

# Community Preservation Fund Eligibility Form



TOWN OF BILLERICA  
 COMMUNITY PRESERVATION COMMITTEE  
 365 BOSTON ROAD, BILLERICA MA 01821

*The purpose of this form is to make sure that all project applications applying for Community Preservation Act funding are eligible for funding. This form must be approved in order for an application to be accepted.*

Project Title:	Masonic Building Purchase and Preservation		
Project Sponsor/Organization:	Billerica Historical Commission		
Contact Name:	Travis Brown		
Mailing Address:	14 Andover Rd		
Daytime phone #:	207-944-8765	Fax #:	
E-mail address:	travis.brown5@gmail.com		
CPA Program Area (check those that apply): <input type="checkbox"/> Open Space <input checked="" type="checkbox"/> Historic Preservation <input type="checkbox"/> Community Housing <input type="checkbox"/> Recreation			
Project Purpose (check those that apply): <input checked="" type="checkbox"/> Acquisition <input type="checkbox"/> Creation <input checked="" type="checkbox"/> Preservation <input type="checkbox"/> Support <input checked="" type="checkbox"/> Rehabilitation/Restoration			
Project Summary: The Billerica Historical Commission seeks for the Town of Billerica to purchase the Masonic Hall located at 11 Concord Rd with the use of CPA funds.			
For CPC Use <input type="checkbox"/> Eligible <input type="checkbox"/> Not Eligible              Date: _____ Reviewer: _____			

COMPLETE AND SUBMIT THE PROJECT ELIGIBILITY FORM.  
 DO NOT PROCEED UNTIL ELIGIBILITY HAS BEEN DETERMINED.

# Community Preservation Fund Application



TOWN OF BILLERICA  
COMMUNITY PRESERVATION COMMITTEE  
365 BOSTON ROAD, BILLERICA MA 01821  
Application for CPA Funding

Applicant: Billerica Historical Commission

Co-Applicant (if applicable): \_\_\_\_\_

Project Name: Masonic Building Purchase and Preservation

Project Location/Address: 11 Concord Rd, Billerica, MA 01821

Purpose: (Select all that apply)

Open Space

Historic Preservation

Community Housing

Recreation

Total Project Budget: \$ \$800,000 Amount of CPA Funds Requested: \$ \$800,000

Amount from Other Funding Sources: \$ \_\_\_\_\_

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

One Paragraph Project Summary \*

Map (if applicable)

Narrative \*

Letter of Support from a Municipal Department, Commission, or Board\*

Selection Criteria and Needs Assessment

Detailed Project Budget \*

Architectural plans, site plans, photographs (if appropriate)

Feasibility Assessment

Statement of Sustainability (if applicable)

Copy of Audit or most recent Financial

Other Letters of Support (if any)

Information (Non Profit Organizations Only)\*

Timeline \*

*\* Required Documentation*

The Contact Person for this Project is: Travis Brown

All Correspondence should be mailed to: 14 Andover Rd Billerica MA 01821

The Contact Person can be reached by phone at: 207-944-8765

or by email at: travis.brown5@gmail.com

Signature of Applicant: Travis W Brown

### **Project Summary**

The Billerica Historical Commission seeks for the Town of Billerica to purchase the Masonic Hall located at 11 Concord Rd with the use of CPA funds with any remaining funds used for immediate eligible repairs such as roof/framing issues and sidewall failure.

### **Project Budget**

\$800,000 for purchase of Masonic building and associated land.

### **Narrative**

Please see attached previous application for narrative.

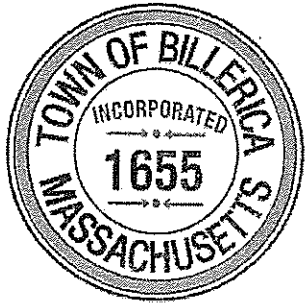
### **Letters of Support**

Please see attached previous application for letters of support.

### **Timeline**

Purchase of the property as soon as possible once approved by Town Meeting.

