



FY15 FUNDING APPLICATION COVER PAGE

1. PROJECT INF	ORMATION	ı				
PROJECT NAME:	First	Congregationa	l Church of So	omerville USS	Renovation Phase 2	
PROJECT LOCATIO	N: <u>89 Co</u>	llege Avenue, S	Somerville MA	02144	· · · · · · · · · · · · · · · · · · ·	
LEGAL PROPERTY	OWNER OF	RECORD: First	Congregation	al Church (the	local congregation)	
ONE SENTENCE D	ESCRIPTION	OF PROJECT: <u>C</u>	mpletion of u	p to three proj	ects related to deferred main	itenance
	.,					
Please indicate (X) the app	roved category(s) from your El	igibility Determ	ination Form.	
	Open	Recreational	Historic	Community		
	Space	Land	Resources	Housing (blended projects only)	ESTIMATED START DATE: 4/1	/15
Acquisition				projecto o,	ESTIMATED COMPLETION DAT	re: <u>7/1/15</u>
Creation					CPA FUNDING REQUEST: <u>\$2</u>	80,000
Preservation					TOTAL BUDGET FOR PROJECT	· \$460.000
Support					TOTAL DODGLI TON'T NOSECT	. 4100,000
Rehabilitation/ Restoration			x			
					•	
2. APPLICANT I			•		*** 1.00	
APPLICATION NA	-			ial Church of S	somerville UCC	
CO-APPLICATION	_					
CONTACT PERSON	-			144		
MAILING ADDRES		liege Ave. Som	erville, MA UZ		roymally@yohoo oom	
PHONE: <u>617-46</u>	2-14/5			EMAIL:	revmolly@yahoo.com	
3. SIGNATURES	5					
that no informat	tion which	might reasonab	ly affect fundi	ng has been exc	ue and correct to the best of n cluded. I (we) authorize the Co source provided.	mmunity Preservation
Name (printed)	Molly Bas	skette	Signs	ature Wolf	y Baskelle (Mb)	N) Date 11/25/14
Name (printed)				ature 4	~~~	Date 11/30/14
			<u> </u>	*		

Date Reviewed _____

Date Applicant Notified _____

FOR CPC USE: Date Received _____





FY15 FUNDING APPLICATION SUBMISSION REQUIREMENTS CHECKLIST

Please check (✓) each item included in your submission, which should include the applicable items in the order listed below.

GENERA	
	Application Cover Page (form provided)
	Submission Requirements Checklist (this form)
	Narratives (prompts provided)
	Project timeline: a project schedule showing all major milestones (i.e., study, design, environmental, permitting, construction, etc.), including receipt of other funding sources
FINANCI	AL:
	Budget Summary (form provided)
	Itemized budget of all project costs, including the proposed source for each cost
	At least two written quotes for project costs. If quotes cannot be secured, detailed cost estimates may be used if a thorough explanation of the estimates is included.
	Proof of secured funding (e.g., commitment letters or bank statements), if applicable
VISUAL:	
	Map of the property location showing all features pertinent to the project, including current or future rapid transit stations
	Photos of the project site (not more than 4 views per site); include digital copies
OWNER	SHIP/OPERATION (NON-CITY):
	Documentation of site control or written consent of the property owner to undertake the project, if the owner is not the applicant
	Certificate of Good Standing from the City, if applicable
	501(c)(3) certification, if operating as a non-profit
	Purchase and sale agreement or copy of current recorded deed, if applicable
Сомми	NITY SUPPORT (RECOMMENDED):
	Letters of support from residents, community groups, other City boards, commissions, or departments, or from City, state, or federal officials
HISTORI	c Resources Projects:
	Documentation that the project is listed on the State Register of Historic Places or a written determination from the Somerville Historic Preservation Commission that the resource is significant in the history, archeology, architecture, or culture of Somerville.
	Photos documenting the condition of the property
	Report or condition assessment by a qualified professional describing the current condition of the property, if available.
	ND REPORTS (IF AVAILABLE)
[if avail	able in 8½ x 11, include in the application. If not, include separately, not bound to the application]
	Renderings, site plans, engineering plans, design and bidding plans, and specifications
	Applicable reports (e.g., 21E, historic structure report, appraisals, survey plans, feasibility studies). Note: for reports of more than 10 pages, applicant may provide 2 copies, rather than 11





FY15 FUNDING APPLICATION NARRATIVE PROMPTS

Please include in your submission concise narratives that respond to all prompts in the order they appear below.

Project Description

- 1. Describe the project, including the project location and the property involved
- 2. Why is this project needed? How does it preserve and enhance the character of Somerville? How does the project benefit the public? What population(s) will it serve? How will the success of this project be measured?
- 3. How does the project meet the general and category-specific priorities outlined in the Community Preservation Plan?

Financial

- 1. Describe all successful and unsuccessful attempts to secure funding and/or in-kind contributions, donations, or volunteer labor for the project. Describe any cost-saving measures to be implemented.
- 2. How was the total CPA funding request determined?
- 3. Will the project require funding over multiple years? If so, please provide annual funding requirements.

Project Management

- 1. Describe the applicant. Are they public, private non-profit, private for-profit, an individual, a partnership, or another type of entity? What is their history and background? Provide any additional relevant information.
- 2. Demonstrate that the applicant has successfully completed projects of similar type and scale or has the ability to complete the project as proposed.
- 3. Identify and describe the roles of all known participants, including the project manager.
- 4. Describe the feasibility of the project and how it can be implemented within the timeline and budget included in this application.
- 5. Describe any known or potential barriers to the successful on-time commencement and completion of the project, including any permits or inspections required.
- 6. Describe any ongoing maintenance required and who will be responsible for it.

Historic Resources Rehabilitation Projects

- 1. Describe how the proposed project complies with the <u>U.S. Secretary of the Interior's Standards for</u> <u>Rehabilitation</u>, as required by the CPA legislation under the definition of rehabilitation.
- 2. Describe how the applicant will ensure compliance with these standards as the project is ongoing, including an identification of who will make historic preservation determinations.

CPA application

Narrative Prompts

Project Description.

1. We are requesting funds to support the second phase of renovation of our historic church building, First Congregational Church of Somerville UCC, at 89 College Avenue in West Somerville. Phase 2 of our renovation will see essential upgrades to the crumbling building exterior brought to completion, as well as interior upgrades to Sunday school classrooms, bathrooms, and serious work to the rotting foundation, which was laid improperly when the church was first built in 1912.

