to see if it was suitable. It was perfect!! It was private enough for personal conversations to take place and large enough to bring in many families during the session with the children.

After we had run our first session of GGC, the parents were interested in continuing to meet and discuss some of what they learned. A monthly parent coffee began and, yet again, we were offered the space in the church. We managed to get in several parent coffees before the shut down and many issues relating to parenting issues, boundaries with kids, helping pre-teens and teens make healthy choices among other helpful parenting topics. During the time I have used the church, many parents from Cohasset as well as other south shore towns, came looking for support.

As you are considering funding to preserve the church, I hope that you take into consideration the value this church has had for us. Second Congregational Church is not only serving the members of their church, but many parents who use this space to examine parenting choices and gain support from others. I look forward to the day that we can gather again in person. Unfortunately, there may be many people who need support on various levels. I am confident that Second Congregational Church will continue to open their doors to the members of community as a safe haven for anyone interested.

If I can answer any additional questions, please feel free to contact me at the number below.

Sincerely,
Alison Bryan, LMHC, LADC-1
617-293-6030

Annual Town Meeting¹

Town Meeting 2021

- **Date / Time:** Monday, May 24th at 6:00 PM
- **Location:** South Shore Music Circus, 130 Sohier Street, Cohasset, MA
- **Instructional Video:** Click [here](#) for information on attending this years Town Meeting!

Please review this year's warrant carefully, so that you are fully familiar with the questions you will be called upon to decide.

2021 Annual Town Meeting

1. [2021 Annual Town Meeting Warrant](#)

Article 14: Community Preservation Committee - Passed

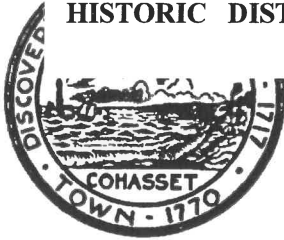
To see if the Town will vote to hear and act on recommendations by the Community Preservation Committee for Fiscal Year 2022 pursuant to Chapter 44B of the General Laws, also known as the Community Preservation Act: to implement such recommendations by appropriating and/or reserving a sum or sums of money from the Community Preservation Fund established pursuant to such Act for (i) the administrative expenses and all other necessary and proper expenses of the Community Preservation Committee; (ii) the acquisition, creation and preservation of open space; (iii) the acquisition, preservation, rehabilitation and restoration of historic resources; (iv) the acquisition, creation, preservation, rehabilitation and restoration of land for recreational use; (v) the acquisition and preservation of historic resources; (vi) the acquisition, creation, preservation and support of community housing; and (vii) the rehabilitation or restoration of open space and community housing acquired or created under such Act; upon the recommendation of the Community Preservation Committee, to amend any votes previously adopted by Town Meeting on prior recommendations of the Community Preservation Committee; to authorize the Select Board with the approval of the Community Preservation Committee, to acquire by purchase, gift or eminent domain such real property interests in the name of or enforceable by the Town, acting by and through the Select Board or such other Town board as the Select Board may designate, including real property interests in the form of permanent affordable housing restrictions, historical preservation restrictions and conservation restrictions that will meet the requirements of Chapter 184 of the General Laws, as may be necessary or proper to carry out the foregoing, or to take any other action related thereto.

| | Source of Funds | Use of Funds | Amount |
|--|-----------------|-----------------------------------|----------|
| | CPC Revenue | Open Space/Recreation Sub-Account | \$68,100 |
| | CPC Revenue | Historical Sub-Account | \$68,100 |
| | CPC Revenue | Affordable Housing Sub-Account | \$68,100 |

¹ <https://cohassetma.org/256/Annual-Town-Meeting>

| | CPC Revenue | Administrative Sub-Account | \$34,050 |
|----|-------------------------|---|-----------|
| 1 | Historical Preservation | Paul Pratt Memorial Library | \$3,000 |
| 2 | Open Space & Recreation | Cohasset High School Track | \$375,000 |
| 3 | Affordable Housing | Affordable Housing Trust | \$500,000 |
| 4 | Affordable Housing | Cohasset Housing Authority Building Preservation Work | \$200,000 |
| 5 | Historical Preservation | Town Clock | \$75,000 |
| 6 | Open Space & Recreation | Cohasset Harbor Town Docks | \$40,000 |
| 7 | Open Space & Recreation | Cohasset Harbor Parker Avenue Ramp | \$385,000 |
| 8 | Open Space & Recreation | CYBSA ADA Improvements | \$100,000 |
| 9 | Open Space & Recreation | Deer Hill Softball Field Restoration | \$19,000 |
| 10 | Open Space & Recreation | Permanent Conservation Restriction 487 King Street | \$450,000 |
| 11 | Open Space & Recreation | Beechwood Basketball Court | \$58,000 |
| 12 | Open Space & Recreation | Sohier Street Basketball Court | \$13,200 |
| 13 | Open Space & Recreation | Milliken Field | \$15,000 |
| 14 | CPC Revenue | Bond Payment – King Street Land | \$21,284 |
| 15 | Historical Preservation | Second Congregational Church Facade Preservation | \$50,000 |

TOWN OF COHASSET
COHASSET COMMON
HISTORIC DISTRICT COMMISSION



CERTIFICATE

TYPE OF CERTIFICATION GRANTED (check one):

- Certificate of Appropriateness
- Certificate of Non-Applicability
- Certificate of Hardship

DATE: 8/22/21

CERTIFICATE NUMBER: _____

APPLICANT: Second Congregational Church

ADDRESS: 43 Highland Ave

OWNER: Same

ADDRESS: Same

DESCRIPTION OF PROPOSED WORK:
Renovation/repair with historically appropriate materials (see application for more detail).

HEARING WAIVED: YES NO

DECISION:

APPROVED

APPROVED WITH THE FOLLOWING CONDITIONS:

DISAPPROVED FOR THE FOLLOWING REASONS:



HISTORIC DISTRICT COMMISSION

**CC: TOWN CLERK
BUILDING INSPECTOR**

2014

Adopted: January 7,



TOWN OF COHASSET
COHASSET COMMON
HISTORIC DISTRICT COMMISSION

APPLICATION FOR CERTIFICATION

Pursuant to the Massachusetts General Laws, Chapter 40C as amended and the Town of Cohasset Historic District By-Law of 1978, application is hereby made for certification of proposed exterior work at the location described below.

| |
|---|
| <p>TYPE OF CERTIFICATION REQUESTED (check one):</p> <p><input checked="" type="checkbox"/> Certificate of Appropriateness</p> <p><input type="checkbox"/> Certificate of Non-Applicability</p> <p><input type="checkbox"/> Certificate of Hardship</p> |
|---|

DATE: August 20, 2021

LOCATION (Street & Number): 43 Highland Avenue

APPLICANT NAME: Rev. Karen Bailey-Francois

ADDRESS: 43 Highland Avenue

PHONE: (781) 383-0345

OWNER NAME: Second Congregational Church

ADDRESS: same as above

PHONE: _____

ARCHITECT or ENGINEER: _____

ADDRESS: _____

PHONE: _____

CONTRACTOR or BUILDER: _____

ADDRESS: _____

PHONE: _____

IF APPLICABLE AND KNOWN, PROVIDE THE FOLLOWING INFORMATION:

- Year building was erected: 1824
- Original architect or builder: Robert P. Bellows, James Shipsky
- Basic architectural style: Federal

PLEASE INDICATE THE CATEGORY OF THE PROPOSED WORK (check one):

- Alteration or reconstruction
- Relocation
- New construction
- Demolition

WRITE A BRIEF DESCRIPTION OF THE PROPOSED WORK. ATTACH PLOT PLANS, PHOTOGRAPHS, EXISTING AND PROPOSED ARCHITECTURAL DRAWINGS, AND ANY OTHER RELEVANT INFORMATION TO THE APPLICATION.

Renovation, repair and/or historically-respectful replacement to address age- and weather-related damage to building features, including front-facade, windows and bell tower.

Pictures attached. For further description of plans, see recording of 08-19-21 presentation to Cohasset Historic Commissions in 143TV video library and on SCC website: www.2ndcc.org

CHECK APPROPRIATE EXTERIOR FEATURES BELOW:

- chimneys
- antennae
- exterior trim
- entrances
- door accessories
- paint
- parking areas
- railings
- lighting fixtures
- other (please indicate: _____)
- roofing
- gutters & rain leaders
- windows
- porches & verandas
- awnings
- driveways
- sidewalks
- fences
- monuments
- roof accessories
- siding
- exterior doors
- exterior stairs
- shutters, blinds & accessories
- walks
- steps
- signs
- utilities

IF THIS IS AN APPLICATION FOR A CERTIFICATE OF HARDSHIP, PROVIDE THE FOLLOWING ADDITIONAL INFORMATION (Attach additional sheets if necessary):

- State the reasons for this application in the space below
- Explain why a failure to approve the application would involve a "substantial hardship"
- Explain why approval of this application would not adversely affect the public welfare and would not significantly detract from the intent and purposes of the local and state historic regulations

Signature of Owner
(REQUIRED if different from Applicant)

Rev. Dr. Karen Bailey-
Francis
Signature of Applicant or Applicant's Agent

Digital Signer: Rev. Dr. Karen Bailey-
Francis
DN: C=US,
E=Kara@Karen02025@gmail.com,
O=Second Congregational Church,
OU=Minister, cn=Rev. Dr. Karen,
Date: 2021.08.20
16:00:22 -04:00

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

2 of 4



PROJECT DESCRIPTION

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

ATTACHMENT A

3 of 4

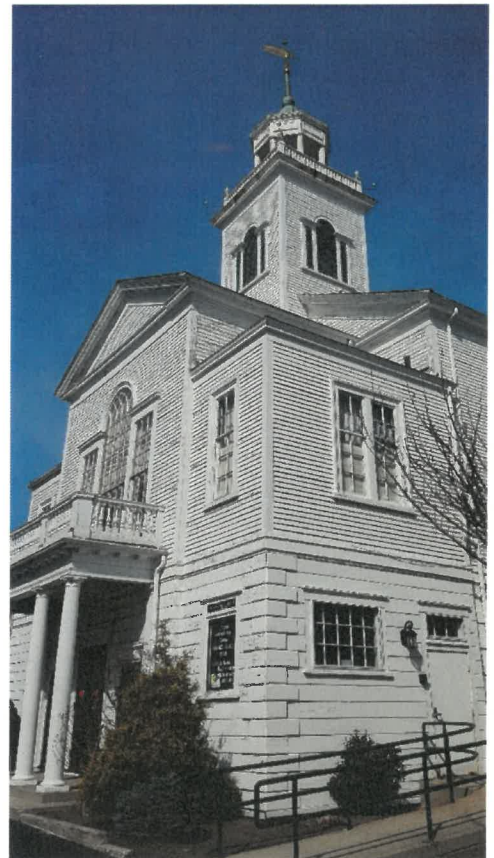
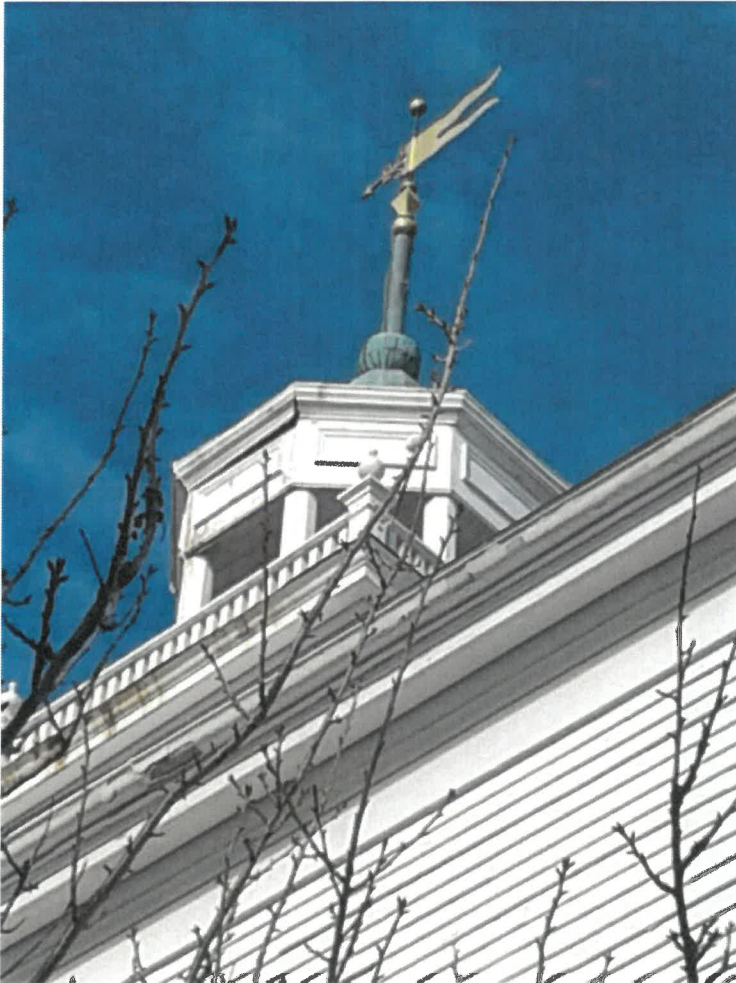


PROJECT DESCRIPTION

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

ATTACHMENT A

4 of 4



**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, 2021

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.

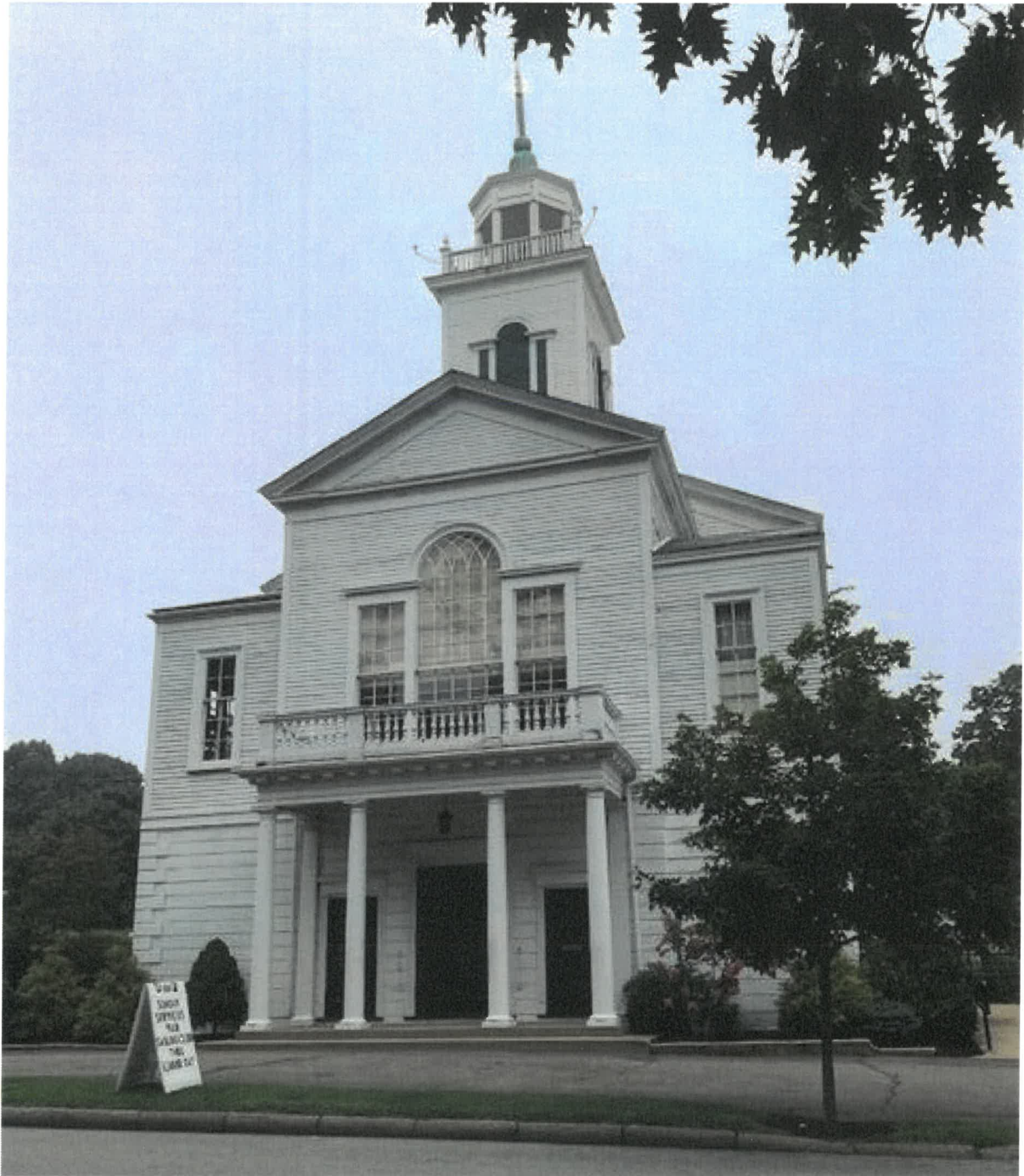
Community Preservation Committee
Cohasset, MA

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

2 of 4



PROJECT DESCRIPTION

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

ATTACHMENT A

3 of 4

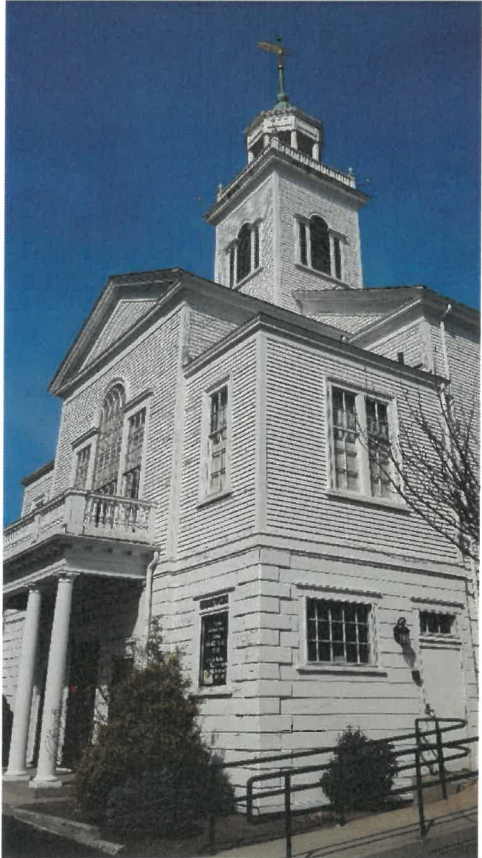
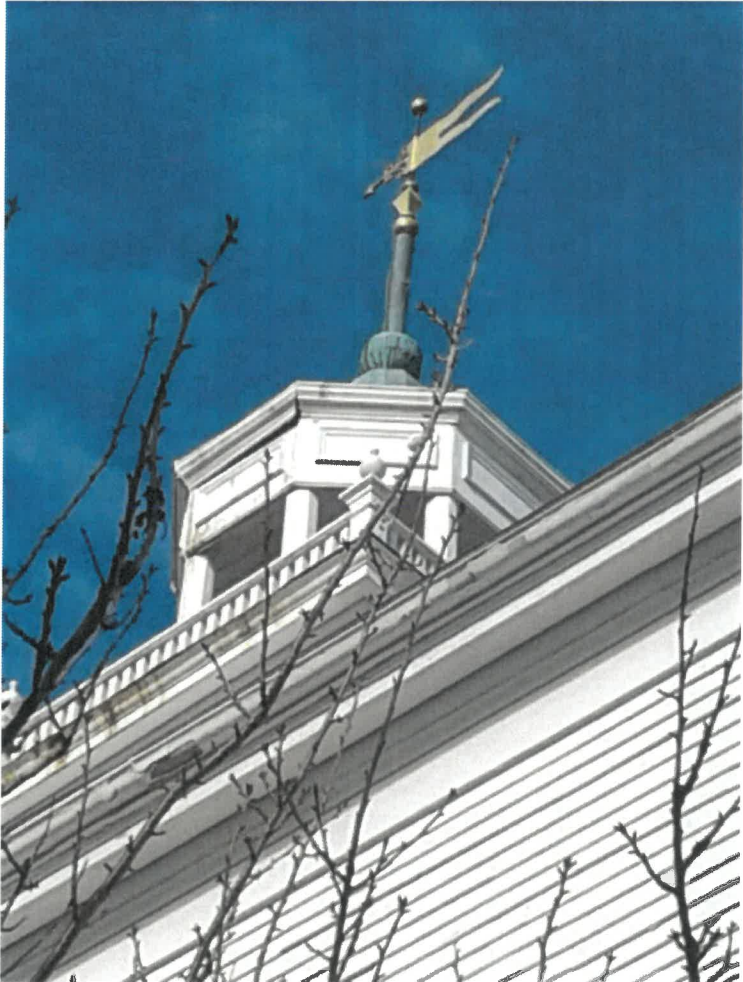


