



TOWN OF CONCORD
COMMUNITY PRESERVATION COMMITTEE

141 KEYES ROAD, CONCORD, MA 01742
TEL. (978) 318-3290 FAX (978) 318-3291

Application for CPC Funding

Due no later than 12:00 noon on Friday, September 8, 2023

Applicant*: Concord Art Association, Inc.

Federal Tax Id. No.*: 04-2275153

Co-Applicant (if applicable): _____

Project Name*: Historic Structure Preservation

Project Location/Address (if applicable): 37 Lexington Road, Concord, MA 01742

Purpose*: (Select all that apply)

- Open Space Community Housing Historic Preservation Recreation

Project Budget*:

Amount of CPC Funds Requested: \$ 173,833

Amount from Other Funding Sources: \$ 1,005,000

Total Project Budget: \$ 2,500,000

(If multi-year project, note current phase only)

Please check which of the following is included with this Application:

- | | |
|--|---|
| <input checked="" type="checkbox"/> One Paragraph Project Summary * | <input checked="" type="checkbox"/> Architectural plans, site plans, photographs (if appropriate) |
| <input checked="" type="checkbox"/> Map (if applicable) | <input checked="" type="checkbox"/> Copy of IRS determination letter (Non-profit Organizations only)* |
| <input checked="" type="checkbox"/> Narrative * | <input checked="" type="checkbox"/> Copy of Audit or most recent Financial Information (Non-profit Organizations only)* |
| <input type="checkbox"/> Selection Criteria and Needs Assessment | <input type="checkbox"/> Letters of Support (if any) |
| <input checked="" type="checkbox"/> Detailed Project Budget * | |
| <input type="checkbox"/> Feasibility Assessment | |
| <input type="checkbox"/> Statement of Sustainability (if applicable) | |
| <input checked="" type="checkbox"/> Timeline * | |

Project Contact Person*: Natalie Fondriest

Project Contact Address*: 37 Lexington Road, Concord, MA 01742

Project Contact Phone*: 978-369-2578 Email*: nataliefondriest@concordart.org

Authorized Signature of Applicant*: KMF [Signature], Exec. Dir.

Authorized Signature of Property Owner* (if different): _____

* Required

For Historic Preservation Projects Only – please check the box below left and acknowledge:

- I/We have read the **U.S Secretary of the Interior's Standards for the Treatment of Historic Properties** and understand that planning for and execution of this project must meet these standards.

Project Summary:

In celebration of our recent 100th anniversary as an institution, we launched a Centennial Capital Campaign in order to raise the funds necessary for construction and repair work that would set up Concord Art for success in the century ahead. This project entails redesigning our classroom into a multipurpose programming space and implementing critical repairs and updates to the historic section of our building. Specifically, we need to install a sprinkler system to meet fire code requirements, repoint the chimney, repair bathroom flooring to be structurally sound, remove an existing non-load bearing wall to create a larger classroom, and repair our printmaking studio's water-damaged ceiling—all while protecting the existing floor and finishes. These expenses total \$173,833. Concord Art seeks this amount from the Concord Community Preservation Fund for the Preservation of Historic Resources.

Project Narrative:

Concord Art was founded in 1922 by Elizabeth Wentworth Roberts, an American Impressionist and philanthropist whose mission—to promote and advance the visual arts and artists, and to enrich and sustain our cultural community—still stands today. Free and open to the public, we are a community art center that provides a setting for contemporary art exhibitions, art education, and relevant programming for everyone. Our fifteen exhibitions throughout the year include curated, juried, and student/teacher shows; this breadth allows us to showcase work by established, mid-career, and emerging artists alike. We also offer adult art education classes and workshops year-round, across all levels and a wide variety of visual media. We host a full calendar of events and programs, including artist demonstrations, curator tours, book talks, artist lectures, and panels.

In the years leading up to Concord Art's incorporation, our founder, Elizabeth Wentworth Roberts, had installed exhibitions around town to raise money for the war effort, support her fellow artists, and bring the arts and artists of Boston to Concord; then, in 1922, Roberts purchased the John Ball House (originally constructed in 1752 as a metalsmith's home) and, to renovate and add in our beautiful gallery skylight, she hired Lois Lilley Howe (who had been the only woman in her class of sixty-six at the Massachusetts Institute of Technology). Daniel Chester French served as the first president of the Board of Directors, and early exhibitions included Roberts's contemporaries John Singer Sargent and Mary Cassatt.

In celebration of our recent 100th anniversary, we launched a Centennial Capital Campaign in order to raise the funds necessary for construction and repair work that would set up Concord Art for success in the century ahead. This work entails critical repairs and maintenance in the historic section of our building, demolition and reconstruction of our educational programming space, and redesign of our exterior landscaping. As a community center, it's paramount that our space is safe, functional, and welcoming to everyone. We are dedicated to fostering a safe, well functioning creative environment where we can build and support a community of artists.

To support this effort, Concord Art seeks \$173,833 from the Concord Community Preservation Fund for the Preservation of Historic Resources. Of the \$173,833 in total expenses for repair and preservation work in the historic sections of our building, \$120,000 of that total would cover the cost of installing a sprinkler system in order to meet fire code requirements. \$28,763 would be allocated to repointing our primary chimney (while protecting our roof and skylight). \$6,449 would cover repair of our bathroom flooring in order to make it structurally sound. \$14,462 would go to removing an existing non-load bearing wall in order to create a larger classroom, and \$4,159 would go to repairing our printmaking studio's water-damaged ceiling—all while protecting the existing floor and finishes. Further details are included in the attached project budget estimates.

In order to move forward with this capital project, we have already secured local permits and approvals, including enthusiastic approval by the town's Historic District Commission. This

process required gaining signoffs from our neighbors, particularly those whose property abuts ours. HDC approval is a significant milestone and a firm indicator of local support for the project.

Concord Art enjoys a positive relationship with the town of Concord and our nearby neighbors, whom we notified early on in our planning stages of the coming construction. In addition to working with the town to provide the appropriate legal notices and acquire building permits necessary for construction and renovation, we routinely work with local partners who provide support for our programming through various sponsorships. These sponsors can include banks, realty companies, and more. For the design and general contracting of our capital project, we are working with local businesses Battle Associates Architects and Platt Builders.

Local enthusiasm is also evident in our fundraising for the project. The majority of donors who have given to our capital campaign are citizens of Concord. In addition, the Mass Cultural Council awarded Concord Art a Cultural Facilities Fund grant of \$200,000 to support the construction of our new multipurpose educational programming space (replacing our current classroom). Currently, our committed sources of funding total \$1,005,000; our ultimate Centennial Capital Campaign goal is to raise \$2.5 million in total to cover the cost of repairs to the historic sections of our building, construction of a new multipurpose space, and redesign of our landscaping.

Before launching the capital campaign, our Board of Directors had organized meetings with key stakeholders—teachers, students, and donors—to measure support of the project and the impact it would have on our operations. Many of our Board members had started as members of Concord Art and bring specific interests and skills to our team; for example, Vice-President Stanly Black is an architect whose expertise has been integral to the development of our capital project. Every Board member has made a personally significant financial gift to the campaign.

Simultaneously with the aforementioned maintenance and repair work, we plan to replace our outgrown, overworked classroom with a larger, more flexible multipurpose classroom-and-event space. With the added revenue from a space that allows us to expand our educational programming, we will be able to increase our operating revenue and thereby sustain the longevity of Concord Art and maintain the quality of the work we do. With almost 100 classes and workshops taught each year, our art school has been at capacity for years. In the past eight years, our membership increased 20 percent from 800 members in 2014 to 1,000 members in 2022 and continues to grow today. We have simply run out of space and wish to fulfill our community's demand for more visual arts programming. In addition to housing classes and workshops, the new space will generate revenue as a larger rental and event space outside of classroom hours.

We are a half-million per-year operation, and almost half of our annual revenue comes from our education program. In order to support the growing number of people in our community and remain sustainable in the future, we need to increase our operating budget. We currently bring in \$250,000 in revenue from our art school; we plan to double that revenue. We want to remain competitive and sustainable as an institution that can attract the strongest administrative staff and art teachers. We will financially support the new venture by increasing the contracted hours of our existing and eager faculty, as well as by hiring new faculty, in order to offer more classes and workshops. We have a hundred-year history of knowing how to sustain ourselves, and expanding our art school while maintaining our historic space is the best bet to set up Concord Art for success in the future.

With our operating budget in mind, we also aim to minimize ongoing maintenance costs by designing the new space to optimize our energy efficiency. As part of the project's Green Initiatives, all new HVAC equipment will be all electric per the Town of Concord Initiatives, and the structure will be wrapped with insulated wall sheathing to provide a layer of continuous insulation to go beyond the minimum code requirements. Per the Town of Concord's

Sustainable Initiatives, the existing plumbing fixtures are to be replaced with more water conscious fixtures (for example, all toilets are to have a minimum of 1.3 gpf) As per the project's Energy Audit, the design is 22% better than code.

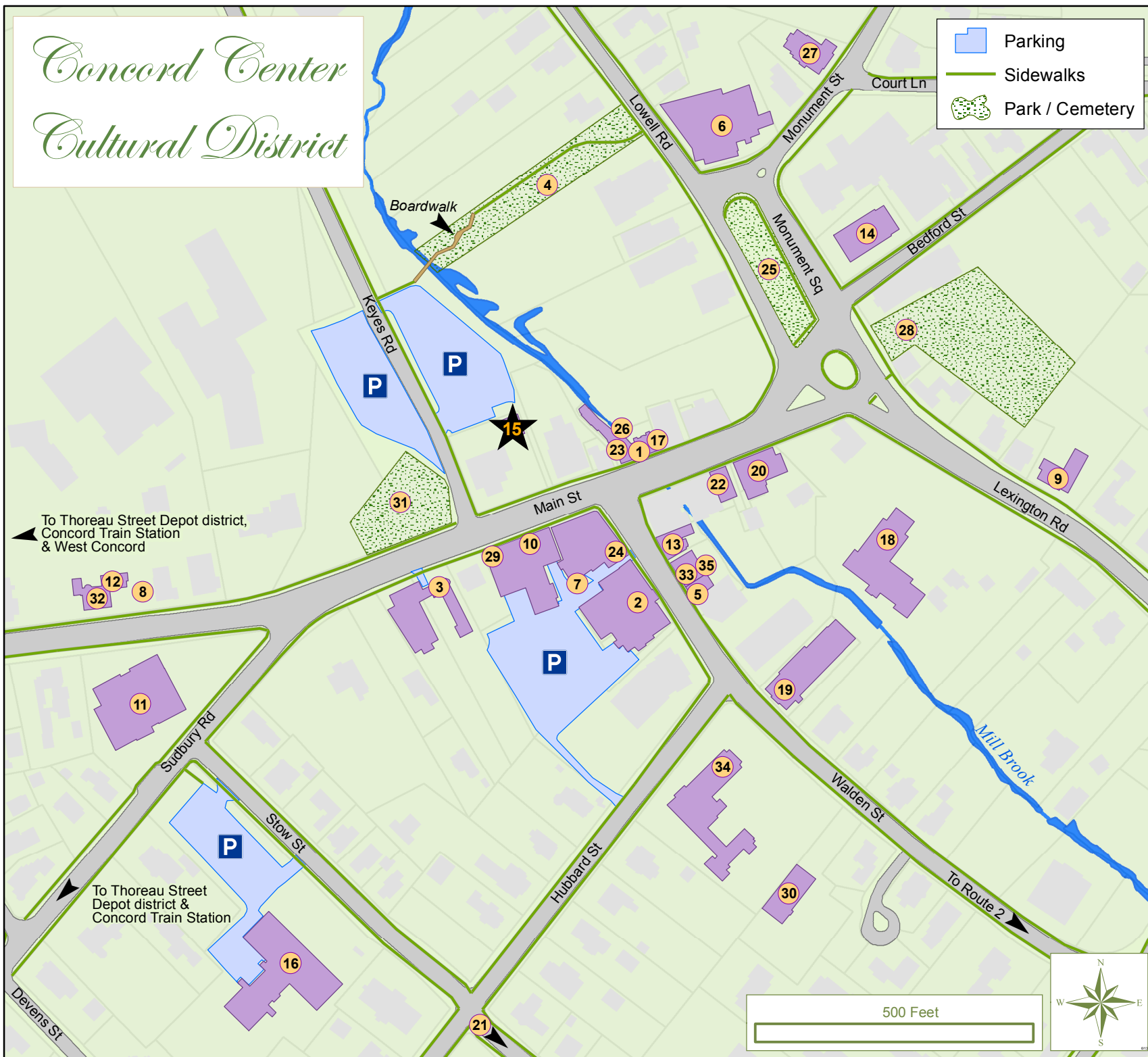
The long-term impacts of this project will benefit our entire community. With over 5,000 visitors annually, we welcome all ages and work with local schools, universities, and senior centers to organize programming and visits in our space. We also partner with many town institutions like the Concord Library, the Concord Museum, the Emerson House, the Alcott House, the Concord Visitor Center, and more. We are located in Concord's historic town center and are proud to be part of the Concord Center Cultural District on the American Mile. Known as the John Ball House, our building holds Local Historic District and National Register District designations.

