

11. CPA PROJECT APPLICATION FORM

[CPC Use Only: Date Received _____ By: _____]

Assigned CPC **#2019 -02**

Please answer all questions, use "N/A" if not applicable.

1. a.) Applicant Name and Organization: Last **Lieman** First **Steve**
Organization: **Old Groton Meeting House Advisory Committee, First Parish Groton**
- b.) Regional Project: Yes ___? or No? **X**
2. Submission Date: **March 14, 2018**
3. Applicant Address: St. **8 Elm Street**
City/ State: **Groton, MA** ZIP: **01450**
4. Ph. # **978-302-1301**
Email: **steve.lieman@gmail.com**

Co- Applicant Name and Organization: Last **DiMola** First **Louis**
Organization

Old Groton Meeting House Preservation Fund (501c3)

PO Box 1065, Groton, MA 01450

PH. # **978-857-6384**

Email: **info@oldgrotonmeetinghouse.org**

louis@amtransportation.com

5. CPA Purpose. Check all that apply:

Community Housing ____ (Affordable Housing: ____) **Historic Preservation: X**

Open Space: _____. Recreation _

6. Town Committee or boards participating:

Letters of Support for Phase1 & Phase 2 (See Exhibit#1)

7. Project Location/Address: _

Old Groton Meeting House, Powderhouse Road, Groton, MA 01450

8. Project Name: **Old Groton Meeting House Preservation, Phase 2**

9. Additional Responsible Parties (If applicable):

Role (specify)	Name	Address	Ph. (w) (cell)	Email
Property/Site Owner	First Parish Groton, UU Mary Jennings, Chair – Board of Trustees	P.O. Box 457 Groton, MA 01450	978-448-5381	atheyjennings@verizon.net
Property/Site Owner	First Parish Groton, UU James Moisson, Chair–Buildings & Grounds	P.O. Box 457 Groton, MA 01450	(cell) 617-448-0477	james.moisson@gmail.com
Property/Site Owner	First Parish Groton, UU Steve Lieman, Chair Old Groton Meeting House Advisory Committee	8 Elm Street Groton, MA 01450	(cell) 978-302-1301	steve.lieman@gmail.com
Project Manager	Al Collins HABITAT ADVISORY GROUP	P.O. Box 54 Groton, MA 01450	978-502-4789	acollins@habitatadvisory.com
Architect/Consultant	Lynne Spencer, Spencer & Vogt	1 Thompson Sq., Suite 504 Boston, MA 02129	(w) 617-227-2765	www.spencervogt.com lspencer@spencervogt.com
Project Contractors	Exterior & Window Preservation –TBD Clock Restoration - TBD			
Project Consultants	See Exhibit #4 - Phase 2 Project Team			
Project Cost Estimator Paint & Windows	Bud Killam Painter's Pride	801 Waverly Street; Framingham, MA 01702	508 875-0069 ext. 22	bkillam@painterspride.net
Project Cost Estimator Clock	D'Avanza Clock Repair	440 East Dunbarton Road Goffstown, NH 03045	603-497-2256	phil@davanzaclocks.com

10. As appropriate, indicate if proposal requires P&S agreement **N/A** Deed **N/A**
Option agreement **N/A**

11. a.) Assessor info. (map/ block/ lot id.(s)): **116/11/3169**

b.) Tax classification type: **Non-profit**

12. Permits required: Zoning:___

Historic Preservation: Massachusetts Historic Commission (MHC)

In 1986, as part of a grant to help restore and re-stabilize the failing foundation of the Meeting House, First Parish granted the MHC a Historical Preservation Restriction **in perpetuity** to ensure the Meeting House's architectural and historical integrity.

Because of this Restriction, First Parish will give notice to, and obtain approval as needed from, MHC for any work we intend to carry out on the building for the Phase 2 Meeting House Preservation. MHC fully approved Phase 1 work. We have structured the plans for both phases based on the extensive unified set of recommendations that the Spencer & Vogt Group, Preservation Architects, provided in their Condition Assessment report.

13. Historic Commission Approval signoff (when required): Date: _____

We will share plans with HDC and determine whether signoff is necessary. We appeared before the HDC in January to have a preliminary discussion of this next phase of the project and to thank them for their letter of support.

14. Funding: a.) Requested from CPC: **\$65,000**

b.) Committed from other sources:

\$68,276 for a project total of \$133,276.

CPA funds amount to approximately 50%.

c.) Annual anticipated total income :\$ **N/A** d.) Annual anticipated total expense: \$ **N/A**

d.) Anticipated net income (loss): \$ **N/A** e.) Estimator name/company: **N/A**

15. CCP Objectives - use codes from **Section 5** to indicate all that apply: _____

Section 5.1.2: Protect Cultural and Historic Resources - This includes Restoration, Rehabilitation, and Preservation of the Historic Old Groton Meeting House

This project provides public benefit by satisfying the following Historic Preservation Objectives listed in the Groton Community Preservation Plan 2010:

- Hist. 4. To protect the historic resources of the Groton Center, Hollis Street, and Farmers Row historic district.
- Hist. 5. To protect the historic, archeological, and cultural resources of the entire Town.
- Hist. 11. To preserve and restore significant historic buildings throughout the Town.

16. Project Timelines: Proposed Start Date: **July 1, 2018**

Projected Complete Date: **December 31, 2018**

17. Estimated Delivery Date of Completion Report to CPC: **January 31, 2019**

18. Project description and explanation (attach additional sheets as needed):**Phase 2 Rehabilitation of the Old Groton Meeting House****PROJECT GOAL**

To ensure the preservation of the Old Groton Meeting House, an essential and iconic element of Groton's historic landscape.

Ongoing Preservation of the Old Groton Meeting House: The Meeting House sitting at the top of Minuteman Common is an iconic historic Groton structure. The Phase 2 Project is the latest in an ongoing series of projects to take up this worthy preservation mission.

Oldest Public Building. For 263 years, the Old Groton Meeting House has functioned in both a secular and sacred role in the Town of Groton. It is now Groton's oldest continually functioning public building, and from where it sits at the head of Minuteman Common, poised across from the library, it serves as gatekeeper to Main Street.

Meeting House History: The Meeting House has been an integral part of Groton's town fabric since it was built in 1755 as a gathering place for town meetings and other important political and social events.

This iconic building, featured on the [Town of Groton's list of historical structures \(http://www.townofgroton.org/Town/GrotonHistory.aspx\)](http://www.townofgroton.org/Town/GrotonHistory.aspx) and on [our town's Wikipedia page \(https://en.wikipedia.org/wiki/Groton, Massachusetts\)](https://en.wikipedia.org/wiki/Groton,_Massachusetts) was a focal point for both Town government and religious observances until 1859 when Town Hall was built.

Stewardship: Since 1859, the congregation of First Parish has been and continues to be the principal steward of the Meeting House. As steward, the congregation maintains and preserves this historic building. The Meeting House still serves the community and benefits the Town of Groton and its residents. The First Parish congregation invites residents to use the facility for community purposes as they arise. Many local groups make use of regularly-scheduled space for their meetings, including Groton Community Dinners, Nashoba Nursing and Hospice Memorial Services, and meetings of 4H, TADS, and AA.

Spencer & Vogt’s “CAMP” Report. The Phase 2 Project will complete the preservation work begun on the Old Groton Meeting House with the successful Phase 1 Preservation Project (2015 – 2017). Phase 1 covered approximately 2/3rds of the recommendations made by the Spencer and Vogt Group (Preservation Architects) in their Conditions Assessment and Maintenance Planning (CAMP) Report on the Meeting House. That CAMP report was funded completely by \$17,500 in private donations. Since then the CAMP Report has served as the road map for organizing the most recent preservation efforts (Phases 1 and now Phase 2).

Phase 1, costing a total of \$341,000, was supported by \$203,333 in CPA funds (**Project # 2016-03**). It included essential structural repairs to the attic, major and significant repair to the bell tower, correcting excessive paint buildup and preservation of the exterior above the roof line, the installation of copper roofing on the bell tower, and the repair and restoration of “Buddy”, the 263 year old Meeting House Rooster/Weathervane. Buddy’s reinstallation mid July 2017 was celebrated with much fanfare from the Groton Minutemen’s muskets, pipes and drums. You can relive the experience with the YouTube video of the event ([The Return of Buddy](#)) at:

https://www.youtube.com/watch?v=Wy7Q_4kN-wM&feature=em-comments :

The Necessity for Phase 1B. As we carried out the work specified for Phase 1 we were faced with the unexpected need for additional major repairs to the structural integrity of the bell tower. These priority repairs increased the estimated project cost by over \$70,000. Due to lack of available funds, we postponed two elements of Phase 1. These elements, now referred to as “Phase 1B”, include

1. Professional grade exterior preservation on the front face of the Meeting House and the Greek Revival Columns
2. Masonry rehabilitation at the front entrance (granite, bricks, drainage).

Phase 1B Will Be Funded Separately. The Phase 1B project will be carried out simultaneously with Phase 2 in the summer of 2018. Phase 1B has an estimated price tag of \$51,974. It is important to note that no additional CPA funds are sought for this work. Funding for Phase 1B will come entirely from private donors, from other (non-CPA) grants, and from First Parish Groton funds set aside for this project.

Completing the Full List of Recommendations. The goal of the Phase 1B and Phase 2 Projects working together will be to complete the remaining 1/3rd of the project work for the Old Groton Meeting House recommended in the 2015 Spencer and Vogt CAMP Report.

Major Elements of the Phase 2 Project: Phase 2 includes 3 main elements.

A. Professional grade exterior preservation correcting widespread excessive paint buildup and alligatoring (paint failure) below the Meeting House roof line on the North, South, and East faces.

B. Carrying out historic window preservation (repair, restore, re-glaze) on the 13 very large windows on the sanctuary level and the 9 smaller windows on the ground floor of the Meeting House.