PROJECT DESCRIPTION

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

ATTACHMENT A

4 of 4



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 2020

Source: <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 Congegational 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 |

ATTACHMENT D: Community Preservation Act Funding Granted to Massachusetts Churches from 2017 to 2020

Source: <https://www.communitypreservation.org/databank/projectsdatabase/access>

| City/Town Name | Project Name | Description | Approval Date | Historic | Grant |
|----------------|--|---|---------------|----------|-----------|
| Boston | Eliot Congregational Church | Repainting 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 |

ATTACHMENT D: Community Preservation Act Funding Granted to Massachusetts Churches from 2017 to 2020

Source: <https://www.communitypreservation.org/databank/projectsdatabase/access>

| 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 |

ATTACHMENT D: Community Preservation Act Funding Granted to Massachusetts Churches from 2017 to 2020

Source: <https://www.communitypreservation.org/databank/projectsdatabase/access>

| 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 the 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 |

ATTACHMENT D: Community Preservation Act Funding Granted to Massachusetts Churches from 2017 to 2020

Source: <https://www.communitypreservation.org/databank/projectsdatabase/access>

| 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 |

ATTACHMENT D: Community Preservation Act Funding Granted to Massachusetts Churches from 2017 to 2020

Source: <https://www.communitypreservation.org/databank/projectsdatabase/access>

| 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 |

ATTACHMENT D: Community Preservation Act Funding Granted to Massachusetts Churches from 2017 to 2020

Source: <https://www.communitypreservation.org/databank/projectsdatabase/access>

| 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 |

ATTACHMENT D: Community Preservation Act Funding Granted to Massachusetts Churches from 2017 to 2020

Source: <https://www.communitypreservation.org/databank/projectsdatabase/access>

| 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 columns 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 |

F. Assurance of Compliance

In consideration of and for the purpose of obtaining matching funds from the Massachusetts Historical Commission, Second Congregational Church (hereinafter called "Applicant-Recipient") hereby agrees that it will comply with the following:

1. **Equal Employment:** In compliance with the provisions of the Governor's Code of Fair Practices, Executive Order 227, and Chapter 151B of the Massachusetts General Laws as amended, the applicant shall not discriminate in employment because of race, color, religion, national origin, ancestry, age, sex, or handicap.
2. **Audit/Access to Records:** In compliance with Executive Order 195, the MHC, the Governor, or his designee, the Secretary of Administration and Finance, the State Auditor or his designee shall have the right at reasonable times and upon reasonable notice to examine the books, records, and other compilations of data of (contractors) which pertain to the performance of the provisions and requirements of this contract.
3. **Financial Management:** Adequate financial management and record-keeping systems (meeting generally accepted accounting principles) will be maintained which provide efficient and effective accountability and control of all property, funds, and assets, including a comparison of actual outlays with budget estimates. Accounting records will be supported by source documentation. Documentation provided to the Massachusetts Historical Commission will adequately demonstrate project expenditures.
4. **Administration:** Matching funds will be administered in conformance with all applicable state and local laws, regulations, policies, requirements, and guidelines, including those related to civil rights, equal employment opportunity, and universal access, and policies and procedures of the Massachusetts Preservation Projects Fund Program administered by the Massachusetts Historical Commission.
5. **Matching Share:** Adequate financial resources will be available for performance (including necessary experience, organization, technical qualifications, and facilities) to complete the proposed project or a firm and binding commitment, arrangement, or ability to obtain such will be made.
6. **Conflict of Interest:** The applicant and contractors shall not knowingly employ, compensate, or arrange to compensate any employee of the Commission during the term of this agreement, unless such arrangement is permitted under the provisions of M.G.L. c. 268A.
7. **Preservation Restriction:** The applicant will record an interior & exterior preservation restriction and maintenance agreement in perpetuity under the provisions of M.G.L. Chapter 184, sections 31-33, except that Pre-Development grant recipient organizations shall agree to a specific duration based on the amount of funds provided. If applicant is not the sole owner, written consent must be obtained from all owners/mortgagees and included with the Application.
8. **Contracts:** The applicant will enter into a standard written contract with the MHC which sets forth mutual obligation, the scope of work, and state administration requirements. Also, the applicant will execute appropriate contracts with its contractor(s).
9. **Project Work Standards:** The applicant agrees the project work will meet the Secretary of the Interior's "Standards for the Treatment of Historic Properties" and, if applicable, "with Guidelines for the Treatment of Cultural Landscapes."
10. **Project Period/Project Sign:** The applicant will comply with the required completion schedule for the project and display a project sign at work site. The Project Sign will be in accordance with MHC specifications.

11. Monitoring/Site Visits/Progress Reporting: The applicant will comply with all monitoring site visits and reporting requirements of the program.

12. Completion Report: The applicant will submit the required completion report within 30 days after the contract deadline.

13. Certification of Authorization: Applicants have attached a copy of resolution or vote granting authorization to act in connection with this Application and any subsequent acceptance of a grant allocation by the Commission.

14. Local Housing Policies [for municipal applicants only]: Executive Order 215 directs all state agencies which administer development-related assistance programs to consider the applicant community's housing policies and practices. No assistance will be provided to municipalities which have been determined by the Secretary of Communities and Development to be unreasonably restrictive of new housing growth.

15. Procurement [for municipal applicants only]: For designer services as part of a pre-development project, procurement will be in compliance with M.G.L. Chapter 7C, §§44-57 and for construction or as part of a development project, contractor procurement will be in compliance with M.G.L. Chapter 149, M.G.L. Chapter 30B, and M.G.L. Chapter 30, §39M.

16. Procurement [for nonprofit applicants only]: All procurement transactions will be conducted in a manner that provides best value and quality and maximum open and free competition regardless of dollar value and follows the requirements of 950 CMR 73.00.

17. State Filing Requirements [for nonprofit applicants only]: The applicant gives assurance to the MHC that it is now and will remain current with all filing requirements of the Commonwealth of Massachusetts during the terms of this contract, including filing its Annual Report with the Secretary of the Commonwealth in compliance with Chapter 180, section 26A, and its form P.C. with the Attorney General's office in compliance with Chapters 12 and 68 (as amended).

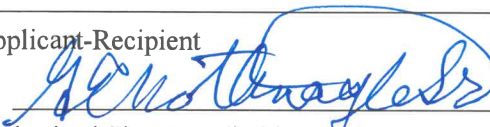
18. Statement of No Financial Interest [for nonprofit applicants only]: In compliance with M.G.L. Chapters 7 and 14A, the applicant is a nonprofit organization and will submit a 501(c)(3) determination letter from the I.R.S. upon request.

19. Notification of Local Commission: The applicant must notify their local historical commission and local historic district commission (if applicable) to obtain written support before Application is submitted. Attach letter(s) of support with Application.

20. Professional Design Services: The applicant must retain the services of a preservation architect or landscape architect to prepare outline plans and specifications for Application, and to provide professional design services throughout the duration of the project.

Second Congregational Church 03/17/22

Applicant-Recipient Date

by  Date
Authorized Signature (in blue pen)

SECTION III – GRANT REQUEST

A. Proposed Scope of Work

1. TYPE OF PROJECT (check only one)

- Pre-Development Development Acquisition

2. PROJECT DESCRIPTION

Briefly describe the proposed grant-assisted work.

Structural restoration to wood and copper roof on bell tower of registered historic church (MACRIC COH.38) in the nationally registered Cohasset Common Historic District (COH.C) This work is critical to the integrity of the bell tower. These needs were discovered as part of an earlier stage of restoration funded with a matching grant from the Cohasset Historical Preservation Commission (approved Cohasset Town Meeting, May 24, 2021). For additional information about SCC's overall renovation work, go to www.2ndcc.org/building-for-our-second-200-years/

Has a feasibility study, preservation plan or historic structure report been prepared for this property? If yes, include copy with Application.

- Yes No

3. GROUND DISTURBANCE (check one and submit additional information per Instructions)

No, my project will NOT include Ground Disturbance

Yes, my project WILL or MAY include Ground Disturbance

If Yes, please include with your application:

- a. a description of the proposed ground disturbance
- b. a detailed plan showing the exact location of proposed land disturbance
- c. a description of the extent of previous land disturbances in the area, if known

4. GRANT PROJECT COST ESTIMATE (Complete a, b, OR c below)

a. Pre-Development Projects:

For Pre-Development Projects, consultants and architects cannot be pre-selected. MHC requires an open selection process in the selection of consultants and architects paid with state grant funds.

| | |
|------------------------|----------|
| • Consultant/Architect | \$ _____ |
| • _____ | \$ _____ |
| • _____ | \$ _____ |
| <u>TOTAL</u> | \$ _____ |

b. Development Projects:

For development projects, contractors and conservators cannot be pre-selected. MHC requires an open selection process in the selection of preservation contractors and conservators paid with state grant funds. Please list development project costs according to CSI division & trade category. Contingency costs are not eligible.

| | | |
|-----------------------|----|--------|
| • Div. 1 - Gen'l Reqs | \$ | _____ |
| • Div. 7 Roofing | \$ | 61,500 |
| • Div. _____ | \$ | _____ |
| • Div. _____ | \$ | _____ |
| • Div. _____ | \$ | _____ |
| • Div. _____ | \$ | _____ |
| • _____ | \$ | _____ |
| • _____ | \$ | _____ |
| • _____ | \$ | _____ |
| TOTAL | \$ | _____ |

Who prepared cost estimates?

Name: Mark Jordan, MJordan and Daughters

Occupation: Contractor, specializing in wood and copper roofing

c. Acquisition Projects:

- Acquisition Cost \$ _____

5. PROJECT PERIOD

See Project Schedule for allowed project duration.

| | |
|--|------------------|
| Beginning Date (not before July 1, 2022) | July 1, 2022 |
| End Date (not after June 30, 2023) | October 31, 2022 |

B. Grant Request

1. If applying for a 50% Match:

| | | |
|-----------------------------|-----------|--------|
| Funding Requested | \$ 30,750 | (50%) |
| Applicant Share | \$ 30,750 | (50%) |
| Total Project Cost (TPC) | \$ 61,500 | (100%) |
| <hr/> | | |
| Cash Flow | \$ _____ | (25%) |
| Applicant Share + Cash Flow | \$ _____ | (75%) |

NOTE: Applicants must be prepared to have funds available greater than their share in order to have an adequate cash flow for the needs of the project during research or construction. Matching funds equal to or greater than 75% of the estimated total project cost (50% Applicant Share + 25% Cash Flow) for the grant-assisted portion of the project MUST be in place at the time the Application is submitted.

If grant amount requested is for a component of a larger project, please indicate overall project cost.

\$ 434,649

2. If establishing an Endowment:

NOTE: Due to current limited funding, the endowment option is unlikely to be offered. Make certain to complete the 50% option above.

| | | |
|--------------------------|----------|--------------|
| Funding Requested | \$ _____ | (75%) |
| Applicant Share | \$ _____ | (25%) |
| Total Project Cost (TPC) | \$ _____ | (100%) |
| <hr/> | | |
| Endowment Commitment | \$ _____ | (25% of TPC) |

The endowment fund must be created with new funds.

C. Matching Share Source(s)

NOTE: Due to the reimbursement nature of the program, applicants must be prepared to have funds available greater than their share in order to have adequate cash flow for the needs of the project during research or construction. Matching funds equal to or greater than 75% of the estimated total project cost for the grant-assisted portion of the project MUST be in place at the time the Application is submitted. The amounts listed below must total 75% of the estimated Total Project Cost.

Source Pledges from Members / Friends Amount: \$ 30,750
Kind: Cash Date available: 03/18/2022

Attached is a grant award letter, bank loan commitment letter, or equivalent from:

Source: _____ Amount: \$ _____
Kind: _____ Date available: _____

Attached is a grant award letter, bank loan commitment letter, or equivalent from:

Source: _____ Amount: \$ _____
Kind: _____ Date available: _____

Attached is a grant award letter, bank loan commitment letter, or equivalent from:

D. Procurement Requirements (see Application Instructions)

Method of Procurement: (check only one; municipalities must use municipal bidding)

- Municipal Bidding
 Small Purchase
 Competitive Bid

E. Administrative and Financial Management Capabilities (see Application Instructions)

Proven experience managing MCPA grant through the Town of Cohasset. Additional aspects of our broader restoration efforts are still underway. We have proceeded in consultation with a variety of contractors with extensive historic preservation expertise and with Cohasset's two Historic Conservation Commissions. Documentation from that part of our work is included with this application. In anticipation of the overall project, we were approved for bridge financing through Cornerstone Foundation. We have not accessed that line of credit. Cash received through our on-going Capital Campaign is already available to cover our matching fund obligation.

F. Statement of Financial Need (see Application Instructions)

As noted, our total project funding has been raised through a community-wide Capital Campaign and the aforementioned CPA matching grant through the Town of Cohasset. Our initial goal was to raise \$250K.. Age and weather-effects on our 1824 building proved to need more work than we originally expected. The need for structural work on the bell tower was identified late in the project. While we continue to seek local funding in order to complete necessary work, new costs for the bell tower require money we did not anticipate. That is why we are submitting this application.

SECTION IV – PROJECT DESCRIPTION & TECHNICAL PLANNING

Include Section IV as separate attachments

A. Brief Overview Statement

B. Property Summary

1. Brief Property Description
2. History
3. Significance

C. Conditions Assessment

1. Survey of Physical Conditions
2. Photographic Documentation of Conditions. Printed current photos must include:
 - each elevation of the resource
 - detailed photographs of significant materials
 - deteriorated conditions
 - major alterations
 - examples of interior spaces sufficient to convey the property's integrity
3. Prioritized Needs
4. Potential for Loss or Destruction

D. Project Scope

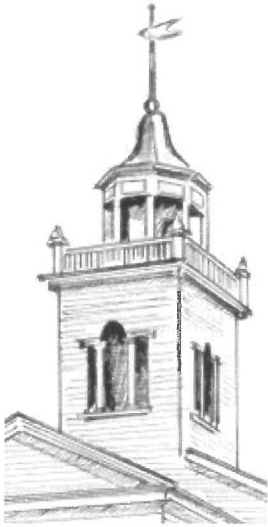
1. Proposed Project Scope of Work
2. Appropriateness of Proposed Work (Pre-Development and Development Projects only)
3. Use of Traditional Materials (Development Projects only)

E. Draft RFP (Pre-Development projects), or Outline Plans and Specifications (Development projects), or a Real Estate Appraisal (Acquisition projects)

ATTACHMENT FOR SECTION IV.A – BRIEF OVERVIEW STATEMENT

Second Congregational Church of Cohasset

Bell Tower Restoration



There are known concerns and anticipated challenges when restoring historic wooden buildings. The latter are often not uncovered until the actual work begins. The bell tower is the most highly exposed part of SCC's structure. It is also 90 feet in the air – a major consideration in both determining its needs and securing the equipment and expertise needed to address them. Current projections for bell tower renovations are based on a mix of visual inspection, and informed assessment.

Our preliminary application to the Town of Cohasset for CPA matching grant monies and subsequent Capital Campaign materials assigned \$25,000 of the total budget of \$250,000 to work on the bell tower. This assumed:

- minor repairs, cosmetic carpentry and paint for the gutters, shutters, clapboards and rails;
- inspection and, as needed, critical reinforcement of the bell supports and function; and,
- evaluation and repair of the copper floor and copper roof, including a known leak in the roof.

When concerns were identified, the Trustees brought in someone with specialized steeple and bell tower expertise to inspect and make recommendations.

Expanded considerations include:

- Deeper-level improvements, particularly at the roof line and for the bell tower's copper features;
- Redress to ensure the strength and sustainability of the bell supports, including the wooden beam and casements in which they are seated.

ATTACHMENT FOR SECTION IV.B – PROPERTY SUMMARY

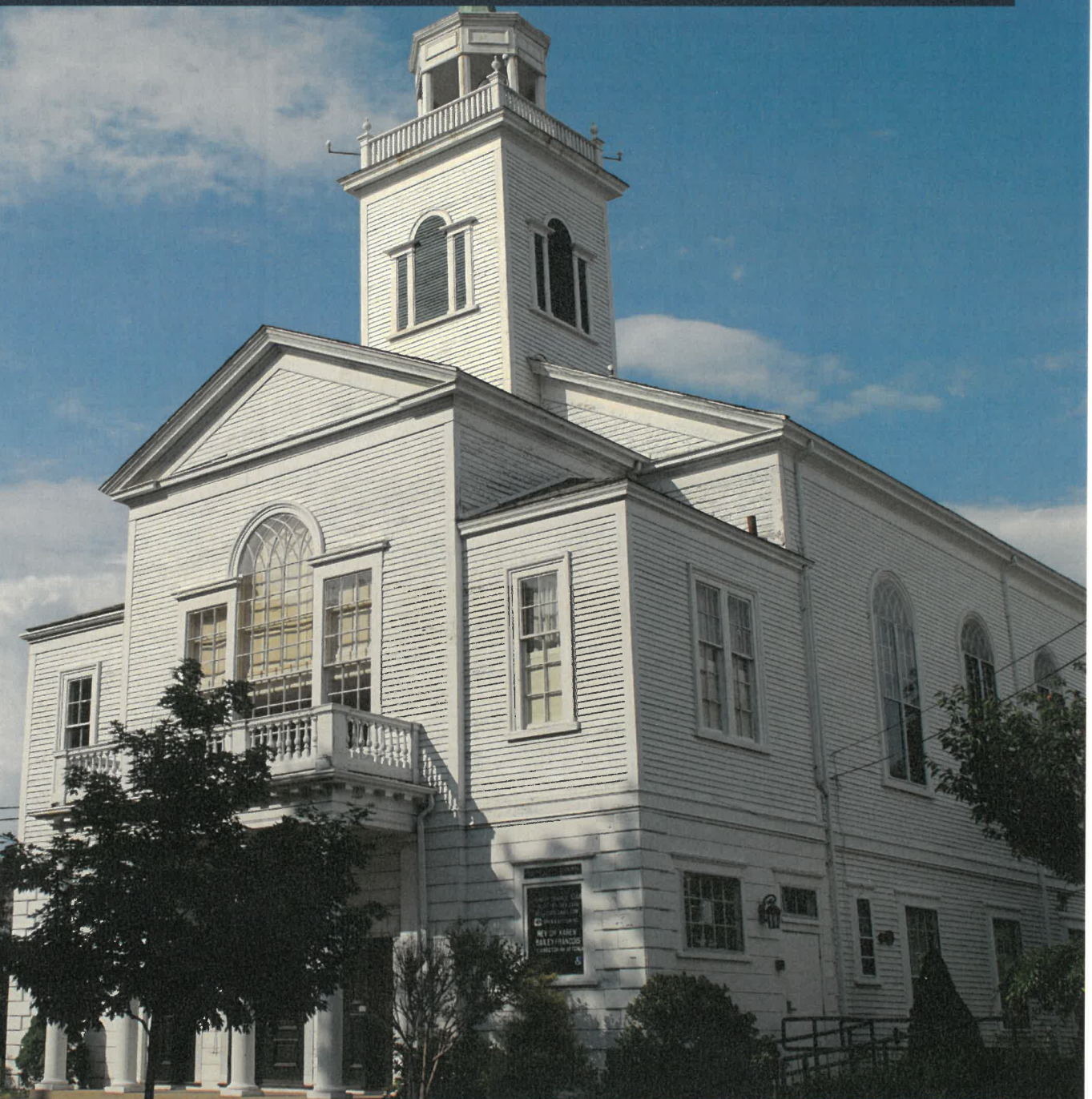
For all that First Parish is the older of our buildings on the Common, SCC's congregation has the more direct line of connection to the founding of Cohasset as the First Precinct (Division) of Hingham. In fact, when the newly formed congregation's first minister was called in 1721, they signed a compact committing to retain the "orthodox" traditions out of which it was founded. A hundred years later, as part of the pervasive and culturally charged debates, a new religious identity called Unitarians came into being. Communities were split and, in many Massachusetts towns, second parishes were formed as -- in keeping with the separatist inclinations on which our country was founded -- the dissatisfied and disenfranchised among the founding families simply chose to continue as a distinct congregation. In time, those families would build their own buildings. SCC's founding families (Bates, Tower, Lawrence, Lincoln, Stoddard, Homes, Briggs, Farrar, Proctor, Pratt, Lothrop, Beal, Whitcomb) separated in 1812 and, in 1884, built Second Congregational Church on property donated by Captain Nichols Tower on the Cohasset Common in a location so close as to be considered a "bare-face effrontery" to the families left behind. As in the century leading up to this separation, church members, leaders and facilities continued to be deeply embedded in Cohasset life across the two centuries that followed.

