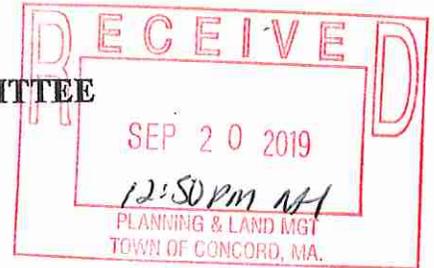




TOWN OF CONCORD
COMMUNITY PRESERVATION COMMITTEE
 141 KEYES ROAD, CONCORD, MA 01742
 TEL. (978) 318-3290 FAX (978) 318-3291



Application for CPA Funding
Due no later than 4:00pm on Friday, September 20, 2019

Applicant: First Parish in Concord

Co-Applicant (if applicable): _____

Project Name: Restoration and repaint and gild Belfry

Project Location/Address: 20 Lexington Rd., Concord, MA

Purpose: (Select all that apply)

- Open Space Community Housing Historic Preservation Recreation

Project Budget:

Amount of CPA Funds Requested: \$ 75,000
 Amount from Other Funding Sources: \$ 29,500
 Total Project Budget: \$ 104,500
 (If multi-year project, note current phase only)

Please check which of the following is included with this Application:

- | | |
|---|--|
| <input checked="" type="checkbox"/> One Paragraph Project Summary * | <input checked="" type="checkbox"/> Timeline * |
| <input checked="" type="checkbox"/> Map (if applicable) | <input checked="" type="checkbox"/> Architectural plans, site plans, photographs (if appropriate) |
| <input checked="" type="checkbox"/> Narrative * | <input checked="" type="checkbox"/> Copy of Audit or most recent Financial Information (<u>Non Profit Organizations Only</u>)* |
| <input checked="" type="checkbox"/> Selection Criteria and Needs Assessment | <input type="checkbox"/> Letters of Support (if any) |
| <input checked="" type="checkbox"/> Detailed Project Budget * | |
| <input type="checkbox"/> Feasibility Assessment | |
| <input checked="" type="checkbox"/> Statement of Sustainability (if applicable) | |

* Required Documentation

The Contact Person for this Project is: Douglas R. Baker, Sacristan

All Correspondence should be mailed to: Douglas Baker, Curator

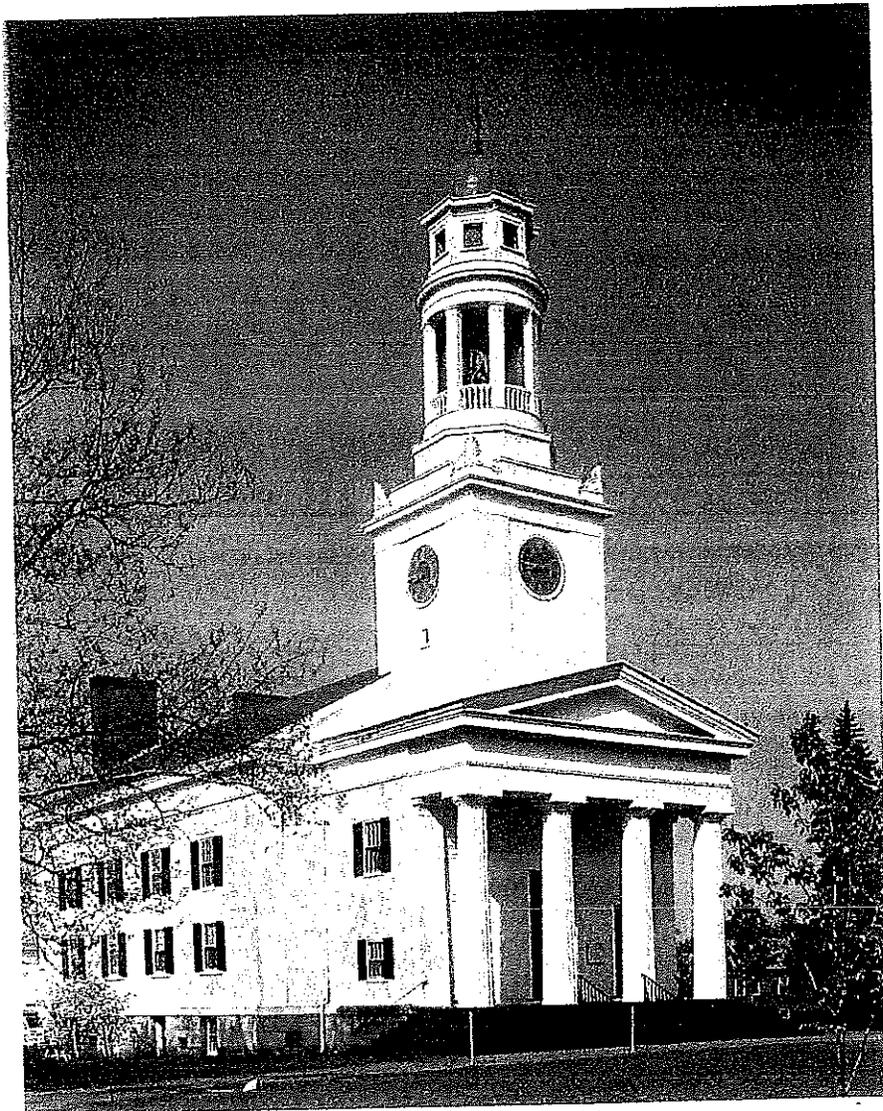
The Contact Person can be reached by phone at: 978-369-9602 or by email at: dbaker@firstparish.org

Signature of Applicant: Douglas R Baker

Signature of Property Owner (if different): fixed ball Director of Operations

For Historic Preservation Projects Only – please check the box below left and acknowledge:

I/We have read the U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties and understand that planning for and execution of this project must meet these standards.



