

# Defining Our Generation AND OUR FACILITY

The first Methodists gathered in the Franklin Town Hall, in 1853. Unfortunately, after just a few years, the class was discontinued. In 1871, the cause was taken up again, a pastor was appointed, and soon thereafter, in 1872, a building was constructed. It was dedicated on June 23, 1873. For 180 years, each new generation of Methodists has had to recommit to the cause and give of themselves to sustain the church in Franklin. We stand as heirs to their dedication and hard work in establishing and maintaining the church. It has not always been easy, but each generation has been up to the task. Now is our time.

We seek to be “a community where all can experience meaningful relationship with God, grow in Christ, and reach out in love to others; a community where all can love and be loved; a community where people can be accepted as they are.” This vision propels us forward as we seek to expand our witness in the community, but the current state of the building is limiting and creates several challenges. The roof needs to be replaced and the exterior of the building is decaying rapidly; the balcony and basement are underutilized spaces due to accessibility constraints; the HVAC system does not condition air nor does it circulate fresh air through the entire building; the kitchen, vestry, and bathrooms need to be updated; and, we have not established financial reserves to help with ongoing maintenance of the facility and support of future ministry. Our commitment to addressing these issues will not only define our generation, it will also impact the many generations of Franklin Methodists yet to be.

Now is our time to rise to the challenges of our day. Now is our opportunity to honor the sacrifices of our spiritual forebears by rededicating ourselves to the cause so that a new generation can learn to love God, love neighbor, and be the church.

# Our Facility Needs

## Maintenance & Systems

Replace Roof  
Paint & Restore Exterior of Building  
Increase Access to All Levels of the Building  
Update Boiler  
Update HVAC Systems

## Endowment

build Legacy Fund  
est. Organ Fund  
est. Capital Improvement Fund

## Worship Space

Restore Sanctuary Ceiling  
Upgrade A/V System  
Restore the Balcony

## Community Space

Restore the Vestry  
Update the Kitchen  
Renovate Education Space (Basement)  
Add Community Space (Balcony)

# Addressing Our Facility Needs

## Projects Already Completed

Initial Architectural Design  
High Efficiency Boiler Installed

## Projects In-progress

Legacy Endowment Fund  
(established in 1992, current balance of \$31,500)

Roof Replacement  
(restore/remove dormers? add solar panels?)

Ceiling Restoration  
(restore/remove dormers? add stenciling?)

## Projected Total Cost

\$1,708,500

Less Completed & In-progress Projects

\$31,500	Legacy Endowment Fund
\$30,000	Consultation & Design
\$22,000	Boiler Replacement
\$70,000	Roof Replacement
\$55,000	Ceiling Restoration

## Amount to Raise

\$1,500,000

May 2022

# Facility Walk-Thru

## OVERARCHING ISSUES

### EXTERIOR

Needs new roof, current roof is losing shingles and shingles are bubbling  
All trim and sills are significantly deteriorated and/or rotted, needs (near) total replacement  
Exterior historic details have been removed, can any be put back? Example: install corbels and trim under the soffit around the whole building to match what has been left in the front.  
Entry into the building is not obvious from the street.

### INTERIOR

Airflow and conditioning of air (cooling and heating) are major concerns, there is no air exchange in the building except when windows or doors are opened. We fight humidity throughout the building (running four dehumidifiers is very inefficient)  
There is a lack of main-level storage  
There is a lack of handicap accessibility between floors and on each floor (example: lack of access to dais/chancel in front of sanctuary)  
Lack of bathrooms for capacity of building.

## SPECIFIC ISSUES

### SANCTUARY

carpet is lifting, seams showing  
water stains on front, right-side wall (wall is loose)  
wires, wires, wires (speaker, microphone, tv) everywhere  
broken brace for stain glass window  
organ delayed maintenance (See Andover Organ Comp. Tuning/Service Sheet)  
piano – action adjustment (\$60)  
lack of handicap accessibility to dais

### LIBRARY (FRONT ROOM OFF SANCTUARY)

plaster repair, paint, flooring (carpet), lighting

### BELLTOWER (INSIDE)

failing plaster  
new flooring  
foundation (?) pulling away at exterior door  
conduit and Mechanical runs spread out  
“wonky” organ access.