Source: Narrative History of Cohasset, E. Victor Bigelow, The Committee on Town History (Halliday Lithograph Corporation, West Hanover, Massachusetts, 1889)

Also attached:

- Excerpt from Town of Cohasset 2019 Master Plan: Historic & Cultural Resources
- MACRIS Report: COH.38 – Second Congregational Church
- MACRIS Report: COH.38 Inventory Form Continuation Sheet: Recommendation for listing on National Register of Historic Places
- MACRIS Report: COH.C – Cohasset Common Historic District
- National Register of Historic Places: Cohasset Common Historic District (cover pages)
- 1835 Act to incorporate the Second Congregational Society in Cohasset (MA Legislative Archives)

Historic & Cultural Resources



TOWN OF COHASSET 2019 MASTER PLAN



Introduction

The Town's name comes from the word Quonahassit or Conahasset, which means "long rocky place." Conahasset refers both to the name of the Native American settlement on the rocky ledges of the shoreline as well as to its inhabitants, who spoke Algonquin and were members of the larger Massachusog and Wampanog tribes.

Captain John Smith was the first European to enter the area when he sailed into the harbor in 1614. In the ensuing decades, settlers of Hingham harvested hay from the area's salt marshes. In 1670 Hingham "proprietors" divided the land into parcels which were given to people to create homesteads and farms. The salt marsh and the area that is now the Town Common were designated as communal property. In 1714 the first meetinghouse was built on the Town Common and was replaced by the current First Parish Meeting House in 1747. By 1770 the growing population wanted separation from Hingham, and Cohasset became its own town.

The mid-1800's marked a turning point for Cohasset. The fishing industry peaked in the 1850's, went into a steep decline, and nearly vanished by 1880. In 1851 a major storm washed away the dunes that had formerly separated Little Harbor from the ocean, flooding the area's 91 acres of communal grazing land with saltwater that quickly became stagnant. Residents were then forced to open up a permanent connection to the sea creating a large body of water and a haven for migratory birds and wildlife.

Furthering the Town's development, the South Shore Railroad arrived in 1849, opening it up to seasonal visitors. Although Cohasset had been home to the Red Lion Inn since the late 1700's, more boarding houses and hotels sprang up. By the late 1880's technological innovations in plumbing enabled fresh water to be delivered to the rocky shoreline, an area that was not conducive to farming, but would soon witness the development of "summer cottages." These stately homes built with intricate details spanned various architectural styles of the day many of them still stand today.

After World War II, the Town experienced another surge in development, this time of permanent residences for returning veterans. Many of the summer cottages were converted into year-round homes, and the Town began its transition to becoming a suburb of Boston. Residents expanded the number of annual cultural events, and institutions grew and strengthened to support a robust artistic and civic life.

Key Findings

- Cohasset will celebrate and commemorate its 250th anniversary in 2020 with a variety of community activities. First settled in 1670, a century later, the Town separated from Hingham, Cohasset's subsequent growth as vibrant community centered around the Village and Harbor, Beechwood and North Cohasset with year-round residents who worked in local industries such as agriculture and fishing.
- More than 2,200 historical properties have been inventoried and a significant number of historic properties have been preserved and well maintained, but a demolition delay, affirmative maintenance bylaw, and other recommendations could help ensure that the historic town centers continue to exist.
- A variety of longstanding cultural activities and annual traditions continue to operate in the Town, but more could be done to cross-promote and highlight complementary resources during those events



Assets

Residents of Cohasset have demonstrated a deep pride in their historic structures, cultural heritage, and annual traditions. The history of the town's residents and the landscape they shaped is documented in three volumes of the Narrative History of Cohasset, which trace its development from the last ice age to the year 2000.

The Town's historical assets and natural landscape have been preserved by dedicated community members and the organizations they have established. For the past 90

years the Cohasset Historical Society has preserved and promoted the history of the town through its acquisition and conservation of historic properties, sensitively converting them into museums, historic homes, and archival institutions. Town committees such as the Community Preservation Committee, the Historic Commission, and the Cohasset Common Historic District Commission play important roles in preserving and improving historical structures and open space. Residents have also been entrepreneurial and collaborative in supporting a network of organizations such as the Cohasset Conservation Trust, the Trustees of Reservations, the newly reconstituted Harbor Committee, and several civic organizations to preserve the natural landscape of the Town.



Cohasset Town Common

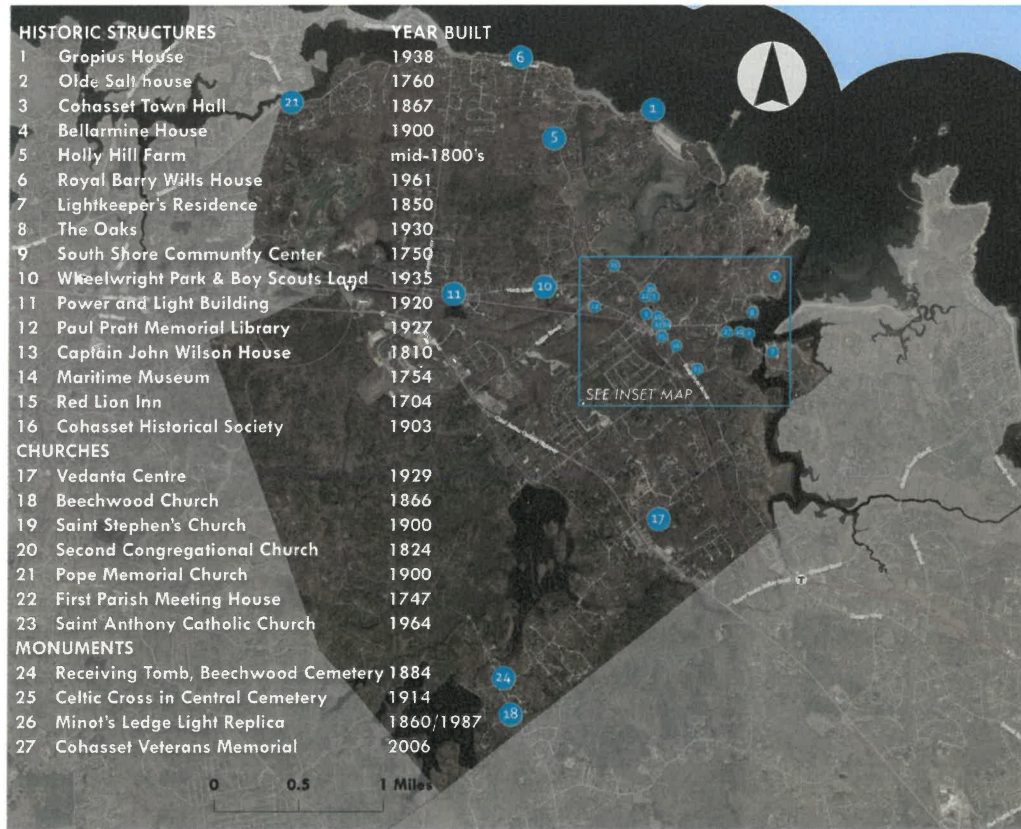
The number and quality of historical assets in Cohasset are impressive. The Town Common, the last remaining piece of undivided common land in Massachusetts that dates back to the Colonial era, maintains an array of historic properties along its perimeter making it one of the best-preserved town commons in the Commonwealth. Residential buildings line North Main Street along the Common. The South Shore Community Center and the Carriage House Nursery School occupy two of these buildings. Along Highland Avenue to the east, the Town Hall and Second Congregational Church provide anchors to the residential buildings on either side. The First Parish Meeting House is the only building that occupies space at the center of the Common. Further west in Town, are the historic Beechwood Church, cemetery, and neighborhood. Lastly, many structures within the Government Island Historic District are historically significant, including the Lightkeeper's Residence, the engineer's office once used for Minot's Ledge Lighthouse, a fuel-storage building, and the Minot's Light replica.

Residents have also maintained a variety of cultural events that attract visitors and provide cultural enrichment for the local community. The Carillon Concert Series has been running annually for over 90 years, and the South Shore Music Circus has been programming events for nearly that long. The South Shore Arts Festival has become a regional institution. And events such as the Little League Parade, the Jingle Bell Walk, and the Memorial Day and 4th of July Parade provide annual opportunities for the community to connect. During the past twenty years, the community has continued to expand seasonal events that promote the Town's local resources such as the Farmer's Market, the Cohasset Road Race by the Sea, and the Cohasset Triathlon. Additionally, the Town is preparing to celebrate its 250th anniversary. These cultural activities provide a historical connection to the Town's past as a regional hub for summer programming and artistic expression, attracting local and regional audiences.

Maps of Existing Resources

Historical Sites

Includes structures, churches, and monuments



Data compiled from the Massachusetts Cultural Resource Information System (MACRIS), Joy Pratt, Chairman of 250th Anniversary Steering Committee, and Town Planner, Peter Matchak. This list is not a complete inventory of every historical structure; rather it is meant indicate the variety of historical resources in Cohasset.



Figure 39: Historical Sites

Historical Sites

Includes structures, churches, and monuments

| HISTORIC STRUCTURES | | ADDRESS | YEAR BUILT |
|----------------------------|--------------------------------------|-------------------------|-------------------|
| 1 | Gropius House | 357 Atlantic Ave | 1938 |
| 2 | Olde Salt house | 40 Border Street | 1760 |
| 3 | Cohasset Town Hall | 41 Highland Ave. | 1867 |
| 4 | Bellarmino House | 150 Howard Gleason Road | 1900 |
| 5 | Holly Hill Farm | 236 Jerusalem Road | mid-1800's |
| 6 | Royal Barry Wills House | 419 Jerusalem Road | 1961 |
| 7 | Lightkeepers House | 15 Lighthouse Lane | 1850 |
| 8 | The Oaks | 49 Margin Street | 1930 |
| 9 | South Shore Community Center | 3 North Main Street | 1750 |
| 10 | Wheelwright Park & Boy Scouts Land | 202 North Main Street | 1935 |
| 11 | Power and Light Building | 365 North Main Street | 1920 |
| 12 | Paul Pratt Memorial Library | 35 Ripley Road | 1927 |
| 13 | Captain John Wilson House | 4 South Main Street | 1810 |
| 14 | Maritime Museum | 26 South Main Street | 1754 |
| 15 | Red Lion Inn | 71 South Main Street | 1705 |
| 16 | Cohasset Historical Society | 106 South Main Street | 1903 |
| CHURCHES | | | |
| 17 | Vedanta Centre | 130 Beechwood Street | 1929 |
| 18 | Beechwood Church | 51 Church Street | 1866 |
| 19 | Saint Stephen's Church | 16 Highland Ave | 1900 |
| 20 | Second Congregational Church | 43 Highland Ave | 1824 |
| 21 | Pope Memorial Church | 811 Jerusalem Road | 1900 |
| 22 | First Parish Unitarian Church | 23 North Main Street | 1747 |
| 23 | Saint Anthony Catholic Church | 10 Summer Street | 1964 |
| MONUMENTS | | | |
| 24 | Receiving Tomb at Beechwood Cemetery | 67 Doane Street | 1884 |
| 25 | Celtic Cross in Central Cemetery | 1 Joy Street | 1914 |
| 26 | Minot's Ledge Light Replica | 19 Lighthouse Lane | 1860/1987 |
| 27 | World War I Memorial | 10 North Main Street | 2006 |

Figure 40: Historical Sites Key

Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No: COH.38
Historic Name: Second Congregational Church
Common Name:
Address: 43 Highland Ave
City/Town: Cohasset
Village/Neighborhood: Cohasset
Local No: 0027-0090, 236
Year Constructed: 1824
Architect(s): Bellows, Robert P.; Shipsky, James
Architectural Style(s): Federal
Use(s): Church
Significance: Architecture; Religion
Area(s): COH.C: Cohasset Common Historic District
COH.O: Cohasset Common Historic District
Designation(s): Local Historic District (04/01/1978); Nat'l Register District
(02/28/1996)
Building Materials(s): Roof: Slate
Wall: Wood; Wood Clapboard



The Massachusetts Historical Commission (MHC) has converted this paper record to digital format as part of ongoing projects to scan records of the Inventory of Historic Assets of the Commonwealth and National Register of Historic Places nominations for Massachusetts. Efforts are ongoing and not all inventory or National Register records related to this resource may be available in digital format at this time.

The MACRIS database and scanned files are highly dynamic; new information is added daily and both database records and related scanned files may be updated as new information is incorporated into MHC files. Users should note that there may be a considerable lag time between the receipt of new or updated records by MHC and the appearance of related information in MACRIS. Users should also note that not all source materials for the MACRIS database are made available as scanned images. Users may consult the records, files and maps available in MHC's public research area at its offices at the State Archives Building, 220 Morrissey Boulevard, Boston, open M-F, 9-5.

Users of this digital material acknowledge that they have read and understood the MACRIS Information and Disclaimer (<http://mhc-macris.net/macrisdisclaimer.htm>)

Data available via the MACRIS web interface, and associated scanned files are for information purposes only. THE ACT OF CHECKING THIS DATABASE AND ASSOCIATED SCANNED FILES DOES NOT SUBSTITUTE FOR COMPLIANCE WITH APPLICABLE LOCAL, STATE OR FEDERAL LAWS AND REGULATIONS. IF YOU ARE REPRESENTING A DEVELOPER AND/OR A PROPOSED PROJECT THAT WILL REQUIRE A PERMIT, LICENSE OR FUNDING FROM ANY STATE OR FEDERAL AGENCY YOU MUST SUBMIT A PROJECT NOTIFICATION FORM TO MHC FOR MHC'S REVIEW AND COMMENT. You can obtain a copy of a PNF through the MHC web site (www.sec.state.ma.us/mhc) under the subject heading "MHC Forms."

Commonwealth of Massachusetts
Massachusetts Historical Commission
220 Morrissey Boulevard, Boston, Massachusetts 02125
www.sec.state.ma.us/mhc

This file was accessed on: Saturday, March 27, 2021 at 3:53: PM

FORM B - BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
294 Washington Street, Boston, MA 02108

LHD-41178

COH-38 Dup

| | |
|------------------|-------------------------------------|
| Area <u>I</u> | Form no. <u>24</u> <u>236</u> |
|------------------|-------------------------------------|

AP - COH
USBS-COH

C



Town Cohasset
Address 43
49 Highland Avenue
Historic Name 2nd Congregational Church
Use: Original Religious
Present Religious
Ownership: Private individual
 Private organization X
The Parish
 Public
Original owner The Parish

location in relation to nearest cross streets and other buildings or geographical features. Indicate north.

DESCRIPTION:

Date Built, 1824-Dedicated, 1825

Source Narative History... Bigelow

Style New England Church

Architect ---

Exterior wall fabric Clapboard

Outbuildings ---

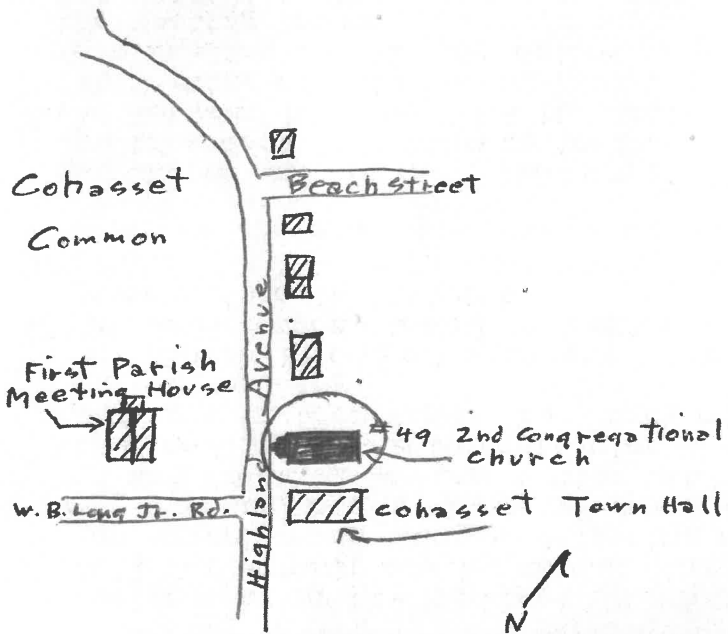
Major alterations (with dates) ---

Exterior renovated following a serious fire, 1928.

Moved --- Date ---

Approx. acreage 1/4 acre.

Setting Adjacent to Cohasset Common, near the 1st Parish Church and to the Cohasset Town Hall.



Recorded by J. Daggett & D. Wadsworth
Organization Cohasset Historical Comm.
Date 1980

(Staple additional sheets here)

ARCHITECTURAL SIGNIFICANCE (describe important architectural features and evaluate in terms of other buildings within community)

Designed after the Scotland Church in Bridgewater, the building has its hall for worship on the second story, an assembly hall on the lower floor. The exterior was changed following a disastrous fire in 1928. Second floor windows are topped with semi-round upper sections, as is the center window on the front. A covered center entryway is supported by pillars. Surmounting the roof is a steeple containing the Church bell, topped by a short spire having a weather vane. The Church offices are in an extension on the back of the building.

The Church is one of a group of three large buildings grouped closely at Cohasset Common, together forming the unique centerpiece for the Cohasset Common Historic District.

HISTORICAL SIGNIFICANCE (explain the role owners played in local or state history and how the building relates to the development of the community)

The Church was built by those Parishoners who left the First Parish Church due to a doctrinal dispute in 1824. It became known as the Second Parish, and between 1825 and 1834 it admitted 73 members into full Communion. The forming of this Second Parish Church brought about the cessation of Town funding for the support of the Parish Minister and the maintaining of the Meeting House.

In addition to the regular Church Service, the 2nd Congregational Church was the first to add a Sabbath-school and prayer meetings.

One of the Ministers of this Church was Rev. E. Victor Bigelow, who wrote the definitive "Narrative History of the Town of Cohasset" in 1898, under the auspices of the Committee on Town History.

In 1860 the Sanctuary was raised to become the second floor.

The lower hall and facilities are used for various Parish and community activities throughout the year.

BIBLIOGRAPHY and/or REFERENCES

Narrative History of the Town of Cohasset, E. Victor Bigelow, 1898.

Church historical documents.

