

Hingham Community Center Preservation and Restoration Project

Community Preservation Act

Revised Grant Proposal

January 7, 2026



Hingham Community Center

70 South Street

Hingham MA 02043

Project Summary

Hingham Community Center (HCC) has refined project expectations/estimates to request **\$185,500 in CPA funding to support capital preservation and restoration projects** at the historic John Thaxter House built in 1718.

HCC is a nonprofit organization that maintains this historic property through program fees, facility rentals, and private donations, and **receives no operating or capital funding from the Town of Hingham.**

Key Project Components

Project Purpose: Historic Preservation

Preserve and restore the historic John Thaxter House to address structural deficiencies, protect character-defining features, and ensure the long-term preservation and continued public use of this significant historic resource.

Revised CPA Project Scope with Revised Estimates

1. Restoration of Central Street exterior
2. Structural repairs to front and side porticos
3. Replacement of non-historic rear vinyl shingles
4. Repointing of 5 historic fireplaces and 2 chimneys

Restoration of Central Street Exterior

Deteriorated and rotted pilasters

Shingles and outer facade in disrepair



Restoration of Central Street Exterior

Reside and restore Central Street Exterior:

Remove existing shingles and pilaster trim, replace pilaster trim with new paneled pilasters, install pre-primed red cedar clapboards, underlayment and flashing as needed, paint all disturbed areas.

Estimated Amount: \$33,500

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

- **Rebuild, Restore Existing Front Portico:**
Provide temporary shoring for the portico roof, remove columns, demo decking and frame as needed, repair or replace footings, repair or 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, seal decking and repaint all disturbed areas. **Estimated Amount: \$27,300**

Structural Repairs and Historic Restoration of Front and Side Porticos

Rebuild, Restore Side Portico: Strip paint and metal roofing, restore or replicate moulding and historic trim to match existing, install a new lead coated copper roof, repair adjacent clapboards if needed, install historically appropriate hinges, lockset and lighting, remove or replace historically inappropriate trim.

Estimated Amount: \$13,900

Structural Repairs and Historic Restoration of Front and Side Porticos

- **Rebuild Front and Side Portico Steps:**
Demolish and remove concrete steps and walkways, install reclaimed granite steps, modify east stonewall, provide new west flanking wall to match. Brick pave upper and lower walkways from front portico to the back of the town sidewalk with S&H City Hall pavers or equal. Provide wrought iron “look” railings on both sides, loam and seed all disturbed area. **Estimated Amount: \$45,800**

Removal and Replacement of Rear Vinyl Shingles



Replacement of Rear Vinyl Shingles

Remove and Replace Vinyl Siding: Remove and dispose of all vinyl shingles and trim in the rear of the building, repair and prep the wall sheathing as needed, repair and replace door and window trim as needed. Install pre-primed red cedar clapboards (to match historic façade) and all underlayment and flashings as needed, paint with one coat to match existing.

Estimated Amount: \$17,600

Repointing of Chimneys and Fireplaces

Interior fireplace with John Hazlitt historic mural



Interior fireplace in ballroom



Repointing of Chimneys and Fireplaces

Repoint and Rebuild 5 Historic Fireplaces and 2 Chimneys: Evaluate and camera probe all fireplaces, provide scaffolding to access exterior chimney sections, selective demolition of deteriorated brick and mortar, replace roof flashings as needed, repair and repoint chimneys with material to match, repair and repaint disturbed interior masonry work as needed.

Estimated Amount: \$25,000

Project Cost Summary

Project Category	Estimated Cost
Central Street Exterior Restoration	\$33,500
Front and Side Portico Repairs	\$87,000*
Replacement of Rear Vinyl Siding	\$17,600
Fireplace & Chimney Repointing	\$25,000*
Total Project Expense	\$163,100
20% contingency on porticos and fireplace work*	\$22,400*
Total CPA Grant Request	\$185,500

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.

Thank You

Hingham Community Center appreciates the Community Preservation Committee's time and consideration of our CPA grant request.

HCC Board President, Julia Whitney

HCC House Chair, Jim DeMaggio

HCC Director, Wray Clifford

HCC Fundraising/Development Katherine Forbes