### BASEMENT

boiler cabinet rusting out—needs to be replaced  
new flooring  
lack of bathrooms, bathroom needs updating  
hot water heater—corrosion along top—needs to be replaced  
uninviting entry and egress—dark, narrow, worn

### REAR OF BUILDING (EXTERIOR)

rotten kitchen door frame  
warped skirt around crawl space  
sidewalk is heaved and cracking  
no exterior water faucet  
minimal electrical access

### WEST STREET SIDE OF BUILDING (EXTERIOR)

rotten upper window (into balcony)  
excessive conduit (assumed not in use) that blocks basement windows  
need to reseal/concrete around base of foundation

## **BELLTOWER (EXTERIOR)**

- excessive lack of maintenance
- plexiglass windows should be replaced with real windows
- crumbling exterior steps

## **FRONT OF BUILDING (EXTERIOR)**

- major trim rot
- main stained-glass window has exterior trim separation and rot
- retaining wall needs to be repointed
- new signposts, repaint sign, landscape around sign
- unused sprinkler with pipe sticking out of ground at parking lot
- need for lighting to draw attention toward building

## **PARKING LOT SIDE OF BUILDING (EXTERIOR)**

- remove inactive utilities
- landscaping needs a refresh
- pave and line parking lot
- exterior lighting
- flat roof has heaved nails/fasteners
- upper window (into balcony) is rotten
- handicap ramp is crumbling
- flashing around kitchen windows is a patch
- porch needs to be cleaned (mildew?) with more lighting

## **ENTRYWAY**

- needs new flooring/carpet and lighting
- electrical subpanel
- overlapping doors to sanctuary and fellowship hall—need to be rethought and should be 15-panel glass doors (matching the offices)

## **DOWN STAIRS**

- exposed conduit runs
- oversized radiator (very warm when heat is on)
- narrow stair

## **FELLOWSHIP HALL**

- bowed ceiling
- needs updated and consolidated lighting
- floors need to be refinished
- window treatments need updating

## **OFFICES**

- consider new, more functional layout (meals on wheels/classroom on end with two double doors farthest from kitchen, pastor's office through single door, and church office through double door by kitchen)
- fix flooring (either refinish hardwood or consider carpet).

## **BATHROOM (UPSTAIRS)**

- need additional bathrooms, access off fellowship hall is not ideal, current bathroom needs a full update
- floor around toilet—linoleum is bubbling and/or floor is soft