FORM B - BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, State House, Boston

| | |
|----------------------|----------------|
| In Area no. PHD C | Form no. 38 |
|----------------------|----------------|



1. Town Cohasset
 Address 43 Highland Ave.
 Name Second Congregational Church
 Present use Religious

Present owner Second Congregational Church of Cohasset

3. Description:

Date 1824
 Source Church-owned historical documents
 Style Modeled after Scotland Church in West Bridgewater

Architect Unknown

Exterior wall fabric Wood clapboards

Outbuildings (describe) _____
 Other features 2-story, gable roof w/slates, belfry w/weather vane, entrance portico w/columns, panel doors, 12/8 D.H. at 1st, 12/12 D.N. & fan at 2nd floor.

sanctuary raised to
 Altered become second floor, partially burned and restored
 Moved _____ Date 1860
 _____ Date 1929

5. Lot size:

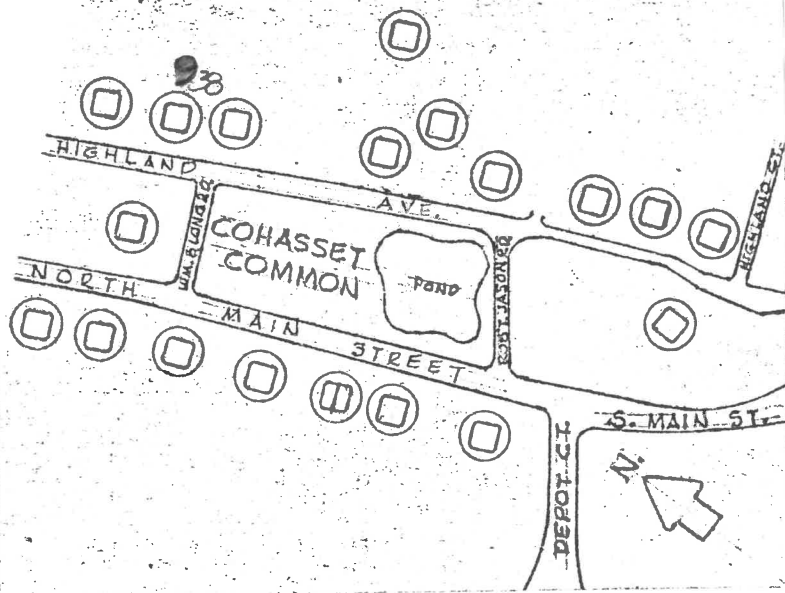
One acre or less .39A Over one acre _____
 Approximate frontage 86'
 Approximate distance of building from street 30'

6. Recorded by Members of Historic District Study Committee

Organization _____

Date June, 1977

RECEIVED
 AUG 26 1977



(over)

7. Original owner (if known) Second Congregation of Cohasset

Original use Religious

Subsequent uses (if any) and dates _____

8. Themes (check as many as applicable)

| | | | | | |
|-----------------------|----------|----------------------------|----------|-------------------------|----------|
| Aboriginal | _____ | Conservation | _____ | Recreation | <u>X</u> |
| Agricultural | _____ | Education | <u>X</u> | Religion | <u>X</u> |
| Architectural | <u>X</u> | Exploration/ settlement | _____ | Science/ invention | _____ |
| The Arts | _____ | Industry | _____ | Social/ humanitarian | _____ |
| Commerce | _____ | Military | _____ | Transportation | _____ |
| Communication | _____ | Political | _____ | | |
| Community development | <u>X</u> | | | | |

9. Historical significance (include explanation of themes checked above)

Church was built by those parishioners who left the First Parish Church (on the Common). It became known as the Second Parish and between 1825 and 1834, it admitted seventy-three members into full communion. In addition to the regular church service, the Second Congregational Church was the first to add a Sabbath School and prayer meetings. The Church was built on land given by Capt. Nichols Tower.

10. Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

A. Local historical documents in church possession.

(Handwritten scribbles at the bottom of the page)

D-1 COH-38

FORM B - BUILDING

| | |
|---------------------------------|--|
| In Area no. PHD <u>ZC</u> | Form no. 38 <u>38</u> |
|---------------------------------|--|

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, State House, Boston



1. Town Cohasset, Mass.
 Address Highland Ave.
 Name Second Congregational Church
 Present use religious

Present owner Second Congregation of Cohasset

3. Description: dedicated in
 Date to 1824-1825
 Source church owned historical documents

Style modeled after Scotland

Architect Church in West Bridgewater

Exterior wall fabric clapboard

Outbuildings (describe) none

Other features _____

Altered sanctuary raised to become 2nd floor Date 1860

Moved partially burned and restored Date 1929

5. Lot size:
 One acre or less Over one acre _____

Approximate frontage 80'

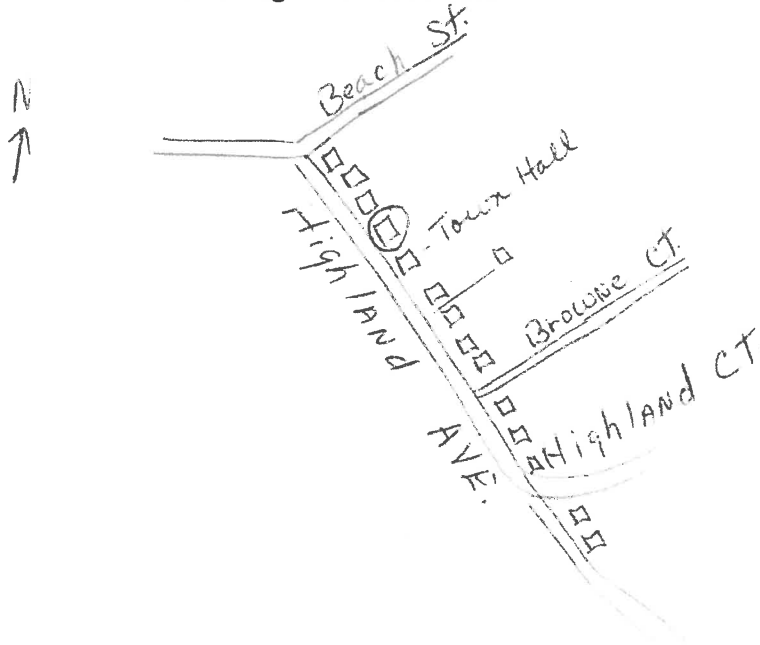
Approximate distance of building from street
on curbside

6. Recorded by Jon Daggett

Organization Cohasset Historical Comm.

Date _____

4. Map. Draw sketch of building location in relation to nearest cross streets and other buildings. Indicate north.



DO NOT WRITE IN THIS SPACE
 USGS Quadrant _____
 MHC Photo no. _____

(over)

7. Original owner (if known) Second Congregation of Cohasset
 Original use religious
 Subsequent uses (if any) and dates _____

8. Themes (check as many as applicable)

| | | | | | |
|-----------------------|-------------------------------------|----------------------------|-------|-------------------------|-------------------------------------|
| Aboriginal | _____ | Conservation | _____ | Recreation | _____ |
| Agricultural | _____ | Education | _____ | Religion | <input checked="" type="checkbox"/> |
| Architectural | _____ | Exploration/ settlement | _____ | Science/ invention | _____ |
| The Arts | _____ | Industry | _____ | Social/ humanitarian | _____ |
| Commerce | _____ | Military | _____ | Transportation | _____ |
| Communication | _____ | Political | _____ | | |
| Community development | <input checked="" type="checkbox"/> | | | | |

9. Historical significance (include explanation of themes checked above)

Church was built by those parishioners who left the First Parish Church (or Common). It became known as the Second Parish and between 1825 and 1834 it admitted 73 members into full communion. Whereas the First Parish admitted only 35 members during this time, it can be seen the sp of the original congregation caused an increase in the religious interests of the town.

In addition to the regular church service the Second Congregational Church were the first to add a Sabbath school and prayer meetings.

10. Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

local historical documents } (in Church)
 deed } (possession)
 newspaper clippings
Narrative History of Cohasset. Bigelow. 1898

Continuation of Form I-24

Cohasset
43 Highland Avenue

Second Congregational Church :

During 1990 a major addition was constructed, in the form of a wing extending from the right side rear of the building. This is a two - story, ridge roof addition, with architecture purposely compatible with the older parts of the structure. The addition contains Palladian windows and features quoins.

The new addition increases the available space used by the church for its Sunday School and other Parish activities, the second floor contains a chapel.

This addition extends at right angles to the long axis of the Church building, and is attached to the previous addition that extended the length of the main building, made some years ago, in the 1960's.

Architect for the addition was James Shipsky of Cohasset.

At the time of construction of the addition extensive improvements were made in the landscaping adjacent to the new section with brick walks and other decorative features added.

There is a small cupola having a stub steeple surmounted by a weathervane atop the roof of the addition.

Front entryway of the addition has a small roof, supported by twin columns.

The architectural style of the older part of the church building was purposefully emulated in the new wing.

Bibliography:

Conversation with Hubert P.C. Vanderlugt, of the Building Committee.

David H. Wadsworth
Cohasset Historical
Commission

7/20/91



(1992)

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

RECEIVED

JAN 7 1993

Community:

Cohasset

Form No.:

COH 38

Property Name: 2nd Congregational Church

MASS. HIST. COMM.

Indicate each item on inventory form which is being continued below.

COH 38, 2nd Congregational Church, 43 Highland Ave., Cohasset.

In 1824 a deeply divisive schism in the original Parish of Cohasset caused a minority of Parish members to separate from the body of the Parish and establish a new Parish and church for themselves. The schism was doctrinal in nature; reflecting the trend in many New England Parishes toward the Unitarian belief as opposed to Trinitarian doctrines of the earlier New England Protestant Parishes.

In Cohasset, as elsewhere, the schism divided the Parish; it also divided families and neighborhoods within the town. Origin of the 2nd Congregational Church in Cohasset has been recorded in church history. "On the 13th of November, 1824, pursuant to previous notice, a meeting of a number of individuals was held at the house of Mr. Thaddeus Lawrence (now #60 Summer St.), to deliberate on the subject of being formed into an Evangelical Congregational Church in Cohasset." The action was approved by those present, and an Ecclesiastical Council was called "to organize the Church proposed, if the Council should deem it proper to do so." The Council met at Mr. Lawrence's house on November 24, 1824. Representatives of a number of New England Congregational Churches attended, and proceeded to examine 20 individuals, and to duly organize them into a church, and give them the fellowship of the Church. Articles of Faith and a Covenant were adopted.

Cornerstone of the new church building was laid on October, 1824, even before the Council had met, with ceremonies performed by Rev. Dr. Leland of Charleston, S.C. and Rev. Samuel Green of Boston. Previously, and as early as 1819, Bible study had been initiated, which became a Sabbath School by 1822. Sermons were occasionally preached by students of Andover Theological Seminary, and ecclesiastical services held in the Ambrose Nichols House at Cohasset center. This was a departure from the activities and teachings of the town's First Parish of which the dissenters were members.

On the 24th of November, at the Council, 20 persons formed the new church. For the new Meetinghouse, lumber was brought in ships to Cohasset Harbor, and the frame of new building was fashioned in front of Capt. Nichols Tower's house at the Cove. He was donor of the land on Highland Ave. upon which the church would be built, was the major financial contributor to the project and leader in the establishing of the new church. Dedication of the new building was held on January 25, 1825 with dedication sermon preached by Rev. Benjamin B. Wisner of Boston's Old South Church. Among improvements soon introduced were hanging lamps and a 621 pound bell (a Revere bell dating from 1828). The original box pulpit was lowered in 1827 to bring the preacher closer to the congregation. In 1833 a vestry was dedicated in the basement of the building, and was used by the Sunday School. In 1855 the church building was lengthened by 12 feet, thus enlarging the vestry. Church music during this time was provided by Mr. Horace Hancock playing his Bass viol, probably with other instruments accompanying. Later, a small portable organ or "seraphine" was brought to the services to provide music. A cabinet organ followed, then a full organ was installed in 1857. In 1878 the main church building was raised from the ground and a new vestry level constructed at ground level, making the church a two-story building. This lower level today is (cont'd)

Staple to Inventory form at bottom

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

| | |
|--|--------------------|
| Community: Cohasset | Form No: COH 38 |
| Property Name: 2nd Congregational Church | |

Indicate each item on inventory form which is being continued below.

COH 38, 2nd Congregational Church, 43 Highland Ave., Cohasset (continued)

known as Bates Hall; used by the Sunday School and other church activities, as well as various community groups. In 1881 a new bell of 900 pounds was installed in the belfry, but its tone was found to clash with the bell of the First Parish across the street, so the new bell was removed and a 1,200 pound bell installed.

In 1884 the original square pews were replaced by circular pews, and the walls were newly frescoed as was the ceiling, woodwork painted and a new slate roof installed. In 1893 the belfry was strengthened by installation of iron columns, a new chimney built and painting redone.

Deacons of the 2nd Congregational Church from 1825 to 1893 were: David Beal, Thaddeus Lawrence, Jonathan B. Bates, George Beal, Jr., Philander Bates, Robert B. Pratt and Ziba C. Small. Pastors during the same time span were: Rev. Aaron Pickett, Rev. Martin Moore, Rev. Daniel H. Babcock, Rev. Frederick A. Reed, Rev. Calvin R. Fitts, Rev. Moody A. Stevens, Rev. Granville Yager, Rev. John Savage and Rev. E. Victor Bigelow. The last named Rev. Bigelow would be the author of the definitive "Narrative History of the Town of Cohasset, Massachusetts", written under the auspices of the Committee on Town History in 1898. The Parish celebrated its 75th Anniversary in 1899, during Rev. Bigelow's ministry.

In 1928 the Congregational Church building suffered a destructive fire. On Thursday, Jan. 19 at 12:45 A.M. the building was found to be engulfed in flames, endangering the adjacent 1747 First Parish Meeting House and 1857 Town Hall. The fire was extinguished without damage to the other buildings but the church structure itself suffered nearly total damage. Almost immediately the decision was made to renovate the existing building and work proceeded. During the project the exterior of the church was altered to its present appearance in the Federal style. Previous Gothic Revival windows along the sides of the building were altered and the Gothic windows at the second story level of the front were replaced by a Palladian window. Exterior alcoves were built flanking the main front entry and the entry door lowered to ground level, eliminating a set of front steps. The entry door was sheltered by a rectangular roof supported by columns and surmounted with a railing.

During the years of the mid 20th century the back of the church was extended to provide office space and Sunday School rooms, and in the latter 1980's a chapel wing added to the previous enlargement. The chapel is dedicated to Rev. Fred Veston Stanley, long the Minister of the Parish.

Bibliography:

Manual of the Second Congregational Church of Cohasset Mass., Organized November 24, 1824, Boston, Press of Samuel Usher, 1895.

Articles of Faith and Covenant Adopted by the Second Congregational Church in Cohasset..., Boston, T.R. Marvin, Printer, 1828.

Staple to Inventory form at bottom

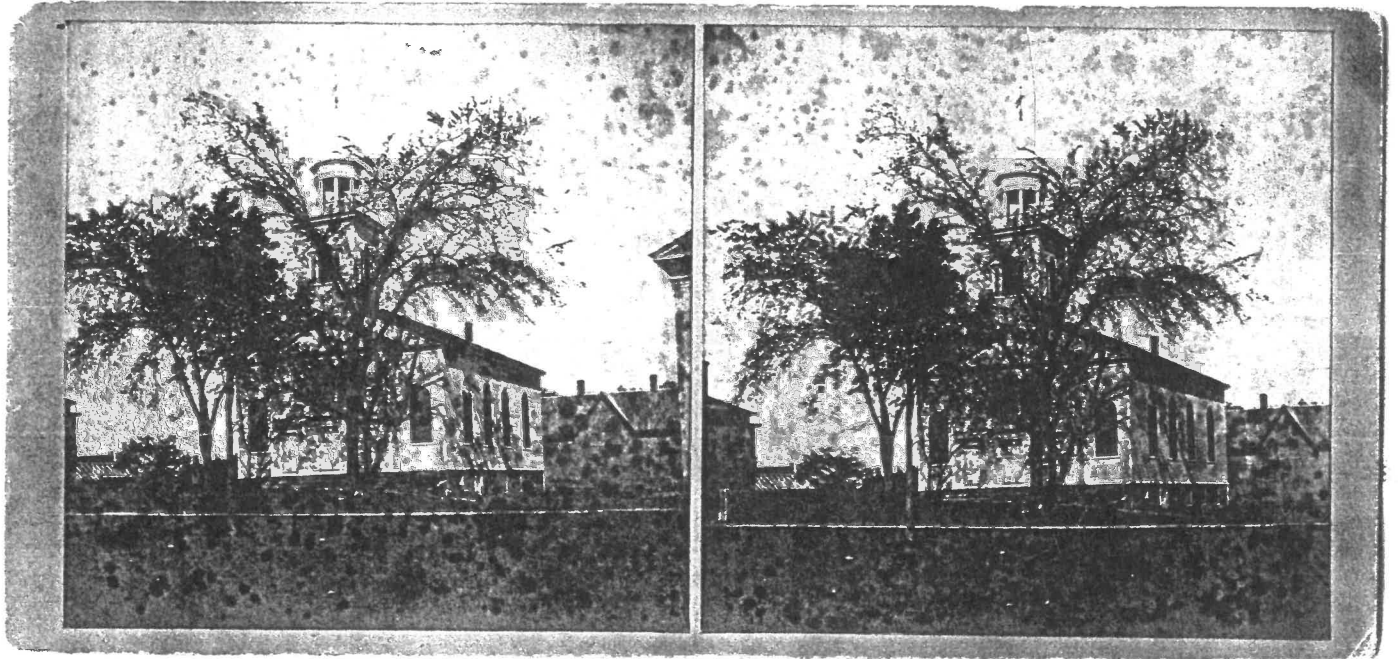
2nd Congregational Church, as lengthened 1855 but before new first floor vestry constructed.



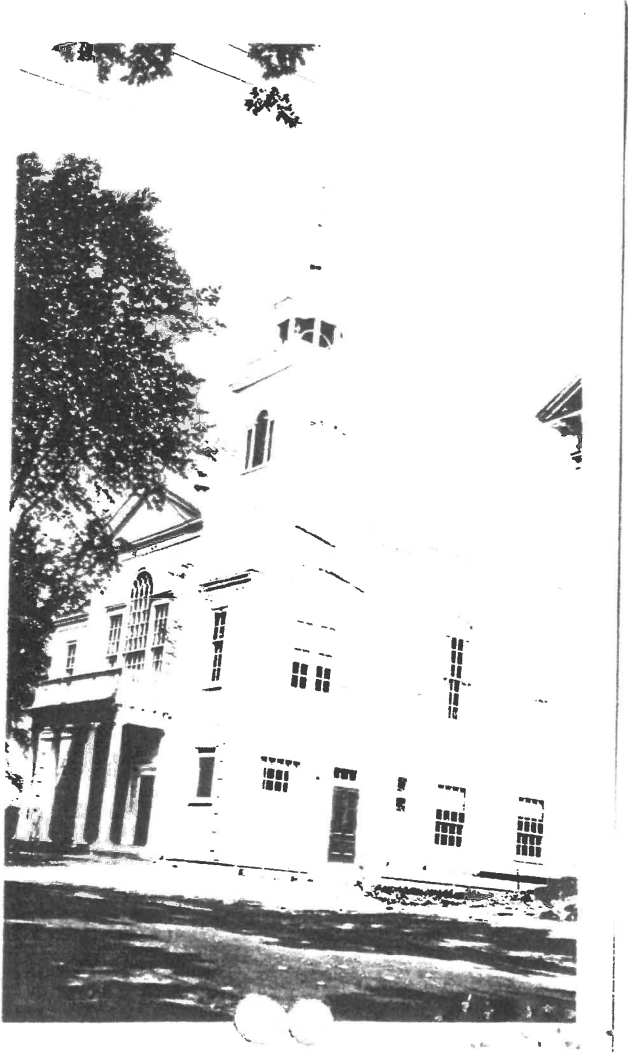
SECOND CONGREGATIONAL CHURCH, COHASSET.

2nd Congregational Church as built in 1824; before vestry added
below the main floor.

(Probably showing the 1855 12' lengthening of the front)



2nd Congregational Church, before and after the fire and renovation of 1928.



INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Town

Property Address

Cohasset 402 1/2 1st St

Area(s)

Form No.

04 | 3

DEPARTMENT OF PUBLIC SAFETY
DIVISION OF INSPECTION
PLAN RECORD

CASE B WACK 2 APART 4 NO. 18672

BUILDING 2nd Congregational Church STORIES 2 B

CITY OR TOWN Cohasset STREET Church Green

TO BE USED FOR church CLASS -

OWNER 2nd Cong'l. Society of Cohasset

ARCHITECT Robert P. Bellows

CERTIFICATE APPROVAL—SPECIFICATION REQUIREMENTS—REFERRED

DATE Aug. 5, 1925.