We are requesting CPA funds for up to three projects related to the building exterior:

- Storm window protection and restoration of vertical architectural lines to the original two-story stained glass windows facing College Avenue (\$45,000)
- Rebuilding the two sets of front stairs and entryways, which have completely degraded (\$60,000)
- Completing new siding of the building envelope (\$90,000-\$175,000 depending on materials used)

In Phase 1 of our renovation, 2012-2014, our congregation raised over \$600,000 toward deferred maintenance on our 102-year-old building. With those monies, together with \$695,000 borrowed from our national denomination's mortgage lender, we have so far paid for: structural stabilization and repair of the existing Sanctuary roof support; new roof and chimney; weatherization, insulation and siding for approximately ½ of the building envelope; and significant interior work including replacement of knob and tube wiring, new walls and ceiling in the sanctuary, relocating the formerly exterior rose window to a more stable location in the interior of the sanctuary, new lighting in both sanctuary and our parish hall, a new dropped ceiling in the parish hall, and preparation for a new floor after the foundation work is completed.

In addition to securing the services of STA Architects and Aurora Custom Builders, our congregation has put a significant amount of sweat equity into these renovations.

Our young and primarily low-to-moderate income congregation recently dug even deeper and raised an additional \$165,000 toward Phase 2 renovations in 2015, but it is clear that the urgent needs of our aging building exceed even the current generosity of our congregation and our willingness to borrow against the future.

CPA funds, should they be granted, would come at a critical moment in our congregation's history, enabling us to work with efficiency and economy to use the best possible building materials, capitalize on the positive inertia of a building project already in motion, blueprints and builders already secured, work sequencing already laid out: all of which will mean renovating an important Somerville landmark and community center for its next 100 years of community engagement in Somerville.

This project is consistent with the CPC's stated goals of taking advantage of exceptional, time-sensitive opportunities, as well as incorporating sustainable practices and design, with benefit to a broad-based contingent of Somerville residents.

2. The church is not the building, but a healthy building allows programs and relationships to thrive.

Our building allows us to provide meaningful worship and important programs for spiritual and personal growth to members, friends and others. Our congregation reflects Somerville's diversity: we have 90-year-old Scots Congregationalists who still live in the houses they were born in, and 20-something graduate students and working people. We have many young families, our biggest demographic, many of whom choose to stay in Somerville when they might move elsewhere because of their commitment to their church. Our second-biggest demographic is single 20- and 30-year-olds.

Our congregation is about 35% LGBTQ, and one of our members has served as the LGBT liaison for the City of Somerville. We have low barriers to entry: our tradition, the United Church of Christ, is non-creedal—there is nothing you have to believe to belong. While we are clear in our theology as Progressive Christians, we have atheists and agnostics who worship with us, as well as Catholics, Jews, Muslims, Pagans, Buddhists and "nones" (those raised without religious faith). We are reaching toward greater racial diversity as well, and already count in our membership Latino, Brazilian, Asian, African-American, Haitian and African as well as Caucasian folks.

Many of our people are deeply engaged with the Somerville community, through the arts, politics, education and social justice. Our three primary mission partners, whom we support with a significant line-item in our annual budget as well as through community service projects, are the Somerville Homeless Coalition, RESPOND, and Centro Presente.

Perhaps more importantly to the goals of the CPC, our building provides low- and no-cost space to a wide variety of community groups, including but not limited to:

- Tufts first-year students doing community service as part of their orientation to Somerville
- Somerville Homeless Coalition's Monday Night Supper, at 25 years old the longest-running free community meal in Somerville
- AA, NA, OA and other recovery groups
- Potlucks and other meeting space for the Brown School, which has no auditorium or cafeteria
- The Duhamel Educational Initiative, named for our member emeritus, Paul Duhamel, supporting Somerville schools
- Honk! Festival guests
- Parenting groups (homeschooling, parenting support and mentoring, peer evaluation)

- Community theatre companies, Somerville Community Chorus and other arts organizations
- Our parsonage next door now houses a 7-bed residential treatment center for women addicts in recovery

On many occasions, community groups without means have nested in our church building while they grow into more mature, better-funded groups. Without our supportive start, these innovators may not have met with success.

Somerville is innovative and creative, and the building and the uses to which it is put reflect that support for innovation and creativity. Somerville, while a medium-sized city, functions like a village, and both our church building and our congregation reflect "village" values: intimate-scale, local, mutually supportive and accountable.

We will know this project is successful when we are able to worship and continue to offer low- and no-cost community space in a healthy, environmentally sustainable, historically anchored, beautiful inside-and-out building for the next 100 years.

3. Our project, renovation to the exterior of our 102-year-old building, meets the criteria of 'rehabilitation and restoration of a historic Somerville resource.' The Somerville Historic Preservation Commission formally voted us "historically significant" at their September 2014 meeting. As the oldest community of faith in Somerville (while the building is 102 years old, First Congregational Church was first gathered in 1863), First Church represents a significant resource to the entire community, both visually and practically.

Because of the diversity of our congregation as well as the many other groups that use the building, a newly renovated building will allow us to continue to provide even greater access for community groups looking to incubate new programs or run existing programs, as well as support Somerville residents mentally, physically and spiritually.

Regarding the Historic Resources priorities, in the absence of a guiding historic preservation plan, we would maintain that our building has been and continues to be of significant interest to the Somerville Historical Preservation Commission, as one of the oldest communities of faith in Somerville that is still functioning as a church. We have not been sold to private developers and turned into luxury condos; we have, in fact, made great sacrifices as a congregation to effect the dramatic renewal that has blessed our church (a fourfold increase in membership over the last 10 years), giving unsparingly of our private resources (a sevenfold increase in giving over the last 10 years) to keep this resource alive and available not just for ourselves, but for all in our community.

Additionally, as you will read in the **Historic Resources and Rehabilitation Projects** section, the projects we are requesting CPA funds for will allow us to renovate our building exterior using better-quality materials than we would if we

were entirely self-funding, and will also allow us to restore some of the features of the original architecture, which have disappeared under years of neglect.

Financial.

1. Our congregation of approximately 250 people committed \$620,000 of their personal resources in a capital campaign (2012-2014) to the initial renovation of our building. Additionally, our congregation took out a 30-year mortgage of \$695,000 at a variable interest rate of 5.95%. To date, we've spent over \$1m to address longstanding deferred maintenance, primarily to the building envelope but also to the sanctuary interior and the parish hall. We have left the remainder of those funds (about \$300,000) in a bank account to pay down some of the principal, and begin to pay the debt service, on the mortgage.

This past summer we ran an "Above and Beyond Campaign" to address needs the first phase of renovation was not able to complete. We raised pledges totaling an additional \$165,000 from the congregation to put toward: rebuilding the rotting foundation, addressing our critical need for additional all-gender bathrooms and Sunday school space, finishing the re-siding of our building envelope, restoring the stained glass fronting College Ave, and rebuilding the front staircases and entryways, which are in poor repair. The low end of the budget for all of these projects together totals: \$340,000. The high end (using better quality materials and taking care to restore or re-create historic features of the building envelope) would raise the cost to about \$460,000. Thus, we have a budget shortfall of approximately \$175,000-295,000, depending on scope of project and materials used.

