



**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, October 9th, 2020**

Applicant: Concord Masonic Corporation

Co-Applicant (if applicable): \_\_\_\_\_

Project Name: 58 Monument Square: Roof Replacement and Structures Report

Project Location/Address: 58 Monument Square

Purpose: (Select all that apply)

- Open Space       Community Housing       Historic Preservation       Recreation

Project Budget:

Amount of CPA Funds Requested: \$ 107,261

Amount from Other Funding Sources: \$ 0

Total Project Budget: \$ 107,261

(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<br>(if appropriate)                                |
| <input checked="" type="checkbox"/> Narrative *                             | <input checked="" type="checkbox"/> Copy of Audit or most recent Financial<br>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 type="checkbox"/> Statement of Sustainability (if applicable)        |   |

\* Required Documentation

The Contact Person for this Project is: Alexander Wade

All Correspondence should be mailed to: 30 Cambridge Park Drive, Cambridge MA 02140

The Contact Person can be reached by phone at: (978) 621-0915 or by email at: awade\_ma@outlook.com

Signature of Applicant: 

Signature of Property Owner (if different): \_\_\_\_\_

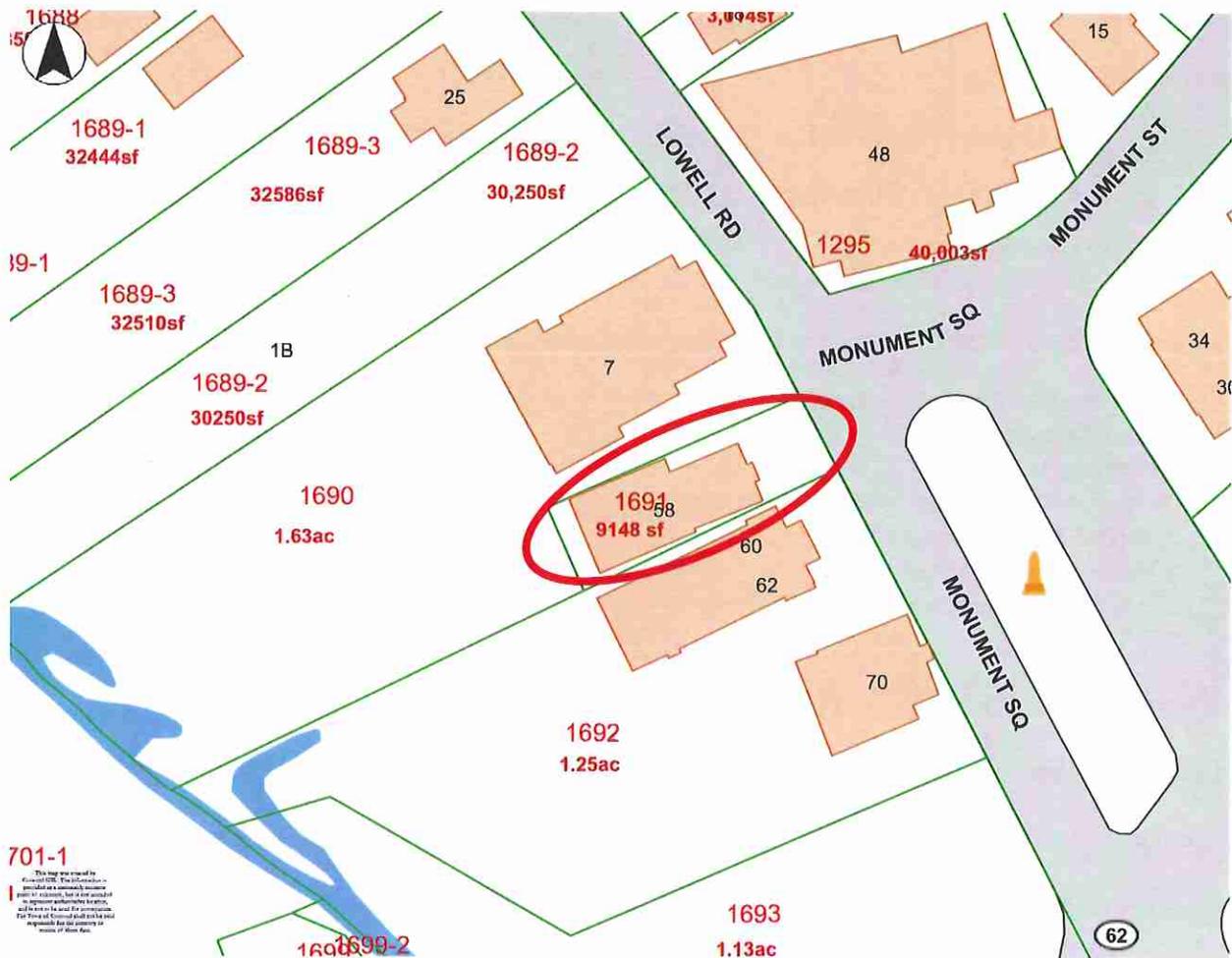
**For Historic Preservation Projects Only** – please check the box below left and acknowledge:

- 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.

## Project Summary

The purpose of this project would be to remove outdated roofing material and restore the roof to a structural sound condition. Additionally, the Concord Masonic Corporation is requesting funding to complete a historic structures report, as defined by the standards set forth by the secretary of the interior. Both components fall under the CPA category of historic preservation. Existing conditions have allowed rain water to infiltrate the building, deteriorating the integrity of the roof and exposing artifacts to the elements. Removal of the previous roof will allow contractors to repair leaks in the historic structure and replace the existing slate with more water resistant, faux slate material. The proposed synthetic slate material would matching the appearance of the original slate and is the most cost effective option. Roof repair and replacement is expected to cost \$53,211 and the structures report is expected to cost \$54,050, for a total request of \$107,261.

## Map



## Narrative

Since November of 1820, 58 Monument Square has served as a pivotal part of the Concord landscape. The Town of Concord and Corinthian Lodge erected a brick building to serve as both a school house and a Masonic Hall. As a school, the building was once used as a teaching ground for Henry David Thoreau. Since then the building has become a home base for Masonic and community organizations. The Concord Masonic Corporation (CMC) was created to plan and build an addition to the original building which was constructed and then dedicated in 1921. The CMC is now the sole owner of the building, supervising its maintenance and overseeing rental of the building.

The Concord Masonic building is now home to Corinthian Lodge, Houghton- Walden Royal Arch Chapter, Adoniram Council Royal and Select Master Masons, Nashoba Valley Court #13 Order of the Amaranth (the Court of the Grand Master's grandmother), and Concord Assembly #53 of the Order of the Rainbow for Girls. Most recently, the CMC has begun renting the building to the Acton Girl Scouts and Frank W. Thompson, a lodge that was previously based out of Bedford, MA. Each of these organizations use this building for activities which support the community of Concord and neighboring towns. Most notably, the Angel fund was established in Concord; an organization that provides gifts, visits, and financial support to low income families with children.

Other Concord civic organizations, including the Concord Runners and The Thoreau Society, use the building for plays, meetings, dinners, and musical concerts. Hollywood studios have even used the building for crew support during filming of local movies. As such, the building has served as a major component of Concord's tourism industry, both locally and nation wide.

Since its expansion, the interior and exterior of the original brick building have changed little from its original design. The architectural style is Federalist, so named because it flourished during the first years of American federal government, from around 1790 to 1815. Its understated design is described as being of great refinement, with simple flat shapes, but delicate detail. At the top, near the peak of the gable end, are three little openings built for pigeons that were used for communication or other more gastronomical uses. With the arrival of the telephone in the 20th Century, pigeons have left, but the openings remain and seem an intimate part of the facade.

Over the subsequent years, various improvements have been made including repointing of the brick exterior, new flooring, wiring, and the replacement of three boilers and all windows with energy efficient models in 2016. Maintenance of the exterior has included aspects of roof repair; painting of trim and doors and interior maintenance continues regularly. The brick repointing was completed in large part due to a generous grant received from the CPC. All other projects were completed using the CMC's operating budget and reserves. We intend to use the historic structures report to plan for future capital projects and guide our maintenance of the building.

