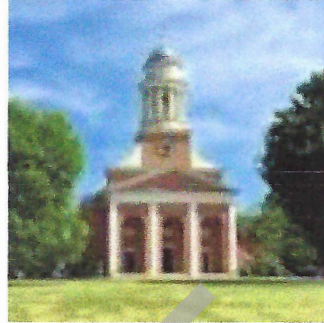


**TOWN OF LANCASTER  
COMMUNITY PRESERVATION ACT COMMITTEE  
PROJECT APPLICATION FORM – FISCAL YEAR 2023**

**PENDING TOWN  
COUNCIL REVIEW**

**APPLICANT'S INFORMATION:**

The Bulfinch Fund  
PO Box 72  
131 Center Bridge Rd  
Lancaster, MA 01523  
  
978-860-6725  
[martha.moore1@comcast.net](mailto:martha.moore1@comcast.net)



**Submission Date:** December 14, 2022

**Purpose:** Historic Preservation

**CPA Project Name:** The Bulfinch Meetinghouse Portico Restoration Project

**CPA Project Address:** 725 Main St. Lancaster, MA 01523

**Amount of CPA Funding Requested:** \$ 12,700

**Project Summary:**

The Bulfinch Meetinghouse Portico Restoration Project will focus on the front and side portico floors and granite steps. The floors are constructed of brick laid in a herringbone pattern. Our goal is to relevel the entire floor and replace missing and broken bricks. We will also repoint failing seams in the front and side granite steps.

**Estimated Date for the Start of the Project:** June 1, 2023

**Estimated Date for Completion of Project:** September 30, 2023

**BUDGET SUMMARY**

<b><u>Fiscal Year</u></b>	<b><u>CPA Funds Request</u></b>	<b><u>Other Funds Sources</u></b>	<b><u>Total Costs</u></b>
2023	\$12,700.00	\$2,200/BF bank acct	\$ 14,900.00

## Selection Criteria

The Bulfinch Fund is the only organization working to preserve Lancaster's most important historic building. The church's congregation, like most, does not have the congregation or the funds to preserve and protect this landmark. The building will continue to deteriorate without the work of the Bulfinch Fund. The Bulfinch Meetinghouse has become a gathering place for many town-wide gatherings, such as concerts, Halloween celebrations, Easter egg hunts, community food pantry etc. You will find the image of the meetinghouse/church on many Town documents and marketing materials. It has been an icon of Lancaster for literally centuries. The Bulfinch Fund is committed to ensuring it is there for another century! The Bulfinch Fund is a nonprofit organization under the fiscal sponsorship of the Community Foundation of North Central Mass.

We do hope to complete the project in two months at the very most. As we discovered with our previous preservation projects you don't really know what it will take until you "open things up".

We would like very much to complete this project by next fall at the latest as it will herald the start to Bulfinch Meetinghouse Restoration Phase II.

**Signature of Applicant:** Martha Monte

DRAFT

PENDING  
TOWN  
COUNCIL  
REVIEW

# PENDING TOWN COUNCIL REVIEW

## BACKGROUND/PROJECT NARRATIVE

The Bulfinch Meetinghouse has been an icon of Lancaster, presiding over our Town Common for over 205 years. Charles Bulfinch, its architect is considered to be the first professional architect in America. Bulfinch went on to design the US Capital building. The building is studied by countless architectural students. It is known for the simplicity and elegance of its design. John Wilmerding wrote that this building is “*an embodiment of the New England character: orderly, straightforward, reserved and refined.*” [WSJ March 9-10, 2013]. The Bulfinch Meetinghouse is often referred to as an “American masterpiece”. The Town’s official time has rung out from the Paul Revere bell in the belfry since 1817. This building is a National Historic Landmark, a Massachusetts Historic Site, and without question a Lancaster treasure.

The Bulfinch Fund was established in 2008 as a legally separate organization from any church-related assembly and dedicated to the preservation of "The Bulfinch Church". The Fund's objectives are to develop resources for the preservation and restoration of this building and to foster recognition of the significance of the 19th century American architect, Charles Bulfinch, through tours and other educational programs, events and publications.

The Bulfinch Fund was recognized by Freedom’s Way with their annual Crystal Eagle Award, the Perkins School for our community service and commitment to preservation as well as being awarded Mass Historical Commission’s Preservation Awards – twice!