INSPECTOR J.J. Terry

FORM 41, 2000, 3-27-24 C-1880 6-Library Bureau 103-1246

INVENTORY FORM CONTINUATION SHEET

Community:
Cohasset

Property Address:
~~49~~ Highland Avenue
43

**Massachusetts Historical Commission
Massachusetts Archives Facility
220 Morrissey Boulevard
Boston, Massachusetts 02125**

Area(s)
C

Form No.
COH.38

AMENDMENT TO ⁴³~~49~~ HIGHLAND AVENUE, PREPARED BY PAL, JANUARY 2000

NATIONAL REGISTER OF HISTORIC PLACES CRITERIA STATEMENT

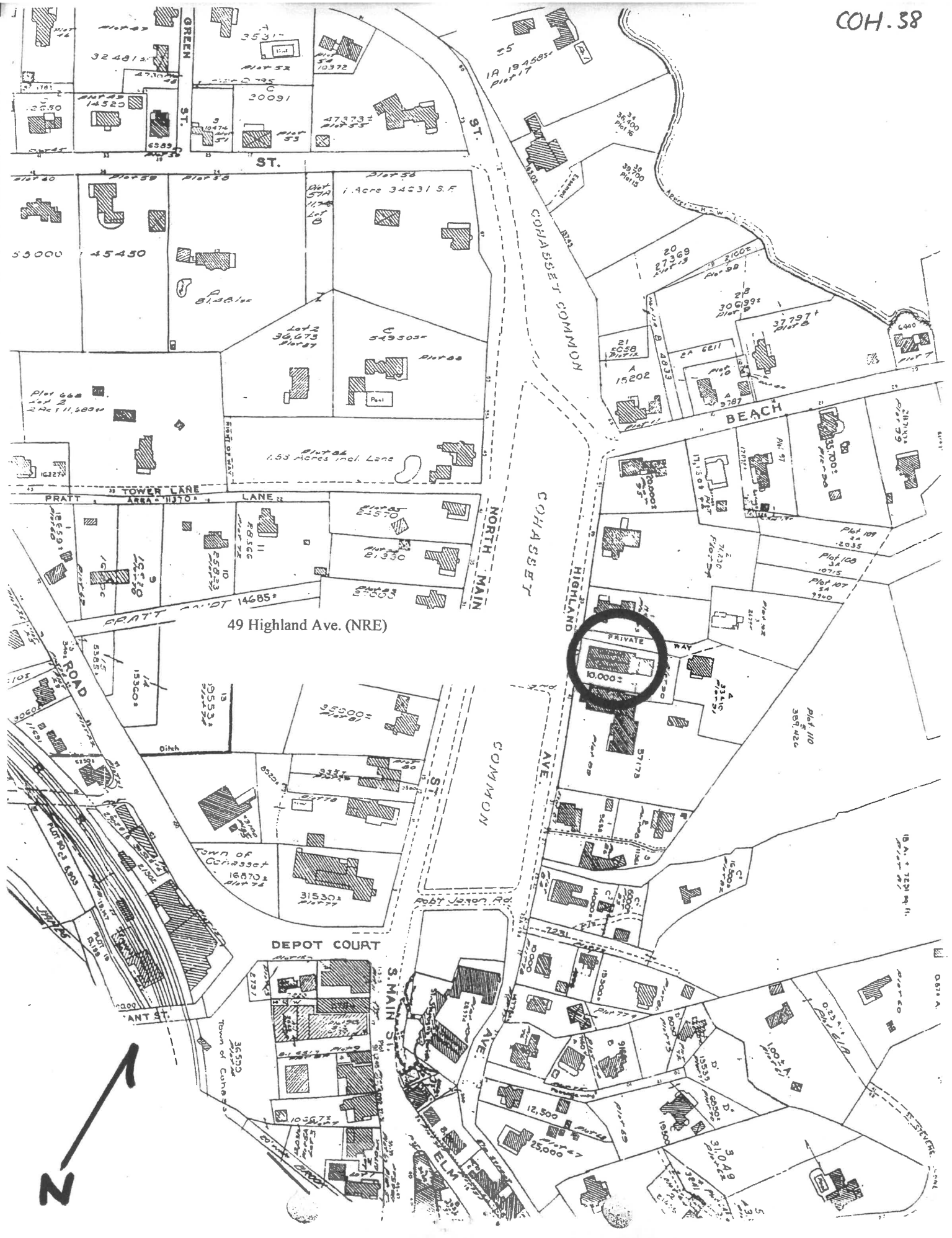
Second Congregational Church at 49 Highland Avenue is individually eligible for listing in the National Register of Historic Places under criteria A and C at the local level in the areas of religion and architecture. Constructed in 1824, the building is eligible under criterion A for its association with the formation of the second religious congregation in Cohasset. The First Parish Church was the only major religious body in the town until a schism among its members over church doctrine prompted about 20 persons to leave the church and form the Second Congregational Church. The church is also significant as an excellent local example of Greek Revival-style architecture as it was applied in the early nineteenth century to large civic and religious buildings and is a key contributing property in the surrounding Cohasset Common National Register District.

PHOTOGRAPHS

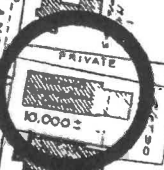


RECEIVED
FEB 06 2000
MASS. HIST. COMM

X Recommended for listing on the National Register of Historic Places. *If checked, you must complete a National Register Criteria Statement.*



49 Highland Ave. (NRE)





DEPARTMENT OF THE ARMY
 NEW ENGLAND DISTRICT, CORPS OF ENGINEERS
 696 VIRGINIA ROAD
 CONCORD, MASSACHUSETTS 01742-2751

col 38

REPLY TO
 ATTENTION OF

May 11, 2000

RECEIVED

MAY 15 2000

Regulatory Branch
 CENAE-CO-R

MASS. HIST. COMM.

Ms. Judith B. McDonough, Executive Director
 Massachusetts Historical Commission
 Massachusetts Archives Building
 220 Morrissey Boulevard
 Boston, Massachusetts 02125

Dear Ms. McDonough:

The U.S. Army Corps of Engineers, New England District (NAE) is in the process of conducting consultation meetings under Section 106 of the National Historic Preservation Act, as amended, for the proposed Greenbush commuter rail project. On March 23, 2000, Ms. Brona Simon, Deputy State Historic Preservation Officer, attended a consultation meeting at our office. In addition, Ms. Kate Atwood, NAE Archaeologist, attended a meeting with Ms. Simon and Ms. Betsy Friedberg at your office on April 18, 2000. At these meetings, we reached consensus with regards to recommendations made by the project proponent (Massachusetts Bay Transit Authority, MBTA), for National Register (NR) eligibility determinations for properties in Cohasset located within the Area of Potential Effect (APE). We would appreciate your formal concurrence with these NR determinations.

North Main Street Area

We agree that the North Main Street Area is eligible for listing in the NR under Criteria A and C at the local level in the areas of community planning and development, and architecture. Developed beginning in the eighteenth century, the area witnessed its most intense period of growth at the turn of the twentieth century. The area was home to middle and working class residents of Cohasset throughout the twentieth century. The North Main Street Area has remained largely intact, with relatively little modern infill and only minor alterations to historic properties. We concur that the following properties within this area are individually eligible for the NR: 27 and 43 King Street; and, 207 North Main Street.

10/11/307
 306
 204, 1250

67

Wheelwright Park [12]

We concur that Wheelwright Park is not eligible for the NR. Donated to the town of Cohasset in 1916 and improved in the 1930s, Wheelwright Park retains an intact landscape of lawns and wooded areas used for recreational purposes. The park contains several notable geological formations, but built features are limited to a few fieldstone walls, stone fireplaces, split-log benches, the remains of a scout cabin, and a rustic entrance gate. These features are few and scattered, and their designs are not architecturally significant. In addition, while the history of the park reflects the general history and development of the town, it lacks a cohesive historic theme, and is also not associated with any individuals of local historical significance. Therefore, the park is not eligible for the NR under Criteria A, B, or C.

North End Area [m]

The North End Area is eligible for listing in the NR under Criteria A and C at the local level in the areas of community planning and development, and architecture. Part of the First and Second Divisions of land surveyed by Lieutenant Joshua Fisher in 1669-72, the area is traversed by some of Cohasset's earliest routes, such as North Main Street and Jerusalem Road. In addition, the area includes the Cohasset Central Cemetery which was established in the early eighteenth century and contains the graves of some of Cohasset's earliest settlers. The area contains outstanding examples of residential architecture which date from the eighteenth through the mid-twentieth centuries. We agree that four properties are individually eligible for the NR in this area: 119 North Main Street; 140 North Main St.; 35 Ripley Road (Ripley Road School/Joseph Osgood School); and, Cohasset Central Cemetery (North Main Street and Joy Place).

233
92
278
804

South Shore Music Circus [E]

We concur that this area is not eligible for the NR. The South Shore Music Circus is a summer performing arts complex with resources dating from 1951 and later. The area consists of a large, tented theater, small support buildings, and paved parking lots. The structures are simple, functional buildings of undistinguished design. They do not possess the exceptional importance required of properties less than 50 years old for NR eligibility under Criteria Consideration G.

Cohasset Common Historic District [C] [10]

The Cohasset Common Historic District was listed in the NR in 1995. It encompasses approximately 24 acres and currently contains 54 properties, of which 49 are contributing and 5 are non-contributing. We concur that 21 properties within the Cohasset Common Historic District are individually eligible for the NR under Criteria A and C. These properties are: George C. Crocker Memorial Flagpole (Cohasset Common); World War I Temporary Monument (Cohasset Common); Cohasset Common; Meetinghouse Pond (Cohasset Common); First Parish Meeting House (Cohasset Common and William B. Long Road); Revolutionary War Monument (Cohasset

946
977
976
928
932

COH-38

| | |
|------|------|
| 44 | 40 |
| 33 | 42 |
| 25 | 45 |
| 36 | 49 |
| 37 | 50 |
| 38 | 1096 |
| 39 | 52 |
| 1097 | 1133 |
| 52 | 54 |

Common); 16, 23-25, 27, 31, 41, 49, 53, 59, and 63 Highland Avenue; 3, 19, 25, 35, 45, and 67 North Main Street.

Cohasset Center Area

[E]

7001
79
1932
1937
362
71
70
239
240
301

We agree that the Cohasset Center Area is eligible for the NR under Criteria A and C at the local level in the areas of community planning and development, commerce, maritime history, and architecture. The area was a locus of settlement in the eighteenth and nineteenth centuries, and reflected the local economy's emphasis on maritime activities. Cohasset Center contains a significant number of historic resources of high architectural quality dating from the eighteenth through the twentieth centuries. We concur that Ellms Meadow, 1 Highland Avenue, 8 James Lane, 91A South Main Street, and 79 Spring Street should also be considered contributing elements of the district. In addition, we agree that four properties within this area are individually eligible for the NR: 4, 13, and 19 Elm Street; and, 129 South Main Street. 342

Jacob's Meadow Area

[A]

The Jacob's Meadow Area is eligible for listing in the NR under Criteria A and C at the local level in the areas of community planning and development, maritime history, and architecture. This outstanding collection of buildings along the perimeter of a historic open space (Jacob's Meadow) portrays Cohasset's development from a remote precinct of Hingham to a thriving seaport community. The area contains a significant number of historic resources of high architectural quality that chart the development of the area from the seventeenth century through the middle of the twentieth century. One property within the Jacob's Meadow Area, the Caleb Lothrop House at 14 Summer St. was listed on the NR in 1976. In addition, we agree that four properties are individually eligible for the NR within this area: 30-32, 52, and 64 Summer St.; and, 106 South Main Street.

82
116
111
9
238

Lincoln Hillside Area

[P]

The Lincoln Hillside Area was developed in the late nineteenth and early twentieth centuries to provide housing for the working and middle class population in Cohasset. Most of the houses in the area are modest and exhibit little architectural detail, and many have been altered with artificial siding, replacement windows, and recent additions. We agree that the Lincoln Hillside Area is not eligible for the NR. However, we concur that two smaller areas within the Lincoln Hillside survey area are eligible for the NR as historic districts: the Pleasant Street Area, and the Short Street Area. These areas are discussed in more detail below. In addition, we agree that three properties within the Lincoln Hillside Area are individually eligible for the NR: 87-89 Cushing Road; 16 Oak Street; and, 45 Spring Street. Another property, 35 Smith Place, for which an individual inventory form was completed, has been determined not individually eligible for the NR as a result of recent alterations to the building which have dramatically altered its original appearance.

1150
317
318
319

1286
1287
1285**Pleasant Street Area**

The Pleasant Street Area is eligible for listing in the NR under Criteria A and C at the local level in the areas of community planning and development, and architecture. Pleasant Street was laid out around 1849, and its development coincided with the arrival of the South Shore Railroad and the subsequent expansion of the town. Characterized by relatively modest houses on small lots, the area was home to middle and working class residents of Cohasset. We concur that the following properties should be considered as contributing elements to the Pleasant Street historic district: 23, 29, 37 Cushing Road; 41, 43, 44, 47, 49 James Lane; and 56 Pleasant Street.

1143
1144
1145
1283
1284
1285**Short Street Area**

The Short Street Area is eligible for the NR under Criteria A and C at the local level in the areas of community planning and development, and architecture. Developed mostly in the 1900s, the Short Street Area reflects the growth of Cohasset during the turn of the twentieth century, when the town was evolving into a summer resort community and commuter suburb. Located near the railroad and away from Cohasset's fashionable shoreline, the Short Street Area is significant as a collection of middle and working class residences. The houses are generally modest in scale and ornament and the area has survived largely intact, with only minor alterations and with no modern infill.

Pond Street Area

The Pond Street Area is eligible for listing in the NR under Criteria A and C at the local level in the areas of community planning and development, and architecture. One of the oldest roads in Cohasset, Pond Street was established during the initial division of land in the 1670s. The Pond Street Area remained largely undeveloped until the early twentieth century, when the growing suburbanization of the town created an increased demand for housing. Pond Street was home to Cohasset's upper-middle class. The Pond Street Area includes excellent local examples of the Colonial Revival style that was prevalent in affluent American suburbs in the early twentieth century.

South Main Street Area

We concur that the South Main Street Area is eligible for listing in the NR under Criteria A and C at the local level in the areas of community planning and development, and architecture. Part of the First and Second Divisions of land surveyed by Lieutenant Joshua Fisher in 1669-72, the area is traversed by some of Cohasset's earliest routes, such as South Main Street and Beechwood Street. The area includes one seventeenth century property, the Joshua Bates House (179 South Main Street), reportedly the oldest, intact, unmoved building in the town of Cohasset. The area contains excellent, local examples of residential architecture dating from the 1700s through the mid-1900s, representing a variety of styles. As such, the area charts the growth of Cohasset over the course of three centuries.

4

One property for which an inventory form was completed, 296 South Main Street, has been determined not to be individually eligible for the NR. This property was originally the Plant Estate Stable (associated with the estate house at 300 South Main Street). However, one-half of the stable was moved to another location and heavily altered (298 South Main Street), and 296 South Main Street has been converted to residential use, resulting in a loss of integrity. However, 298 South Main Street is still a contributing element to the South Main Street district.

522
521
1974

296 JBM CG

In addition, we agree that seven properties within the South Main Street Area are individually eligible for the NR: 179, 190, 198, 211, 291, 300, and 357 South Main Street.

403
414
4.5
234
1131, 502
521
522

Tilden Park Area

F

This area, which contains two properties has been determined NR eligible under Criteria A and C at the local level in the areas of community planning and development, entertainment/recreation, transportation, and landscape architecture. The Cohasset Railroad Station at 107 Ripley Road is a contributing element to this district. Constitution, or Tilden Park, formerly owned by Caleb F. B. Tilden, was purchased by the Cohasset Improvement Association who later turned the parcel over to the town for use as a public park. Tilden Park continues in use as a public space and is individually eligible for the NR.

770

Outside Survey Areas

We concur that two properties identified outside the defined survey areas are individually eligible for the NR. The L. L. Nichols House at 107 Sohier Street is eligible for the NR under Criterion C at the local level in the area of architecture. Built c. 1860, the building is a well preserved example of the Cape Cod cottage, constructed throughout New England in the nineteenth century. The dwelling at 18 Virginia Lane is eligible for the NR under Criterion C at the local level as an excellent, local example of the Craftsman style, which was very popular in suburbs across the United States in the early twentieth century. Both properties have experienced only minor alterations since their construction and retain their historical integrity.

783
1925

If you have any questions about these NR eligibility determinations or the status of our consultation for this project under Section 106, please contact Ms. Christine Godfrey, Deputy Chief, Regulatory Branch, at (978) 318-8673.

Christine Godfrey

William F. Lawless, P.E.
Chief, Regulatory Branch
Construction-Operations Division

CONCURRENCE:

Judith B. McDonough for
5/17/2000

JUDITH B. Mc DONOUGH
EXECUTIVE DIRECTOR
STATE HISTORIC
PRESERVATION OFFICER
MASSACHUSETTS
HISTORICAL COMMISSION

Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No: COH.C
Historic Name: Cohasset Common Historic District
Common Name:
Address:
City/Town: Cohasset
Village/Neighborhood: Cohasset
Local No:
Year Constructed:
Architect(s):
Architectural Style(s):
Use(s): Other Governmental or Civic; Residential District
Significance: Architecture; Community Planning; Politics Government; Recreation
Area(s):
Designation(s): Local Historic District (04/01/1978)
Building Materials(s):



The Massachusetts Historical Commission (MHC) has converted this paper record to digital format as part of ongoing projects to scan records of the Inventory of Historic Assets of the Commonwealth and National Register of Historic Places nominations for Massachusetts. Efforts are ongoing and not all inventory or National Register records related to this resource may be available in digital format at this time.

The MACRIS database and scanned files are highly dynamic; new information is added daily and both database records and related scanned files may be updated as new information is incorporated into MHC files. Users should note that there may be a considerable lag time between the receipt of new or updated records by MHC and the appearance of related information in MACRIS. Users should also note that not all source materials for the MACRIS database are made available as scanned images. Users may consult the records, files and maps available in MHC's public research area at its offices at the State Archives Building, 220 Morrissey Boulevard, Boston, open M-F, 9-5.

Users of this digital material acknowledge that they have read and understood the MACRIS Information and Disclaimer (<http://mhc-macris.net/macrisdisclaimer.htm>)

Data available via the MACRIS web interface, and associated scanned files are for information purposes only. THE ACT OF CHECKING THIS DATABASE AND ASSOCIATED SCANNED FILES DOES NOT SUBSTITUTE FOR COMPLIANCE WITH APPLICABLE LOCAL, STATE OR FEDERAL LAWS AND REGULATIONS. IF YOU ARE REPRESENTING A DEVELOPER AND/OR A PROPOSED PROJECT THAT WILL REQUIRE A PERMIT, LICENSE OR FUNDING FROM ANY STATE OR FEDERAL AGENCY YOU MUST SUBMIT A PROJECT NOTIFICATION FORM TO MHC FOR MHC'S REVIEW AND COMMENT. You can obtain a copy of a PNF through the MHC web site (www.sec.state.ma.us/mhc) under the subject heading "MHC Forms."

Commonwealth of Massachusetts
Massachusetts Historical Commission
220 Morrissey Boulevard, Boston, Massachusetts 02125
www.sec.state.ma.us/mhc

This file was accessed on: Saturday, March 27, 2021 at 3:39: PM

FORM A - AREA SURVEY

MASSACHUSETTS HISTORICAL COMMISSION

mapped

COH.C

| | |
|---|----------------------|
| Form numbers in this area See attached Index | Area no. <u>C</u> |
|---|----------------------|



1. Town COHASSET
North Main, Highland
 Name of area (if any) The Town Common
 (Colonial: The Undivided Common Land)
3. General date or period Colonial and later.
4. Is area uniform (explain): Buildings adjacent to the Common are varied in architectural style? tural style
 in condition? All are well maintained.
 in type of ownership? Partly private and partly Public in ownership.
 in use? Residential, Governmental and Recreational.

5. Map. Use space below to draw a general map of the area involved. Indicate any historic properties for which individual reports are completed on Forms B thru F, using corresponding numbers. Show street names (including route numbers, if any) and indicate north. Indicate with an "x" existing houses not inventoried on Form B.