The First Parish Church in Concord,
Massachusetts

Completed 1901

First Parish in Concord Clock Tower Restoration Application

Project Summary:

First Parish in Concord is requesting funds to help restore the historic clock tower/belfry that holds the Town Clock and Bell. The tower (hereafter referred to as the belfry), its clock, dome and weathervane are all in need of repair, repainting and/or regilding. The belfry was last painted and gilded in 2007 and needs work, as can be seen from the ground. This is especially important considering the upcoming 250th anniversary of the Revolution when historical reenactments and remembrances will take place at the Meeting House and the Wright Tavern next door. After a fire destroyed the 1841 Meeting House in 1900, Town Meeting held that June appointed a committee and authorized town funds to be used to purchase an illuminated clock to mount in the belfry of the new Meeting House that was completed in 1901.

Narrative:

History of First Parish in Concord and its Clock Tower/Belfry:

The current Meeting House is Concord's fifth Meeting House and the fourth on the current site. The first was on the hill directly across Lexington Road, where the burial ground is located. The first Meeting House on the current site was built between 1668 and 1673 and had a bell tower centered on the building, with a bell that was used for public safety and public gathering. In 1791 the Meeting House was expanded and a 90-foot belfry with a clock was added at the front of the Meeting House. During a substantial renovation in 1841, the building was rotated 90 degrees with a new Greek Revival portico facing Lexington Road and a faceted dome on the top of the belfry. Following the fire of 1900, the church was rebuilt based on the original plans from 1841, with a few minor changes, such as the addition of a vestibule at the Lexington Road entrance. While the clock is operated by one central mechanism, there have always been faces visible on at two or three sides of the belfry. The clock is connected to the bell and rings it every hour.

Through all these incarnations, the bell and the clock were always regarded as Town property and were paid for with public funds. The "terrott" and the "belfree" are often referred to in the history of Concord and were integral parts of the colonial meeting house. Records show that in 1826 the Town purchased a new bell to replace the cracked 1789 bell. In 1827, the Town contracted for a new clock with three faces to be installed. It had black faces with gilded hands and numbers. Both the bell and the clock were destroyed in the 1900 fire.

At the Town Meeting of June 7, 1900, the citizenry voted “to purchase a new town clock to be placed in the restored meeting house of the First Parish in Concord. . .” A committee was appointed, and they selected an illuminated clock. The Municipal Light Board agreed to provide the electricity for the clock as well as the lamps. This practice continued until the 1990’s. Between 1901 and the 1990’s, the Sexton would go to the Concord Light Plant and request a case of lamps whenever his supply ran low. By the mid 1990’s, all the older Light Plant employees had retired, and no one seemed to remember the agreement, so the Sexton began buying the lamps. The power for the lights came from the use of a reduction meter, with which the town was able to assume the cost of the electricity for the clock. When major electrical work was redone at the Church in 1995, and new meters was installed, and the reduction meter was disconnected. First Parish then took over the cost of illuminating the belfry clock.

Despite the mandate for the separation of Church and State in Massachusetts in 1833, Concord did not establish the Deacons of the First Parish and the Selectmen as separate entities until 1856. The action of the Town Meeting in 1900 and the continued support for illumination of the clock for another 95 years proves that the community of Concord has truly considered the clock to be the Town Clock. It chimes every hour and the bell is used to announce special local and national events. Therefore, it is consistent with the requirements of the CPA for town allocated funds to restore the Clock Tower/Belfry.

Project Description:

First Parish has done work on the clock, bell and belfry over the last 119 years, including mechanizing the clock and bell, restructuring the supports for the bell, and repainting of the belfry, typically every 10 years, most recently in 1985, 1996, and 2007.

The current painting cycle has been postponed for 12 years, and the belfry shows signs of that neglect. What is different in the current cycle is that regulations regarding lead paint have dramatically increased the costs of painting older buildings. The entire belfry will be draped (as can be seen in an attached photo), and all work will take place under the netting. The work must be done by hand scraping and sanding. More specialized primers and paints are also being recommended as they are expected to extend the life of the painting. Of course, all the work is being done far off the ground by crews that specialize in this work.

Bids were secured last year for this work. We recently used a drone and telephoto lenses to better understand the exact condition of the dome. The hope was to be able to narrow the scope of the project, but we are finding that the bids this year are like last year’s. We will be undertaking a 2025 campaign within the congregation to

repaint the entire Meeting House and the front portico. Because the Meeting House is now a house of worship, we are not requesting any funds for work on the building itself, only on the Belfry/Clock Tower. All the painting will require hand scraping, followed by a specialized primer, and two final coats of paint or solid stain.

We have determined that the bottom two bands on the gold dome have considerable wear and may have to be redone entirely. There is also concern that some of the damage is coming from rusted flashing, and the best solution may be to remove the bands, redo the flashing with new copper flashing and reframe the base bands, followed by new gold leaf application. The extent of the damage in this area can only be determined once the painters can get to that level of the tower. Additionally, the dials and numbers on the clock faces as well as the weathervane and gold ball probably need to be removed, stripped completely, covered with new gold leaf and remounted. Everything receiving new gold leaf goes through 3 preparation steps, from scraping, to priming, and then to sizing prior to applying the gold.

Historical Preservation Qualification:

First Parish is located within Concord's American Mile Historic District. Its location and continued existence on the same site for 346 years is extremely significant. It is located at the entrance to the town center and so its façade and its belfry are important landmarks for Concord.

It is a public facility. The leadership of the First Parish in Concord became a separate entity from the town government with the establishment of a governing board, the Standing Committee, replacing the Selectmen in 1856. The building however remains open to the public and is in active use by many civic groups, including weekly dinners, open to all, served by Open Table.

The work on the belfry does not require Concord Historic District approval as this is a repair and repaint project and all materials will match the existing ones on the belfry, except for improved quality primers and adhesives. Care will be taken to duplicate exactly any ornamental wood elements that may need to be replaced. No changes in appearance or substance to the existing tower are being proposed. We did meet with the Concord Historical Commission and they were very supportive of our desire to restore the exterior of the Clock Tower along the entire Meeting House. They will be submitting a letter of support for this proposal.