The original slate roofing of the building has deteriorated to a point where leaking water can penetrate the underlying plywood into interior of the building. The slate tiles have begun to crack and are in desperate need of replacement. The Corporation has taken steps to protect the interior of the building and to prevent water from entering the attic. The steps taken by the Corporation include replacing shingles and caulking; however, the water still penetrates the interior. Additionally, the Corporation has placed tarpaulin in the affected areas and buckets to capture water that penetrates beyond the damaged area. This temporary solution is unsustainable and as emphasized by an architects report

completed in 2020, these measures do not protect the structure of the roof. A more permanent solution is to replace the slate tiles and underling damaged plywood, using the synthetic slate material and a mesh material underneath. Our architects report advises this is a practical, cost effective, and reasonable method of preservation.

The Concord Masonic Corporation is asking for assistance with the repairs from the Town of Concord under the Community Preservation Act. With the town’s support, we can continue to preserve the building and continue to offer the depth of services we do today.

## Timeline

July 2021	July-August	August-September	October	June 2022
<ul style="list-style-type: none"> <li>• Funding Received</li> </ul>	<ul style="list-style-type: none"> <li>• Scaffolding assembled</li> </ul>	<ul style="list-style-type: none"> <li>• Roofing removal begins,</li> <li>• New roofing construction begins</li> </ul>	<ul style="list-style-type: none"> <li>• Roof replacement complete</li> <li>• Disposal of excess material</li> <li>• Structures Report Begins</li> </ul>	<ul style="list-style-type: none"> <li>• Report Complete</li> <li>• Final Bills Submitted</li> <li>• Account closed</li> </ul>

## Selection Criteria and Needs Assessment:

This project falls under the category of Historic Preservation and fulfills the following criteria, set forth in the 2020 Community Preservation Plan:

**a. The project’s eligibility for CPA funding under the CPA legislation:** This project fulfills the criteria for Historic Preservation, for the protection of high priority historic sites. The site at 58 Monument Square provides community services in Concord and attracts members of neighboring communities. The building also serves as a part of the historic aesthetic of Concord, in the Monument Square neighborhood.

**b. The project’s consistency with Town-wide planning efforts and reports that have received broad-based scrutiny and input:** Support of this project fulfills the 2018 CLRP goals for History and Character, Goals 1, 3, and 4. The building at 58 Monument Square is a unique piece to Concord’s rich history, due to its original mixed use as a private lodge and public school where Henry David Thoreau once taught. Additionally, the building is rented and frequently visited by organizations and their members who come from several towns, states, countries and cultural backgrounds.

**c. The project’s support by relevant town board’s and committees and community groups and its consistency with recent Town Meeting actions:** In 2018 the Town of Concord voted at town meeting

to support a previous CPA project completed at the property of 58 Monument Square, demonstrating town support based on recent Town Meeting action. We the applicant also intend to pursue a letter of support from the Concord Historical Commission during their upcoming October meeting, of which we are confident they will see fit to provide. During last years application cycle, the proposed roof replacement project was approved by the HDC

**e. The extent to which the project serves multiple or underserved populations and/or is open to the public:** This site provides an operational location for many community organizations in Concord and provides a location within Concord for outside organizations to congregate. Concord Runners, The Thoreau Society, multiple Masonic Organizations, and production companies have used this building as a base of operations and will only be able to continue to do so if the site can remain open in the coming years. Additionally, the primary organization, Corinthian Lodge, operates the Concord Angel Fund; a program that supports children and families in immediate financial need.

**g. Administrative and financial management capabilities of the applicant:** The Concord Masonic Corporation has demonstrated competency in completion of previous CPA Projects. The previous Brick Repointing project was completed with CPA collaboration in a timely manner.

**h. The extent to which the applicant has successfully implemented projects of a similar type and scale or otherwise demonstrated the ability and competency to implement such a project:** The Concord Masonic Corporation has demonstrated competency in completion of previous CPA Projects. Attached to this application can be found the CPC Awards Letter for the previous project, demonstrating the successful completion of the previous project and appropriate management of funds awarded.

**i. Whether or not the applicant has site control or written consent by the property owner to submit an application:** The Concord Masonic Organization is the owner of the property located at 58 Monument Square.

