

Town of Weymouth
Massachusetts

Robert L. Hedlund
Mayor

75 Middle Street
Weymouth, MA 02189



RECEIVED
TOWN OF WEYMOUTH
TOWN CLERK'S OFFICE

2021 APR - 1 AM 10:11
Office: 781.335.5012
Fax: 781.335.8184
TTY: 781.331.5124

MEMORANDUM

#21 055

TO: TOWN COUNCIL
FROM: ROBERT L. HEDLUND, MAYOR *Robert L. Hedlund*
RE: COMMUNITY PRESERVATION FUND TRANSFER FOR THE
PRESERVATION OF THE FIRST CHUCH
DATE: APRIL 1, 2021

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

“That the Town of Weymouth transfer the sum of \$178,738.00 from the Community Preservation Historic Resources Fund (4906-321005) and \$254,262 from the Community Preservation Unreserved Fund (4906-321001), for a total of \$433,000.00, for historic architectural services for the restoration and preservation of the exterior of First Church as approved by the Community Preservation Committee.”

This measure requires a legal notice and public hearing.

At the time of this submittal, the Community Preservation Historic Resources Fund balance is \$178,738.00; and the Community Preservation Unreserved Fund balance is \$1,722,556.69.

Referral Dte. _____ PH Dte. _____
Comm. Referral _____ TC Vote _____
Comm. Vote _____ TC Vote Dte. _____
Comm. Vote Dte. _____

RECEIVED
2021 APR - 1 AM 10:32
Weymouth
Town Council

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

www.weymouth.ma.us

MEMORANDUM

TO: Robert L. Hedlund, Mayor
FROM: Robert Luongo, Director of Planning & Community Development
DATE: April 1, 2021
SUBJECT: Request for Funding - CPA

At the March 4, 2021 meeting of the Community Preservation Committee, the committee reviewed and discussed the application put forward by First Church in the amount of \$433,000. Thomas Wilburn, presented the request for the restoration and preservation of the exterior of the church. The funds will be used to contract with McKinnell McKinnell & Taylor of Norwell and a contractor. McKinnell McKinnell & Taylor specializes in historic architecture. The firm will develop biddable plans, specifications and oversee the work. Previously, McKinnell McKinnell & Taylor performed some investigative work on the condition of the building and prepared a report. The report includes a cost estimate to restore the exterior. This request is based on the investigative report. First Church is excited to get this project underway in anticipation of Weymouth's 400th anniversary.

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

Motion to appropriate and fund \$433,000 for historic architectural services for the restoration and preservation of the exterior of First Church - \$178,739 from the historic resources fund balance account 4906-321005 and \$254,262 from the unreserved fund balance account 4906-321001.

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

ATTACHMENT: Funding Request submitted by First Church dated February 23, 2021

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

WEYMOUTH
Community Preservation Committee
Application for Funding

Name THOMAS WILBURN Date FEB. 23, 2021
Phone 339-788-0249
Email THOMASL.WILBURN@GMAIL.COM
Address 17 CHURCH ST., WEYMOUTH, MA
Affiliation/Organization (if applicable) _____
FIRST CHURCH IN WEYMOUTH
Project Name: BOARD OF TRUSTEE'S
Amount: \$ 433,000.-

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 "ATTACHMENT #1", "INVESTIGATIVE SURVEY, HISTORIC RESTORATION FIRST CHURCH IN WEYMOUTH" PREPARED BY MCKINNEL, MCKINNEL & TAYLOR, INC" JAN. 19, 2021

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 "ATTACHMENT #2"

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.

* ADDITIONALLY, FIRST CHURCH IS CONTRIBUTING \$30,000.- TO THIS PROJECT WHICH CAN BE USED TO OFFSET THE CONSTRUCTION COST OR TO BE USED TO PAY FOR UNEXPECTED COST TO THE PROJECT

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

January 1, 2007

INVESTIGATIVE SURVEY

ATTACH #1

PROJECT

Historic Restoration
The First Church
Weymouth, MA
A/E Project No. 20028.00

EXECUTIVE SUMMARY

McKinnell McKinnell & Taylor Inc. (MMT) was commissioned to investigate the exterior envelope detailing the front elevation of The First Church located at 17 Church Street in Weymouth, Massachusetts. MMT visited the site on June 5, 2020 and December 2, 2020. Kate Marshall from the Town of Weymouth and Tom Wilburn representing the Church were present at the first meeting to discuss the focus of the survey. Tom Wilburn was present at the second meeting, where Tully Construction and MMT performed destructive demolition to investigate the original materials beneath the vinyl coverings. Environmental Hygienist, TRC Companies performed an additional survey and tests in support of this investigation.

HISTORIC BACKGROUND

In 2000 the historic structure application for The First Church was recorded at the Massachusetts Historic Commission (MHC) historic record MHC 310, 1833, see the appendix for full copy of the record.

