

PROJECT APPLICATION

Applicant:**Friends of the Truro Meeting House**

Chuck Steinman, Chair

Katherine Bunker Black, Secretary

www.truromeeetinghousefriends.com**Project: South Façade Restoration****Location/Address:** 3 First Parish Lane

PO Box 149, Truro, MA 02666

Amount Requested: \$39,657.00

Submission Date: November 1, 2024**Telephone:** cell: (617) 974-1613**E-mail:** c.e.steinman@comcast.net**Purpose:**☐ Open Space☐ Affordable Housing☒ Historic Preservation☐ Recreation

Project Summary

The Friends of the Truro Meeting House thank the Town and the Community Preservation Committee for the previous Truro Community Preservation Act (CPA) funding for the historic preservation of the Truro Meeting House. We now request CPA funding to restore deteriorated portions of the South façade and badly patched areas resulting from the recent blown-in insulation project. As documented in our application, these are areas which require replacing rotted shingles and painting versus areas that just require painting, which will not be included in this request but rather paid for directly by the Friends of the Truro Meeting House.

Although the shingles on the South façade were older than elsewhere, it was only spot repaired during the 2013-2017 phased CPA-funded preservation project. It had been previously painted in 2012, as shown in the accompanying photo, but it is not known when the façade had been last re-shingled. After the gutters were replaced in 2019, the East, West, and North facades were painted as a phased maintenance project during 2020 to 2021, all by community donations to the Friends.

Unfortunately, when the Friends went to repaint the South façade, it was determined that the majority of the shingles and some trim boards were rotted and needed to be replaced. Supply chain-inflated costs delayed the project.

We are now requesting CPA funding for the badly deteriorated areas as a restoration cost. Areas that only require painting but do not need replacing rotted shingles or trim boards will be considered normal maintenance. Work done for these areas will not be included in this funding request but will be paid for by donations to the Friends.



Repainting the South façade, 2012



Replacing the gutters and repairing and painting the fascia boards, 2019.



Repainting the North and East façades, 2020



Repainting the West façade, 2021



Evaluation of the rotted shingle siding by Tim Seaton, maintenance person/painter, 2020

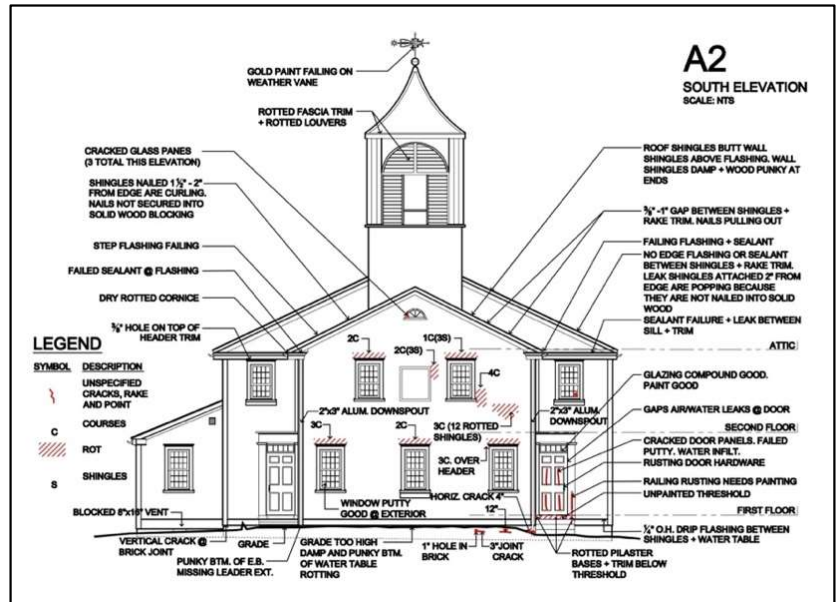
Estimated Date for Commencement of Project: July 1, 2025,**Estimated Date for Completion of Project:** June 30, 2026.

