



The Church with The Golden Dome

Original poem by Edmund Delaney Roche (1989)

Across from my shop stands a lovely old church,
The church with the golden dome.
Like a beacon it stands through the day in the sun,
To welcome the wayward back home.

Charisma to me is a small country town
With a white clapboard church on the Green.
A bell in the steeple, and quiet within,
As I open the doors and go in....

Proposal to

Rehabilitate Upper Level "Tin" Ceiling

West Acton Baptist Church

November 12, 2013

RECEIVED

NOV 12 2013

Town of Acton
Planning Department



West Acton Baptist Church

592 Massachusetts Avenue
Acton, Massachusetts 01720-2238

Email: wabcadmin@verizon.net

Reverend Robert Branch, Interim Pastor

Nancy L. Hoover, Moderator

Date: November 12, 2013

Community Preservation Committee
Planning Department, Town of Acton
472 Main Street
Acton, MA 01720

Ladies and Gentlemen of the Committee:

Enclosed please find 15 copies of an application with supporting documents from the West Acton Baptist Church for a 2014 Community Preservation Grant. It is a proposal titled Rehabilitate Fire Safety System for \$55,100, 10% of which we will provide. Our goal is to provide fire protection and alarms building-wide to ensure everyone's safety in continued use of this 1854 historic building in West Acton Village.

The proposal describes a vital area identified in the Master Plan, for which we hired OMR Architects, Inc. under the terms of a 2013 grant by the vote of the Town of Acton.

We are seeking assistance from the Community Preservation Committee to help us preserve and protect this historical building by asking the Town of Acton's Board of Selectmen and Town Meeting to vote their approval for this two projects. We thank you for your consideration of our application.

If you require additional information, please contact either Nancy L. Hoover, Moderator, listed below or through Nancy Dodge, Administrative Assistant of the West Acton Baptist Church, 592 Massachusetts Avenue, Acton, MA, Tel. 978-263-5902.

Most sincerely,

Nancy L. Hoover, Moderator & Property Team Chair
West Acton Baptist Church
978-46-7685 (Home)
nhoover7@gmail.com

enc.

PROJECT APPLICATION FORM – 2014

Applicant: West Acton Baptist Church

Submission Date: November 12, 2013

Applicant's Address:

592 Massachusetts Avenue

Acton, MA 01720

Phone Number: 978-263-5902

E-mail: wabcadmin@verizon.net

Purpose: (Please select all that apply)

- Open Space
- Community Housing
- Historic Preservation
- Recreation

Town Committee (if applicable): Community Preservation Committee

Project Name: Rehabilitate Fire Safety System

Project Location/Address: 592 Massachusetts Avenue, Acton, MA 01720

Amount Requested: \$55,100 including a 10% margin added to each estimate for cost overruns and other incidental expenses

Project Summary: In the space below, provide a brief summary of the project.

One of the first steps in rehabilitating the historic West Acton Baptist Church building and following through with the Master Plan (which we recently received from OMR Architects of West Acton, thanks to a 2013 CPC grant) is to ensure that continued use of the building will be safe, and that any investment in the restoration and rehabilitation of this 1854 Historic building will be protected by an up-to-date fire safety system.

While the West Acton Baptist Church has met and continues to meet required fire inspection standards, OMR's engineers strongly recommend these upgrades in order to (1) provide maximum safety for all who use the church building - the general public, community members, visitors, a pre-school, and two church congregations, and (2) protect this historic structure built in 1854, the oldest still active church structure in West Acton.

These improvements will provide a maximally efficient fire notification system in order to get the people out of the building quickly, and to alert the fire department significantly sooner than is provided by our current sprinkler system notification program, thus protecting both lives and the historic structure.

Consistent with the goals and requirements of the Town of Acton's Community Preservation Committee, we seek funds to help us upgrade our fire safety system to current ADA, state, and local standards. Because fire safety is a building-wide issue, this system upgrade is vitally important.

Estimated Date for Commencement of Project: May 2014

Estimated Date for Completion of Project: August 2015

Narrative

Background

WABC's current sprinkler system meets the code requirement that we have a working automatic fire notification system. Currently, however, WABC's automatic notification cannot happen until quite late in the development of a fire, i.e. when ceiling temperatures in the area where the fire reaches a high enough temperature to melt the sprinkler head metal, thus triggering a release of water, an alarm sounding on the OUTSIDE of the building, and a signal to the Acton Fire Department.

In addition to being minutes later than when a smoke, CO, or heat detector would send an alert to the Acton Fire Department, there is no system of internal alarms to signal to occupants that a fire has started in another part of this rather large building. The only buzzer is on the exterior, near the southeast corner of the building. In addition, there are no interior strobe lights and speaker alarms, and no interior pull stations.

The only exterior pull station is outside the Central Street (east) side exit doors and, according to the Acton Fire Department, this is one of the oldest ones still working in town (see photo, Exhibit 7). We are advised by both the OMR Master Plan engineers and two fire safety contractors consulted, that for saving both lives and historic structures, a modern ADA compliant fire alarm system is urgently needed. Because of the wide range of ages and abilities of the people who use this building, providing proper fire warning systems with speakers and strobes is a priority. All new elements will be designed and located to provide minimum disruption to the appearance of the building - especially in the historic areas and character defining spaces.