Project Timeline:

The Centennial Capital Campaign launched in 2022 with the goal of raising \$2.5 million in total. Having raised \$1,005,000 from donors and grant funding during the private phase of the campaign, we launched its public phase to our entire community in June 2023.

We plan to start repairs and construction in 2024 and expect work to continue for one year. An exact start date has not yet been specified.

Concord Center Cultural District



- Parking
- Sidewalks
- Park / Cemetery

- 1 Albright Art Gallery
- 2 Artisan's Way
- 3 Barrow Book Store
- 4 Chamberlin Park
- 5 The Cheese Shop
- 6 Colonial Inn & Restaurants
- 7 Comella's Restaurant
- 8 Concord Academy
- 9 Concord Art
- 10 Concord Bookshop
- 11 Concord Free Public Library
- 12 Concord Chamber Music Society
- 13 Concord Chamber of Commerce
- 14 Concord Town Office
- ★ 15 CONCORD VISITOR CENTER
- 16 The Umbrella Community Arts Center
- 17 Fairbank & Perry Goldsmiths
- 18 First Parish Church
- 19 Friends of the Performing Arts in Concord
 - Concord Players
 - Concord Band
 - Concord Orchestra
- 20 Helen's Restaurant
- 21 Hunt Recreation Center
- 22 Lacoste Gallery
- 23 Main Streets Cafe
- 24 Montague Gallery
- 25 Monument Square
- 26 The Muse's Window Gallery of Fine Handcrafts
- 27 North Bridge Inn
- 28 Old Hill Burying Ground
- 29 Sally Ann Food Shop
- 30 Scout House
- 31 South Burying Ground
- 32 Summer Stages Dance at Concord Academy
- 33 Thoreau Antiques
- 34 Trinitarian Congregational
- 35 Walden Street Antiques

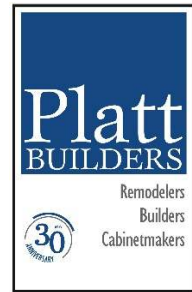


**CONCORD
CHAMBER of
COMMERCE**



November 8, 2022

Concord Center for the Visual Arts
37 Lexington Road
Concord, MA 01742



Description of Work

Addition & Renovation According to Plans by Battle Associates Architects dated 09/13/2022

1 **Permit & Inspections**

- 2 An allowance of \$4,387 has been included for Town of Concord Building permit fees
3 Board of Health Review, included
4 Water permit applications (Sprinkler and Domestic), included
5 Sewer permit application, included
6 Fire Department disposal permit, included
7 *Architecture, engineering, material testing are excluded*
8 *We have included ~ \$23,000 of sales tax expense in our bid - we believe that we can avoid this cost and reduce our price by this amount.*

9 **General Project Management**

- 10 Professional project management is included in Contractor's mark-up

11 **Site Protection, Demolition & Dumpster**

- 12 Scaffolding delivery, set-up and tear down
13 Dust & floor protection
14 Allowance to construct temporary plywood and stud walls to separate the museum and construction for security, egress, and safety
15 Demo existing exterior shed and ramp
16 Remove the fencing around the air conditioners
17 Remove & salvage kitchen appliances for re-use as directed
18 Demo existing space including 1st floor Coleman Gallery and 2nd floor areas - provide temp su

19 Remove existing lobby window and demo opening for new windows
20 Remove section of lobby roof to allow for roof extension
21 Demo existing rear roof for new dormer and roof extension
22 Demo existing kitchen cabinetry, countertops, appliances and fixtures
23 Remove existing plumbing fixtures and demo new opening in bath
24 Remove plumbing fixtures in existing center bath
25 Debris disposal, allowance \$6,750
26 Portable toilet rental, allowance \$1,604

27 **Excavation**

- 28 Install snow fence at 4' retaining wall, stairs, and fountain to limit access during construction
29 Handicap ramp to be protected during construction
30 Protect maple tree with fence - refer to site plan L1.0
31 Fountain basin and pump cover removal and storage

32 Relocation of plantings to temporary location
33 Protect existing underground back patio drainage system with road plate
34 Install 6" water line to support sprinkler system
35 Replace existing 4" water service - current pipe is lead
36 Remove 8" tree, typical
37 Remove section of asphalt at end of current driveway
38 Cut off & dispose of existing rear foundation
39 Replace sewer line from the street main to building for the plumber
40 Relocate gas line/meter
41 Excavate for new full height foundation at the new art barn
42 Provide support/underpinning for existing frost wall which is to remain
43 Excavate for new crawl space at expanded entry/kitchen
44 Truck excess fill off site
45 Backfill foundation
46 Install 12" of crushed stone to foundation interior & compact
47 Connect/tie-in proposed sump pump into existing drainage system
48 Dig and backfill (1) sona tube
49 An allowance of \$4,020 has been included for police details (2 men - 3 days)
50 *Landscape NIC*
51 *Water/Sewer connection fees from Town of Concord NIC*

52 **Concrete**

53 Dig and install new footing in existing crawl space
54 Form & pour new walls and footings - underpin existing foundation as needed
55 Pin new walls to existing with #4 12" dowels drilled & grouted into existing foundation
56 Install 2" warm-n-dri with Tuff-n-dri to Art Barn foundation
57 Install vapor barrier
58 2" rigid sub-slab insulation
59 A4.00-02 Fill gap in foundation curb with concrete
60 Pour 4" slab with 6x6 welded wire mesh
61 (1) 12" sona tube
62 Cut foundation access for mechanical and crawl space
63 Cut basement floor for new footing
64 Install Precast bulkhead stairs and door - sized similar to Bilco Size F bulkhead

65 **Masonry**

66 Pull up and palletize bluestone pavers and steppers. Salvage and store off-site for re-use
67 *Granite paver walkway at side entry and doors off patio NIC*
68 Install cement board & parge coating on visible foundation insulation

69 **Framing**

70 Framing as per structural drawings
71 Supply & install steel package and collar ties
72 An allowance of \$25,000 has been included for framing & support for the small roof over the
"B" doors on the North elevations
73 side entry
74 2x6 wood stud wall in main areas - not art barn

- 75 I-joist framing of floors
 76 3/4" Advantech sub floors
 77 2" Zip-R sheathing on Art Barn
 78 1" diameter collar tie rods painted black
 79 2x8 wood studs
 80 2x12 roof rafters
 81 2x10 window opening framing
 82 Roof eaves to have 1/2" sheathing and 2" Zip-R
 83 Install 3/4" DOW insulation with black strapping to the interior of the ceiling of the Art Barn prior to wood ceiling
- 84 **Roofing**
 85 *Existing Additions: GAF Royal Sovereign 3-tab nickel grey with 36" ice & Water*
 86 Kitchen addition to have entire ice & water coverage
 87 Install new architectural grade asphalt shingles on center roof section and kitchen
 88 Art Barn - Englert Series 10000 panel system, charcoal grey
 89 Flashings to match existing
 90 6" x .032" half round aluminum gutters to match trim - white at white trim, black at black trim
 91 West elevation rubber membrane roof (rear awning) with tapered insulation
- 92 **Exterior Trim**
 93 1x3 Stalboard casings finished with Cabot solid stain - black
 94 1x4 Stalboard fascia finished with Cabot solid stain on main classroom body\ - black
 95 Boral Water table (over foundation insulation) stucco or protection layer painted black
 96 North Roof - 6x6 cedar posts painted black
 97 Side Entry Posts: 6x6 PT post wrapped in "wood trim" painted
 98 Side entry ceiling: 1x6 v-groove painted to match existing building
 99 Art barn entry ceiling - 1x6 v-groove painted to match siding
 100 1x4 Stalboard skirt trim at bulkhead
 101 Crown molding at dormer to match existing
 102 Frame new awning at West elevation
 103 1x6 Stalboard fascia with 1x8 Stalboard sub fascia on classroom overhang roof
 104 5/4x6 Cedar Corner boards at kitchen and entry
 105 Match existing window, door and roof trim on main building extensions with Cedar
- 106 **Siding**
 107 Existing building - match existing
 108 Patch cedar clapboard siding at expanded lobby
 109 Install rain screen
 110 Art Barn - 1x6 vertical Stalboard shiplap profile with semi-solid Slate grey stain
- 111 **Exterior Doors**
 112 Marvin as provided by Battle Associates
 113 D101-0Simpson #77944 - clear glass, ovolo sticking, 3/4" FP panel, Fir - to be painted -
 Hardware allowance \$750
 114 An allowance of \$1,000 has been included for door and hardware at bulkhead entry
- 115 **Windows**
 116 Marvin as provided by Battle Associates - window & door package revised 10/14/22 - \$122,150

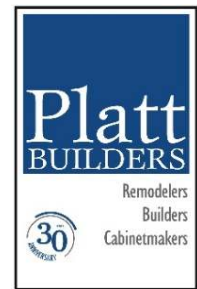
- 117 An additional lobby window has been added to package to replace existing
- 118 **Plumbing**
- 119 \$120,000 Allowance for Sprinkler system as per the Bid Docs
- 120 Demo: existing kitchen sink, existing Art Sink, existing sink in gallery 1
- 121 Demo existing cast iron and copper pipe as needed
- 122 Cut & cap existing gas stove
- 123 Remove fixtures in (2) bathrooms and replace with new in existing locations
- 124 Plumb new kitchen sink, faucet & refrigerator
- 125 Prepare existing kitchen vent to be reconnected at ceiling level
- 126 Install (2) basement sump pumps, pump allowance \$6,500
- 127 Inspect existing sump pump for continued use, repipe to exterior of building
- 128 Add mixing valve & increase water storage temperature to 140' on existing indirect water heater
- 129 Relocate gas line/meter
- 130 Plumbing for new art sinks in classroom #1 & classroom #2
- 131 Gas piping to cook top
- 132 4 exterior hose bibs
- 133 Existing reduce pressure backflow with isolation valves and drain to irrigation to remain
- 134 Repipe sewer main from inside the foundation to 10' outside the building
- 135 Reconnect into the new water main
- 136 Plumbing fixtures included in this proposal
- 137 Classroom 1: Elkay ELK2C18x24-OX SS Sink, Elkay ELK940AT08L2H faucet
- 138 Classroom 2: Elkay ELK2C18x24-OX SS Sink, Elkay ELK940AT08L2H faucet
- 139 First floor expanded bath: American standard A/S9024004EC.020 sink, American Standard A/S7385058.002 faucet, American Standard A/S4188A104.020 toilet tank, American Standard A/S3517A101.020 toilet bowl
- 140 First floor gallery bath: American standard A/S9024004EC.020 sink, American Standard A/S7385058.002 faucet, American Standard A/S4188A104.020 toilet tank, American Standard A/S3517A101.020 toilet bowl
- 141 Kitchen: Krowne KROHS-3819 36" x 16" sink **sink includes drain and faucet*
- 142 Kitchen faucet allowance - \$350
- 143 Toilet seat allowance: 2 @ \$50/each
- 144 *After investigation, we have assumed existing lav sink mounting brackets can be re-used*
- 145 **Heating, Cooling & Ventilation**
- 146 Mitsubishi heat pump equipment, ERV's control etc. as specified on mechanical plans
- 147 Titus finish registers
- 148 Refrigeration and drain piping
- 149 Install all new insulated and sealed sheet metal duct system for new fan coils
- 150 Relocate the existing outdoor condensers to the new condenser corral
- 151 Relocate existing mini-split wall head
- 152 All grilles and diffusers to be factory primed white and field painted
- 153 *It is assumed that hood will be under 400 cfm and make-up air will not be required*
- 154 *Savings can be achieved by value engineering registers (non-Titus) and using standard Mitsubishi fan coils and Bosch heat pumps*
- 155 **Electrical**

- 156 Provide 4 exterior outlets to be located with Architect
157 Wire and install lights, power and data as per the following drawings: E0-00, E1-00, E2-00,
E2-01, E2-02, E2-03, E2-04, E3-00, E4-00
158 Install 2 sets of temporary lights
159 MC used for feeder for subpanel
160 *Conduit has not been carried for data lines*
161 Tork Time Clock Cat# is incomplete - 7 day/24 hour timeclock in price
162 Light designer substituted WW1 Fixture, changed to a Linear wall wash
163 Expand current security system and life safety system by Lexington Alarm - allowance \$25,000
164 Audio and Video NIC
165 **Insulation**
166 Foam inside cavities of all steel beams & columns
167 Sound attenuation at bathroom walls - 3" fiberglass batts
168 Exterior walls of Art barn (2x8 frame): 3-1/2" fiberglass batts, 4" closed cell foam
169 Exterior walls of main building addition (2x6 frame) - 3-1/2" fiberglass batts, 2" closed cell
170 R30 closed cell foam in new roof areas
171 Foundation shelf: 2" rigid
172 Interior 2" rigid insulation in Art Barn has been carried under framing
173 **Blueboard & Plaster**
174 Blueboard and plaster with smooth finish new walls
175 Blueboard and plaster with smooth finish new ceilings in existing building
176 Misc. patching as needed
177 Install blueboard & skim coat on vaulted ceiling of art barn
178 **Tile & Stone**
179 Kitchen countertop Allowance - \$4,000
180 *First floor bathroom tile material allowance not carried - wood will be extended in this area*
181 **Millwork, Interior Doors & Trim**
182 Art Barn window & door casing - 1x4 flat painted casing - (poplar?)
183 Window & door casing in existing building - painted wood to match existing detailing
184 Art Barn baseboard - 1x6 flat painted
185 Baseboard in existing building - painted wood to match existing detailing
186 Pinnacle Tackboard Panels: 330 Pinnacle at select locations of Art Barn
187 Supply & Install (8) single and (1) double Masonite 1-3/8" Frameport primed MDF 4-panel
doors with Ovolo sticking, hardware allowance \$250/each
188 Install black sound absorbent fabric over insulation at cathedral classroom ceilings, fabric
allowance \$1300
189 Trim the trapezoid partition window on (2) sides
190 2nd floor countertop and Rakks HER-1818 bracket allowance - \$6,000
191 Print shop countertop allowance - \$2,500
192 *Crown molding has not been carried*
193 1x4 cedar ceiling stained with clear finish over black fabric wrapped rigid insulation
194 Basement stairs - oak treads, Brosco Crown Heritage #6715 hand rail with brass hardware
195 **Cabinetry and Installation**
196 Cabinet & open shelving allowance - RB Leonaard's Shain line - \$12,000
197 **Specialties**