C. Repair, rehabilitate, and restore the 1809 Tower Clock and bell strike mechanism.

For Phase 2, we are asking for \$65,000 in CPA funds out of a total projected cost of \$133,276. The slightly more than half balance of funds (\$68,276) will be provided by a combination of

- Private donations by First Parish congregation members
- First Parish reserve funds dedicated exclusively to building projects.

Co-Sponsor. For the Phase 2 Project and this grant application, First Parish is delighted to join as a co-sponsor in stewardship efforts with the newly formed 501c3 non-profit:

[The Old Groton Meeting House Preservation Fund](http://oldgrotonmeetinghouse.org/)
[\(http://oldgrotonmeetinghouse.org/\)](http://oldgrotonmeetinghouse.org/)

This Groton-based Preservation Fund is dedicated to the restoration and preservation of the Old Groton Meeting House and to advancing recognition of the significant role the Meeting House has played in the history of the Town. Although the Preservation Fund is in its nascent stage, they will be counted on in the near future to support First Parish stewardship efforts and share in the funding for future structural and preservation needs of the Meeting House.

Nomination to the National Register: The Meeting House serves as the beacon to the Groton Center Historic District, and it is listed individually on the Massachusetts Register of Historic Places. The Massachusetts Historical Commission (MHC) recently deemed it eligible for listing on the **National Register of Historic Places**. This lengthy nomination process is now underway thanks to Groton CPA Grant #2018-07 co-sponsored by the Groton Historical Commission and First Parish. This grant of \$7,800 is funding historical research on the Meeting House and the creation of the required and detailed nomination papers. Lynn Smiledge, Preservation Planner for the Spencer & Vogt Group, submitted our application to the MHC on March 3, 2018 as the next step in this important project. The goal is to attain National Historic Register status by the summer of 2019.

Stewardship Record: First Parish has executed its stewardship with diligence. Over the years, the congregation has accrued a record of accomplishments, funding, managing and completing major preservation and improvement projects for the Meeting House. These include 4 major projects in the last 50 years.

- In 1972, the spire was found to be in dangerous condition and was removed and replaced after the belfry was reinforced. Bob Hargraves captured an 11 minute, 8 MM video of the event which you can view at this link: <http://share.yesvideo.com/s/ZVInDKaQLoeQpAee>
- In 1986, the failing foundation was replaced with support from a grant from the Massachusetts Historical Commission.
- In 2001, a fire suppression sprinkler system was added to protect the Meeting House; an elevator was installed to improve accessibility; and a stylistically-compatible, historically-appropriate addition was constructed on the east side with the approval of the Massachusetts Historical Commission.
- In 2015-2017, about 2/3rds of the preservation recommendations from Spencer and Vogt's CAMP report were implemented with the Phase 1A Preservation Project, as noted above. For that project, 2/3rds of the estimated cost of \$305,000 was covered by the Town of Groton's CPA grant of \$203,333. The remainder was funded by a grant from a Massachusetts Historical Commissions Preservation Fund and by over \$50,000 in private donations. During the project, unexpected repairs were identified as being necessary to assure the structural integrity of the bell tower. This necessitated postponing part of the Phase 1 Project (now called Phase 1B). An additional influx of funds amounting to \$36,000 was needed to complete all the remaining Phase 1A work. This sum was provided from the First Parish congregation's building reserve funds.

Thanks to this ongoing stewardship by First Parish, and especially the recent Phase 1A efforts to catch up on what had been a growing backlog of deferred preservation projects, the Meeting House has been maintained in relatively sound condition. Looking ahead we know that caring for a two-and-one-half-centuries-old wooden structure of this size is a significant, costly, and ever ongoing responsibility.

The proposed Phase 2 project fits the CPC categories **Historic Preservation** and **Historic Rehabilitation and/or Restoration**. This project will provide much-needed rehabilitation of the Meeting House structure and its exterior façade and will play a key role in helping protect this historic treasure for years to come. The preservation of the historic Meeting House has had wide and continued support around town, as evidenced by the many letters of support for our Phase 1 and Phase 2 efforts (Exhibit 1), and for our plans now in process to nominate the Meeting House for placement the National Register of Historic Places.

Based on First Parish's extensive background of stewardship and the commitment of both co-sponsors (First Parish and the Old Groton Meeting House Preservation Fund) to continue these efforts, we respectfully request the Groton Community Preservation Committee consider recommending a grant of \$65,000 for the Phase 2 project at the April 2018 Town Meeting. Such a continued demonstration of town-wide support for the rehabilitation and preservation of The Old Groton Meeting House will ensure the building's future while safeguarding this key element in the essential character of Groton.

19. Feasibility:

First Parish has had a long and successful history as steward of the Old Groton Meeting House. Over the years, it has successfully financed and managed many major preservation projects, as noted previously. See Exhibit #2 for more details.

20. List of attachments:

See the Table of Contents for the Exhibits attached to this application. Please make special note of the detailed management plan and the scope of work, showing the specific items that we will rehabilitate during Phase 2.

21. Additional Information:

a. Public Benefit of this Project. **See Exhibit #12**

b. Chapter 44B, Section 12. Additional permanent restriction on the use of the land is not required. Town Counsel David Doneski advised us (in an email dated February 23, 2015, cc: Town Manager) that the Old Groton Meeting House Rehabilitation Project would not be subject to the Chapter 44, Section 12 requirement because no real property interest would be acquired with monies from the Community Preservation Fund.

Further, the Meeting House, as noted above, is already subject to a Historic Preservation Restriction in perpetuity. These facts are unchanged since that time, so no additional permanent restriction is needed for Phase 2.

22. Management Plan: **See Exhibit #3.**

22. Management Plan: **See Exhibit #3.**

23. Applicant Signature:  Date: 3/14/18

Co-Applicant Signature:  Date: 3/14/18

Exhibits

- Exhibit 1 – Letters of Support
- Exhibit 2 - Feasibility
- Exhibit 3 - Management Plan
- Exhibit 4 - Project Team
- Exhibit 5 - Groups using Meeting House
- Exhibit 6 - Budget
- Exhibit 7 - Timeline
- Exhibit 8 - Scope of Work
- Exhibit 9 - 1986 Preservation Restriction & MGL 44B
- Exhibit 10 - Assessor's Information
- Exhibit 11 - Title to the Meeting House
- Exhibit 12 - Public Benefit
- Exhibit 13 - Exterior Preservation of Ancient Wooden Structures: An Inside Look
- Exhibit 14 – Old Groton Meeting House Pictures

Exhibit 1

Letters of Support for Meeting House Preservation Projects Phases 1 & 2 and for Nomination to the National Register of Historic Places

Beginning with the Phase 1 Meeting House Preservation Project in 2015, continuing with our project begun in 2017 to nominate the Meeting House to the National Register of Historic Places, and now with our Phase 2 Preservation Project, we have received letters of support from numerous sources.

Collectively they paint a picture of widespread appreciation of the Meeting House as a cultural and historic treasure.

Exhibit 1 includes a summary of the letters of support from the Phase 1 Project and for the National Register nomination, as well as the most recent letters of support for the Phase 2 project planned for this year.

Summary of Previous Letters of Support from Around Town for the Phase 1 Meeting House Rehabilitation and Preservation Project (2015 – 2017)

1) 2015 Groton Historic Districts Commission, Daniel Barton AIA - The Commission recognizes the architectural and cultural significance of this building. ... The Advisory Committee ... along with their professional consultants [Spencer and Vogt Group] have dutifully identified and prioritized work that must be accomplished to preserve and protect the building. ... We further recognize that the responsibility for achieving and sustaining necessary repairs must extend to the broader community. ... Buildings such as the Old Groton Meeting House are rare and represent authentic, tangible and living examples of our New England heritage. They deserve our collective efforts to ensure their lasting presence as an educational resource and as a symbol of our values.

2) 2015 Groton Historical Commission, Robert DeGroot - The Historical Commission has documented the First Parish Meeting House as a very important Groton historic asset. ... It stands proudly as a symbol of Groton's historic past. ... The members of First Parish have been and continue to be the principal stewards of this historic building. ... Aspects of this project do fall within the Groton Historical Commission's historic preservation effort and meet many objectives in the Town of Groton's Community Preservation Plan, Sustainability Plan and 2020 Master Plan.

3) 2015 Groton Historical Society, John Ott - The Groton Historical Society is acutely aware of both the historical importance and physical significance of the Groton Meeting House to our community ... The building is a visual, physical and historical asset, an architectural artifact that should be protected and preserved at all costs. ... The stories and images of the Meeting House have been the focus of almost every major event in Groton's history, from Shays' Rebellion and the American Revolution to decisions made at Town Meeting assemblies gathered there, decisions that shaped the look and character of this community over time.

4) 2015 Groton Board of Selectmen: Peter Cunningham - The Board believes that the First Parish Meeting House is a very important Groton historic asset. ... It stands proudly as a symbol of Groton's historic past. ... Every effort should be made to preserve this building, since its stately existence is the heart of Groton.

5) 2015 Michael Bouchard, Town Clerk - If this important resource could talk, it would tell unparalleled stories of debates, discussions and decisions made at town meetings, elections, Selectmen's meetings, ... and more. ... Twenty three Town Clerks conducted town governance from the Old Meeting House, including Thomas Tarbell, Jr., Oliver Prescott, Samuel Lawrence, Caleb Butler and George Boutwell. ... This grand old building, a symbol of both Groton and New England history from before the Revolutionary War, is still revered by Groton townspeople and others today. ... The Old Meeting House clock and steeple are currently used to showcase Groton on the town web site, and adorn many local postcards, photos, and paintings. ... Every effort must be made to preserve this building for future generations to study and connect with its historical significance.