The Bulfinch Fund has worked closely with Lynne Spencer of the [Spencer Preservation Group](#) since 2008. Lynne’s expertise guided us through a major restoration project where we restored building’s exterior from the regilding of the weathervane down to the doors on the portico. The brick floors and granite steps are yet to be restored. The CPA funds will help us complete the portico project – we have already restored the doors and iron hardware.

This project was chosen as it is a fairly simple (contained) restoration project- no scaffolding, no hordes of workers, no dizzying heights, no years to complete BUT it is very visible to Lancaster residents and others as they drive down Main St that the restoration of “The Bulfinch” has begun again!

We have been given the green light from First Church’s governing body (the Standing Committee).



# PENDING TOWN COUNCIL REVIEW

## Project Outline:

Front Portico:	\$7,500.00
<ul style="list-style-type: none"><li>▪ Remove current brick floor (approximately 800 sf)</li><li>▪ Add stone dust as needed to the base to fix sink holes and level area</li><li>▪ Replace old brick that is in good shape and use pallet of bricks (Bulfinch Fund has stored/saved) to replace broken bricks</li><li>▪ Add sand to fill in spaces between bricks and “water in”.</li></ul>	
Side Portico:	\$1,700.00
<ul style="list-style-type: none"><li>▪ Remove current brick floor (approximately 800 sf)</li><li>▪ Add stone dust as needed to the base to fix sink holes and level area</li><li>▪ Replace old brick that is in good shape and use pallet of bricks (Bulfinch Fund has stored/saved) to replace broken bricks</li><li>▪ Add sand to fill in spaces between bricks and “water in”.</li></ul>	
Granite Steps at Front and Side Portico:	\$1,800.00
<ul style="list-style-type: none"><li>▪ Repoint failing seams in front and side granite stairs</li></ul>	
Spencer Preservation – consulting architect (15% of project costs)	\$1,700.00
Contingency planning (to cover unexpected changes, emergencies, additional materials costs)	\$2,200.00
<b>TOTAL ESTIMATED COSTS</b>	
<b>\$14,900.00</b>	



# PENDING TOWN COUNCIL REVIEW

**Project Manager:** Martha Moore, The Bulfinch Fund, Executive Director  
131 Center Bridge Rd Lancaster MA 01523  
[martha.moore1@comcast.net](mailto:martha.moore1@comcast.net)  
978-860-6725

**Professional Architect & Consultant** Lynn Spencer, Spencer Preservation Group  
41 Valley Rd Suite 211B, Nahant, MA 01908

DRAFT

**APPENDICES**

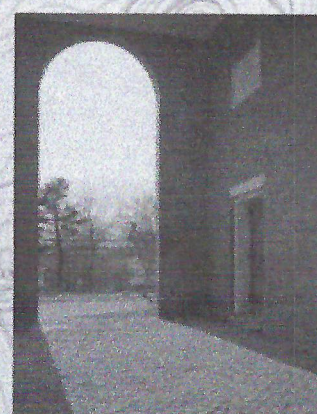
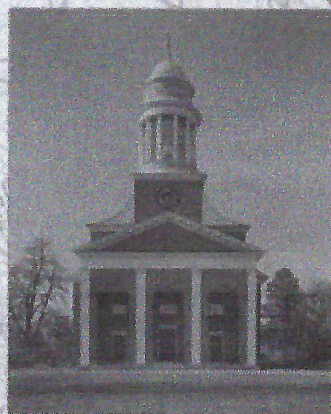
1. Conditions Assessment Report (related to the portico)
2. Maps, boundaries, property information
3. Preservation Restriction
4. Letter of Support

DRAFT



# Conditions Assessment Report First Church of Christ Unitarian

Lancaster, Massachusetts  
January 2005



**menders, torrey & spencer, inc**  
architecture      preservation

123 North Washington Street, Boston, Ma  
617.227.1477 (tel)    617.227.2654 (fax)  
[www.mendersarchitects.com](http://www.mendersarchitects.com)



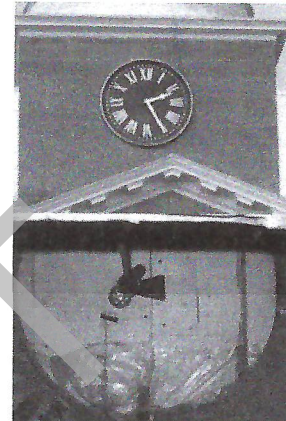
### Miscellaneous



Weathered flagpole

A horizontal flagpole extends over the portico roof from the belfry. The pole appears to be securely fastened but the upper surface is very weathered and the whole requires painting. The pole should be stripped to bare wood, the entire surface treated with a wood consolidant to the point of refusal. Open joints should be filled with a durable wood epoxy. A thorough prime coat followed by at least two coats of durable exterior paint should then be applied.

