



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: Holy Family Parish

Co-Applicant (if applicable): Mr. William Sharkey, Business Manager

Project Name: Holy Family Parish Rectory Renovation

Project Location/Address: 70 Monument Square

Purpose: (Select all that apply)

- Open Space Community Housing Historic Preservation Recreation

Project Budget:

Amount of CPA Funds Requested: \$150,000.00

Amount from Other Funding Sources: \$3,850,000.00

Total Project Budget: \$4,000,000.00
(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 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 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: Mr. William Sharkey, Business Manager

All Correspondence should be mailed to: 12 Monument Square, Concord MA 01742

The Contact Person can be reached by phone at: 978-369-7442 or by email at: busman55church@aol.com

Signature of Applicant: 

Signature of Property Owner (if different): _____

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.

HOLY FAMILY PARISH RECTORY RENOVATION

70 MONUMENT SQUARE CONCORD MA

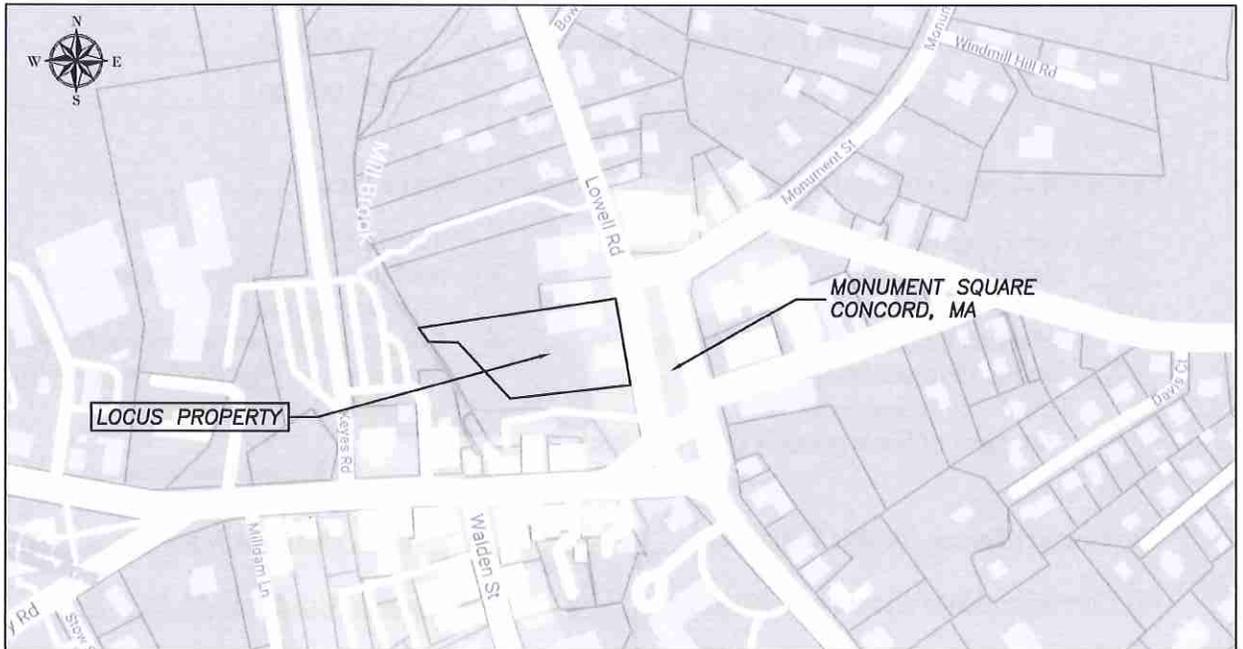


PROJECT SUMMARY

Holy Family Parish of Concord will be renovating, restoring and adding onto the historic Rectory at 70 Monument Square to become a Parish Office Building. The structure has served as a Rectory for Holy Family Parish and the Archdiocese of Boston since 1865. The project is designed to completely renovate the interior of the building to meet current building codes, to preserve and restore the exterior walls and roof with new windows, doors and roofing as well as construct a new addition to accommodate building code required enclosed stairways and an elevator for access. The site will be improved through a renovated driveway and parking lot, two new accessible entrances and preserved trees.

The projects cost is \$4,000,000. and Holy Family Parish is seeking a \$150,000 Community Preservation grant from the Town of Concord under the category of **Historic Preservation**. The contractor, Santini Construction of Arlington MA, estimates the project will take one year to complete and expects to file for a Building Permit in October 2019.

MAP



HOLY FAMILY PARISH RECTORY RENOVATION

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NARRATIVE

Project Review by Town of Concord Boards and Commissions

The proposed design of the Holy Family Parish Rectory Renovation has been reviewed and approved by the following Town of Concord Boards and Commissions:

Historic Districts Commission	Approved June 6, 2019
Concord Zoning Board of Appeals	Approved December 13, 2019
Concord Planning Board	Approved December 11, 2018
Conservation Commission	Approved December 21, 2018

Existing Conditions

Holy Family Parish Rectory at 70 Monument Square is a historic structure of unknown origin date. Holy Family Parish (HFP) history records the structure serving as a County House until 1868 when the Roman Catholic Archdiocese of Boston began ownership and converted the building for use as a rectory. HFP Rectory is within the North Bridge - Monument Square Historic District and Town of Concord estimates year built as 1900. The four-story building is internally organized to house priests on the upper three floors. The structure is comprised of a stone foundation, wood framed floors, walls and roof with a sand-color masonry veneer exterior wall and roofing of green ceramic tiles with copper panels and trim. In August 2017 the Town of Concord purchased the Holy Family Parish Offices at 55 Church Street in West Concord through an eminent domain process and so HFP seeks to renovate 70 Monument Square into a Parish Office Building as a replacement facility. The HFP Offices are temporarily housed in the Basement of HFP Church at 12 Monument Square.