6) 2015 Lawrence Academy, Dan Scheibe - It is impossible to imagine the master planning process or the aesthetic future of our area of town without a well-founded Groton Meeting House at our side, just as it has been for centuries. ... Anything that can be done to preserve and protect the building will be an enormous benefit to the community, of which Lawrence Academy is a proud and involved partner.

7) 2015 Sheila Harrington, MA State Representative, First Middlesex District - I wholly support the efforts of the Old Groton Meeting House Advisory Committee to restore and preserve the Meeting House. The Meeting House is now Groton's most significant historic, architectural, and cultural landmark. The Meeting House has become synonymous with Groton, and has been prominently featured on postcards, in paintings, and even on the cover of Life Magazine as a symbol of New England Puritanism. ... It is about preserving a piece of 250-year old history that is essential to the story of Groton, Massachusetts and the story of America. I have read the committee's comprehensive studies detailing the work that will need to be undertaken to restore the First Parish Meeting House. I admire so much the committee's dedication to this cause, and applaud their authoring of a thorough, sensible plan to restore the building. ... The restoration of the Meeting House is very important to me. I have attended countless weddings, funerals, concerts and events at the Meeting House, and I hope it remains a part of this community for years to come. The First Parish Meeting House represents the geographical center, the cultural soul, and the historical legacy of the Town of Groton. It is imperative that this landmark be preserved and restored in an appropriate fashion at all costs.

2018 Letters of Support

January 12, 2018

Old Groton Meeting House Preservation Fund
c/o Louis DiMola
536 Longley Road
Groton, MA 01450

Dear Mr. DiMola,

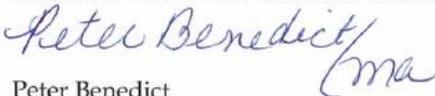
The Groton Historic Districts Commission strongly supports the efforts of the Old Groton Meetinghouse Preservation Fund to preserve and restore the Meetinghouse. As the entity charged with protecting and preserving the Town's rich historic character, the Commission is aware of the architectural, cultural, and historic significance of this structure and its prominence given where it sits in Groton's center. Not only is it valued by the Town, but it is also listed on the State's Register of Historic Places.

Buildings such as the Meetinghouse are rare and tangible evidence of our New England heritage and deserving of our efforts to ensure their lasting presence. We are grateful to and in full support of your diligent work to raise awareness of the building's significance and to inspire the Town to steward its treasure for posterity.

Please let us know if the HDC may be of assistance in your ongoing efforts.

Respectfully,

GROTON HISTORIC DISTRICTS COMMISSION

A handwritten signature in cursive script that reads "Peter Benedict" followed by a stylized "ma" in the bottom right corner.

Peter Benedict
Chair

2018 Letters of Support



TOWN OF GROTON
173 Main Street
Groton, MA 01450

Historical Commission

Robert DeGroot, Chair
Paul Keen
Michael LaTerz
Michael Danti
George Wheatley
Allen King

February 19, 2018

Steve Lieman
Old Groton Meeting House Advisory Committee
First Parish
Groton, MA 01450

Dear Steve-

I'm writing on behalf of the Groton Historical Commission to provide you this letter of support for your current CPA application for the continued restoration of The Old Groton Meeting House.

The Groton Historical Commission is pleased to have the opportunity to support you, your group, and the on-going preservation of First Parish Church. This is truly an iconic building. The Town of Groton is very fortunate to have this historical feature in our Town Center.

Sincerely,

Bob DeGroot
Chair
Groton Historical Commission

2018 Letters of Support

Old Meeting House - Phase 2

Michael Bouchard <mbouchard@townofgroton.org>
To: Steve Lieman <steve.lieman@gmail.com>

Thu, Mar 8, 2018 at 1:31 PM

To: Steve Lieman
Old Groton Meeting House Advisory Committee

Phase 2 Project

Dear Mr. Lieman

I am writing to support the Phase 2 project of Old Meeting House repairs.

The Old Meeting House is a historic building, recognized by the Massachusetts Historical Commission. It is a prominent building on the Groton landscape. It has had extensive repairs and maintenance performed on it recently, and going back almost 40 years. The Old Meeting House has a unique place in Groton history, serving as one of the earliest centers of town government. The town meeting and selectmen minutes from the mid-1700's to mid-1800's, also preserved through generous CPA grants, would have been recorded in this building. The teams of dedicated people who have the vision, determination and skills to shepherd the care of this building are to be commended. Thank you for your efforts.

I support the CPA application for "Phase 2" repairs to further the good repair of the building. I ask that the Community Preservation Committee positively recommend that this project be supported by Town Meeting.

Sincerely,

Michael Bouchard
Town Clerk

Michael Bouchard
Town Clerk
173 Main Street
Groton, MA 01450
[978-448-1100](tel:978-448-1100)
(via iPhone)

2018 Letters of Support



March 1, 2018

Steve Lieman
Old Groton Meeting House Advisory Committee
1 Powder House Rd.
Groton, MA 01450

Dear Steve,

On behalf of the Groton Historical Society/Groton History Center and its Board of Directors, I am writing to lend our full support to the Old Groton Meeting House Advisory Committee's request to the Groton Community Preservation Committee for a CPA grant for the preservation of the Old Groton Meeting House.

The Groton History Center acknowledges the historical importance and physical significance of the Meeting House to Groton, as much today as when it was built in 1755. The building is not only one of the most important historical structures in the town but is an iconic representation of the character of Groton. This building is a touch point to events that have impacted the history of our town through its use for public assembly of town governance, during periods of revolutionary upheaval, as a meeting place of provincial courts and as a place of religious worship.

The proposed preservation plans for the Old Groton Meeting House appear to be fully warranted to help preserve this magnificent structure. The Groton History Center Board of Directors has voted in full support of this CPA grant application. What better use of CPA funds than to help preserve an important piece of Groton's historic past.

Regards,



Al Collins – Vice President Groton History Center.

2018 Letters of Support



Lawrence Academy

P.O. Box 992, Groton, MA 01450 • www.lacademy.edu
978-448-6535 • 978-448-9208 fax

March 12, 2018

Old Groton Meetinghouse Preservation Fund
Louis DiMola, chair
1 Powderhouse Road
Groton, MA 01450

Dear Louis,

As a present-day neighbor of The Old Groton Meetinghouse, stewarded by First Parish Church of Groton, I want to register my deep support for its continued restoration and preservation. It is important to Lawrence Academy that the historical connection between the town, the Meetinghouse, and the academy be sustained and safeguarded.

The Meetinghouse and Lawrence Academy join flourishing civic, cultural, and faith-based communities together. Though we are all established differently, our missions converge to the benefit of the individual and society. We have been fortunate to have a good relationship with First Parish over time. We benefit from their resources and we hope they benefit from ours. One important resource we certainly share is good will. In a more concrete sense, we share community members, parking, and pedestrian access—not to mention our common history in the center of Groton. We are very much invested in assuring that the Old Groton Meetinghouse remain a vibrant, gracious, well-maintained space for the benefit of the community.

As a neighbor, it is worth stating that the last restoration project was executed in a highly respectful and responsible fashion. The renovation was managed conscientiously and in a way that created minimal impact on our day to day experience or operations. Of course, the finished aesthetic is something that is agreeable and very positive as well: we have appreciated the sense of mutual responsibility that living in a historic district brings. As we make our way through our own master planning and landscape architecture processes, it is encouraging to have a well-founded Groton Meetinghouse at our side, just as it has been for centuries. Again, this project and the funding that would support it is essential for the town and beneficial to the neighborhood we share.

Please accept this statement of enthusiastic support for the work of the good neighbors and citizens who will be advancing this cause. The completed restoration of the Old Groton Meetinghouse will be an enormous benefit to the entire Groton and area community, of which Lawrence Academy is a proud and involved partner. If there is anything specifically that Lawrence Academy can do beyond this indication of strong support to offer additional help, we would be eager to respond.

Sincerely,

Dan Scheibe
Head of School

Exhibit 2

Line 19 – Feasibility

The Old Groton Meeting House is an essential part of the Groton Center Historic District and a quintessential example of “the delicately spired New England meeting houses of its period,” as *Life Magazine* noted when the building was featured on the cover of the November 23, 1942 issue that exhorted a wartime populace to remember “The Puritan Spirit.”

Time has taken its toll on various components of the Meeting House, now the town’s oldest continually functioning public building. These areas of concern are documented in detail in Spencer & Vogt Group’s Conditions Assessment and Maintenance Planning (CAMP) Report. Despite its age, the building is in sound shape and can be maintained and structurally improved by continuing to follow the recommendations of that report.

Following those recommendations proved successful for Phase 1 and now we are turning our attention to the remaining recommendations that make up about 1/3rd of the total work. While this is a substantial project (exterior preservation, windows restoration, and clock rehabilitation) each step is straight forward and can be handled by experienced contractors supervised by an experienced Project Manager.

For this vital purpose, we have again engaged Al Collins of HABITAT ADVISORY GROUP as our project manager. Al was the project manager for our Phase 1 project and a key element in that project’s success.

With a strong Project Manager, it appears well within our reach to tackle the work outlined in the scope of work. This approach is buttressed by knowledgeable leadership individuals within First Parish and the wider community (see **Phase 2 Project Team Exhibit #4** which lists key individuals and project consultants).

First Parish has been the principal steward of the Meeting House since 1859. As steward, it has successfully provided both financial resources and project management to oversee many separate large-scale projects that benefitted the Meeting House. Most recently in the past 46 years, these included the replacement of the steeple (1972), the repair of the foundation (1986), the addition of a sprinkler system to protect the Meeting House (2001), and Phase 1 Preservation (2015-2017).

Environmental Assessments: One key element of this project will be safely dealing with lead paint buildup on all the Meeting House surfaces below the roof line. Similar to the extreme care exercised with Phase 1, for lead paint safety for our work above the roof line on the Bell Tower and Steeple, First Parish will require the project contractor and workers to have the necessary Lead Removal Licenses and to follow all safety requirements spelled out by national, state, and local bodies.

