

Community Preservation Committee  
355 East Central Street  
Franklin, MA 02038

February 5, 2025

Dear Chairperson Feeley and members of the Community Preservation Committee,

The Franklin United Methodist Church (UMC) is requesting Community Preservation Act funding in the amount of \$100,245 for the preservation and restoration of the exterior of its historic facility at 82 West Central Street.

**Scope of Project**

This project aims to preserve and restore the exterior façade of the Franklin United Methodist Church. Key aspects of this project include the restoration of historic trim, staining the body, and painting the trim to closely match the original historic colors, as determined from photographic and other historic records. Additionally, the project encompasses the restoration of the cupola on the roof, features that were removed and simplified many years ago.

The total cost of this project, covering equipment, materials, labor, and contingencies, is \$100,245. Please refer to the attached budget, with comments, prepared by Bud Killam, President of Painter's Pride, Inc. Painter's Pride specializes in historic restoration of religious buildings and has completed Community Preservation Act projects in other communities. Their professional affiliations include the National Trust for Historic Preservation, Society of Gilders, and they are lead safe certified by the Environmental Protection Agency. Attached is information about Painter's Pride, including a list of communities of faith they have worked with in New England.

**Historical Significance of the Franklin UMC**

For 172 years, Methodists have met in the Town of Franklin, first in the Franklin Town Hall (1853-1856), in members' homes around Franklin, and then in a facility they would construct at 82 West Central Street adjacent to the Town Hall. The property was purchased in the summer of 1872 and by September 9, the foundation was set. The cornerstone was laid on October 23, 1872. Five months later the vestry was dedicated (March 23, 1873); and, on June 23, 1873 the building was completed and dedicated by Bishop Matthew Simpson. The total cost to construct the building was approximately \$15,000. For over 150 years, the footprint of the building has remained relatively

consistent. with a modest addition added in the 1930s. This addition included a kitchen and additional education space.

The facility has been identified as an historic asset of the Commonwealth of Massachusetts (MCRIS Inventory No. FRN.336) noting its architectural significance as part of Franklin Center (MCRIS Inventory No. FRN.A). It has also been identified as an historic property by the Town of Franklin Historical Commission. The facility sits adjacent to and is contemporary of the Dean Junior College National Historic District (Ref. No. 75000285).

The exterior of the facility maintains many of its original Victorian Gothic details including the pointed arch windows, stained glass and tracery on the original, front, center stained glass window, flying buttresses, and steep roof. Original millwork details including dentils, decorative brackets and trim provide intricate detail indicative of the style. Some features, like the second spire over the side entrance, cupola and cross on the roof, and roof cresting have been lost to time.

In 1903, memorial stained-glass windows were installed adding to the grandeur of the building; and, in 1905 a Geo. W. Reed pipe organ was installed replacing the smaller, original Geo. H. Ryder (Opus 12) pipe organ.

The facility has been used throughout its history for more than religious purposes. It has been used, for educational and political purposes, a community gathering space, and host to several notable organizations, entertainers, speakers. On Sunday, March 27, 1887, the church hosted the Union Temperance Meeting where an audience of between “four and five hundred gathered” to hear Rev. I.C. Brown of Des Moines, Iowa speak. Of the several resolutions passed at that meeting, one was sent to the House of Representatives “praying that the bill allowing women to vote on the license question at our town meetings be sustained by that honorable body” (see *Franklin Sentinel*, Vol X. No. 13, April 1, 1887). On June 8, 1897, the church hosted the Plantation Melody Quintette from Claflin University, a historically black university. The concert raised money for the university (see *Franklin Sentinel*, Vol. XX. No. 46, June 8, 1897). Signor Mario Cappelli, a “Premier Italian-American Tenor,” performed a vesper service on Christmas Day, December 25, 1927 (see *The Franklin Sentinel*, Vol. I. No. 38, September 29, 1927; Vol. I. No. 50, December 22, 1927; Vol. I. No. 51, December 29, 1927). These are just a few examples. To list all of the notable uses of and events in a 150-year-old facility that sits adjacent to the Town Hall in downtown Franklin there is not enough space.