- 198 Install Reliable Fence stained at HVAC pen
199 Appliance allowance (stove, refrigerator, microwave) - \$1,500
200 Art Barn Modern Fold partition product & installation allowance - \$31,000
201 Exterior iron railings - allowance \$10,000
202 **Flooring**
203 Armstrong Flooring: Natural Creations 3.2mm Luxury flooring in Art Barn - color TBD (9" x
48" glue down planks assumed)
204 Patch flooring in existing building - wide plant painted wood to match existing in expanded
lobby, kitchen, 1st floor storage, bathroom and 2nd floor office
205 Sand & finish oak treads to basement
206 **Interior & Exterior Painting**
207 Lobby - prime, prep and paint new wall, door and trim 2 coats. Prep, prime, paint new plaster
ceiling blending into existing ceiling. Excludes walls and trim that are not affected. Prep,
prime and paint patched section on floors blending into existing floors.
208 Kitchen - prime, prep and new walls, trim, windows, doors and ceiling. Prep, prime and paint
new wood floor.
209 1st floor storage - prime, prep and paint new walls and existing walls, trim, doors and ceiling.
Prep, prime and paint patched sections of floors and blend into existing.
210 Expanded bathroom - prime, prep and paint new and existing walls, trim, door and ceilings.
Prime and paint patched section of wood floors.
211 Entry - prime, prep and paint new walls, trim, windows, doors and ceilings. Prep, prime and
paint flooring and blend with existing.
212 Classroom 1 & 2 - prime, prep and paint new walls, trim, windows and doors. Stain and apply
2 coats of satin polyurethane to the 1x3 ceiling boards prior to installation.
213 Office - prime, prep and paint new and existing walls, trim, doors and ceilings. Prep, prime
and paint patched sections on floors and blend with existing.
214 All HVAC grilles and diffusers to be factory primed white and field painted
215 Exterior - prep and prime where needed, paint fence, siding and trim of new addition. Touch
up existing surfaces where needed.
216 **Professional Cleaning**
217 Professional cleaning of project area upon completion of project

November 8, 2022

Concord Center for the Visual Arts
 37 Lexington Road
 Concord, MA 01742



Estimate for
Addition & Renovation According to Plans by Battle Associates Architects dated 09/13/2022

	Labor	Materials	Subs	Total Cost
Permit & Inspections	\$ 840	\$ 4,825	\$ -	\$ 5,665
General Project Management	\$ -			<i>Included</i>
Site Protection, Demolition & Dumpster	\$ 33,560	\$ 11,249	\$ 12,340	\$ 57,149
Excavation	\$ 4,990	\$ 372	\$ 120,780	\$ 126,142
Concrete	\$ 9,770	\$ 18,158	\$ 66,403	\$ 94,331
Masonry	\$ 1,735	\$ 956	\$ 3,580	\$ 6,271
Framing	\$ 23,160	\$ 91,316	\$ 142,416	\$ 256,892
Roofing	\$ 840	\$ 319	\$ 53,500	\$ 54,659
Exterior Trim	\$ 39,968	\$ 26,538	\$ 1,500	\$ 68,006
Siding	\$ 18,800	\$ 37,593	\$ -	\$ 56,393
Exterior Doors	\$ 1,680	\$ 60,943	\$ -	\$ 62,623
Windows	\$ 1,680	\$ 78,284	\$ -	\$ 79,964
Plumbing	\$ 2,520	\$ 12,253	\$ 157,500	\$ 172,273
Heating, Cooling & Ventilation	\$ 2,520	\$ -	\$ 95,326	\$ 97,846
Electrical	\$ 2,520	\$ -	\$ 152,100	\$ 154,620
Insulation	\$ -	\$ -	\$ 34,784	\$ 34,784
Blueboard & Plaster	\$ -	\$ -	\$ 23,362	\$ 23,362
Tile & Stone	\$ -	\$ -	\$ 4,000	\$ 4,000
Millwork, Interior Doors & Trim	\$ 44,822	\$ 43,836	\$ 8,000	\$ 96,658
Cabinetry and Installation	\$ -	\$ 12,750	\$ -	\$ 12,750
Specialties	\$ 735	\$ 2,656	\$ 47,500	\$ 50,891
Flooring	\$ 840	\$ -	\$ 30,021	\$ 30,861
Interior & Exterior Painting	\$ -	\$ -	\$ 49,464	\$ 49,464
Professional Cleaning	\$ -	\$ -	\$ 2,850	\$ 2,850
			Subtotal	\$ 1,598,455
			Contractor Mark-up 18.00%	\$ 287,722
			Insurance Mark-up 1.87%	\$ 29,891
			Total Project Cost	\$ 1,916,068

November 15, 2022

Concord Center for the Visual Arts
37 Lexington Road
Concord, MA 01742



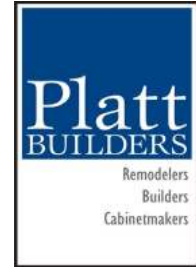
Discussion Topics to be Finalized

Based upon Description of Work submitted 11-8-22

- 1 Line 3 - Board of Health Review has been completed by Battle Associates. A sewer betterment fee is anticipated.
- 2 Line 131 - Gas cooktop is anticipated to be replaced with electric cooktop
- 3 Line 182 - Poplar is a suitable material for the casing
- 4 Line 201 - Exterior iron railings should be removed from this scope. They will be included in landscape contract.

August 8, 2023

Concord Center for the Visual Arts
37 Lexington Road
Concord, MA 01742



Estimate for Repair & Maintenance Work

Chimney Repointing for Primary Chimney	\$	28,763
Remove individual slates as needed on front and rear roof to allow for staging		
Stage front and rear of chimney, span over the skylight		
Protect the skylight during repointing work		
Cut brick joints and tuckpoint the chimney from the roofline up		
Repair the 1st Floor Bathroom Floor	\$	6,449
Remove toilet & reset at end of work		
Frame a new pressure treated structure under the existing bath floor to support flooring and span around the existing toilet waste line		
Refinish wood floor in the bathroom prior to toilet reset		
<i>Floor work will make floor structurally sound but not flat or level</i>		
Remove Wall to Create Larger Classroom:	\$	14,462
Protect existing flooring & finishes, install dust protection		
Remove existing non-load bearing partition and horizontal plywood duct run		
Note: exact structural components in the wall are unknown, new structural work NIC		
Relocate return duct - location to be determined		
Electrical permit & moving of electrical that is existing in the wal		
Patch and finish wood flooring (patch will be evident)		
Patch and paint affected ceiling area, shallow wood box-out anticipated		
Repair Print Room Ceiling	\$	4,159
Protect existing flooring & finishes, install dust protection		
Remove existing water damaged ceiling panel		
Blueboard & plaster ceiling repair		
Painting of ceiling and adjacent woodwork		





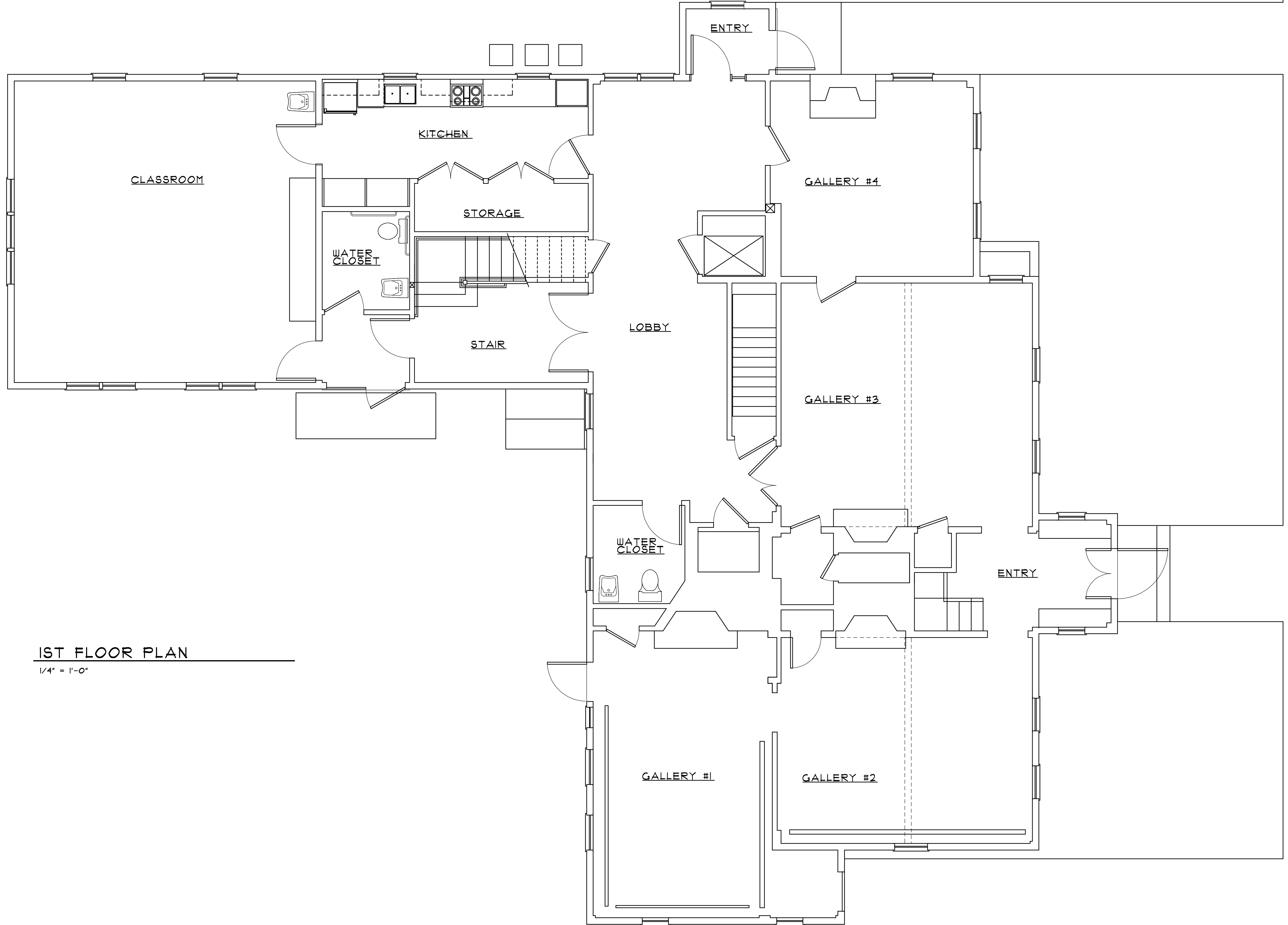








EXISTING STONE WALL



1ST FLOOR PLAN
 1/4" = 1'-0"

DRAWING:

EX1

TITLE:
EXISTING
FIRST FLOOR PLAN

PROPOSED ADDITION TO:

CONCORD CENTER FOR THE VISUAL ARTS

37 LEXINGTON ROAD
CONCORD, MASSACHUSETTS 01742

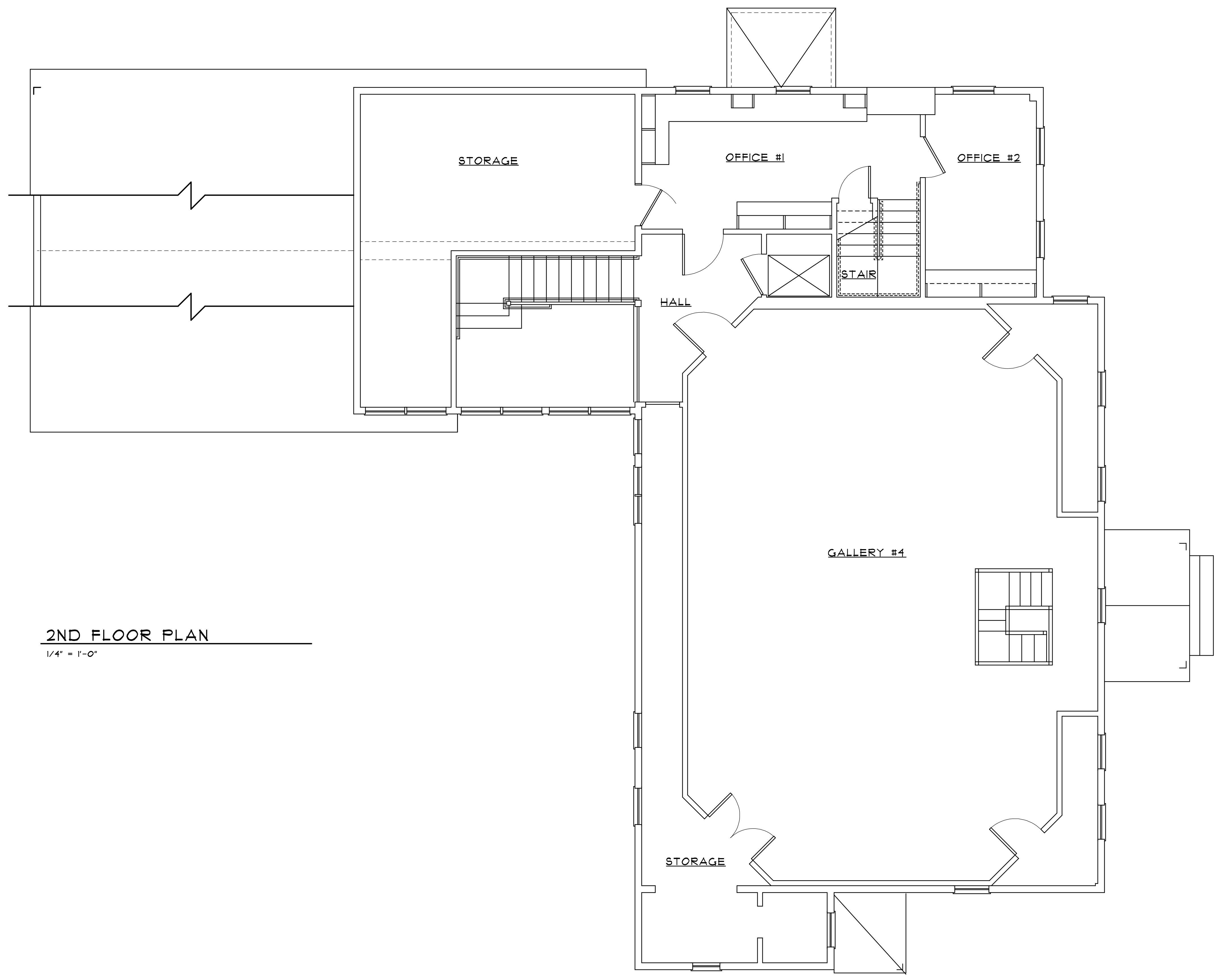
ARCHITECT:

BATTLE
ASSOCIATES Inc.

TWO INDEPENDENCE COURT
CONCORD, MA. 01742

REVISED

DATE: JUNE 9, 2021



2ND FLOOR PLAN
 1/4" = 1'-0"

DRAWING:

EX2

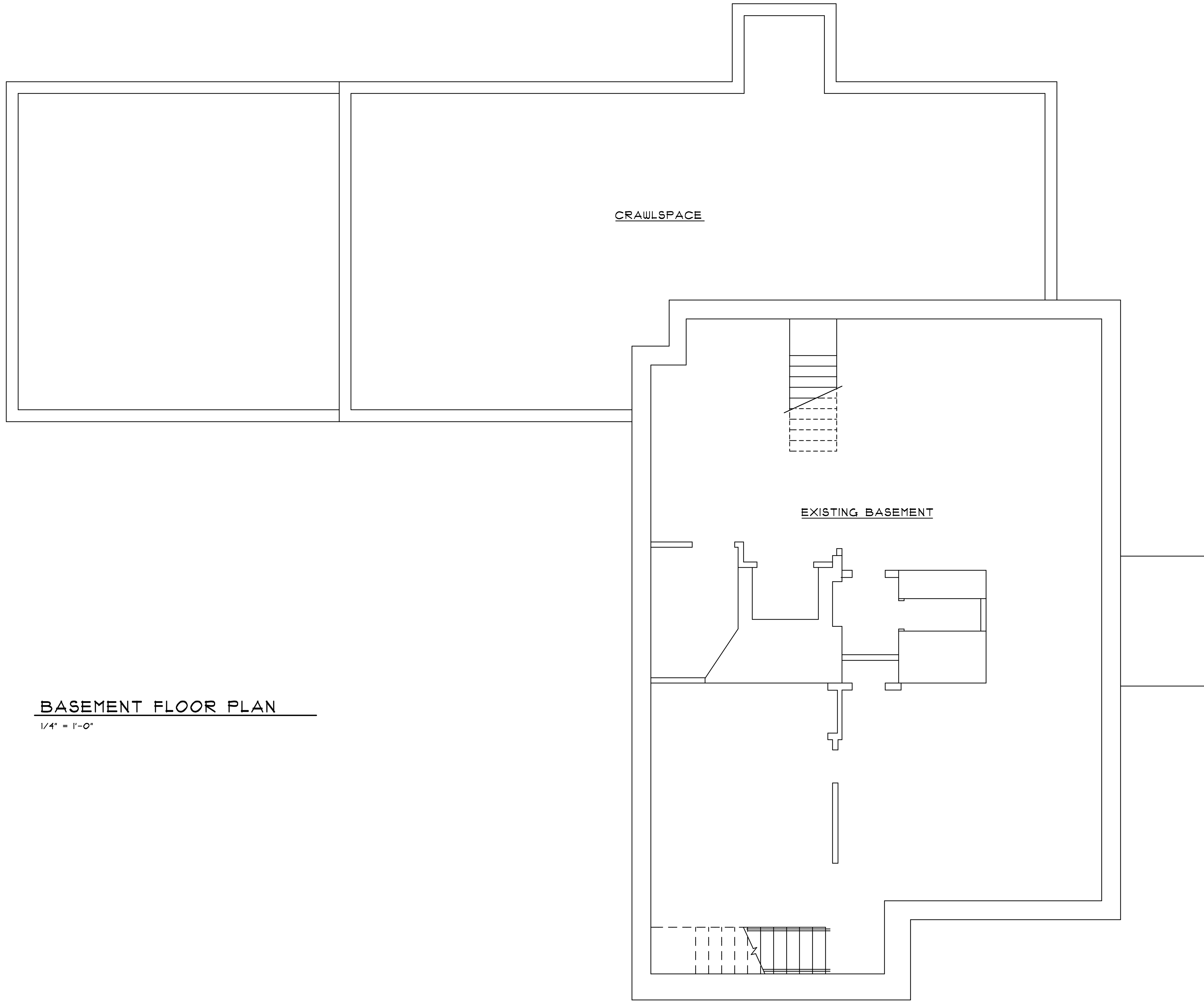
TITLE:
 EXISTING
 SECOND FLOOR PLAN

PROPOSED ADDITION TO:
CONCORD CENTER FOR THE VISUAL ARTS
 37 LEXINGTON ROAD
 CONCORD, MASSACHUSETTS 01742

ARCHITECT:
BATTLE ASSOCIATES Inc.
 TWO INDEPENDENCE COURT
 CONCORD, MA. 01742
 978-369-1805

DATE: JUNE 9, 2021

REVISED



BASEMENT FLOOR PLAN

1/4" = 1'-0"

DRAWING:

EX3

TITLE:

EXISTING
BASEMENT

PROPOSED ADDITION TO:

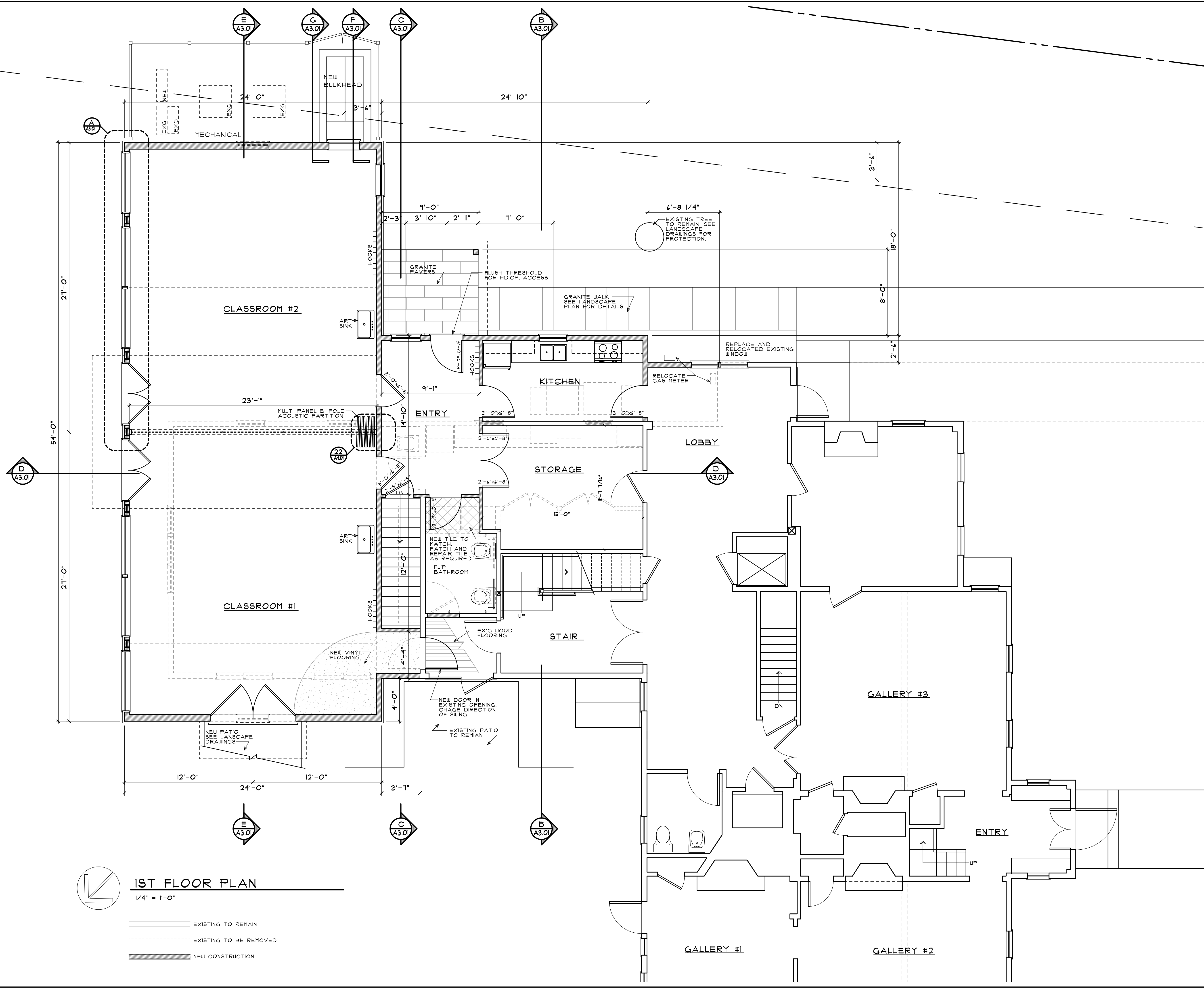
CONCORD CENTER FOR THE VISUAL ARTS
37 LEXINGTON ROAD
CONCORD, MASSACHUSETTS 01742

ARCHITECT:

BATTLE
ASSOCIATES Inc.
TWO INDEPENDENCE COURT
CONCORD, MA. 01742
978-369-1805

DATE: JUNE 9, 2021

REVISED



1ST FLOOR PLAN
 1/4" = 1'-0"