Historic Preservation Restrictions: As a result of a grant in 1986 to help replace the Meeting House foundation, the Massachusetts Historical Commission (MHC) holds a preservation restriction over the Meeting House in perpetuity. First Parish will share its plans for this project with MHC to allow them to verify that the plans “ensure the architectural and historical integrity” of the Meeting House as required by this restriction.

The Phase 2 Rehabilitation is feasible. It can be accomplished in a timely, responsible manner and serve as another step in preserving an essential element of Groton’s viewscape and historic legacy.

Exhibit 3

Line 22 – Phase 2 Management Plan

As an essential ingredient to ensure successful project completion, we will employ an experienced Owner’s Project Manager (OPM) for the Phase 2 Preservation of the Meeting House. The Owner’s Project Manager (OPM) will work closely with the Contractor and with project representatives from First Parish. The Project Manager will maintain day-to-day oversight of the project.

A. Project Notebook: The OPM will prepare a Project Notebook to include:

1. project plan and schedule *
2. contact list for all contractors
3. project library of project references including contractor bid documents

* The project plan and schedule shall detail work activities and any other pertinent elements within the project scope.

B. Work Plan. With the OPM in an oversight role, the project will be executed according to the agreed-upon project schedule, to deliver the project to a successful on-time completion. If issues arise, the OPM will bring the issues back to the responsible parties for further discussion and action. Payment of Contractor requisitions/invoices will be tied to physical products verified as work completed by inspections done in conjunction with the CPC Project Liaison. Submissions for payment to the CPC will include copies of Municipal Inspector signoffs (if appropriate) and monthly requisitions/invoices approved for payment along with a progress report detailing progress, budget updates and schedule.

C. Invoicing. Payment of contractor requisitions/invoices will be tied to physical products verified by work-completed inspections done in coordination with the CPC Project Liaison and/or the appropriate Municipal Inspector. Approval of requisitions/invoices will be documented by pictures representing work completed, a progress narrative, an updated schedule and budget, any challenges encountered, proposed corrective action for any challenges, and any additional remarks that will help keep the CPC informed. The OPM will review all requisitions/invoices and, in conjunction with the CPC Project Liaison, will certify as to whether the work invoiced has been satisfactorily completed.

D. Regular Progress Meetings with CPC Project Liaison. The OPM, CPC Project Liaison, and a designated First Parish Representative will participate in regular progress meetings during the project.

E. Regular Meetings with First Parish Representatives. The OPM will meet regularly with representatives of First Parish’s Building & Grounds Committee and/or Old Groton Meeting House Advisory Committee to discuss pending work, schedule updates, budget, specifications, vendor/subtrade and material selection.

F. Communicating with the General Public. Based on inputs from and discussions with the OPM, we will prepare articles for the *Groton Herald* and the *Nashoba Valley Voice* throughout the course of the project. These articles will describe the project and identify progress and goals along with other items of interest to the general public.

G. Documenting Work Progress. The OPM will document and report on work progress through both written reports and digital pictures. The OPM will provide both forms of documentation on a

regular basis in digital format to the CPC and to First Parish. At the conclusion of the project the OPM shall provide a full set of all such documentation in digital format to both parties.

H. Standards of Work. The OPM will be responsible for overseeing that the Contractor's work complies with the Massachusetts State Building Code and with *The Secretary of the Interior's Standards for the Treatment of Historic Properties*.

I. Written Specifications. The OPM will work with First Parish representatives to produce plans, if any, and detailed specifications for the work to be performed. These will be incorporated into the final documents sent out to bid.

J. Bid Documents. The OPM will incorporate any plans and detailed specifications into a final version of the project bid documents (RFP). Once the RFP has been written, the OPM will distribute it to identified subtrades, soliciting bids for the various tasks.

K. Recommending Vendors. The OPM will review all qualifying bids in response to the RFP and present recommendations to First Parish for selection of vendors/subtrades. Bids and qualifications will be reviewed and verified with final selection being made in conjunction with First Parish Representatives.

L. Material Selection and Approval. The selected Project Contractor with assistance from the OPM, will research materials and present material selections to First Parish Representatives for approval.

M. Insurance and Safety. The OPM will secure insurance certificates and lien waivers from all vendors/subtrades. With oversight from the OPM, the Project Contractor will institute a safety program that will be adhered to throughout the project. The Project Contractor will ensure the project is adequately clean, secure, does not pose any safety hazard to workers or the public and has minimal impact on the neighbors and neighborhood.

N. Project Status Updates. The OPM and representatives from First Parish will attend CPC meetings upon request to give project updates.

O. Prudent Spending. The OPM will lead the project through a detailed and efficient process to ensure monies are spent prudently according to the needs of the building and project.

P. Day-to-Day Oversight. The OPM will have a part-time presence on the job site and will oversee the day-to-day activities on the job site. The OPM will ensure that the Project Contractor secures the proper materials needed to execute the project. The OPM will coordinate any and all municipal inspections to ensure all work complies with mandated codes.

Exhibit 4

Meeting House Phase 2 Project Team

In order to ensure a successful Phase 2 project, First Parish has assembled a team of contributors and consultants to assist us at each step along the way. These include:

- Al Collins, Phase 2 Owner's Project Manager (OPM)
- Jim Moisson, Chair, First Parish Buildings and Grounds (B & G)
- Steve Lieman, Chair, Old Groton Meeting House Advisory Committee (OGMHAC)
- Allen King, OGMHAC and B & G

Other members of the First Parish community will serve as contributors and consultants. These include Don Torgersen, Deborah Johnson, Greg Premru, Ed O'Rourke, as well as other members of B & G and/or the Old Groton Meeting House Advisory Committee.

For the past four years, Lynne Spencer of the Spencer & Vogt Group (SVG) has served and continues to serve as an advisor on preservation matters to First Parish. SVG played an essential role in the challenging technical demands for structural integrity during Phase 1.

We engaged SVG again to prepare the nomination papers for placement of the Meeting House on the National Register of Historic Places funded by a Community Preservation Act grant awarded last year. Nominations were submitted Massachusetts Historical Commission on March 3, 2018.

The thorough job SVG did writing the Condition Assessment report in 2014 has given us a set of recommended actions that we used as a road map first for Phase 1 and now for Phase 2. With this detailed roadmap available to us, we do not envision further architectural needs on this project, but we have asked Spencer and Vogt to be available for consulting as needed for Phase 2.

First Parish has had a long and successful history as steward of the Old Groton Meeting House. Over the years it has successfully financed and managed many major preservation projects. We have assembled another strong team to work with our Project Manager, Al Collins, to ensure the success of the Phase 2 Meeting House Rehabilitation Project.

Exhibit 5

Meeting House Preservation - Phase 2

Groups & Organizations that have benefited from the Meetinghouse

First Parish warmly welcomes the use of both the Meeting House and the Parish House by community groups and organizations and by individuals for weddings. In many cases, the fees for use by non-profit organizations are waived.

Over the course of the past few years, many community groups have taken advantage of this welcome including the following Meeting House users:

- Monthly Groton Community Dinners
- Weekly AA Meetings
- Remembrance Services led by Nashoba Nursing and Hospice
- Daily Sunshine School pre-school and pre-K programs during the school year
- Approximately 8 weddings each year for couples who are not members of First Parish.
- Occasional Lawrence Academy events.
- Weekly sessions of Friendly Yoga
- Once per year Groton Dunstable Regional Middle School Historical Debate
- Monthly 4H meetings
- Girl Scouts meetings
- Nashoba Arts meetings

The Historic Parish House in recent years has hosted the following groups:

- Weekly AA Women's Discussion
- Weekly AA Mixed Discussion
- Weekly AA Men's Step Meeting
- Weekly Meditation Group
- Teenage Anxiety and Depression Solutions (TADS)
- Weekly Debtors Anonymous
- Weekly Families Anonymous
- Monthly LaLeche League
- Groton Conservation Trust Offices
- Weekly Nashoba Valley Business Group Meeting

First Parish is pleased to be able to offer the use of our historic buildings and grounds to other local groups to host their meetings or events.

Exhibit 6

Meeting House Preservation - Phase 2

Estimated Budget

Phase 2 Meeting House	Exterior, Windows, Clock	
Professional Grade Exterior Preservation		Everything below the roof line Deal with excessive paint build up Replace clapboards as needed Includes 10 hours carpentry & \$200 materials; Includes lift. Assumes lift phase 1B
Meeting House rear gable (EAST face)	\$6,380	
Meeting House (NORTH and SOUTH faces)	\$49,240	Includes 40 hours carpentry & \$800 materials
Strip columns Front entrance	\$6,500	Painter's Pride estimate. \$2,500 - \$4,000 per column.
HISTORIC WINDOW PRESERVATION		Repair, restore, re-glaze as needed for long term Preservation
Sanctuary Windows (NORTH and SOUTH)	\$16,000	10 large windows
3 Large Windows in Front (WEST)	\$4,800	3 large windows
Small Windows on Ground Floor	\$3,600	9 small windows. 4 SOUTH, 5 NORTH
CLOCK RESTORATION		Historic 1809 Tower Clock
Clock, Bell Strike Rehabilitation & Repair	\$16,000	
Phase 2 Construction Budget	\$102,520	
Contingency	\$20,504	20% of construction budget
Project Management	\$10,252	10% of construction budget
Meeting House Phase 2 Total	\$133,276	

Not included in the budget is the risk that some/all of the windows will need to be removed and taken to the shop for more extensive restoration and rehabilitation efforts. We may not have a definitive answer on this until the actual project work begins. If removal were required, this could add \$15,000 to \$30,000 to the total project cost and necessitate additional fund raising and/or project scope adjustments. We experienced a similar situation with Phase 1 and found a reasoned solution with a combination of scope changes (deferring certain project elements to the future) and fund acquisition (\$36,000 provided by the First Parish Building Reserve Fund).

