

**Project Summary:** Hingham Community Center Preservation and Restoration Project

**Project Scope:** The Hingham Community Center, Inc. (“HCC”) requests \$337,317.00 to fund a capital preservation and restoration project for the historic John Thaxter House, also known as the Hingham Community Center.

Built in 1718, listed on the National Register of Historic Places, and located within the Lincoln Historic District, this landmark at South and Central Streets is a centerpiece of Hingham Square and a hub for community life. As a non-profit, HCC has long maintained this historic structure while offering event space and programming for all ages. From its earliest years as the home of influential individuals who helped shape both the town and nation, the property’s use has evolved. It has served as a rectory for St. Paul’s Church, later as home to the Wompatuck Men’s Club, and today as an inclusive community center that welcomes all and fosters civic engagement through diverse programming and enrichment classes. HCC receives no funding from the Town of Hingham and supports its operating costs through programming fees, event rentals and fundraising efforts.

For this project, HCC will contribute \$20,000 toward the total cost, which will preserve, rehabilitate, and restore the John Thaxter House, ensuring its historic character and functionality for generations to come. This project fulfills the goals of the Community Preservation Act by preserving a significant historic resource, maintaining its active public use, and safeguarding Hingham’s cultural heritage. By protecting this landmark, HCC will continue providing inclusive programs, enrichment classes and affordable event space for the entire town.

**Key Steps for Implementation** To ensure the building’s continued use and historical integrity, we are prioritizing a series of capital improvement projects.

**Renovation of Two Second-Floor Restrooms:** July - August. Full restoration of both restrooms to improve functionality while respecting the historic character of the space. Demolition of existing restrooms, rearrange plumbing and electrical wiring as needed, repair walls and ceiling for new and repaired plaster, new door, window and baseboard trim. Paint all areas and install new tile floors. Provide and install new plumbing and electrical fixtures. (Note: we have partial funding from Greenbush Grant for this project.)

**Restoration of the Central Street-Facing Exterior:** July. Preservation of the building’s left outer side to maintain its historic appearance and structural integrity. Remove existing shingles and pilaster trim, replace pilaster trim with new paneled pilasters, shingle side end walls with pre-primed gray white cedar shingles, underlayment and flashing as needed, paint all disburbed areas.

**Refinishing of Wooden Floors and Stairways:** October. This project involves removal of vinyl and carpet from the first floor and back stairway to uncover and restore the building's original wood features in keeping with historical preservation standards. In addition, all second-floor wood flooring will be refinished, enhancing both the historic integrity and the long-term durability of these high-use areas.

**Structural Repairs and Historical Restoration of the Front and Side Portico Entrances:** July – August. Repairs to ensure safe access and preserve these key architectural elements. Front portico: provide temporary shoring for portico roof, remove columns, demo frame/decking, repair or replace footing, install new framing and decking to match existing, rebuild front door, threshold and side lights as needed (except leaded glass panels). Reinstall repaired and restored wood columns. Repair/remove front steps, railing and fix dip in cement sidewalk. Side Portico: Strip paint and metal roofing, restore or replicate molding and historic trim to match existing, install a new lead coated copper roof, repair adjacent clapboards. Sand prime and paint all disturbed areas.

**Update of Two Lower-Level Restrooms:** August - September. This project will renovate the two lower level restrooms to enhance appearance while maintaining a historically appropriate aesthetic. These updates will improve user experience and preserve the building's architectural character. Selective demolition of restrooms: tile, patch and prep ceilings, walls and trim for paint. Install tile floors and wainscoting.

**Removal and Replacement of Rear Vinyl Siding with Cedar Shingles:** August – September. Replace deteriorating modern materials with historically appropriate cedar shingles to restore the original design. Remove and dispose of vinyl shingles and trim in rear of building, repair and prep wall sheathing as needed, repair and replace door and window trim as needed. Install gray pre-primed white cedar shingles and all underlayment and flashing as needed, paint with one coat to match.

**Repointing of Five Chimneys and Fireplaces:** October. Essential masonry work to preserve structural integrity and prevent further deterioration. Investigate all chimneys and fireplaces, repoint all masonry as required, reflash chimneys to roof where needed.

**Installation of Acoustical Panels in the Ballroom:** September. Install panels to improve sound quality/noise mitigation and enhance the functionality of the room for event use.

**Interior Painting:** October – December. Painting of interior spaces for clean fresh look.

**List of Stakeholders:** Stakeholders include the Hingham Community Center Board of Directors and beneficiaries of this project include multi-generational Hingham and South Shore community members who participate in enrichment classes and programming; members of the Launch Vocational Day Program for disabled adults who use the building as their base for day programming; as well as a variety of nonprofit groups and private individuals who use the Hingham Community Center for meetings and events.

**Professional Oversight and Ongoing Management Responsibility:** The Hingham Community Center Board of Directors under the stewardship of President Julia Whitney and Maintenance Chair Jim DeMaggio will oversee all projects and construction.

**Anticipated Maintenance after Project Completion and Responsibility of Ongoing**

**Maintenance:** The Hingham Community Center Board of Directors under the stewardship of maintenance chair, Jim DeMaggio ensures that the building undergoes its yearly inspections to adhere to building standards and that the building is maintained properly.

