

Town of Weymouth  
Massachusetts

RECEIVED  
TOWN CLERK  
TOWN

Robert L. Hedlund  
Mayor

75 Middle Street  
Weymouth, MA 02189



2020 SEP 17 11:06 AM  
Office: 781.340.5012  
Fax: 781.335.8184

www.weymouth.ma.us

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**MEMORANDUM**

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#20 105

**TO: TOWN COUNCIL**  
**FROM: MAYOR ROBERT L. HEDLUND** *[Signature]*  
**RE: CPA FUNDING REQUEST-HISTORIC ARCHITECTURAL SERVICES FOR FIRST CHURCH EXTERIOR**  
**DATE: SEPTEMBER 17, 2020**

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I hereby submit the following measure to Town Council for its consideration and action:

“That the Town of Weymouth appropriate the sum of \$10,050 for historic architectural services for the exterior of First Church, from the Historic Resources Fund Balance Account (4906-321005).”

Please see the attached supporting documentation

This measure requires a legal notice and public hearing.

At the time of this submittal, the balance in the Historic Resources Fund Balance Account is \$211,468.00.

Referral Dte. \_\_\_\_\_ PH Dte. \_\_\_\_\_  
Comm. Referral \_\_\_\_\_ TC Vote \_\_\_\_\_  
Comm. Vote \_\_\_\_\_ TC Vote Dte. \_\_\_\_\_  
Comm. Vote Dte. \_\_\_\_\_

Weymouth  
Town Council

2020 SEP 17 AM 10:10

RECEIVED

Department of Planning and  
Community Development

Robert J. Luongo  
Director of Planning and  
Community Development  
email: rluongo@weymouth.ma.us  
(781) 340-5015

*Town of Weymouth  
Massachusetts*




Robert L. Hedlund  
Mayor

75 Middle Street  
Weymouth, MA 02189

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MEMORANDUM

TO: Robert L. Hedlund, Mayor

FROM: Robert Luongo, Director of Planning & Community Development 

DATE: September 4, 2020

SUBJECT: **Request for Funding - CPA**

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At the September 3, 2020 meeting of the Community Preservation Committee, the committee reviewed and discussed the application put forward by First Church in the amount of \$10,050. Thomas Wilburn, presented the request on behalf of the First Church Board of Trustees. The purpose of the request was to review the existing conditions of the original wood siding and exterior detailing of First Church. The funds will be used to hire a firm specializing in historic architecture. The firm will investigate the wood siding and detailing beneath the vinyl. The investigation will include the front of the church. Coverings will be reinstalled following the investigation. A report will be prepared.

After review and discussion, the following motion was approved unanimously.

Motion to appropriate and fund \$10,050 for historic architectural services for the restoration of the exterior of First Church from the historic resources fund balance account. 4906-321005.

The Community Preservation Committee appreciates your review and action on this recommendation.

ATTACHMENT: Funding Request submitted by First Church dated August 5, 2020

CC: Patricia Cook, Town Accountant  
Christopher Hannan, Chairman, CPC

**WEYMOUTH**  
**Community Preservation Committee**  
**Application for Funding**

Name Thomas Wilburn Date 8/5/20  
Phone 339-788-0249  
Email thomasl.wilburn@gmail.com  
Address 17 Church Street, Weymouth, MA 02188  
Affiliation/Organization (if applicable) First Church, Board of Trustees

Project Name: First Church - Historic Restoration  
Amount: \$ 10,050.00

Purpose  
(please select all that apply)

- Historic Preservation  
 Open Space & Recreation  
 Housing

Description

Please provide a written narrative with detailed data; including cost estimates, schedule, budget, maintenance plan, if any and implementation strategy. Include other funding sources and the amounts of funding. Attach separate sheets as needed.

Please see attached proposal received from McKinnell McKinnell & Taylor of Norwell, MA dated 7/27/20. Additionally, \$2,000 is being requested to cover the cost for a contractor and a lift for a day. This investigative work will be completed under Phase 1 of this preservation effort.

Describe how this this project helps to preserve Weymouth's character.

Please provide a written narrative including the goals of the project, who benefits, and how the project relates to planning documents such as the Town's Master Plan. Describe the nature of support and outreach for the project. Attach separate sheets as needed.

Please see attached statement of historical significance.

Applicants are encouraged to be creative and consider projects that will benefit the community; including, but not limited to; projects which may not receive typical funding from traditional sources.

