

Second Congregational Church of Cohasset

Building for our 2nd 200 years

April 22, 2022

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

Dear Mr. Holtz,

Thank you for your continued consideration of Second Congregational Church for the Massachusetts Preservation Projects Fund Grant Round 28. As we hope will be evident from this application, this grant will enable vital work to preserve the bell tower of our landmark building on the historic Cohasset Common.

We appreciate the detailed response to our initial application and believe that these supplemental materials will satisfy the requirements outlined. If you or your team have any additional questions or need further materials in support of this application, we will respond promptly.

With gratitude for your efforts on our behalf,



Rev. Dr. Karen Bailey-Francois
Minister



MPPF ROUND 28 APPLICATION CHECKLIST

Property Name & Location: *Second Congregational Church, Cohasset*

MHC Grants Manager: *Ross Dekle*

The following materials are missing from your RD 28 MPPF Application. MHC will accept missing materials post marked by 4/25/22.

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
 - o each elevation of the resource
 - o detailed photographs of proposed project areas
 - b. Currently existing MHC Inventory Form
 - c. Location Map
 - d. Directions to the property

B. Applicant and Owner Information

- 1. Applicant
- 2. Owner Information
- 3. Project Participants ***MPPF program requires architect or engineer to plan and supervise work.***
- 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 *Fill in and submit Massachusetts W-9 Form included in the Application.*

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 Mtg Warrant article & mtg date.
- 6. Legal opinion prepared by Applicant’s attorney containing the following: ***Provide letter from legal counsel w/ 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 ***Letters must be in support of*** LHC & LHDC (if applicable) Support Letter (s)

F. Assurances of Compliance

the MPPF Grant.

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 *Must include Cash Flow amount.*

C. Matching Share Source(s) Matching Share Letter(s) OR Town Mtg warrant article & mtg date (if applicable) ***Include CPC & Cash Flow.***

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 ***Include written conditions assessment.***

D. Project Scope

E. Draft RFP (*Pre-Development Projects*), or Outline Plans & Specifications (*Development Projects*) or a RE Appraisal (*Acquisition projects*)

Provide outline plans and specifications for proposed MPPF project.

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: Corina Martinez
 Position: Managing Principal RA MA #20567
 Organization: Hoadley Martinez Architects
 Address: 3 Stagecoach Way
 City/Town: Cohasset State: MA Zip: 02025
 Phone: 781-383-0188 Email: carina@hoadleymartinez.com

- c. Engineer

Name: _____
 Position: _____
 Organization: _____
 Address: _____
 City/Town: _____ State: _____ Zip: _____
 Phone: _____ Email: _____

Request for Taxpayer Identification Number and Certification

Completed form should be given to the requesting department or the department you are currently doing business with.

Please print or type

Name (List legal name, if joint names, list first & circle the name of the person whose TIN you enter in Part I-See Specific Instruction on page 2)
 Second Congregational Church of Cohasset

Business name, if different from above. (See Specific Instruction on page 2)

Check the appropriate box: Individual/Sole proprietor Corporation Partnership Other **Church**

| | |
|---|--|
| Legal Address: number, street, and apt. or suite no. 43 Highland Avenue | Remittance Address: if different from legal address number, street, and apt. or suite no. |
| City, state and ZIP code Cohasset MA 02025 | City, state and ZIP code |

Phone # (781) 383-0345 Fax # (781) 383-7005 (by request) Email address: scc02025@gmail.com

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. For individuals, this is your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the Part I instruction on page 2. For other entities, it is your employer identification number (EIN). If you do not have a number, see How to get a TIN on page 2.
 Note: If the account is in more than one name, see the chart on page 2 for guidelines on whose number to enter.

Social security number

□□□-□□-□□□□

OR

Employer identification number

34-1927041

Vendors:
Dunn and Bradstreet Universal Numbering System (DUNS)

DUNS

□□□□□□□□

Part II Certification

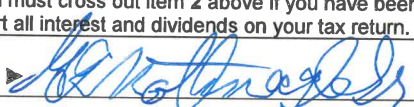
Under penalties of perjury, I certify that:

- 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
- 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 Services (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
- I am an U.S. person (including an U.S. resident alien).
- I am currently a Commonwealth of Massachusetts's state employee: (check one): No Yes If yes, **in compliance with** the State Ethics Commission requirements.