*Please reference prior application for all other details.*



## Town of Billerica

John C. Curran  
Town Manager

Rob Anderson  
Community Development Director

Community Development Office  
365 Boston Road  
Billerica, MA 01821  
Phone: 978-671-0963  
Cell: 978-408-7827  
randerson@town.billerica.ma.us

December 12, 2018

Community Preservation Committee  
365 Boston Road  
Billerica, MA 01821

**RE: Masonic Lodge Application**

Dear Committee:

It is my pleasure to write a letter of support for the Masonic Lodge's Application for funding through the Community Preservation Committee (CPC). Located in Billerica's Historic District on our Town Common, the Masonic Lodge is one of the signature buildings that residents and visitors view as a landmark in Town.

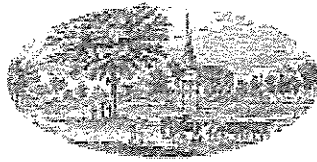
The preservation of a historic building fits within the framework of the CPA, and the exterior rehabilitation enhances the streetscape of the community. Although the upkeep of a facility ultimately falls upon the owner, a philanthropic entity like the Masons do not always have the funds necessary to do all the work needed. The Community Preservation Act encourages collaboration between groups to maintain the history and character of a community.

The addition of CPA funds will allow them to increase the scope of work, and improve the appearance of the Common and rehabilitate this historic structure. This is a joint initiative as we understand that the Masonic Lodge will be using some of their own funds for facility improvements.

I would ask that the CPC recommend funding the Masonic Lodge's request to Town Meeting.

Sincerely,

Rob Anderson  
Community Development Director



**Billerica Historical Society**  
*Since 1896*

December 28, 2018

Community Preservation Committee

**Dough Meagher, Chairman**

Town of Billerica  
365 Boston Rd.  
Billerica, MA 01821

Dear Committee Members,

Please consider this letter of endorsement for CPA funding regarding future preservation and restoration efforts for the Thomas Talbot Masonic Lodge at 11 Concord Rd, Billerica, MA. since the early 20th century. The structure is one of a few remaining historical structures on the common and within the designated Billerica Historic Center District (cir.1655).

Upon submittal of the Billerica Masonic Association's application detailing their past, present and future as an important Billerica cultural resource, preservation efforts may assist and support both organizations cultural heritage as well as the community's architectural heritage.

The Billerica Historical Society has always acknowledged the associations historical presence thru their memberships values and good business standards since the late 19th century. Their contributing memberships vision, values and practices has historically had an immense influence on Billerica as we know it today. It may be said in this case Billerica's historic preservation can not exist for one without the other.

Therefore the society finds no reason not to support the Masonic Association and the CPC to further evaluate and plan for both concerns by continuing, supporting and preserving one of Massachusetts Historic sites within a national register district along with one of the communities oldest standing organizations. The study of the structures integrity and the restoration procedures should be followed in accordance with the Billerica Historic District Commission, Massachusetts Historical Commission and all established preservation guidelines of the US Department of the Interior (National Park Service).

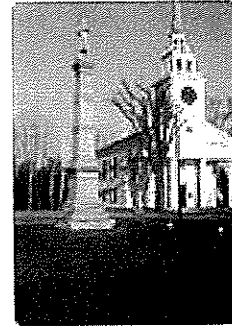
*Billerica Historical Society*  
*Executive Board and Directors*  
*Maria Seminatore*  
*President*

36 Concord Rd., PO Box 381, Billerica, MA 01821  
*phone: 978-667-7020, email: billericahistorical@verizon.net, www.billericahistory.org*

# Massachusetts Cultural Resource Information System

## Scanned Record Cover Page

**Inventory No:** BIL.A  
**Historic Name:** Billerica Town Common Historic District  
**Common Name:**  
**Address:**  
**City/Town:** Billerica  
**Village/Neighborhood:** Billerica  
**Local No:** 1  
**Year Constructed:**  
**Architect(s):**  
**Architectural Style(s):**  
**Use(s):** Other Commercial; Other Governmental or Civic; Other Institutional; Other Residential  
**Significance:** Architecture; Community Planning; Education; Politics Government  
**Area(s):**  
**Designation(s):** Nat'l Register District (08/14/1973)  
**Building Materials(s):**



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.