Exhibit 6
Meeting House Preservation
Phase 1B – Budget (for Reference Purposes)

PHASE 1B Meeting House Preservation		Originally part of Phase 1. Postponed due to insufficient funds resulting from additional required work on the Bell Tower No additional CPA Funds sought for Phase 1B. Deal with excessive paint buildup, "aligatoring", lead paint, replace clapboards as needed
Meeting House Front (WEST) facing Common Professional Grade Exterior Preservation All surfaces under roof line	\$22,980	Includes lift + 20 hours carpentry & \$400 materials. Triangle, Louver, Bird nest, Columns
Masonry Rehabilitation Main Entrance	\$17,000	Granite steps, bricks, drainage, vents
PHASE 1B Construction Budget	\$39,980	
Contingency	\$7,996	20%
Project Management	\$3,998	10%
Meeting House Phase 1B Total	\$51,974	

Simultaneous with Phase 2, we are also planning to carry out Phase 1B's work on the West Face (front) of the Meeting House and on the brick and granite masonry at the main front entrance to the building. These elements were originally part of Phase 1 but were postponed due to insufficient funds resulting from the extensive and unexpected additional major repairs required for the structural integrity of the Bell Tower.

No additional CPA funds are being sought for this work. Funding will be provided from individual donors, and from other grant applications in process.

Exhibit 7 Draft Phase 2 Project Timeline

Old Groton Meetinghouse Phase 2 Rehabilitation Project Timeline

DATE	ACTIVITY
January 18, 2018	Submit Complete CPC Draft Proposal for Old Groton Meetinghouse Phase 2 Rehabilitation project
February 2018	Submit RFP to competitive bidding with option to bid on single bid package or individual elements
Monday February 12, 2018	Public Hearing to discuss CPC feedback on proposal
Thursday, March 15, 2018	Submit Final Proposal for Old Groton Meetinghouse Phase 2 Rehabilitation to CPC
Monday, March 26, 2018	Final CPC vote Deliver recommendations for town warrant
Late March 2018	Identify contractors with preferred bids for project elements
Monday, April 23, 2018	Vote on CPC funds at Groton's Spring Town Meeting
May 2018	Agreement between First Parish & CPC on Phase 2 Project
May 2018	Agreement between First Parish and preferred bid contractors for work on Exterior, Windows, Masonry, and Clock
Monday, July 2, 2018	Construction begins on Phase 2: exterior preservation, windows rehabilitation, clock restoration, masonry
End of December 2018	Phase 2 project work complete
End of January 2019	Final report to CPC

Exhibit 8

Scope of Work

(Including Phase 1B for which no CPA funds are requested)

Exterior Preservation, Windows Restoration, Clock Repair, and Masonry Restoration

This scope of work evolved from recommendations presented in the Conditions Assessment and Maintenance Planning (CAMP) Report prepared by the Spencer & Vogt Group dated January 2014, updated based on the work completed for Phase 1, and updated further based on preliminary cost estimates obtained from Bud Killam of Painter's Pride for window restoration and for exterior preservation, and by Phillip D'Avanza of D'Avanza Clock Repair for the tower clock and bell strike mechanism.

Professional Grade Exterior Preservation of Historic Painted Surfaces (Phases 2 and 1B)

Standards: Work on the Meeting House will follow the Secretary of the Interior's Standards for Treatment of Historic Structures.

Lead: All lead abatement rules and methods must be strictly followed. A Lead Renovator's license is required, as are correctly trained personnel.

Preparing Exterior Surface:

Thorough, detailed scraping of loose paint by hand, feathering well-adhered paint into bare areas as needed to blend scraped area. Lightly sand as allowed. Do not use heat or flame to remove paint.

This project is not full stripping. Do not use power tools to grind or shave paint. Electric-powered paint removal is not permitted. The intention is to remove all existing paint that is not well adhered.

Wash all surfaces to be painted to kill and remove mildew, as needed, with product or formulation approved by Project Manager. Rinse fully. Wash all surfaces to be painted and allow to dry.

Carpentry: It is the intention of this preservation project to replace a minimum of the existing historic wood with new material. The selected contractor shall call to the Owner's Project Manager's (OPM's) attention all wood in questionable condition.

Replace clapboards and trim elements providing custom milling as needed.

Back-prime all new wood.

Fasteners: Use stainless steel products for all new fasteners. Countersink all old and new fasteners and putty smooth prior to priming and painting.

Caulking: Historic structure preservation requires careful, specific use of caulking. Contractors shall follow guidance provided in the CAMP Report appendices. All caulking to be latex first quality, such as Big Stretch by Sashco or equal.

Painting:

Painted surfaces shall be properly prepared to receive one full coat of Mad Dog primer and two top coats of a Project Manager-approved Sherwin Williams or Benjamin Moore top quality exterior latex product.

All painting shall be done only under acceptable weather and wood moisture content conditions.

All three coats shall be hand brushed, not sprayed or rolled.

Ensure uniform appearance of finished product throughout the project. Box the paint, if necessary.

Ensure proper paint film thickness and no drips or holidays.

Meeting House Façade (South, North, and East Faces)

Follow the guidelines above to deliver professional grade exterior preservation to the wooden surfaces of the South, North and East faces of the Old Groton Meeting House, including:

Replace all cracked, rotted, or missing clapboards.

Replace all rotted or missing wood casings, trims, or corners.

Window Rehabilitation and Restoration (13 Large and 9 smaller Meeting House windows)

Repair and restore exterior of all windows. Exterior re-glaze as needed.

The current project budget assumes that this will be done without needing to remove the window sash or glass. Windows requiring removal or interior repair or re-glazing will be determined on a one by one basis.

Identify all panes requiring additional attention.

For painting, follow rules above with regard to preservation of historic wooden surfaces.

Do not paint shut any windows that are now operable.

Return to operability all windows that are currently painted shut.

Clock and Bell Strike

Repair, Rehabilitate and Restore to Full Working Order.

Disassemble James Ridgeway 1809 Tower Clock.

Disconnect drive shafts from clock mechanism.

Disassemble time and strike trains and transport to shop.

Remove iron bar frame and transport to shop.

Clean and repair wood frame on location or in shop.

Clean and repair clock mechanism.

Repair all gears, shafts and bearing blocks as required.

Clean wood beam clock frame.

Perform stabilization repair being careful to retain original paint.

Repair bell hammer.

Address items on "Clock Work List" dated 3/12/12.

Repair work to duplicate original components.

Document repair work.

Assemble clock and synchronize three dials with bell strike on the hour.

Pivots of gear shafts to be trued and polished in lathe.

Make new 2nd strike shaft and pinion gear.

Make new bearing blocks where required.

Test run clock in shop.

Deliver components to location, install and set-up.

Synchronize clock faces and set to correct time.

Repair bell hammer as required.

Provide oil and instruct personnel on maintenance of clock.

Meeting House Façade (West) – (Phase 1B)

Replace all cracked, rotted, or missing clapboards.

Replace all rotted or missing wood casings, trims, or corners.

Remove, repair and replace the triangular louver and clean the cavity located in the west pediment including removal of bird nest and other debris. Prior to reinstallation, install screening to prevent future animal intrusion; oil prime all bare wood then reinstall with stainless steel screws.

Repair damaged column bases utilizing wood hardeners such as Abatron Liquid Wood or equal and wood epoxy, new wood, and appropriate epoxy fillers.

Follow the guidelines above to deliver professional grade exterior preservation for the historic wooden surfaces.

Masonry (Phase 1B)

- **Front entry portico area** – remove & salvage brick, remove infill down 12”, install drainage matt to weeps installed at steps, install 8” crushed stone and dust, top with 4” sand and reinstall bricks pitched to drain at 1/8”/ft at steps of portico.
- **Granite Head Joint** - Install mortar/grout to head joint cracks at northwest and northeast corners of foundation and pin/stabilize stones in place.
- Install mortar/grout to head joint crack at southeast corner of foundation.
- **Granite Vent Openings** - Create granite-lined areaway on north and south foundations under vent openings – 6 total.

IMPORTANT NOTE: Due to the historical nature of the site, the Groton Historical Commission will inspect all excavated soils before soil is disposed of.

Front Entry Portico Area (Phase 1B):

1. Document existing layout of entry bricks to capture general conditions of color and wear.
2. Remove and stockpile existing bricks on pallets in a location to protect from theft.
3. Replace broken units with salvaged 19th century brick of similar material and color.
4. Remove loose fill down to stable fill, 6" to 12" below brick base.
5. Dispose of excess soils off site after inspection of the Groton Historical Commission.
6. Add aggregate base to level out portico and compact with a mechanical plate vibrator, compacting in 2" lifts to a grade that is 2" plus one brick distance below the wooden base along the west wall, sloping at 1/8"/foot towards the granite steps.
7. Install 2" compacted leveling course, maintaining slope towards granite steps.
8. Treat leveling course with herbicide to inhibit growth of grass and weeds. (Submit brand & type of herbicide.)
9. Set paver bricks with a uniform joint of 1/16" to 1/8" with joint pattern to match existing. Place paver brick units with the least wear between the two columns in front of the center double doors.
10. Vibrate pavers into the leveling course with a low amplitude plate vibrator utilizing a neoprene matt or other means to prevent cracking of bricks.
11. Add joint filler and vibrate until all joints are completely filled leaving a light surplus of filler on the surface. (Submit brand & type of joint filler.)
12. Add joint filler to any cracks between foundation granite and steps and/or step granite to each other.

Granite Head Joint and Stone (Phase 1B)

1. Pin/stabilize in place stones that have moved away from foundation on northwest and northeast foundation corners.
2. Mortar all joints as needed on **northwest, northeast** and **southwest** corners with appropriate mortar attempting to closely match existing mortar color.
3. Advise on other joints requiring mortar attention.