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.

Sign Here

Authorized Signature



Date April 6, 2022

Purpose of Form

A person who is required to file an information return with the IRS must get your correct taxpayer identification number (TIN) to report, for example, income paid to you, real estate transactions, mortgage interest you paid, acquisition or debt, or contributions you made to an IRA.

Use Form W-9 only if you are a U.S. person (including a resident alien), to give your correct TIN to the person requesting it (the requester) and, when applicable, to:

- Certify the TIN you are giving is correct (or you are waiting for a number to be issued).
- Certify you are not subject to backup withholding

If you are a foreign person, use the appropriate Form W-8. See Pub 515, Withholding of Tax on Nonresident Aliens and Foreign Corporations.

What is backup withholding? Persons making certain payments to you must withhold a designated percentage, currently 28% and pay to the IRS of such payments under certain

conditions. This is called "backup withholding." Payments that may be subject to backup withholding include interest, dividends, broker and barter exchange transactions, rents, royalties, nonemployee pay, and certain payments from fishing boat operators. Real estate transactions are not subject to backup withholding.

If you give the requester your correct TIN, make the proper certifications, and report all your taxable interest and dividends on your tax return, payments you receive will not be subject to backup withholding. **Payments you receive will be subject to backup withholding if:**

- You do not furnish your TIN to the requester, or
- You do not certify your TIN when required (see the Part II instructions on page 2 for details), or
- The IRS tells the requester that you furnished an incorrect TIN, or
- The IRS tells you that you are subject to backup withholding because you did not report all your interest and dividends only), or

5. You do not certify to the requester that you are not subject to backup withholding under 4 above (for reportable interest and dividend accounts opened after 1983 only).

Certain payees and payments are exempt from backup withholding. See the Part II instructions on page 2.

Penalties

Failure to furnish TIN. If you fail to furnish your correct TIN to a requester, you are subject to a penalty of \$50 for each such failure unless your failure is due to reasonable cause and not to willful neglect.

Civil penalty for false information with respect to withholding. If you make a false statement with no reasonable basis that results in no backup withholding, you are subject to a \$500 penalty.

Criminal penalty for falsifying information. Willfully falsifying certifications or affirmations may subject you to criminal penalties including fines and/or imprisonment.

Misuse of TINs. If the requester discloses or uses TINs in violation of Federal law, the requester may be subject to civil and criminal penalties.

N O R F O L K
O F F I C E
C O P Y



I A L
Y

3760
3 8 3

I, Edith J. Gammons

of Cohasset, Norfolk County, Massachusetts,
being ~~married~~ ^{unmarried}, 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 covenances, 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 free act and deed, before me

Edward J. Murphy
Edward J. Murphy
Notary Public
My commission expires July 9 1960

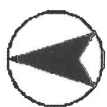


Recorded Sept. 16, 1959 at 11h.04m.A.M.



Assessors Sales 2020

- Places
- Fire Station
- Police Station
- Town Hall
- Public Library
- School
- MBTA Commuter Rail Stati
- MBTA Commuter Rail Stati
- Parcel Easements
- Parcels
- Subparcels
- Buildings
- MA Highways
- Interstate
- US Highway
- Numbered Routes
- Town Boundary
- Abutting Towns
- Streets
- Bathymetry
- 0-5 ft
- 5-10 ft
- 10-15 ft
- 15-20 ft
- 20-30 ft
- 30-40 ft
- 40-50 ft
- 50-60 ft
- 60-70 ft
- 70+ ft



139.88'

122.70'