Nationally and locally groups are beginning to plan for 2025, the 250th anniversary of the American Revolution. Concord will be central to this anniversary, even beginning in 2024 with the 250th anniversary of the Continental Congress which convened in Concord's Meeting House. The parishoners of First Parish are

committed to having the Meeting House be in excellent condition for these celebrations. We ask that you consider helping us, by contributing toward the restoration of the Meeting House Clock Tower/Belfry. The tower on the Meeting House has served both secular and religious functions for the Concord continuously since 1791. It is one of the most prominent elements in our historic Concord landscape.

Project Budget:

Base Project Cost	\$65,000
Wood structure:	
Hand scrape to remove all loose paint	
Apply Mad Dog Dura-Prime to seal wood and extend Life of paint	
Apply initial coat	
Apply final coat	
Dome:	
Hand scrape to remove loose or flaking gold leaf	
Estimate 1/8 of dome needs new gold leaf	
Clean all metal surfaces	
Prime all metal surfaces	
Apply sizing to provide a smooth surface	
Apply gold leaf	
Clock:	
Prepare, prime and finish paint the dials.	
Remove clock hands, strip loose gold leaf	
Size and apply new gold leaf	
Weathervane:	
Remove weathervane if necessary, to complete work	
Strip loose, or all gold leaf	
Size and apply new gold leaf.	
Contingencies:	\$35,000
Repair of deteriorated wood elements on belfry	
Preparation and application of gold leaf beyond 1/8 of dome	
Replacement of existing flashing at base of dome with new flashing	
Bid Bond:	\$2,500
Site Supervision:	\$2,000
Total Budget	\$104,500

Sources of Funding:

Request for CPA Funding	\$75,000
Funds to be raised within Community and First Parish 2025 Fund	\$27,500
Staff Time allocated to Project Supervision	\$ 2,000
Total Funds to be Raised	\$104,500

Sustainability:

Mad Dog Dura-Prime to be used as base coat over bare wood.

In trials it has extended the paint life by double or triple the number of years.

It is a water-based product.

Use of Latex paint for all finish coats.

Timeline:

Preparation of Specifications

June 2019 – August 2019

Request for Bids

August 2019 – October 2019

Application for CPA Funding

September 2019 – December 2019

Complete Fund-Raising

November 2019 – April 2020

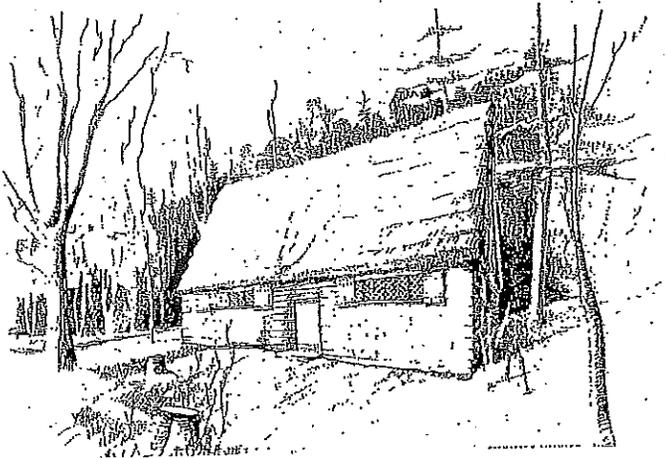
Project Execution

July 2020 – August 2020

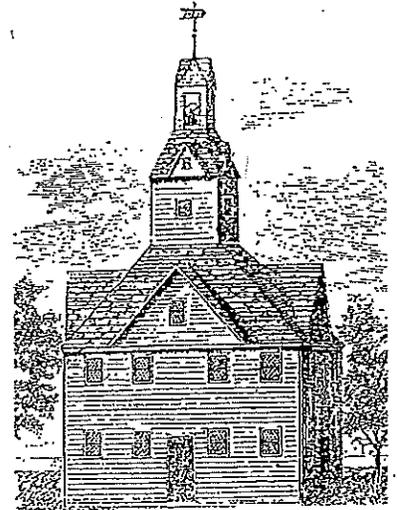
All work scheduled during Summer months.