See attached map of the Cohasset Common Historic District.



6. Recorded by David Wadsworth, Town
Archivist.
 Organization Cohasset Historical Comm.
 Date 5/13/80

(over)

COH.C

(Cohasset was an integral part of the Town of Hingham until 1717, was the 2nd or East Precinct (alias "Little Hingham") until 1770, and became a separate District or Town, Incorporated by Act of the General Court in 1770.)

7. Historical data. Explain the historical/architectural importance of this area.

The Town Common itself; bounded on the ~~west~~ by North Main St., on the east by Highland Ave. and on the south by Bourne's Rocks is the remaining part of the original Undivided Common Land of earliest Colonial time. (Also was referred to as the "Plain".) Subsequent to the settlement of the Town of Hingham during the 1630's, lands at Conahasset were used by Hingham residents seeking salt and fresh water hay for their farm animals. As a permanent settlement grew in the Conahasset area, plans were made to divide the land among land-owners of Hingham. This was done in 1670,* by Lt. Joshua Fisher of Dedham. Each land-owner received a share of the divided lands. The 1st, 2nd, and 3rd and second part of the 3rd Land Divisions parcelled out the uplands of Conahasset. An undivided area at the west end of "Great Neck" and labelled simply "Plain", in the 1st Land Division, is identifiable on the Joshua Fisher Plat of the Cohasset Uplands as being the Town Common. This Plat was drawn on January 17th, 1669/70. A copy of the Fisher Plat was included in Bigelow's "Narrative History of Cohasset", and a partial reproduction is herein included. Each land-owner in the Town had an undivided fractional share of ownership of the Undivided Common Land. The first Conahasset Meeting House, built in about 1713, was constructed on the Common Land, a few feet to the south of the existing one (now the 1st Parish Church). The west boundary of the Common, North Main St., is an ancient Way; having been part of the original road between the Hingham and Scituate settlements. Buildings of residential nature line the streets to the east and west of the Common, and represent diverse eras of architecture from Colonial to Victorian. A "Duck" or "Frog" Pond at the south end of the Common actually is a natural feature, having originated as a small glacial punch bowl. To the south of Jason Road, the open Common area was for a time privately owned, and the site of an extensive business block (probably having passed from Public ownership via Encroachment at an earlier date.) In the 1920's, an Association of citizens (The Cohasset Improvement Association) purchased the old business block, razed it, and Deeded the land to the Town as a part of the Common area. In the 1950's a Town Committee for the Curbing of the Common caused granite curbstones to be placed around the perimeter of the Common, thus ending the erosion of turf that had occurred from the encroachment of automobile parking. Unfortunately, the old traditional New England elm trees which lined the Common have succumbed entirely to Dutch Elm disease, but are being replaced by hardier varieties of shade trees. The Common area is a part of the newly established Cohasset Historic District. It is maintained by the Town's Tree and Park Department. The old Meeting House is owned by the First Parish Church, a religious body. The Howard Clock in its steeple is owned by the Town of Cohasset, and is a reminder of the ancient tie between Church and State, or Parish and Town, that existed in early Puritan settlements.

8. Bibliography and/or references such as local histories, deeds, assessor's records, early maps, etc.

See also the Report of the Cohasset Historic District Study Committee, 1977.
"Narrative History of the Town of Cohasset", Rev. E. Victor Bigelow, 1898.
"Narrative History of the Town of Cohasset" Vol. 2, Burtram Pratt, 1956.
Lt. Joshua Fisher Plat of the 1st, 2nd, 3rd, and Second part of the 3rd Land Divisions of the Conahasset Uplands, 1670.
Sundry records of the Towns of Hingham, the 2nd Precinct of Hingham (1717-70), and Cohasset (from 1770).

* The Fisher Plat of the Land Divisions dates from 1669/70; the actual division was Voted and made on Jan. 9, 1672. "The Proprietors drewed their first, Second & Third Divisions The Third Division had a second part"

---Hingham Town Records.

COHASSET HISTORICAL COMMISSION

LIST OF BUILDINGS SURVEYED BY BOTH THE HISTORICAL COMMISSION AND
BY THE HISTORIC DISTRICT COMMISSION

| <u>ADDRESS</u> | <u>IDENTIFICATION</u> | <u>HIST. COMM. #</u> | <u>DIST. COM. #</u> |
|------------------------|-------------------------------|----------------------|---------------------|
| ✓ 7-9 Highland Ave. | Adam Beale-George Hall House. | I-74 | A-1 |
| 11 Highland Ave. | Residence. | I-80 | A-2 |
| 23-25 Highland Ave. | Laban Souther House. | I-75 | A-4 |
| 27 Highland Ave. | Residence. | I-25 | A-5 |
| ✓ 29 Highland Ave. | St. Stephen's Rectory. | I-79 | A-6 |
| ✓ 31 Highland Ave. | Zenas D. Lincoln House. | I-76 | A-7 |
| ✓ 41 Highland Ave. | Town Hall | I-52 | A-8 |
| ✓ 49 Highland Ave. | 2nd Congregational Church | I-24 | A-9 |
| ✓ 53 Highland Ave. | Residence. | I-29 | A-10 |
| ✓ 59 Highland Ave. | Residence | I-30 | A-11 |
| ✓ 61 Highland Ave. | Residence. | I-77 | A-12 |
| ✓ 63 Highland Ave. | Levi Nichols House. | I-78 | A-13 |
| ✓ (On the Common) | 1st Parish Church. | I-70 | A-14 |
| ✓ 16 Highland Ave. | St. Stephen's Church. | I-73 | A-15 |
| ✓ 3 North Main St. | Elisha Doane House. | C-321 | A-16 |
| ✓ 11 North Main St. | The Howe House. | C-322 | A-17 |
| ✓ 13-15 North Main St. | Old Orcutt House. | C-323 | A-18 & A19 |
| ✓ 19 North Main St. | Unitarian Parish House. | C-311 | A-20 |
| ✓ 25 North Main St. | Residence. | C-324. | A-21 |
| ✓ 31 North Main St. | Residence. | C-325 | A-22 |
| ✓ 35 North Main St. | Residence. | C-311 | A-23 |
| ✓ 41 North Main St. | Residence. | C-328 | A-24 |
| ✓ 45 North Main St. | Old Tower House. | C-326 | A-25 |
| ✓ 55 North Main St. | Residence. | C-327 | A-26 |
| ✓ 67 North Main St. | Joseph Bates House. | C-312 | A-27 |
| ✓ 72 North Main St. | Residence. | B-220 | A-28 |

Additional Forms for the Cohasset Common District, inventoried by the Historical Commission but not appearing on the District Commission Survey.

- I-(F) 71 Town Clock.
- I-(C) 72 George G. Crocker Memorial Flagpole.
- I-(C) 72A D.A.R. Revolutionary War Monument.

(Area I) COTI. C
C AREA #

COHASSET COMMON HISTORIC DISTRICT.
Street numbers are indicated; Highland Ave. & N. Main St.

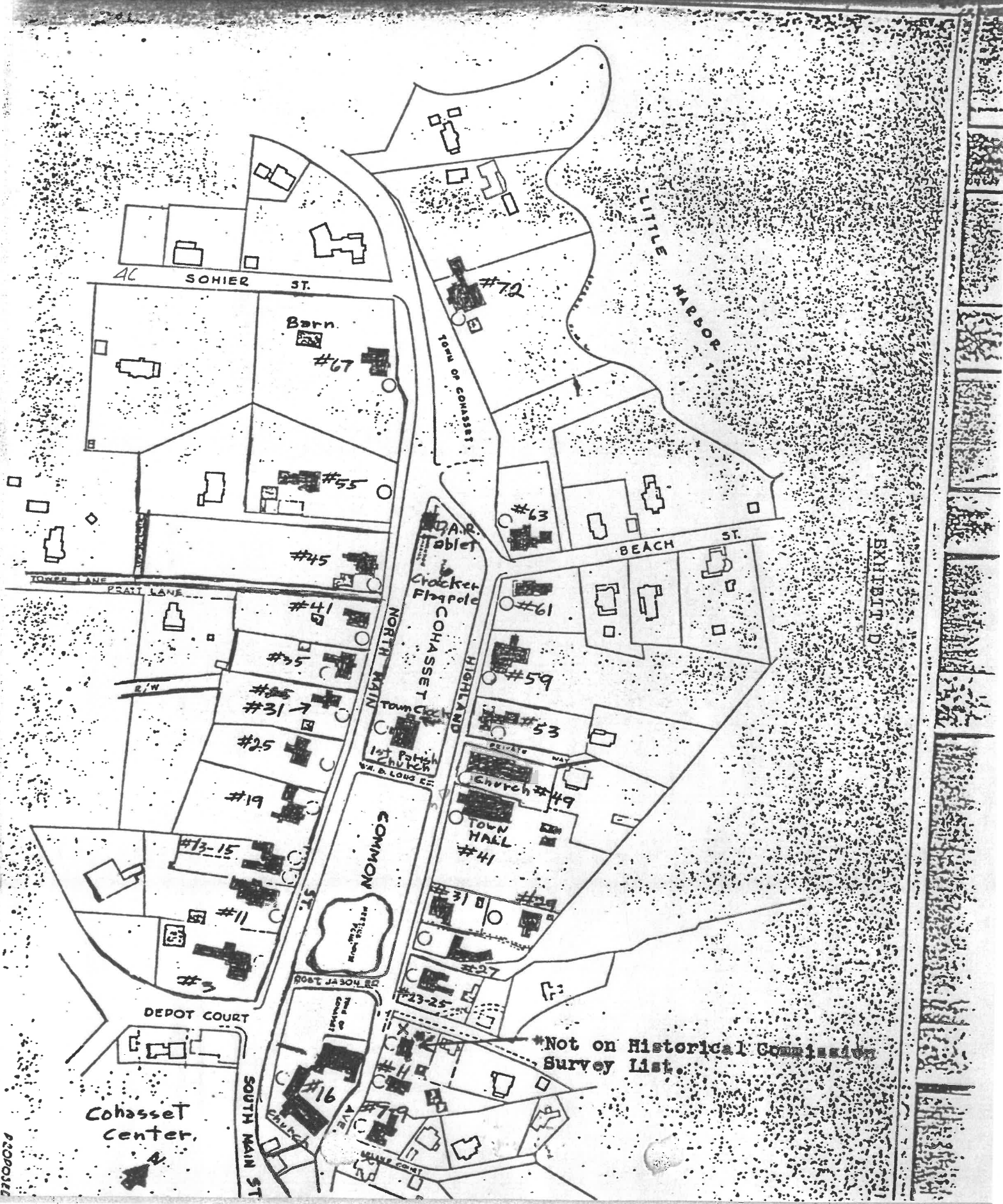


EXHIBIT D

*Not on Historical Commission Survey List.

Cohasset Center.
4

P2000372

Part of the Joshua Fisher Plat of Land Divisions of the Conahasset Upland. 1669/70



Broaden Chase Trce.

lin
field
1.30
dder
1.20
pk
15
10
md
10

24
6
7
K
0
8
36
30
32
96
96
30
36
2
38
2
4
8
20

Large
Seitate
Pond

| | | | | |
|-----|------------------------------|-----|---|----|
| 14 | Thos + Nathl Chubbuck | 14 | 2 | 24 |
| 15 | 13 Wm. Woodcock | 15 | 2 | 24 |
| 16 | Thomas Nichols | 16 | 2 | 24 |
| 17 | James Tarnay | 17 | 2 | 24 |
| 18 | Edwin + Samuel | 18 | 2 | 24 |
| 19 | John Locavitt | 19 | 2 | 24 |
| 20 | Joseph + Samuel Bate | 20 | 2 | 24 |
| 21 | Francis James | 21 | 2 | 24 |
| 22 | John Aschall | 22 | 2 | 24 |
| 23 | Mr Peter Hobart + John Mayon | 23 | 2 | 24 |
| 24 | Mr Peter Hobart | 24 | 2 | 24 |
| 25 | Mr Peter Hobart + John Mayon | 25 | 2 | 24 |
| 26 | George + Jrial Lane | 26 | 2 | 24 |
| 27 | Andres + Samuel | 27 | 2 | 24 |
| 28 | Saml + Jk Lincoln Weaver | 28 | 2 | 24 |
| 29 | George + Jrial Lane | 29 | 2 | 24 |
| 30 | Saml + Jk Lincoln Weaver | 30 | 2 | 24 |
| 31 | John + John | 31 | 2 | 24 |
| 32 | John + John | 32 | 2 | 24 |
| 33 | John + John | 33 | 2 | 24 |
| 34 | John + John | 34 | 2 | 24 |
| 35 | John + John | 35 | 2 | 24 |
| 36 | John + John | 36 | 2 | 24 |
| 37 | John + John | 37 | 2 | 24 |
| 38 | John + John | 38 | 2 | 24 |
| 39 | John + John | 39 | 2 | 24 |
| 40 | John + John | 40 | 2 | 24 |
| 41 | John + John | 41 | 2 | 24 |
| 42 | John + John | 42 | 2 | 24 |
| 43 | John + John | 43 | 2 | 24 |
| 44 | John + John | 44 | 2 | 24 |
| 45 | John + John | 45 | 2 | 24 |
| 46 | John + John | 46 | 2 | 24 |
| 47 | John + John | 47 | 2 | 24 |
| 48 | John + John | 48 | 2 | 24 |
| 49 | John + John | 49 | 2 | 24 |
| 50 | John + John | 50 | 2 | 24 |
| 51 | John + John | 51 | 2 | 24 |
| 52 | John + John | 52 | 2 | 24 |
| 53 | John + John | 53 | 2 | 24 |
| 54 | John + John | 54 | 2 | 24 |
| 55 | John + John | 55 | 2 | 24 |
| 56 | John + John | 56 | 2 | 24 |
| 57 | John + John | 57 | 2 | 24 |
| 58 | John + John | 58 | 2 | 24 |
| 59 | John + John | 59 | 2 | 24 |
| 60 | John + John | 60 | 2 | 24 |
| 61 | John + John | 61 | 2 | 24 |
| 62 | John + John | 62 | 2 | 24 |
| 63 | John + John | 63 | 2 | 24 |
| 64 | John + John | 64 | 2 | 24 |
| 65 | John + John | 65 | 2 | 24 |
| 66 | John + John | 66 | 2 | 24 |
| 67 | John + John | 67 | 2 | 24 |
| 68 | John + John | 68 | 2 | 24 |
| 69 | John + John | 69 | 2 | 24 |
| 70 | John + John | 70 | 2 | 24 |
| 71 | John + John | 71 | 2 | 24 |
| 72 | John + John | 72 | 2 | 24 |
| 73 | John + John | 73 | 2 | 24 |
| 74 | John + John | 74 | 2 | 24 |
| 75 | John + John | 75 | 2 | 24 |
| 76 | John + John | 76 | 2 | 24 |
| 77 | John + John | 77 | 2 | 24 |
| 78 | John + John | 78 | 2 | 24 |
| 79 | John + John | 79 | 2 | 24 |
| 80 | John + John | 80 | 2 | 24 |
| 81 | John + John | 81 | 2 | 24 |
| 82 | John + John | 82 | 2 | 24 |
| 83 | John + John | 83 | 2 | 24 |
| 84 | John + John | 84 | 2 | 24 |
| 85 | John + John | 85 | 2 | 24 |
| 86 | John + John | 86 | 2 | 24 |
| 87 | John + John | 87 | 2 | 24 |
| 88 | John + John | 88 | 2 | 24 |
| 89 | John + John | 89 | 2 | 24 |
| 90 | John + John | 90 | 2 | 24 |
| 91 | John + John | 91 | 2 | 24 |
| 92 | John + John | 92 | 2 | 24 |
| 93 | John + John | 93 | 2 | 24 |
| 94 | John + John | 94 | 2 | 24 |
| 95 | John + John | 95 | 2 | 24 |
| 96 | John + John | 96 | 2 | 24 |
| 97 | John + John | 97 | 2 | 24 |
| 98 | John + John | 98 | 2 | 24 |
| 99 | John + John | 99 | 2 | 24 |
| 100 | John + John | 100 | 2 | 24 |

12 Lot Jeremiah Beal 37-2-6
11 Lot Daniel Lincoln 15.0.16
2^d Durbin
Daniel Lincoln 7 acres
4th Middle 10 Pags

Town Common
9 Oneiphous March 14.1.30
8 Nathaniel Baker 43.1.10
7 Edmund Potts 30.1.11
6 John Smith 45 acres
5 Margret Barton 11.2.8
4 Josiah Loring 20.0.34
3 Robert Jones
2^d Lot Adart
10 Mitchell
Jacobus Hocklow

John
farm
10th lot
at
Daniel
Gulf Island
2^d Hobart
Square

COH.C

FORM A - AREA SURVEY

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, State House, Boston

| | |
|--|---------------|
| Form numbers in this area 30 through 57 PHD | Area no. C |
|--|---------------|

1. Town Cohasset



Name of area (if any) Cohasset Common

General date or period 18th-19th Century

Area uniform (explain):
Style? No (18th and 19th century styles)

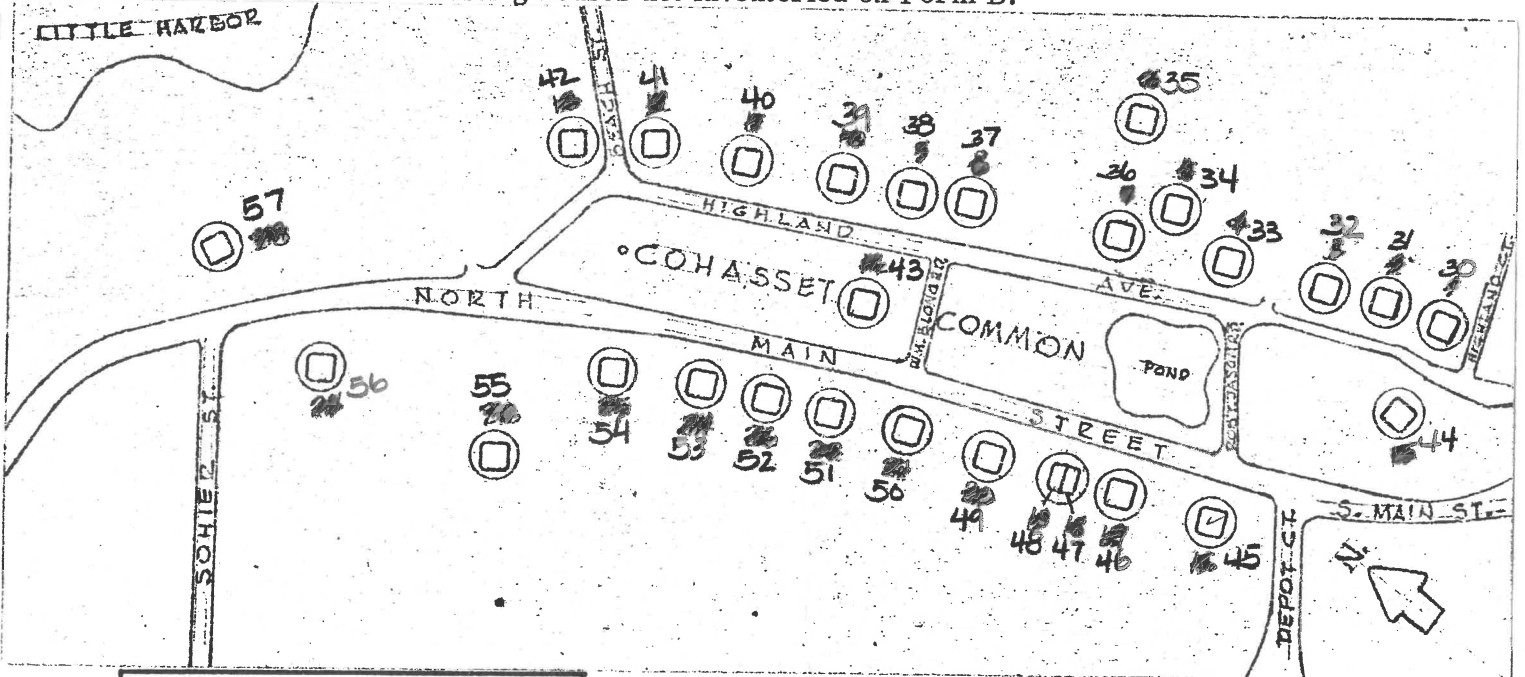
Condition? Yes (well maintained)

Type of ownership? No (private/public)

Use? No (public/residential)

Area involved. Indicate any historic forms B thru F, using corresponding numbers, if any) and indicate north.