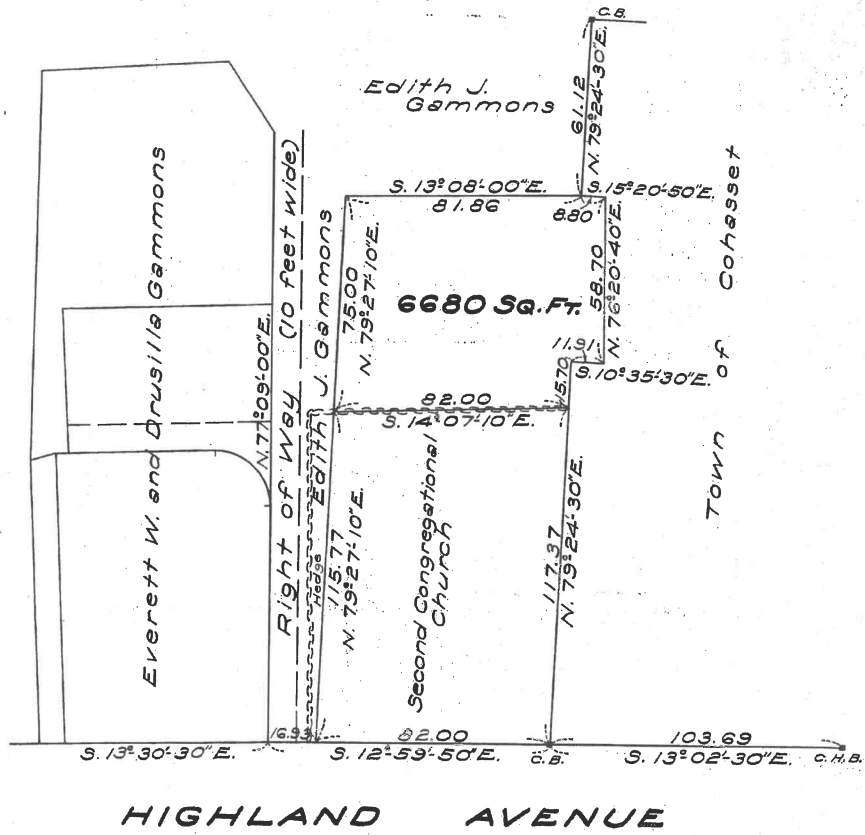
The data shown on this site are provided for informational and planning purposes only. The town and its consultants are not responsible for the misuse or misrepresentation of the data.



Printed on 04/06/2022 at 02:58 PM

NOT
OFFICIAL

NOT
OFFICIAL



APPROVAL UNDER THE SUBDIVISION
GENERAL LAW NOT REQUIRED.
COHASSET PLANNING BOARD
JUNE 12, 1959
[Signatures]

Norfolk Registry of Deeds
Dedham, Mass.
Received Sept. 16, 1959 with Deed
Edith J. Gammons to
Second Congregational Church Cohasset
Filed as No. 1044 1959 Bk 3760 Pg. 383
Attest: *[Signature]* Register

**PLAN OF LAND
OFF HIGHLAND AVENUE
COHASSET, MASS.**

Surveyed for Edith J. Gammons.
Scale: 30 feet to an inch. June 5, 1959.
Lewis W. Perkins & Son, Eng'rs., Hingham, Mass.



Second Congregational Church of Cohasset

Building for our 2nd 200 years

April 8, 2022

LETTER OF INTENT

Mr. Paul Holtz, Grants Co-Director & Historical Architect
Massachusetts Historical Commission
220 Morrissey Boulevard
Boston MA 02125

Dear Mr. Holtz,

On behalf of Second Congregational Church, I by this letter confirm our intention to record a permanent Preservation Restriction and maintenance agreement on the church building at 43 Highland Avenue in Cohasset, should Second Congregational Church be awarded a grant from the Massachusetts Preservation Project Fund. The Preservation Restriction shall be recorded under the provisions of M.G.L., Chapter 184, sections 31-33. There is no mortgage on the property.