The Five Meeting Houses of First Parish

1. 1636-1673



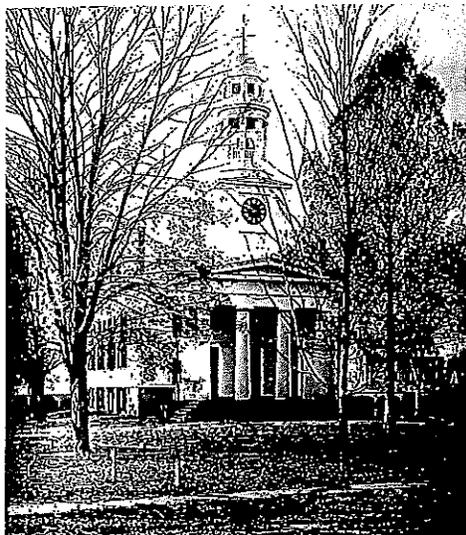
2. 1673-1712



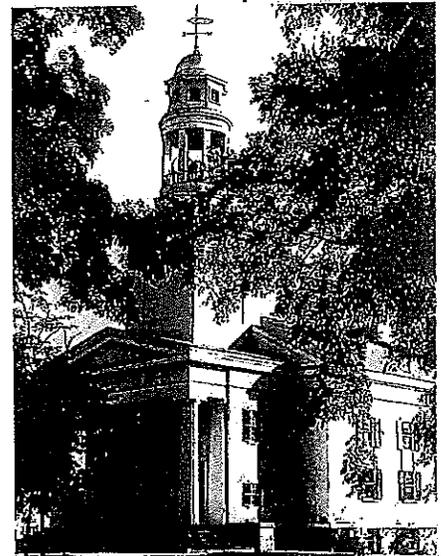
3. 1712-1841



4. 1841-1900



5. 1900-present

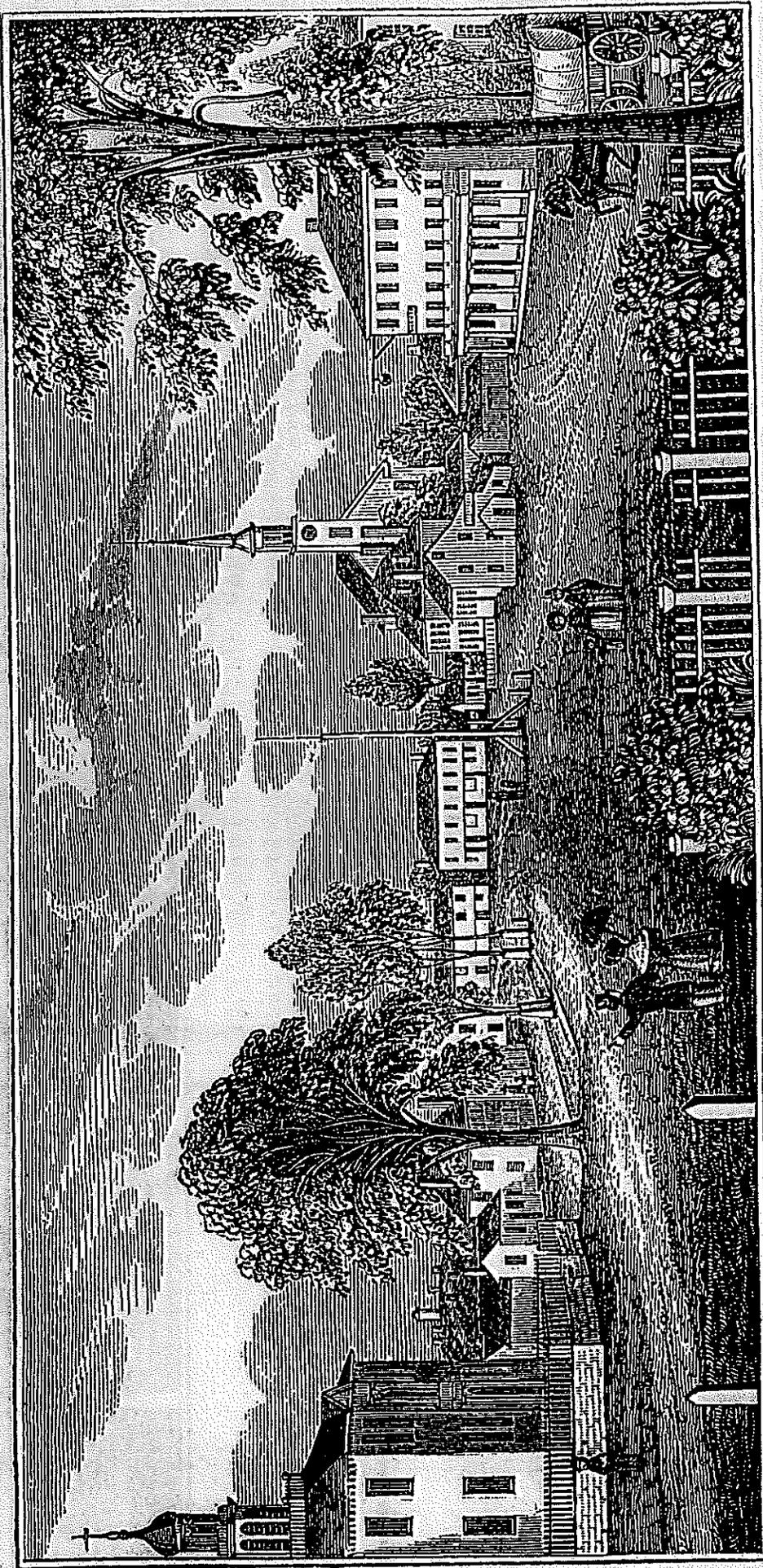




1791 Meeting House

A drawing on wood. Artist unknown. On the face of the picture appears "Built 1712 by Charles Underhill. Enlarged and repaired by Abner Wheeler. Remodeled 1841 by Nathan S. Hosmer." Courtesy Concord Antiquarian Museum.

Renovations and additions
to the 1712 Meeting House.
Clock was added in 1791.