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Narrative

The Friends of the Truro Meeting House request CPA funding to restore deteriorated portions of the South façade and badly patched areas resulting from the recent blown-in insulation project and then painting of these areas. Although the shingles on the South façade were older than elsewhere, it was only spot repaired during the CPA-funded phased preservation project as shown in drawing A2 and described below in Mark Almeda's 2013 Architectural/Structural Engineering Evaluation Report.

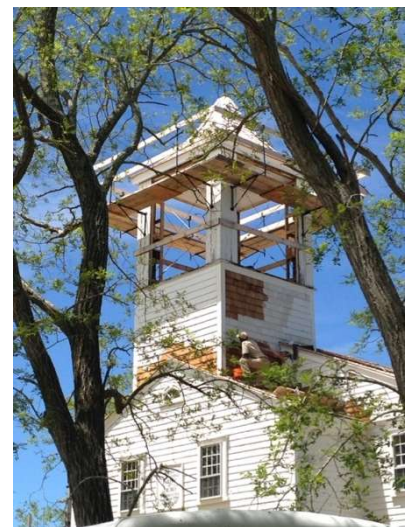
The South facade had been previously painted in 2012, as shown in the photo on the Project Summary. Previously completed during the phased 2013-2017 CPA-funded preservation project was the restoration and painting of all the windows, which will not be required at this time. Portions of the tower were re-shingled during the CPA-funded preservation project as shown in the accompanying photos and repainting will not be included in this CPA funding request.



Mark Almeda evaluation of the South facade siding.
 Architectural/Structural Engineering Evaluation Report, 2013

After the gutters and damaged fascia boards were replaced in 2019, the East, West, and North facades were painted as a phased maintenance project during 2020 to 2021, all with funding from donations to the Friends.

Unfortunately, when the Friends went to repaint the South façade, it was determined that the majority of the shingles was rotted as were some of the trim boards and needed to be replaced. The project was delayed until now due to the inflated costs of shingles and building supplies resulting from supply-chain shortages.



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Truro Meeting House South Entrance Façade Siding Evaluation

The cedar shingles on the South façade are older than elsewhere in the building and not worthy of additional layers of paint or additional patch-in repair work. Failure indications are as follows:

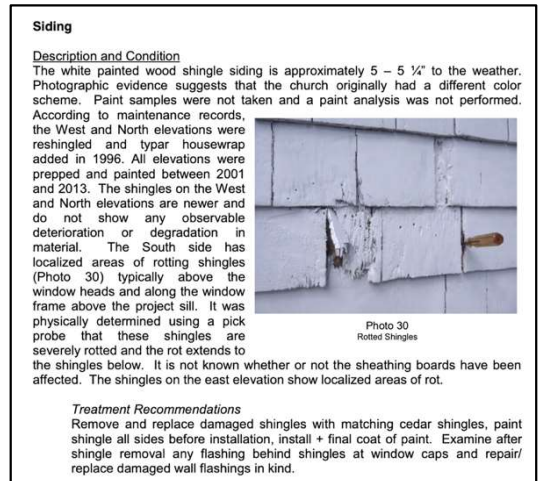
- Visual indications of rot from the face of the shingle through to the back, in multiple locations.
- Test probing indicated soft punky shingles in multiple locations.
- Evidence of multiple shingle patch-in repair work indicates previous years of existing cedar shingle failure.
- Paint failure in multiple locations indicates condensation moisture leaching in from the back side of the shingle which creates a dry rot effect, compromising the integrity of the shingle, not uncommon for old buildings that are not insulated. There was no insulation barrier to block the opposing interior /exterior temperatures resulting in condensation. This is especially an issue on the south façade where there are more significant temperature variations.

The Meeting House is now ready for a long overdue shingle replacement. Fortunately, the recent blown-in insulation on all exterior walls should greatly protect against shingle rot in coming years.

Unfortunately, during the blown-in insulation process, shingles were not properly replaced, and that shingle replacement and painting work that now needs to be done around the entire building is part of this funding request.



Below are recent photographs that indicate the deteriorated shingles and trim boards that will need to be replaced before the building can be repainted. It is this work for which CPA funding is sought.