The clock was gilded and painted 1986, but the treatment has weathered. The wood clock face should be physically surveyed to test condition – it appears the lower quadrant is leaking and the church has installed plastic inside to keep water out of the cupola. After necessary wood repairs the clock face should be coated with smaltz, a durable mixture of dense paint and ground glass used on signs and clock faces since the 19<sup>th</sup> century. The hands and figures should be retouched with gold.



Weathered clock face (above).  
Plastic inside clock face (below).

The hand wound clock mechanism seems to function quite well. Responsibility for winding the clock seems to fall on only one congregant. We recommend the church prepare an "apprenticeship" program to teach additional members of the church the process of winding the clock. A rota could be established to keep the clock wound. In addition this guarantees that the clock mechanism will be visited on a regular basis. If mechanized, regular checking of operation would not be as likely.



Wood stove chimney with soot marks

The brick chimneys for the Meeting House stoves are in good condition on the exterior. The black soot on the exterior, a by-product of the wood burnt in the stoves suggests that regular maintenance by a chimney sweep is critical to preventing tar build-up which could result in a flue fire. A fire in the flues could be undetected for hours and then break out and quickly engulf the Meeting House and chapel.

The Thayer Chapel chimney serves two fireplaces and might have been a boiler flue for indirectly vented furnaces prior to the existing system. The chimney appears to be in good condition and the clean condition of the fireplaces in the parlor and the chapel indicates it is rarely used.



Gaps in steps require pointing

The granite portico steps are a barrier to access through the front door of the Meeting House, but are in good condition despite their adjacency to Thayer Road. The temporary wood ramp is not a good solution to access. A sloped walkway connecting to the new walkway to the Parish House should be created to reach the Portico.

Open joints between the steps should be repointed to prevent water from getting behind the stones and freezing the soil. Frost heaving could quite easily displace the stones making them hazardous to visitors.

Granite Steps



Uneven brick paving in Portico. Arrow indicates step up into Vestibule.

The portico brick paving is dry laid on a second layer of brick with sand between the joints and sand for bedding of the bricks. Bricks at the perimeter are settling and the entire surface is uneven. The brick presents a barrier to access. There is also a granite step up from the Portico into the Vestibule. This is also a barrier to access. The brick should be relaid to make it an even surface. A slope might be introduced as well to achieve access at the front doors to the Vestibule.



Detail of step at front entry

Thayer Chapel granite entry steps at the west porch are in good condition. They should be treated as the main entry steps.

The Thayer Chapel metal egress stair from the chapel is under two years old. Because it is metal the paint must be maintained to protect the metal.

### Drainage

Moisture levels in the crawlspace of the Meeting House are very high. Although active fungus growth on the floor framing appears to have been arrested with the framing repair work done in 1986-87, wood moisture content was high and mushrooms were growing in the soil in 2004. Moisture seems unevenly distributed, becoming increasingly damp moving west to east, indicating that the east side is more saturated. This condition probably impacts indoor air quality in the Sanctuary. The air is musty. Mold content is likely and environmental testing could confirm its presence.



Snow accumulation on the east side of the Meeting House showing how ground slopes toward Meeting House.

In the 1986 Survey of Exterior Physical Condition by William Remsen installing subsurface drainage along the eave drip line of both elevations was recommended. This work should be done and both a vapor barrier and concrete dust slab should be installed in the crawl space as recommended in the structural survey in the appendix of this report.

All the drainage lines connecting to leaders around Thayer Chapel should be checked for free flow and soundness. Dampness of the slab in the Thayer Chapel basement indicates the drainage system is failing to divert moisture from the foundations. It's not clear where the subsurface drainage terminates, but sufficient drywells must be in place at a good distance from the building to reduce the moisture in the soil.