Project Design Intent

The design intent of site renovation as well as building renovation and addition is to:

- preserve the essential qualities of building and place
- accommodate the HFP Office program of spaces
- comply with Massachusetts building and life safety code, accessibility regulations
- comply with Town of Concord zoning regulations to the extent possible
- renew historic structure through environmentally sensitive, energy efficient design

Project Design Elements

The design and construction elements to achieve these objectives include:

- selective demolition of portions of the existing structure
- replacement of existing exterior windows and doors with energy efficient models
- replacement of existing roof with materials to match existing
- addition of elevator and fire stair structure to meet life safety and accessibility codes
- design of addition with form and materials to complement existing structure
- insulation of existing and new walls and roof to improve energy conservation
- structural reinforcement and repair of existing building as required
- complete interior renovation with all new spaces to serve the HFP Community
- new fire protection sprinkler service as required by life safety code
- new heating and cooling systems that do not use fossil fuel
- renovation of parking lot and driveway to provide parking and fire truck access.
- new HC accessible entrances at parking lot and north side yard
- preservation of existing trees, shrubs and plantings to the extent feasible
- new rain garden to process stormwater

HOLY FAMILY PARISH RECTORY RENOVATION
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**CPC SELECTION CRITERIA AND NEEDS ASSESSMENT:
GENERAL SELECTION CRITERIA**

Project Support by Town of Concord Boards

The project was well received and approved by the following Town of Concord Boards:

- Historic Districts Commission
- Concord Zoning Board of Appeals
- Concord Planning Board
- Conservation Commission

Demonstrated Financial Need

Holy Family Parish is a Non-Profit Organization that will be funding the project through donations by members of the Holy Family Parish Community in addition to the funds from the sale of 55 Church Street in West Concord to the Town of Concord in 2017.

Project Feasibility

The proposed building footprint is a balance between optimization of the existing building space for office and meeting use coupled with a small addition to accommodate the new enclosed life safety stairs and elevator. The height of existing building remains as is and the addition is lower in height than the existing. Therefore the proposed design makes best use of the building and site with a functional, compact footprint and building volume.

Project Schedule

Holy Family Parish intends to commence the project by filing for a Building Permit in October 2019 and hopefully complete the project by October 2020.

Project Maintenance

Holy Family Parish will be maintaining the renovated Parish Offices at 70 Monument Square. Holy Family Parish will also be maintaining two other structures including Holy Family Church at 12 Monument Square and Holy Family Parish Hall at 60 Monument Square.

Sustainability

The project design contains features to reduce the existing carbon footprint including:

- replacement of inefficient single glazed windows with new insulated windows
- replacement of inefficient fossil fuel heat with energy efficient electric heat
- introduction of insulation to exterior walls and attic ceiling to reduce energy demand
- introduction of sealed air barrier to exterior envelope to reduce energy demand
- replacement of miscellaneous existing light sources with new LED fixtures
- replacement of inefficient plumbing fixtures with new low flow models
- adaptive reuse of an existing historic structure compared with new construction
- continued use of wood as structural material in the original building as well as addition
- compact building footprint optimizes open space and does not encroach on wetland
- use of natural materials such as brick, stone, copper and fiber cement for exterior envelope
- repurpose existing doors from demolition as new accessible entrance doors
- replacement of existing clay tile roof to protect and preserve existing structure



**CPC SELECTION CRITERIA AND NEEDS ASSESSMENT:
HISTORIC PRESERVATION PROJECTS SELECTION CRITERIA**

North Bridge - Monument Square Historic District

70 Monument Square is within the North Bridge - Monument Square Historic District (NBMS). The NBMS was created to promote the educational, cultural, economic and general welfare of the public through the preservation and protection of buildings and places of historic significance and through the development and maintenance of appropriate settings for buildings and places compatible with the historic tradition of Concord.

Holy Family Parish (HFP) is part of the Roman Catholic Archdiocese of Boston and has served Concord's Catholic congregation from Monument Square since 1865. HFP own and operate three historic buildings on Monument Square including HFP Church at 12 Monument Square, HFP Hall at 60 Monument Square and HFP Rectory at 70 Monument Square.

The Holy Family Parish Rectory Renovation project was reviewed with the Concord Historic District Commission in hearings and site visits occurring between Summer 2018 and Summer 2019. The project design is based on principles reflecting the Town of Concord Historic Resources Master Plan Objectives as well as the United States Secretary of the Interior Standards for the Treatment of Historic Properties.

Preservation and Rehabilitation of Building Site

The 70 Monument Square Building Site is bounded by Monument Square on the east, Jethro's Tree Park on the south, Mill Brook on the west and HF Parish Hall on the north. The site design preserves the existing nominal size and location of elements while improving them to meet life safety, accessibility, zoning and conservation standards including:

- Preservation of existing sidewalk and landscaping along Monument Square.
- Preservation of lawn and existing trees (to the extent possible) along Jethro's Tree Park.
- Widening of existing single lane driveway to allow fire truck access to rear of building.
- Installation of new site light poles of a design similar to Monument Square street-lights.
- Reconfiguration of existing parking lot to achieve zoning and accessibility standards
- Creation of new rain garden to process drainage from parking lot
- Preservation of Mill Brook wetland buffer and maple trees along west side of parking lot
- Create new accessible entrance into west side of 70 Monument Square
- Create new accessible pathway from parking lot to 60 Monument Square
- Provide tall wood fence to screen new mechanical equipment from Mill Brook views
- Preserve existing porch entrance on Monument Square
- Create new accessible entrance into north side of 70 Monument Square
- Reposition Pieta from corner of Jethro's Tree Park to entrance yard shared by 60 and 70 Monument Square to improve visibility and presence of the beautiful sculpture.
- Provide low wood fence along retaining wall between upper and lower terraces in yard between 60 and 70 Monument Square for safety and to screen mechanical equipment

HOLY FAMILY PARISH RECTORY RENOVATION
70 MONUMENT SQUARE CONCORD MA



**CPC SELECTION CRITERIA AND NEEDS ASSESSMENT:
HISTORIC PRESERVATION PROJECTS SELECTION CRITERIA**

Preservation and Rehabilitation of Building Massing

70 Monument Square is a four-story structure comprised of a basement floor partially above sloping grade, two floors forming the core of building and an attic floor within a mansard roof. The structure is wood frame and was originally clad with clapboards. The year of original construction is unknown. We estimate that 1930+/- construction added new structures on the south and west sides of the original structure as well as the brick veneer to the exterior walls, ceramic tile roofing shingles and copper roofing panels.