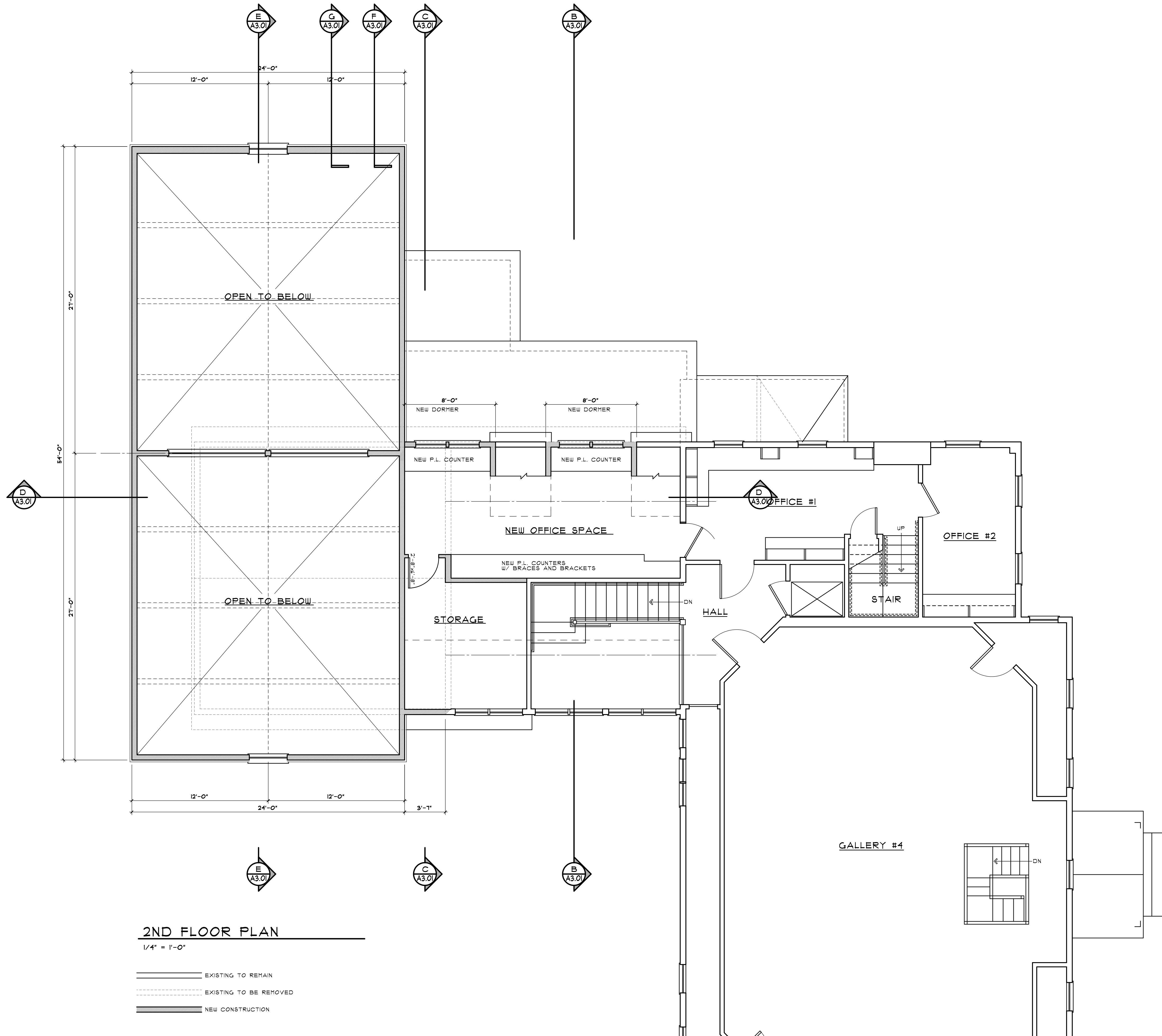
EXISTING TO REMAIN
 EXISTING TO BE REMOVED
 NEW CONSTRUCTION

DATE: SUBMITTAL - 2020-11-18
 PRELIM SET - 2022-4-13
 ARCHITECT: **BATTLE ASSOCIATES Inc.**
 978-369-1805
 TWO INDEPENDENCE COURT
 CONCORD, MA 01742
 REVISED

PROPOSED ADDITION TO:
CONCORD CENTER FOR THE VISUAL ARTS
 37 LEXINGTON ROAD
 CONCORD, MASSACHUSETTS 01742

TITLE: **FIRST FLOOR PLAN**

DRAWING: **A1.01**



2ND FLOOR PLAN

1/4" = 1'-0"

- EXISTING TO REMAIN
- EXISTING TO BE REMOVED
- NEW CONSTRUCTION

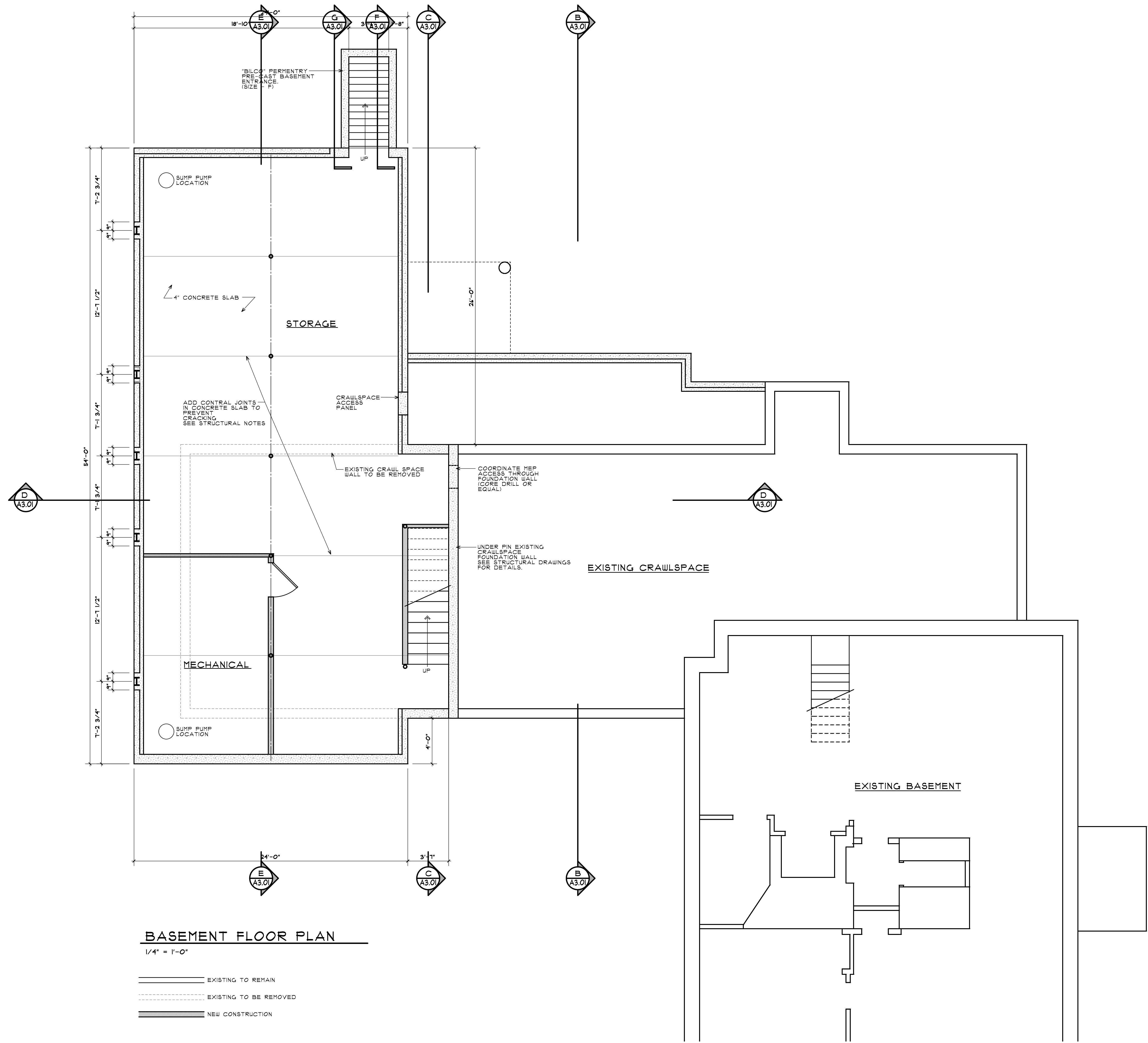
DATE: SUBMITTAL - 2021-11-18
 PRELIM SET - 2022-4-13

ARCHITECT:
BATTLE ASSOCIATES Inc.
 TWO INDEPENDENCE COURT
 CONCORD, MA 01742
 978-369-1805
 REVISED

PROPOSED ADDITION TO:
CONCORD CENTER FOR THE VISUAL ARTS
 37 LEXINGTON ROAD
 CONCORD, MASSACHUSETTS 01742

TITLE:
SECOND FLOOR PLAN

DRAWING:
A1.02

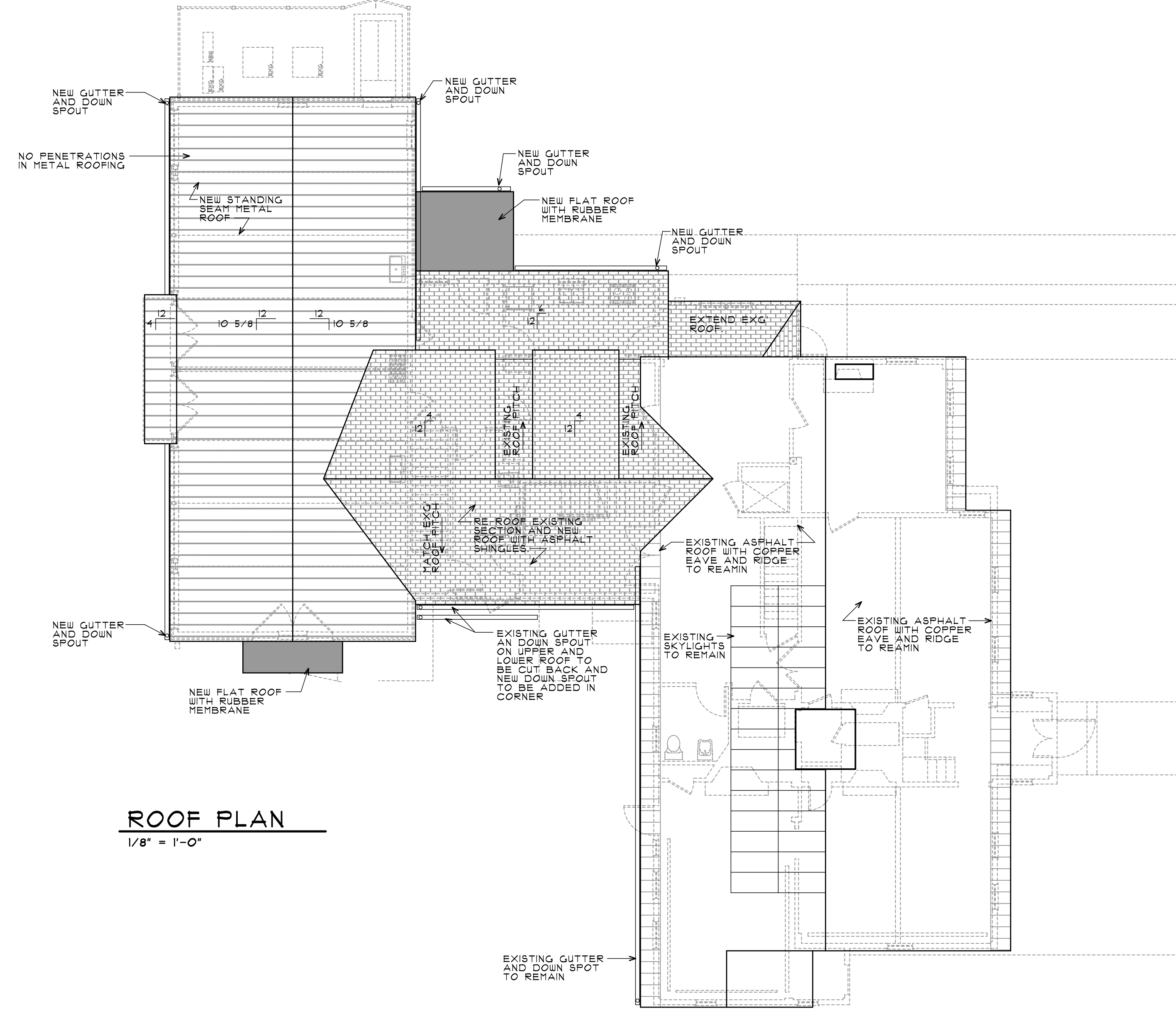


DATE: SUBMITTAL - 2021-11-18
 PRICING SET - 2022-4-19
 ARCHITECT: **BATTLE ASSOCIATES Inc.**
 978-369-1805
 TWO INDEPENDENCE COURT
 CONCORD, MA 01742
 REVISED

PROPOSED ADDITION TO:
CONCORD CENTER FOR THE VISUAL ARTS
 37 LEXINGTON ROAD
 CONCORD, MASSACHUSETTS 01742

BASEMENT PLAN

DRAWING: A1.03



ROOF PLAN
1/8" = 1'-0"

DRAWING:

A1.04

TITLE:
ROOF PLAN

PROPOSED ADDITION TO:
CONCORD CENTER FOR THE VISUAL ARTS
37 LEXINGTON ROAD
CONCORD, MASSACHUSETTS 01742

ARCHITECT:
BATTLE ASSOCIATES Inc.
TWO INDEPENDENCE COURT
CONCORD, MA 01742
978-369-1805

DATE:
SUBMITTAL - 2021-11-18
PRECING SET - 2022-4-13

REVISED



Department of the Treasury
Internal Revenue Service

P.O. Box 2508
Cincinnati OH 45201

In reply refer to: 0248455888
Apr. 23, 2009 LTR 4168C E0
04-2275153 000000 00 000
00014016
BODC: TE

CONCORD ART ASSOCIATION
37 LEXINGTON RD
CONCORD MA 01742-2512



017274

Employer Identification Number: 04-2275153
Person to Contact: SELLERS
Toll Free Telephone Number: 1-877-829-5500

Dear TAXPAYER:

This is in response to your request of Apr. 14, 2009, regarding your tax-exempt status.

Our records indicate that a determination letter was issued in AUGUST 1969, that recognized you as exempt from Federal income tax, and discloses that you are currently exempt under section 501(c)(3) of the Internal Revenue Code.

Our records also indicate you are not a private foundation within the meaning of section 509(a) of the Code because you are described in section(s) 509(a)(1) and 170(b)(1)(A)(vi).

Donors may deduct contributions to you as provided in section 170 of the Code. Bequests, legacies, devises, transfers, or gifts to you or for your use are deductible for Federal estate and gift tax purposes if they meet the applicable provisions of sections 2055, 2106, and 2522 of the Code.

If you have any questions, please call us at the telephone number shown in the heading of this letter.