#### **Grant Matching**

In tandem to this request, the Franklin UMC has embarked on a multi-phase capital campaign. See the attached “Defining Our Generation” Capital Campaign Phase Summary. We are currently working through projects in Phase II and, thanks to a long-term commitment from Aprende Spanish Immersion, making plans to accomplish Phase III. The preservation and restoration of the exterior of the facility *is not* part of that campaign.

As of January 5, 2025, the congregation has raised a total of \$136,704.96 for Phase II of the campaign. These funds have gone toward protection (including partial disassembly and reassembly) of the historic tracker organ, repair and restoration of the sanctuary ceiling, painting of the sanctuary, refinishing of the hardwood floors in the sanctuary and vestry, new carpet on the main-level, and increasing the church’s

endowment. In total, we have received \$264,580 in pledges and \$27,648.48 in non-pledged gifts (as of January 5, 2025) toward Phase II of the campaign. This fundraising effort not only matches the amount requested in this proposal, it also shows the financial stability of the Franklin UMC and the commitment of the congregation and broader community to support the church.

**For Public Benefit and ‘Not Religious Undertaking’**

The “anti-aid amendment” of the Constitution of the Commonwealth of Massachusetts bars public funds from being used “for the purpose of founding, maintaining or aiding...charitable or religious undertaking” (see §2. Article XVIII. Free Exercise of Religion, support of public schools, use of public money or credit for schools and institutions).

This project is being done on an active church facility; however, awarding of this project does not directly support the “undertaking of religion.” This project, which is limited to the exterior of the facility, seeks to preserve the historic ambiance and feel of downtown Franklin. Further, the primary aim of this project is not to restore religious iconography or detail essential to the functioning of the church. This project aims to preserve and restore Victorian Gothic details of the facility that, without awarding of this funding, may otherwise be lost as the church prioritizes its mission over the preservation and restoration of its facility’s decorative and historic details.

In its Phase II campaign, the church has committed enough funds to accomplish all projects *inside* the facility that could be construed “for the purposes of religious undertaking,” namely the restoration and renovation of the sanctuary and the strengthening of its endowment. This proposal seeks to preserve and restore the historic *exterior* features of the building which add to the historic appeal of the area. This project, with its focus on the exterior of the building, utilizes public funds for purposes that are accessible to all members of the community, whether they enter the building for “religious undertaking,” a public event, or otherwise.

The Franklin UMC is a public facility used for the benefit of the entire community. Through its Community Cookouts, Concerts, and Closet, it serves the entire community by providing space for neighbors to meet, serve, and share with one another while eating a *free* meal together, enjoying the talents of local musicians *free of charge*, and ‘shopping’ for *free* clothing. The facility is used by various community groups including several Girl Scout troops and Rise Up, a social meet-up for individuals navigating life with disability. It hosts Tri-Valley, Inc. Meals on Wheels and a Spanish-immersion daycare. All of these public, non-church-related groups and organizations that meet at the Franklin UMC add to the diversity and vibrancy of downtown Franklin and draw people into the heart of the city.

**A Further Discussion on Details Lost: Colors, a Cupola, Roof Cresting, and a Spire**

In preparation for this project, we have been combing through our records and working closely with Rowan Lowell, Archivist at the Franklin Historical Museum, and Vicki Earls, Head of Reference and Public Services at Franklin Public Library, to find historical pictures of the exterior of the facility to help us better understand the features that have been maintained or lost over time. The photos suggest that the exterior color has been altered several times, a cupola has been removed along with roof cresting and a spire.

What were the historic colors of the facility? In truth, we do not know exactly. From what we can tell from the pictorial record, the church has had three different color schemes. Its present three-color scheme was an attempt at returning to the historic colors of the church in the 1980s. Members did their best, consulting an historic colors expert, to choose colors appropriate to the time period, painting the main body of the church beige, the trim dark brown, and using a deep “Indian Red” to highlight the accents. This was a major change that received some amount of press, including in *The Woonsocket Call* on October 27, 1984.

From some-point in the 1920s through the early 1980s, the church was solid white. We do not know the exact date when the color was changed, but suspect that the facility was painted white during the summer of 1924 in preparation for the church facility’s 50<sup>th</sup> anniversary. The February 6, 1925, Quarterly Conference minutes note that

The church was thoroughly renovated and painted inside and out during the month of July and August [1924]. It was so beautifully clothed we hardly recognized the old church when we assembled for our worship in September... I doubt if there is a piece of church property on the Worcester district that is in better condition than Franklin.