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Commonwealth of Massachusetts  
Massachusetts Historical Commission  
220 Morrissey Boulevard, Boston, Massachusetts 02125  
[www.sec.state.ma.us/mhc](http://www.sec.state.ma.us/mhc)

This file was accessed on: Thursday, August 9, 2018 at 10:51 AM

FORM A - AREA AND SITE SURVEY  
MASSACHUSETTS HISTORICAL COMMISSION  
Office of the Secretary, State House, Boston

Town Common NR include  
& locate all other forms on this  
1. Town Billerica map

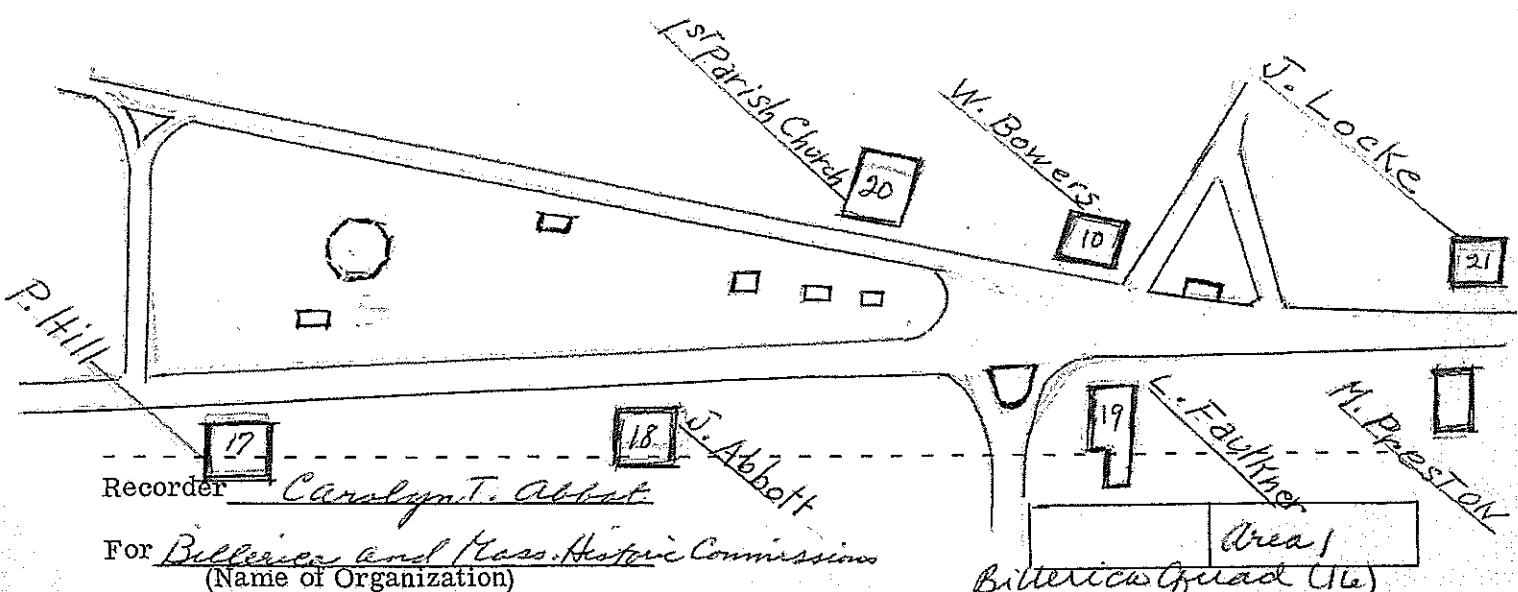
6. Please comment on the Historical or Architectural importance of this area:

The "Billerica Common and Square" with monuments and several historical buildings surrounding the area are included in town records listing "Historical Sites". The village green in the heart of Billerica, incorporated in 1655, recalls the original ground of wilderness days, the primitive beginnings, the civic-mindedness of the citizens, and a variety of early architecture in their buildings. It signifies altogether the love of preserving this open space and the peaceful hope that wars which have beset us will finally end. This Common has been graciously extolled in the book, Village Greens of New England, by Louise Andrews Kent, 1948. See Chapter 5, pages 99 - 108.