**j. Demonstrated financial need:** As demonstrated in the most recent financial statements, the submitting organization does not have the financial capital to complete the project without support. As a non-profit organization, the Concord Masonic Corporation operates with enough capital to maintain the property on a yearly basis, but requires assistance with large scale capital projects.

**k. Whether or not there will be multiple sources of funding for the project, including leveraging of other public and/or private funding:** The applicant recently self funded a structures report for the roof of the building. This cost several thousand dollars and exhausted our capital budget for this cycle.

**l. The feasibility of the project plan and whether or not the most reasonable approach for implementing the project has been selected:** Previous fixes to the property have proven costly and not worked as a long term solution. A complete roof repair is the most fiscally responsible option. We have consulted multiple contractors and chose the bidders who offered the best price.

**m. The urgency of the project, the flexibility of the schedule and the impact of any delay in initiating the project:** The urgency of this project is immediate due to structural damage already being caused to the site. As documented, the dilapidated roof is in desperate need of repair. Our contractors have stressed the urgency to which we must complete this project and are prepared to start work when funds become available. Our project timeline highlights that the roof project must begin in advance of

the report. If the consultant feels the roof project would not impede there report, both projects could be completed simultaneously.

**O. The inclusion of an appropriate permanent deed restriction, preservation restriction, or conservation restriction:** The previously completed CPA project included a preservation restriction. The CMC would be open to a similar preservation restriction for the work completed in this project.

## Project Budget

Roof		Structures Report	
Item	Cost	Item	Cost
Permitting	\$1,200	Cover Page, Table of Contents, Executive Summary, Admin Data	\$1,800
Demo, Materials, and Construction	\$46,282	Part 1 Development History	\$25,500
Tax	\$1,789	Part 2 Evaluate Treatment and Use	TBD
Mobilization	\$950	Part 3 Record of Treatment	\$0
Disposal Fee	\$2,990	Part 4 Appendices	\$18,250
<b>Project Total</b>	<b>\$53,211</b>	<b>Project Total</b>	<b>\$54,050</b>
		<b>Application Total</b>	<b>\$107,261</b>

## Site Photo



## Attachments

Financial Information & Architects Report

Concord Masonic Corporation  
Income Statement (April 30 Fiscal year end)

5/1/2018 through 4/30/2020 (Cash Basis)