We have the potential to borrow more to complete these projects, but are reluctant to put ourselves at too great a financial risk, even given our stable growth over the last 10 years.

We have done as many projects as possible with DIY labor from the congregation, including demo, painting and other work. We have always functioned on a powerful DIY ethic, to foster a sense of responsibility for and pride in our resources.

- 2. The total CPA funding request was determined based on the CPC's stated priorities of community access and historic preservation; the high-visibility nature of the 3 primary projects for which we are requesting CPA funds (College Avenue enjoys a high degree of car, bike and pedestrian traffic, and First Church is a significant feature in the landscape of West Somerville), and the Somerville Historic Preservation Commission's desire that we preserve, as much as possible, the original character and architectural intent of our building.
- 3. We don't perceive that the project will require funding over multiple years. We would like to complete the Renovation Phase 2 in 2015 both to protect the building envelope from further degradation, as well as to keep from being a half-finished and very visible eyesore within our neighborhood.

We may, however, request funding in future CPA funding cycles for other, less costly projects, such as ADA accessibility within the interior of the building.

Project Management.

1. Our church is the oldest continuously worshipping faith community in Somerville. We are a non-profit with 501c3 status. Our denomination does not own our building nor does it have any responsibility for our church; according to our governance structures, the church building, the parsonage next door are collectively owned by the congregation, and held as an asset to the wider community.

The demographics and character of our current congregation are already described above. We were founded by primarily Scottish Congregationalists as First Congregational Church in East Somerville (1863), and West Somerville Congregational Church (1874). We are the result of, at this point, 6 mergers and adoptions of Congregational churches in Somerville and Cambridge. Once a stronghold for our denomination, we are now the only Congregational church left in Somerville.

Our sanctuary seats approximately 300. From the Determination of Significance report by the SHPC, a description of our church building:

"This church exemplifies the cultural and religious heritage of the City. The Congregational Church has had a continuing presence in Davis Square since the early 20th Century. The congregation has grown and changed over time. It is now a progressive open church with concerns about the environment."

"Prominently sited at the corner of College Avenue and Francesca Avenue, the First Congregational Church of West Somerville was designed in the Gothic Revival style by Boston architects Reid and McAlpine in 1912. Together with the College Avenue Methodist Episcopal Church located diagonally across the street, the First Congregational church constitutes a picturesque Gothic Revival gateway to the architectural treasures of Davis Square to the south and the Tufts University campus to the north. The cement stucco-parged building rises from a stone foundation to a shingle-sheathed roof."

- 2. We recently engaged Aurora Custom Builders and STA Architects to design and undertake a large-scale renovation to the sanctuary interior, as well complete the first phase of work to stabilize and repair the building envelope. This work was completed on schedule and on budget, in spite of funding delays from our bank that necessitated us beginning the roof renovation in the middle of one of the worst winters in recent memory.
- 3. Aurora Custom Builders and their subcontractors will undertake the Renovation Phase 2 work. All projects and plans will be authorized by Building Committee Cochairs, Dan Ledger and Stuart Mueller (Project Managers), two trusted leaders in the

congregation, with guidance from lead pastor Rev. Molly Baskette and associate pastor Rev. Jeff Mansfield. The leadership of the church will duly consult with both the Church Council (leaders in the congregation) and/or the entire congregation on significant decisions related to construction, design and budgeting.

- 4. The Building Committee has engaged Aurora Custom Builders and STA Architects to survey the condition of the existing exterior envelope and prepare plans, renderings, cost estimates and schedules for the proposed work. The work scope is consistent in complexity to the work recently completed on the property.
- 5. The proposed work requires a building permit from the City of Somerville. The work does not involve any modifications to the building footprint and therefore does not require planning approval. Therefore, the permit process is estimated to take maximum of 4 weeks.
- 6. Our congregation, with leadership from the Buildings and Grounds committee, has and will remain responsible for any future maintenance on behalf of our building.

Historic Resources Rehabilitation Projects.

- 1. The proposed exterior work complies with the U.S. Secretary of the Interior's Standards for the Rehabilitation as follows:
 - We are using the property as it was used historically and are not changing existing spatial relationships.
 - We are attempting to retain the historic character (cement panel texture/tone selected to match stucco).
 - We have not made changes that create a false sense of historical development.
 - We have maintained unique features that characterize the property (stained glass, entrances and detail).
 - We have repaired and restored historic stained glass.
 - We have not done additions or changed massing or the original structure. All original fenestration, rooflines, entrances, etc. have been retained.
- 2. The Building Committee and Church leadership with the advice and consultation of the STA Architects will ensure that the project meets the Secretary of the Interior's Standards for the treatment of Historic Properties throughout the design and construction process.

Activity Name	Duration	Start	Finish	2014						2015									
Activity Name (Days)		Date	Date	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul
FCS Capital	328.00	4/1/14	7/2/15												<u> </u>		<u> </u>		
Campaign 1.5																			
Study, Design, and	154.00	4/1/14	10/31/14																
Budgeting																			
Study	65.00	4/1/14	6/30/14																
Design	66.00	6/16/14	9/15/14			J													
Budgeting	45.00	9/1/14	10/31/14																
Interior Work (doesn't	88.00 88.00	12/1/14 12/1/14	4/1/15 4/1/15								7								
include CPA items)	88.00	12/1/14	4/1/13																
Permitting	11.00	12/1/14	12/15/14																
Sunday School Space	35.00	12/16/14	2/2/15																
Foundation Repair	43.00	2/2/15	4/1/15																
Bathrooms	43.00	2/2/15	4/1/15																
Exterior Work	67.00	4/1/15	7/2/15																
(includes CPA items)																			
Permitting	23.00	4/1/15	5/1/15																
Stained Glass Window Protection	11.00	5/4/15	5/18/15																
Rebuild Front Stairs and Entries	44.00	5/4/15	7/2/15																
Siding Completion	44.00	5/4/15	7/2/15																
				Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul





FY15 FUNDING APPLICATION BUDGET SUMMARY

First Church Somerville Exterior

PROJECT NAME: Renair

First Church Somerville

APPLICANT: HCC

SUMMARY OF PROJECT COSTS

Please include a complete itemized budget of all project expenses, including the proposed funding source for each expense, in your submission.