In a dignified way, the Billerica Common calls to mind the nation's established freedom of church and state.

- 2. Name of area or section "Billerica Common and Square"
- 3. General Date or Period 1655 - 1912
- 4. Is the area uniform? yes; village green and historic buildings around it.  
In style The environmental effect is notable.  
In condition more or less  
In type of ownership Town owns Common and square  
In use (Explain) for community gatherings on patriotic occasions and for summer band concerts.
- 5. Is area potentially threatened? somewhat  
By Zoning: constant requests to change res. to business increasing traffic  
By Roads yes; proposed "topics plan would put a road across the Common.  
By Developers wish to alter the area to accomodate traffic, but a by-pass pref.  
By Deterioration yes; moderate amt.

7. Draw a general map of the area involved. Please indicate in red any known historic sites on which individual reports are contemplated on Form B. Indicate street boundaries of area and any route numbers.



Recorder Carolyn T. Abbott  
For Billerica and Mass. Historic Commission  
(Name of Organization)

NOTE: Recorder should obtain written permission from Commission or sponsoring organization before using this form.

# Area 1

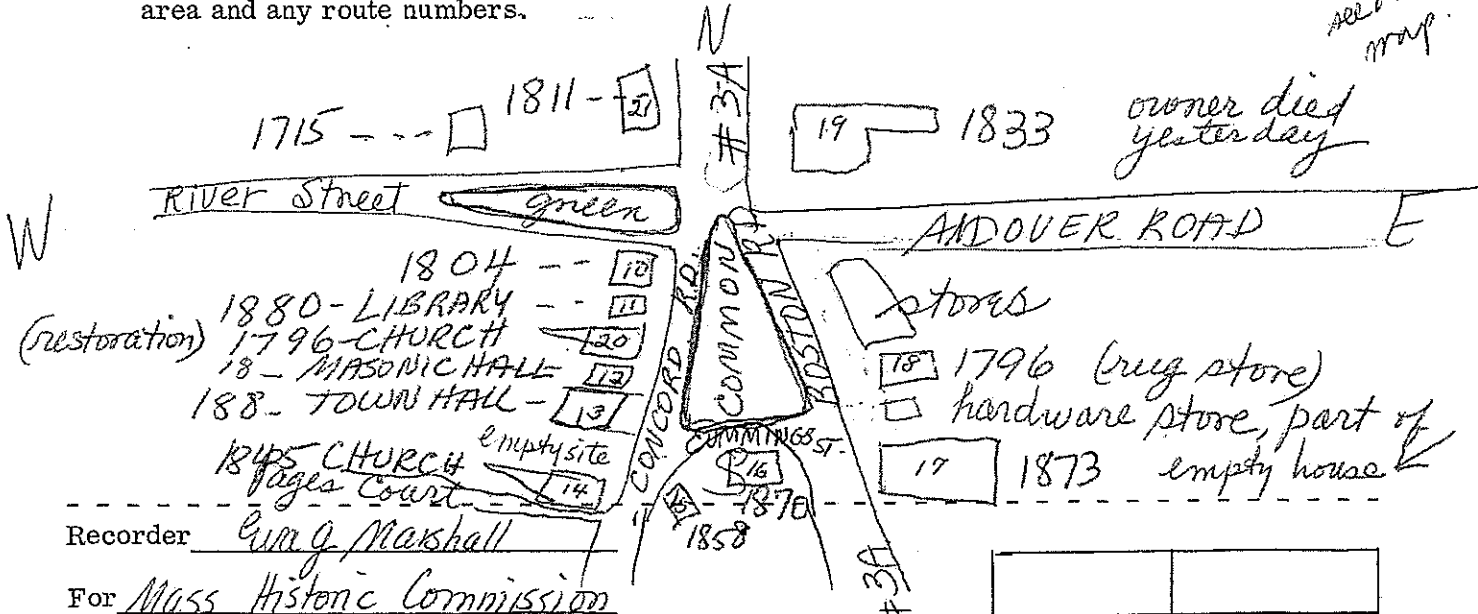
FORM A - AREA AND SITE SURVEY  
 MASSACHUSETTS HISTORICAL COMMISSION  
 Office of the Secretary, State House, Boston