Project Description, and Benefits to the Town of Acton and its Citizens

Description:

We seek funds to do the following fire and safety upgrades in order to save lives and preserve this historic structure:

- Install in the interior of the West Acton Baptist Church building an ADA compliant fire alarm panel with strobes and speakers in assembly areas and interior pull stations at all exits;
- Install smoke and heat detectors throughout the building, with carbon monoxide detectors in key areas.
- Update sprinkler system as recommended by Master Plan engineer, by replacing all estimated 150 sprinkler heads, since they are over 50 years old (they require annual testing to meet current code).
- Tie in the current sprinkler system controls with the new control panel to produce integrated system.
- Install a new ADA compliant emergency battery system with interior LED exit signs and emergency light fixtures at all egress locations and corridors, intervening spaces, exterior doors and toilet rooms as needed; and
- Upgrade the building's electrical system (including circuit breaker/fuse boxes) as needed, to bear the increased load and assure maximum safety.

The fire alarm system upgrade for the West Acton Baptist Church will require a 100 point addressable fire alarm panel with a city tie module, and one Notification Appliance Circuit (NAC) box; metal (electrical conduit) piping installed throughout the building to provide for addressable detectors and notification devices; pull stations, heat detectors, strobe lights and smoke alarms throughout the building, as well as elevator smoke relays in the stairway to the upper level. See the estimates in Attachment 6 for the specifications for the fire alarm system upgrade, together with replacement of the sprinkler heads. Bids will be forthcoming for needed upgrades to our present emergency battery system and emergency light fixtures. Photographs of a sample of the current sprinkler system, including control panel, the exterior alarm bell, and the exterior pull bar, are included in Attachment 7.

Benefits to the Community

With regard to the historic structure, Acton's citizens have signified their interest in restoring and rehabilitating the West Acton Baptist Church building with their 2012 grants to restore the belfry and to develop a master plan for proper restoration and rehabilitation of unique historic features of the rest of this 1854 building. Thus it is important to assure up-to-date fire safety protection for this important building together with its belfry, which houses a unique bell cast in Boston in 1854 by a former apprentice of Paul Revere.

The West Acton Baptist Church has a long history of inclusive service to a widely diverse community (see Attachment 5). We have a handicapped-accessible building with an elevator serving the main and upper floors, and accessible toilet facilities, where we host the Acton Coop School for pre-schoolers 5 days a week, several 12-step recovery meetings every week, a Brazilian faith community, and many occasional events and activities that are open to the public.

In the past we have hosted the fledgling Senior Center until they obtained their own building, and many other community groups as well, and we would welcome, for example, a senior day program in our fellowship hall once we have completed other planned renovations.

We would like to increase the community use of the building, especially the upper level, which will be available as a 200-seat concert hall, or theatre, with excellent acoustics.

For all these continuing and expanded community uses for people of all ages and abilities, a much quicker notification of the fire department will save both lives and historic structures. Public safety is paramount, and an up-to-date fire alarm system offering the maximum possible protection is vitally important for the safety of all who use the building now and will use it in the future.

Timeline and Scope of Project

The work would begin as soon as the chosen contractor's schedule can fit us in after a grant award letter for this project has been issued (probably after late April 2014) and completed, hopefully, before the school and church programs resume in September 2014, but at least by the end of the 2015 summer.

WABC Plans for Funding Restoration Work

As a non-profit, all lay volunteer organization, West Acton Baptist Church operates on a limited budget which does not allow for significant restoration and rehabilitation work. Nevertheless, the West Acton Baptist Church is prepared to cover 10% of the estimated cost of this initial Fire Safety Upgrade project, up to \$5,510, through fund-raising events and congregational contributions.