**Benefits to the Town of Hingham:** These capital projects will result in a structurally sound, fully functional, and historically preserved facility, strengthening the Hingham Community Center/John Thaxter House's role as a cornerstone of community life. The improvements directly advance the goals of the Community Preservation Act by safeguarding a significant historic property while enabling the Hingham Community Center to continue its mission of providing inclusive cultural, social, and educational enrichment programs, as well as affordable event space, for residents of all ages.

**Criteria to Determine Success of Implementation:** The projects are expected to take approximately six months, beginning in July and concluding in November/December. Success will be measured by the timely completion of work within budget and by delivering lasting improvements that enhance both the structural integrity and preservation of the John Thaxter House, ensuring it remains a welcoming and sustainable space for community use. These efforts will preserve the building's stability, functionality, and historic character, allowing the Hingham Community Center to continue offering vibrant, inclusive programming and accessible event space.

By protecting this important historic resource, the project not only safeguards a cherished community landmark but also strengthens the Hingham Community Center's ability to serve residents for years to come. Supporting these improvements aligns directly with the goals of the Community Preservation Act by promoting historic preservation, enhancing public access, and fostering a space that enriches the social, cultural, and community life of the Town of Hingham.

**Control of Site:** The Hingham Community Center Board of Directors owns the property located at 70 South Street. Should additional documentation be required, HCC will obtain written records from the Plymouth County Registry of Deeds to verify ownership.

**Feasibility:** The Hingham Community Center Board of Directors are unaware of any restrictions.

**Financial Statement Note:** HCC operates as a break-even organization. Over the past four years, HCC has invested approximately \$213,000 in building improvements but cannot further deplete its Fund Balance. A significant portion of this balance is comprised of fixed assets, which are not liquid and therefore unavailable for project funding. While there are restoration and capital projects HCC hopes to undertake, limited financial resources make external funding essential. HCC has previously applied for two highly competitive federal grants, which prioritized state agencies and larger nonprofit organizations. Unfortunately, we were not selected for funding. As a result, HCC is now seeking local funding sources to complete remaining preservation and restoration improvements. We are grateful for continued support from the Greenbush Fund which has helped make prior projects possible.

**Names of Contractors/Vendors:**

Construction:

- Bob Shepard, Shepard Investments: 37 Derby Street, Hingham MA 02043
- Ben Wilcox, Wilcox Corporation: 36 North Street, Hingham MA 02043
- Jonathan Detwiler, Buttonwood Renovations: 152 River Street, Norwell MA 02061

Floor Refinisher:

- Nams Hardwood Flooring: 6 Blackwell Street, Dorchester MA 02122
- Damien Flooring: 254 Washington Street, Weymouth MA 02188
- Doyle Floors: 402 Front Street, Weymouth MA 02188

Chimney Work:

- Mario Rosano Masonry Contractors: 191 Hull Street, Cohasset MA 02025
- Ben Wilcox, Wilcox Corporation: 26 North Street, Hingham MA 02043
- Joe Truglia, Truglia Masonry & Hardscapes: 135 King St. Cohasset MA 02025

Sound/Acoustical:

- Steven Drago, New England Soundproofing: 30 Norfolk Ave, Easton, MA 02375
- Shaun Crossen, Shanahan Sound: 489 Westford Street, Lowell MA 01851
- Scott Mason, Pristine Acoustical Ceilings: 1171 Mammoth Road, Pelham NH 03076

Painters:

- Turbo Painting & Carpentry: 207 Samoset Street, Plymouth MA 02360
- John Donnelly, CertaPro Painting: 137 Weymouth Street, Rockland MA 02370
- Mark Falvey, M.A. Falvey Painting Service: 4 Keith Way Hingham MA 02043

**Hingham Community Center Preservation and Restoration Project Estimates**

**Renovation of Two Second-Floor Restrooms:**

- Shepard Construction \$70,000
- Wilcox Corporation \$85,000\*
- Buttonwood Renovations \$90,000

**Restoration of the Central Street-Facing Exterior:**

- Shepard Construction: \$43,720
- Wilcox Corporation \$30,900\*
- Buttonwood Renovations \$20,000

**Refinishing of Wooden Floors and Stairways:**

- Nams Hardwood \$25,000\*
- Damien Flooring \$28,700
- Doyle Floors \$14,930

**Structural Repairs and Historical Restoration of the Front and Side Portico Entrances:**

- Shepard Construction \$52,717
- Wilcox Corporation \$29,500 (plus \$6000 Truglia Masonry) \$35,500\*
- Buttonwood Renovations \$49,000

**Update of Two Lower-Level Restrooms:**

- Shepard Construction \$24,224
- Wilcox Corporation \$45,000\*
- Buttonwood Renovations \$25,000

**Removal and Replacement of Rear Vinyl Siding with Cedar Shingles:**

- Shepard Construction \$33,817
- Wilcox Corporation \$15,600\*
- Buttonwood Renovations \$25,000

**Repainting of Five Chimneys and Fireplaces:**

- Wilcox Corporation \$25,000\*
- Truglia Masonry & Hardscapes \$15,000
- Mario Rosano Masonry Contractors (need to confirm old estimate)

**Installation of Acoustical Panels in the Ballroom:**

- New England Soundproofing \$28,317 -\$73,497 (depending on option chosen)\*
- Shanahan Sound \$22,000
- Pristine Acoustical (did not receive estimate yet)

**Interior Painting:**

- Turbo Painting & Carpentry \$25,500
- CertaPro Painting \$33,046\*
- M.A. Falvey Painting Service \$59,000

\*Estimate used in project calculations.