The 1930 additions are not needed for the adaptive reuse of this structure as an office building and visually incongruous with the simplicity of the original building form and so are being demolished. The fireplaces which have not been used for decades as well as the associated chimneys of utilitarian design are removed to optimize office space and reduce construction cost from needing to repair and maintain obsolete building infrastructure.

A new structure is added to the west side to accommodate enclosed stairs for life safety and an elevator for accessibility. The existing interior hallway stair is removed and the 9' wide hallway becomes the spatial focus of the offices. The hallway is extended into the new addition unifying the structures with a continuous space illuminated by natural light and views to landscape. The footprint of addition is made as compact as possible with exterior walls set inboard from the existing structure. The new structure includes a flat roof with a neutral visual presence to not compete with the sculptural character of the existing mansard roof. The elevator shaft has a slightly higher flat roof for override purposes.

Preservation and Rehabilitation of Building Materials

The existing rubble stone base is repaired where needed and the material continued with a thin stone veneer on the new structure similar in appearance to the rubble stone.

The existing brick walls, limestone sills and lintels are in good condition. Select areas on the existing structure require patching with new brick to match existing and reinstalling salvaged limestone. The First and Second Floors of the new structure will be clad with painted fiber cement clapboard and painted PVC trim.

The existing ceramic roofing tiles of the upper roof have reached the end of useful life and will be replaced with new tiles produced by the original manufacturer. The re-roofing allows for installation of proper underlayment and flashing. The existing standing seam copper panels, gutter and trim of the lower roof are in dis-repair and will be replaced by all new to match existing. The Third Floor of the new structure visually correlates with the mansard roof and will therefore be clad in copper standing seam panels and trim. The flat roof on the new structure is concealed from public view and will have an EPDM membrane. The existing wood dormer and roof trim is in disrepair and will be replaced by painted PVC trim.

The existing wood double hung single glazed windows with aluminum storm sash will be replaced by new wood double hung insulated windows to match design and details of original. The windows in the new structure will be fixed windows of similar design.

The existing exterior doors with decorative glass will be repurposed as new entrance doors at the west and north side accessible entrances.

HOLY FAMILY PARISH RECTORY RENOVATION
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TIMELINE

October 2019 General Contractor files for Building Permit with Town of Concord
October 2020+/- HFP Rectory Renovation Complete

SUSTAINABILITY

Reduce dependence upon fossil fuels, underground metals, and minerals

- The existing building utilizes fossil fuel to heat the interior spaces and provide hot water. The proposed renovation uses energy efficient VRF (variable refrigerant flow) to provide localized heating and cooling adaptable to the external environmental conditions and interior needs. Hot water will be provided on demand.
- The new structure and interior partition framing will be wood frame instead of steel.
- The new exterior cladding material of thin stone veneer matches the existing material with minimum use of a natural resource.
- The new exterior cladding material of fiber cement complements the existing brick with minimum use of a natural resource, carbon footprint and allows the brick mass of the existing historic structure to retain visual clarity and prominence.
- The existing terra cotta roofing tile will be replaced with a matching product and coloration. The existing copper roofing will be replaced with copper roofing.
- The upper story of the addition will be clad with copper to harmonize with the existing structure and express quality materials and construction on this prominent building.

Reduce dependence upon synthetic chemicals and other manufactured substances

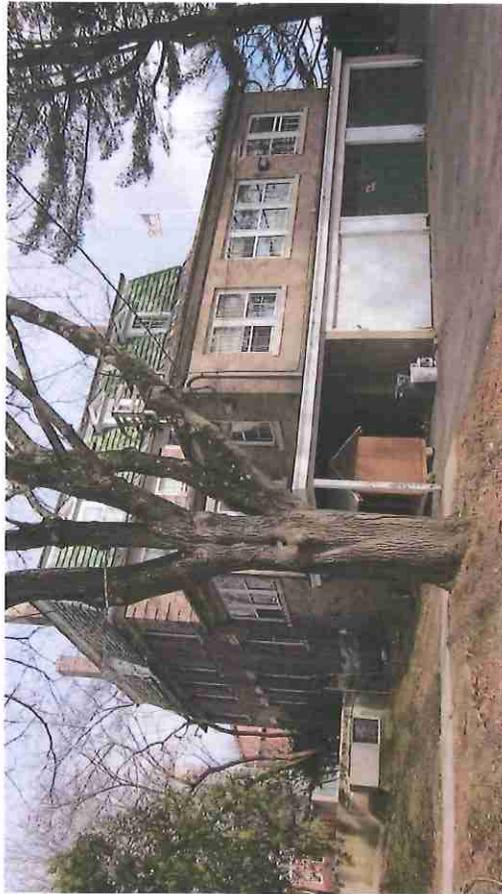
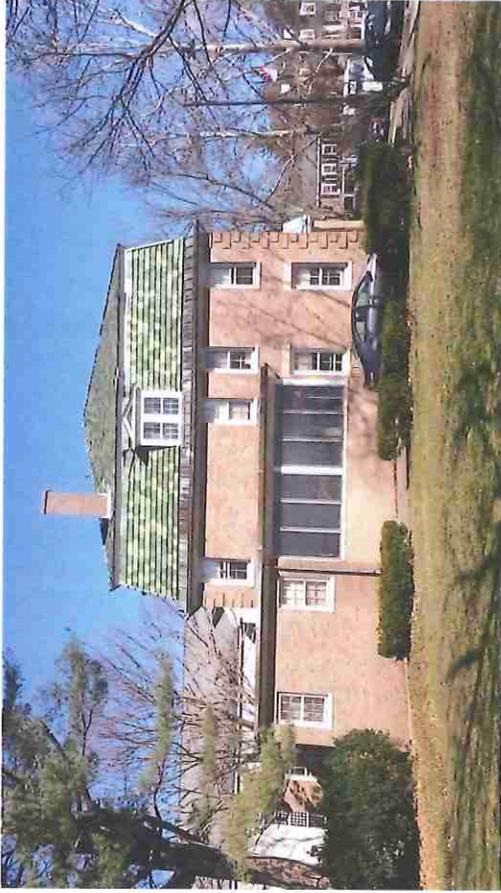
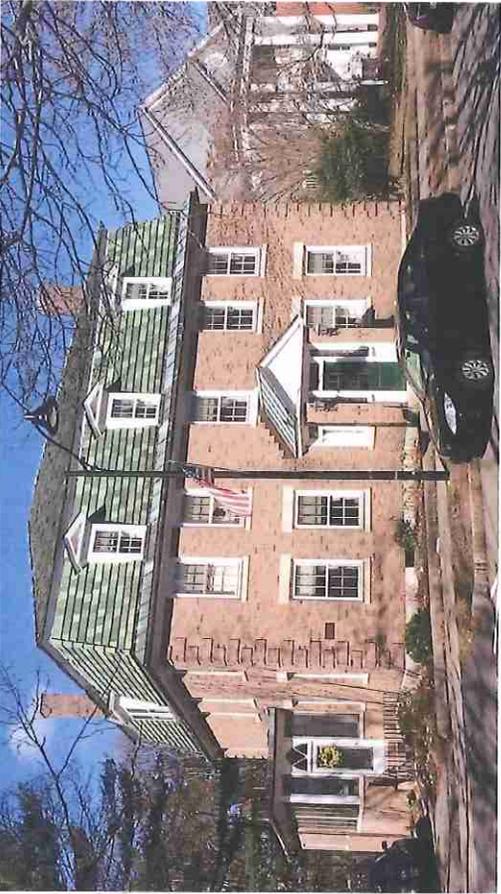
- The existing structure and new addition are both constructed primarily with natural materials and finishes on the exterior and interior.
- For durability reasons, PVC exterior trim will be used for replacement of wood trim at existing dormers, mansard roof and new addition.
- For durability and cost reasons, luxury vinyl tile will be used for flooring at hallways.