Sincerely,



Geoffrey Nothnagle
Treasurer



MULLALLY & ASSOCIATES LLC
58 GALLOPS HILL ROAD
HULL, MASSACHUSETTS 02045

TEL: (617) 901-2154

KATHE F MULLALLY, Esq.
Member of the Bar: MA, NJ, NY, PA
BBO No. 636173

DIRECT DIAL
617-901-2154
EMAIL ADDRESS
KATE.MULLALLY@HOTMAIL.COM

April 18, 2022

Brona Simon
Executive Director
State Historic Preservation Officer
Massachusetts Historic Commission
Commonwealth of Massachusetts
220 Morrissey Boulevard
Boston, MA 02015

Re: Legal Opinion - Massachusetts Preservation Projects Fund Application –
Second Congregational Church, Cohasset, MA

Dear Ms. Simon:

Thank you for your letter dated March 31, 2022, advising the applicant Second Congregational Church – United Church of Christ (the “Applicant”) of the need to submit additional information in order to complete Applicant’s application for Massachusetts Preservation Project Funds for the preservation of the wood and copper bell tower on the roof of the church building located at 43 Highland Avenue, Cohasset, MA 02025. As requested, please accept this Legal Opinion and accompanying documents to be attached to the Second Congregational Church’s application.

Please be advised that the description of the legal boundaries, a site map and a survey of the Applicant’s property located at 53 Highland Avenue, Cohasset, MA, are included in Attachment A.

Also, please be assured that a deed restriction for the property as described in Attachment A may be recorded in the Registry of Deeds.

Additionally, there are no other restrictions on the property. Accordingly, the Preservation Restriction will not be subordinate to any such restrictions on the property.

Finally, the Applicant, Second Congregational Church of Cohasset, is the sole owner of the property. There is no mortgage on the property. According, only the Applicant will be a signatory to the Preservation Restriction.

Sincerely,

A handwritten signature in cursive script that reads "Kathe Mullally". The signature is written in black ink and is positioned above the printed name.

Kathe Mullally, Esq.

**TOWN OF COHASSET
COMMUNITY PRESERVATION
COHASSET TOWN HALL
41 HIGHLAND AVENUE
COHASSET, MA 02025**



April 20, 2022

Mr. Paul Holtz, Grants Co-Director & Historical Architect
Massachusetts Historical Commission
220 Morrissey Boulevard
Boston MA 02125

Dear Mr. Holtz,

I am the Chairman of the Cohasset Community Preservation Committee (CPC) and I am writing in support of the Second Congregation Church's efforts to restore the roof on their building's bell tower.

At our meeting on March 29, 2021, the CPC made a matching grant of \$50,000.00 to the church to restore the façade and windows at the church. The vote was 6 – 2 in favor of the request. At the 2021 Annual Town Meeting the request was approved unanimously. The work was completed in a timely, professional manner.

Second Congregation Church is truly a community asset and the CPC was glad to take part in the project.

Sincerely,

Russell Bonetti
Chair, Cohasset Community Preservation Committee.

John W. Coffey

63 Highland Avenue
Cohasset, MA 02025
(617) 510-1985

12th April 2022

Paul Holtz

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

Dear Mr. Holtz,

As Chairman of the Cohasset Common Historic District Commission and a 17-year resident of the Cohasset Common, I am writing to enthusiastically endorse the Second Congregational Church's (SCC) application to stabilize and restore its roof.

SCC's recent restoration work on its facade and windows is excellent and in keeping with the historic character of the building and the Common. They went above and beyond in restoring windows and railings in historically accurate fashion.

Their team and contractors delivered as promised and I'm pleased that they are continuing to invest in the SCC structure for the next century-plus.

Thank you for your attention to this matter and please contact me if you have any questions.

Sincerely,

A handwritten signature in black ink that reads "John W. Coffey". The signature is stylized and cursive, with the first name "John" being the most prominent.

John W. Coffey



Cohasset Historical Commission

Cohasset, Massachusetts 02025

Mass. Historic Preservation Fund
Mass. Historical Commission
220 William T. Morrissey Blvd.
Boston, MA 02125

April 6, 2022

Dear Mass. Historic Preservation Fund Director:

The Cohasset Historical Commission supports the application of Cohasset's Second Congregational Church for Mass. Historic Preservation funding to restore and preserve its bell tower. This distinctive architectural element needs to be stabilized due to the deterioration of the underlying wood structure. The planned restoration will preserve the historical integrity of the bell tower so that the newly restored building will, in its entirety, continue to be a beautiful and significant historic asset in the town.