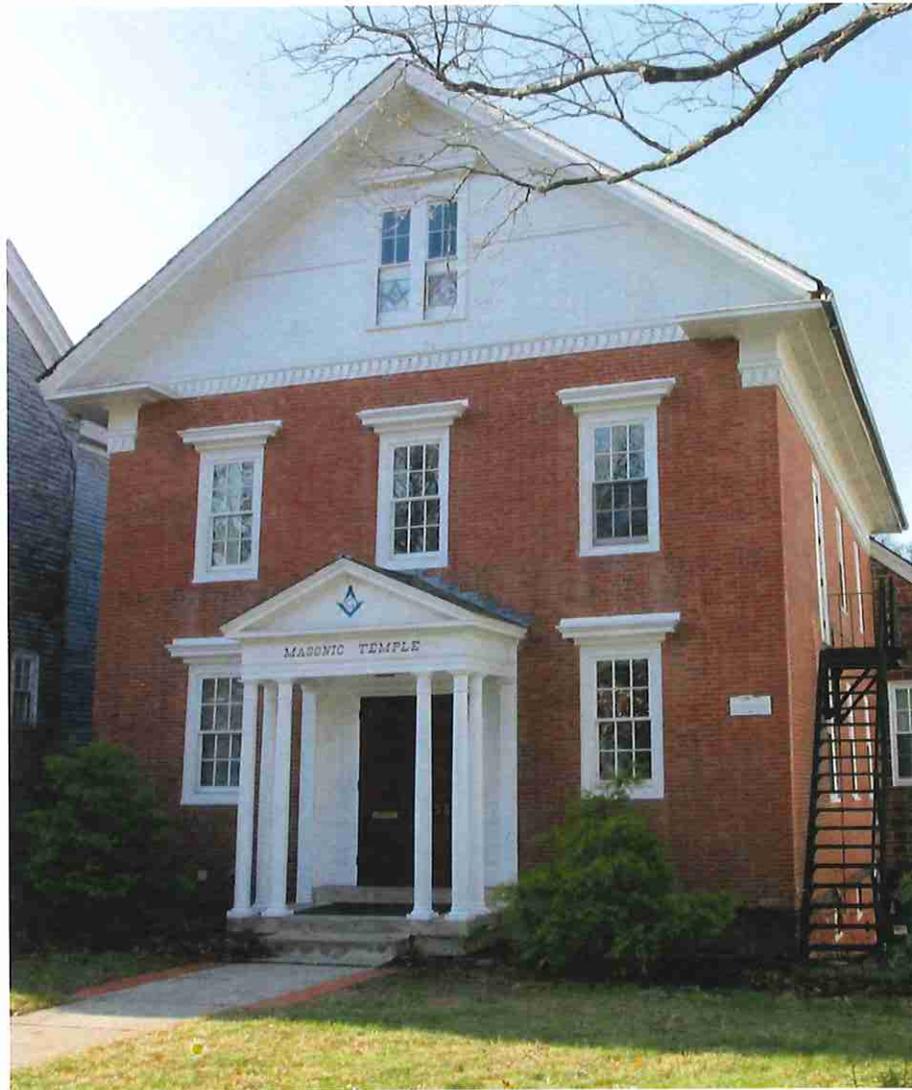
Category	5/1/2018- 4/30/2019	5/1/2019- 4/30/2020
<b>INFLOWS</b>		
Uncategorized	\$ 975.00	\$ 75.00
Fundraising	\$ 3,651.91	\$ 4,449.97
Masonic Rental (Regular)	\$ 21,175.00	\$ 21,050.00
Misc Income	\$ (250.00)	\$ 150.00
Other Income (Business)	\$ 163,750.00	\$ -
Outside Rental (casual)	\$ 12,451.00	\$ 1,825.00
Outside Rental (regular)	\$ 2,300.00	\$ 4,575.00
Tr from BF	\$ 1,000.00	\$ 1,500.00
<b>TOTAL INFLOWS</b>	<b>\$ 205,052.91</b>	<b>\$ 47,624.97</b>
<b>OUTFLOWS</b>		
Uncategorized	\$ -	\$ 2.19
Bills & Utilities:Television	\$ 2,108.02	\$ 2,230.28
<b>TOTAL Bills &amp; Utilities</b>	<b>\$ 2,108.02</b>	<b>\$ 2,230.28</b>
Brick project	\$ 3,271.00	\$ 37.50
Capital Improvement	\$ 179,180.00	\$ 6,635.77
Cleaning	\$ 2,800.00	\$ 3,478.67
Donation	\$ -	\$ 500.00
Electric	\$ 1,480.74	\$ 1,349.38
Filing Fees	\$ 35.00	\$ 85.00
Gas	\$ 884.38	\$ 733.80
Insurance (Business)	\$ 5,715.00	\$ 5,835.00
Key Deposit Return	\$ 150.00	\$ -
Maintenance	\$ 2,840.87	\$ 1,485.31
Maintenance - Boilers	\$ -	\$ 234.00
misc exp	\$ 21.78	\$ 43.76
Oil	\$ 6,716.52	\$ 6,888.65
Supplies (Business)	\$ 703.30	\$ 649.22
Supplies PITP	\$ 1,257.53	\$ 1,241.96
Taxes (Business):Licenses (Business)	\$ 25.00	\$ 25.00
Trash	\$ 636.00	\$ 534.00
Water	\$ 970.24	\$ 725.13
<b>TOTAL OUTFLOWS</b>	<b>\$ 208,795.38</b>	<b>\$ 46,714.62</b>
<b>OVERALL TOTAL</b>	<b>\$ (3,742.47)</b>	<b>\$ 910.35</b>