Urgency and Priority

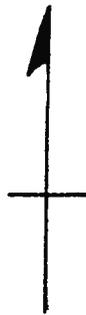
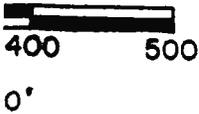
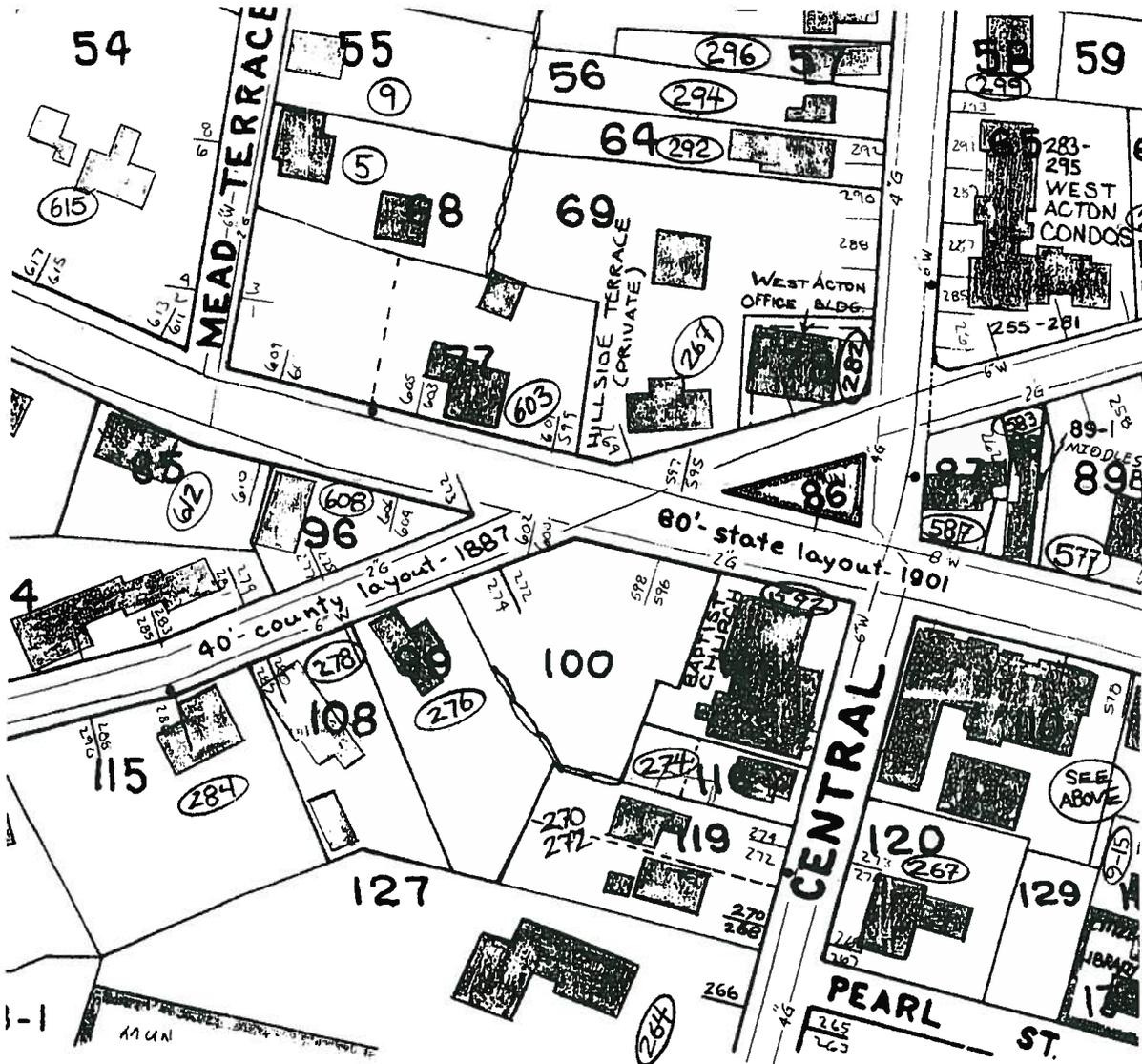
As part of the process of rehabilitating and protecting our historic church building, ensuring the maximum possible safety of all who currently use the West Acton Church building and all who will use it in the future is a project of highest urgency and priority.

Attachments

1. Map: Part of Tax Assessor's Map of West Acton, centered on the WABC (1 page)
2. Map: West Acton Baptist Church in the center of the West Acton Historic District (1 page)
3. Deed: Properties owned by West Acton Baptist Church, Inc. (3 pages)
4. Blueprint Showing Side View of West Acton Baptist Church (1 page)
5. Table: History of WABC Availability and Service to the Town of Acton, with proposed community uses for the future (2 pages)
6. Contractors' Estimates: (3 pages)
7. Photos & information (2 pages)

5

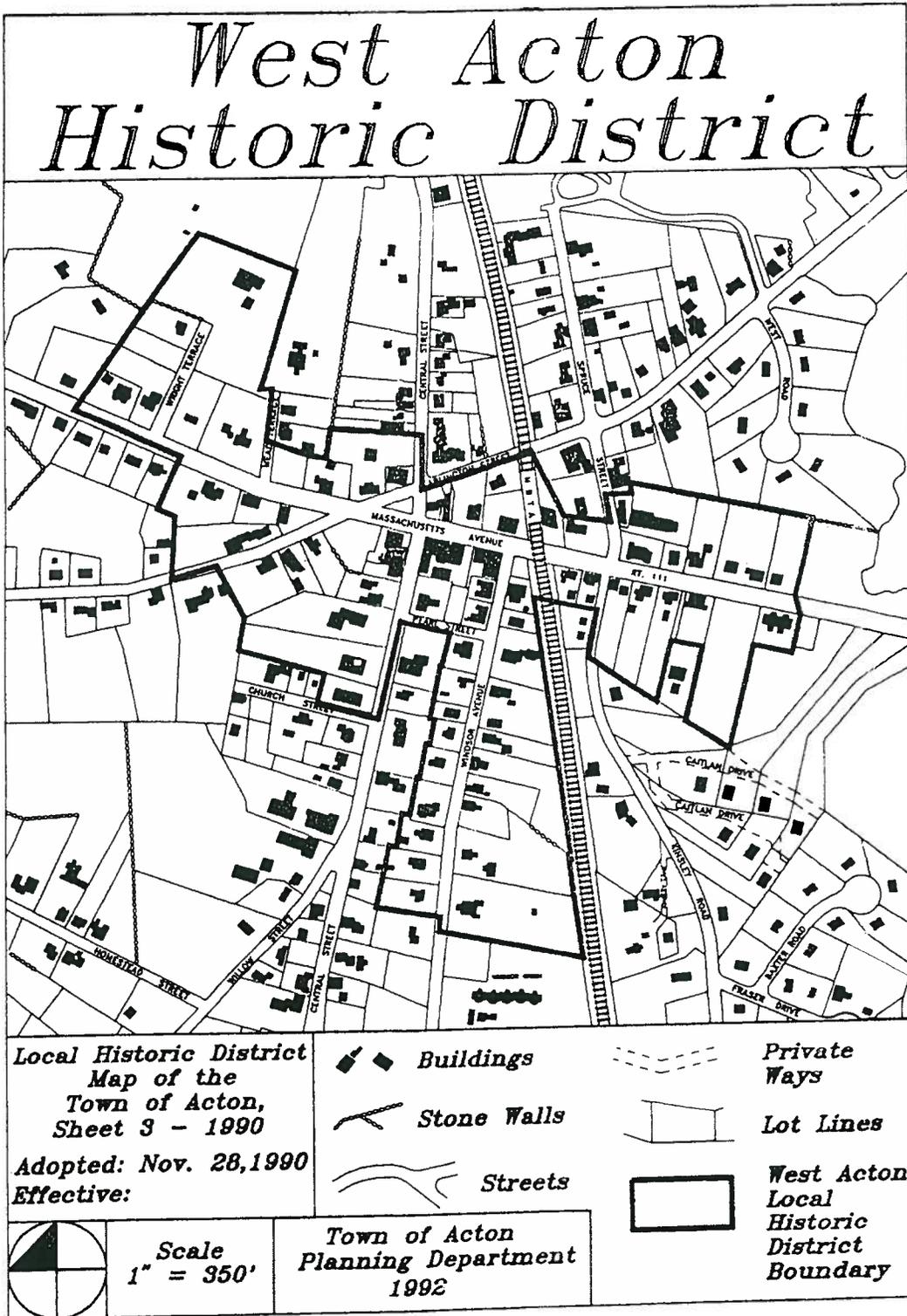
Attachment 1: from Acton Tax Assessor's Map



