

11 A-H SECTION IV – PROJECT EVALUATION SELECTION CRITERIA

Pre-Development Grant for Two Centre Street Restoration Project Inc. for the Nantucket United Methodist Church (NUM) by March 8, 2013

I. **The purpose** of the *Two Centre Street Restoration Project, Inc.* is to act as a not-for-profit organization dedicated to the restoration and preservation of the historic structure located at Two Centre Street, Nantucket, Massachusetts, known as the United Methodist Church of Nantucket. The goals of the Corporation are to establish a group of individuals to restore the building located at Two Centre Street, Nantucket, to an architecturally historic and functional condition, to promote community awareness of the need to preserve the historic structure, to continue and increase the structure's use for religious and community functions, and to provide for ongoing maintenance and preservation of the structure for visitors and residents of Nantucket. The Corporation may solicit donations, conduct capital campaigns, apply for grants from foundations and other interested organizations, and may do all things which may be necessary, appropriate or convenient to achieve the foregoing purposes. (1995 By Laws.

- A. **Level of Significance:** A 2001 structural survey recommended that a more comprehensive structural engineering study be done to assure the safety of the 1900 third level lecture hall and the balconies. The plan also noted that building preservation is dependent on temperature control. Those who use the building are aware of its need for insulation, soundproofing, and 1st and 2nd floor handicap bathrooms and access. Pre-development funds are needed to design changes that are in keeping with this historic building, assembled in Nantucket in 1823, but built circa 1760, disassembled, carefully marked for reassembly and moved to Nantucket from points unknown. The resulting 1823 chapel has always been a work in progress for Methodists as they adapted their building to meet their needs as follows:
- a. in 1837, they dug under the building to create their first vestry;
 - b. in 1844, they built a Greek revival portico and reversed pew direction.
 - c. in 1859, they added an Appleton organ to the choir gallery;
 - d. in 1870, they added a trompe l'oeil, 3-D design to the pulpit area;
 - e. in 1893, they moved the Appleton organ to the front of the church;
 - f. in 1904, they built an upstairs lecture hall in the back of the sanctuary for winter worship and meetings;
 - g. in 1911, they added a bathroom to the basement;
 - h. in 1949, for the 150 building anniversary, they redecorated the sanctuary;
 - i. in 1964, they increased the size of the basement for a fellowship hall and added a kitchen to create a more accessible winter worship space.
 - j. in 1995, the building earned the dubious distinction of being one of Historic Massachusetts Ten Most Endangered Historic Places in the Commonwealth;
 - k. in 2000, the first phase of exterior preservation and restoration was completed;
 - l. in 2004, the second phase of interior restoration began with a Master Plan done by preservation architect, Jeff Baker of Mesick, Cohen, Wilson and Baker who did a comprehensive long range plan for the interior phase. (See 8 A-M for a summary of Master Plan findings and an update based on subsequent 2010 research. The entire Master Plan is included on a disc.)

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- m. Between 2006 – 2011, *Two Center Restoration* raised money to do the following work recommended by the *2004 Master Plan*:
- i. installed a state of the art fire suppression and detection,
 - ii. upgraded electricity,
 - iii. repainted interior,
 - iv. installed asphalt roof shingles,
 - v. refurbished 110 pews,
 - vi. completely restored the 1831 Appleton organ
 - vii. replaced basement windows and ground level rear sanctuary door.

B. Potential for Loss or Destruction: The two most important unaddressed recommendations of the 2004 Master Plan are the need for a structural study and the need for temperature control to preserve the sanctuary from extremes of temperature that have an adverse effect on the building structures, finishes, and components such as the 1859 Appleton organ. Solar technology has advanced so that the very large and high roof of the building could be used as an unseen solar field that could make heating and cooling of the building financially feasible. Now the main sanctuary is not served by a heating system as off-season services are held in the winter, assessable basement sanctuary. The main sanctuary is maintained in an un-tempered condition. A heating system and increased insulation should be considered to maintain a moderate (45 F +/-) temperature through the cold months to minimize the temperature extremes, which might consist of a central furnace system either in the basement or the attic to provide temperature control and forced air circulation. The *2004 Master Plan* recommended that the original interior blinds be reinstalled on the windows to control heat from the sun during summer and winter. Inside storm windows and caulking would not only provide insulation but also help eliminate lead dust when these historic windows are opened.

C. Administrative and Financial Management Capabilities: In the seventeen years *Two Centre Street Restoration* has been in existence, we've come very far in accomplishing the restoration goals we have set out for ourselves. *Two Center Street Restoration Project, Inc.* continually raises funds with its Board of Directors who bring experience with planning projects and oversight of construction. In all cases, the Board researched the work needed, consulted with preservation experts and engineers, developed specifications, entered construction contracts, and supervised contractors for successful completion of each phase of work. The work was completed on time and on budget. Because of our impeccable track record, we have secured an open line of credit from Nantucket Bank to alleviate cash flow problems during times of construction. During the summer of 2007 when we were re-plastering and re-painting the main sanctuary, the bank increased our line of credit to \$200,000, so that we could pay our contractor in a timely fashion with repayment from the funds released by the *Nantucket Community Preservation Committee*.