## **KITCHEN**

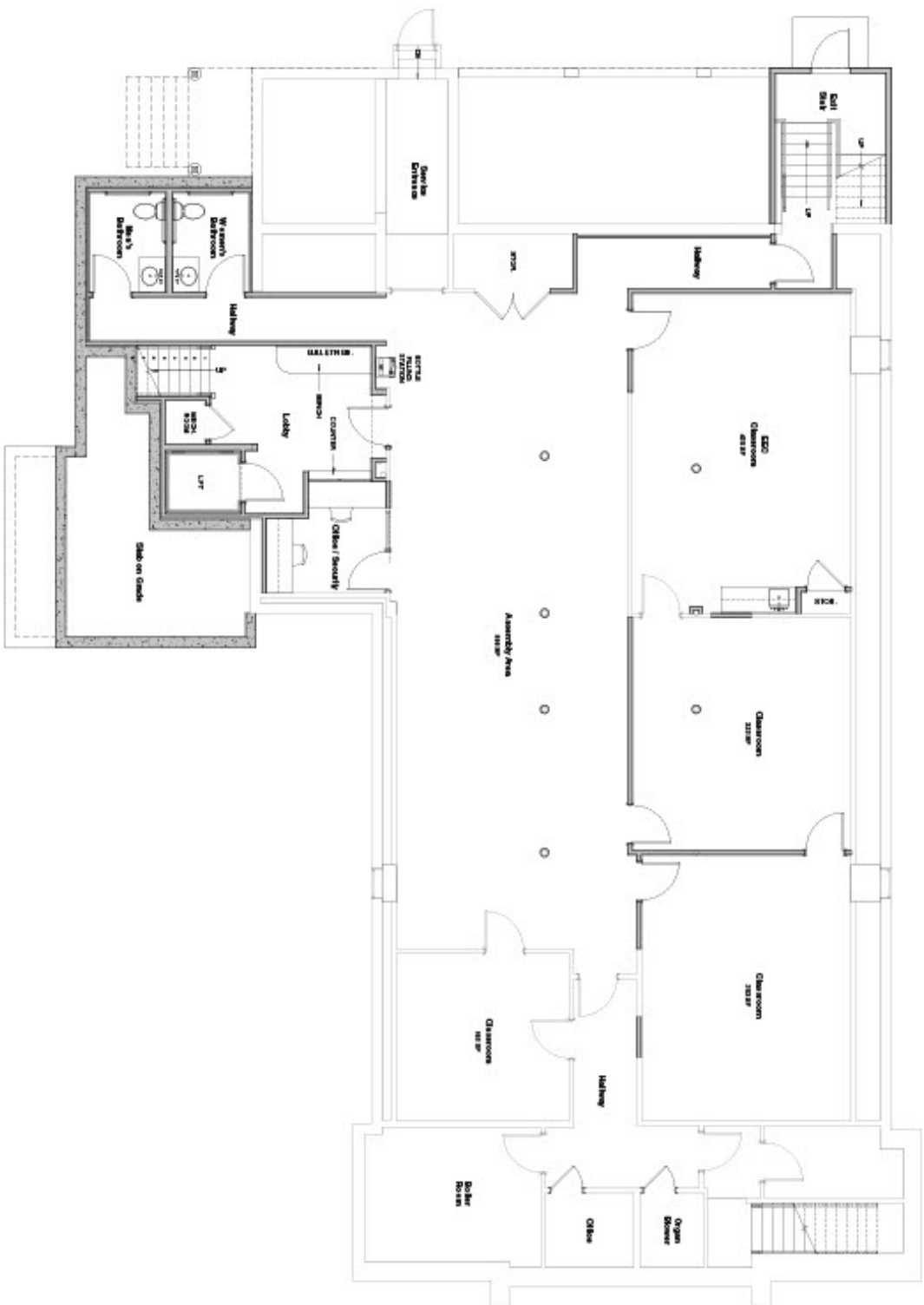
- need to determine future utilization. Kitchen is very large with a lot of wasted space around the stove and second sink. What kind of kitchen space do we need for our ministry moving forward?

## **BALCONY**

- need to determine future utilization. What might it be like to remove wall and add seating along with two classrooms/storage rooms?
- note: stenciling around removed stained glass windows and the spare stained-glass window

# Preliminary Facility Design Basement

January 2023



BASEMENT FLOOR PLAN  
SCALE: 1/8" = 1'-0"



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Franklin, MA 01701  
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NO.	REVISION