E-1	E
F-1	F-2A
	F-2B

PHOTO: AEROSERVIC

Attachment 2: West Acton Historic District



**Attachment 3: West Acton Baptist Church
1955 Deed Citing, Deeds from 1846 and 1881 (page 1 of 3 pages)**

Hx 8636 Ps 492

W. Donald Feltus, Eugene^f Hall, Harry^S Holt, H. Benjamin Smith,
and Edward Bailey, as Deacons of the West Acton Baptist Church,

DEC 20 11 AM 08:53 COGRE***46.00

of Acton, Middlesex County, Massachusetts

for consideration paid, grants The West Acton Baptist Church, a corporation established under the laws of the Commonwealth of Massachusetts and having a principal place of business in said Acton,

XXXX

with necessary covenants

the land in that part of said Acton known as West Acton, with the buildings

thereon, bounded as follows: ^(Description and encumbrances, if any) Easterly by Central Street; Northerly by Massachusetts Avenue; Westerly by land of one Stevenson; and Southerly by land formerly of Tasker and now of Flora Beach.

For our title see deed from Wm Wilbur to James M. Brown et al., Deacons of the Baptist Church in Acton dated September 5, 1846, recorded with Middlesex South District Deeds, Book 493, Page 128.

Also the land in the westerly part of said Acton, with the buildings thereon, bounded and described as follows: Beginning at a stake and stones at the Southwesterly corner of the premises on the old road leading from West Acton to Stow, and at land now or formerly of George Hager; thence running Northerly by said Hager land about forty-six (46) feet to a stone bound; thence Northerly by said Hager land about seventy-four (74) feet to the County road; thence S. 71° 17' E. one hundred forty-six and 3/4 (146 3/4) feet on said County road to the junction of said County and Stow Roads; thence S. 85° 46' W. on said Stow road one hundred and forty-nine and 1/4 (149 1/4) feet to the point of beginning. Containing about eighty-five hundred (8500) feet of land, more or less.

Being the same premises conveyed by Deletta H. Hall to Anock Hall et al., Deacons of the Baptist Church in West Acton, dated November 13, 1881, recorded with said Deeds, Book 1590, Page 396.

Attachment 3: WABC Deeds (cont., p. 2 of 3)

Hx 636 Pg 494

At a meeting of the parish of the West Acton Baptist Church, duly called, it was

Voted:

That the Deacons, ^{O.} Donald ^{F.} Felton (list names) ^{E.} Eugene Hall Harry Holt H. Benjamin Smith Edward Bailey be authorized to sign, execute, and deliver a deed to all real estate now standing in their names to the West Acton Baptist Church, a Corporation.

The above motion was carried.

Minetta D. Lee

Clerk of the Parish.

Then personally appeared the above named Minetta D. Lee and made oath that the above is a true copy taken from the records of a meeting of the Parish held Dec 14, 1955.

Harlow E. Tuttle

Notary Public.



My Comm Expires March 2, 1956.

W# 8636 Pg 493

~~Worcester~~
~~County~~

~~Witness the hand and seal of the~~
~~Deacon of the West Acton Baptist Church~~

Witness our hands and seals this 20th day of December 1955.

The consideration for this
conveyance is less than
one hundred dollars.

Donald O. Feltus
James F. Hoyt
Eugene L. Hall
Edward R. Bailey
W. Smith

Deacons of West Acton Baptist Church.

Commonwealth of Massachusetts

Middlesex, ss. December 20, 1955.