	December Courses		Expenses							
	PROPOSED SOURCE	STUDY	SOFT COSTS*	Acquisition	CONSTRUCTION**	TOTAL				
1	Somerville CPA	\$	\$	\$	\$	\$				
2	A. Stained Glass	*	\$880	None	\$44,102	\$44,982				
3	B. Siding	*	\$8420	None	\$165,966	\$174,386				
4	C. Entryways	*	\$2460	None	\$57,760	\$60,220				
5	*Study costs incurred and	paid during prior	, completed phas	e ot						
6										
To	TAL PROJECT COSTS	\$*	\$ _{\$11,760}	\$ _{None}	\$\$267,828	\$ \$279,588				

^{*}Soft costs include design, professional services, permitting fees, closing costs, legal, etc.

EXPLANATION OF FUNDING SOURCES

Please explain the status of each funding source (i.e., submitting application on X date, applied on X date, received award notification on X date, funds on hand, etc.). For sources where funding has been awarded or funds are on hand, please include documentation from the funding source (e.g., commitment letter, bank statement) in application packet

	Source	SECURED? (YES/NO)	STATUS OF FUNDING SOURCE
2	Cornerstone Fund	Yes	Awarded
3	Capital Campaign	No	Pledged
4			
5			
6			

^{**} Construction includes new construction, preservation, rehabilitation, and/or restoration work

College Ave Stained Glass Repair and Safety Glazing

DIVISION 01 GENERAL REQUIREMENTS\$ 12,570

- Permits.
- Supervision and management.
- General labor and materials handling.
- Protection and barricades.
- Scaffolding and staging
- Miscellaneous general conditions.
- Temporary toilet facilities for construction crew use.
- Waste disposal.
- Cutting and patching.
- Periodic and final cleaning.
- Electric power and water furnished by owner.

- Install new trim matching existing profiles. All exterior trim material to be primed western red cedar or PVC.
- Recreate original half-timbered trim application between upper and lower stain glass windows.

DIVISION 08 DOORS & WINDOWS \$ 21,511

- Repair existing stained glass.
- New clear glass protective safety glazing (New England Stained Glass quote).

TOTAL PROPOSAL PRICE

\$ 44,982

Phase 2 Exterior Siding

DIVISION 01 GENERAL REQUIREMENTS\$ 52,210

- Permits.
- Supervision and management.
- General labor and materials handling.
- Protection and barricades.
- Scaffolding and staging
- Miscellaneous general conditions.
- Temporary toilet facilities for construction crew use.
- Waste disposal.
- Cutting and patching.
- Periodic and final cleaning.
- Electric power and water furnished by owner.

- Remove all loose and rotted exterior trim and stucco. Repair/replace rotted framing and install new engineered sheathing with integral insulation board and water barrier.
- Install new trim matching existing profiles. All exterior trim material to be primed western red cedar or PVC.

DIVISION 07 THERMAL & MOISTURE PROTECTION\$ 57,021

- Install new cementitious exterior siding material.
- Copper parapet caps.
- Gutters and downspouts.

TOTAL PROPOSAL PRICE

\$ 174,386

TOTAL PROPOSAL PRICE

\$ 60,220

Repair and Rebuild College Ave Front Entryways

DIVISION 01 GEN	IERAL REQUIREMENTS\$ 9350
 Si G Pi Si W C Pi 	ermits. upervision and management. eneral labor and materials handling. rotection and barricades. caffolding and staging liscellaneous general conditions. emporary toilet facilities for construction crew use. //aste disposal. utting and patching. eriodic and final cleaning. lectric power and water furnished by owner.
DIVISION 02 DEM	10LITION AND SITEWORK\$ 21,850
• E:	emove and dispose of existing concrete steps. xcavation, site prep and engineered fill for new steps. ew granite entry steps.
DIVISION 06 WO	OD & PLASTICS\$ 14,375
eı • In w	emove all exterior trim and stucco. Repair/replace rotted framing and install new ngineered sheathing and water barrier. stall new trim matching existing profiles. All exterior trim material to be primed estern red cedar or PVC. stall new steel railing and balusters with clear finished hardwood cap rail.
DIVISION 07 THE	RMAL & MOISTURE PROTECTION\$ 4991
• Le	stall new hardcoat synthetic stucco to match existing. ead coated copper roofing. utters and downspouts.
DIVISION 08 DOG	DRS & WINDOWS\$ 9654
d • E:	emove existing and install new custom paint grade wood entry oors to match existing. Exterior hardware. Exterior doors and hardware as specified.

AURORA CUSTOM BUILDERS INC.

478 Old Post Road - P.O. Box 1095 North Attleboro, MA 02761 508-699-6965 508-699-1767 (fax)

Aurora Custom Builders 96 Winchester Street Medford, MA 02155

April 24, 2014

Dear Nat and Geoff,

Enclosed is the estimate for the new protective frame at First Church in Somerville, MA. This estimate includes in addition to the listed items, workman's compensation & liability insurance as well as any materials needed to complete the project as specified. If you need any further information or have any questions or concerns please feel free to contact us at (508) 699-6965 or email us at NESG478@yahoo.com.

Sincerely,

James Donahue Jr. New England Stained Glass 478 Old Post Road - P.O. Box 1095 North Attleboro, MA 02761 508-699-6965 508-699-1767 (fax)

Main Window

Specifications:

- Two (2) J. Sussman, Inc Frames
- Sizes: One at 205 1/4"w. x 79 1/2"h. (lower)
- One at 205 1/4"w. x 186 1/4"h. (upper)
- Series #200X
- Painted Bronze
- For 1/4" safety glass

Detail of Work:

- All labor to remove existing protective wood windows and plexi-glass at (2) openings
- Field measuring
- All labor to install (2) new aluminum frames with new glass at same sizes into openings
- All labor to apply perimeter sealants (1) exterior bead
- All project management and tools to unload and install materials
- Final cleaning
- One (1) year installation warranty

Stained Glass:

 Clean exterior of existing stained glass window and perform minor repairs. No major stained glass work will be provided



Page 2 of 3 | This estimate will be honored for 60 days from 4/24/2014 or until a newer estimate has been issued.