December 27, 2019

# HISTORIC ASSESSMENT

CORINTHIAN LODGE OF FREEMASONS  
CONCORD, MASSACHUSETTS

DECEMBER 2019



COVER SHEET	I
TABLE OF CONTENTS	II
INTRODUCTION & METHODOLOGY	III
ACKNOWLEDGEMENTS	IV
OBSERVATIONS & DISCUSSION	
A) Character Defining & Non-character Defining Features	Pages 1-3
B) Recommendations	Page 3
C) Summary	Page 4
D) Photos	Pages 5-6
APPENDIX A CONSULTANT REPORT	2 Pages
APPENDIX B DRAWINGS	3 Sheets
APPENDIX C BUDGETING	1 Sheets

## INTRODUCTION & METHODOLOGY

Design Associates was engaged by the Concord Masonic Corporation in October 2019 to prepare an evaluation of the conditions of the main gable roof at the Corinthian Lodge of Freemasons. On November 26 Patrick Guthrie, AIA Principal, directed the survey with the assistance of Laura Fitzmaurice, DA project manager, and Mike Auren of Silman Engineering. Inspection included an interior survey of the attic and an exterior survey of the roof and cornice observed from the ground and from the flat section of roof of the 1920 rear addition. We made detailed field notes and took extensive photographs.

Over the next two weeks we reviewed our field notes and photographs with the goal of describing existing conditions. The conditions narrative in this report assesses the building roofing elements of the historic 1820 gable, the 1920 rear addition was not included.

### REPORT LIMITATIONS

This report is a summary of readily visible observations conducted during two visits to the property, including the preliminary walkthrough. No destructive testing or investigation occurred. This report is strictly limited to the roofing system of the main gable as noted. Review of building code compliance, interior conditions beyond the attic side of the main gable roofing system and building infrastructure was beyond the scope of this report.

## ACKNOWLEDGEMENTS

Prepared for:  
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Thanks to:  
Dan Consoletti, Concord Masonic Corporation, who, on both visits provided access and information regarding work on the building envelope.

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**OBSERVATIONS & DISCUSSION:** The building home of the Concord Masonic Corporation is listed on the National Register and State Register of Historic Places and is one of the contributing structures to the Concord Monument Square Lexington Road Historic District and the North Bridge – Monument Square Historic District.

- A. **CHARACTER DEFINING FEATURES OF ROOF** - Every old building has a distinctive identity and character. Character defining features are the significant observable and experiential aspects of a building that define its architectural power and personality. These are the features that should be retained in any restoration or rehabilitation scheme. Elements include the overall shape of the building and its craftsmanship, decorative details and interior spaces and features as well as various aspects of its site and environment. Inappropriate changes to historic features can undermine the historical and architectural significance of the building, sometimes irreparably.

**Roof and Roof Features:** A defining element that helps inform the shape of the building. For the purposes of this study we are only looking at the 1820 structure, not the rear addition built in 1920. The 1820's structure is a rectangular plan with a gable roof. For purposes of this report the building is oriented east to west with the façade facing Monument Square being east.

**Roof Exterior – Character defining features:**

- Roof is atop a structure which is 40'-8" +/- long by 32'-2" +/- wide. Box cornice soffits are 2'-2" +/- deep.
- The overhanging cornice is boxed with deep returns.
- East gable facing Monument Square: Clad in vertical flush-boarding relieved by one horizontal band and a sawtooth detail at the bottom.
- Frieze has the same vertical board with sawtooth bottom edge as the face of gable on the facade.
- A four-part window at attic level is located in front gable. The window has masonic symbols in the colored glass panels of its bottom section. Above the gable window is found a sawcut "crown" of five circular openings which at one time gave access into an attic dovecote for pigeons. These openings are now boarded over on the inside, keeping the decorative wood trim intact.
- Brick chimney set far back from façade so not visible from Monument Square.
- On the exterior we observed two layers of roofing: 12" wide x 18" long slate tiles with an 8" exposure and 16" long wood shingles with a 5" exposure. A metal ridge cap runs the entire length of ridge.

Roof Exterior – Non-character defining features:

- There exists a gutter on the north side of roof edge but not the south side. The two downspouts are missing from the gutter.
- West gable facing parking lot: Clad in vertical flush-boarding. An outward opening access hatch/ door, 16” wide, to the flat roof of the 1920 addition.
- A vent, 27” x 30” (measured from the interior) penetrates the roof towards the rear as indicated on the plan. It has a circular vent cap.
- Framing for two roof hatches, that may have been skylights, are centered on the south side of the roof. On the exterior can be seen their metal covers.
- At box cornice soffit at south-east corner are 7 circular soffit vents.
- A pipe vent penetrates roof on south side of roof.