Siding

Description and Condition

The white painted wood shingle siding is approximately 5 – 5 ½" to the weather. Photographic evidence suggests that the church originally had a different color scheme. Paint samples were not taken and a paint analysis was not performed. According to maintenance records, the West and North elevations were reshingled and tyar housewrap added in 1995. All elevations were prepped and painted between 2001 and 2013. The shingles on the West and North elevations are newer and do not show any observable deterioration or degradation in material. The South side has localized areas of rotting shingles (Photo 30) typically above the window heads and along the window frame above the project sill. It was physically determined using a pick probe that these shingles are severely rotted and the rot extends to the shingles below. It is not known whether or not the sheathing boards have been affected. The shingles on the east elevation show localized areas of rot.

Treatment Recommendations

Remove and replace damaged shingles with matching cedar shingles, paint shingle all sides before installation, install + final coat of paint. Examine after shingle removal any flashing behind shingles at window caps and repair/replace damaged wall flashings in kind.

*Mark Almeda evaluation of the siding.
Architectural/Structural Engineering
Evaluation Report, 2013*



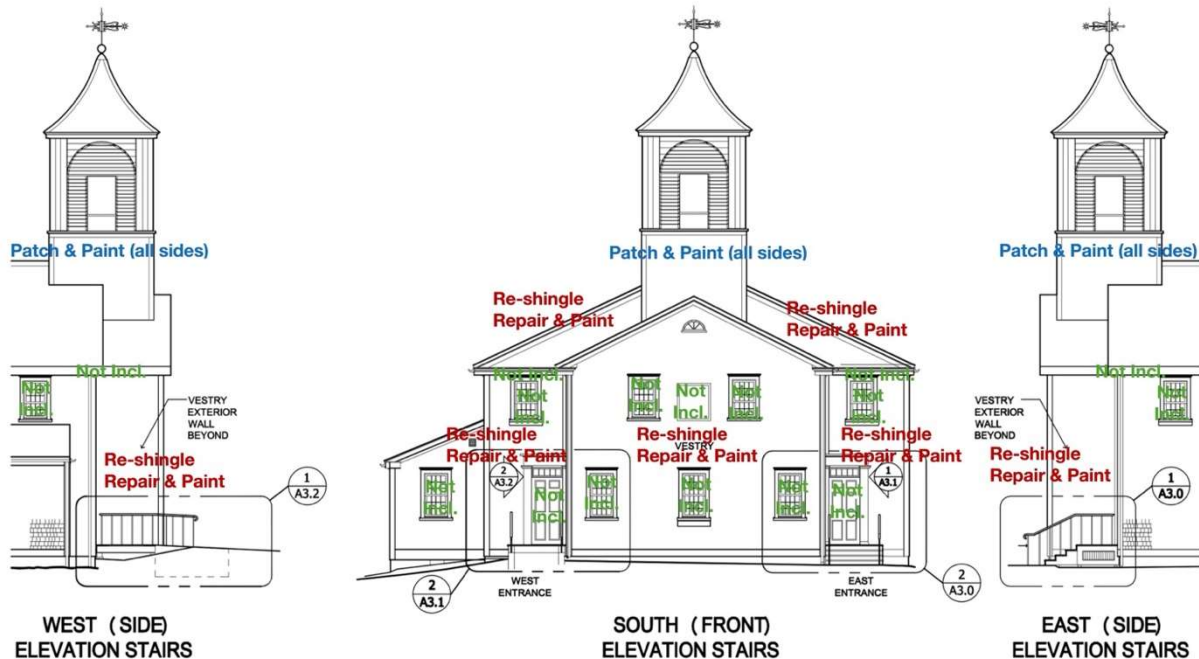
*Tim Seaton, maintenance person/painter
evaluation of the rotted shingle siding, 2020*

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Proposed Scope of Work

We have asked the bidders to identify and carry as separate cost items the restoration work for which funding would be allowed under the Community Preservation Act (CPA) legislation as a capital expense versus only painting work that would be considered routine maintenance and would not be covered by this grant request:

1. Identify areas that that are too deteriorated to just paint, and which will require replacing the shingles and some trim boards. Shingles to be white cedar to match existing. Replaced trim to match existing. Carry his work as a separate cost that would be considered restoration and is allowed as a capital expense under the Community Preservation Act (CPA) enabling legislation. *A contingency is included for re-shingling the bell tower if during the work process it is determined that just painting will be insufficient, and it needs to be re-shingled.*
2. Identify the areas that require just patching and repainting, including, if any, painting work that is recommended on the other facades. Carry this work as a separate cost that would be considered maintenance and is not allowed under the CPA enabling legislation. It would be paid for with funds donated to the Friends of the Truro Meeting House.



South (Front) Façade Scope of Work (Updated 10/24/2024):

1. **Re-shingle, Repair Trim & Paint:** Areas are shown where the shingles and trim are so deteriorated (including shingles damaged by the blown-in insulation project) that it is necessary to replace shingles, trim, flashing, and paint. Proposal should use white cedar shingles, oil-based primer, and finish painting with Benjamin Moore Exterior Soft gloss white
2. **Patch and Paint:** Areas are shown for the Bell Tower where only painting and occasional patching is required. Proposal should use oil-based primer, and finish painting with Benjamin Moore Exterior Soft gloss white (*This work is considered maintenance and is not covered by CPA grant.*)
3. **N.I.C.** Gutters and related fascia boards and windows and doors are not included (areas with green text).

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The Proposed Scope of Work is shown below:

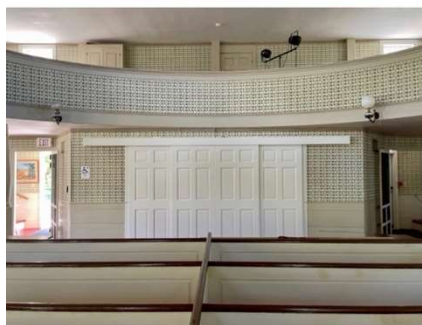
Community Benefits

Over the years, the nearly 200-year-old Truro Meeting House has served as a gathering place for our community for Town Meetings, weddings, funerals, church services, and cultural events. When Community Preservation Act funding was requested to preserve the Meeting House, the Community Preservation Committee called for the creation of a Friends organization to manage the restoration project(s) it funded, to hold community cultural events, and to build a constituency for the future maintenance of the Meeting House.

Since the founding of the Friends in 2012, the Friends organization has presented more than 85 talks, musical performances and special events. We have collaborated with the Truro Public Library, Truro Historical Society, and the Truro Center for the Arts at Castle Hill to attract audiences to our events. An estimated 3,000 people have attended. The Friends have received donations from more than 224 individuals and/or families totaling more than \$200,000 for ongoing maintenance and for promoting and holding events.

