

# Hingham Community Center Preservation and Restoration Project

Community Preservation Act

Grant Proposal

November 4, 2025



# **Hingham Community Center**

**70 South Street  
Hingham MA 02043**

# Project Summary

Hingham Community Center (HCC) has revised their original request and asking \$151,754 from CPA to fund capital preservation and restoration projects for the historic John Thaxter House built in 1718.

HCC will contribute \$3,500 to this proposed project for total cost of \$155,254.

Located in Hingham Square, this National Register historic landmark is a hub for community life.

HCC is a non-profit organization that maintains the historic property through program fees, rentals, and donations. It receives no funding from the town of Hingham.

# Community Significance

The historic John Thaxter House has long been a cornerstone of Hingham's civic life, originally serving as a home for notable individuals, the rectory for St. Paul's, the Wompatuck Men's Club, and now the inclusive Hingham Community Center. It also features a rare historic mural by artist John Hazlitt further underscoring Hingham's cultural significance.

Preserving this landmark ensures residents of all ages and backgrounds have access to a welcoming space that fosters community connection and enrichment programming.

# Community Significance

**HCC hosts over 250 weekly visitors and more than 4,000 guests annually for events and programs**

## **Programs & Activities**

Art Lessons

Adult Dance, Fitness & Yoga

Child & Caregiver Programs

Cheer Classes/Training

Coastal Dance Academy

Karate

Theater

Yoga for Kids

Summer Camps

Coding Classes

## **Annual Events & Community Uses**

Launch Vocational Services for Disabled Adults/South Shore Support Services

Meeting Space

Festival of Trees and Menorah Lighting

Hingham Downtown Association Sip & Shop to support local businesses

Fundraisers

Booster Banquets

Recitals

Wedding/Bridal & Baby Showers

Memorial Events

Men of Harmony Singing Group

Hingham Unity Council

# Project Goals

- Preserve and restore the historic features of the John Thaxter House resulting in a structurally sound, fully functional and historically preserved facility which will strengthen HCC long-term sustainability.
- Ensure the building's continued use and longevity through essential restoration projects.
- Improve functionality of the building and accessibility for all community members.
- Support the goals of the Community Preservation Act by protecting a significant historic landmark.

# Key Project Components

To ensure the buildings' continued use and historical integrity, we are prioritizing these projects:

## **CPA Project Requests:**

1. Restoration of Central Street Exterior
2. Structural Repairs to Front and Side Porticos
3. Replacement of Rear Vinyl Shingles
4. Repointing of Five Fireplaces and Chimneys

# Restoration of Central Street Exterior

**Deteriorated and rotted pilasters**

**Shingles and outer facade in disrepair**



# Restoration of Central Street Exterior

- Preservation of Central Street exterior to mitigate water flow off street, improve structural integrity and maintain historic appearance
- Remove existing shingles and pilaster trim, replace with new paneled pilasters, and replace with clapboard to match historic facade of building
- Estimate \$43,720

# Front and Side Porticos

**Restoration needed to fix entrance and improve transition to sidewalk**



**Structural repairs to restore molding, roof and match front steps entrance**



# Structural Repairs and Historic Restoration of Front and Side Porticos

- Repair both front and side porticos to preserve key historic architectural elements and ensure safe access
- Front Portico: Repair columns, roof, molding, decking; rebuild front door, threshold, and sidelights as needed; replace steps, railing and provide safe transition to sidewalk to match streetscape
- Side Portico: Restore molding and historic trim, install new copper roof, replace adjacent clapboards and match front steps
- Estimate: \$52,717

# Removal and Replacement of Rear Vinyl Shingles



# Replacement of Rear Vinyl Shingles

- Replace modern vinyl shingles to match historic facade of building
- Remove and dispose of vinyl shingles and trim in rear of building and replace with matching materials of rear exterior and ensure better transition from roofline
- Estimate: \$33,817

# Repointing of Chimneys and Fireplaces

**Interior fireplace with John Hazlitt historic mural**



**Interior fireplace in ballroom**



# Repointing of Chimneys and Fireplaces

- Essential masonry work to preserve structural integrity and prevent further deterioration
- Inspect all chimneys and fireplaces for safety concerns and needed repairs. Assess and address the recent leak in the ballroom to prevent further damage
- Repoint all masonry as required, reflash chimneys to roof where needed
- Estimate: \$25,000

# Implementation Timeline

- Proposed projects will take approximately six-nine months, beginning when funding is available in May/June and concluding in November/December
- Each phase will be carefully sequenced to minimize HCC programming disruption and ensure preservation standards are met

# Professional Oversight & Management

- The Hingham Community Center Board of Directors, under President Julia Whitney, House Chair Jim DeMaggio and Director Wray Clifford will oversee all projects and construction.
- Regular inspections and maintenance will take place to ensure ongoing adherence to building standards.

# Stakeholders & Beneficiaries

- Multi-generational Hingham and South Shore community members
- Launch Vocational Day Program for disabled adults
- Nonprofit groups and private individuals hosting events at HCC
- Hingham Community Center Board of Directors

# Budget Summary

- Total Project Cost: \$155,254
- HCC Contribution: \$3,500
- CPA Grant Request: \$151,654
- HCC operates as a break-even nonprofit and has invested \$213,000 in improvements over the past four years. External funding is essential to complete these necessary preservation projects

# Project Cost Summary by Category

Project Category	Estimated Cost
Central Street Exterior Restoration	\$43,720
Front and Side Portico Repairs	\$52,717
Replacement of Rear Vinyl Siding	\$33,817
Fireplace & Chimney Repointing	\$25,000
<b>Total Project Expense</b>	<b>\$155,254</b>
<b>HCC Contribution</b>	<b>\$3,500</b>
<b>CPA Grant Request</b>	<b>\$151,754</b>

# Contractors and Project Estimates

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

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

## **Structural Repairs to Front and Side Portico Entrances:**

- Shepard Construction – \$52,717\*
- Wilcox Corporation – \$35,500
- Buttonwood Renovations – \$49,000

\*Estimate used in project calculations

# Contractors and Project Estimates

## **Replacement of Rear Vinyl Shingles:**

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

## **Repointing of Five Chimneys and Fireplaces:**

- Wilcox Corporation – \$25,000\*
- Truglia Masonry – \$15,000
- Mario Rosano Masonry – TBD

\*Estimate used in project calculations

# Benefits to the Town of Hingham

- These projects will result in a structurally sound, fully functional, and historically preserved facility
- The preservation work advances the goals of the Community Preservation Act by safeguarding a historic property and supporting inclusive community use
- By protecting this landmark, HCC will continue offering inclusive programming, enrichment opportunities and affordable event space for the entire town

# Measuring Success

- Completion within schedule and budget
- Preservation of architectural integrity and longevity of historic building
- Enhanced functionality and accessibility
- Sustained community use and engagement
- By protecting this landmark, the project strengthens HCC's ability to serve residents for generations to come

# Thank You

We appreciate the Community Preservation Committee's time and consideration of our grant request.

HCC Board President, Julia Whitney

HCC House Chair, Jim DeMaggio

HCC Director, Wray Clifford

HCC Fundraising, Katherine Forbes