Reduce encroachment upon nature

- The new building footprint of existing structure and new addition is smaller than the footprint of the existing building (including the 1930 additions to be demolished).
- The new driveway and parking lot footprint is slightly larger than the existing footprint. A new parking lot drainage system will improve runoff to the adjacent wetland.
- The existing landscaping and trees are intended to be preserved.
- The new exterior site light fixtures are designed to be Dark Sky Friendly and are similar to the existing Town of Concord Street Lamps.

Meet human needs fairly and efficiently

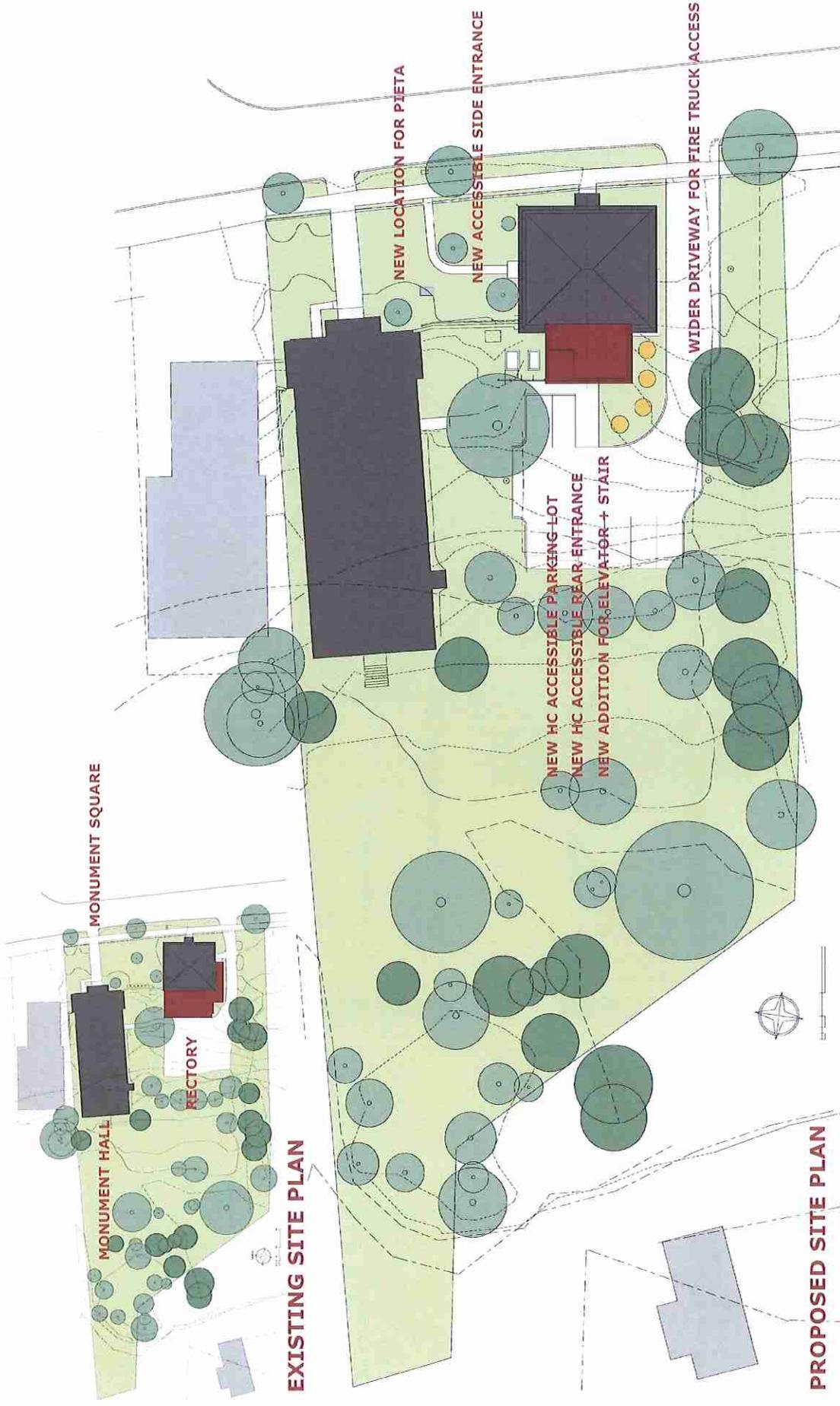
- The project is designed to serve the office needs of Holy Family Parish with a building footprint as compact as possible for economic and environmental reasons.
- The existing driveway is widened to accommodate a fire truck at the request of the Concord Fire Department and a new north side entrance and walkway is included to achieve accessibility from Monument Square.
- The renovated structure provides accessible office and meeting space as well as bathrooms and kitchenette to the people who will use this public building. The existing structure is entirely inaccessible