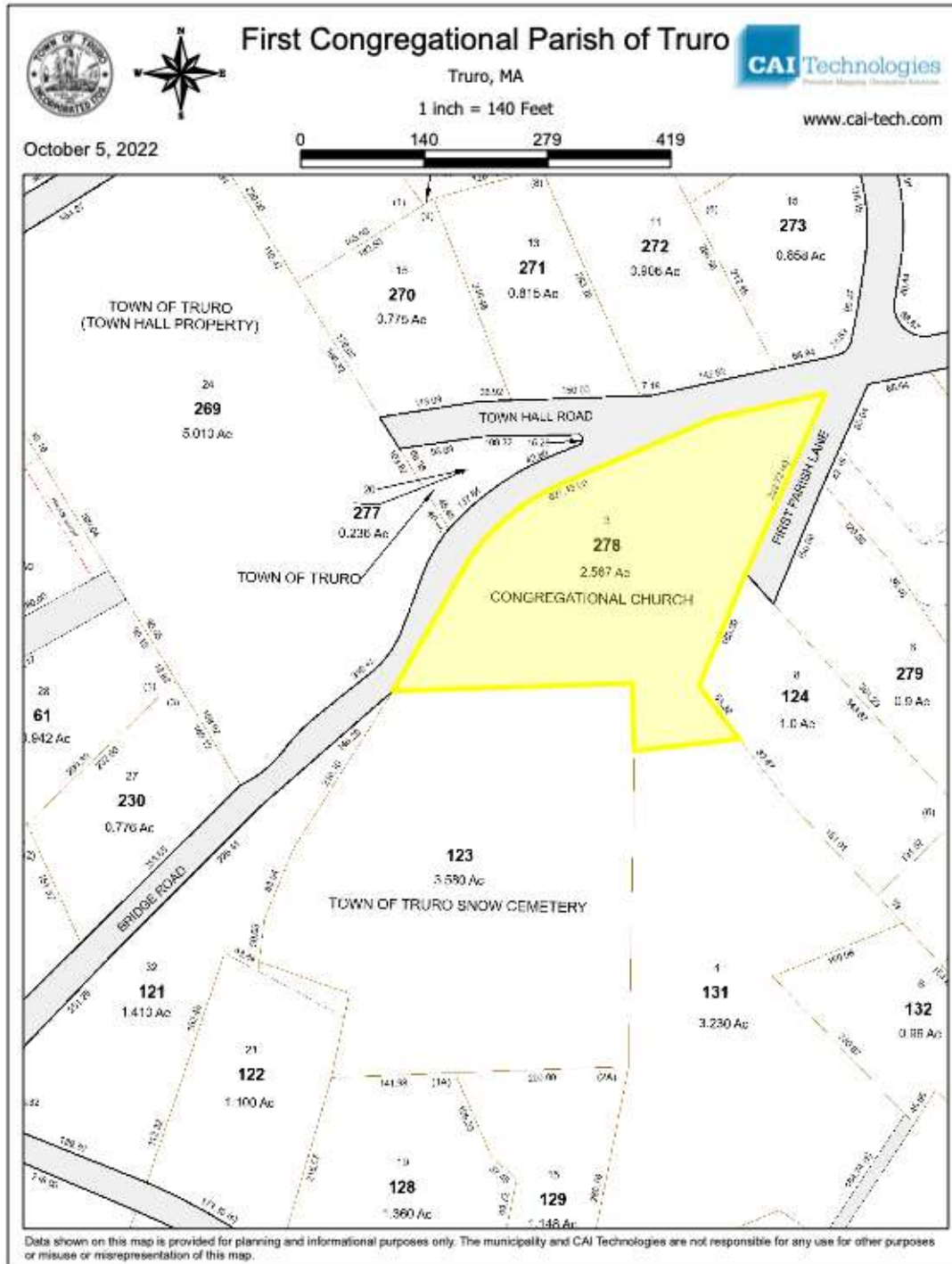
The recently completed gathering space improvements that was funded with the assistance of CPA revenues was a great success this past summer. The accompanying photos show “Before” and “After” photos as viewed from the main Meeting Hall and from inside the restored gathering space.

Not only did people gather after events, increasing the sense of community and building sustaining support for the preservation of the Meeting House, but several events were held in the more attractive gathering space as shown below.