Then personally appeared the above-named Donald O. Feltus

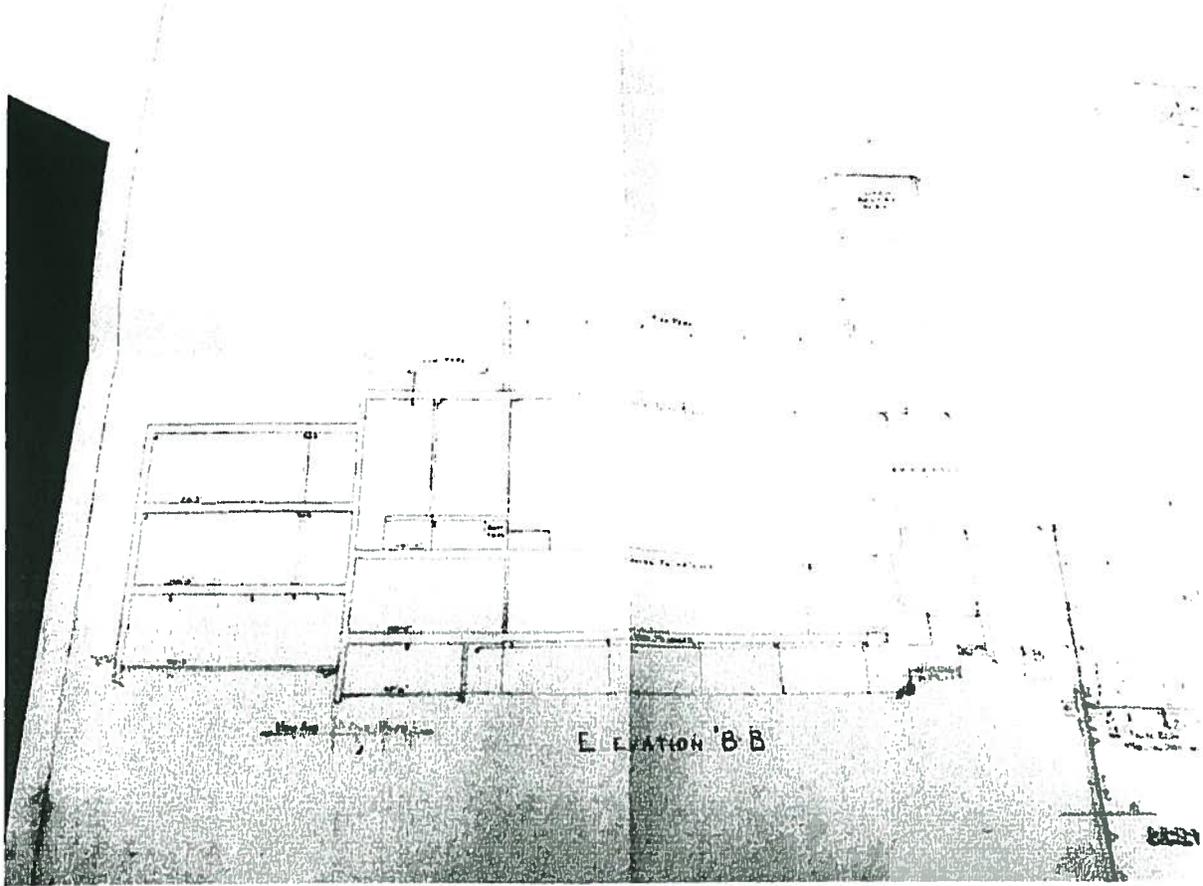
and acknowledged the foregoing instrument to be his free act and deed, ~~his own~~ and the free act and deed of said West Acton Baptist Church, before me,

Henry F. Feltus
Henry Feltus
Justice of the Peace

My commission expires Aug 14 1960

Attachment 4 WABC

Blueprint Showing Side View of West Acton Baptist Church (1 page)



Belfry at right
Original building at right center
1898 addition at left center
1956 education wing addition at the left end

Attachment 5 (2 pages)

History of WABC Availability and Service to Acton with Possible Future Community Uses

The West Acton Baptist Church is a historic landmark in the community, with a long history of availability and service to the Town of Acton. After restoration, we seek to expand the community uses of our handicapped-accessible church building.

(key: S = Sanctuary, F = Fellowship Hall, E = Education Wing, L = Library)

Locations & Dates	Historical Community Uses	Possible Future Community Uses
S October 2011	Photography slide show on the theme of "Darkness to Light," by amateur photographer Rev. Jeffrey Long Middleton.	Painting and photography shows, hanging or in other visual media.
S March 2010	Community-wide talent show with 14 acts by people aged 5-86. (The choir and pulpit areas, with moveable furniture, are designed to be adapted for different uses.)	Talent shows, gymnastic and dance exhibits...
S March 2004 March 11, 2005 & Sept 23, 2004 Feb 21, 2004 Mar 9, 2002 October 1991	Musical performances (recent years only): <ul style="list-style-type: none"> · Billy & Guy – vocal & instrumental · Phil Argiris & Wendy Nottenham (instrumental group) · Firehouse Band · Covenant Players · Organ Recital – Charles King · Katherine Geller, soloist 	Dances, auditions and rehearsals for musical concerts, paid performances open to the public.
S On-going	Ecumenical Services <ul style="list-style-type: none"> · Interfaith Thanksgiving service · Community Holiday Sing · Christmas Eve Candles and Carols · Maundy Thursday (The Last Supper) · Good Friday community services & walk · Annual State-Wide Ecumenical Choir rehearsal (3rd Saturday in October) 	All are annual events that will continue. Cherished by many West Acton area residents. Led by many local pastors
S, F 1990's-Present	Community interest group meetings and open forum regarding overrides, and other such meetings, have continued here through the years. The Acton Forum met here several times in the past few years.	Community meetings as needed; political and educational lectures, debates, and forums (<i>a la</i> Ralph Waldo Emerson) are possible expanded uses for both the sanctuary and the fellowship hall, depending on audience size.
S, F 2005 - present	A Brazilian congregation shares our worship space on Wednesdays and Sundays and uses our fellowship hall for dinners and special events.	Igreja Batista Renovada de Acton expects to remain and continue both its own worship and shared services and functions with WABC.
E 1957 (a historical note; no restoration proposed)	A significant population increase occurred in Acton. The existing school system was unable to house all students. The church opened its newly-built education wing to provide class-room space for the growing Acton elementary school population and a Community Cooperative Pre-School.	Fifty-five years later, the educational wing is still home to the Acton Cooperative School – the building is alive on weekday mornings with the sound and songs of preschoolers. The school has significantly invested in its space and expects to remain for the foreseeable future.
F 1970's – 1990's	WABC hosted a Boy Scout troop with leadership provided by church members.	Scouts would again be welcome, should they need the space.