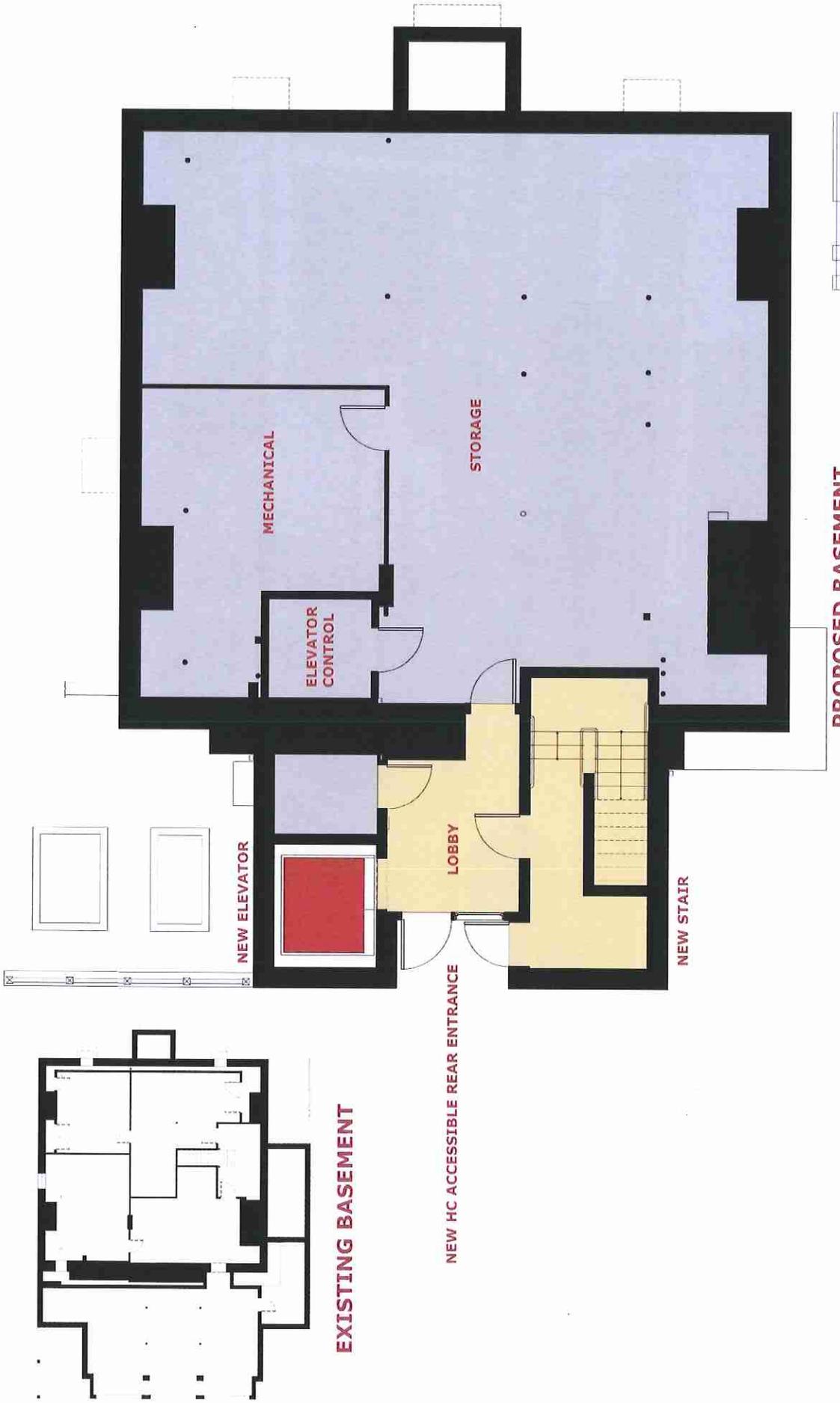
EXTERIOR PHOTOS OF EXISTING RECTORY

HOLY FAMILY PARISH RECTORY RENOVATION 70 MONUMENT SQUARE CONCORD MA