1. Town Billerica (NR) Area 1-25 (A) (X) BILA
2. Name of area or section Billerica  
Common or Center
3. General Date or Period Land first granted 1642. Present buildings from 1715, 1800's mostly
4. Is the area uniform? To a degree  
 In style 2 churches: restoration of 1797 and 1845 church. Residences 1715, 1804, 1811, 1796, 1850, 1870, 1833, 1873,  
 In condition Masonic Hall, Town Hall (1850's)  
 In type of ownership all private, except Town Hall.  
 In use (Explain) 4 private residences, 3 empty houses, 1 rug store, a library, masonic hall, + Town Hall, some small stores, + 2 churches (one used as parish hall)
5. Is area potentially threatened? YES  
 By Zoning yes, rezoning.  
 By Roads YES, TOPICS TRAFFIC PROGRAM  
 By Developers ✓  
 By Deterioration ✓ small shops, signs messy, 1833 house

land in the center of Billerica was set aside "as a Common forever," but today, only small part survives, threatened by a D.P.W. Traffic plan. First records grant common land to Capt Cookin. First meeting house erected on Common, 1600's, marker placed commemorating it. Guns were stacked at church here to defend worshippers from Indian attacks that did occur here. Families moved into garrison houses near the Common, + fortified themselves.

Architecturally, today, the homes, churches, Town Hall, + library are a pleasing combination of periods, mostly 1800's, surrounding the remaining Common, highly worthy of protection from today's D.P.W. Indians, + other 20th Century invaders.

7. Draw a general map of the area involved. Please indicate in red any known historic sites on which individual reports are contemplated on Form B. Indicate street boundaries of area and any route numbers.



Recorder Eva G. Marshall  
 For Mass Historic Commission  
 (Name of Organization)

NOTE: Recorder should obtain written permission from Commission or sponsoring organization before using this form.

Billerica Quad (16)  
 RECEIVED  
 FEB 1973  
 MASSACHUSETTS HISTORICAL COMMISSION



## BILLERICA

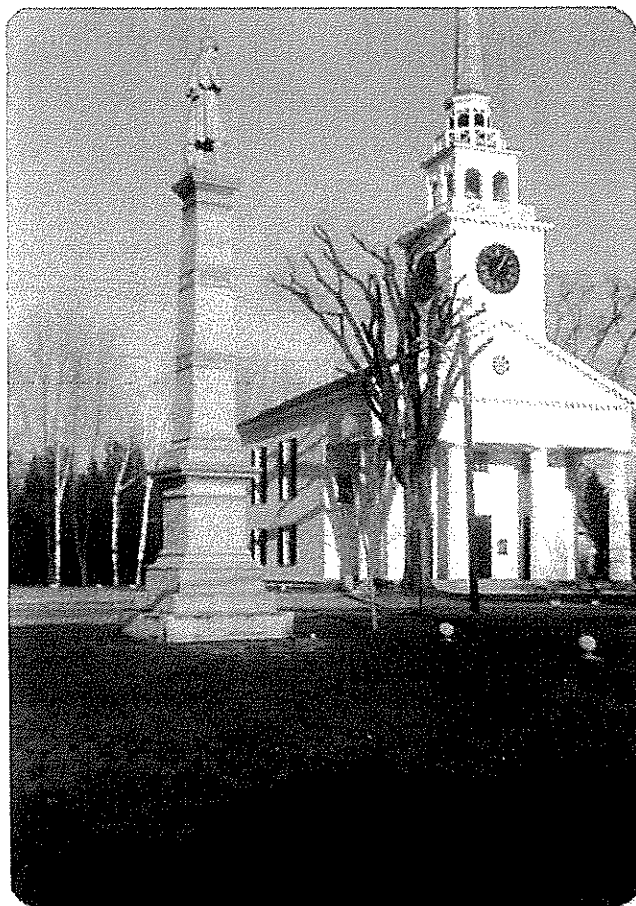
It is our understanding that Area 1 (the Billerica Common, or village green) has been inventoried by Mrs. Carolyn Abbott and Mrs. Eva Marshall, and that inventory forms are on file with the State Historic Commission. We have maintained their numbering system as far as possible; revisions have been made only to maintain geographic consistency and to add one or two items. A correlation of our numbering system and theirs follows:

<u>Bill. Hist. Comm.</u>	<u>Item</u>	<u>Abbott and Marshall</u>
1.	Area No. 1	1.
2.	Soldier's Monument	2.
3.	First Meeting-House Marker (apparently placed on the wrong site)	3.
4.	World Wars I and II Memorial	4.
5.	Naval Cannon	5.
6.	Kohlrausch Fountain	6.
7.	Granite Road Marker	7.
8.	Bandstand (rebuilt)	8.
9.	Town Pump and watering trough	9.
10.	Dr. William Bowers House	10.
11.	Bennett Public Library	11.
(changes begin here) 12.	First Parish Church	20.
13.	<del>XXX</del> Masonic Hall	12.
14.	Town Hall	13.
→ 15.	site of Ruggles Mansion	--
16.	not used	--
17.	First Baptist Church	14.
18.	not used	21
19.	Jackson Wright house	15.
20.	Edward Dickinson house	16.
21.	Paul Hill house	17.
→ 22.	Central Block	--
23.	Alexander Bowers house/store	18. (as James Abbott)
24.	not used	--
25.	Thaddeus Brown house	19. (as Luther Faulkner)

(note: again, for geographic consistency, Abbott and Marshall's No. 21, the Joseph Locke house, is moved into area 40 ("north of the common") as our No. 52)