Sincerely yours,

Michele M. Sullivan, Oper. Mgr.
Accounts Management Operations I

Concord Art Association
Financial Statements
Years ended June 30, 2022 and 2021
with report of
Certified Public Accountant

Independent Auditor's Report

The Board of Directors
Concord Art Association

Report on the financial statements

I have audited the accompanying financial statements of Concord Art Association, Inc. (a non-profit organization), which comprise the statement of financial position as of June 30, 2022 and the related statements of activities, functional expenses, changes in net assets, cash flows and the related notes to the financial statements for the year then ended.

In my opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Concord Art Association, Inc. as of June 30, 2022, and the changes in its net assets and its cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

I conducted my audit in accordance with auditing standards generally accepted in the United States of America. My responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of my report. I am required to be independent of Concord Art Association, Inc. and to meet my other ethical responsibilities in accordance with relevant ethical requirements relating to my audit. I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my audit opinion.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about Concord Art Association, Inc.'s ability to continue as a going concern within one year after the date that the financial statements are to be issued.

Auditor's Responsibility for the Audit of the Financial Statements

My objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes my opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgement made by a reasonable user based on financial statements.

Supplementary Information

My audit was made for the purpose of expressing an opinion on the financial statements taken as a whole. The accompanying supplementary information for the year ended June 30, 2022 is presented for analysis purposes only and is not a required part of the basic financial statements. It has been subjected to the tests and other auditing procedures applied in the audit of the basic financial statements including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves and other additional procedures, in accordance with auditing standards generally accepted in the United States of America and, in my opinion, is fairly stated in all respects material to the financial statements taken as a whole.

I believe the audit evidence I have obtained is sufficient and appropriate to provide a basis for my audit opinion.

In performing an audit in accordance with generally accepted auditing standards, I:

- Exercise professional judgement and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of Concord Art Association's internal control. Accordingly, no such opinion is expressed.

- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in my judgement, there are conditions or events, considered in the aggregate, that raise substantial doubt about Concord Art Association's ability to continue as a going concern for a reasonable period of time.

I am required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that I identified during the audit.

Report on Summarized Comparative Information

I have previously audited the Concord Art Association, Inc. 2021 financial statements, and I expressed an unmodified audit opinion on those audited financial statements in my report dated November 15, 2021. In my opinion, the summarized comparative information presented herein as of and for the year ended June 30, 2021, is consistent, in all material respects, with the audited financial statements and supplemental information from which it has been derived.



Tisdale CPA
Concord, Massachusetts
November 15, 2022

CONCORD ART ASSOCIATION, INC.
STATEMENT OF FINANCIAL POSITION
June 30, 2022 and 2021

<u>ASSETS</u>	<u>2022</u>	<u>2021</u>	<u>LIABILITIES AND NET ASSETS</u>	<u>2022</u>	<u>2021</u>
Current assets:			Current liabilities:		
Cash	\$ 360,277	\$ 96,999	Accounts payable	\$ 68,110	\$ 14,783
Accounts receivable	53,076	395	Accrued expenses	10,606	10,662
Inventories	-	-			
Prepaid expenses	3,483	2,685	Deferred revenue	19,768	26,946
Total current assets	<u>416,836</u>	<u>100,079</u>	Accrued payroll and payroll taxes	63	2,300
			Loan payable, net of pending	<u>-</u>	<u>-</u>
Investment in marketable securities at market value	1,408,971	1,639,711	Total current liabilities	98,547	54,691
Property and equipment::					
Land	11,415	11,415			
Building and improvements	1,063,607	1,063,607	Net assets:		
Furniture and equipment	84,316	84,316	Net assets without donor restrictions	1,732,422	1,560,384
	<u>1,159,338</u>	<u>1,159,338</u>	Net assets with donor restrictions	776,265	824,351
Less accumulated depreciation	(487,406)	(459,702)	Total net assets	<u>2,508,687</u>	<u>2,384,735</u>
Net property and equipment	671,932	699,636			
Construction in progress	109,495	-			
Permanent collections	-	-			
	<u>\$ 2,607,234</u>	<u>\$ 2,439,426</u>		<u>\$ 2,607,234</u>	<u>\$ 2,439,426</u>

The accompanying notes are an integral part of these financial statements.

CONCORD ART ASSOCIATION, INC.
STATEMENT OF ACTIVITIES

Years ended June 30, 2022 and 2021

	2022			2021		
	<u>Without Donor Restrictions</u>	<u>With Donor Restrictions</u>	<u>Total</u>	<u>Without Donor Restrictions</u>	<u>With Donor Restrictions</u>	<u>Total</u>
Revenue support and gains:						
Dues	\$ 55,300	\$ -	\$ 55,300	\$ 49,053	\$ -	\$ 49,053
Donations and grants	497,767	1,000	498,767	114,365	1,000	115,365
Exhibition sales commissions	36,903	-	36,903	12,468	-	12,468
Artist entry fees	18,930	-	18,930	25,900	-	25,900
Event revenue	4,364	-	4,364	-	-	-
Classes and workshops	209,488	-	209,488	239,232	-	239,232
Miscellaneous income	2,229	-	2,229	5,619	-	5,619
Building rental	525	-	525	635	-	635
Dividend and interest income	26,453	1,114	27,567	26,247	1,310	27,557
Gain (loss) on investments	(169,677)	(20,055)	(189,732)	282,346	46,940	329,286
Assets released from restriction	4,001	(4,001)	-	4,001	(4,001)	-
Total revenues and gains	686,283	(21,942)	664,341	759,866	45,249	805,115
Operating expenses:						
Direct program expenses:						
Exhibition expenses	16,792	-	16,792	9,715	-	9,715
Event expenses	1,320	-	1,320	350	-	350
Classes and workshop expenses	105,635	-	105,635	130,240	-	130,240
Scholarships awarded	1,200	-	1,200	1,400	-	1,400
Publicity and advertising	3,460	-	3,460	1,544	-	1,544
Total direct program expenses	128,407	-	128,407	143,249	-	143,249
Collection preservation expense	1,294	-	1,294	-	-	-
Indirect program services	216,624	-	216,624	188,982	-	224,732
Management and general expense	91,379	-	91,379	127,083	-	73,015
Fund Raising Expenses	102,685	-	102,685	82,700	-	101,018
Total operating expenses	540,389	-	540,389	542,014	-	542,014
Operating income (loss)	145,894	(21,942)	123,952	217,852	45,249	263,101
Increase (decrease) in net assets	\$ 145,894	\$ (21,942)	\$ 123,952	\$ 217,852	\$ 45,249	\$ 263,101

The accompanying notes are an integral part of these financial statements.

CONCORD ART ASSOCIATION, INC.
STATEMENT OF FUNCTIONAL EXPENSES
Years ended June 30, 2022 and 2021

	2022				2021			
	Indirect Program Services	Management and General expenses	Fund Raising Expenses	Total	Indirect Program Services	Management and General expenses	Fund Raising Expenses	Total
Wages and benefits:								
Salaries and wages	\$ 126,000	\$ 45,000	\$ 54,000	\$ 225,000	\$ 107,817	\$ 40,686	\$ 54,926	\$ 203,429
Payroll taxes	9,830	3,511	4,213	17,554	9,966	3,761	5,077	18,804
Employee benefits	118	42	50	210	1,324	500	675	2,499
	<u>135,948</u>	<u>48,553</u>	<u>58,263</u>	<u>242,764</u>	<u>119,107</u>	<u>44,947</u>	<u>60,678</u>	<u>224,732</u>
Occupancy:								
Repairs and maintenance	22,602	2,659	1,329	26,590	18,673	2,197	1,098	21,968
Depreciation	23,548	2,770	1,386	27,704	24,286	2,857	1,429	28,572
Utilities	9,579	1,127	563	11,269	8,025	944	472	9,441
Insurance	12,532	1,474	738	14,744	11,079	1,303	652	13,034
	<u>68,261</u>	<u>8,030</u>	<u>4,016</u>	<u>80,307</u>	<u>62,063</u>	<u>7,301</u>	<u>3,651</u>	<u>73,015</u>
Other expense:								
Printing and copying	7,584	584	401	8,569	1,603	124	84	1,811
Postage and shipping	697	199	72	968	346	99	36	481
Supplies and office expense	570	19,960	203	20,733	506	17,703	180	18,389
Officers and directors insurance	-	1,761	-	1,761	-	1,761	-	1,761
Professional services	3,564	4,230	39,730	47,524	5,357	48,000	18,071	71,428
Filing fees and dues	-	7,535	-	7,535	-	7,148	-	7,148
	<u>12,415</u>	<u>34,796</u>	<u>40,406</u>	<u>87,617</u>	<u>7,812</u>	<u>74,835</u>	<u>18,371</u>	<u>101,018</u>
	<u>\$ 216,624</u>	<u>\$ 91,379</u>	<u>\$ 102,685</u>	<u>\$ 410,688</u>	<u>\$ 188,982</u>	<u>\$ 127,083</u>	<u>\$ 82,700</u>	<u>\$ 398,765</u>

The accompanying notes are an integral part of these financial statements.

CONCORD ART ASSOCIATION, INC.
STATEMENT OF CHANGES IN NET ASSETS
Years ended June 30, 2022 and 2021

	<u>Permanently Restricted</u>	<u>Temporarily Restricted</u>	<u>With Donor Restrictions</u>	<u>Without Donor Restrictions</u>
Balance June 30, 2020	\$ 712,894	\$ 92,359	\$ 805,253	\$ 1,316,381
Increase (decrease) in net assets during 2021	-	45,249	45,249	217,852
Depreciation of building (Note 4)	<u>(26,151)</u>	<u>-</u>	<u>(26,151)</u>	<u>26,151</u>
Balance June 30, 2021	\$ 686,743	\$ 137,608	\$ 824,351	\$ 1,560,384
Increase (decrease) in net assets during 2022	-	(21,942)	(21,942)	145,894
Depreciation of building (Note 4)	<u>(26,144)</u>	<u>-</u>	<u>(26,144)</u>	<u>26,144</u>
Ending balance June 30, 2022	<u>\$ 660,599</u>	<u>\$ 115,666</u>	<u>\$ 776,265</u>	<u>\$ 1,732,422</u>
With donor restrictions:				
Nancy T Baldwin memorial fund		\$ 22,838	\$ 22,838	
Frances N. Roddy memorial fund		81,828	81,828	
Art Acquisition Fund		11,000	11,000	
Building Fund	<u>\$ 660,599</u>	<u>-</u>	<u>660,599</u>	
	<u>\$ 660,599</u>	<u>\$ 115,666</u>	<u>\$ 776,265</u>	

CONCORD ART ASSOCIATION, INC.
STATEMENT OF CASH FLOWS
Years ended June 30, 2022 and 2021

	<u>2022</u>	<u>2021</u>
Cash flows from operating activities:		
Changes in net assets:	\$ 123,952	\$ 263,101
Adjustments to reconcile change in net assets to net cash provided by operating activities:		
Depreciation expense	27,704	28,572
Gain (loss) from sale of investments	(189,732)	329,286
Unrealized gain on investments	80,814	(304,876)
Decrease in accounts receivable and prepaid expenses	(53,479)	202
Increase (decrease) in accounts payable and accrued expenses	53,271	(329)
Increase (decrease) in accrued payroll	(2,237)	544
Increase (decrease) in deferred revenue	(7,178)	(22,675)
Net cash provided by (used in) operations	<u>33,115</u>	<u>293,825</u>
 Cash flows from investing activities:		
Sales of marketable securities	652,534	174,000
Purchase of marketable securities	(312,876)	(517,419)
Net cash provided by (used in) investing activities	<u>230,163</u>	<u>(343,419)</u>
 Net increase (decrease) in cash balance	<u>263,278</u>	<u>(49,594)</u>
 Cash balance, beginning of year	<u>96,999</u>	<u>146,593</u>
Cash balance, end of year	<u>\$ 360,277</u>	<u>\$ 96,999</u>

There were no cash payments of interest or income taxes during 2022 or 2021.

CONCORD ART ASSOCIATION
NOTES TO FINANCIAL STATEMENTS

June 30, 2022 and 2021

1. Nature of Business

The Concord Art Association is located in downtown Concord, Massachusetts where it maintains a gallery for display and sale of various art works. The Association promotes art within the community in various ways including among others exhibitions, class instruction, and workshops.

The mission of the Association is the encouragement, promotion, advancement of art and art exhibitions, maintaining an art museum, and acquiring and disposing of works of art.

2. Significant Accounting Policies

The significant accounting policies followed by Concord Art Association, Inc. in presenting their financial statements are described below to enhance the usefulness of the financial statements to the reader.

Accrual Basis

The financial statements of the Concord Art Association have been prepared on the accrual basis of accounting. In following this basis of accounting the Association generally recognizes income and expenses when the performance obligation is satisfied. Other significant accounting policies used by the Association are as follows:

Estimates

Preparation of financial statements in conformity with generally accepted accounting principles requires the use of estimates by management. Actual results of future events may differ from those estimates.

Deferred Revenue

Deferred revenue reflects amounts received for classes, workshops, tours and rentals that will occur in the future. These amounts are recognized in income in the period in which the events occur.

Cost Allocation

The financial statements report certain categories of expenses that are attributable to more than one program or supporting function. Therefore, these expenses require allocation on a reasonable basis that is consistently applied. The expenses that are allocated include compensation and benefits, which are allocated on the basis of estimates of time and effort, as well as depreciation and amortization and occupancy, which are allocated on a square footage basis.