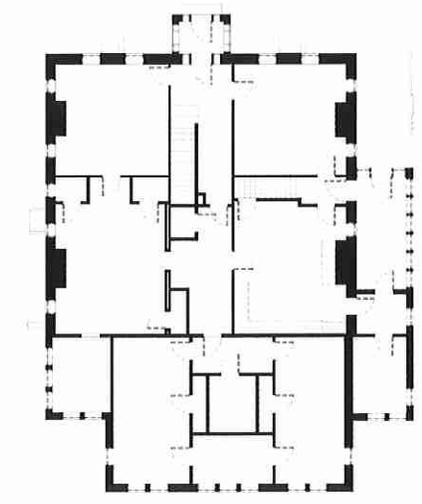
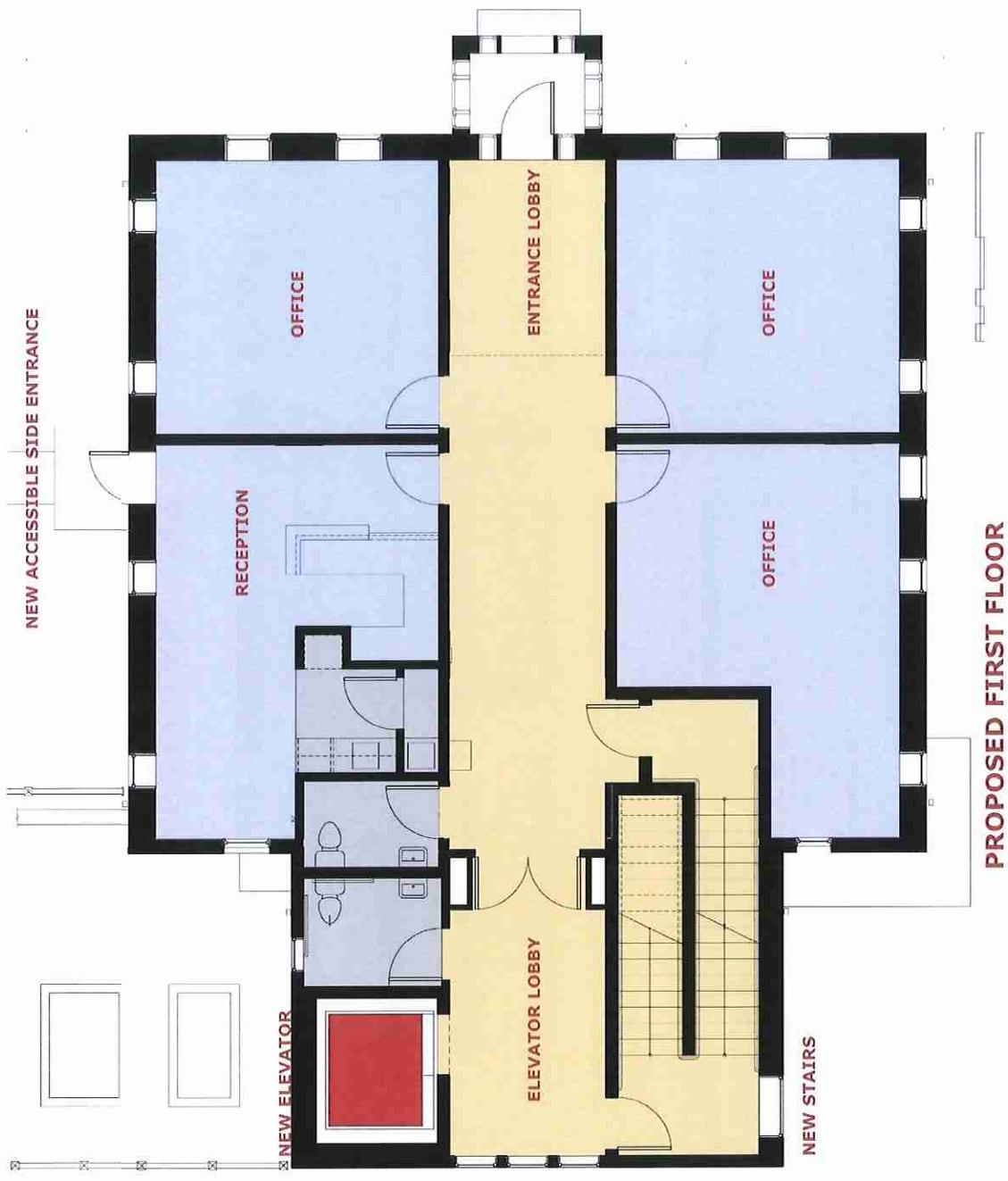




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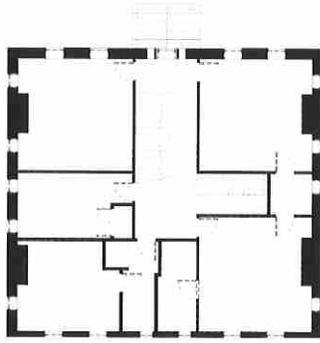