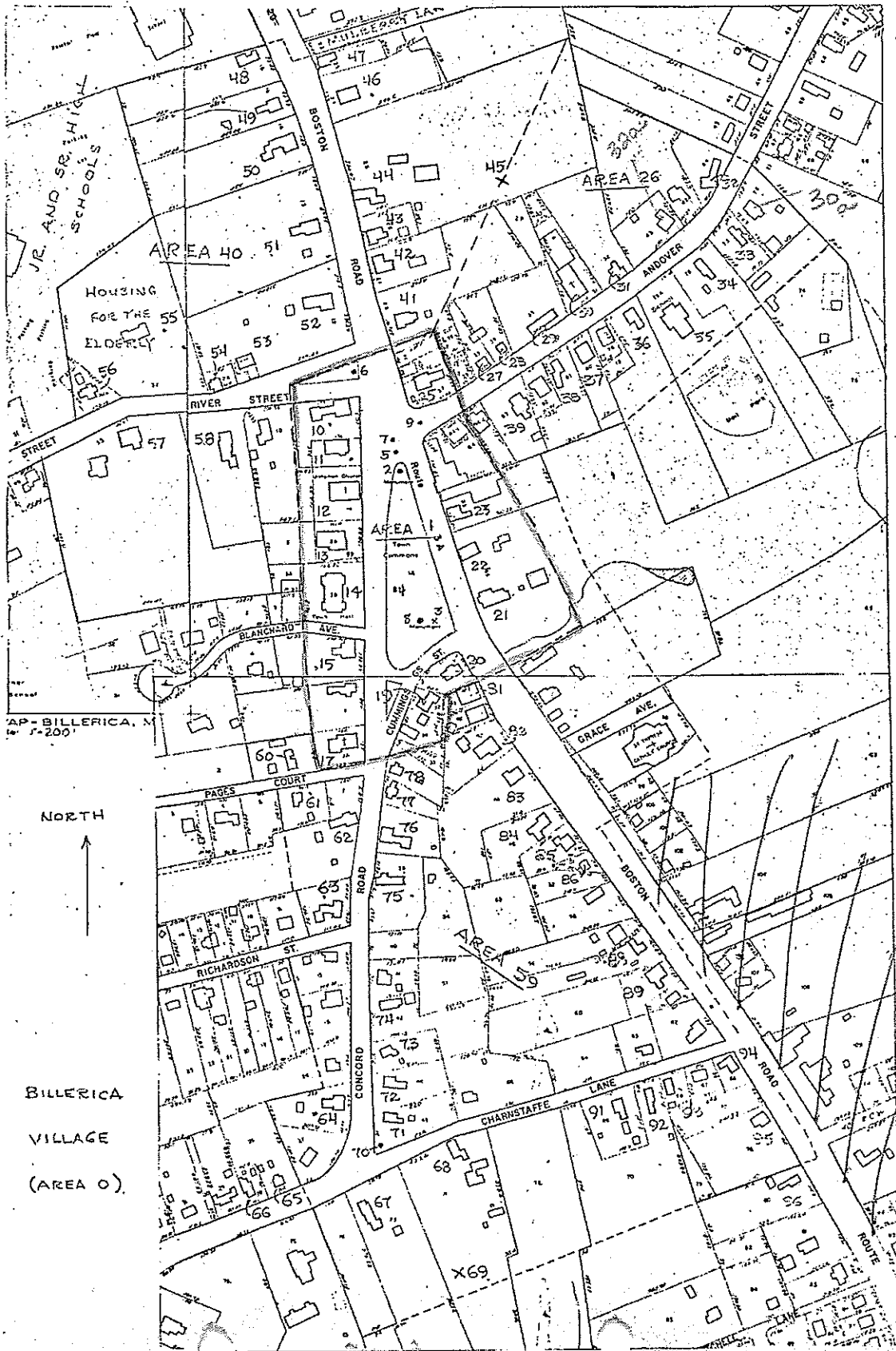
→ new forms submitted

JUN 28 1973



First Parish Unitarian Church (BIL.3) and  
Civil War Soldiers Memorial (BIL.903)

Area 1  
Map



NORTH  
 ↑  
 BILLERICA  
 VILLAGE  
 (AREA 0)

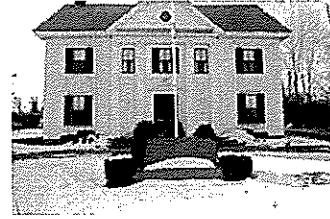
*Area 1  
 description*

JUN 28 1973

# Massachusetts Cultural Resource Information System

## Scanned Record Cover Page

**Inventory No:** BIL.4  
**Historic Name:** Billerica Masonic Temple  
**Common Name:**  
**Address:** 7 Concord Rd  
**City/Town:** Billerica  
**Village/Neighborhood:** Billerica  
**Local No:** 13  
**Year Constructed:** c 1850  
**Architect(s):** Gilbert, Perley F.  
**Architectural Style(s):** Greek Revival  
**Use(s):** General Retail Store; Meeting Hall; Post Office  
**Significance:** Architecture; Commerce; Politics Government; Social History  
**Area(s):** BIL.A: Billerica Town Common Historic District  
BIL.M: Billerica Center Historic District  
**Designation(s):** Nat'l Register District (08/14/1973); Local Historic District (10/16/1990)  
**Building Materials(s):** Roof: Asphalt Shingle  
Wall: Wood; Wood Clapboard  
Foundation: Granite; Stone, Cut; Stone, Uncut



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Commonwealth of Massachusetts  
Massachusetts Historical Commission  
220 Morrissey Boulevard, Boston, Massachusetts 02125  
[www.sec.state.ma.us/mhc](http://www.sec.state.ma.us/mhc)

This file was accessed on: Thursday, August 9, 2018 at 10:47 AM

INVENTORY FORM CONTINUATION SHEET

Town

Property Address

BIL.4

Billerica - Concord Rd

MASSACHUSETTS HISTORICAL COMMISSION  
MASSACHUSETTS ARCHIVES BUILDING  
220 MORRISSEY BOULEVARD  
BOSTON, MASSACHUSETTS 02125

Area(s)	Form No.
BILL	4

DEPARTMENT OF PUBLIC SAFETY  
DIVISION OF INSPECTION  
PLAN RECORD

CASE C      HACK 1-A      APART 1      NO. 12113

BUILDING Masonic Temple      STORIES 2

CITY OR TOWN Billerica      STREET Concord Rd

TO BE USED FOR place of assembly      CLASS

OWNER Billerica Masonic Asso.

ARCHITECT Perley F. Gilbert

CERTIFICATE APPROVAL—SPECIFICATION REQUIREMENTS—REFERRED

DATE 6/23/41

INSPECTOR Moynahan

Form BU 1-27-39 No. 5057