Sincerely yours,

Jacqueline Dormitzer
Chair, Cohasset Historical Commission

COHASSET APPALACHIA SERVICE PROJECT

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

April 19, 2022

Paul Holtz
Massachusetts Historical Commission
Grants Division
Boston, MA 02125

Dear Mr. Holtz,

I would like to add additional support for 2nd Congregational Church's grant application. The bell tower in this historic church is in serious need of restoration due to the connection between the copper roof of the tower and the structure below. With all the church does for us and other fine groups in the South Shore, so many would enjoy the benefits should SCC receive this grant from your commission.

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



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 endorse and encourage this critical project to ensure SCC's historic bell tower will be safe, secure and sustainable into the future. 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



COHASSET DIVERSITY COMMITTEE

April 13, 2022

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

Dear Mr. Holtz,

As a member of the Cohasset Diversity Committee, I am writing in support of the Second Congregational Church of Cohasset's application for grant funding to restore their bell tower roof.

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

B. Grant Request

1. If applying for a 50% Match:

| | | |
|-----------------------------|-----------|--------|
| Funding Requested | \$ 31,000 | (50%) |
| Applicant Share | \$ 31,000 | (50%) |
| Total Project Cost (TPC) | \$ 61,000 | (100%) |
| <hr/> | | |
| Cash Flow | \$ 15,500 | (25%) |
| Applicant Share + Cash Flow | \$ 46,500 | (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.

\$ 450,000

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: \$ 31,000
Kind: Cash Date available: 03/18/2022

Attached is a grant award letter, bank loan commitment letter, or equivalent from:
United Church of Christ Cornerstone Fund

Source: Letter of Commitment Amount: \$ 50,000
Kind: 5-year revolving line of credit Date available: 11-20-2021

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.

November 27, 2021

Ms. Rebecca Perera
Mr. Dylan Pap
United Church of Christ Cornerstone Fund
700 Prospect Avenue
Cleveland, Ohio 44115

Dear Rebecca and Dylan,

Hope you both had a great Thanksgiving! We are grateful for your support for our Church!

After getting the last of the signatures late yesterday, I've enclosed the documents for our 5 year \$50,000 unsecured revolving line of credit from the Cornerstone Fund.

Thank you both again, for your support with this financing process for our preservation project!

We look forward to a long and mutually beneficial relationship with you and the Cornerstone Fund.

Sincerely,

Jeff 

Geoffrey E. Nothnagle, Sr.
Treasurer (and Chair, Capital Campaign Steering Committee)



United Church of Christ
CORNERSTONE
FUND

COMMITMENT LETTER

November 15th, 2021

Rev. Dr. Karen Bailey-Francois
Mr. Geoffrey E. Nothnagle Sr, Treasurer
Second Congregational Church
43 Highland Avenue
Cohasset, MA 02025

RE: New Unsecured Line of Credit-\$50,000

Dear Rev. Dr. Bailey-Francois and Mr. Nothnagle:

I am pleased to inform you that the Cornerstone Fund Board of Directors has approved Second Congregational Church's loan request subject to the following general terms and conditions. Upon signing, please return an executed copy of this letter, along with:

1. A Borrowing Resolution and Certification of Church Officers (forms attached).
2. Articles of Incorporation, if not previously submitted with the loan application.
3. A copy of the minutes from the church meeting at which the loan was approved.

TERMS

Borrower: Second Congregational Church or under the name as incorporated

Loan Amount: \$50,000.00

Rate: Initial Rate of 5.00% (WSJ Prime Rate + 1.75%). Rate to be adjusted weekly.

Term: Five (5) Year Revolving Line of Credit

Monthly Payment: Interest-only on funds disbursed; Principal may be paid at any time, due in full upon maturity.

Security: Unsecured

This loan commitment is valid for 60 days from the date of this letter. Please return one copy of this commitment to our office within 15 days.