478 Old Post Road - P.O. Box 1095 North Attleboro, MA 02761 508-699-6965 508-699-1767 (fax)

Price Does Not Include:

- · Lift equipment or staging
- Opening condition construction or refurbishing
- Work to existing opening/trim/stucco or any materials otherwise
- · Work to or removal, restoration, repair, scraping or painting of existing "main" wood frame
- Interior access, work at interior, or interior sealant bead
- Disposal of existing materials. Labor to carry to dump on-site included
- · Any finish, painting, break metal or trim work
- Guarantees on existing materials or glass breakage
- Landscape repair
- Phasing of installation. Installation to occur in one continuous phase
- · Warranties other than installers standard available
- Any temporary partitions or weather barriers
- Ground/Roof protection
- · Any special or street permits, fees, licenses or police detail
- Sales tax

Notes:

- Adequate lay down, access, and storage space on site required through-out install duration
- · Accessible power within 100' of work area required
- · Use of on-site staging for all phases of installation required
- 50% deposit required before job can begin
- Frame production takes of 8-12 weeks once on-site measurements are complete



COMMITMENT LETTER

June 24, 2013

The Rev. Molly Phinney Baskette Ms. Margaret H. Leslie The First Congregational Church of Somerville 89 College Avenue Somerville, MA 02144

Dear Rev. Baskette and Ms. Leslie:

I am pleased to inform you that our Board of Directors has approved The First Congregational Church of Somerville's request for a Cornerstone Fund Loan subject to the following general terms and conditions:

TERMS

Borrower:

The First Congregational Church of Somerville

Amount:

\$695,000 First Mortgage

Rate:

5.000% Five (5) Year Fixed Rate Balloon

Monthly Payment:

\$3,790.91

Term:

30 year amortization

Security:

First mortgage on all church property

This loan commitment is valid for 60 days from the date of this letter. To insure sufficient time to close your loan, please return one copy of this commitment to our office within 15 days.

CONDITIONS

This loan to close on or before September 1, 2013 or the interest rate, at the option of the lender, may be adjusted to the prevailing interest rate.

Insurance:

The United Church of Christ Cornerstone Fund, Inc. is to be named as first mortgagee on the Church's All Risk Insurance policy. In addition, should the property be located in or it is determined, in the future, that the property is located in a HUD designated Flood Zone or in a designated Earthquake Zone, the Church will be required to insure against same. Please contact your insurance company and request this endorsement to your existing policy. We must have proof of this coverage prior to loan closing.

Page 2 Loan Commitment The First Congregational Church of Somerville Somerville, MA

Title Insurance:

ALTA Lender's Title Insurance Policy Commitment for the loan amount, showing

the United Church of Christ Cornerstone Fund, Inc. in first position.

Legal

Loan funds will not be disbursed until documents are recorded. The borrower Documents: agrees to cooperate promptly with the Lender in the event corrections or

completion of revised loan closing documents is necessary.

Opinion of Counsel: Borrower shall provide an Opinion of Counsel following review of all documents for accuracy and consistency. This Opinion should include all items outlined in

the attached Exhibit A.

Additional Loans:

The Church shall borrow no additional funds, secured or unsecured from any

source without the prior written consent of the Lender.

Cornerstone Fund Investments:

While investments from church members is not a requirement of this loan commitment, it is important that the church encourage members to invest in the Cornerstone Fund. Therefore, the church agrees to encourage members to invest by using bulletin inserts, provided by the Cornerstone Fund, from time to time.

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.

ADDITIONAL CLOSING CONDITIONS

- 1. The construction period for this loan is not to exceed twelve (12) months from the date of closing.
- 2. All construction draw requests are to be signed by two representatives of the Church Board or the architect or general contractor and one Board representative.
- 3. The church is to provide a letter of commitment for continued and increasing support of OCWM with a long-term goal of OCWM being 10% of the church's annual budget.
- 4. The church is to establish a mortgage payment reserve account with a minimum investment of not less than \$45,000. This investment is to remain with the Cornerstone Fund for the full term of the loan or until the church has had two consecutive years without deficits.

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

In peace and expectation,

Gordon J. Gilles President/CEO

cc: Rev. Dr. Jim Antal



BCK-305 - Post Office Box 391, Lynn, MA 01903-0491

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Statement Period:

Oct 01, 2014 thru Oct 31, 2014

Account Number:

00600751671

0000

Summary - All Accounts

Number of Items Enclosed:

Account # Ending Balance

FREE BUSINESS CKG

00600751671 \$257,497.43

TOTAL BALANCE

\$257,497.43

Total Balance

Type

\$257,497.43

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EDEE	BIIGINESS	CHECKING	-00600751671

FIRST CONGREGATIONAL CHURCH OF

89 COLLEGE AVE SOMERVILLE MA 02144

Transaction Description			Withdrawal	Deposit	Balance
STARTING BALANCE				\$	249,703.66
Deposit				2,191.44	
Deposit	+			3,042.00	
Deposit				7,560.33	
	STARTING BALANCE Deposit Deposit	STARTING BALANCE Deposit Deposit	STARTING BALANCE Deposit Deposit	STARTING BALANCE Deposit Deposit	STARTING BALANCE Deposit Deposit 2,191.44 3,042.00

017499

Starting Balance: \$249,703.66 Ending Balance: \$257,497.43

Average Collected Balance: \$250,297.00

Number of Days in Period: 31 Total Deposits/Credits: \$12,793.77 Total Withdrawals/Debits: \$5,000.00

Check Summary

and the same of the			Officer	Carminary				
Check No.	Date	Amount	Check No.	Date	Amount Check No		Date	Amount
1028	10/08 🗖	5,000.00						
Total 1 Chec	cks @ \$5,000.00	* Indicates	a skip in sequence	† Indicate	s a substitute check			
			Balan	ce Summary				
Date	Balance	Date	Balance	Date	Balance	Date		Balance
10/06	254,937.10	10/08	249,937.10	10/30	257,497.43			

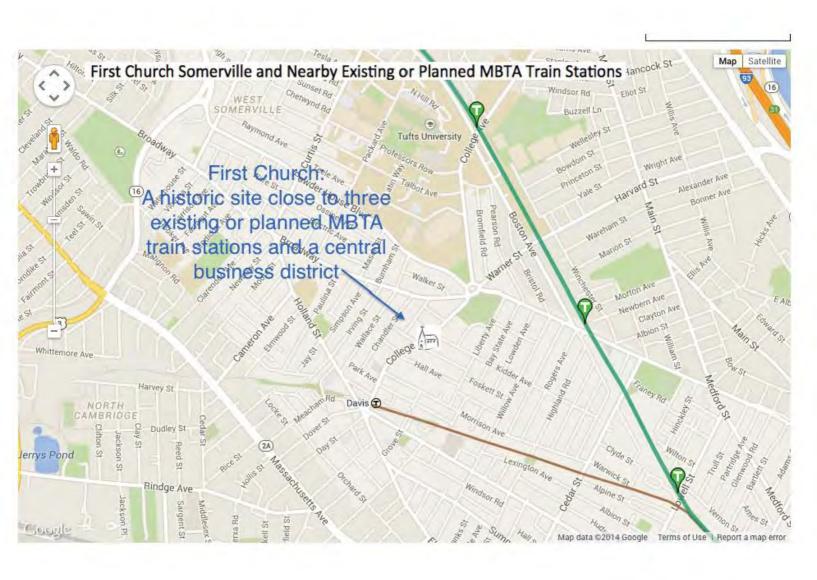
Amendment to the Business Banking Fee Schedule

(Dated May 1, 2014)

Beginning December 1, 2014 standard and non-standard amounts of bagged coin accepted for deposit will be assessed a verification fee of \$4.00 per bag.