Indicate with an "x" existing houses not inventoried on Form B.



DO NOT WRITE IN THIS SPACE
USGS Quadrant _____
MHC Photo no. _____

6. Recorded by Walter C. Paulding

Organization Cohasset Historic District Study Committee

Date August 2, 1977

RECEIVED

AUG 24 1977

MASS. HIST. COMM.

(over)

7. Historical data. Explain the historical/architectural importance of this area.

Cohasset originally belonged to Hingham which was settled as part of the Mass. Bay Colony around 1635. All of Cohasset became common land used for gathering hay and feeding livestock. Eventually the land was divided between Hingham settlers or their heirs on a per-share basis.

Cohasset Common, originally called "The Plain", was formed from common land located between the marshes of Great Neck and the meadow adjacent to the First Division of the uplands. Part of Main St., originally a cattle path, was marked out in 1685. Highland Ave. was formed after Great Neck lots were re-marked in 1699 and changed again in 1864. Meeting House Pond was formed during the Glacial Period.

Cohasset became a Precinct in 1717 and a Town in 1770, both by orders of the General Court of Massachusetts. Thus Cohasset residents gained independence from Hingham in the matter of church and school. Example of early settlers desire to be independent and self-governing. The first First Meeting House (1714) (correct name should read First Parish Meeting House) built on Common south of present First Meeting House (1746). (Correct name should read First Parish Meeting House.) The first town meeting in Meeting House, May, 1770.

Originally the Precinct paid all expenses associated with the Meeting House. However, by 1782, growing unwillingness by some to support its religious affairs resulted in precinct business being quite separate from the parish business. Continuing differences in religious views resulted in serious breach and bitterness between citizens and, eventually, separate churches were formed. After 1865, the town never undertook responsibility for public worship of its citizens.

Historically, common land was land never transferred to private ownership. It was for convenience and benefit of all. Here was the focal point of many activities, i.e., public meetings, churches, militia assembled and trained here, early schools were built, public ways developed and people built their homes around the perimeter. The area is residential except for the churches and Town Hall. The buildings date from approximately mid-18th century to late 19th century. Two streets have been renamed: Cross Street (1890) changed to Wm. B. Long Rd., and Common Street, changed to Robert E. Jason Rd., both changes in 1947.

8. Bibliography and/or references such as local histories, deeds, assessor's records, early maps, etc.

- A. Hingham Town Record.
- B. A Narrative History of Cohasset by E. Victor Bigelow.
- C. A Narrative History of Cohasset (Vol. 2) by Burtram J. Pratt.
- D. Historical Map of Cohasset by Gilbert S. Tower (corr. to 1951)
- E. Plat of Hingham Common Land (1670) by Joshua Fisher.
- F. Cohasset U.S.A. 200 Years by Cohasset Bicentennial, Inc.
- G. Heritage Trail by Cohasset Bicentennial, Inc.

COH.C

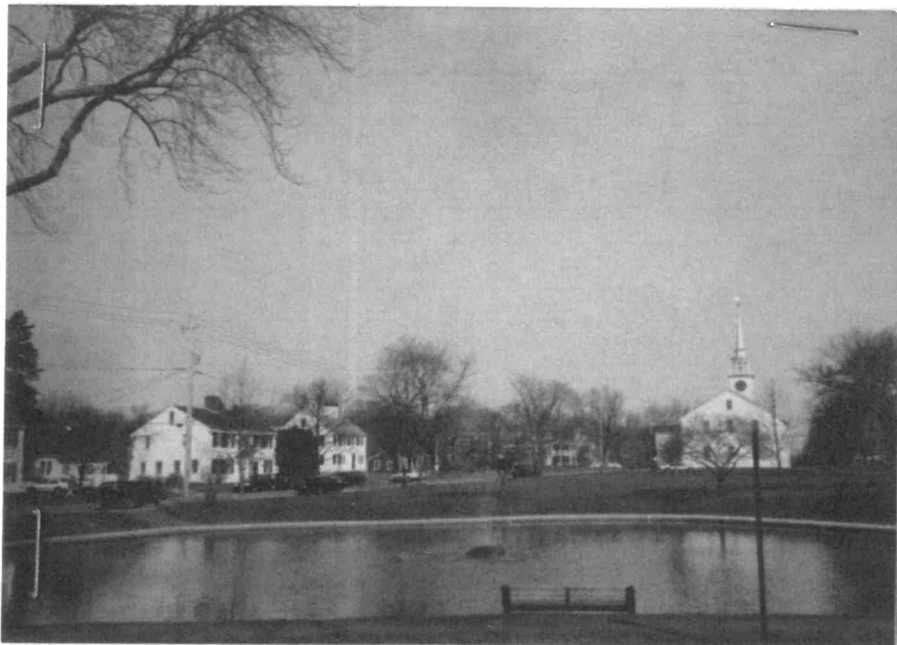
INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

| | |
|--------------------------------|---------------|
| Community: Cohasset | Form No: C |
| Property Name: Common District | |

Indicate each item on inventory form which is being continued below.

Cohasset Common Historic District - Additional Photos.



View N.W.



View S.W.

RECEIVED

JUN 27 1994

MASS. HIST. COMM.

State to Inventory form at www.mass.gov

COH.C

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

| | |
|--------------------------------|----------|
| Community: Cohasset | Form No: |
| Property Name: Common District | |

Indicate each item on inventory form which is being continued below.

Common Historic District - Additional Photos.



View North



1st Parish
Meeting House

RECEIVED

JUN 27 1994

MASS. HIST. COMM.

State to Inventory form at bottom

COH.C

INVENTORY FORM CONTINUATION SHEET

Community

Property Address

Cohasset

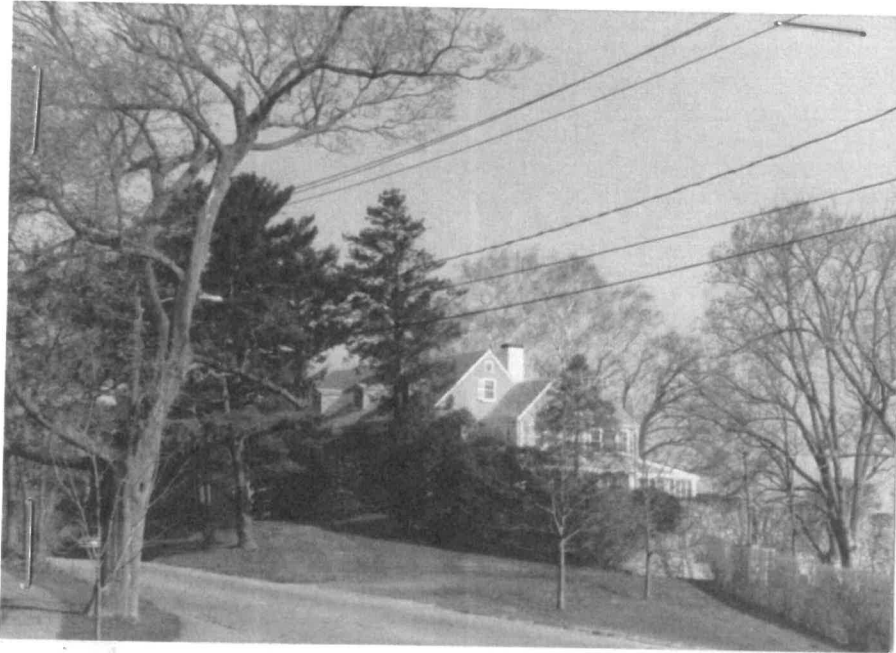
Common Historic District

Massachusetts Historical Commission
80 Boylston Street
Boston, Massachusetts 02116

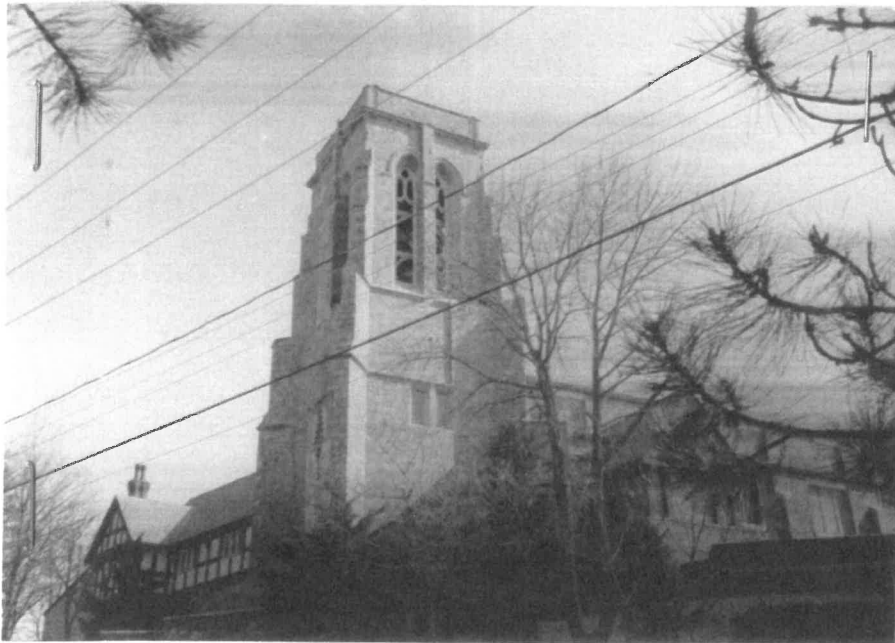
Area(s) FormNo.

| | |
|--|--|
| | |
|--|--|

Common Historic District - Additional photos



Extreme north end of District.
#72 North Main Street.



Extreme southeast end of
District.
St. Stephen's Church,
Highland Avenue.

RECEIVED

JUN 27 1994

MASS. HIST. COMM.
7/92

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

| | |
|----------------------------|-----------|
| Community: <i>COH.C</i> | Form No.: |
| Cohasset | I 68 |
| Property Name: Town Common | |

Indicate each item on inventory form which is being continued below.

Cohasset Town Common Historic District; 2 additional photographs of.



RECEIVED

MAY 4, 1992

MASS. HIST. COMM.

Town Common, east side



Town Common, north end

Staple to Inventory form at bottom

INVENTORY FORM CONTINUATION SHEET

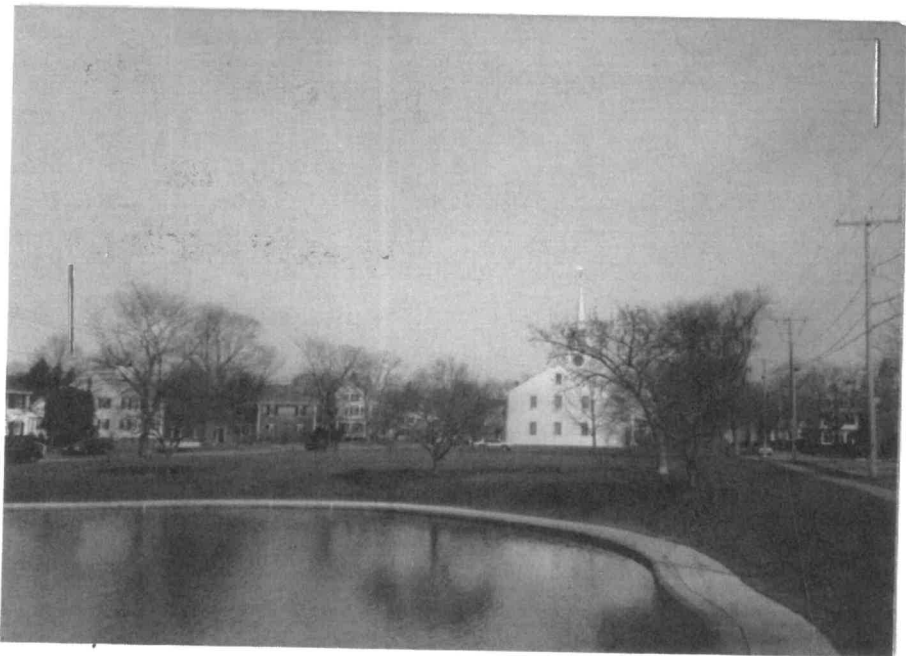
MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

| | |
|-----------------------------------|----------|
| Community: <i>Cohasset</i> | Form No: |
| Property Name: <i>Town Common</i> | |

Indicate each item on inventory form which is being continued below.



Town Common, south end



Town Common, looking north west



REPLY TO
ATTENTION OF

DEPARTMENT OF THE ARMY
NEW ENGLAND DISTRICT, CORPS OF ENGINEERS
696 VIRGINIA ROAD
CONCORD, MASSACHUSETTS 01742-2751

COH.C

May 11, 2000

RECEIVED

MAY 15 2000

MASS. HIST. COMM.

Regulatory Branch
CENAE-CO-R

Ms. Judith B. McDonough, Executive Director
Massachusetts Historical Commission
Massachusetts Archives Building
220 Morrissey Boulevard
Boston, Massachusetts 02125

Dear Ms. McDonough:

The U.S. Army Corps of Engineers, New England District (NAE) is in the process of conducting consultation meetings under Section 106 of the National Historic Preservation Act, as amended, for the proposed Greenbush commuter rail project. On March 23, 2000, Ms. Brona Simon, Deputy State Historic Preservation Officer, attended a consultation meeting at our office. In addition, Ms. Kate Atwood, NAE Archaeologist, attended a meeting with Ms. Simon and Ms. Betsy Friedberg at your office on April 18, 2000. At these meetings, we reached consensus with regards to recommendations made by the project proponent (Massachusetts Bay Transit Authority, MBTA), for National Register (NR) eligibility determinations for properties in Cohasset located within the Area of Potential Effect (APE). We would appreciate your formal concurrence with these NR determinations.

North Main Street Area

We agree that the North Main Street Area is eligible for listing in the NR under Criteria A and C at the local level in the areas of community planning and development, and architecture. Developed beginning in the eighteenth century, the area witnessed its most intense period of growth at the turn of the twentieth century. The area was home to middle and working class residents of Cohasset throughout the twentieth century. The North Main Street Area has remained largely intact, with relatively little modern infill and only minor alterations to historic properties. We concur that the following properties within this area are individually eligible for the NR: 27 and 43 King Street; and, 207 North Main Street.

12/11/00 307

306

204, 1650

67

Wheelwright Park

121

We concur that Wheelwright Park is not eligible for the NR. Donated to the town of Cohasset in 1916 and improved in the 1930s, Wheelwright Park retains an intact landscape of lawns and wooded areas used for recreational purposes. The park contains several notable geological formations, but built features are limited to a few fieldstone walls, stone fireplaces, split-log benches, the remains of a scout cabin, and a rustic entrance gate. These features are few and scattered, and their designs are not architecturally significant. In addition, while the history of the park reflects the general history and development of the town, it lacks a cohesive historic theme, and is also not associated with any individuals of local historical significance. Therefore, the park is not eligible for the NR under Criteria A, B, or C.

North End Area

m

The North End Area is eligible for listing in the NR under Criteria A and C at the local level in the areas of community planning and development, and architecture. Part of the First and Second Divisions of land surveyed by Lieutenant Joshua Fisher in 1669-72, the area is traversed by some of Cohasset's earliest routes, such as North Main Street and Jerusalem Road. In addition, the area includes the Cohasset Central Cemetery which was established in the early eighteenth century and contains the graves of some of Cohasset's earliest settlers. The area contains outstanding examples of residential architecture which date from the eighteenth through the mid-twentieth centuries. We agree that four properties are individually eligible for the NR in this area: 119 North Main Street; 140 North Main St.; 35 Ripley Road (Ripley Road School/Joseph Osgood School); and, Cohasset Central Cemetery (North Main Street and Joy Place).

233
92
278
804

South Shore Music Circus

5

We concur that this area is not eligible for the NR. The South Shore Music Circus is a summer performing arts complex with resources dating from 1951 and later. The area consists of a large, tented theater, small support buildings, and paved parking lots. The structures are simple, functional buildings of undistinguished design. They do not possess the exceptional importance required of properties less than 50 years old for NR eligibility under Criteria Consideration G.

Cohasset Common Historic District

10

The Cohasset Common Historic District was listed in the NR in 1995. It encompasses approximately 24 acres and currently contains 54 properties, of which 49 are contributing and 5 are non-contributing. We concur that 21 properties within the Cohasset Common Historic District are individually eligible for the NR under Criteria A and C. These properties are: George C. Crocker Memorial Flagpole (Cohasset Common); World War I Temporary Monument (Cohasset Common); Cohasset Common; Meetinghouse Pond (Cohasset Common); First Parish Meeting House (Cohasset Common and William B. Long Road); Revolutionary War Monument (Cohasset

946
977
976
769
928
932

Common); 16, 23-25, 27, 31, 41, 49, 53, 59, and 63 Highland Avenue; 3, 19, 25, 35, 45, and 67 North Main Street.

Cohasset Center Area

[E]

We agree that the Cohasset Center Area is eligible for the NR under Criteria A and C at the local level in the areas of community planning and development, commerce, maritime history, and architecture. The area was a locus of settlement in the eighteenth and nineteenth centuries, and reflected the local economy's emphasis on maritime activities. Cohasset Center contains a significant number of historic resources of high architectural quality dating from the eighteenth through the twentieth centuries. We concur that Ellms Meadow, 1 Highland Avenue, 8 James Lane, 91A South Main Street, and 79 Spring Street should also be considered contributing elements of the district. In addition, we agree that four properties within this area are individually eligible for the NR: 4, 13, and 19 Elm Street; and, 129 South Main Street.

7001
79
1932
1937
362

71
70
239
245
341

CWH.C
44 49
33 42
25 45
36 47
37 50
38 52
39 54
1097 1133
56 57

Jacob's Meadow Area

[A]

The Jacob's Meadow Area is eligible for listing in the NR under Criteria A and C at the local level in the areas of community planning and development, maritime history, and architecture. This outstanding collection of buildings along the perimeter of a historic open space (Jacob's Meadow) portrays Cohasset's development from a remote precinct of Hingham to a thriving seaport community. The area contains a significant number of historic resources of high architectural quality that chart the development of the area from the seventeenth century through the middle of the twentieth century. One property within the Jacob's Meadow Area, the Caleb Lothrop House at 14 Summer St. was listed on the NR in 1976. In addition, we agree that four properties are individually eligible for the NR within this area: 30-32, 52, and 64 Summer St.; and, 106 South Main Street.

82
116
111
9
238

Lincoln Hillside Area

[P]

The Lincoln Hillside Area was developed in the late nineteenth and early twentieth centuries to provide housing for the working and middle class population in Cohasset. Most of the houses in the area are modest and exhibit little architectural detail, and many have been altered with artificial siding, replacement windows, and recent additions. We agree that the Lincoln Hillside Area is not eligible for the NR. However, we concur that two smaller areas within the Lincoln Hillside survey area are eligible for the NR as historic districts: the Pleasant Street Area, and the Short Street Area. These areas are discussed in more detail below. In addition, we agree that three properties within the Lincoln Hillside Area are individually eligible for the NR: 87-89 Cushing Road; 16 Oak Street; and, 45 Spring Street. Another property, 35 Smith Place, for which an individual inventory form was completed, has been determined not individually eligible for the NR as a result of recent alterations to the building which have dramatically altered its original appearance.

1150
317
318
315

COH.C
1286
1287
1285

Pleasant Street Area

U

The Pleasant Street Area is eligible for listing in the NR under Criteria A and C at the local level in the areas of community planning and development, and architecture. Pleasant Street was laid out around 1849, and its development coincided with the arrival of the South Shore Railroad and the subsequent expansion of the town. Characterized by relatively modest houses on small lots, the area was home to middle and working class residents of Cohasset. We concur that the following properties should be considered as contributing elements to the Pleasant Street historic district: 23, 29, 37 Cushing Road; 41, 43, 44, 47, 49 James Lane; and 56 Pleasant Street.