EXISTING FIRST FLOOR

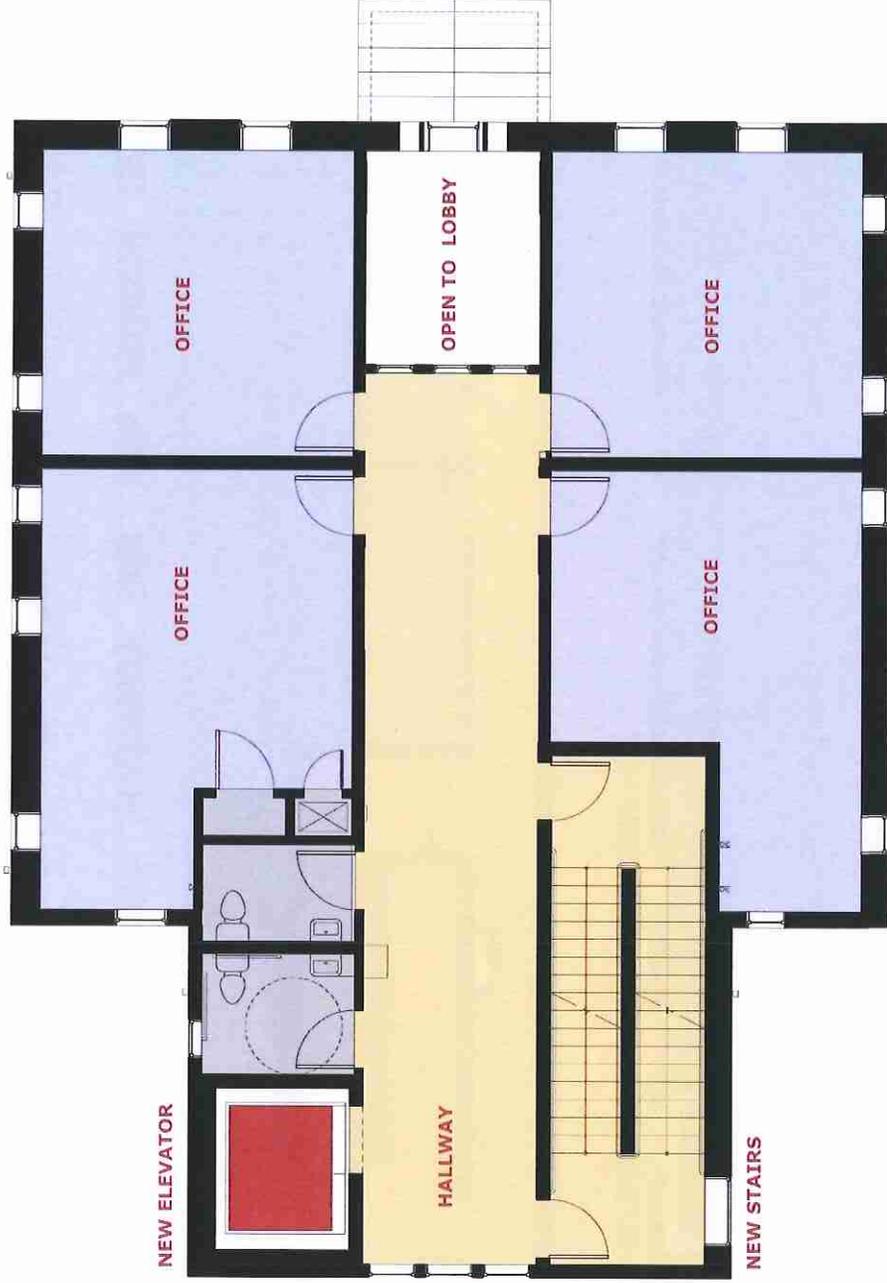
PROPOSED FIRST FLOOR

HOLY FAMILY PARISH RECTORY RENOVATION 70 MONUMENT SQUARE CONCORD MA





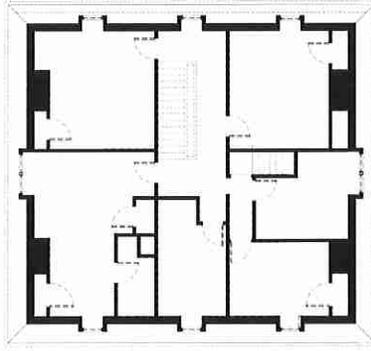
EXISTING SECOND FLOOR



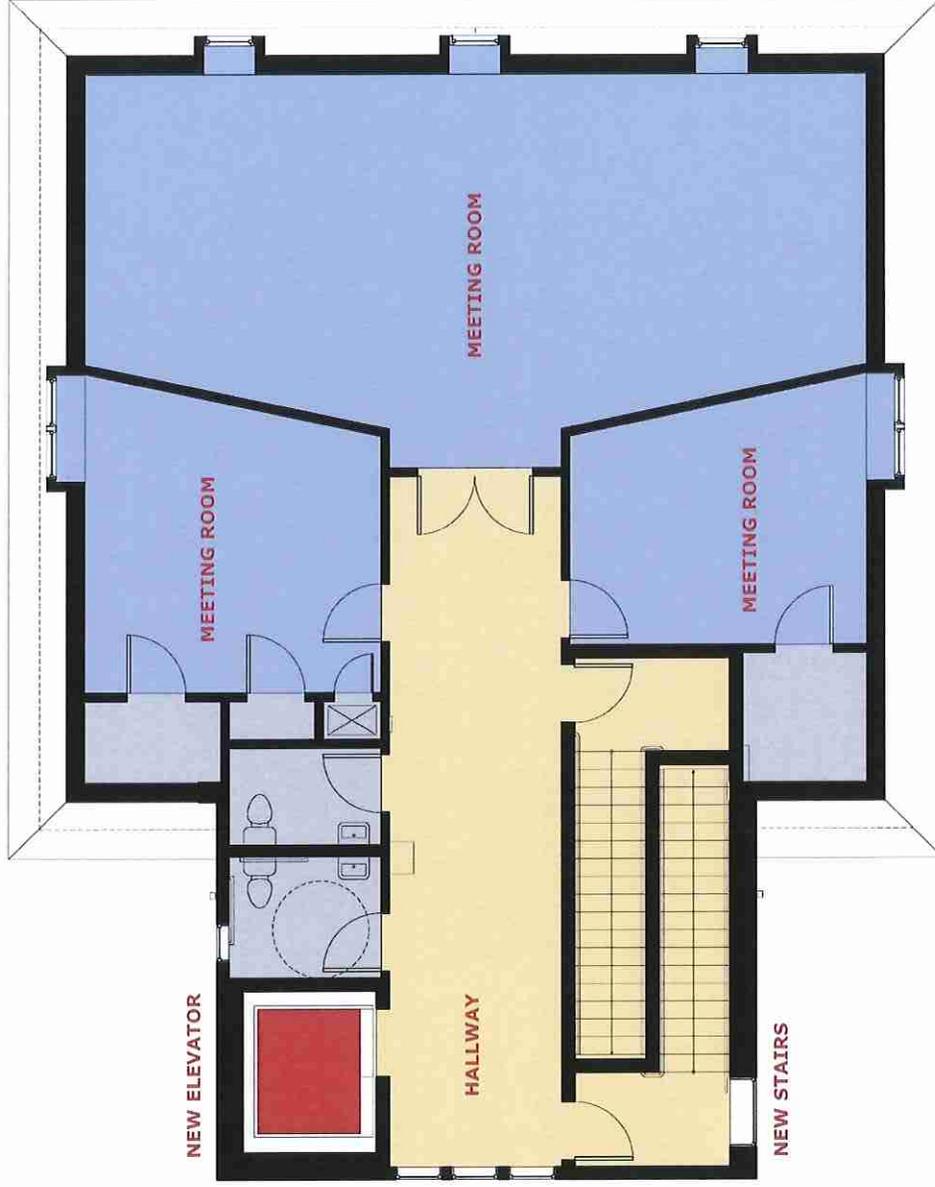
PROPOSED SECOND FLOOR

HOLY FAMILY PARISH RECTORY RENOVATION 70 MONUMENT SQUARE CONCORD MA





EXISTING THIRD FLOOR



PROPOSED THIRD FLOOR

HOLY FAMILY PARISH RECTORY RENOVATION 70 MONUMENT SQUARE CONCORD MA



REPLACE TILE AND COPPER ROOF WITH NEW TO MATCH EXISTING
REPLACE WOOD TRIM WITH NEW TO MATCH EXISTING
REPLACE WINDOWS WITH NEW TO MATCH EXISTING