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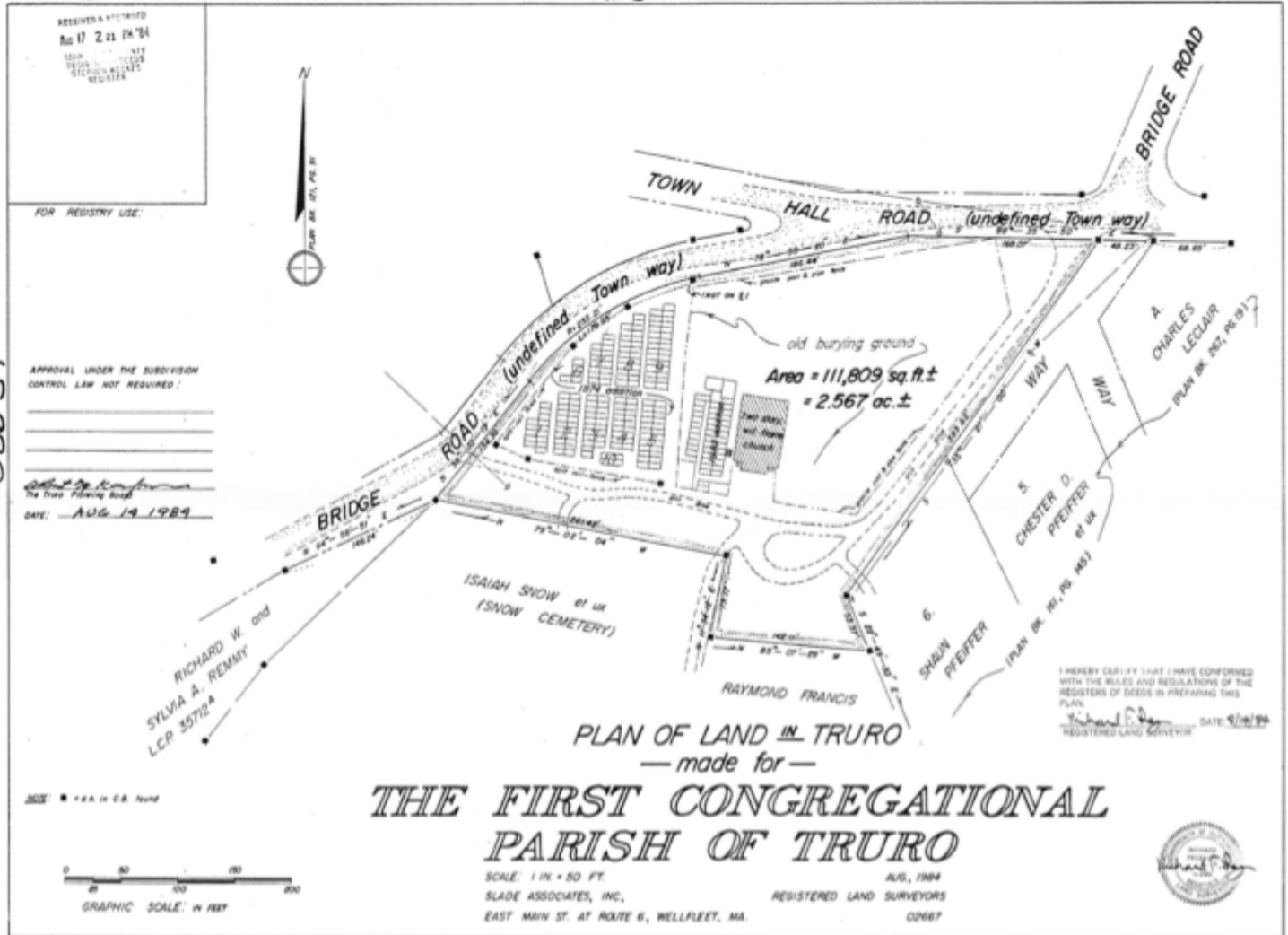
Truro Assessor's Location Map



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Record Plan of Land

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National Register of Historic Places Registration Form – Excerpts

NPS Form 10-900 OMB No. 1024-0018
United States Department of the Interior
National Park Service

First Congregational Parish Historic District

Summary Paragraph

The First Congregational Parish Historic District is located in central Truro, Barnstable County, MA, on an upland area immediately north of the Pamet River and west of US Route 6. The district contains 5.97 acres on two parcels. The northern parcel contains the Meeting House of the First Congregational Parish of Truro (TRU.82, 1827) and the Congregational Cemetery (TRU.803, earliest death date, 1812). The southern parcel contains Snow Cemetery (TRU. 805, earliest death date, 1817). The two parcels are bounded by Bridge Road Extension to the west and north, First Parish Lane to the northeast, and land-bound parcels to the south and southeast. The period of significance runs from 1812, the earliest death date in the Congregational Cemetery, to (sic) 1964, the 50-year cut-off period established by the Interior Department for properties in continuing use. All of the contributing resources retain their historic religious, funerary, and commemorative uses. The surrounding area remains sparsely developed; to the west of the district is the Truro Town Hall (Union Hall, TRU.83, 1848, NR 1997, and to the south and east are large residential parcels that remain heavily forested with locust, oak, and scrub pine.