There is no mention that we could find of changing the colors of the church in *The Franklin Sentinel*. This makes us suspect that the change to white, whenever it was, was not a dramatic alteration in color.

Working from historical photos and pictures, we assume the church stayed the same color from 1874 until it was changed in the 1920s. Recently found black and white photographs from 1895, 1901, and 1905 suggest that the trim color was lighter than the main body. A colorized postcard from the early 1900s suggests that the main body of the church was a pale yellow which would shade consistent with the black and white photos we have from the time period. For reference, see the Historical Pictures attachment.

In seeking to restore the church to its original historic colors, this project funds the changing of the church’s colors from beige (body), dark brown (trim), and “Indian Red” (accent) to pale yellow (body), white (trim), and dark brown or burgundy (accent).

The cupola and cross that once overlooked West Central Street were removed several years ago. A cross, sans cupola, was put in its place in 2011. This project will include the construction of a cupola upon which a simple gilded cross will be placed. We understand that the restoring of the gilded cross may be construed as supporting the “undertaking of religion” (cf. George Caplan & others vs. Town of Acton, SJC-12274). As such, should this proposal be approved, no funds will be used to gild and place a cross on the facility. Funds *will* be used to bring back a period appropriate cupola that has been lost for many decades.

One of the earliest features to be removed from the building was the roof cresting, an ornamental railing attached to the ridge of the hip roof parallel to West Central Street. The exact detail of this feature is unknown. Pictorial evidence shows it, but not in detail. All construction details from the 1870s have been lost. This project seeks to restore this feature with a railing that looks period appropriate.

The spire over the side entrance of the church has also been removed over time. This feature created a secondary spire that mimicked the steeple. The side entry has also



been turned to face the parking lot, instead of West Central Street. Restoring the spire and turning the side entrance back toward West Central Street is not currently part of this project; however, we would request that the current proposal not automatically exempt the Franklin UMC from applying for Community Preservation Funds in the future. If the committee would prefer us only apply for funding once, we can add it to this proposal.

Thank you for considering this request for funding. If you have any questions regarding this request or need additional documentation, do not hesitate to reach out to me. Bud Killam, President of Painter's Pride, has also offered to answer any questions you might have regarding this project.

Peace.

Rev. Dr. Jacob W. Juncker  
Pastor

Tricia Prewitt  
Community Outreach Team, Chair

Linda Zardeskas  
Church Council, Chair

[jacob@franklinumc.org](mailto:jacob@franklinumc.org)  
508-528-1092 (church office)

CC: Jamie Hellen, Town Administrator  
Julie McCann, Executive Assistant to the Town Administrator  
Evan LaCasse, Deputy Chief Financial Officer and Budget Director  
Alan R. Earls, Chair of Historical Commission for the Town of Franklin  
Bud Killam, Painter's Pride

Attachments:

Painter's Pride: Budget Pricing and General Comments  
Painter's Pride: Information & Project Referral List  
MCRIS Record No. FRN.336  
"Defining Our Generation" Phase Summary  
Historic Pictures

Franklin United Methodist Church. Budget Pricing and General Comments for the CPA Grant Application

Version 2 - May 8, 2025

Submitted by: Bud Killam, President, Painters Pride, Inc.