F 1980 - 1994	Fellowship hall was the site for Senior Citizens' lunches and programs for several years before construction of the senior center.	A senior day care program might be possible, adjacent to the preschool, to their mutual benefit in stimulation and story-telling.
F 1964 – 1970	During the pastorate of the Rev. David Hirano, a coffee house for teenagers was opened at the church during evening hours. It proved so popular a place to go for young people that it led to the establishment of a youth center which later became incorporated and relocated at a facility of its own. With seminarians from Andover Newton leading the senior and junior high youth, and under the guidance of Rev. Hirano, the social and spiritual needs of teenagers were nurtured. The Acton Jaycees honored Rev. Hirano in January 1968, with the presentation of the Distinguished Service Award. Rev. Hirano was the chairman of B.A.C.K Inc., a group that sponsored the newly established teen center.	With perhaps a more flexible and adjustable lighting and sound system, another coffee house might even attract the grown-up generation of those same youth—along with their children and grandchildren. Not to compete with the fine musical offerings of the Acton Jazz Café, this coffee house might host poetry and author readings, murder mystery meals, comedy shows, and similar entertainments.
L 1988-2003	A Single Parents group formed and met for 15 years—until their children grew up.	We will continue to identify a community need and provide a service or function to meet it.
F Several decades	Six AA groups (veterans, women, & open) currently meet on Saturdays and evenings, not only in the Fellowship Hall but also in the Library (off the Fellowship Hall) and in a non-Coop School space in the Educational Wing. A women's group provides child care in that same space, so mothers of young children can focus for that time on their own recovery. Overaters Anonymous, Al-Anon, and Alateen have also met in here in the past.	The AA groups have always been welcome and will continue to be; other self-help support groups would also be welcome if they should need space to meet.
F March 14 th & 22 nd 2011 Oct 18, 2011 Nov 16, 2010 Dec 13, 2010 April 14, 2009 March 2, 2008 June 14, 2007 AM & PM	Specialist Presentations Slowing Down in a Hurried World Rev. Cheryl Harris Healthy Relations: Tools for Resolving Conflict Michael Landers Five Ways We Grieve – Susan Burger Male Grieving – Support follow-up Whole Health Fair – Many Local Businesses Bullying – w/ Network for Women's Lives Healthy Eating & Living for a Healthy Brain - Dr. Nancy Emerson Lombardo	Several of these presenters are still available and their offerings could be repeated or followed up with sequels. More are possible, in response to perceived, identified or requested community needs.
F, L 11/9/06 & 8/30/07 9/2010- 5/2011 Nov 18, 2006 2007 - 2010 Mid-1980's Feb-June 2009	Other Occasional Uses: Lifeline Screening Violin Lessons – Suzuki Music School Community Craft Fair – Annette Lockery ESL every Monday Emerson Hospital Auxiliary – Made puppets for pediatric unit every 3 rd Thursday Fox Moms Exercise Group	Flexibility is characteristic of the building's uses.
Various Rooms (recent years only) Fall 1998 Feb-Mar 2008 Oct-Nov 2008 March 2009 Oct-Nov 2009	6-week Workshops (Nancy Hoover, Rev. Jeffrey Long, Middleton, Bob Williams, Nancy Emerson Lombardo, Ira Smith) Forgiveness Reconciliation The Non-Financial Aspects of Retirement Parenting, Transitions & Stress Living with Afflictions	Participants were consistently about 50% community members and 50% church members. The workshop leaders are currently shepherding the church through a transition period, but later, as we identify more community needs, we would like to resume offering similar workshops.
L Nov 2009 - present	The Sharing and Caring community group, an outgrowth of the 'Living with Afflictions' workshop series, has sponsored guest speakers which several community members have attended.	Sharing and Caring, part of WABC's mission to church and community members alike, will continue meeting monthly and inviting occasional guest speakers.

Attachment 6: WABC Fire Safety Estimates
(_3_ pages)

**Three Phase Electric
1 Bishop Street
Ayer, Massachusetts 01432**

October 29, 2013

The fire alarm system for West Acton Baptist Church in Acton, will require the following.

A 100 point Addressable fire alarm panel with a city tie module, and one NAC box. We will have to install metal piping throughout the building to provide for the installation of addressable detectors and notification devices. Below are the requirements for the individual locations throughout the building.