Statement of Significance Summary

The First Congregational Parish District contains three resources, the First Congregational Parish Meeting House, the Congregational Cemetery, and Snow Cemetery. These resources, together with the adjacent Union Hall (NR 1997), represent the most intact concentration of 19th-century civic and religious institutions in Truro. The First Congregational Meeting House, built in 1827, was the town's third meetinghouse and is the oldest surviving building of its type in the town. It is an excellent example of an early 19th-century Federal/Greek Revival institutional building in Truro, and the Parish's organization has been closely identified with the town's development since 1709. The district meets National Register Criterion A for its association with the historic development of Truro, and Criterion C for its well-preserved example of early 19th-century institutional architecture in the Federal/Greek Revival style. The period of significance extends from 1812, the earliest death date at the Congregational Cemetery, to 1964, the 50-year cut-off period for properties in continuing use.

(Note: The entire National Register of Historic Places Registration Form, NPS Form 10-900 OMB No. 1024-0018, United States Department of the Interior, National Park Service, is available on request of at the MHC website: <https://mhc-macris.net>

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Summary of Amount Requested

A. Deteriorated Shingle and Trim Replacement and Painting

Cape Associates Base Proposal

General Requirements	\$ 1,660.00
Finish Carpentry	2,821.00
Exterior Siding (incl. rain slicker building wrap)	17,752.00
Paint Exterior (\$12,961.00 - \$1,100 for tower)	11,861.00
Subtotal per Quote	\$34,094.00

Accepted Change Orders

PCO-01 Pre-dipped shingles (deduct)	(1,040.00)
PCO-02 Insulation Shingle Repair (properly*)	4,033.00

Subtotal Base Contract Amount \$37,087.00

Potential Change Order (Contingency)

PCO-04 Contingency for Tower Shingling (if required during construction work)	<u>2,570.00</u>
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TOTAL CPA GRANT AMOUNT REQUESTED: \$39,657.00

B. Painting for Areas Not Requiring Shingle or Trim Replacement (Not Included in Grant Request)

Painting Four Sides of Bell Tower (Paid for by Friends Donations)	\$ 1,100.00
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TOTAL IN QUOTE AND ACCEPTED CHANGE ORDERS \$40,757.00

* Two options were proposed for replacing the shingles damaged by the insulation process. The less expensive option (PCO-03 for \$1,601.00) would only replace and paint the immediately damaged shingle and provide flashing over the hole cut to blow in the insulation. However, the contractor has recommended to do the work “properly” with the more expensive option (PCO-02 for \$4,033.00), which replaces and paints the surrounding shingles as well. This option is carried in the requested CPA Grant.

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TOTAL	\$35,194.00
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Options:



10/29/2024

Job Number:

Budget	Committed	Est to Complete	Delta	Comments
\$ 250.00	\$ -	\$ 250.00	\$ -	
\$ 1,590.00	\$ -	\$ 1,590.00	\$ -	
\$ 1,000.00	\$ -	\$ 1,000.00	\$ -	
\$ 1.00	\$ -	\$ 1.00	\$ -	
\$ 4,850.00	\$ -	\$ 4,850.00	\$ -	
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Totals:	\$ 13,641.00	\$ -	\$ 13,641.00	\$ -
Markup and tax on Allowance Delta			\$ -	
Total Change in Allowance			\$ -	
Potential Change Orders:	Description:	Cost	Approved As	Comments
PCO01	Shingle with Pre-dipped shingles (preferred)	\$ (1,040.00)		
PCO02	Shingle Repair Properly (insulation damage)	\$ 4,033.00		
PCO03	Shingle Repair Acceptable (alt. to PCO02)	\$ 1,601.00		
PCO04	Add Tower Shingling (contingency amount)	\$ 2,570.00		
PCO05	Standard House Wrap (not preferred)	\$ (1,466.00)		
		\$ -		
		\$ -		
		\$ -		
		\$ -		
		\$ -		
		\$ -		
Total Unapproved Potential Change Order/s		\$ 5,698.00	\$5,563.00 (PCO 1, 2 & 4)	
Approved Change Orders:	Description:		Comments	
C001		\$ -		