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- D. Appropriateness of Proposed Work:** In 1840 the Methodist trustees minutes (p. 78, Book 19 held at the NHA research library) reported that their decision to remodel their eighteen-year-old building was influenced by the Athenaeum, built in 1825 by the Universalists. (See picture below) The Methodists liked the Greek revival look. Once again, the Athenaeum is a model for historic preservation and universal, year round temperature control, insulation, soundproofing, and accessible toilets and meeting rooms. Two Centre Street Restoration Projects seeks assistance with a design that will make our historic building more functional for year round use and identifies the Athenaeum a model.



Etching of the First Universalist Church built in 1825; conveyed to Athenaeum in 1836; destroyed in Great Fire of 1846. Rebuilt as present Athenaeum in 1847

Building shortcomings inhibit year round church and community use and the 2004 *Master Plan* recommended that the following issues be addressed:

- a. Structural integrity of the interior lecture hall and balconies must be examined and a plan developed to correct any problems found.
- b. Temperature control and insulation would preserve the building.
- c. Soundproofing is a shortcoming that makes it difficult for more than one group to use this large building at the same time. The 2004 *Master Plan* historical study found remnants of 1844 carpeting and additional research has found pictures of the sanctuary with carpeting. (See attached *Review & Update of Master Plan*.) Carpets in the sanctuary would help muffle sound.
- d. No bathrooms at the sanctuary and lecture hall levels are shortcomings because basement bathroom are inconvenient and out of date. Accessibility needs would be addressed by the pre-development design funds.
- e. There is a handicapped entrance to the sanctuary, but a shortcoming is there is no handicapped access to the lecture hall. One solution in the *Master Plan Review and Update* on page 8-I suggests using the balcony and an elevator near the handicapped access to the sanctuary.
- f. The 2004 Master Plan calls the basement aesthetically unpleasing. Exposed ductwork and construction materials inappropriate for public use create a poor first impression for winter worship. Year round use of the main sanctuary and or an accessible lecture hall would be an asset to all congregations.

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- g. A theatre group rents the basement in the summer and converts the space with creative set designs.
- E. **Statement of Financial Need:** Currently *Two Centre Preservation Project* has raised designated funds to *Restore and Repaint the Front Facade Wall, Pediment Base and Pediment* and remove any remaining lead paint. We expect planning for this project to get underway in May 2013 with contracting for work to begin in spring of 2014. This pre-development grant prepares for the next project to make the entire building safer and more useable.



Nantucket United Methodist Church, Two Centre Street in 2000

- F. **Extent and Nature of Public Support:** This building has become an invaluable community asset. It has long been a treasured center of activity for the Nantucket community at large. Its central downtown location, historic nature, seating capacity, acoustics, mixture of large and small public spaces, and open door policy, has established the structure as one of Nantucket's most neighborly, widely used and revered public spaces. The building's primary function is a place of worship for the Methodists, The Brazilian Church, The Seven Day Adventist, but the church's vibrant secular tenant, the Theatre Workshop of Nantucket and its audience would be at a loss without the ability to transform the basement in the summer and shoulder seasons into a performance center. The building is such a lively community meeting place both seasonally and year-round with a capacity to seat 400 people in the main sanctuary. Other community organizations that utilize the building at specific times of year and equally benefit from its convenient central location and welcoming policy are the activities associated with the Arts Festival, The Nantucket High School Seniors' Baccalaureate Service, The Nantucket Organ Crawl, Chamber of Commerce 4th of July celebration, Joe Zito and his puppet shows, Daffodil Weekend festivities, Halloween Costume Judging Contest, and Christmas Stroll Carols. Other notable users when they've needed a place to hold events are: Nantucket Community Music Center for music lessons and practice, The Nantucket Arts Council, The Nantucket Preservation Trust, The Nantucket Film Festival and Habitat for Humanity.

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- G. Use of Traditional Materials:** Our past consultants and contractors have successfully addressed the use of traditional materials by using building materials and paint that is appropriate for the building. As with our major restoration projects, our smaller projects: replacing rotted trim, restoring the columns, the porch and pediment were all repaired and repainted with historical accuracy. We have also done a meticulous pane-by-pane restoration of every window, all requiring re-glazing and restoration of mullions to prevent water penetration and the replacement of "modern" glass with replica "wavy glass" to return the windows to their original appearance. Authentic parliament latches were replaced on the pews.
- H. Compliance with relevant state laws and executive orders***
- I. Geographic distribution***
- J. First time grants***
- K. *MHC determines these criteria. You may address if you wish. Responses are not mandatory.**