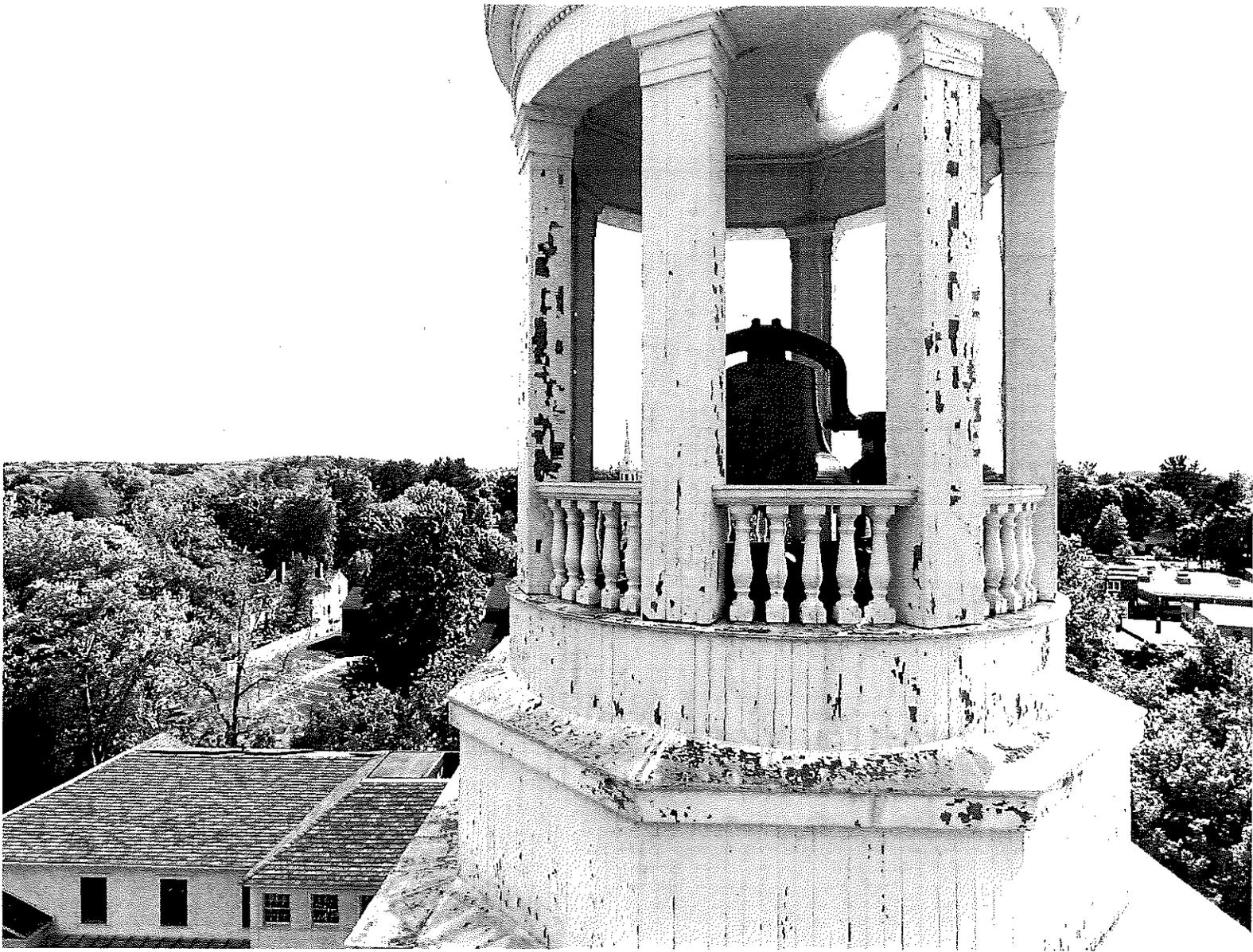


Drawn by J. W. Barber—Engraved by J. Downes, Worcester.

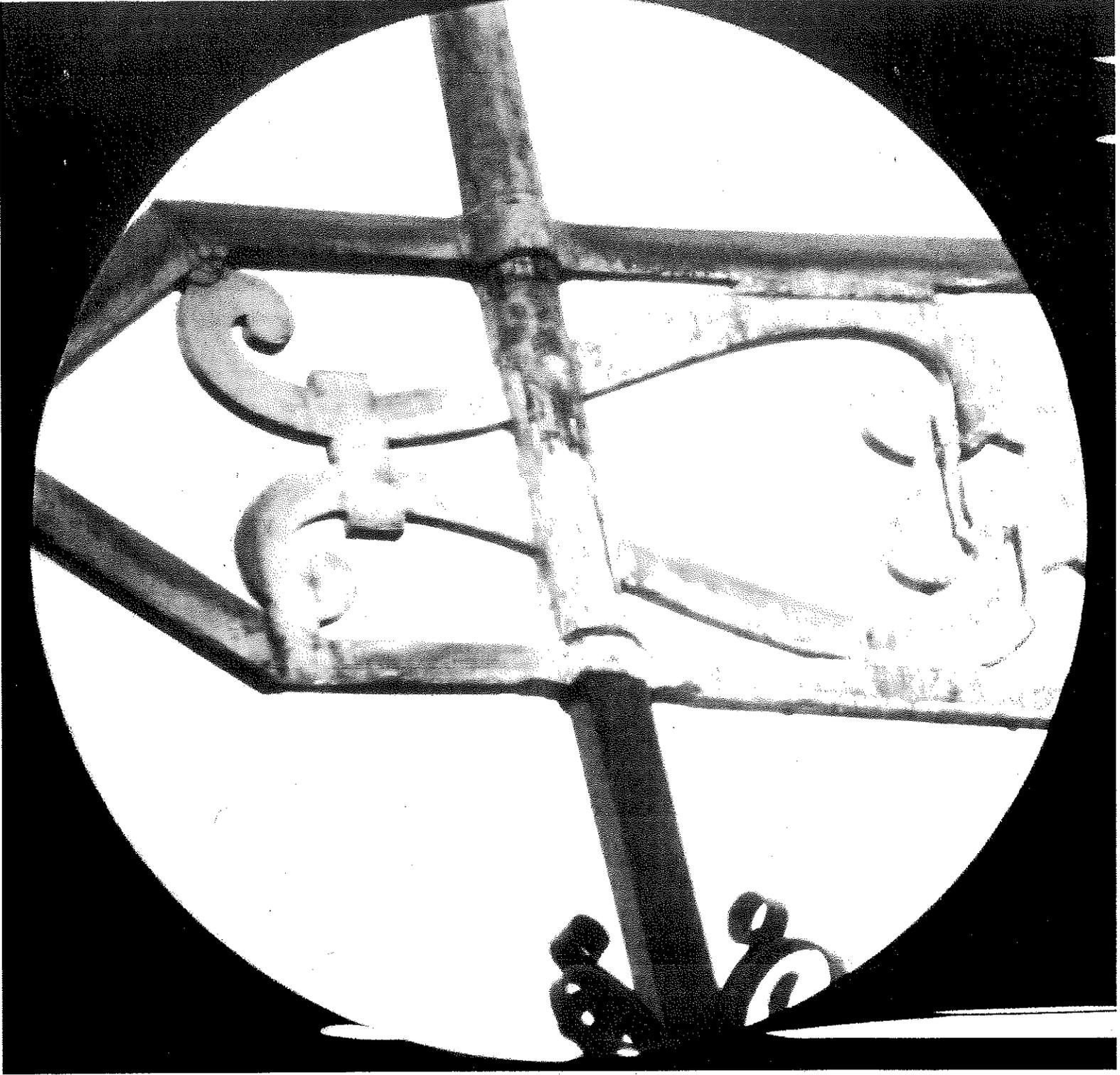
CENTRAL PART OF CONCORD, MASS.

The above is a northern view in the central part of Concord village. Part of the Court-House is seen on the left. Burying-ground Hill (a post of observation to the British officers in the invasion of 1775) is seen a short distance beyond. The Unitarian Church and Middlesex Hotel are seen on the right.