	PROPERTY MANAGEMENT SERVICES	\$	-	
		\$	-	
Approved Change Order Total		\$	-	
Contract Change Orders and Allowance Total (NOT Including PCO's)		\$	-	
Original contract amount		\$	35,194.00	
Forecasted Total		\$	40,892.00	includes allowance 'delta', extras and PCO's

\$40,757 (PCO 1, 2 & 4)

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Benjamin Obdyke Slicker HP 2SQ



Details **Reviews**

Benjamin Obdyke Slicker HP 2SQ

Benjamin Obdyke's **Slicker HP (2SQ)** features a pioneering detachable rainscreen and premium housewrap in a single application. The ability to detach the rainscreen from the housewrap without compromising water holdout simplifies installation and allows installers to use preferred flashing methods.

Slicker HP is **the first** all-in-one moisture management solution to **feature a detachable rainscreen AND premium housewrap** in a single application.

Slicker HP is recommended for use with wood and fiber cement. Combine HydroFlash with our other accessories, HydroCorner and Slicker Screen for fast installation and superior infiltration protection.

See "**Related Products**" below for more options.

Benjamin Obdyke Slicker HP 2SQ

Benjamin Obdyke **Slicker HP 2SQ** is rated Maximum Protection in Obdyke's ratings system. Providing the highest level of moisture protection and peace-of-mind, Slicker HP provides a generous gap for superior drainage and drying performance, eliminating potential for mold and rot in the exterior wall.

- Provides max protection for the wall system, eliminating the deteriorating effects of mold and rot between siding and sheathing
- Reduces the chances of premature peeling or blistering of finishes
- Commercial-grade housewrap layer has superior tear strength, surfactant resistance and water holdout capabilities
- Simplifies and reduces labor by installing rainscreen and housewrap in one easy-to-handle roll

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Truro Historical Commission Letter of Support



Truro Historical Commission

Truro Town Hall

Post Office Box 2030

Truro, Massachusetts 02666

Phone: (508) 349-7004

Fax: (508) 349-5505

October 31, 2024

Community Preservation Committee
Truro Town Hall
PO Box 2020
Truro, MA 02666

Dear Committee Members,

The Truro Historical Commission enthusiastically supports the application of the Friends of the Truro Meeting House for Truro's Community Preservation Act (CPA) funding for CPA-eligible restoration of facades on the south/entry and elsewhere on the building. .

The Meeting House is part of the ***First Congregational Parish Historic District*** listed in the National Register of Historic Places by the US Department of Interior in 2014. Together with the adjacent Union Hall (now Town Hall), these resources represent the most intact concentration of 19th century civic and religious institutions in Truro. Built in 1827, the Congregational Meeting House was the Town's third meetinghouse, is an excellent example of an early 19th century Federal/Greek Revival institutional building in Truro and has been closely identified with the Town's development.

In addition to noting the property's pre-eminent historic and cultural significance, the Truro Historical Commission commends the exemplary stewardship of the applicant. The Friends of the Truro Meeting House, a non-religious organization that works closely with the Meeting House congregation, was formed in 2012 to activate the Meeting House as a civic, community and cultural venue. The proposed improvements will advance the Friends' continuing efforts to improve and maintain this important historic resource for the Town's benefit.

We are pleased to highly recommend this application for the Town's CPA support.

Regards,

A handwritten signature in black ink that reads "Matthew J. Kiefer".

Matthew Kiefer, Chair Truro Historical Commission

cc. Chuck Steinman, Chair, Friends of the Truro Meeting House