No.	Issue/Recommendation/Task	Equipment/Material/ Labor Cost	Allowances	Contingencies/Alte rnates	Comments/Description
	<b>EXTERIOR RESTORATION/PRESERVATION PROJECT</b>				Repair/restore/paint the the church building including the steeple.
1	Consultation w Lead Paint Inspector			1,000	The assumption is that the steeple has Lead Based Paint (LBP). Informal consult with licensed LBP inspector to determine best practices for containing LBP and update on changing LBP laws. Generally, consult is necessary only the church has a preschool or other situation where children under the age of 6 regularly occupy the building. Sunday school is OK
2	Informal conversation w Historical Commission???				Church to speak with HC about doing maintenance, preservation to steeple???
3	Informal inquiry to Building Commissioner				Building permit is usually not necessary. Church to make informal inquiry to Building Commissioner asking about needing a permit for maintenance painting and cosmetic repair to the steeple.
4	<b>Restoring building wood trim</b>				Replace trim to best match original. Epoxy resins may be used on some rotted wood surfaces rather than replacing entire moldings/trim.
4A	Cornerboards	14,000			Replace corner boards to match original flat trim. Stock materials to be used. No special order or custom molding fabrication
4B	Water table	16,250			Replace building water table and flashing to match original. Stock materials to be used. No special order or custom molding fabrication.
4C	South side entry	2,800			Replace damaged entry trim
4D	Rear T-111	4,750			Replace rear foundation-level wood
4E	Front windows and vertical T&G	9,500			Restore front window trim and T&G by either replacing or with wood hardeners or epoxy resins.
4F	Steeple	13,500			Repair/replace cosmetically damaged wood to match the orginal. No structural repair work included.
5	Paint				Historical colors to be determined. Basic color scheme is one color for the body, one color for the trim, and a 3 accent colors. Historical trim features and moldings will not be stripped down to the bare wood. They will receive standard "maintenance painting."
5A	Entire building	22,325			Prepare and paint siding, trim, doors, and rails
5B	Steeple	4,370			Prepare and paint steeple
5C	Gutters			4,100	Paint gutters white if color scheme includes white trim. No warranty on painted gutters. Replace downspouts with white.
6	Other				
6A	Lift	4,350			Estimated cost of rental of an 65' lift for one month. Machine size and cost to be confirmed by lift rep. Lift is needed for steeple work, front/rear gable work, and replacing the front cross.
6B	Portable restroom			1,300	CDC requires onsite toilet and wash station exclusively for construction workers. No cost if the church can provide a bathroom. Up to 3 month rental.
6C	Dumpster			2,000	Dumpster rental/disposal for construction debris

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**P.O. Box 1100, Framingham MA, 01701 • (508) 958-7732 • [bkillam@painterspride.net](mailto:bkillam@painterspride.net)**



# Painters Pride, Inc. has completed over 800 projects at more than 175 different churches

## We are an approved vendor in the Catholic Archdiocese of Boston and Worcester

### Catholic

Ascension Parish-Our Lady of Fatima –*Sudbury, MA*  
Ascension Parish-St. Bridget's-*Maynard, MA*  
Blessed Sacrament Catholic Church–*Walpole, MA*  
Blessed Sacrament Catholic Parish–*Westford, MA*  
Carmelite Sisters Carmel Terrace–*Framingham, MA*  
Carmelite Sisters, St. Patrick's Convent–*Framingham, MA*  
Carmelite Sisters, St. Patrick's Manor–*Framingham, MA*  
Carmelite Sisters, Marian Manor–*South Boston, MA*  
Cathedral Church of St. Paul-*Worcester, MA*  
Our Lady of Czestochowa Parish-*Worcester, MA*  
Our Lady of Lourdes Catholic–*Jamaica Plain, MA*  
Sisters of Charity, Elizabeth Seton–*Wellesley, MA*  
Sisters of Charity, Mt. St. Vincent–*Wellesley, MA*  
St. Andrew's Catholic Church–*Dudley, MA*  
St. Anthony's Catholic Church–*Woburn, MA*  
St. Anthony of Padua–*Fitchburg, MA*  
St. Boniface Church-*Lunenburg, MA*  
St. Camillus Chapel–*Whitinsville, MA*  
St. Francis Catholic Church–*Dracut, MA*  
St. James Catholic Church–*Groton, MA*  
St. James Catholic Church–*Wellesley, MA*  
St. John the Evangelist Catholic–*Hopkinton, MA*  
St. Joseph's Catholic Church–*Medway, MA*  
St. Joseph's Catholic Church–*Medford, MA*  
St. Joseph's Catholic Church–*Needham, MA*  
St. Joseph's Catholic Church–*Pawtucket, RI*  
St. Joseph's Catholic Church–*Pepperell, MA*  
St. Joseph's Catholic Church–*Quincy, MA*  
St. Mary's Catholic Church–*Ayer, MA*  
St. Mary's Catholic Church–*Foxborough, MA*  
St. Mary's Catholic Church–*Franklin, MA*  
St. Mary's Catholic Church–*Holliston, MA*  
St. Mary's Catholic Church–*Randolph, MA*  
St. Mary's Catholic Church–*Walpole, MA*  
St. Michael's the Archangel–*Providence, RI*  
St. Patrick Catholic Church–*Providence, RI*  
St. Patrick's Catholic Church–*Falmouth, MA*  
St. Stephen's Catholic Church–*Framingham, MA*  
St. Susanna's Catholic Church–*Dedham, MA*  
St. Theresa's Catholic Church–*Sherborn, MA*