Subsequent Events

The Association has evaluated subsequent events through November 15, 2022, the date the Board of Directors approved and authorized the financial statements to be issued.

CONCORD ART ASSOCIATION
NOTES TO FINANCIAL STATEMENTS

June 30, 2022 and 2021

Fair Value of Financial Instruments

The Association follows the provisions of ASC 820-10, "Fair Value Measurements and Disclosures". ASC 820-10 applies to reported balances that are required or permitted to be measured at fair value under an existing accounting pronouncement. ASC 820-10 emphasizes that fair value is a market-based measurement. Therefore, a fair value measurement should be determined on the assumptions that market participants would use in pricing the asset or liability and establishes a fair value hierarchy. The fair value hierarchy consists of three levels of inputs that may be used to measure fair value as follows:

Level 1 - Inputs that utilize quoted prices (unadjusted) in active markets for identical assets or liabilities the Association has the ability to access.

Level 2 - Inputs that include quoted prices for similar assets and liabilities in active markets and inputs that are observable for asset or liability, either directly or indirectly, for substantially the full term of the financial instrument. Fair values for these instruments are estimated using pricing models, quoted prices for securities with similar characteristics, or discounted cash flows.

Level 3 - Inputs that are unobservable inputs for the asset or liability, which are typically based on an entity's own assumptions, as there is little, if any, related market activity.

The Association does not have any Level 2 or Level 3 investments .

Gain on Sale of Securities

Gains on the sale of marketable securities are determined using the first-in first-out method. Securities are held for investment purposes and are available for sale. Consequently the portfolio is valued at market value and any unrealized gain or loss is recognized in the current period. Market value is determined by the closing price for listed securities (Level 1). There are no investments for which closing prices are not readily available (Level 2 or 3).

Income taxes

The Association is a non-profit organization exempt from state income taxes and federal income taxes under section 501 (c) (3) of the Internal Revenue Code. The Association has reviewed its tax positions and determined that there are no uncertain tax positions that would require disclosure or recognition. The Association is not under audit in any tax jurisdiction. Generally tax filings are available for review by the taxing authorities for three years following the date of filing.

Collections

The Association's purpose is to support contemporary art and artists through exhibitions and education. To help further this purpose the Association has established an archive of documents and collection of artwork pertaining to founding members of the organization, especially the founder, Elizabeth Wentworth Roberts.

CONCORD ART ASSOCIATION
NOTES TO FINANCIAL STATEMENTS

June 30, 2022 and 2021

The Association's collections, acquired through purchase and contributions are not recognized as assets on the statements of financial position. Purchases of collection items are recorded in the year in which items were acquired as decreases in unrestricted net assets. Contributed collection items are not reflected in the financial statements. Proceeds from deaccessions, which are reflected as increases in net assets with donor restrictions, are used exclusively to acquire other items for the collection.

Donated time

Various members, including among others the Board of Directors and volunteers at functions and other events, donate their time to the Association. The value of these services has not been recorded in the financial statements because they do not meet the criteria for recognition.

Net assets

The assets, liabilities and net asset balances of the Association are reported in two groups as follows:

Unrestricted net assets, which represent net assets available for support of the Association's operations in supporting and encouraging art in the community through exhibitions, tours, workshops, classes and other related functions.

Net assets with donor restrictions, which include contributions and other inflows of assets, the use of which is limited by donor-imposed stipulations that expire by the passage of time, can be fulfilled and removed by actions of the Association pursuant to those stipulations or are permanent.

It is the Association's policy to record donations received, which bear temporary restrictions, the terms of which are met during the same accounting period in which the restricted gift was received, as unrestricted donations.

Net assets with donor restrictions include donations in the memory of Frances N. Roddy and Nancy T. Baldwin. These funds are to fund annual awards for a drawing prize and for an artist who has exhibited at the Concord Art Association, the amount not to exceed five percent of the average value of the invested funds for the prior three years.

**CONCORD ART ASSOCIATION
NOTES TO FINANCIAL STATEMENTS**

June 30, 2022 and 2021

Land and building are restricted under the terms of the donor's gift as described in Note 4. Consequently additions to the land or building, which can not be readily removed, are treated as additions to net assets with permanent donor restrictions.

3. Concentration of Credit Risk

The Association maintains certain cash balances in bank deposit and brokerage accounts which, at times, may exceed the federally insured limits. Management does not anticipate any material adverse consequence as a result of this concentration of credit risk. There were no uninsured cash balances at June 30, 2022.

4. Property and Equipment

Land and original building are carried at estimated market value as of the date of contribution in 1922. Under the terms of the gift, the land and building located at 37 Lexington Road in Concord are to be used by the Association for the encouragement, promotion and advancement of art and art exhibitions for the public. Should the Association cease to exist or not use the premises as directed, then the land and building will become the property of the Society for the Preservation of New England Antiquities, Inc. Accordingly, the carrying value of land, building and improvements and additions to the building, net of accumulated depreciation, are reported as net assets with donor restrictions.

Improvements, furniture, and equipment are stated at cost, Depreciation is provided over the estimated useful lives of the assets involved using the straight line method.

Depreciation charged to expense amounted to \$27,704 in 2022 (\$28,572 in 2021).

5. Marketable Securities

Marketable securities consist of the following:

	<u>2022</u>	<u>2021</u>
Mutual funds	\$ 1,338,793	\$ 1,635,493
Money market funds	70,178	4,218
Total investments at market value	<u>\$ 1,408,971</u>	<u>\$ 1,639,711</u>
Cost basis:		
Mutual funds	\$ 1,048,610	\$ 1,264,496
Money market funds	70,178	4,218
Cost basis	<u>\$ 1,118,788</u>	<u>\$ 1,268,714</u>
Unrealized gain (loss)	<u>\$ 290,183</u>	<u>\$ 370,997</u>

Market value is based on closing values for listed securities.

CONCORD ART ASSOCIATION
NOTES TO FINANCIAL STATEMENTS

June 30, 2022 and 2021

6. Uncertainty

In March 2020, the World Health Organization declared the outbreak of a novel coronavirus (COVID-19) as a pandemic, which continues to spread throughout the United States. As a result the Association temporarily closed the facility in Concord, Massachusetts and has slowly reopened on a limited basis as health advisories and local conditions permit. The Association has implemented mask and distancing protocols during the spring and summer of 2021 which have allowed the Association to reopen most of programs on a limited capacity basis. The longer term impact on our business, results of operations and financial position cannot be reasonably estimated at this time. Most programs, excepting Association sponsored tours have been reopened as of the Spring of 2022.

7. Loan Payable

In April 2020 the Association received a Paycheck Protection Loan through the Cambridge Trust Company in the amount of \$42,500 bearing interest at 1% per year. The terms of the loan stated that the loan would be forgiven to the extent of covered payroll costs and covered utility payments incurred during the eight week period beginning on the date of the first disbursement of the loan (April 27, 2020). Payroll costs incurred during this period totaled \$31,959 and utility costs totaled \$1,453. Subsequent amendment to the loan extended the forgiveness period to twenty four weeks from eight weeks resulting in eligibility for complete forgiveness of the outstanding loan. Concord Art has applied for and received forgiveness effective November 24, 2020.

Loan payable	\$ 42,500
Less forgiveness	(42,500)
Net liability	\$ -

8. Commissions on Sales

	<u>2022</u>	<u>2021</u>
Exhibition sales	\$ 84,783	\$ 31,189
Amounts paid to artists	47,880	18,721
Net commissions	\$ 36,903	\$ 12,468

CONCORD ART ASSOCIATION
NOTES TO FINANCIAL STATEMENTS

June 30, 2022 and 2021

9. Workshops, Classes and Tours Income

	<u>2022</u>	<u>2021</u>
The net proceeds of workshops and classes for 2022 and 2021 were:		
Total collected	\$ 209,488	\$ 239,232
Total expenses	<u>105,635</u>	<u>130,240</u>
Net workshop income	<u><u>\$ 103,853</u></u>	<u><u>\$ 108,992</u></u>

There were no tours conducted during 2022 or 2021 due to the uncertainty surrounding the novel coronavirus pandemic

10. Liquidity

Concord Art Association receives significant contributions and operating income each year which are available to meet annual cash needs for general expenditures.

The following table lists liquid assets available to meet general expenditures for the coming year.

Cash and cash equivalents	\$ 360,277
Investments	<u>1,408,971</u>
Financial assets available to meet cash needs for general expenditures within one year	<u><u>\$ 1,822,324</u></u>

Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No:	CON.308
Historic Name:	Ball, John House
Common Name:	Concord Art Association Building
Address:	37 Lexington Rd
City/Town:	Concord
Village/Neighborhood:	Concord Center;
Local No:	61; H9-15;
Year Constructed:	C 1752
Architectural Style(s):	Colonial; Georgian;
Use(s):	Art Gallery; Multiple Family Dwelling House; Single Family Dwelling House; Single Family Dwelling House;
Significance:	Architecture; Commerce; Community Planning;
Area(s):	CON.A, CON.DS
Designation(s):	Local Historic District (03/06/1961); Nat'l Register District (09/13/1977);
Building Materials:	Roof: Slate; Wall: Wood; Wood Clapboard; Foundation: Granite; Stone, Cut;
Demolished	No



The Massachusetts Historical Commission (MHC) has converted this paper record to digital format as part of ongoing projects to scan records of the Inventory of Historic Assets of the Commonwealth and National Register of Historic Places nominations for Massachusetts. Efforts are ongoing and not all inventory or National Register records related to this resource may be available in digital format at this time.

The MACRIS database and scanned files are highly dynamic; new information is added daily and both database records and related scanned files may be updated as new information is incorporated into MHC files. Users should note that there may be a considerable lag time between the receipt of new or updated records by MHC and the appearance of related information in MACRIS. Users should also note that not all source materials for the MACRIS database are made available as scanned images. Users may consult the records, files and maps available in MHC's public research area at its offices at the State Archives Building, 220 Morrissey Boulevard, Boston, open M-F, 9-5.

Users of this digital material acknowledge that they have read and understood the MACRIS Information and Disclaimer (<http://mhc-macris.net/macrisdisclaimer.htm>)

Data available via the MACRIS web interface, and associated scanned files are for information purposes only. THE ACT OF CHECKING THIS DATABASE AND ASSOCIATED SCANNED FILES DOES NOT SUBSTITUTE FOR COMPLIANCE WITH APPLICABLE LOCAL, STATE OR FEDERAL LAWS AND REGULATIONS. IF YOU ARE REPRESENTING A DEVELOPER AND/OR A PROPOSED PROJECT THAT WILL REQUIRE A PERMIT, LICENSE OR FUNDING FROM ANY STATE OR FEDERAL AGENCY YOU MUST SUBMIT A PROJECT NOTIFICATION FORM TO MHC FOR MHC'S REVIEW AND COMMENT. You can obtain a copy of a PNF through the MHC web site (www.sec.state.ma.us/mhc) under the subject heading "MHC Forms."

Commonwealth of Massachusetts
Massachusetts Historical Commission
220 Morrissey Boulevard, Boston, Massachusetts 02125
www.sec.state.ma.us/mhc

This file was accessed on: Saturday, July 29, 2023 at 1:05 PM

CON. 308

FORM B - BUILDING

Assessor's number

USGS Quad

Area(s)

Form Number

Massachusetts Historical Commission
80 Boylston Street
Boston, Massachusetts 02116

H9-15

Concord

A

308

NR: DIS; LHD



Concord

Neighborhood or village)

Concord center

37 Lexington Road

Name John Ball House

Present use art gallery and art association headquarters

Original form double-house

Construction ca 1752

Deed research by Ruth Wheeler

Style Georgian vernacular

Architect/Builder unknown

Exterior Material:

Foundation granite

Wall/Trim wood clapboard

Roof slate

Outbuildings/Secondary Structures

none

Major Alterations (with dates) East wing, 1815.

NE rear wing--20th C. Center chimney rebuilt.

(See also Page 2)

Condition excellent

Moved [X] no [] yes Date N/A

Acreage less than one acre

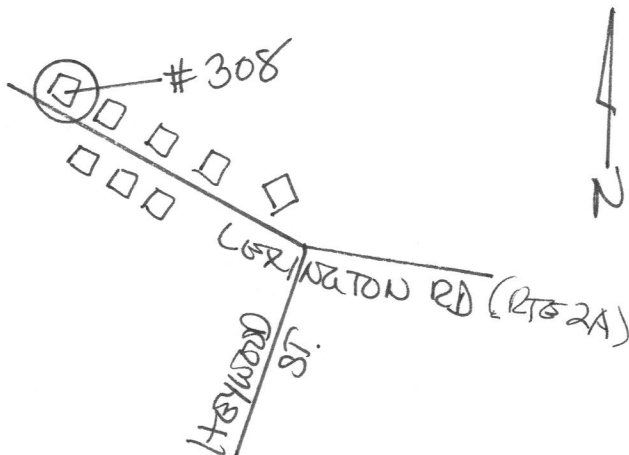
Setting Close to road in area of large

17th- late-19th-C. houses. Backs up to Minute-

man Ridge.

Sketch Map

Draw a map of the area indicating properties within it. Number each property for which individual inventory forms have been completed. Label streets, including route numbers, if any. Attach a separate sheet if space is not sufficient here. Indicate north.