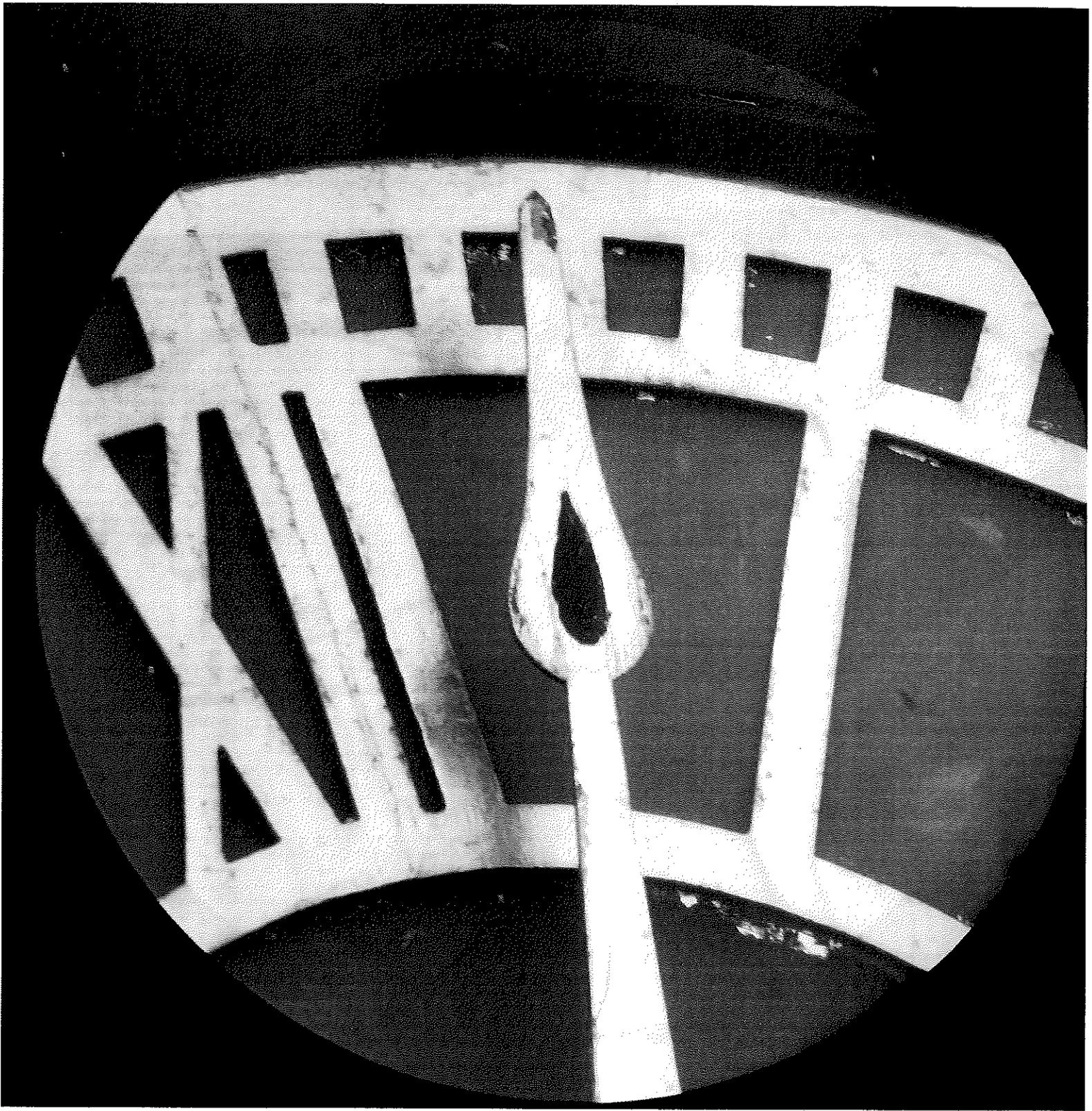
Drawing dated 1791



Evidence of Deterioration
of Painting



weather vane: Gilding missing,
patchy.



Clock dial and hand,
Gold missing

First Parish in Concord
 Profit & Loss Budget Performance
 June 2019

	Jun 19	Jul 18-Jun 19	YTD Budg	\$ Over Budg	Ann'l Budg	Budg Rmng
Income						
3010 · Contribution Income	43,515	1,131,701	1,081,925	49,776	1,081,925	(49,776)
3130 · Users of Facilities	2,796	25,989	27,000	(1,011)	27,000	1,011
3140 · Trustees Income	11,815	141,783	141,783	0	141,783	0
3185 · Coan House Rental Income	1,200	17,400	17,600	(200)	17,600	200
3310 · Office Income	0	290	400	(110)	400	110
3350 · Interest Income	2,089	9,899	5,400	4,499	5,400	(4,499)
3360 · SREC (solar panel) income	0	6,930	4,725	2,205	4,725	(2,205)
3370 · Miscellaneous Income	0	609	350	259	350	(259)
3390 · Special Events Income	411	17,079	25,500	(8,421)	25,500	8,421
Total Income	61,826	1,351,680	1,304,683	46,997	1,304,683	(46,997)
Expense						
4010 · Minister Staff	32,120	228,734	222,140	6,594	222,140	(6,594)
4150 · Minister Development	3,212	21,032	21,193	(161)	21,193	161
4200 · Human Resources	0	498	250	248	250	(248)
4300 · Professional Development	678	5,979	5,500	479	5,500	(479)
4400 · HR Benefits and Taxes	10,844	177,471	192,809	(15,338)	192,809	15,338
4500 · Parish Activities	694	8,547	8,800	(253)	8,800	253
4700 · Member Services	0	0	800	(800)	800	800
4800 · Social Action	6,440	81,904	91,882	(9,978)	91,882	9,978
5000 · Lifespan Religious Education	19,368	134,201	146,720	(12,519)	146,720	12,519
5300 · Adult Spiritual Enrichment	0	0	600	(600)	600	600
5400 · Music	16,628	151,070	145,883	5,187	145,883	(5,187)
5600 · Administration	19,598	180,771	180,037	734	180,037	(734)
6000 · Property Plant & Equip	20,937	234,862	240,797	(5,935)	240,797	5,935
7000 · Denominational Support	3,721	88,648	68,772	19,876	68,772	(19,876)
7150 · Governance and Finance	8,996	47,061	6,500	40,561	6,500	(40,561)
Total Expense	143,236	1,360,778	1,332,683	28,095	1,332,683	(28,095)
Net Income	(81,410)	(9,098)	(28,000)	18,902	(28,000)	(18,902)