Grading, especially along the east wall of the church should slope away from the building. The new walkway to the Parish Hall has created a slight pitch running toward the church. A swale should be created so the path and the drip line both have positive drainage.










Map data ©2022 2000 ft



725 Main St  
Building

-   
Directions
-   
Save
-   
Nearby
-   
Send to phone
-   
Share



CHARLES A. PERKINS CO., INC.  
REGISTERED CIVIL ENGINEERS & LAND SURVEYORS  
POST OFFICE BOX 234 CLINTON, MASS. 01510

TEL. 365-3262  
July 10, 1969

DESCRIPTION OF GROUNDS USED BY THE FIRST CHURCH OF CHRIST UNITARIAN  
LANCASTER, MASSACHUSETTS

A PARCEL of land with the buildings thereon situated on the Easterly side of Main Street and the Southerly side of Harvard Road, Town of Lancaster, Commonwealth of Massachusetts, bounded and described as follows:

BEGINNING at a point on the Southerly side of Harvard Road, the Northeasterly corner of the premises described at a corner of land of the Town of Lancaster,

THENCE Southerly by said Town land three hundred ten (310) feet more or less to a point;

THENCE Westerly by said Town land and by the Northerly side of Thayer Memorial Drive, one hundred thirty eight (138) feet to a point;

THENCE Northwesterly by the Northeasterly side of Thayer Memorial Drive one hundred fifty (150) feet more or less to a point on the Easterly side of Main Street;

THENCE Northerly by the Easterly side of Main Street one hundred ninety five (195) feet more or less to a point at the intersection of the Easterly side of Main Street with the Southerly side of Harvard Road;

THENCE Easterly by the Southerly side of Harvard Road two hundred thirty (230) feet more or less to the point of beginning;

CONTAINING 1.5 Acres more or less.

THIS PLAN IS NOT TO BE USED FOR THE ESTABLISHMENT OF PROPERTY LINES, ERECTION OF FENCES, LANDSCAPING OR CONSTRUCTION OF ADDITIONAL STRUCTURES.

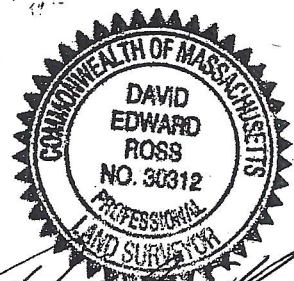
# Certified Inspection Plan

HARVARD ROAD      LANCASTER, MA

STREET      TOWN

David E. Ross Associates, Inc.