Submit to:  
Community Preservation Committee  
c/o Dept. of Planning & Community Development  
75 Middle Street, Weymouth, MA 02189

## Attachment 1A

First Church in Weymouth requested the architectural firm of McKinnell, McKinnell & Taylor Inc. to submit a proposal to review the wood siding beneath the existing vinyl siding. This proposal was received on July 20, 2020 and is included with the application. Once this proposal is approved by the Town of Weymouth Community Preservation Committee, McKinnell will complete their investigative work and submit their conclusions which will include various options with a respective detailed Scope of Work and associated cost. First Church will then return to the Community Preservation committee to review their conclusions and select an option. After agreement on the option for Scope of Work, McKinnell will then submit another proposal to provide construction drawings and documents. I believe this second proposal will require approval from CPC. Once this is approved and McKinnell completes the construction drawings and documents, First Church will then distribute those documents to a contractor for a price to complete the project. We will then return to the CPC for final approval with a firm construction price to complete the exterior restoration.

In summary, this project may require multiple meetings with the CPC Committee. As First Church nears its 400 year anniversary, we look forward with excitement to celebrating this time with the Town of Weymouth.

McKINNELL  
McKINNELL  
TAYLOR

July 27, 2020

First Church  
17 Church Street  
Weymouth, MA 02189

Attn: Tom Wilburn, Chairman, Board of Trustees

Re: Historic Restoration – The First Church, Weymouth MA

Dear Tom:

McKinnell McKinnell & Taylor Inc. (MMT) is pleased to offer this proposal of Architectural / Historic Restoration services to review the existing conditions of the original wood siding and detailing at the First Church of Weymouth. Our understanding of the project is that the Church wishes to restore the exterior of the historic wood structure by removing the vinyl siding covering. It was reported by the Church that the vinyl siding is placed over the original wood siding. Funding will be through the Town of Weymouth Community Preservation Act (CPA) funding. Based on recent conversations between MMT and the Church, we offer the following understanding of the scope of services:

1. Investigate the original wood siding and detailing beneath the vinyl siding to determine if there have been any failures beneath the coverings. The investigation will be limited to the front elevation. As existing drawings are not available for the building, MMT will document limited existing conditions that can be seen within the investigation of the front elevation for use in the Town's historic review process and cost estimating.
  - a. MMT recommends that the Church hire a contractor and a lift for one day. This is necessary for MMT to investigate beneath the siding and at hard to reach areas.
  - b. The investigation will include removal of portions of the siding and PVC trim to review the base conditions beneath the siding and trim at the front and side corner of the building. Coverings shall be reinstalled after the investigation.
  - c. Review historic documents of the building provided by the Town and Church such as historic photographs.
  - d. Prepare a report for historical review and use by the Town and the CPA.
  - e. Due to the age of the building, MMT recommends environmental testing be prepared during this investigation.
2. As discussed, full restoration of the building would involve removing the vinyl siding, stripping the original wood siding, and repairing damaged trim. Since funding for this project is limited, MMT will focus on the historic detailing of the

July 27, 2020

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woodwork and siding to make recommendations of new siding and trim replacement and develop a recommended scope of work.

The fee proposal includes the following:

<u>Investigative Survey</u>	<u>Cost</u>
1. Visit the building to conduct a preliminary investigative survey and document existing conditions for historic impact. Issue an investigative report with repair options and costs.	\$ 6,800.00
2. Environmental Hygienist testing and recommendations	\$ 1,250.00
<b>Total</b>	<hr/> <b>\$ 8,050.00</b>

Please note, the cost for a contractor and a lift for the day is not included in this proposal.

Please contact me should you have any questions or concerns regarding this proposal.

Sincerely,



Gail P. Trachtenberg  
Associate/Director of Architecture

GPT

Cc: Robert Luongo  
Kate Marshall

The First Church of Weymouth has been an integral part of the long history of the Town of Weymouth. For one hundred years, until 1723 with the establishment of a second meetinghouse in the southern part of town, the First Church in Weymouth and the Town of Weymouth were essentially synonymous; the church records were the town's records and vice versa. The church served as a house of worship and town hall since both the religious and civic affairs of the town were meshed.