Vent Openings (Phase 1B)

1. Excavate 10" below 6 foundation vents opening – 3 north side & 3 south side.
2. Install 6"x6" granite set on a 2" suitable base in front of each vent opening keeping top of granite 2" below bottom of wooden vents.

Exhibit 9

1986 Historical Preservation Restriction and MGL 44B

In 1986, the Massachusetts Historical Commission (MHC) provided a grant that helped fund a major project repairing & replacing the failing foundation of the Old Groton Meeting House. As a result of this grant, First Parish agreed to a Historical Preservation Restriction shown on the following pages.

Registered Land Division

Middlesex South Registry of Deeds

Registration Case 32536

Dated March 20, 1986

Decree 09025

Certificate Number 176094

Recorded at Book 1010 Page 144.

As a result of this restriction, First Parish will give notice to, and obtain the necessary approval from the MHC for the work we intend to carry out on the building as part of the Phase 2 Meeting House Preservation Project.

Compliance with MGL 44 B, Section 12

During our grant application for Phase 1, the CPC asked whether the provisions of MGL 44B (regarding the need for permanent restriction) might apply to the Phase I project and our grant request to CPC.

Section 12 of 44B reads that a permanent restriction needs to be executed only when a “real property interest” is being acquired, i.e. ownership in fee interest, easement, mortgage, or option to purchase.

It was the opinion of First Parish that 44B did not apply since the purpose of the CPA grant sought by the First Parish was to rehabilitate the historic Meeting House’s structural integrity and façade appearance.

This opinion was confirmed by Groton Town Counsel David Doneski in an email dated February 23, 2015, cc: Mark Haddad.

The Meeting House is currently under a Historical Preservation Restriction granted to the Commonwealth of Massachusetts through the Massachusetts Historical Commission to “ensure its architectural and historical integrity.” This restriction is in perpetuity and by its specific terms does not prevent First Parish from seeking financial assistance from any source available.

PRESERVATION RESTRICTIONS

The parties to this Agreement are the COMMONWEALTH OF MASSACHUSETTS, by and through the MASSACHUSETTS HISTORICAL COMMISSION, which has an office at 80 Boylston Street, Boston, Massachusetts, 02116, hereinafter referred to as the Commission, and First Parish of Groton, Unitarian, hereinafter referred to as the Grantor.

For good and valuable consideration the Commission imposes and the Grantor accepts the following preservation restrictions which shall be recorded with and affect those premises described in a decree of the Land Court, Registration Case Number 32536, recorded with the Middlesex South Registry of Deeds, Registered Land Division, on March 20, 1986 as Decree number 09025, Certificate number 176094, recorded at Book 1010 Page 144.

These preservation restrictions are set forth so as to ensure the preservation of the architectural and historical integrity of First Parish of Groton, Unitarian, so called, located at Powderhouse Road, Groton, Massachusetts, which premises have been listed on the National Register of Historic Places under the provisions of the National Historic Preservation Act of 1966 (80 Stat. 915) and/or the State Register of Historic Places. Architectural and historical integrity shall be defined as those significant characteristics which originally qualified the building for entry in the National Register of Historic Places and/or State Register of Historic Places.

PRESERVATIONS RESTRICTIONS

1. Maintenance of Premises: The Grantor agrees to assume the total cost of continued maintenance, repair, and administration of the premises so as to preserve the architectural and historical integrity of the features, materials, appearance, workmanship, and environment for a period in perpetuity from the date of execution of this instrument in a manner satisfactory to the Commission. Nothing herein shall prohibit the Grantor from seeking financial assistance from any sources available to him.

2. Maintenance of Grounds: The Grantor agrees that the grounds around said building be maintained in a landscaped environment consistent with the historical character of the building. Nothing herein shall prohibit the parking on part of the premises of registered operating motor vehicles in use by the owner or occupants or visitors to the premises.

3. Inspection: The Grantor agrees that the Commission may inspect the premises from time to time during the length of the restrictions to ensure that the Grantor is in compliance with reasonable standards of maintenance and administration.

4. Alteration: The Grantor agrees that no alteration shall be made unless (a) clearly of minor nature and not affecting architectural and historical values, (b) the Commission has previously determined that it will not seriously impair architectural and historical values after reviewing plans and specifications submitted by the Grantor, or (c) required by casualty or other emergency promptly reported to the Commission.

5. Other Provisions:

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal this 20th day of March, 1986

by Lowell P. Croll, Clerk

COMMONWEALTH OF MASSACHUSETTS

Middlesex SS

Then personally appeared the above named Lowell P. Croll and acknowledged the foregoing instrument to be the free act and deed of First Parish of Groton, Unitarian, before me,

Jane Adams Johnson, March 20, 1986
Notary Public
My commission expires Jan 30, 1992

APPROVAL BY MASSACHUSETTS HISTORICAL COMMISSION

The undersigned Executive Director of the Massachusetts Historical Commission hereby certifies that the foregoing preservation restrictions have been approved pursuant to Massachusetts General Laws, Chapter 184, Section 32.

Valerie A. Talmage

Valerie A. Talmage

Executive Director

Massachusetts Historical Commission

COMMONWEALTH OF MASSACHUSETTS

Suffolk SS

Then personally appeared the above named Valerie A. Talmage, Executive Director and Secretary, and acknowledged the foregoing approval to be the free act and deed of the Massachusetts Historical Commission, before me,

March 21, 1986

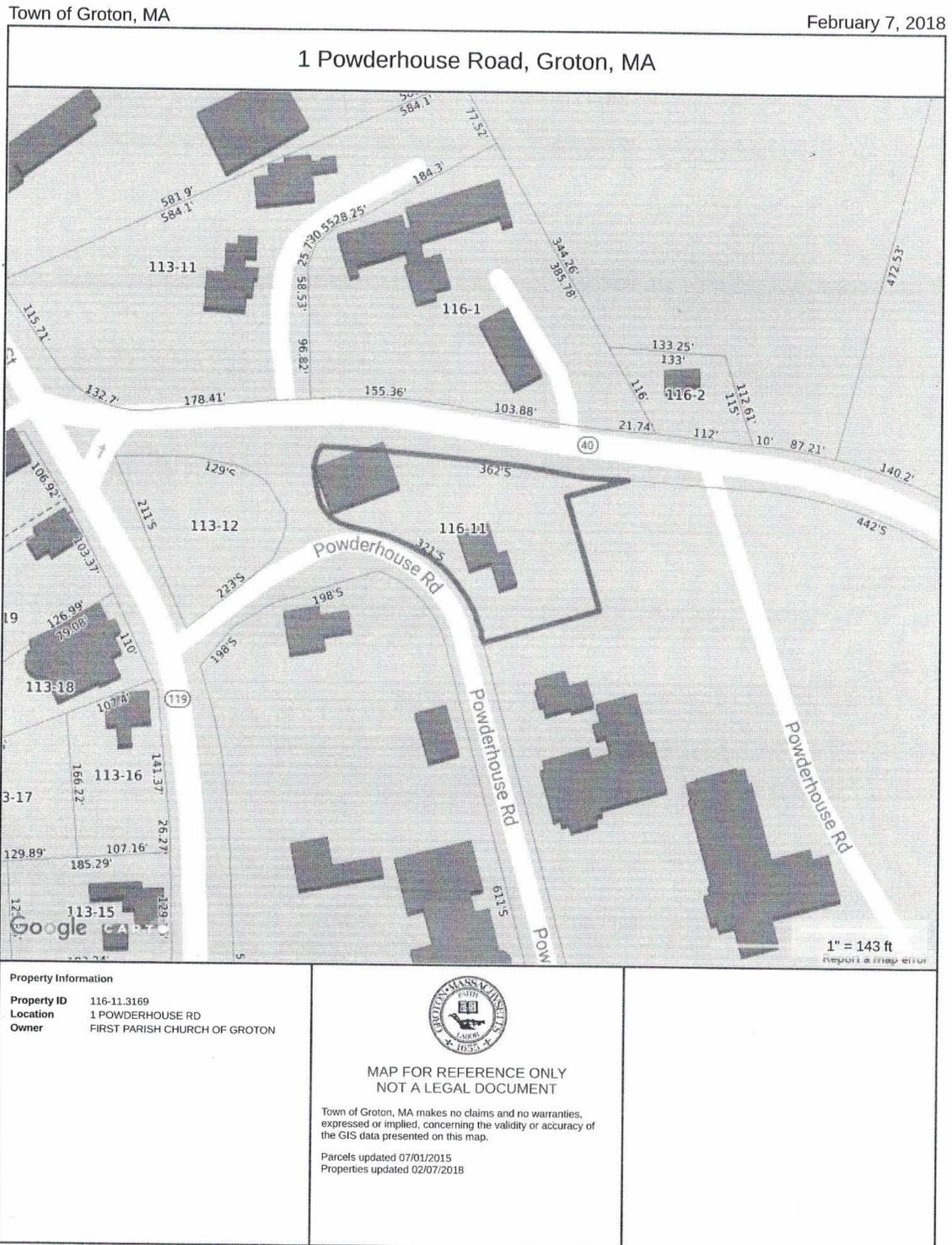
Elsa W. Fitzgerald
Notary Public

My Commission expires

11/3/89

10/84

Exhibit 10 Assessors' Information



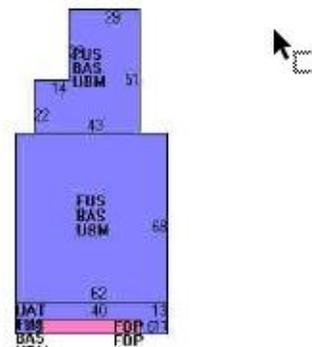
Grade	Good (+)
Stories:	2
Occupancy	1
Exterior Wall 1	Clapboard
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	Plastered
Interior Floor 1	Pine/Soft Wood
Interior Floor 2	
Heating Fuel	Oil
Heating Type	Steam
AC Type	None
Bldg Use	Church/Temple C
Total Rooms	00
Total Bedrms	00
Total Baths	00
Fireplaces	
Bsmt Gar:	0
1st Floor Use:	906C
Heat/AC	NONE
Frame Type	WOOD FRAME
Baths/Plumbing	AVERAGE
Ceiling/Wall	CEIL & WALLS
Rooms/Prtns	AVERAGE
Wall Height	14
% Comn Wall	0