Section of Building	Pull Stations	Strobe/Horns	Smoke Detectors	Heat Detectors	Special
Basement				6	heat detectors rate of rise
Boiler Room					1 194 fixed temperature
West side egress	1	1	1		
Front Entry of Church on Mass Avenue	1	1	1		
Fellowship Hall		2	4		
Fellowship hall bathrooms		2			
Kitchen	1				2 194 fixed temperature
Library		1	2		
East exit	1	1	1		
Janitors closet				1	
Fellowship hall handicap bathroom		1			
Front staircase to sanctuary			2		2 elevator smoke relays
Sanctuary		4	4		
Bell tower and Attic				6	6 fixed heat
Choir Chg Rm			1	1	
Rear exit from co-op school & Kitchen	1		2		
Co-op school-2 nd floor		2	2		
Co-op school hall		1	1		

Chapel		1	1		
Pastors study		1	2		
Office		1	1		
Office back room		1			
East rear stair case	1		3		
Music storage				1	
3rd floor		1	2		
3rd floor hall		1	1		
3rd floor co-op class		2	4		
WABC nursery		1	1		
(large) co-op nursery		2	4		
TOTAL		6	27	40	15
					8

In addition we will integrate the controls for the existing sprinkler system into the new control panel and the new fire notification systems.

To install the system we need to replace the existing electric panel. It is currently made by Federal Pacific. This company is known for fire hazards. We will need to replace the existing panel, repair the lighting for the electric room and boiler room. Plus add carbon monoxide detectors in the boiler room, and fellowship hall near the alter.

Total value of \$24,986.

Please feel free to call with any questions you may have.

Thank you,

Bill Mason
 Three Phase Electric
 1 Bishop Rd.
 Ayer, MA 01432
 (978) 952-0050

**Commercial Fire Sprinkler, Inc.
PO Box 9335
Lowell, MA 01853**

Estimate

Date: 10/30/2013
Estimate # 217

Name / Address
West Acton Baptist Church
592 Massachusetts Ave.
Acton, MA 01720

Signature _____

Estimate valid for only 30 days. By signing and returning this estimate you agree to the above services.

Person Providing Estimate: Jason Wing, Sprinkler Systems
Phone #
978-265-1778

Fax #
603-521-7521

E-mail
jasonwingcfs@yahoo.com

Total

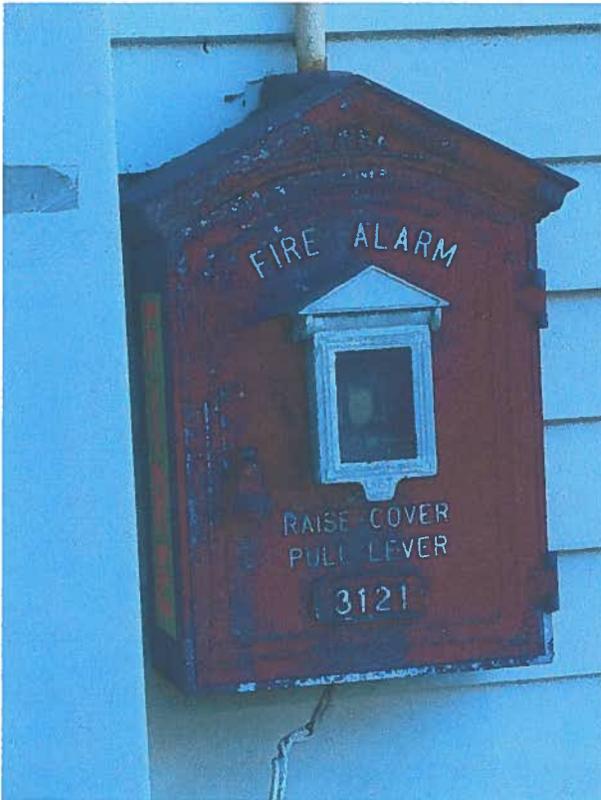
Description Shut down fire sprinkler system. Supply and replace @142 upright sprinkler heads.

This includes all materials to complete the work.

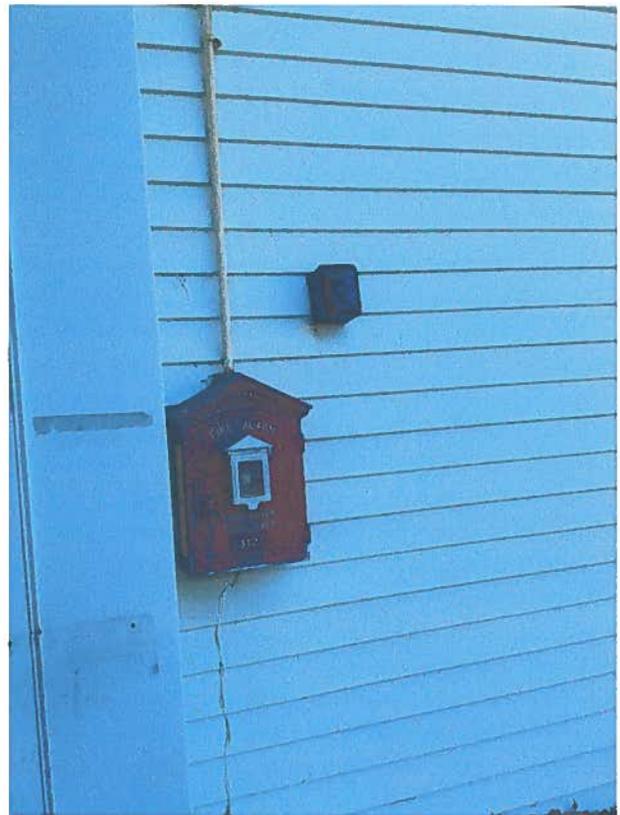
Price 2,100.00

Total \$2,100.00

Attachment 7: WABC Fire Safety Photos
(5 pages)