Establishing a meeting house was a priority when the settlement of Wessagusset was repopulated in the summer of 1623 by the Gorges party. Two ministers arrived with the expedition to establish a permanent colony. History records that the first meetinghouse stood on Watch Hill, now known as North Cemetery. Subsequent replacements were built on Church Street, one during Samuel Torrey's tenure (1665-1707) and a second completed in 1753 after three barrels of gunpowder stored in the loft exploded and started a fire that consumed the building. The third and present structure erected in 1833 has continued the unbroken tradition of serving the needs of its parishioners as well as being good citizens of the town for the last 187 years.

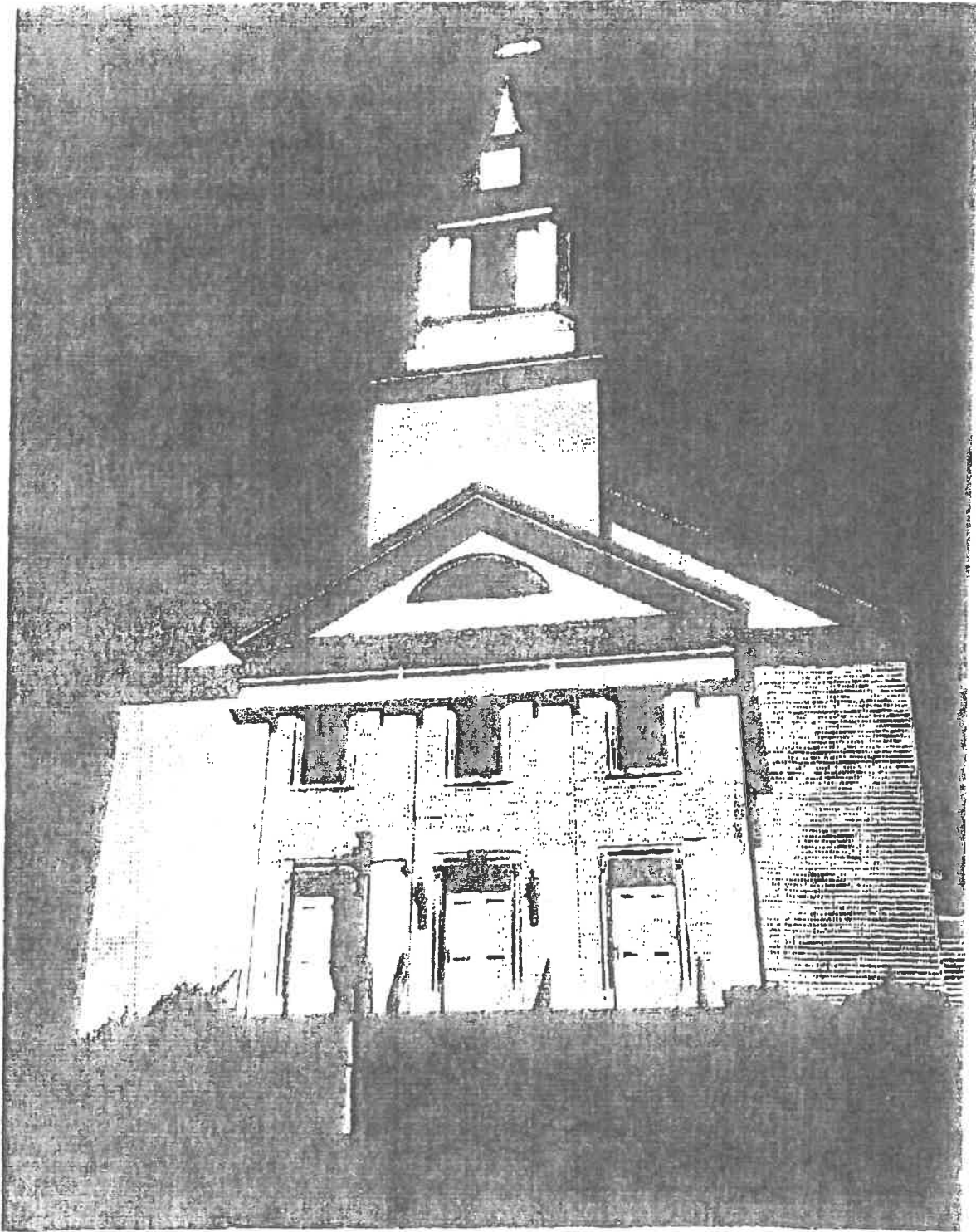
Many historic events and notable people are connected to the history of First Church. William Smith served as minister for forty-nine years (1734-1783.) He read the Declaration of Independence from the pulpit to the town in 1775. He performed the baptism and the marriage of his daughter Abigail to John Adams. Abigail Adams, wife of the second president of the United States and mother of John Quincy Adams, the nation's sixth president, is undoubtedly the most famous personality to have lived in Weymouth. She has become one of the country's most famous First Ladies and grew up in First Church. In recognition of the part she played in history, The National Park Service established the Weymouth Meeting House Historic District in 2010 which includes the Abigail Adams House and First Church. The Adams National Park in Quincy now includes this district in its literature and encourages visitors.