Building Photo



(<http://images.vgsi.com/photos/GrotonMAPPhotos/00\00\30\68>)

Building Layout



Building Sub-Areas		Legend	
Code	Description	Gross Area	Living Area
BAS	First Floor	6569	6569
FUS	Upper Story, Finished	6569	6569
FOP	Porch, Open, Finished	480	0
UAT	Attic, Unfinished	566	0
UBM	Basement, Unfinished	6569	0
		20753	13138

Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #
ELE1	ELEV-PAS	3 UNITS	\$8,700	1

Land

Land Use

Land Line Valuation

Land Use		Land Use Valuation	
Use Code	9602	Size (Sqr Feet)	21780
Description	Church/Temple C	Frontage	
Zone	RA	Depth	
Neighborhood	C20	Assessed Value	\$158,600
Alt Land Appr	No	Appraised Value	\$158,600
Category			

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2013	\$1,171,100	\$158,600	\$1,329,700
2012	\$1,171,100	\$158,600	\$1,329,700
2011	\$1,171,100	\$163,500	\$1,334,600

Assessment			
Valuation Year	Improvements	Land	Total
2013	\$1,171,100	\$158,600	\$1,329,700
2012	\$1,171,100	\$158,600	\$1,329,700
2011	\$1,171,100	\$163,500	\$1,334,600

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Exhibit 11

Certificate of Title to the Old Groton Meeting House

Clarification of Legal Status of Ownership of the Old Groton Meeting House

In a process begun in the 1960s and concluded on March 20, 1986, First Parish and the Town of Groton formalized their relationship. By the Land Court of the Commonwealth land registration process, First Parish was granted the fee or ownership of the Old Groton Meeting House and the land surrounding it by Certificate of Title No. 176094 recorded in Book 1010 page 144. The title to the Meeting House contains a condition clause requiring that the building be used for religious or educational purposes. If the property were not so used, the ownership would revert to the Town of Groton.

The attached Certificate of Title in this Exhibit shows that:

“First Parish of Groton, Unitarian, an unincorporated religious organization ... is the owner in fee simple [of the Old Groton Meeting House] so long as the premises hereby registered are used for religious or educational purposes, and upon the cessation of such use title shall vest in the Town of Groton subject to all mortgages and other encumbrances then affecting the title thereto”.

In the same proceeding the title to the Minuteman Common (known in the governing document as the “Play Area”) in front of the Meeting House was granted to the Town, with the First Parish congregation being able to use and enjoy the Common as its members had in the past.

The title to the building known as the Parish House was granted to First Parish with no conditions by Land Court Certificate of Title No. 176095 recorded in Book 1010 page 145.

Extract from Chapter 185, Section 46, of the General Laws, as amended.

Every plaintiff receiving a certificate of title in pursuance of a judgment of registration, and every subsequent purchaser of registered land taking a certificate of title for value and in good faith, shall hold the same free from all encumbrances except those noted on the certificate, and any of the following encumbrances which may be existing:

First, Liens, claims or rights arising or existing under the laws or constitution of the United States or the statutes of this commonwealth which are not by law required to appear of record in the registry of deeds in order to be valid against subsequent purchasers or encumbrances of record.

Second, Taxes, within two years after they have been committed to the collector.

Third, Any highway, town way, or any private way laid out under section twenty-one of chapter eighty-two, if the certificate of title does not state that the boundary of such way has been determined.

Fourth, Any lease for a term not exceeding seven years.

Fifth, Any liability to assessment for betterments or other statutory liability, except for taxes payable to the commonwealth, which attaches to land in the commonwealth as a lien, but if there are easements or other rights appurtenant to a parcel of registered land which for any reason have failed to be registered, such easements or rights shall remain so appurtenant notwithstanding such failure, and shall be held to pass with the land until cut off or extinguished by the registration of the servient estate, or in any other manner.

Sixth, Liens in favor of the United States for unpaid taxes arising or existing under the Internal Revenue Code of 1954 as amended from time to time and any other federal lien which may be filed in the commonwealth.

Seventh, Liens in favor of the commonwealth for unpaid taxes arising or existing under the laws of the commonwealth, effective January 1, 1985.

CERTIFICATE OF TITLE.

Book 1010 Page 144

No. 176094

DATE OF REGISTRATION

March 20, 1986

Handwritten text: First Parish of Groton, Unitarian Observer, 176094, 01450

JOHN F. ZAMPARELLI, ESQ. REGISTER OF DEEDS ASSISTANT RECORDER LAND COURT MIDDLESEX SOUTH REGISTRY DISTRICT CAMBRIDGE, MASS. 02141

IMPORTANT See Note on back.

IMPORTANT

LAND REGISTRATION OFFICE SOUTH REGISTRY DISTRICT OF MIDDLESEX COUNTY (EAST) CAMBRIDGE, MASSACHUSETTS.

NOTE

This certificate must accompany every voluntary instrument relating to this property which is presented for registration at this office.

This certificate should be mailed or delivered to this office upon request when an involuntary instrument affecting this property is registered, so that the same may be noted hereon.

If this certificate is lost, a petition for a new one should be filed at once in the Land Court at Boston.

When a certificate owner dies, a petition for a new certificate after death should be filed in the Land Court at Boston, if the property goes to heirs or devisees.

Owner's Duplicate Certificate

BK.1010 PG.144

No. 176094

Entered pursuant to a decree of the Land Court, dated at Boston, in the County of Suffolk and Commonwealth of Massachusetts,

the fourteenth day of March in the year nineteen hundred and eighty-six and numbered 32536 on the files of said Court,

Copy of Decree.

COMMONWEALTH OF MASSACHUSETTS, SUFFOLK, ss.

LAND COURT.

In the matter of the Petition of

First Parish of Groton, Unitarian

numbered 32536 after consideration, the Court doth adjudge and decree that said

First Parish of Groton, Unitarian,
an unincorporated religious
organization located in

Groton in the County of Middlesex and Commonwealth of Massachusetts
is the owner in fee simple so long as the premises hereby registered are
used for religious or educational purposes, and
upon the cessation of such use title shall vest
in the Town of Groton subject to all mortgages
and other encumbrances then affecting the title
thereto

of that certain parcel of land situate in Groton

in the County of Middlesex and Commonwealth of Massachusetts, bounded and
described as follows:

Northerly by Lowell Road, three hundred seventy-six and 45/100
(376.45) feet;
Easterly by land now or formerly of The Trustees of the Lawrence Academy
at Groton, fourteen (14) feet;
Southerly by lot 2, two hundred thirty-seven and 88/100 (237.88) feet;
Southwesterly by land now or formerly of The Trustees of the Lawrence
Academy at Groton being a line in a Way, fifty-nine and 50/100
(59.50) feet; and
Westerly by land now or formerly of Town of Groton being a line in a
Way, one hundred thirty-eight and 83/100 (138.83) feet.

All of said boundaries are determined by the Court to be located as shown on a
plan drawn by Charles A. Perkins Co., Inc., Surveyors, dated December, 1968, as
modified and approved by the Court, filed in the Land Registration Office, a copy
of a portion of which will be filed with the original certificate of title issued
on this decree and shown thereon as lot 1.

So much of the land hereby registered as is included within the areas marked
"Way," approximately shown on said plan, is subject to the rights of the public
for travel as set forth in a stipulation between petitioner and the Town of
Groton filed with the papers in this case on May 31, 1967, a copy of which will
be filed at the Middlesex South District Registry of Deeds with the copy of this
decree (and registered as Document No. 702750).

So much of the land hereby registered as is included within the limits of the
Electric Lines, approximately shown on said plan, is subject to such rights as
may exist at the date of this decree.

So much of the land hereby registered as is included within the limits of the
Water Line, approximately shown on said plan, is subject to the terms of a
stipulation between petitioner and the Groton Water Company filed with the papers
in this case on June 29, 1967, a copy of which will be filed at said Registry
with the copy of this decree (and registered as Document No. 702751).

So much of the land hereby registered as is included within the areas marked
"Way" as set forth in a stipulation between petitioner and The Trustees of the
Lawrence Academy at Groton filed with the papers in this case on May 20, 1965, a
copy of which will be filed at said Registry with the copy of this decree (and
registered as Document No. 702752).

Certificate No. 176094 cont'd.

There is appurtenant to the land hereby registered rights in the Play Area, shown on said plan, and in said areas marked "Way" as set forth in a stipulation between Petitioner and the Town of Groton filed with the papers in this case on May 31, 1967, a copy of which will be filed at said Registry with the copy of this decree.

The land hereby registered is subject to the rights of the public in the travelled way, approximately shown on said plan.

And the Court doth adjudge and decree that said land be brought under the operation and provisions of Chapter 185 of the General Laws, and that the title of said

First Parish of Groton, Unitarian

to said land be confirmed and registered subject, however, to any of the encumbrances mentioned in Section forty-six of said Chapter which may be subsisting; and subject also as aforesaid.

Witness, MARILYN M. SULLIVAN, Esquire, Justice of the Land Court, Department of the Trial Court, at Boston, in said County of Suffolk

the fourteenth day of March in the year nineteen hundred and eighty-six

at ten o'clock and thirty minutes in the forenoon.