111 FITCHBURG ROAD - P.O. BOX 368 - AYER, MASS 01432  
(978) 772-6232 368-1065 448-3916 FAX 772-6258

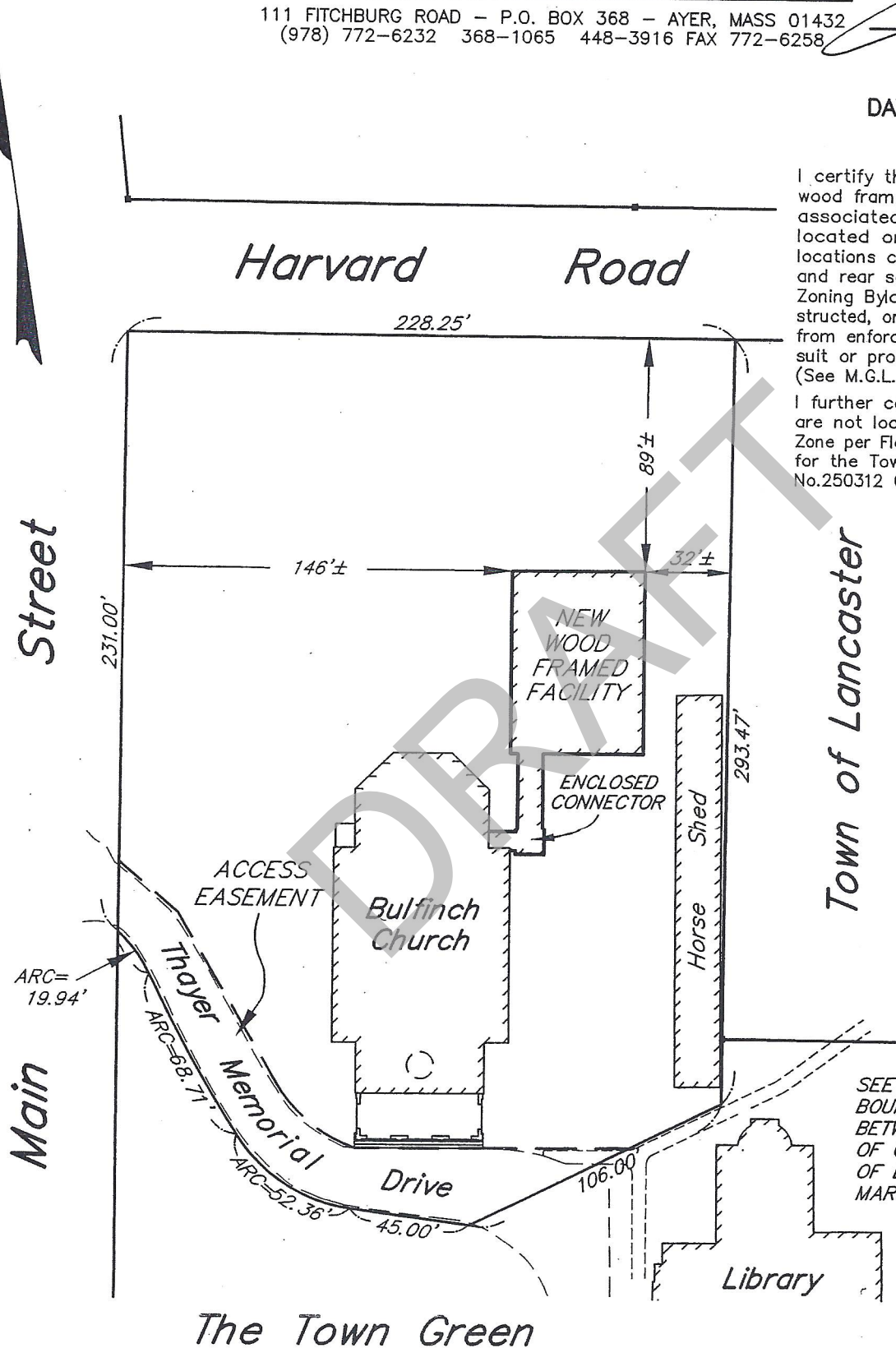


SURVEYOR

DATE: 9/5/2002

I certify that the newly constructed wood framed building facility and the associated enclosed connector are located on the lot as shown. The locations conform with the front, side and rear setback requirements of the Zoning Bylaws of the Town when constructed, or in my opinion, it is exempt from enforcement, duly recorded action, suit or proceeding notwithstanding. (See M.G.L. Ch.40A Section 7).

I further certify that these structures are not located within a Federal Flood Zone per Flood Insurance Rate Map(FIRM) for the Town of Lancaster, Community No.250312 0006 B dated June 15, 1982.



SEE PLAN M-4505C AND BOUNDARY LINE AGREEMENT BETWEEN THE FIRST CHURCH OF CHRIST AND THE TOWN OF LANCASTER-ENDORSED MARCH 20, 2002.

REFERENCES: M-4505C, NB 398-134, PROJ NO. 16488

PLAN NO. S-8360



# *Town of Lancaster*

## *Office of the Town Clerk*

695 Main Street, P.O. Box 97

Lancaster, Massachusetts 01523

(978) 365-2542


*Roberta G. Winsor, Town Clerk*

*Mary Ann LeCompte, Asst. Town Clerk*

### **Special Town Meeting – October 29, 2001**

Article 21 - It was voted to authorize the Board of Selectmen to execute a boundary line agreement with The First Church of Christ for the purpose of establishing the common boundary line between the Town and The First Church of Christ and to release any interest the Town may have in land owned by The First Church of Christ and to accept any interest in land The First Church of Christ may have in land owned by the Town, on such terms and conditions as the Selectmen shall determine, and to authorize the Board of Selectmen to acquire such property for general municipal purposes.