First Parish in Concord
Balance Sheet
As of June 30, 2019

	Jun 30, 19	May 31, 19	\$ Change	Notes
ASSETS				
Current Assets				
Checking/Savings				
1000 · Cash				
1010 · Petty Cash	71	120	(49)	
1040 · Cash - Cambridge Trust Chk Oper	130,303	70,491	59,812	
1046 · CT Promo Premium Savings Acct	126,763	226,570	(99,807)	Interest 1.25% - earned monthly; trasferred \$100k to checking
1047 · CT Promo Premium Savings II	400,968	400,233	735	New - \$400k deposited 5/22/19; interest 2.25% earned monthly
1055 · MSB 24-Month CD 2	102,276	101,634	642	Was 12-mo CD w/interest/yield 1.65% earned 1/4ly; eff 4/5/19, rolled into 24-mo CD w/interest/yield 2.6% earned 1/4ly; matures 4/4/21; alternates maturity date w/#1056 2-yr CD
1056 · MSB 24-Month CD 1	102,545	102,027	518	Interest 2.05% - earned 1/4ly; matures 4/4/20
Total 1000 · Cash	862,926	901,075	(38,149)	
Total Checking/Savings	862,926	901,075	(38,149)	
Accounts Receivable				
1200 · Accounts Receivable	240	4,840	(4,600)	Open Table
Total Accounts Receivable	240	4,840	(4,600)	
Other Current Assets				
1350 · Prepaid Expense/Deferred Income	15,617	2,645	12,972	Mostly \$12,806 prepaid insurance—basic \$11,006 + umbrella \$1,800. Next year Trustees' portion \$4,269
1499 · Undeposited Funds	12,561	1,503	11,058	June 2019 donations & proceeds deposited July 2019
Total Other Current Assets	28,178	4,148	24,030	
Total Current Assets	891,344	910,063	(18,719)	
Fixed Assets				
1600 · Fixed Assets				
1610 · Building - Meeting House (main)	3,852,433	3,852,433	0	
1680 · Organ	513,067	513,067	0	
Total 1600 · Fixed Assets	4,365,500	4,365,500	0	
Total Fixed Assets	4,365,500	4,365,500	0	
TOTAL ASSETS	5,256,844	5,275,563	(18,719)	
LIABILITIES & EQUITY				
Liabilities				
Current Liabilities				
Accounts Payable				
2010 · Accounts Payable	8,901	0	8,901	Standard June 2019 expenses owed as of 6/30/19
Total Accounts Payable	8,901	0	8,901	
Credit Cards				
2012 · Credit Card - Cambridge Trust	4,028	2,293	1,735	
Total Credit Cards	4,028	2,293	1,735	
Other Current Liabilities				
2025 · Unearned Subscriptions Next FY	319,324	302,268	17,056	\$2,923 FY21, balance (and all increase) FY20

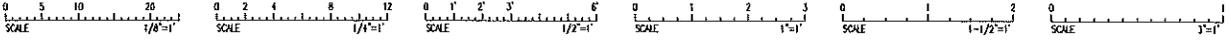
First Parish in Concord
Balance Sheet
As of June 30, 2019

	Jun 30, 19	May 31, 19	\$ Change	Notes
2026 · Offset Credit Card Fees Next FY	10	10	0	
2100 · Accrued Payroll	40,566	0	40,566	15 days worked in June, plus lump sum earned but unused vacation & employer FICA owed, all pd in July
2140 · Mission Funds				
2150 · Music Funds				
2170 · Music Reserve	6,085	5,485	600	Donations in
2180 · Music Events	978	978	0	
2190 · Organ Fund	4,257	4,107	150	Monthly transfer from current-yr instrument maint funds
Total 2150 · Music Funds	11,320	10,570	750	
2200 · Social Action Funds				
2235 · AWE - Advocates for Women's E	3,181	3,181	0	
2240 · Environmental Action Team/Gree	810	810	0	
2245 · Diversity Committee	604	604	0	
2255 · Racial Justice Action Group	228	228	0	
2280 · Reclaim Our Democracy	552	552	0	
2295 · SAC Activities Fund (reserve)	1,450	1,450	0	
2296 · SAC Grants Fund (reserve)	11,220	11,220	0	
Total 2200 · Social Action Funds	18,045	18,045	0	
2400 · Youth Funds				
2230 · Bird Childrens Fund	1,848	2,282	(434)	Summer 2019 RE expenses
2430 · Youth Activities Fund	10,421	10,421	0	Requested annual microloan program support
Total 2400 · Youth Funds	12,269	12,703	(434)	
2700 · Ministry Funds				
2710 · First Parish Vision Fund	2,191	2,191	0	
2740 · Adult Programs	3,090	3,090	0	
Total 2700 · Ministry Funds	5,281	5,281	0	
Total 2140 · Mission Funds	46,915	46,599	316	
2800 · Special Programs				
2820 · Flower Committee Fund	1,935	1,995	(60)	
2825 · The Conchords	1,250	1,770	(520)	Paid accompanist; transfer gift to 2170 Music Reserve
2830 · Retreats	5,492	9,526	(4,034)	Ferry Beach net incl Lexington pmt
2840 · Auction Fund	25,000	25,000	0	Held for FY20
2894 · PCC Ursula Kristoffy Mem'l Fund	2,140	2,140	0	
2897 · PCC Pilgrimage Operating	12,927	12,244	683	Net donations in
2898 · PCC Pilgrimage Assistance	8,250	8,250	0	
2899 · PCC Val Holt Partnership Fund	5,469	5,469	0	
2935 · Transcendentalism Council Fund	1,291	1,580	(289)	Net income less expenses for several events
Total 2800 · Special Programs	63,754	67,974	(4,220)	
2950 · Reserve Accounts				
2965 · Gary Smith Fund Minstrl Interns	27,720	27,820	(100)	Thank you/farewell gift for departing min intern Lgray
2990 · L-T Facilities Maintenance	110,129	111,691	(1,562)	Diagnostic consult re basement & other water leaks