1143
1144
1145
1283
1284
1285

Short Street Area

W

The Short Street Area is eligible for the NR under Criteria A and C at the local level in the areas of community planning and development, and architecture. Developed mostly in the 1900s, the Short Street Area reflects the growth of Cohasset during the turn of the twentieth century, when the town was evolving into a summer resort community and commuter suburb. Located near the railroad and away from Cohasset's fashionable shoreline, the Short Street Area is significant as a collection of middle and working class residences. The houses are generally modest in scale and ornament and the area has survived largely intact, with only minor alterations and with no modern infill.

Pond Street Area

T

The Pond Street Area is eligible for listing in the NR under Criteria A and C at the local level in the areas of community planning and development, and architecture. One of the oldest roads in Cohasset, Pond Street was established during the initial division of land in the 1670s. The Pond Street Area remained largely undeveloped until the early twentieth century, when the growing suburbanization of the town created an increased demand for housing. Pond Street was home to Cohasset's upper-middle class. The Pond Street Area includes excellent local examples of the Colonial Revival style that was prevalent in affluent American suburbs in the early twentieth century.

South Main Street Area

V

We concur that the South Main Street Area is eligible for listing in the NR under Criteria A and C at the local level in the areas of community planning and development, and architecture. Part of the First and Second Divisions of land surveyed by Lieutenant Joshua Fisher in 1669-72, the area is traversed by some of Cohasset's earliest routes, such as South Main Street and Beechwood Street. The area includes one seventeenth century property, the Joshua Bates House (179 South Main Street), reportedly the oldest, intact, unmoved building in the town of Cohasset. The area contains excellent, local examples of residential architecture dating from the 1700s through the mid-1900s, representing a variety of styles. As such, the area charts the growth of Cohasset over the course of three centuries.

Y

One property for which an inventory form was completed, 296 South Main Street, has been determined not to be individually eligible for the NR. This property was originally the Plant Estate Stable (associated with the estate house at 300 South Main Street). However, one-half of the stable was moved to another location and heavily altered (298 South Main Street), and 296 South Main Street has been converted to residential use, resulting in a loss of integrity. However, 298 South Main Street is still a contributing element to the South Main Street district.

522
561
1974

In addition, we agree that seven properties within the South Main Street Area are individually eligible for the NR: 179, 190, 198, 211, 291, 300, and 357 South Main Street.

403
414
415
234
1131, 502
561
522

Tilden Park Area

F

This area, which contains two properties has been determined NR eligible under Criteria A and C at the local level in the areas of community planning and development, entertainment/recreation, transportation, and landscape architecture. The Cohasset Railroad Station at 107 Ripley Road is a contributing element to this district. Constitution, or Tilden Park, formerly owned by Caleb F. B. Tilden, was purchased by the Cohasset Improvement Association who later turned the parcel over to the town for use as a public park. Tilden Park continues in use as a public space and is individually eligible for the NR.

772

Outside Survey Areas

We concur that two properties identified outside the defined survey areas are individually eligible for the NR. The L. L. Nichols House at 107 Sohier Street is eligible for the NR under Criterion C at the local level in the area of architecture. Built c. 1860, the building is a well preserved example of the Cape Cod cottage, constructed throughout New England in the nineteenth century. The dwelling at 18 Virginia Lane is eligible for the NR under Criterion C at the local level as an excellent, local example of the Craftsman style, which was very popular in suburbs across the United States in the early twentieth century. Both properties have experienced only minor alterations since their construction and retain their historical integrity.

783
1925

If you have any questions about these NR eligibility determinations or the status of our consultation for this project under Section 106, please contact Ms. Christine Godfrey, Deputy Chief, Regulatory Branch, at (978) 318-8673.

Christine Godfrey

William F. Lawless, P.E.
Chief, Regulatory Branch
Construction-Operations Division

CONCURRENCE:

Judith B. McDonough for
5/17/2000

JUDITH B. Mc DONOUGH
EXECUTIVE DIRECTOR
STATE HISTORIC
PRESERVATION OFFICER
MASSACHUSETTS
HISTORICAL COMMISSION

CHAP. LXXVIII.

An Act in addition to an Act, to incorporate the New England Glass Company.

BE *it enacted by the Senate and House of Representatives, in General Court assembled, and by the authority of the same,* That the New England Glass Company may be lawfully possessed of one hundred thousand dollars in personal estate, in addition to their present authorized capital.

Further allowance of capital.

[Approved by the Lieut. Governor, March 27, 1835.]

CHAP. LXXIX.

An Act to incorporate the Second Congregational Society in Cohasset.

SEC. 1. **BE** *it enacted by the Senate and House of Representatives, in General Court assembled, and by the authority of the same,* That Nichols Tower, Jairus Pratt, and Thaddeus Lawrence, proprietors of pews, in the Second Congregational meeting-house in Cohasset, their associates, and successors, are hereby incorporated as a religious society, by the name of the Second Congregational Society in Cohasset; with all the powers and privileges, and subject to all the duties and liabilities by law incident

Persons incorporated.

to religious societies legally established in this Commonwealth.

To hold real estate.

SEC. 2. *Be it further enacted,* That said society shall have power to take, purchase, and hold said meeting-house, and any other estate, for the use of said society, and the ministry thereof, and the same to sell, mortgage, or otherwise dispose of: *provided,* the annual income thereof, exclusive of their meeting-house, shall not exceed one thousand dollars.

May assess Pews, for the support, &c.

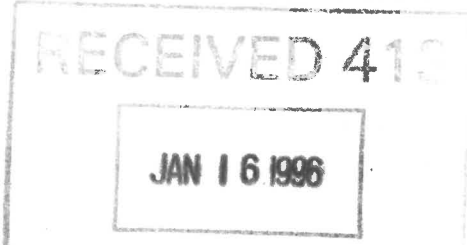
SEC. 3. *Be it further enacted,* That said society may assess upon the pews in their meeting-house, according to a valuation to be agreed on by said corporation, such sums of money as shall be voted to be raised by said society, for the support of public worship, and other parochial charges, and all assessments upon the pews as aforesaid may be collected in the manner provided by the statute of the year one thousand eight hundred and seventeen, chapter one hundred and eighty-nine: *provided,* that no pew in said house shall be liable to be assessed, under the provisions of this act, if, before the vote to assess the tax, the owner of said pew shall file with the clerk of said society, a certificate signifying his unwillingness to be taxed therefor.

Proviso.

[Approved by the Lieut. Governor, March 27, 1835.]

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Registration Form**



This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "X" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Cohasset Common Historic District

other names/site number _____

2. Location

street & number Portions of Highland Ave., North Main Street;
all of Wm. B. Long, Jr. Road, Robert E. Jason Road N/A not for publication

city or town Cohasset N/A vicinity

state Massachusetts code MA county Norfolk code 021 zip code 02025

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property

meets does not meet the National Register Criteria. I recommend that this property be considered significant

nationally statewide locally. (See continuation sheet for additional comments.)

Judith B. McDonough 12/12/95
 Signature of certifying official/Title Judith B. McDonough, Executive Director Date
Massachusetts Historical Commission, State Historic Preservation Officer

State or Federal agency and bureau _____

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional Comments.)

Signature of certifying official/Title _____ Date _____

State or Federal agency and bureau _____

4. National Park Service Certification

I, hereby certify that this property is:

entered in the National Register
 See continuation sheet.

determined eligible for the National Register
 See continuation sheet.

determined not eligible for the National Register

removed from the National Register

other (explain): _____

Signature of the Keeper Patrick Andrews Date of Action 2/28/96

Cohasset Common Historic District
Name of Property

Norfolk County, MA
County and State

5. Classification

Ownership of Property

(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property

(Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property

(Do not include previously listed resources in the count.)

| Contributing | Noncontributing | |
|--------------|-----------------|------------|
| 41 | 1 | buildings |
| 1 | 0 | sites |
| 4 | 4 | structures |
| 3 | 0 | objects |
| 49 | 5 | Total |

Name of related multiple property listing

(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC: single dwelling

GOVERNMENT: city hall

RELIGION: religious facility, Church-related residence

RECREATION AND CULTURE: monument/marker

LANDSCAPE: plaza

Current Functions

(Enter categories from instructions)

DOMESTIC: single dwelling

GOVERNMENT: city hall

RELIGION: religious facility, church-related residence

RECREATION AND CULTURE: monument/marker

LANDSCAPE: plaza

7. Description

Architectural Classification

(Enter categories from instructions)

COLONIAL: Georgian

EARLY REPUBLIC: Federal

MID-19TH CENTURY: Greek Revival

LATE VICTORIAN: Italianate, Second Empire, Queen Anne

LATE 19TH AND 20TH CENTURY REVIVALS: Colonial Revival, Late Gothic Revival

Materials

(Enter categories from instructions)

foundation stone

walls clapboard, shingle

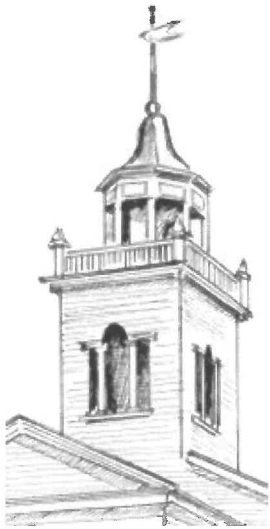
roof asphalt, slate, wood shingle

other

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

ATTACHMENT FOR SECTION IV.C – CONDITION ASSESSMENT



Second Congregational Church of Cohasset **Bell Tower Restoration**

This project specifically targets structural restoration to the wood and copper roof of the bell tower at 43 Highland Avenue in Cohasset. Second Congregational Church is a registered historic church (MACRIC COH.38) in the nationally registered Cohasset Common Historic District (COH.C)

This work is critical to the integrity of the bell tower. These needs were discovered as part of an earlier stage of restoration funded with a matching grant from the Cohasset Historical Preservation Commission (approved Cohasset Town Meeting, May 24, 2021).

Photographs of the bell tower's current condition are attached. Additional photographs show other aspects of SCC's overall renovation project.

Throughout the project, we have maintained original materials where possible. Replacement materials, when needed, were selected for period authenticity and visual effect in conversation with the Cohasset Common Historic District Commission.

For additional information about SCC's overall renovation work, go to www.2ndcc.org/building-for-our-second-200-years/

ATTACHMENT FOR SECTION IV.C – CONDITION ASSESSMENT (continued)

INVENTORY OF PHOTOGRAPHS

1. Arial Bell Tower 1
2. Arial Bell Tower 2
3. Arial Bell Tower 3
4. Bell Tower Access – Historic Old Wood Strong
5. Lift
6. Bell with Ceiling
7. Bell with Copper Floor
8. Bell Tower Bell Wheel with Ceiling
9. Bell Tower Corner
10. Bell Tower Roof Connection
11. Bell Tower Roof Joint 1
12. Bell Tower Roof Joint 2
13. Bell Tower Roof Joint 3
14. Bell Tower Roof Support 1
15. Bell Tower Roof Support 2
16. Bell Tower Roof Support 3
17. Bell Tower Roof Support 4
18. Bell Tower Roof Support 5
19. SCC Exterior Front North View (before)
20. SCC Front view before 2021 Restoration
21. SCC Casement Window 1 of 12
22. Window & Façade Work 2021
23. Window Portico & Façade 2021
24. Installation Day
25. Palladian
26. Sanctuary Ceiling
27. Sanctuary Window Restoration
28. Cooper Group Christmas Card Image
29. SCC Cohasset Common Winter Scene
30. SCC Cohasset Common

ATTACHMENT FOR SECTION IV.D – PROJECT SCOPE OF WORK

1. Permitting
2. Replacement and/or reinforcement of deteriorated wood supports
3. Replace upper bell-curve metal in red copper
4. Supply and fabricate zinc-coated raised panels
5. Painting of new and refurbished areas
6. Supply of construction boom (4 weeks)
7. Removal of debris associated with the project

ATTACHMENT FOR SECTION IV.E – OUTLINE PLANS AND SPECIFICATIONS

In consultation with the Trustees overseeing this project and preservation contractors, it was determined that the services of an architect / engineer are not justified to define and complete this work.

ESTIMATE

171 Wilson Ave
 Quincy MA 02170
 6177800969
 markjordanroofing@yahoo.com
 Csl license # 106048
 hic license #176218



M Jordan & Daughters Construction Inc

Estimate

For: Second Congregational Church
 phillehr@lbinsure.com
 43 Highland Ave
 Cohasset MA 02025

Estimate No: 654
 Date: 02/15/2022

TAX

| | | | | |
|---|--|---------------|----|-------------|
| Spire panel replacement in pic 1 - 3-4 weeks estimated time | This section of the estimate includes: 1) supply and fabrication of zinc coated copper for raised panels 2) supply of boom for 4 weeks for the work 3) painting of new copper panels and touch up to any areas affected during demo process. 4) any permits and removal of all debris associated with the project. | 1 \$45,900.00 | 0% | \$45,900.00 |
|---|--|---------------|----|-------------|

Scope: once the boom is dropped off we will coordinate and areas needed for setup the week prior . We will remove existing white panels and molding metals and inspect all area's of the wood and support behind. We will fabricate all new panels in our workshop for site install . Painter will be supplied for the priming and painting once completed

| | | | | |
|-------------------|--|---------------|----|-------------|
| Upper spire metal | This is only needed if we cannot reuse upper metal to tie in properly to the new copper. | 1 \$15,600.00 | 0% | \$15,600.00 |
|-------------------|--|---------------|----|-------------|

Scope: replace upper bell curve metal in red copper

| | |
|----------|-------------|
| Subtotal | \$61,500.00 |
| TAX 0% | \$0.00 |
| | \$61,500.00 |

A 37% deposit of \$22,755.00 is required by 02/28/2022.

\$61,500.00

\$22,755.00

Pay Now



M Jordan & Daughters Construction Inc



Photo 1

Removal and fabrication of new panels in this area .

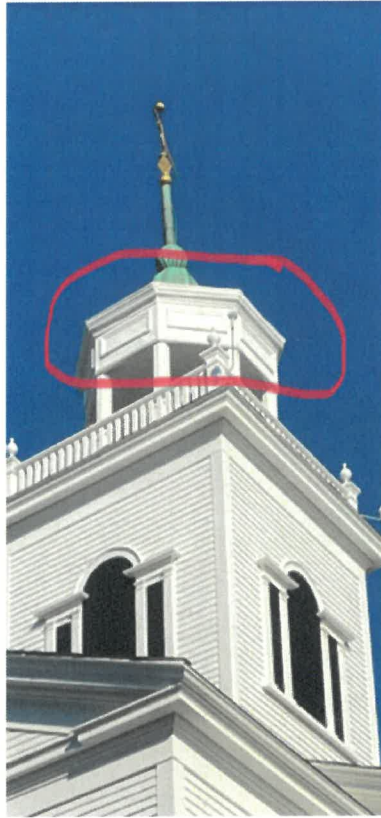
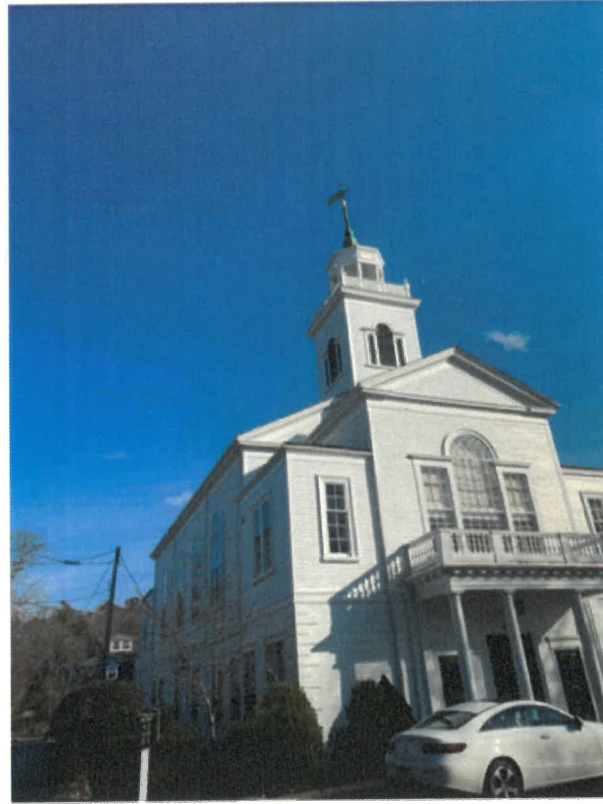


Photo 2



Photo 3



MPPF ROUND 28 APPLICATION CHECKLIST

For Application to be considered complete, ALL of the following items must be included with your request. This completed checklist must also be submitted as part of the Application.

SECTION I – PROJECT OVERVIEW

- A. Property Info**
 - 1. Property Name
 - 2. Level of Significance
 - 3. Property Use—(Checklist, Use Statement and Accessibility Statement)
 - 4. Supporting Documentation (Include as separate attachments)
 - a. Color Images (printed AND on a USB flash drive)
 - o each elevation of the resource
 - o detailed photographs of proposed project areas
 - b. Currently existing MHC Inventory Form. Search MACRIS here: <http://mhc-macris.net/Towns.aspx?Page=towns.asp>
 - c. Location Map
 - d. Directions to the property
- B. Applicant and Owner Information**
 - 1. Applicant
 - 2. Owner Information
 - 3. Project Participants
 - 4. Supporting Documentation (*for Nonprofits ONLY*)
 - a. 501(C)(3) IRS Determination Letter
 - b. Current Operating Budget
 - c. Existing Endowment Disclosure (if applicable)
 - d. Massachusetts Substitute Form W-9 “Request for Taxpayer Identification Number and Certification”

SECTION II – PROJECT AUTHORIZATION

- A. Authorization**
- B. Certificate of Authorization for MHC Contract**
- C. Certificate of Authorization for Preservation Restriction**
- D. Preservation Restriction (PR) Information (Include as separate attachment)**
 - If perpetual MHC Preservation Restriction exists:*
 - 1. Copy of legally recorded, existing PR
 - 2. Current copy of Assessor’s Map & any legally recorded plot plans or surveys that may exist
 - If perpetual MHC Preservation Restriction does NOT exist:*
 - 1. Copy of legally recorded Deed with deed citation.
 - 2. Any existing restrictions on the property.
 - 3. Current Assessor’s Map & any legally recorded plot plans or surveys that may exist
 - 4. Letter of intent to execute & record the required PR (interior and exterior of building/ resource & associated land) signed by the owners and others with interest in the property such as mortgage
 - 5. Certified copy of vote to enter into PR (for municipalities) OR Town Meeting warrant article & meeting date.
 - 6. Legal opinion prepared by Applicant’s attorney containing the following:
 - a. The legal boundary description.
 - b. Assurance that a deed restriction for the property can be recorded in the Registry of Deeds.
 - c. Assurance that this Preservation Restriction will not be subordinate to any other restrictions, which may already be on the property.
 - d. List the correct names of the owners, and the correct names of all those who have an interest in the property who should be signatories to the Preservation Restriction, including mortgagees, if any
- E. Letters of Support (Include as separate attachment)**
 - Public Support Letters
 - LHC & LHDC (if applicable) Support Letter (s)
- F. Assurances of Compliance**

SECTION III – GRANT REQUEST

- A. Proposed Scope of Work**
 - 1. Type of Project
 - 2. Project Description
 - 3. Ground Disturbance
 - 4. Grant Project Cost Estimate
 - 5. Project Period
- B. Grant Request**
- C. Matching Share Source(s)** Matching Share Letter(s) OR Town Meeting warrant article & meeting date (if applicable)
- D. Procurement Requirements**
- E. Administrative and Financial Management Capabilities**
- F. Statement of Financial Need**

SECTION IV – PROJECT DESCRIPTION & TECHNICAL PLANNING

- A. Brief Overview Statement**
- B. Property Summary**
- C. Conditions Assessment INCLUDING PHOTOS**
- D. Project Scope**
- E. Draft RFP (Pre-Development Projects), or Outline Plans & Specifications (Development Projects) or a RE Appraisal (Acquisition projects)**