A True Copy Attest:

  
Roberta G. Winsor, Town Clerk

*See*

**ATTEST: WORC. Anthony J. Vigliotti, Register**



64577

30/20

## BOUNDARY LINE AGREEMENT

This Agreement made and entered into by and between The First Church of Christ having an address of P.O. Box 66, Lancaster, Massachusetts 01523 (the "First Church") and the Town of Lancaster acting by and through its Board of Selectmen having an address of P.O. Box 293, 695 Main Street, Lancaster, Massachusetts 01523-0293 (the "Town")

## Witnesseth:

Whereas, the Town and First Church are the adjoining owners of land situated on Main Street and Thayer Memorial Drive in said Lancaster; and

Whereas the said parties are desirous of establishing a fixed boundary line between their respective parcels of land; and

Whereas the Town and the Church parcels are served by a common drive known as Thayer Memorial Drive and the parties have used the drive in harmony and cooperatively over the past years;

Now, therefore, in consideration of the mutual covenants and understandings set forth herein, the parties agree that the boundary line between their respective parcels of land shall be established as shown on plan entitled "Plan of Land in Lancaster, Mass. Prepared for The First Church of Christ" Scale: 1" = 20' dated December 2001, made by David E. Ross Associates, Inc. and recorded herewith, said boundary line to be the southerly boundary of the 1.636 acre parcel shown on said plan and the northerly boundary of land shown The Town Green on said plan; and **PLAN 778 PLAN 119**

02 APR -2 PM 2:13

The Town hereby grants to the said First Church for valuable consideration paid, all its right, title and interest in and to any of its land lying northerly of the Boundary Agreement Line shown on said plan and the First Church hereby grants to the Town for valuable consideration paid, all its right, title and interest in and to any of its land lying southerly of the said Boundary Agreement Line.

The parties hereby grant to each other, their successors and assigns, a perpetual right and easement for passage on foot and vehicle over so much of Thayer Memorial Drive as presently lies on their respective lands running from Main Street to their respective structures, the Drive to be used as presently used for passage and parking provided, however, that parking shall not restrict access to either property; and further, the Town agrees that it shall be solely responsible for plowing, maintenance, repair and replace, as it deems necessary from time to time, all or part of Thayer Memorial Drive as shown on said plan.

In Witness Whereof, the Town acting by and through its Board of Selectmen and the First Church have hereunto set their hands and seals this 30th day of January 2002

TOWN OF LANCASTER  
BOARD OF SELECTMEN

James J. Ford Jr.  
Chairman

Harold W. Hunt  
Clerk

Steven A. Halligan  
Member

THE FIRST CHURCH OF CHRIST

By Martina J. Duffy  
Gina Kilham  
[Signature]

MAN

FIRST CHURCH OF CHRIST  
725 MAIN STREET  
LANCASTER MASS 01523

## COMMONWEALTH OF MASSACHUSETTS

County of Worcester ss.

January 30, 2002

Then personally appeared the above named James J. Ford, Jr. and Alexandra W. Turner and Steven A. Hilliger member of the Board of Selectmen and acknowledged the foregoing instrument to be the free act and deed of the Town, before me,

Kathleen A. Lamb  
Notary Public Kathleen A. Lamb

My commission expires: November 28, 2008

*Jul*

## COMMONWEALTH OF MASSACHUSETTS

County of Worcester ss.

MARCH 30, 2002

Then personally appeared the above named MARTINA T. DUFFY and acknowledged the foregoing instrument to be the free act and deed as of The First Church of Christ, before me,

Paul J. Piro  
Notary Public

My commission expires: 10/4/2007

*Seal*

DRAFT



Profile

Sales

Owner History

Land

Residential

Commercial

OBY-Detached Structure

Entrances

Permits

Values

Map

Sketch

Photos

Pictometry

PARID: 14703400000091A

MUNICIPALITY: LANCASTER

LUC: 960

FIRST CHURCH OF CHRIST

0 MAIN ST

PARCEL YEAR: 2022

Property Information

Property Location:

0 MAIN ST

Class:

E-EXEMPT

Use Code (LUC):

960-CHURCH, MOSQUE, SYNAGOGUE, TEMPLE ETC

District:

MA147 - LANCASTER

Deded Acres:

1.6400

Square Feet:

71,438

Owner

Owner

FIRST CHURCH OF CHRIST

Co-Owner

LANCASTER

City

PO BOX 66

Address

MA

State

01523

Zip Code

26305/209

Deed Book/Page

Actions

Printable Summary

Printable Version

Reports

CSV Export

Mailing List

Res PRC

COM PRC

1 of 1

Go

Disclaimer

The municipalities make no representations or warranties as to the suitability of this information for your particular purpose, and that to the extent you use or implement this information in your own setting, you do so at your own risk.