**PROJECT NAME**  
**FRA NKLIN UNITED METHODIST CHURCH**  
 82W. CENTRAL ST.  
 FRANKLIN, MA 01708

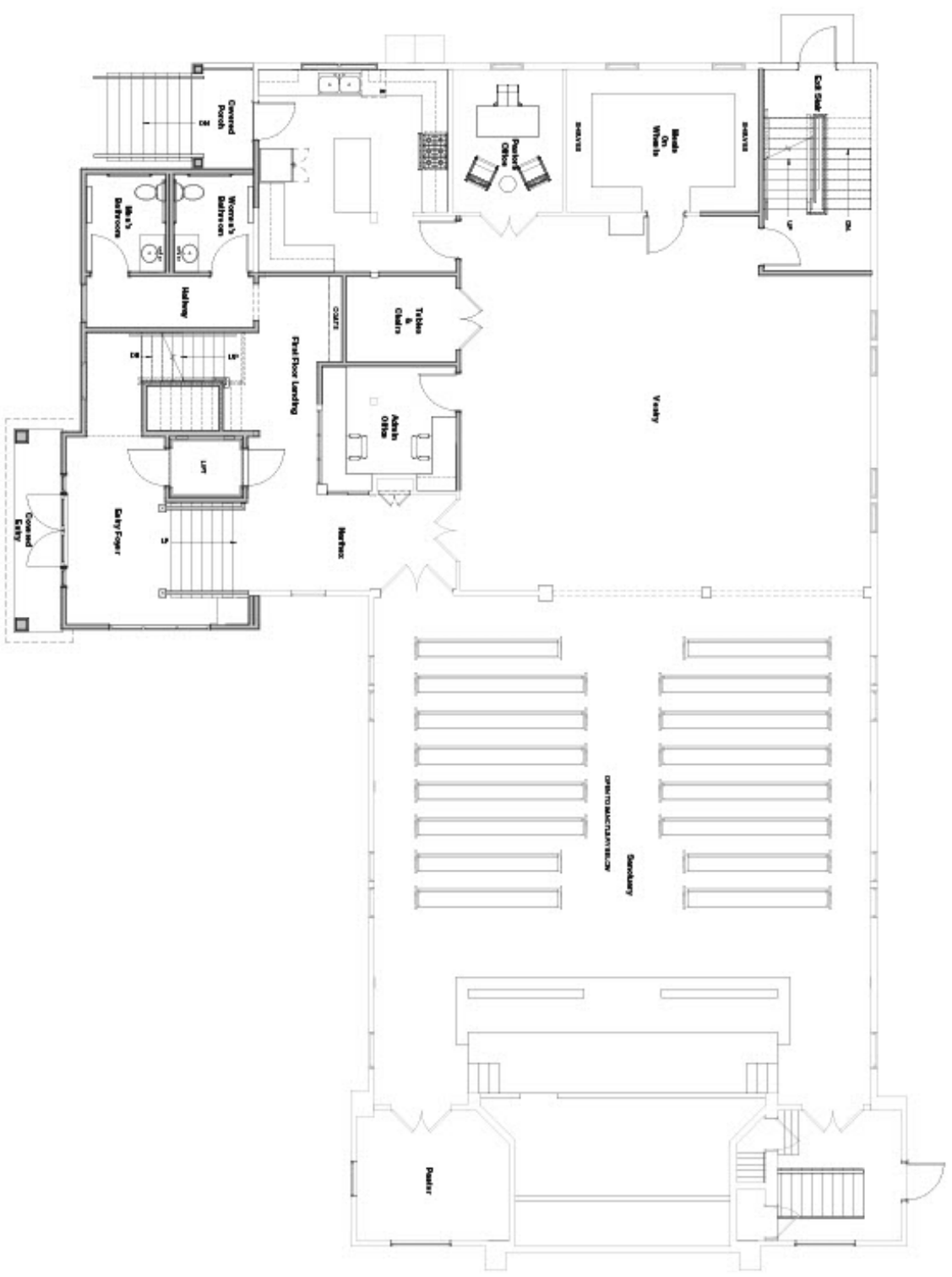
**BASEMENT PLAN**

Project No.: 2023-18  
 Design By: A&P  
 Checked By: CWK  
 Date: 01/11/2023

**A1.0**

# Preliminary Facility Design Main Floor

January 2023



FIRST FLOOR PLAN  
1/4" = 1'0"