Recorded by Anne Forbes, consultant;

research by Ann Young

Organization Concord Hist. Commission

Date 10/17/94

BUILDING FORM

ARCHITECTURAL DESCRIPTION [X] *see continuation sheet*

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

The John Ball House is a large center-chimney, 2 1/2-story, two-room-deep, five-bay house typical of the mid-eighteenth century, with a series of projections and additions. The one-story leanto across the back of the main house-block may represent the earliest addition, although it is possible that it is original to the house. The large 2 1/2-story east wing dates to 1815. This is a two-room-deep, two- by three-bay, 2 1/2-story section, stepped back from the front facade under an extension of the main ridge line. A tall narrow chimney rises from its east end. Behind the east wing is a long one-story rear wing of modern date. The west end of the house is extended by a full-height, one-bay addition that projects from the rear portions of the main block.

This house has three projecting "lobby" entrances. The main one, in the center of the main facade, is a wide, pedimented and pilastered example typical of the early part of the nineteenth century. It has a four-panel, double-leaf door, and a 9-over-9-sash window in each side. A second entry toward the rear of the gable end of the east wing has a hipped roof, and a four-panel door with molded surround in the facade. In the facade of the west addition is a hip-roofed entry porch, which shelters a six-panel door with a molded surround. Most of the house windows are 6-over-6-sash with projecting enframements; those in the east wing have shallow-projecting, molded surrounds. Other window configurations include an 8-over-12-sash above the main entry, and, at the west end, several 12-over-12-sash. (Cont.)

HISTORICAL NARRATIVE [X] *see continuation sheet*

Explain history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

This house was built about 1752-3 on part of the property belonging to **John Ball** and his family. The earlier house of Jonathan and Hannah Ball (see Form #309), stood just to the east at today's 47 Lexington Road, and it was to that home that their son, John Ball, returned in 1752 when he finished his apprenticeship as a silversmith, (the profession commonly called "goldsmith" at that time), in Boston. He apparently had this house, as well as a separate "goldsmith's" shop on the property, built shortly afterward. John Ball was one of at least three silversmiths to live and work in Concord in the second half of the eighteenth century. The others included Samuel Bartlett (see Form #305, 5/7 Lexington Rd.), who may have used Ball's shop for his work, and Joseph Lasinby Brown, who came to Concord during the Revolution. Several pieces made by John Ball and Samuel Bartlett are in the collection of the Concord Museum.

Deed records show that in 1753, almost immediately after it was built, John Ball sold this house, with the land and workshop, to **Simon Hunt** and **Thomas Barrett**. As far as is known, neither lived here, and it is possible that this transaction represents a mortgage arrangement. In any case, the deed reserved the "easterly half part" of the house as a dwelling for John Ball's parents for the rest of their "natural lives." John Ball himself apparently continued to live at 47 Lexington Road during this time. (Cont.)

BIBLIOGRAPHY and/or REFERENCES [X] *see continuation sheet*

Maps and Atlases: 1830, 1852, 1856, 1875, 1889, 1893, 1906. Sanborns.

Concord Directories and Assessor's Records.

Concord Vital Records.

Jarvis. Houses & People in Concord. ca. 1884. (Cont.)

[X] Recommended for listing in the National Register of Historic Places*. *If checked, a completed National Register Criteria Statement form is attached.* *NR-listed 1977.

INVENTORY FORM CONTINUATION SHEET

Community

Property

Concord

John Ball House

Massachusetts Historical Commission
80 Boylston Street
Boston, Massachusetts 02116

Area(s)
A

Form No.s
308

ARCHITECTURAL DESCRIPTION, cont.

The architectural trim here includes a projecting, dentilated front cornice with a compound bed molding below it on the main house, and, on the east wing, which has no roof overhang, another bed molding. Narrow cornerboards and and a sill board are the only other adornments.

HISTORICAL NARRATIVE, cont.

Sometime between the mid-1750's and early 1770's, the property was purchased by **Joseph Butler**, who had come to Concord to run the **Bateman-Munroe Tavern**, then standing on the lot where 57 Lexington Road is located. (See Form #310--John Adams House). Later, during the Revolution, Joseph Butler was Captain of one of the two companies serving under Major Buttrick, and led the company at Bunker Hill.

In 1773, Joseph Butler sold the house to **Thomas Cordis**, a sugar-broker in Boston. He was apparently one of the many to suffer financial reversals during the early years of the Revolution, and in the late 1770's received a notice to leave town for indebtedness. He died soon afterward, and in 1780 his widow, Elizabeth (Lucy) Cordis, was remarried, to **Jonas Lee** (1745-1819), who grew up on the large Lee Farm on Nashawtuc Hill, (see Form #AD), was as much a patriot as his father, Joseph, was a Tory. He continued as a farmer, apparently on the vast Nashawtuc Hill acreage, after he moved here. An important force in town affairs, in the 1780's Jonas Lee was a delegate to the county convention and served on a committee to prepare instructions for the state representative. As the leader of the town Democratic party, he was later elected State Representative, in 1806, 1808, and 1814. An active member of the Social Circle, according to his memoir, he "lived well and in good style." After Lucy Cordis Lee's death in 1808, he married **Martha Abbott**, who died five years later. His last, and fourth wife was **Rebecca Colburn**, widow of Gen. James Colburn. She outlived him by two years. Rebecca Lee was the wife with whom Jonas had the well-known, violent argument over the placement of the chimney during the building of the east wing in 1815.

During the 1820's, after their parents died, the house was owned for a time by the Lee children. **Sally Lee**, who had married clockmaker **Nathaniel Munroe** in 1803, had lived with her family in the west half of the house before moving to Baltimore in 1812. Remaining here was her brother, **Samuel Cordis Lee**, who in 1827 sold the house to **Charles B. Davis**.

Charles Davis (1797-1865), was one of the five enterprising Davis brothers who had come to Concord from New Ipswich, New Hampshire, to start new businesses. He opened a store next door at 29 Lexington Road (see Form #338). (According to some sources, he ran the store for a time in the "White Block" across the street on the Church Green). In 1829 he married **Lucy Ann Hunt**. Charles Davis not only owned the houses at 29 and 37 Lexington Road, but also acquired much of the land over the ridge to the rear, which, calling it "Davisville," he developed for Bedford Court. He served as the Concord postmaster, running the post office in his store, from 1838 to 1839, 1845 to 1849, and from 1853 to 1861.

The Davises' daughter **Jennie**, who had married **Dr. Robert W. Wood** in 1864 in Hawaii, either inherited the house, or, with her mother, who died in 1871, was one of the heirs who owned it after her father's death in 1865. Deed research will be necessary to determine what year it was (Cont.)

INVENTORY FORM CONTINUATION SHEET

Community	Property
Concord	John Ball House
Area(s)	Form No.s
A	308

Massachusetts Historical Commission
 80 Boylston Street
 Boston, Massachusetts 02116

HISTORICAL NARRATIVE, cont.

purchased from the heirs by "Walcott & Staples". This would refer to **Joel Walcott** and **Samuel Staples**. Grocer Joel Walcott lived next door at 47 Lexington Road, and is shown by 1875 as the owner of all three of the buildings on the former Ball property--29, 37, and 47 Lexington Road. (See Forms.) Samuel Staples invested in considerable real estate, including the development of lower Bedford Street in the 1850's and Hubbard Street in the 1870's. (See Form 130, 113 Hubbard Street.) He had formerly lived here, at least in 1849, as one of the many tenants to occupy the west side of the house. By 1877, both #s 29 and 37 Lexington Road were officially owned by the company of Walcott & Holden, the business partnership formed by Joel Walcott and Silas Holden in the grocery business.

During the long period of Walcott ownership, (Joel Walcott died in 1883, and the house, along with #s 29 and 47, was owned and managed by his heirs for many years thereafter), #37 appears to have remained a double-house, and had a succession of tenants. On the east side were Joel Walcott's son, Charles, and his wife, Florence (Keyes), who died in 1877, two years after they were married. Charles Walcott lived there for several years thereafter, using the dining room for his law office. His brother, Horace, also lived with him for a time, and later, in the early 1880's, his place was taken by Capt. John Gilmore of the Concord Artillery. During Capt. Gilmore's occupancy, it served as the Artillery headquarters.

Under Walcott ownership the tenants of the west side included Edward P. Thomas, a house painter, who also had his paint shop here. The house remained in the Walcott family through the first decade of the twentieth century. In 1916, the heirs sold it to **Robert J. and Sharlot B. Worcester**, who apparently used it as a single-family house. Robert Worcester was the Roads Superintendent for the town.

In 1920, the Worcesters sold the house to **Lawrence and Maria Park**, who sold it in 1922 to artist **Elizabeth Wentworth Roberts**. She was a painter, who lived at 81 Estabrook Road (see Form #233). She had founded the Concord Art Association in 1917, and she bought the house for its headquarters. The east wing was remodeled as a custodian's residence, and the second floor of the main house became a large art gallery. Under the early leadership of Miss Roberts and Daniel Chester French, the Concord Art Association acquired an impressive collection, which included paintings by American and French impressionists and members of the "ashcan" school. Among them were Monet, Hassam, Cassatt, Sargent, Henri, Benson, and Bellows. The association still owns the property, and today carries on an active program of exhibitions, classes, and workshops.

BIBLIOGRAPHY, cont.

Keyes/Tolman. "Houses in Concord."

Social Circle Memoirs, Vols. I and II: Jonas Lee, Joseph Lasinby Brown, Nathaniel Munroe;
 Vol. IV: Samuel Staples, Charles Hosmer Walcott..

Wheeler, Ruth. Concord, Climate for Freedom.

"Concord House Files".

Our American Mile.

Concord Art Association files.

Special Collections, Concord Free Library: Obituary File.

FORM B - STRUCTURE SURVEY
 MASSACHUSETTS HISTORICAL COMMISSION
 Office of the Secretary, State House, Boston

AREA A
 DS
 13-761
 CON. 308
 308

1. Is this structure historically significant to:
 Town _____ Commonwealth _____ Nation _____

2. Town Concord
 Street Lexington Rd # 37
 Name House built by John Ball
 Original Use NOV 15 - 9/13/87 HOUSE
 Present Use double house / art center ma
 Present Owner Concord Art Association
 Date 1753 Style USGS - CONCORD
 Source of Date Town of Concord, "Colonial Concord"
 Architect _____

Structure has historical connection with the following themes: (See also reverse side)

- | | |
|---------------|--------------------------|
| Agriculture | Commerce/Industry |
| Architecture | Science/Invention |
| Art/Sculpture | Travel/Communication |
| Education | Military Affairs |
| Government | Religion/Philosophy |
| Literature | Indians |
| Music | Development of Town/City |

3. CONDITION: Excellent Good Fair Deteriorated Moved Altered _____

IMPORTANCE of site to area: Great Little None SITE endangered by _____

4. DESCRIPTION

FOUNDATION/BASEMENT: High Regular Low Material: cut stone

WALL COVER: Wood clapboarding Brick Stone Other _____

STORIES: 1 2/3 4 CHIMNEYS: 1 2 3 4 Center End Cluster Elaborate Irregular

ATTACHMENTS: Wings Ell Shed Dependency 2 story S2 side Simple/Complex

PORCHES: 1 2 3 4 Portico Balcony entance Recessed _____

ROOF: Ridge Gambrel Flat Hip Mansard lean to ell
 Tower Cupola Dormer windows Balustrade Grillwork _____

FACADE: Gable End: Front/Side Symmetrical/Asymmetrical Simple/Complex Ornament*

Entrance: Front/Side Centered Double Features: pediment, pilasters

Windows: Spacing: Regular/Irregular Identical/Varied 6/6 (window over ent porch 8/12)
smaller due to porch

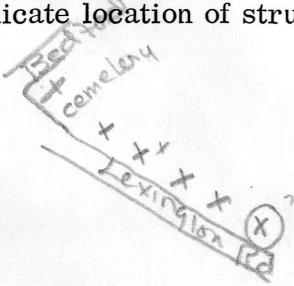
Corners: Plain Pilasters Quoins Obscured cornerboards

OUTBUILDINGS _____

LANDSCAPING _____

5. Indicate location of structure on map below

6. Footage of structure from street 15'
 Property has 60 feet frontage on street



Recorder Anne Wardwell

For 68-797
 Photo 11-13

9.09	005.1.061
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NOTE: Recorder should obtain written permission from Commission or sponsoring organization before using this form. (See Reverse Side)

* dentel course - cornice

blg 54' (including ell)
 28'

3-3

FOR USE WITH IMPORTANT STRUCTURES (Indicate any interior features of note)

Fireplace

Stairway

Other

Some notable paintings in its permanent collection.

GIVE A BRIEF DESCRIPTION OF HISTORIC IMPORTANCE OF SITE (Refer and elaborate on theme circled on front of form)

At one period this bldg. was a link in the "underground ground R.R."
1753
1773 *sold by Jos Butler to Thos. Cordis - widow of Cordis married Jonas Lee - after Rev. became leader of Democrats - Rep of G.C. "out off" built SE addition -*
After that locals

REFERENCE (Where was this information found)

Am. Mbl p. 28-30

BIBLIOGRAPHY



Original Owner: _____
Deed Information: Book Number _____ Page _____, _____ Registry of Deeds