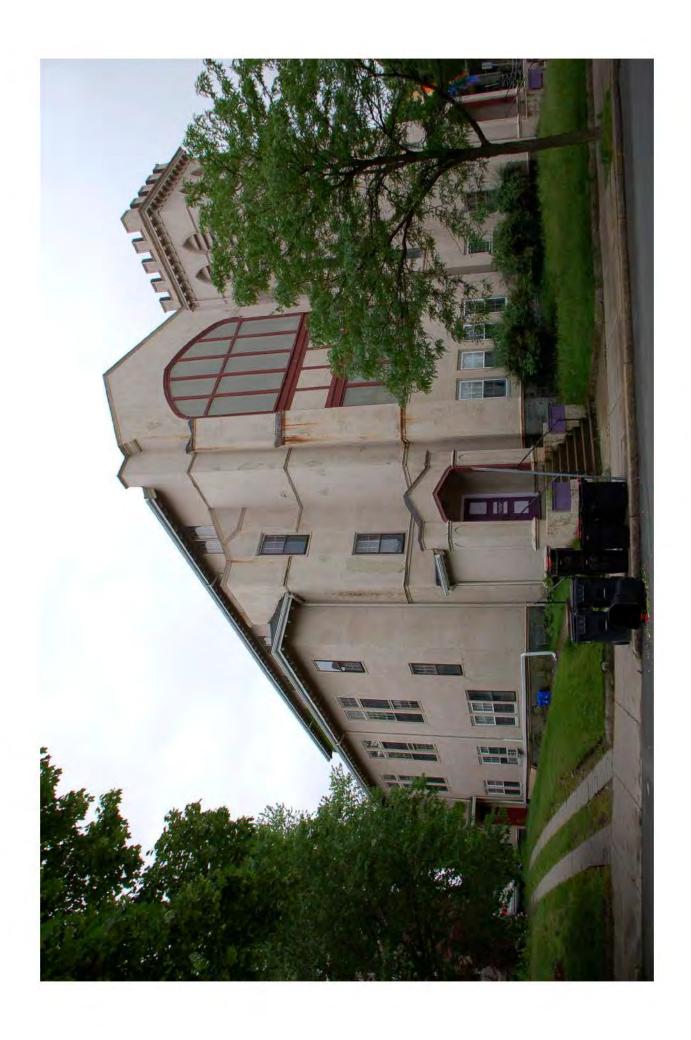
01WRUC_BK_081EAST001_M060

(Eastern Bank









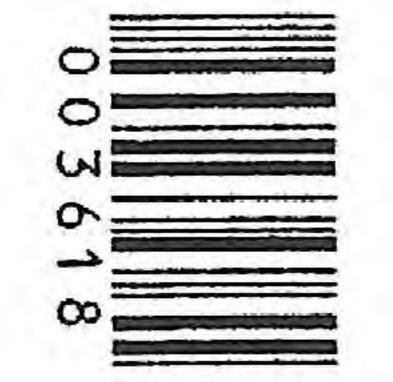


MASSACHUSETTS DEPT. OF REVENUE PO Box 7010 Chelsea, MA 02150-7010



NAVJEET K. BAL, COMMISSIONER TERESA O'BRIEN-HORAN, DEPUTY COMMISSIONER

870C



FIRST CONGREGATIONAL CHURCH OF SOMERVILLE 89 COLLEGE AVE SOMERVILLE MA 02144-1904 Notice.

30048

Exemption

Number

042 123 673

Date

12/01/08

Bureau

TSD MGT SERV

Phone

(617) 887-6367

Dear Taxpayer,

A review of our records indicates that the Massachusetts sales/use tax exemption for FIRST CONGREGATIONAL CHURCH OF SOMERVILLE, a tax-exempt 501(c) (3) organization, will expire on 01/04/09.

The Department of Revenue is issuing this notice in lieu of a new Form St-2, "Certificate of Exemption". The notice verifies that the Massachusetts Department of Revenue has renewed the sales/use tax exemption for FIRST CONGREGATIONAL CHURCH OF SOMERVILLE subject to the conditions stated in Massachusetts General Laws, Chapter 64H, sections 6(d) or (e), as applicable.

The organization remains responsible for maintaining its exempt status and for reporting any loss or change of its status to the Department of Revenue. Absent the Department of Revenue's receipt of information from the taxpayer by the expiration date of the current certificate that the entity no longer holds exempt status under the above provisions, the taxpayer's certificate is renewed. **This renewal will expire on 01/04/19.**

The taxpayer's existing Form ST-2, in combination with this renewal notice may be presented as evidence of the entity's continuing exempt status. Provided that this requirement is met, all purchases of tangible personal property by the taxpayer are exempt from sales/use taxation under Chapter 64H or I respectively, to the extent that such property is used in the conduct of the purchaser's business.

Any abuse or misuse of this notice by any tax-exempt organization or any unauthorized use by any individual constitutes a serious violation and will lead to revocation. Willful misuse of this notice is subject to criminal sanctions of up to one year in prison and \$10,000 in fines (\$50,000 for corporations).

This notice may be reproduced.

Sincerely,

Navjeet K. Bal Commissioner of Revenue



Form ST-2 Certificate of Exemption

Massachusetts
Department of
Revenue

Certification is hereby made that the organization herein named is an exempt purchaser under General Laws, Chapter 64H, sections 6(d) and (e). All purchases of tangible personal property by this organization are exempt from taxation under said chapter to the extent that such property is 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. Willful misuse of this Certificate of Exemption is subject to criminal sanctions of up to one year in prison and \$10,000 (\$50,000 for corporations) in fines. (See reverse side.)

FIRST CONGREGATIONAL CHURCH OF SOMERVILLE FIRST CONGREGATIONAL CHURCH 89 COLLEGE AVE SOMERVILLE

A

02144

NOT ASSIGNABLE OR TRANSFERABLE

EXEMPTION NUMBER E

142-123-073

ISSUE DATE

11/04/04

CERTIFICATE EXPIRES ON

COMMISSIONER OF REVENUE

Eugene C. Brune 25 Lowden Avenue Somerville, MA 02144 eugenec79@comcast.net

City of Somerville Community Preservation Committee Somerville City Hall Somerville, MA 02143

Dear Community Preservation Committee;

I am writing to voice my support for a grant in this year's funding from the Community Preservation Act for The First Church Somerville, 89 College Avenue.

This 102 year-old historic building is in desperate need of necessary renovations. Having served as the Alderman from Ward 6 where this church is located and as the Mayor of Somerville for ten years, I have had ample opportunity to personally observe the wonderful programs and work that this church has contributed to our community.