NEW ELEVATOR-STAIR ADDITION

COPPER UPPER WALL

CLAPBOARD MID-WALL

NEW ACCESSIBLE NORTH SIDE ENTRANCE

VIEW OF NORTH-EAST CORNER AT MONUMENT SQUARE

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REPLACE TILE AND COPPER ROOF WITH NEW TO MATCH EXISTING
REPLACE WOOD TRIM WITH NEW TO MATCH EXISTING
REPLACE WINDOWS WITH NEW TO MATCH EXISTING

NEW ELEVATOR-STAIR ADDITION



VIEW OF NORTH-EAST CORNER AT MONUMENT SQUARE

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REPLACE TILE AND COPPER ROOF WITH NEW TO MATCH EXISTING
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REPLACE WINDOWS WITH NEW TO MATCH EXISTING

NEW ELEVATOR-STAIR ADDITION

COPPER UPPER WALL

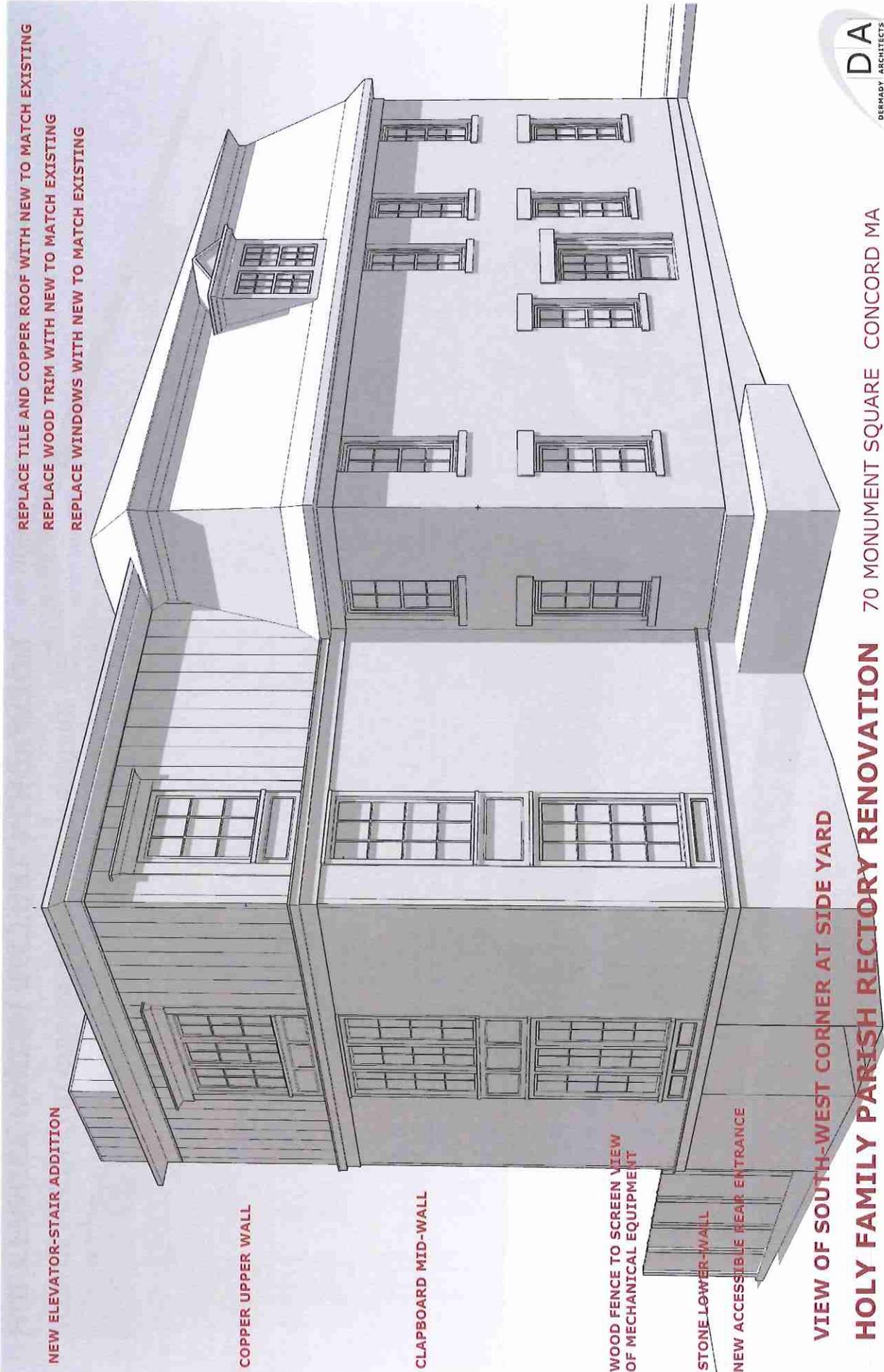
CLAPBOARD MID-WALL

WOOD FENCE TO SCREEN VIEW
OF MECHANICAL EQUIPMENT

STONE LOWER-WALL
NEW ACCESSIBLE REAR ENTRANCE

VIEW OF SOUTH-WEST CORNER AT SIDE YARD

HOLY FAMILY PARISH RECTORY RENOVATION 70 MONUMENT SQUARE CONCORD MA



REPLACE TILE AND COPPER ROOF WITH NEW TO MATCH EXISTING
REPLACE WOOD TRIM WITH NEW TO MATCH EXISTING
REPLACE WINDOWS WITH NEW TO MATCH EXISTING

NEW ELEVATOR-STAIR ADDITION

COPPER UPPER WALL

CLAPBOARD MID-WALL

STONE LOWER-WALL

WOOD FENCE TO SCREEN VIEW
OF MECHANICAL EQUIPMENT

NEW ACCESSIBLE REAR ENTRANCE

WOOD FENCE FOR SAFETY BETWEEN TERRACES

VIEW OF NORTH-WEST CORNER AT BACK YARD

HOLY FAMILY PARISH RECTORY RENOVATION

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