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Profile

Sales

Owner History

Land

Residential

Commercial

OBY-Detached Structure

Entrances

Permits

Values

Map

Sketch

Photos

Pictometry

PARID: 147034000000091A  
FIRST CHURCH OF CHRIST

MUNICIPALITY: LANCASTER  
0 MAIN ST

LUC: 960  
PARCEL YEAR: 2022

Permits

Permit #:	Permit Date:	Purpose:	Amount:
276	02-APR-2002	AD-ADDITION	\$345,000
75	20-MAY-2008	RM-REMODEL	\$114,400
51	05-MAY-2010	MN-MAINTENANCE	\$122,600
111	21-JUN-2017	MN-MAINTENANCE	\$9,015

Actions

- Printable Summary
- Printable Version

Reports

- CSV Export
- Mailing List
- Res PRC
- COM PRC

Go

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Profile

Sales

Owner History

Land

Residential

Commercial

OBY-Detached Structure

Entrances

Permits

Values

Map

Sketch

Photos

Pictometry

PARID: 147034000000091A  
FIRST CHURCH OF CHRIST

MUNICIPALITY: LANCASTER  
0 MAIN ST

LUC: 960  
PARCEL YEAR: 2022

### Values History

Tax Year	Land	Building	Total
2022	108,600	1,276,400	1,385,000
2021	108,600	1,276,400	1,385,000
2020	108,400	1,536,200	1,644,600
2019	108,400	1,516,600	1,625,000
2018	108,400	1,526,700	1,635,100
2017	107,400	1,476,900	1,584,300
2016	107,400	1,286,100	1,393,500
2015	107,400	1,286,100	1,393,500
2014	107,400	1,313,300	1,420,700
2013	107,400	1,321,900	1,429,300
2012	129,900	1,321,900	1,451,800
2011	133,800	1,370,200	1,504,000
2010	141,600	1,370,200	1,511,800
2009	151,400	1,445,700	1,597,100
2008	171,800	1,445,700	1,617,500
2007	156,200	1,301,200	1,457,400
2006	133,300	1,238,700	1,372,000
2005	112,500	1,097,200	1,209,700
2004	88,700	1,097,200	1,185,900

### Actions

Printable Summary

Printable Version

### Reports

CSV Export

Mailing List

Res PRC

COM PRC

Go

1 of 1

### Disclaimer

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## Section I

### A. 2. PROPERTY USE

The property at 725 Main St. in Lancaster, MA. has been in continuous operation as a church (initially serving the dual role of Town Meeting House) since 1817 when it was first opened. The First Church hopes to continue this proud tradition. The Building is currently used for religious, social and community events. The First Church hopes to see an increase in these activities in the future, becoming once again a meeting house for the town and nearby community.

### ■ C. BARRIER-FREE ACCESS

The original church building is not barrier-free (accessible). However, the first floor of the building is wheel chair accessible through the Community Hall, a 2002 addition. The second floor of the main church building is not currently accessible.

DRAFT



PRESERVATION RESTRICTION

The parties to this agreement are the COMMONWEALTH OF MASSACHUSETTS, by and through the MASSACHUSETTS HISTORICAL COMMISSION, which has an office at 80 Boylston Street, Boston, Massachusetts, 02116, hereinafter referred to as the Commission, and First Church of Christ

\_\_\_\_\_, hereinafter referred to as the Grantor.

For good and valuable consideration the Commission imposes and the Grantor accepts the following preservation restrictions which shall be recorded with and affect those premises described in a certain ~~and~~ <sup>Agreement</sup> dated

April 4, 1976                      between  
    ~~from~~                      the Grantor herein

and to the <sup>Commission</sup>~~Grand Jury~~, recorded with the Worcester

Registry of Deeds at Book 5941, Page 250.