Loan Commitment
Second Congregational Church
Cohasset, MA

The Lender, may, at its option, terminate this Commitment should there be any material adverse change in the financial condition of the borrower. In the event this loan does not close within 120 days, the lender may request updated financial information. The terms and conditions of this commitment survive the loan closing. All costs including but not limited to third party costs associated with this loan application and closing are the responsibility of the borrower.

We are delighted to be able to offer this assistance and look forward to working with you. Our thoughts, prayers and concerns are with you throughout the coming days and years.

With kind regards,

Jeanine Colozza
Chief Lending Officer/VP Sales

cc: Southern New England Executive Conference Minister, Rev Darrell L. Goodwin

Loan Commitment
Second Congregational Church
Cohasset, MA

ACCEPTANCE OF TERMS AND CONDITIONS OF THIS LOAN COMMITMENT

On behalf of Second Congregational Church, Cohasset, MA we accept the above terms and conditions of the loan offered by the United Church of Christ Cornerstone Fund.

11/20/2021
Date

Geoffrey E. Nothnagle G.E. NOTHNAGLE, SR. TREASURER
Name Title

11/20/2021
Date

Jill E. Colson
Name Title

11/20/2021

Ruth E. Mdraw CHAIR FINANCE COMM. ass. treasurer

The Borrower's contact for this loan is: Geoffrey E. Nothnagle

Phone: 781-383-0895

email: nothnagle@comcast.net

Return one copy of this letter to:

United Church of Christ Cornerstone Fund, Inc.
Attention: Dylan Pap
Client Lending & Portfolio Specialist
700 Prospect Avenue
Cleveland OH 44115-1100
dpap@cornerstonefund.org



The following is an example of a resolution that must be approved at a duly called meeting of the corporation prior to funding. Instead of this form, you may submit an executed resolution.

THIS IS TO CERTIFY that at a legally called meeting on the 14TH day of NOVEMBER 2021, the following action was taken by a properly constituted body of our church/organization:

1. That this church/organization proceeds at once to obtain a loan from the United Church of Christ Cornerstone Fund, Inc in an amount not to exceed \$ 50,000.00 (the "Loan").
2. That any TWO(2) of the following officers of this church/organization be and hereby are authorized and instructed to attend to all details involved in this building enterprise. Note: the number of persons authorized to sign, as stated in the Church By-Laws. Officers may include President, Moderator, Board Chair, Treasurer, Secretary or equivalents.

[Signature] AUTHORIZED SIGNATURE GEORGEY NOTHAGLE, SR PRINT NAME TREASURER TITLE

[Signature] AUTHORIZED SIGNATURE PAUL CARLSON PRINT NAME CHAIR TITLE
FINANCIAL CHIEF

[Signature] AUTHORIZED SIGNATURE Ruth E. Nedrow PRINT NAME ass. treasurer TITLE

[Signature] AUTHORIZED SIGNATURE Georg F Baumgartner PRINT NAME Moderator TITLE

3. That any TWO(2)* of the said officers are hereby authorized to take the proper steps required to obtain the Loan, including, without limitation, the execution of a promissory note and other documents evidencing or securing the Loan.

[Signature] AUTHORIZED SIGNATURE GEORGEY NOTHAGLE, SR PRINT NAME

*Use the number indicated in item 2, above.



We, the Pastor and duly elected officers of SECOND CONGREGATIONAL CHURCH ^{INCOHASSET} certify that the foregoing loan application is the free act and deed of our congregation and that its submission to the United Church of Christ Cornerstone Fund, Inc. has been approved according to the constitution and bylaws of this congregation. We further certify that we fully support this application.