Their constant need for funds have never stopped them from helping those in need by offering low and no-cost space to community groups that would otherwise have no place to interact and grow. Also, their valuable service of ministering to countless numbers of singles and families through their worship and programming, as well their 12 step groups, feeding program, parenting groups and the countless other services that they provide is commendable.

Their congregation is a real cross-section of Somerville's people: white, black, Asian, Latino and Brazilian. As a part of their strong mission they continue to work with the Somerville Homeless Coalition, Centro Presente, RESPOND and others.

Somerville is fortunate to have a church who has always been willing to help others. I hope that you agree with me and consider helping them with a grant for their much needed renovations.

Sincerely

Eugene C. Brune

Mayor Emeritus



The Commonwealth of Massachusetts MASSACHUSETTS SENATE

SENATOR PATRICIA D. JEHLEN

Second Middlesex District Medford, Somerville, Cambridge and Winchester

STATE HOUSE, ROOM 513
BOSTON, MA 02133-1053
OFFICE TEL: (617) 722-1578
FAX: (617) 722-1117
PATRICIA.JEHLEN@MASENATE.GOV
WWW.MASENATE.GOV

Chair
ELDER AFFAIRS
Vice Chair
EDUCATION

SENATE WAYS AND MEANS
HEALTHCARE FINANCING
JUDICIARY
HOUSING

November 19, 2014

TO THE COMMUNITY PRESERVATION COMMITTEE:

This letter is to offer my strong support of the application of First Church, Somerville for a Community Preservation Act Grant.

First Church is a diverse, vibrant, and welcoming congregation and an integral part of the Somerville community. Some of their ministries include worship and programming for singles and families, 12-step groups, a community feeding program, and parenting groups. They offer low and no-cost space to many community groups that would otherwise have no place to meet. Their membership includes 90-year-old Scots Congregationalists, white, Black, Asian, Latino and Brazilians of all ages, many young people and many LGBT people. Their mission partners, which are supported by a line-item in their budget, include RESPOND, the Somerville Homeless Coalition and Centro Presente, as well as others.

I have been fortunate to attend many events at First Church. Some were regular church services, where I observed the diverse, growing, and enthusiastic congregation. Some were funerals for friends and important members of our community. And some were discussions or events by groups such as OPENAIR Circus, the Duhamel Education Initiative, and labor organizations which the church allowed to use their facilities.

First Church is 102 years old and in need of renovation. The parish plans to begin work on the exterior of the building in the following ways:

- · completing the re-siding of the exterior of the building
- rebuilding the two (2) sets of front stairs
- placing new storm windows over the existing stained-glass windows facing College Avenue.

The estimated cost for this work is \$150,000.

I ask that you carefully consider this request and will approve funding for this project. If I can be of further help, please do not hesitate to call on me.

Patricia D. Jehlen STATE-SENATOR

Sincerely.



The Commonwealth of Massachusetts

HOUSE OF REPRESENTATIVES STATE HOUSE, BOSTON 02133-1054

COMMITTEES:
Transportation
Higher Education
Personnel and Administration

27TH MIDDLESEX DISTRICT ROOM 473B, STATE HOUSE TEL. (617) 722-2263 FAX (617) 722-2837 Denise.Provost@MAhouse.gov

The Honorable Michael A. Capuano Chairman Somerville Community Preservation Committee 93 Highland Avenue Somerville, MA 02143

Dear Chairman Capuano,

I am writing in support of First Church Somerville (FCS) and its application for funds under the Community Preservation Act.

Since it was built in 1912, First Church Somerville has been home to a congregation committed to enriching Community life. As one of the few private religious institutions in the city to offer low- and no-cost space to community groups, First Church Somerville provides a public meeting space for organizations that would otherwise have no place to take root. I understand that in addition to the many singles and families they minister to, through their worship and programming, they also host 12-step programs, a feeding program, and parenting groups. Among their mission partners, they count RESPOND, the Somerville Homeless Coalition, and Centro Presente, supporting each with a dedicated line item in their budgets.

I have attended many events at First Church Somerville over the years and have found the congregation to be quite welcoming. In their congregants, one can see a cross-section of Somerville; ninety-year-old Scots Congregationalists, many LGBT individuals, and young people and families of every background. First Church Somerville may be the longest continuously worshipping congregation in Somerville, but it is not stuck in the past. It is as vibrant and growing as the community it calls home.

First Church Somerville has been part of our community for generations, as it has played host to countless celebrations, social events, and meetings. The renovations FCS seeks to complete with funds from the Community Preservation Act would preserve and maintain this Somerville landmark. The congregation has already raised \$600,000 and taken out a \$450,000 mortgage to finance the renovations to the interior and exterior of the church. They are requesting \$60,000 to repair their front stairs and \$60,000 toward finishing the siding on the church.

I urge the consideration of First Church Somerville's request. By adding its support, the Community Preservation Committee would be assuring that one of Somerville's landmark buildings and historic religious institutions would be preserved and enhanced for the future.

Thank you for your consideration. If you would like to contact me I may be reached at 617-722-2263 or at Denise.Provost@mahouse.gov.

Very truly yours,

Allrud Munt



CITY OF SOMERVILLE, MASSACHUSETTS MAYOR'S OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT JOSEPH A. CURTATONE MAYOR

MICHAEL F. GLAVIN EXECUTIVE DIRECTOR

HISTORIC PRESERVATION COMMISSION

Determination of Historic Significance

For Historic Resource Projects Funded through the Community Preservation Act

To be determined eligible for Community Preservation Act (CPA) funding, a historic resource must either be listed on the state register of historic places or be determined "significant in the history, archaeology, architecture or culture" of Somerville by the Historic Preservation Commission (HPC). This report provides a recommendation to the HPC through an analysis of the adopted "Guidelines for a Determination of Historic Significance."

Site: 89 College Avenue, First Congregational Church

Applicant Name: First Church Somerville UCC

Recommendation: Not Significant
Date: October 21, 2014
HPC Vote: Significant (3-1)

1. Date of Construction

From the 2005 survey Form B:

The First Congregational Church is of stucco-covered wood construction built between 1912 and 1915

2. Cultural or Historic Association

This church exemplifies the cultural and religious heritage of the City. The Congregational Church has had a continuing presence in Davis Square since the early 20th Century. The congregation has grown and changed over time. It is now a progressive open church with concerns about the environment.