Attest, with the Seal of said Court, JEANNE M. MALONEY, Deputy Recorder SEAL

A true copy.

Attest, with the Seal of said Court, JEANNE M. MALONEY, Deputy Recorder SEAL

Received for Transcription at Middlesex County South Registry District,

March 20, 1986 at 8 o'clock and 17 minutes AM

A true copy. Attest, with the Seal of said Court.

..... *J. H. J. [Signature]* Assistant Recorder

Address of owner: c/o Francis A. Head, Treasurer, Groton, Massachusetts 01450

Land Court Case No. 32536

ID# 0772b DK# 0129b

Memoranda of Encumbrances

Decree
9025

No. 175094

DOCUMENT

- 702750 KIND: Stipulation
 IN FAVOR OF: First Parish of Groton, Unitarian
 with Town of Groton
 TERMS: See Document
 DATE OF INSTR: --
 DATE OF REG: Mar. 20, 1986 TIME OF REG: 8:17 AM

 SIGNATURE: *J. P. Fungilli* Asst. Recorder

- 702751 KIND: Stipulation
 IN FAVOR OF: First Parish of Groton, Unitarian
 with Groton Water Company
 TERMS: See Document
 DATE OF INSTR: --
 DATE OF REG: Mar. 20, 1986 TIME OF REG: 8:17 AM

 SIGNATURE: *J. P. Fungilli* Asst. Recorder

- 702752 KIND: Stipulation
 IN FAVOR OF: First Parish of Groton, Unitarian
 with Trustees of the Lawrence Academy at Groton
 TERMS: See Document
 DATE OF INSTR: --
 DATE OF REG: Mar. 20, 1986 TIME OF REG: 8:17 AM

 SIGNATURE: *J. P. Fungilli* Asst. Recorder

- 705033 KIND: Imposing of Restriction
 IN FAVOR OF: Commonwealth of Massachusetts
 (Massachusetts Historical Commission
 Imposing of preservation restrictions on within
 described land. See Doc.
 DATE OF INSTR: Mar. 20, 1986
 DATE OF REG: Apr. 15, 1986 TIME OF REG: 3:59 PM

 SIGNATURE: *J. P. Fungilli* Asst. Recorder



Exhibit 12

Public Benefit of the Old Groton Meeting House Project

PROJECT GOAL: to ensure the preservation of the Old Groton Meeting House, an essential and iconic element of Groton's historic landscape.



Wide Support around Town: The idea that substantial public benefit can be achieved through preservation of the Meeting House has wide support around town, as evidenced by the letters of support included in Exhibit 1 of this application and by the ongoing success in seeking private funding for the Phase 1 Project and now the Phase 2 Project.

The ongoing public benefit of rehabilitating, restoring, and preserving the Meeting House is twofold.

1. Given the prime location, aesthetic presence, and rich 260+ year story, this iconic structure, a town treasure, can be universally considered a quintessential example of what it means to be an historic building worth preserving. It is exactly the kind of structure which the Massachusetts Community Preservation Act (CPA) grants for historic purposes are intended to assist.
2. Throughout its 260+ year history, the building has served and continues to serve the community by making its meeting spaces available for public use and public benefit. Many local groups already make use of meeting rooms in the building, as detailed in Exhibit 5, and First Parish warmly encourages other community groups to take advantage of all the Meeting House has to offer. Preservation of this structure will allow these benefits to continue to accrue.

Exhibit 13

Exterior Preservation of Ancient Wooden Structures: An Inside Look

What happens to painted wooden structures over several centuries of use? After 260+ years, the answer for the Old Groton Meeting House is “paint failure” as documented in detail in the Spencer and Vogt Group (SVG) Condition Assessment Report.

Preservation of an historic building takes place at the exterior cladding and finishes where they meet the weather. The condition of a building’s exterior paint is at the front lines of the battle against nature’s ability to deteriorate ancient wooden surfaces. The paint surface is the largest and most forward element defending against the freeze-thaw cycle and UV radiation, both of which directly damage the precious wood of an historic structure.

On the iconic steeple, tower, and façade of the Meeting House, SVG found “a heavy paint build-up, evidenced by alligatoring and loose adhesion, significant wood rot and deteriorated cladding and trim. At the facade, damaged cladding and trim is concentrated at the south corner and is seen at the wall, the entablature, and the flush boards at the pediment.”

In order to rehabilitate, restore, and preserve the exterior of the façade, the windows and the front entrance columns, the following preservation steps are planned:

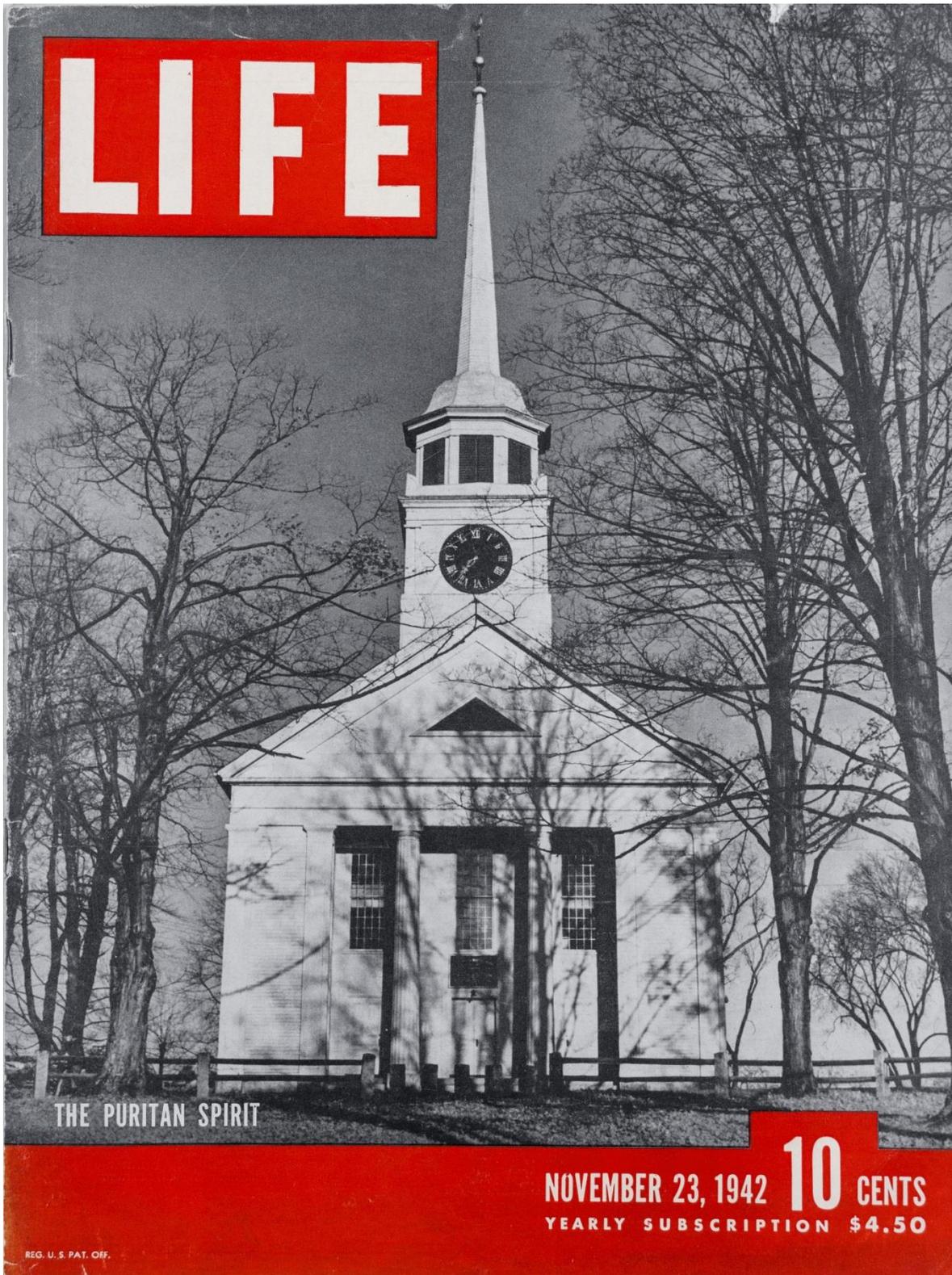
1. Intense scraping of loose paint by hand, feathering well adhered paint into bare areas. Lightly sanding as needed and as allowed. This exposes the wood and allows remedial repairs, such as replacement of deteriorated and damaged clapboards and trim with custom milling as needed.
2. Wash all surfaces to be painted to kill and remove mildew. Rinse fully. Wash all surfaces and allow to dry.
3. Apply one full coat of Mad Dog primer and two top coats of approved finish paint under acceptable weather and wood moisture content conditions with careful attention to paint thickness.



For the 180-year-old Meeting House windows, the plan is to similarly prepare and paint all windows after repair and re-glazing, as needed. This will be done in place, if possible, without removing window sash or glass. If one or more windows requires removal for more extensive work, this will be handled on a case-by-case basis.

These professional grade exterior preservation efforts, meeting the U.S. Secretary of the Interior’s Standards for Treatment of Historic Structures, form a front-line defense against the elements, protecting the building from injury, harm, or destruction. This approach will absolutely prolong the Meeting House’s life in a direct and incontrovertible way.

Exhibit 14 – Old Groton Meeting House Pictures





Phase 1 installation of copper roof to bell tower.



Phase 1 work above the roofline completed successfully.



Excessive paint build up, paint failure, aligating, damage to ancient wooden clapboards.



The ravages of time.



Columns on the front portico show serious signs of wear.



The 1809 James Ridgeway Tower Clock, a magnificent instrument in need of rehabilitation and restoration.



**Iconic view from the Minuteman Common.
An historic structure well worth preserving.**