Karen Bailey Francois Karen Bailey-Francois 11/23/2021
PASTOR SIGNATURE PRINT NAME DATE

George F. Baumgarten George F. Baumgarten 11/23/2021
MODERATOR/PRESIDENT SIGNATURE PRINT NAME DATE

Geoffrey E. Notmable GEOFFREY E. NOTMABLE 11/16/2021
TREASURER SIGNATURE PRINT NAME DATE

Philip A. Lehr Philip A. Lehr 11-23-21
TRUSTEES/COMMITTEE CHAIR SIGNATURE PRINT NAME DATE

Ruth E. Nedrow Ruth E. Nedrow 11/20/21
Paul Carlson PAUL CARLSON 11/20/21

I hereby certify that I am the duly qualified and acting Secretary/Clerk of

SECOND CONGREGATIONAL CHURCH ^{INCOHASSET} MASSACHUSETTS CORPORATION, and as such

have custody of the books of said corporation; that the attached instruments entitled

~~Constitution and Bylaws of~~ SCC INCOHASSET are, of this date, true,

correct, and complete copies of said instruments, including all amendments which are now in full force and effect. I further certify that the above listed officers are the duly elected and qualified officers of this corporation.

Jennifer Geoghegan Jennifer Geoghegan 11/26/21
SECRETARY/CLERK AUTHORIZED SIGNATURE PRINT NAME DATE

Second Congregational Church in Cohasset

Meeting of Finance Committee – 11/14/2021

The Committee voted unanimously to approve the following resolution:

“Approve the Treasurer to arrange a \$50,000 unsecured line of credit from UCC Cornerstone Fund.”



H O A D L E Y M A R T I N E Z A R C H I T E C T S |

April 12, 2022

Mr. Philip Lehr, Chair, Trustees
Rev. Dr. Karen Bailey-Francois, Minister
The Second Congregational Church of Cohasset
43 Highland Avenue
Cohasset, MA 02025

Dear Mr. Lehr and Reverend Bailey-Francois,

Thank you for the opportunity to support your initiative to do needed preservation work to the steeple and other areas of the Second Congregational Church. As we mentioned, the work that you have done in the past decade to restore the windows, portico, and other important historical components of the property has been thorough, studied, durable, and appropriate. Our firm is pleased to be part of a team that is so clearly committed to measured, careful historic preservation work. The steeple and its structure are among the most iconic structures in Cohasset, and your plans to repair points of failure will ensure that further damage is averted.

Thank you also for the very detailed tour and close-up review of work that is being proposed. We directly observed that the copper cladding/fascia that is presently installed on the frieze of the cupolas had outlasted its normal life. The seams on three (3) of the corner joints have failed, admitting moisture to the interior of the assembly over time. The result is ongoing delamination of the cladding, trapping moisture between the fascia and the wood underneath and resulting in the deterioration of the metal panel and wood substrate. At a minimum, the failed copper panels should be removed, and new panels (zinc coated copper is recommended) installed and finished. Limited repair of the wood frieze boards behind the cladding is anticipated but the scope of this work will not be finalized until the deteriorated copper panels are removed.

We recommend that this preservation work be treated with urgency to avoid further deterioration. We also reviewed the estimate provided by M. Jordan Construction, and found the inventory to be thorough, reasonably priced and appropriate.

The Principals that will be overseeing the project (Susan Hoadley and Corina Martinez) have held design and technical leadership roles on a number of successful Historic Preservation projects in New England. As design leaders at Shepley Bulfinch Richardson and Abbott, Susan has taken leadership roles on teams that have done expansive preservation work for The Boston public Library McKim Building, a restoration project that received the prestigious Harleston Parker Award, as well as building envelope and exterior restoration to the Yale University Sterling Library. As Hoadley Martinez Architects, our office has done extensive historic preservation on protected buildings in Hingham, Emma Willard School, and the Jacob Treadwell House in Portsmouth, NH.

We remain available for questions and can be available to the building committee on short notice. We are also available to provide full-time supervision beginning in July 2022. We look forward to working together on this limited but important project for historic Cohasset Common.

Best,



Corina Martinez, RA (MA Registration)
Managing Principal
HOADLEY MARTINEZ ARCHITECTS

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 | \$ | 500 (MAHC req'd sign) |
| • Div. 7 Roofing | \$ | 61,500 |
| • Div. _____ | \$ | _____ |
| • Div. _____ | \$ | _____ |
| • Div. _____ | \$ | _____ |
| • Div. _____ | \$ | _____ |
| • _____ | \$ | _____ |
| • _____ | \$ | _____ |
| • _____ | \$ | _____ |
| TOTAL | \$ | 62,000 |

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 |