Interior - Character defining features:

- The roof framing consists of four Queen Rod Trusses which are circular saw cut rather than hand hewn, which indicates it might be too modern for the 1820 construction date of the building. (An historic building survey report from MACRIS [Massachusetts Cultural Resource Information System] states that the roof was apparently replaced during a circa 1880 renovation.) The trusses are 6” wide except for truss #1 which measures 4”. Truss #4 which abuts the west chimney is notched at the chimney.
- Purlins support the rafters. The purlins have their longer dimensions at right angles to the 2” x 8” rafters. The rafters are 24” on center except at the gable ends and where the two hatches are framed. This is noted on the framing plan.
- The dovecote spans its longer dimension between the two upper purlins. The depth is 3’- 8” +/- measured from the inside face of gable stud walls. There is a vertical 6-panelled stained glass access hatch, hinged on the right side, to the dovecote.
- Plank roof sheathing consisting of 12” +/- wide boards laid parallel to the ridge is visible in the attic.

Interior - Non-character defining features:

- Part of an old leaning chimney at the east gable wall looks as if it is being supported by the dovecote structure at the top. It does not appear to penetrate the attic floor nor the roof. It is propped up on the bottom by loose masonry and timber on the attic floor. When it pierced the roof and functioned this would have been a character defining feature, but it no longer has historic integrity because it has been so extensively altered.

- On the opposite end of the attic from the dovecote, against the west gable end of roof structure is a storage loft spanning from the gable wall to truss #3. This does not appear to date to the original construction of the building.

## B. RECOMMENDATIONS:

- Extant roofing is worn and near end of service life. It is due for replacement. The wood shingles below the slate were examined at the rake ends. The wood fibers observed were extremely compromised. Removal of slate and shingles and installation of new, historically appropriate roofing over new roofing felt recommended. Wood shingle and slate were both used historically and would have historic precedent.
- Evidence of water damage: rot at both south-east and north-east corner at end of raking gable cornices. Rotted molding should be replaced matching existing and re-painted.
- Paint failure and probable wood deterioration at box cornice soffit at south-east corner. Seven circular vents have been installed here might indicate a moisture problem. Investigate, repair and repaint. Review of sheathing, attachment of eave to building should occur during roof replacement.
- Partial chimney at interior near east gable wall should be removed since there is considerable weight and the masonry is leaning.
- Active leaks were reported at the northeast roof hatch. Water in buckets was observed at the time of our visit. Both metal hatch covers should be reviewed during re-roofing. It is suggested the curbs be made taller, new flashing installed and crickets built on upslope side of hatch curbs. The metal hatch covering on the hatch covers should be examined and replaced if integrity is compromised. Replacement should be copper or lead-coated copper. The hatch and curb should be gasketed.
- North-west chimney mass above the roof only showed patches of mortar that might be recent. Base flashing and counter flashing are only partly observable under roofing tar on the south and west visible portions of the chimney. All flashing should be replaced when the roof work is done. All roofing tar should be removed. Copper, lead-coated copper or sheet lead flashing is recommended.

### C. SUMMARY

Much of the structure and sheathing Corinthian Lodge of Freemasons' roof assembly are in very good condition given its age. However, the roof slates and underlying shingles are past their service life and should be replaced. Ideally the replacement material should be wood shingle or slate – both are extant on the building. Simulated slate or shingles could be acceptable as compromise materials for budget considerations. Roofing and flashing and other areas listed in the above section should be addressed in 2020.

PHOTOS:



Above left: partial chimney at east gable wall slanting towards Monument Square  
Above right: base of partial chimney at east gable wall supported by loose masonry.



Above left: Paint failure at box cornice soffit at south-east corner. Rot at end of raking gable cornice. Above right: Rot at end of raking gable cornice at north-east corner.



Above: North-west chimney mass above the roof



Above: Two layers of roofing material, slate over wood shingles.



Above: Deteriorated wood fibers of the shingles.