### Methodist

Arnold Mills United Methodist Church–*Cumberland, RI*  
Blackstone Valley United Methodist–*Northbridge, MA*  
Calvary United Methodist Church-*Arlington, MA*  
Carter United Methodist Church–*Needham, MA*  
Community United Methodist Church–*Wayland, MA*  
First United Methodist Church–*Meriden, CT*  
First United Methodist Church–*Stoughton, MA*  
Fiske Methodist Church–*Natick, MA*  
Franklin United Methodist Church-*Franklin, MA*  
Monson/Glendale United Methodist Church–*Monson, MA*  
United Churches of Westerville (Korean)–*New Haven, CT*  
United Methodist Church–*Sudbury, MA*  
United Methodist Church–*Wellesley, MA*  
United Methodist Church of MV-*Oak Bluffs, MA*  
Wesley United Methodist Church–*Salem, MA*

### Congregational

Berkley Congregational Church–*Berkley, MA*  
Broad Brook Congregational Church–*Broad Brook, CT*  
Central Congregational Church–*Chelmsford, MA*  
Central Congregational Church–*Newburyport, MA*  
Congregational Church of Needham–*Needham, MA*  
Congregational Church of Weston-Weston, MA  
East Woodstock Congregational–*East Woodstock, CT*  
Edwards Church UCC–*Framingham, MA*  
First Congregational Church–*Brimfield, MA*  
First Congregational Church–*Hampton, NH*  
First Congregational Church–*Millbury, MA*  
First Congregational Church–*Rockport, MA*  
First Congregational Church–*Winchester, MA*  
First Congregational Church–*Woodstock, CT*  
Hope Central Church–*Jamaica Plain, MA*  
Newton Highlands Congregational–*Newton, MA*  
Original Congregational Church–*Wrentham, MA*  
Pilgrim UCC Church–*Southborough, MA*  
Plymouth Congregational Church–*Belmont, MA*  
Plymouth Congregational Church–*Plymouth, CT*  
Plymouth UCC–*Framingham, MA*  
Second Congregational Church–*West Newton, MA*  
South Congregational Church–*Peabody, MA*  
Tabernacle Congregational Church–*Salem, MA*  
Trinity UCC/American Baptist–*Northborough, MA*  
Union Congregational Church–*Taunton, MA*  
United Church of Christ–*Cornwall, CT*  
United Church of Christ–*Medfield, MA*  
United Church of Christ Main Office–*Framingham, MA*  
United Parish (UCC) of Auburndale–*Newton, MA*  
Wellesley Congregational Church–*Wellesley, MA*

### Unitarian/Federated

Bernardston Unitarian Church–*Bernardston, MA*  
Eliot Church–*South Natick, MA*  
Federated Church of Ayer–*Ayer, MA*  
Federated Church of Christ–*Brooklyn, CT*  
Federated Church of Franklin–*Franklin, MA*  
Federated Church of Martha's Vineyard-*Edgartown, MA*  
First Church of Christ–*Lancaster, MA*  
First Church Unitarian–*Leominster, MA*  
First Church Unitarian–*Littleton, MA*  
First Church of Sterling–*Sterling, MA*  
First Parish Church UU–*Kingston, MA*  
First Parish Unitarian Church–*Bridgewater, MA*  
First Parish Unitarian Church–*Framingham, MA*  
First Parish Unitarian Church–*Lexington, MA*  
First Parish Unitarian Church–*Milton, MA*  
First Parish Unitarian Church–*Needham, MA*  
First Parish UU of Ashby–*Ashby, MA*  
First Parish UU of Medfield-*Medfield, MA*  
First Parish Unitarian Universalists–*Scituate, MA*  
First Unitarian Church and Parish–*Dedham, MA*  
First Church Roxbury (UU Urban Ministry)–*Roxbury, MA*  
First Unitarian Church–*Worcester, MA*  
First Religious Society UU–*Newburyport, MA*  
Foxborough Universalist Church-*Foxborough, MA*  
United First Parish, "Presidents Church"–*Quincy, MA*  
Unitarian Church of Hudson & Marlborough, MA  
Unitarian Church of Mendon–*Mendon, MA*  
Unitarian Universalist Area Church–*Sherborn, MA*  
Unitarian Universalists Church–*Provincetown, MA*  
Unitarian Universalists Church–*Wellesley, MA*  
Unitarian Universalist Church–*Winchendon, MA*