First Church is deeply embedded in the history of Weymouth and its residents. There is a long-standing partnership with The Friends of the Homeless which has shelters in the town and we provide monthly meals to Father Bill's in Quincy. Civic groups like the Boy Scouts and AA have long used the facilities. Recently we have become the home of the Weymouth Food Pantry.

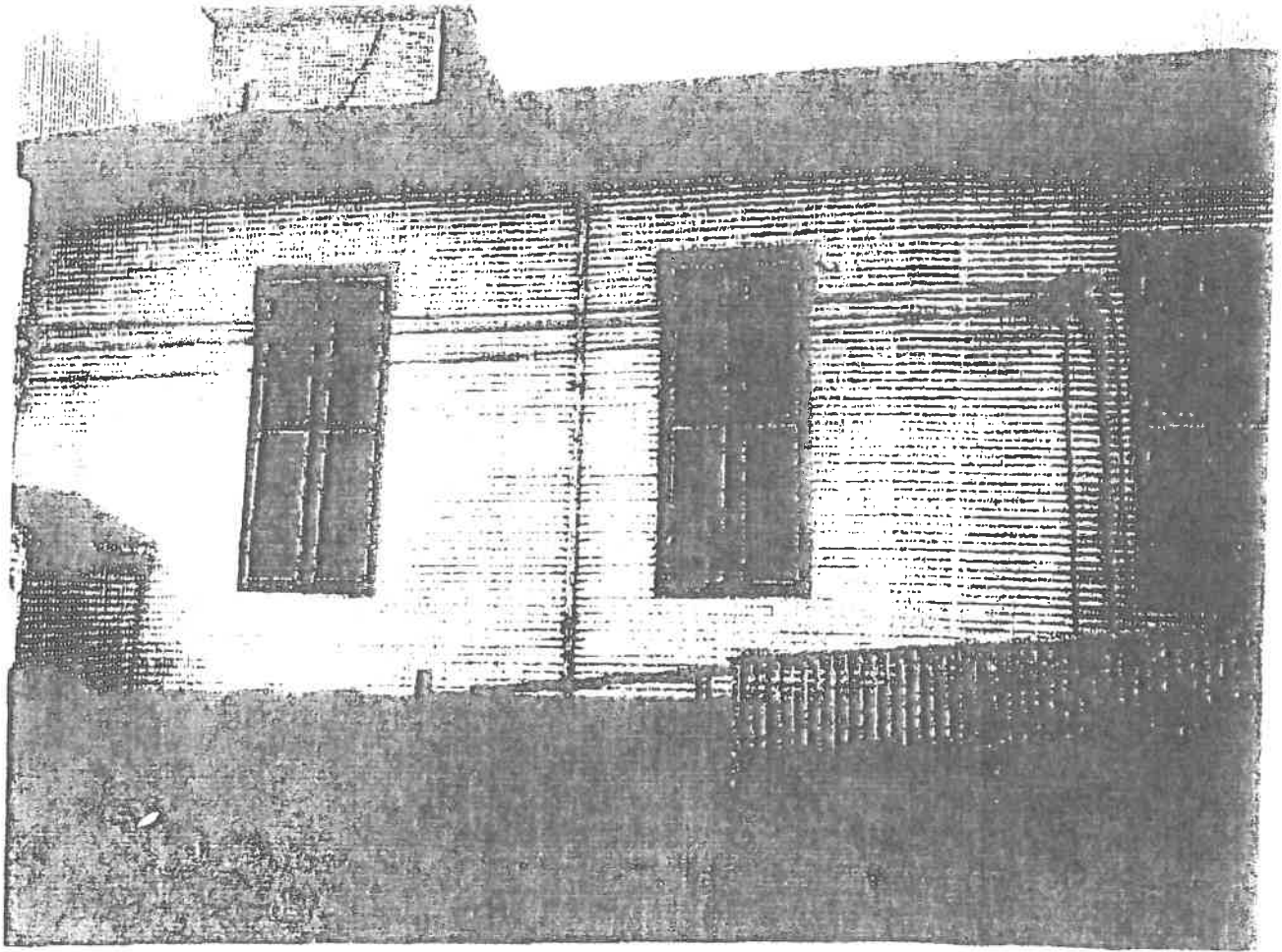
The congregation is dedicated to carrying on its missions and is eagerly anticipating the celebration of the 400th anniversary of its gathering.