2023 Franklin United Methodist Church  
111 Franklin Street  
Franklin, MA 02043

REVISION

PROJECT NAME  
**FRANKLIN UNITED METHODIST CHURCH**  
 82W. CENTRAL ST.  
 FRANKLIN, MA 02043

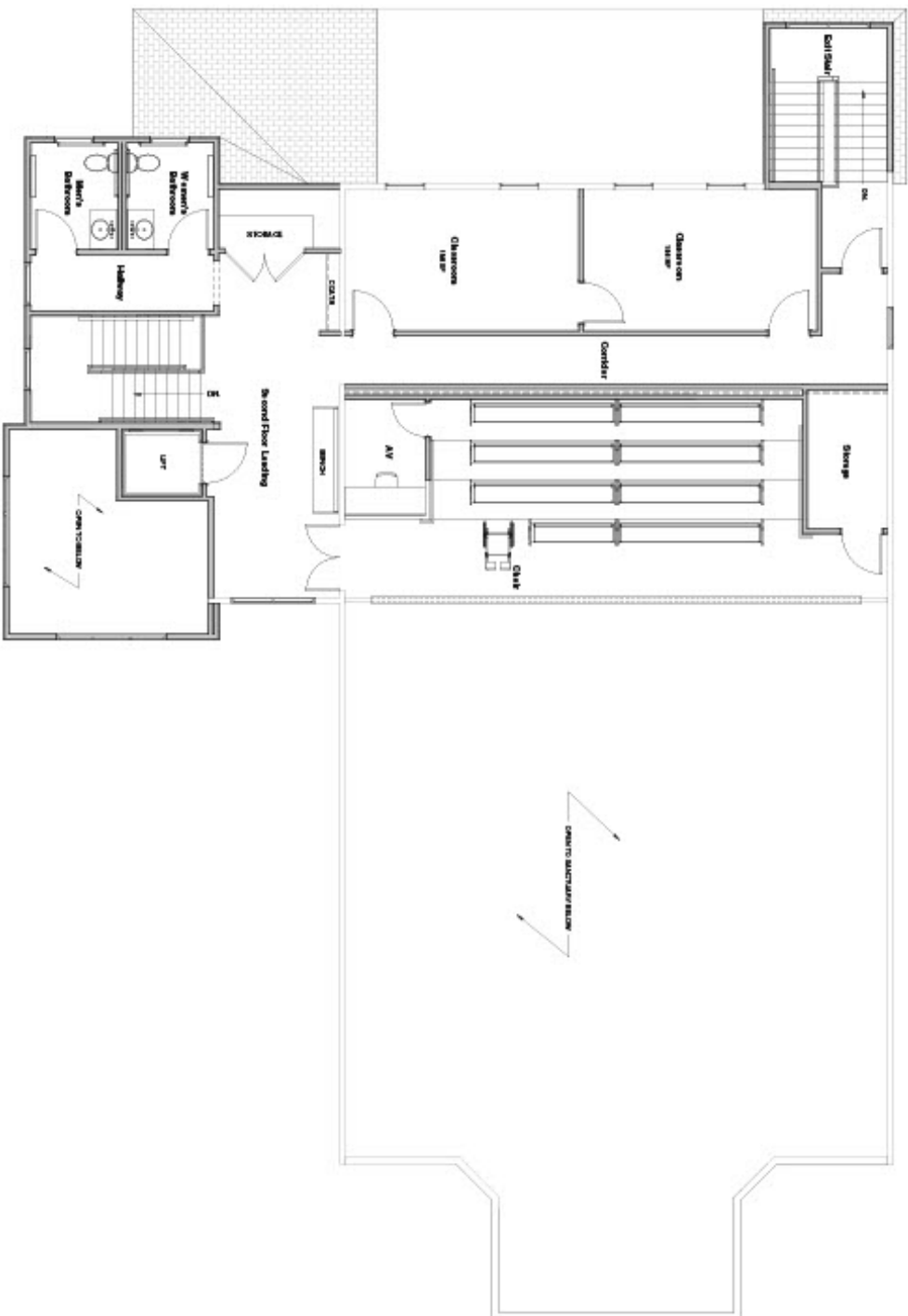
FIRST FLOOR PLAN

Project No.: 2023-08  
 Design By: Astar  
 Checked By: Chandler  
 Date: 01/11/2023

**A1.1**

# Preliminary Facility Design Second Floor

January 2023



SECOND FLOOR PLAN  
1/19/23



2221 Maple Road, Suite 101, Franklin, MA 01701  
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REV	DATE	DESCRIPTION

**PROJECT NAME**  
**FRANKLIN UNITED METHODIST CHURCH**  
 82W. CENTRAL ST.  
 FRANKLIN, MA 01701

**SECOND FLOOR PLAN**

Project No.: 2023-19  
 Design By: AHC  
 Checked By: DAC  
 Date: 01/11/2023

**A1.2**