### Episcopal

Christ and Holy Trinity Episcopal Church–*Westport, CT*  
Christ Episcopal Church–*Quincy, MA*  
Church of the Good Shepherd–*Waban, MA*  
Emmanuel Episcopal Church–*Boston, MA*  
Emmanuel Episcopal Church-*Wakefield, MA*  
Epiphany Episcopal Church–*Walpole, MA*  
Grace Episcopal Church–*Stafford Springs, CT*  
St. Andrew's Episcopal Church, Hanover, MA  
St. Bartholomew's Episcopal Church–*Cambridge, MA*  
St. Dunstan's Episcopal Church–*Dover, MA*  
St. Elizabeth's Episcopal Church–*Sudbury, MA*  
St. James Episcopal Church–*Groton, MA*  
St. John's Episcopal Church–*East Windsor, CT*  
St. John's Episcopal Church–*Franklin, MA*  
St. John's Episcopal Church-*Jamaica Plain, MA*  
St. John's Episcopal Church–*Newtonville, MA*  
St. John's Episcopal Church–*Saugus, MA*  
St. John's Episcopal Church–*Westwood, MA*  
St. Luke's Episcopal Church–*Chelsea, MA*  
St. Mark's Episcopal Church-*Dorchester, MA*  
St. Mark's Episcopal Church–*North Easton, MA*  
St. Mary's Episcopal Church–*Newton Lower Falls, MA*  
St. Michael's Episcopal Church–*Naugatuck, CT*  
St. Paul's Episcopal Church–*Natick, MA*  
St. Paul's Episcopal Church–*Brookline, MA*  
St. Peter's Episcopal Church–*Beverly, MA*  
St. Peter's Episcopal Church–*Weston, MA*  
St. Stephen's Episcopal Church–*Boston, MA*  
Trinity Episcopal Church–*Hartford, CT*  
Trinity Episcopal Church–*Milford, MA*  
Trinity Episcopal Church–*Melrose, MA*  
Trinity Episcopal Church–*Randolph, MA*  
Trinity Episcopal Church–*Shrewsbury, MA*  
Trinity Episcopal Church–*Wrentham, MA*

### Other

Albanian Orthodox Church–*Natick, MA*  
Andover Baptist Church–*Andover, MA*  
All Saints Anglican Church-*Amesbury, MA*  
Bethel Lutheran Church–*Worcester, MA*  
Burrillville 7th-Day Adventist–*Mapleville, RI*  
Christ Lutheran Church–*Natick, MA*  
The Christian Science Church–*Dedham, MA*  
Church of the Nazarene–*Framingham, MA*  
Community of Christ Church–*Lexington, MA*  
First Baptist Church-*Grafton, MA*  
First Baptist Church–*Holden, MA*  
First Baptist Church of Marlborough–*Marlborough, MA*  
First Baptist Church–*Weston, MA*  
First Baptist Church–*Whitinsville, MA*  
First Baptist Church–*Westwood, MA*  
First Hopkinton 7th-Day Baptist Church–*Ashaway, RI*  
First Lutheran Church–*Malden, MA*  
First Presbyterian Church–*Waltham, MA*  
First United Baptist Church–*Lowell, MA*  
Forest Hills Covenant Church–*Jamaica Plain, MA*  
Holy Resurrection Orthodox Church–*Allston, MA*  
Holy Annunciation Orthodox Church–*Maynard, MA*  
Lutheran Social Services–*Natick, MA*  
Nativity of the Ever-Virgin Mary Church–*Chelsea, MA*  
New England Bible Church–*North Andover, MA*  
St. Paul's Anglican Community Church–*Lawrence, MA*  
St. Stephen's Armenian Apostolic–*Watertown, MA*  
W. Bridgewater Baptist Church–*West Bridgewater, MA*  
Zion Lutheran Church–*Worcester, MA*

# Massachusetts Cultural Resource Information System

## Scanned Record Cover Page

**Inventory No:** FRN.336  
**Historic Name:** Franklin United Methodist Church  
**Common Name:**  
**Address:** 82 West Central St  
  
**City/Town:** Franklin  
**Village/Neighborhood:** Franklin;  
**Local No:**  
**Year Constructed:** 1872  
**Architectural Style(s):** Gothic Revival;  
**Use(s):** Church;  
**Significance:** Architecture; Religion;  
**Area(s):** FRN.A  
**Designation(s):**  
**Building Materials:** Roof: Asphalt Shingle;  
Wall: Glass; Wood; Wood Clapboard;  
**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.