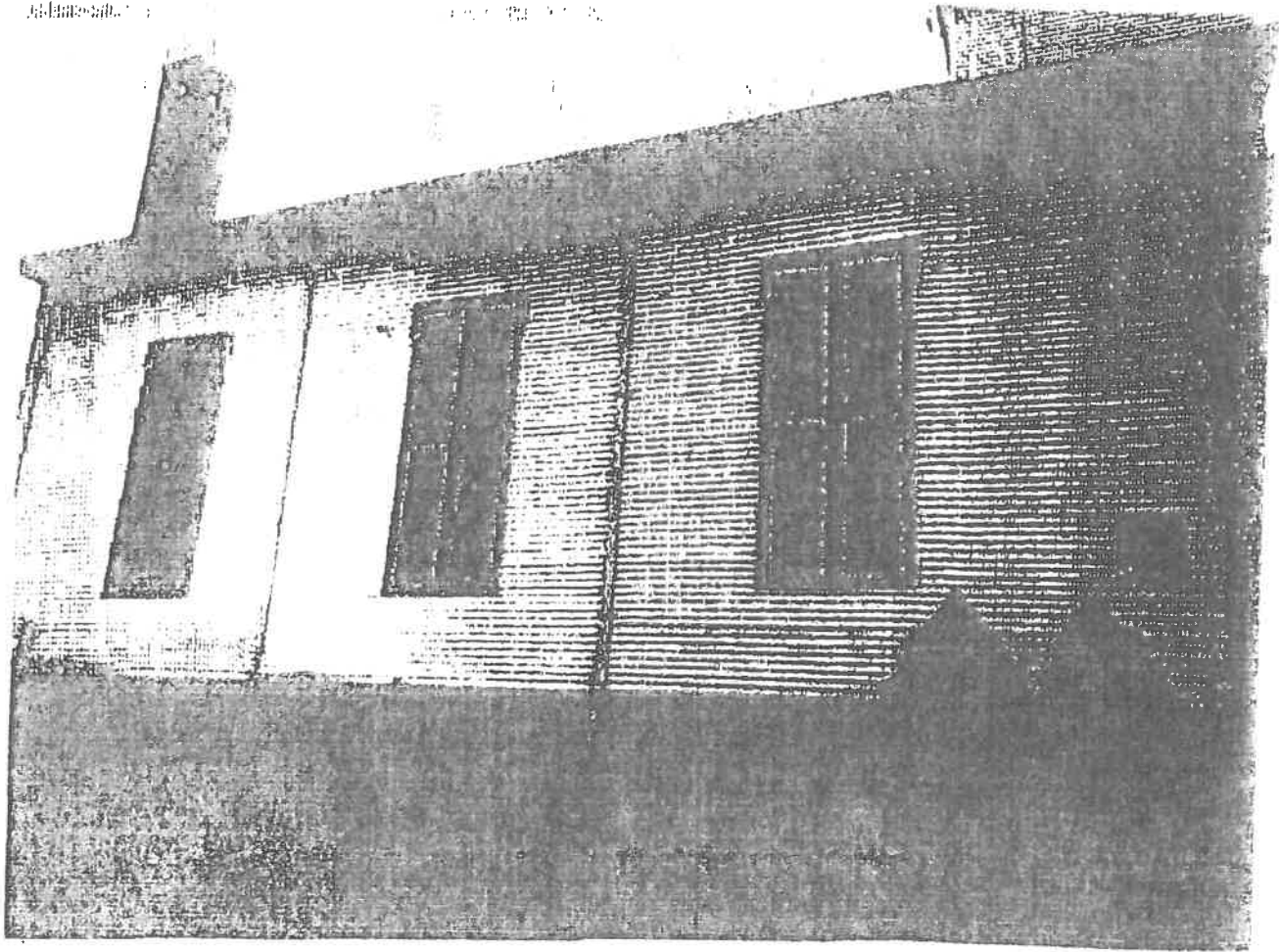




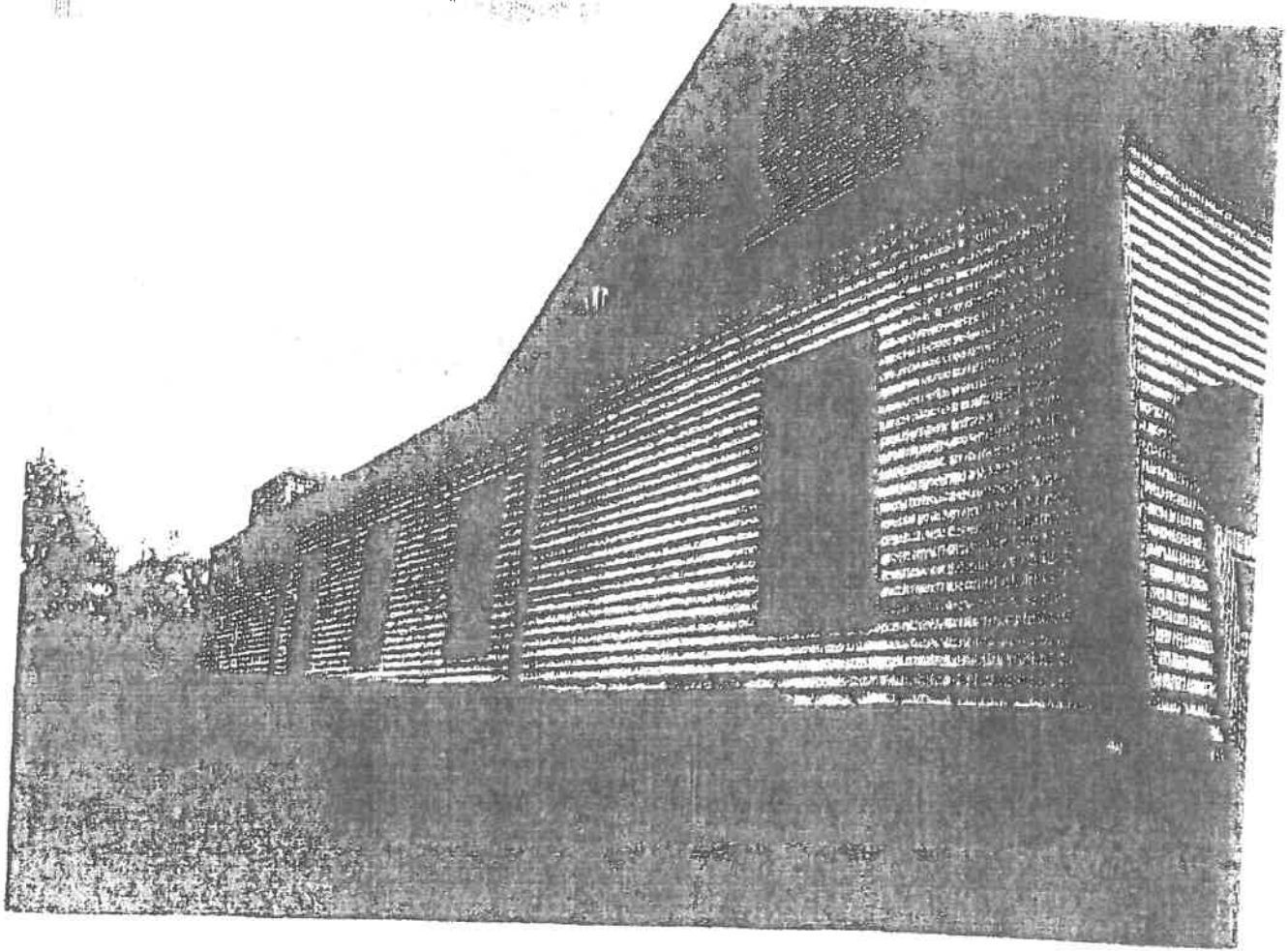
FRONT ELEVATION



RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION



REAR ELEVATION