In the 2010 the district The First Church resides in was recommended for inclusion in the National Register of Historic Places via the Massachusetts Historic Commission. See appendix for cover transmittal of the application/recommendation for the Weymouth Meeting House Historic District and the site plan marking the boundary. The significance of this document and the place Weymouth holds in the history of the original colonization and separation from England, is clearly identified. As one of the oldest settlements and thereby one of the oldest Townships, Weymouth holds a considerable amount of historical significance.

Excerpts of the MHC record for the structure:

The First Church in Weymouth on Church Street is an austere, one-and-half story Greek Revival religious building constructed in 1833 at the crest of a hill on the north side of Church Street. The building has a T-shaped plan and a gable roof with a boxy bell tower emerging from the front gable end. This four-sided tower has triple pilasters at each corner and is topped by an octagonal cupola with compass weathervane. The shallowly projecting central entrance is articulated by four squared pilasters and a pediment with a fanlight. Three windows with eight-over-eight sash are arranged symmetrically above three paneled doors. The sides of the church feature double-height, eight-over-eight,

paired windows. A brick chimney rises from the slope of the roof, and there is a one-story, flat-roofed addition to the rear of the building. Set on granite foundations and clad in synthetic siding, the building is in good condition. It underwent major renovations in the early 1920s and 1954.

EXISTING CONDITIONS

The current building at 17 Church Street was constructed in 1833 and has undergone periodic renovations over the years. The renovation of 1953–1955 being the most impactful, where the building was lifted and moved back (to allow for Town construction at the road in front of the building and modifications in the basement for church activities). The new foundation, a cast-in-place concrete wall, replaced the original granite foundation. This renovation impacted the height of the entry from the ground requiring more steps to access the three front entry doors. Refer to the attached Survey Photos (SP) SP-1 thru SP-3.

By the time of the application of Historic Structures to MHC in the year 2000, the building was already clad in synthetic siding. Ten years later, additional coverings were added to the pilasters and other trim prior to the application of historic places in 2010. Refer to SP-4 thru SP-6.

The investigation of the existing materials included removing both vinyl siding and flashing, as well as PVC board coverings to get down to the original wood detailing beneath. The destructive demolition occurred at the southwest front entry door, at the roof line above the door, and at the eave to roof line of the main building. Refer to the attached photos SP-7 thru SP-25.

The original wood detailing was found to be in good condition. Although covered in deteriorated lead paint, the wood is solid and for the most part does not contain rot. Many of the trim transition pieces were removed when the aluminum flashing and vinyl siding was added to the building; this is likely because these pieces were hard to flash over. Recreating these pieces of wood will require some further investigation with historic photos of the Church prior to the installation of the vinyl siding.

The areas where the wood has suffered from rot are generally found at the base of the building, both where the building hits the entry slab and where the pilasters meet the foundation. In these areas, a combination of wood repair and replacement will need to be considered.

The Environmental Hygienist took samples of the paint and sealants for lead and asbestos impacts on the project. Refer to the appendix for the attached report from TRC.

RECOMMENDATIONS

During the preliminary meeting with the Church representative and the Town representative, it was determined that the initial investigation would focus on the historic restoration of the front elevation. The historic restoration recommendations that follow are based on that investigation:

1. **Original Wood Detailing:** Remove synthetic covering, PVC trim and metal flashing, abate existing paints to bare wood, repair where necessary and paint as required. Maintain the existing wood trim that is old growth wood. Characteristically the wood has tight grain, which makes it naturally able to resist rot and generally outperform any new replacement wood product. Woods available today are new growth with wide grain patterns that absorb water and rot easily.
2. **Original Clapboard Siding:** Remove the synthetic covering and existing cedar siding to the sheathing and replace with new cedar siding to replicate the 3.5" to weather, with a beveled edge, painted. Although the siding was found to be generally in good condition, it is covered in deteriorated lead paint, and the process of stripping the cedar of lead paint can have inconsistent results.
3. **Front Entry Doors:** Maintain the recently replaced front entry doors while restoring the trim around the doors to original conditions.
4. **Bell Tower:** Maintain the synthetic siding on the Bell Tower as it is difficult to access, and the recent work done in this area is in good condition and required to conceal the cell tower equipment inside.
5. **Half Round Attic Window:** Restore glass and glazing, protect with new clear glass storm window.
6. **Electrical:** Miscellaneous work associated with removing and reinstalling existing light fixtures. There is a lighting protection system that protects the Bell Tower that needs to be resecured to the building.