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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)

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MASSACHUSETTS HISTORICAL COMMISSION  
80 BOYLSTON STREET  
DOSTON, MA 02116

AREA

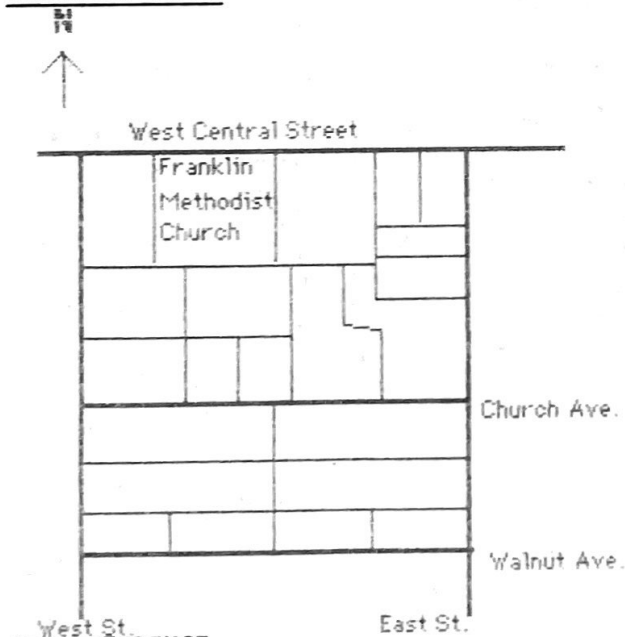
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FORM NO.

336



Sketch Map: Draw map showing property's location in relation to nearest cross streets and/or geographical features. Indicate all buildings between inventoried property and nearest intersection(s). Indicate north



UTM REFERENCE

USGS QUADRANGLE Franklin

SCALE 1:25,000

Franklin

82 West Central Street

ic Name Franklin United Methodist Church

Present church

Original church

PTION

1872

Hurd, History of Norfolk County

Victorian Gothic

ect unknown

Exterior Wall Fabric clapboard

Outbuildings

Major Alterations (with dates)

Condition excellent

Moved no Date

Acreage 3/8 acre

Setting on busy street of mixed commercial/residential across from Town Hall

Recorded by Christine S. Beard

Franklin Property Improvement Office  
Organization

Date March, 1989

**NATIONAL REGISTER CRITERIA STATEMENT (if applicable)****ARCHITECTURAL SIGNIFICANCE** Describe important architectural features and evaluate in terms of other buildings within the community.

The Franklin United Methodist Church is located on the south side of West Central Street in an area of mixed residential/commercial use opposite the Town Hall. The building is sheathed in clapboard trimmed with narrow cornerboards and rises to a steeply pitched roof. Entries to the church are set in pointed arched openings contained within pavilions at each corner of the building; the western pavilion at the facade rises to a high tower. The facade is dominated by a two-story bay containing a large pointed arched window of stained glass. Side elevations are one story in height and have irregularly-spaced pointed arched windows containing stained glass.

**HISTORICAL SIGNIFICANCE** Explain the role owners played in local or state history and how the building relates to the development of the community.

Methodist meetings were held in Franklin as early as 1858 when Rev. John M. Merrill gathered the congregation in the town hall. Due to a decline in the church, services were suspended in 1857 and not resumed until 1871 when Rev. John R. Cushing of Boston came to Franklin. The cornerstone for the existing church was laid in 1872 at which time the congregation numbered 66.