These preservation restrictions are set forth so as to ensure the preservation of the architectural and historical integrity of Lancaster Meeting House (First Church of Christ) Town Green, Lancaster, so called, located at Harvard Road and Main Street, Lancaster,

which premises have been listed on the National Register of Historic Places under the provisions of the National Historic Preservation Act of 1966 (80 Stat. 915) and/or the State Register of Historic Places. Architectural and historical integrity shall be defined as those significant characteristics which originally qualified the building for entry in the National Register of Historic Places and/or State Register of Historic Places.

PRESERVATION RESTRICTIONS:

1. Maintenance of Premises: The Grantor agrees to assume the total cost of continued maintenance, repair, and administration of the premises so as to preserve the architectural and historical integrity of the features, materials, appearance, workmanship, and environment for a period in perpetuity from the date of execution of this instrument in a manner satisfactory to the Commission. Nothing herein shall prohibit the Grantor from seeking financial assistance from any sources available to him.

2. Maintenance of grounds. The grantor agrees that the grounds around said building be maintained in a landscaped environment consistent with the historical character of the building. Nothing herein shall prohibit the parking on part of the premises of registered operating motor vehicles in use by the owner or occupants or visitors to the premises.

3. Inspection: The Grantor agrees that the Commission may inspect the premises from time to time during the length of the restrictions to ensure that the Grantor is in compliance with reasonable standards of maintenance and administration.

4. Alteration: The Grantor agrees that no alteration shall be made unless (a) clearly of minor nature and not affecting architectural and historical values, (b) the Commission has previously determined that it will not seriously impair architectural and historical values after reviewing plans and specifications submitted by the Grantor, or (c) required by casualty or other emergency promptly reported to the Commission.

5. Other Provisions:

The burden of these preservation restrictions, enumerated in paragraphs 1 through 5 inclusive, shall run with the land in perpetuity and be binding upon future owners of an interest therein. The right of enforcement of these restrictions shall be as provided in General Laws, Chapter 184, Section 32 as enacted by ACTS 1969, Chapter 666, Section 5, as it may be amended from time to time.



for maintaining, repairing, or administering said property.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal this

14<sup>th</sup> day of October, 1985

by William Butts  
Chairman, Standing Committee

COMMONWEALTH OF MASSACHUSETTS

Worcester SS October 14<sup>th</sup>, 1985

Then personally appeared the above named William Butts  
and acknowledged the foregoing instrument to be the free act and deed of  
First Church of Christ, Lancaster, before me,

Nathaniel T. Austin  
Notary Public  
My commission expires Oct 12, 1990

APPROVAL BY MASSACHUSETTS HISTORICAL COMMISSION

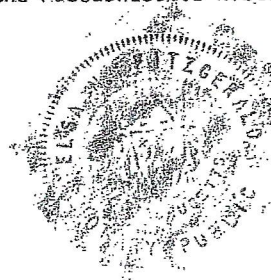
The undersigned Executive Director of the Massachusetts Historical  
Commission hereby certifies that the foregoing preservation restrictions have  
been approved pursuant to Massachusetts General Laws, Chapter 184, Section 32.

Valerie A. Talmage  
Valerie A. Talmage  
Executive Director  
Massachusetts Historical Commission

COMMONWEALTH OF MASSACHUSETTS

Suffolk SS September 26, 1985

Then personally appeared the above named Valerie A. Talmage, Executive  
Director and Secretary, and acknowledged the foregoing approval to be the free  
act and deed of the Massachusetts Historical Commission, before me,



Elsa N. Fitzgerald  
Notary Public  
My Commission expires  
November 3, 1989

10/84

Recorded NOV 12 1985 at 3h52m. PM



# First Church of Christ, Lancaster

Unitarian Universalist

Date: December 12, 2022

To: Whom it may Concern

Re: The Bulfinch Meetinghouse Portico

I am writing on behalf of the Standing Committee of the First Church of Christ. We fully support the Bulfinch Fund in their efforts to restore the front and side portico floors of the Bulfinch Meetinghouse. The brick flooring has been uneven for a number of years now and represents a hazard for our members as well as for people visiting this historic landmark. We are excited to see the renewed effort to restore Lancaster's own National Historic Landmark.

Thank you,

Daniel Poch

Standing Committee Chair

First Church of Christ, Lancaster





**Brick Flooring and Granite Steps**