1. West Acton Baptist Church Current Sole Fire Alarm Box and Only Pull Station (exterior)



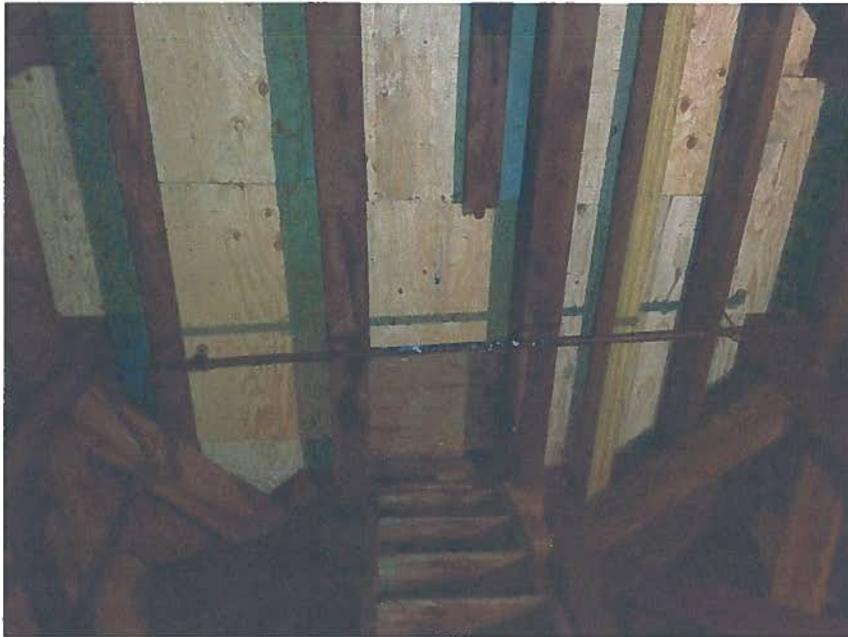
2. WABC Fire Alarm Box showing location at East Exit



3. WABC Current Sprinkler Control Panel



4. Sample Sprinkler Pipe & Head. Also note Exit Sign lacks lights and battery



6. Sample of Sprinkler Head in Pressed Steel Ceiling of Upper Level Assembly Room

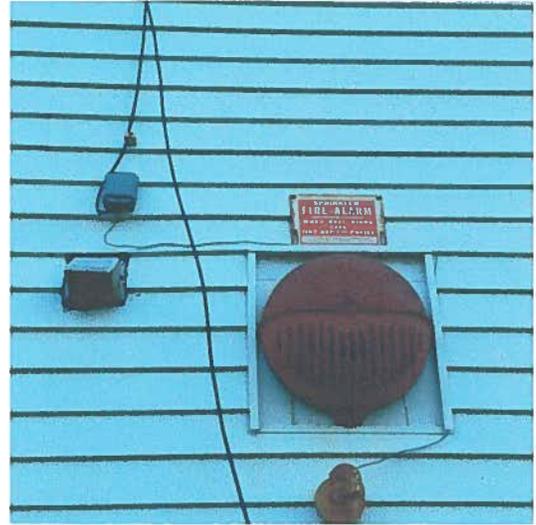


5. Sample of Sprinkler Head/Pipe in Belfry

7 and 8: Sprinkler heads & pipe in upper level room alongside historic pressed steel ceiling

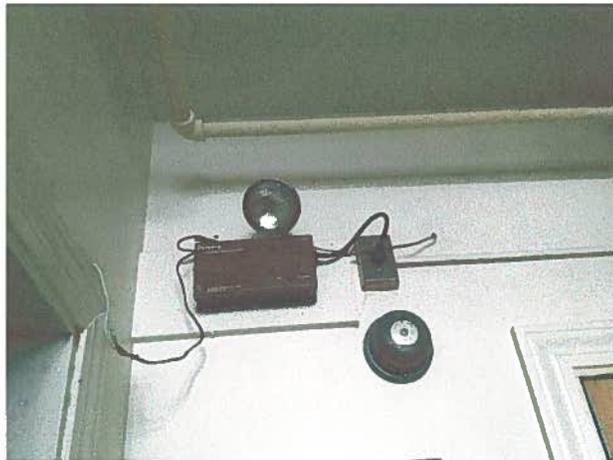


10. is detail of the Sprinkler System Bell



9. North East Corner of WABC at intersection of 111/Central Avenue. Note red bell on Northeast Exterior Wall is the bell for the Sprinkler System. It cannot be heard inside most of the building. It rings when the Sprinkler System is activated at any point within this 3 story building. 10. is detail of the Sprinkler System Bell

Also note the brown structure in the lawn to east of the building. This is the discharge tube for the sprinkler system when being tested or activated. The brown structure also carries the date the system was installed. See Photo 11 for detail of the discharge tube.



11. Detail of Discharge Tube dated 1960

12. Outdated Emergency Light w Battery