From the 2005 survey Form B:

The First Congregational Church of West Somerville, successor to a church once located at Day and Herbert Streets, was built at 89 College Avenue in 1912. According to a Somerville Journal account, the church's architects were Reid and Mc Alpine of Tremont Street, Boston while the church's official website lists William Sidebottom of Boston, as the architect. The church traces its beginnings to 1873 when the Massachusetts Home Missionary Society sent Rev. Charles L. Mills to West Somerville to determine the feasibility of establishing a church in the Davis Square area. Since the end of the Civil War, Davis Square and vicinity had experienced considerable commercial and residential growth resulting in the need for the establishment of churches to address the spiritual, charitable and social



needs of the community. Overtime, the church became known for the high quality of its Sunday School programs as well as its missionary work overseas, particularly in Turkey. In 1962, the church sponsored a Cuban refugee family who escaped the Communist regime of Fidel Castro.

The cornerstone was laid on May 12, 1912 and the new building was dedicated on December 12, 1912~an event reportedly attended by over 800 people. The interior of the church was remodeled several times to reflect the needs of the changing congregation. In 1965, a circular rose window from the old Franklin Street Congregational Church in East Somerville was installed at the south wall of the sanctuary. This has been relocated to the sanctuary and two windows matching the others in size and proportion were installed. In the past few years, the congregation, in an effort to stabilize the building and make it more energy efficient, has replaced most of the non-decorative windows and begun encapsulating the building in a more energy efficient and inexpensive siding.

3. Architectural/Design Quality

This church no longer embodies distinctive characteristics of a type, period, or method of construction of its original construction. It still represents a distinguishable entity; and represents an established and highly visible feature of the neighborhood and City within the urban landscape. Vinyl window sash and casings have been used to replace old wood windows with different proportions and details. Alterations made for the sake of energy efficiency and affordability, are changing the visual interpretation of the building as a structure from the first quarter of the 20th century constructed of wood and stucco in the Gothic Revival Style. The following architectural alterations strongly affect the building's integrity and should be reversed if the building is to be determined significant.

The stucco exterior is being encased in cementitious paneling resulting in a loss of detail and proportion. The resulting design is modern, putting more emphasis on the form. The cementitious material used is modular rather than fluid. The planes of the building have become more prominent and separate from each other due to the lack of texture and delineation. Because the window casings and trim connections between the sets of sanctuary windows have been hidden or removed, the stained and leaded glass windows on main façade have lost their prominence and relationship to each other. The eaves also have altered proportions as details have been simplified. Stucco as an exterior finish has been around since Roman times. Stucco siding is a character-defining feature that gained prominence in the early 20th century as various revival styles became fashionable and the use of portland cement made it more durable. The trend continued into the 1950s, especially with Missionstyle buildings. The workmanship needed for the modern covering relies less on experience than stucco.

As a result of the alterations, the feeling of the church is attaining a 21st century one rather than an early 20th century one. The alteration of materials has resulted in a simplification of the form and the elimination of detail.

From the 2005 survey Form B:

The First Congregational Church of West Somerville was built at 89 College Avenue in 1912. According to a <u>Somerville Journal</u> account, the church's architects were Reid and McAlpine of Tremont Street, Boston. The church's official website indicates that William Sidebottom of Boston had a hand in the design of the church. Both the Journal and the website list J. Edward McLean as the church's contractor.

Prominently sited at the corner of College Avenue and Francesca Avenue, the First Congregational Church of West Somerville was designed in the Gothic Revival style by Boston architects Reid and Mc Alpine in 1912. Together with the College Avenue Methodist Episcopal Church located diagonally across the street, the First Congregational church constitutes a picturesque Gothic

Revival gateway to the architectural treasures of Davis Square to the south and the Tufts University campus to the north. The cement stucco-parged building rise from a stone foundation to a slate shingle sheathed roof. This siding is currently being covered by a cementitious paneling. The window casing and framing that unites the large sanctuary windows has been hidden or removed. The church encompasses three wood frame structural components: a square, four-story crenellated tower at the building's southeast corner; a three-and-one-half-story sanctuary; and a two-story parish house at the back of the sanctuary.

The main (College Avenue) facade is dominated by the bold massing of the substantial tower and the sanctuary's tall and broad end gable. A short flight of concrete steps leads to original, paneled front doors that rise to a pointed arch. The front doors are set off by the projecting, gable-roofed, stuccoparged walls of a shallow vestibule. Recessed, pointed-arch panels are in evidence at either side of the double doors. Above the entrance is a single narrow window which, in turn, is surmounted by a pair of narrow double windows. These have been replaced. Rising from a molded, encircling sill course are pairs of louvered, pointed-arch windows on each of the tower's facades. The tower culminates in a bracketed and crenelated cornice. The Francesca Avenue elevation of the tower exhibits fenestration identical to that of the College Avenue facade. To the left of the tower, a single-bayed wall culminates in crenellation, linking the tower with the sanctuary's west end wall gable. The end gable's first story is pierced by four standard size windows. These have been replaced.

Surmounting the end gable's first story is a bank of five stained glass windows that illuminate the sanctuary.

The bank of windows rise to fully enframed stucco parged panels. Imparting a Medieval Revival/Craftsman style, half-timbered sensibility to the building, these panels, in turn, are surmounted by a ten-pane stained glass window that provides much of the sanctuary's natural light. To the right of the sanctuary's lower bank of windows is a standard size, stained glass—depicting Jesus Christ. This window is dedicated to the memory of Henry G. Olsen.

The sanctuary's side walls are pierced by multi-pane windows containing opaque glass. These have been replaced. The noteworthy exception to the opaque glass is the colorful rose window at the south wall which was removed from the 1867 Franklin Street Congregational Church in East Somerville and reinstalled at the College Avenue church in 1965. The window is dedicated to the memory of Stephen Christian Lane, pastor of the First Congregational Church from 1919-1955. This has been relocated to the sanctuary and two windows matching the others in size and proportion were installed.

To the left of the sanctuary's College Avenue facade is a three-story, one-bayed structural component that culminates in a half-gable roof. At the first story is a secondary entrance whose original double doors are set within an architectural enframement identical to that of the main entrance. At the rear of the church is a two-story, three-bay-by-six-bay parish house.

The chimney has also been rebuilt in a different size with different materials.

4. Integrity

The National Park Service defines historic integrity as the ability for a historic resource to convey significance. A historic resource should possess sufficient integrity to convey, represent, or contain the values and qualities for which it is judged significant.

The building no longer reflects the National Register eligibility as determined by Edward W. Gordon for the Somerville Historic Commission in 2005: First Congregational Church of West Somerville satisfies Criteria A and C of the N. R. H. P. Recent changes affect the architectural integrity of the

Page 4 of 6

building and unless they are reversed the church no longer reflects Criteria C for design and method of construction.







89 College Avenue 2005 photo (top) and September 2014 photo (bottom) from William Street with some of the differences highlighted.





89 College Avenue from Francesca Avenue 2005 photo (top) and September 2014 photo (bottom) with differences highlighted.