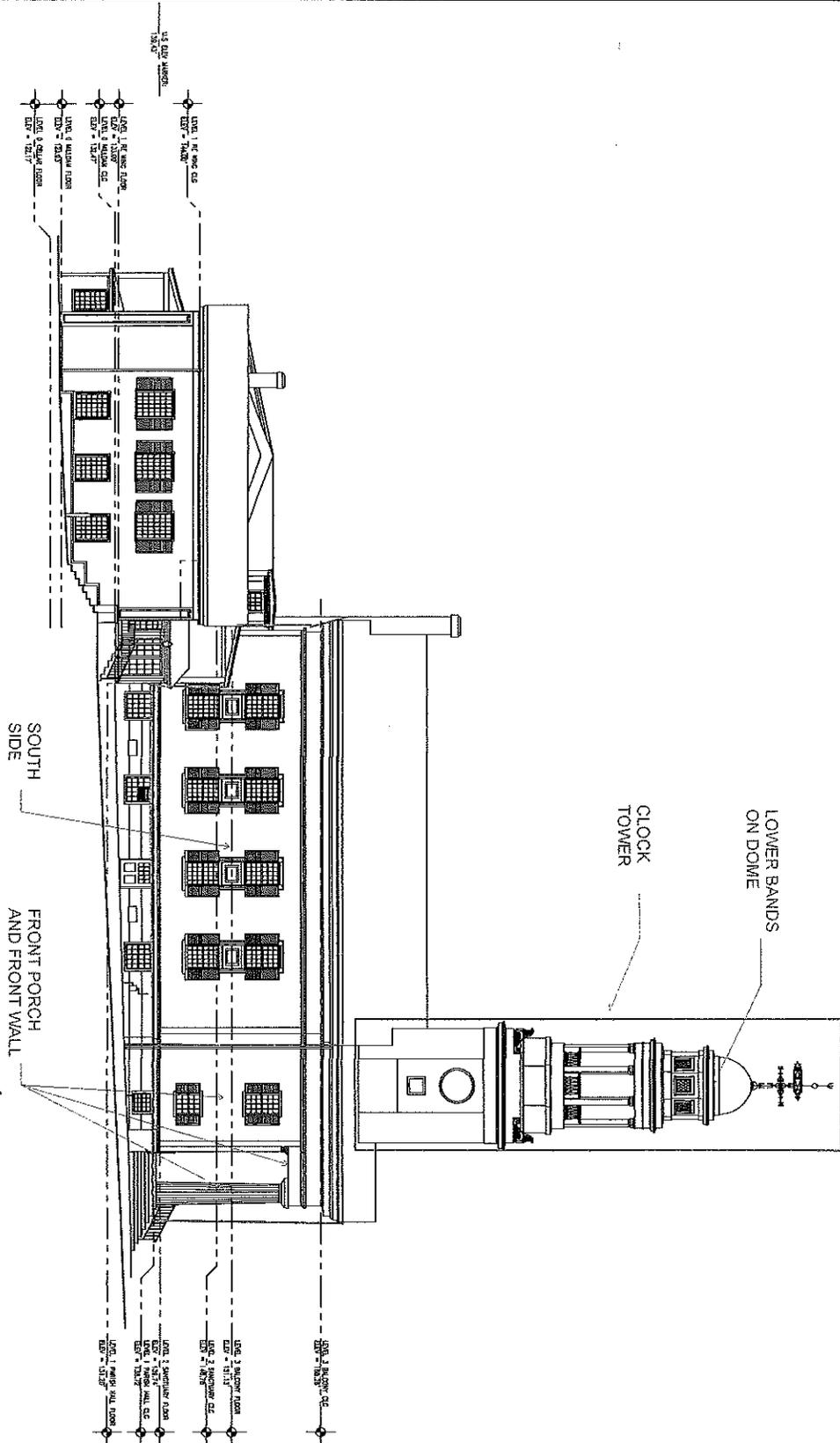
First Parish in Concord
Balance Sheet
 As of June 30, 2019

	Jun 30, 19	May 31, 19	\$ Change	Notes
Total 2950 · Reserve Accounts	137,849	139,511	(1,662)	
Total Other Current Liabilities	608,418	556,362	52,056	
Total Current Liabilities	621,347	558,655	62,692	
Total Liabilities	621,347	558,655	62,692	
Equity				
3900 · Retained Earnings	339,090	339,090	0	
3910 · Building / Organ Equity	4,305,503	4,305,503	0	
Net Income	(9,097)	72,313	(81,410)	6/30/19 = FY19 full/final; difference is June 2019 monthly net loss = \$81,413 (rounding) - see inc stmt
Total Equity	4,635,496	4,716,906	(81,410)	
TOTAL LIABILITIES & EQUITY	5,256,843	5,275,561	(18,718)	

IF THIS SHEET IS NOT 24 X 36 IT IS A REDUCED SCALE PRINT - SCALE ACCORDINGLY



1 EXISTING EAST ELEVATION
SCALE: 1/8" = 1'-0"



FIRST PARISH
IN
CONCORD
20 Lexington Road
Concord, MA

CONSTRUCTION DOCUMENTS

DATE ISSUED	NOV 14, 2008
DATE REVISION	
NO. OF SHEETS	10
TOTAL NO. OF SHEETS	10
DATE	
NO.	
DESCRIPTION	

SOUTH
ELEVATION

A3.0

Example of Required
Netting to catch
lead paint chips.