COST ANALYSIS

The cost is presented in two summaries. The first cost as initially requested is for the historic restoration of the front elevation for the Church to seek Community Preservation Act (CPA) funding thru the Community Preservation Committee. The second cost has been requested by the Church to pursue the restoration of all of the facades and is based on the costing for the front elevation with multipliers to estimate the entire building. Both costs include design fees for MMT to bring the drawings to a level for bid purposes and to perform limited Construction Administration of the work. There is an economy of scale for MMT to provide design services for the entire building. The costing at this phase is generalized and a 10% contingency is carried to cover those items in which we have yet to investigate. Refer to the attached cost estimates for details.

The total sum of restoration front elevation only: **\$152,100.00**

The total sum of restoration entire building*: **\$433,000.00**

*deduct alternate change cedar siding to Hardie plank +/- (\$15,000 to \$20,000)

McKINNELL McKINNELL & TAYLOR INC.

Entire Building

164 WASHINGTON STREET - STE 201
 NORWELL, MA 02061
 TEL: 781-878-6223
 FAX: 781-878-8920

CLIENT:
 PROJECT LOCATION:
 PROJECT NAME:
 A/E PROJECT NO.:

The First Church
 17 Church Street, Weymouth, MA
 Historic Restoration
 20028.00

DATE: 1/19/21
 BY: GPT

LINE NO	ITEM DESCRIPTION	UNIT	QTY	MATERIALS		LABOR		TOTAL COST
				UNIT COST	AMOUNT	UNIT COST	AMOUNT	
	ARCHITECTURAL							294,500.00
	ELECTRICAL							10,000.00
	SUBTOTAL							304,500.00
	20% OVERHEAD AND PROFIT							60,900.00
	SUBTOTAL							365,400.00
	CONSTRUCTION ESTIMATE							365,400.00
	10% CONTINGENCY							36,540.00
	A/E Fee for Design and C/A							31,050.00
	TOTAL							432,990.00
	CONSTRUCTION BUDGET							433,000.00
	CONSTRUCTION DURATION _____ DAYS							

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LINE NO	ITEM DESCRIPTION	UNIT	QTY	MATERIALS		LABOR		TOTAL COST
				UNIT COST	AMOUNT	UNIT COST	AMOUNT	
1	ARCHITECTURAL							
2	General Conditions							
3	Permit Fees \$10/\$1000	LS	1					2,900.00
4	Mobilization and Closeout	LS	1					2,500.00
5	Adjust rough estimate for take-offs	LS	1					25,000.00
6	Division 2 - Demolition							
7	Asbestos Abatement	LS	1	800.00	800.00	1,400.00	1,400.00	2,200.00
8	Remove synthetic coverings - two layers	SF	4690			1.60	7,504.00	7,504.00
9	Repair Class Type I - Paint removal (lead paint)	SF	1150	20.00	23,000.00	40.00	46,000.00	69,000.00
10								
11	Division 5 - Miscellaneous Metals							
12	HC Ramp Railing - Wrought Iron	LF	100	200.00	20,000.00	65.00	6,500.00	26,500.00
13	Division 6 - Carpentry							
14	Restore Half Round Window	SF	12	40.00	480.00	85.00	1,020.00	1,500.00
15	Carpentry Repair Class II and III	LS	1	8,000.00	8,000.00	40,000.00	40,000.00	48,000.00
16	Finish Carpentry	LS	1	6,250.00	6,250.00	18,750.00	18,750.00	25,000.00
17	Division 7 - Waterproofing							
18	New Clapboard Siding (25% waste)	SF	3500	5.00	17,500.00	3.00	10,500.00	28,000.00
19	Siding Starter	LF	300	0.50	150.00	2.67	801.00	951.00
20	Building Wrap (Drain Wrap)	SQ	35	12.00	420.00	20.00	700.00	1,120.00
21	Sealants	LS	1	500.00	500.00	1,000.00	1,000.00	1,500.00
22	Division 8 - Windows							
23	Storm window at Arch window	EA	25	450.00	11,250.00	400.00	10,000.00	21,250.00
24	Division 9 - Painting							
25	Preparation	LS	1	1,250.00	1,250.00	2,500.00	2,500.00	3,750.00
26	Paint at new Siding (2 coats)	SF	3500	1.50	5,250.00	3.00	10,500.00	15,750.00
27	Paint at comers, brackets, carpentry detailing	SF	1150	2.00	2,300.00	8.50	9,775.00	12,075.00
28								
29	SUBTOTAL							294,500.00
30								

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				UNIT COST	AMOUNT	UNIT COST	AMOUNT	
1	ELECTRICAL							
2								
3	Demolition							
4	Disconnect and Make Safe	LS	1			3,750.00	3,750.00	3,750.00
5								
6	New Work							
7	Resecure Lightning Protection	LS	1			6,250.00	6,250.00	6,250.00
8								
9								
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26								
27								
28	SUBTOTAL							10,000.00
29								
30								

Attachment #2

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.