**BIBLIOGRAPHY and/or REFERENCES**

Sanborn Atlases of Franklin: 1894, 1899, 1904, 1911, 1919, 1927  
 John G. Hales: Map of Franklin: 1832  
 Hurd, Duane Hamilton: History of Norfolk County: 1884  
 Map of Franklin: 1858

Town valuations: various years  
 Town Rolls: various years  
 Town Directories: various years



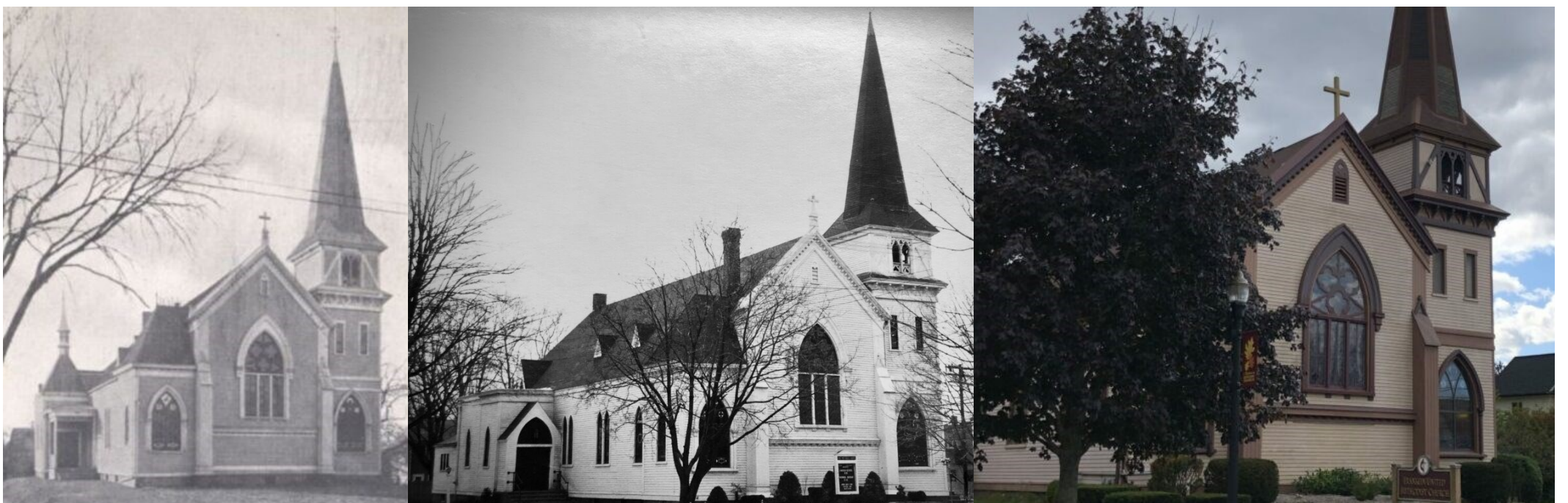
# Defining Our Generation AND OUR FACILITY

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 over 170 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 turn.

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 give of ourselves for the sake of the community around us; however, the current state

of the building is limiting and creates several challenges. The roof needs to be replaced. 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. Financial reserves must be established to support future ministry and facility needs. 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.



## Defining Our Generation AND OUR FACILITY Phase I

2019-2023

For over 150 years, our facility has been a place where people have gathered to nurture a meaningful relationship with God and grow in Christ. It is a place from which generations of faithful Methodists have reached out in loving concern to others.

From 2019-2023 we responded to several major issues with our facility that caused disruptions to worship and threatened our ability to serve others. By the grace of God and the generosity of past members, we have been able to address all of these issues and make plans for future renovations and restorations which will help ensure that future generations of Methodists will have 1) a place to worship and 2) a well-appointed building from which they can serve others.

### MAJOR REPAIRS & IMPROVEMENTS

- Fire Alarm Testing & Emergency Light/Sign Upgrade (\$5,360)
- Organ Repair—swell, 8' diapason (\$2,800)
- New Boiler (\$22,175)
- Bathroom Vanity (Basement) & Plumbing Repair (\$1,878)
- Main Sewer Line Repair (\$12,475)
- Securing the Basement / Door Locks (\$3,259)
- New Roof (\$63,000)
- Insulate Attic & Crawl Space (est. \$15,000)
- Update Sanctuary Lighting to LED (est. \$1,500)

### PREPARING FOR PHASE II +

- Architectural Design (\$10,700)
- Capital Campaign Consultant (\$21,500)



# Defining Our Generation Phase II

## AND OUR FACILITY

2024-2026

Buildings within the United Methodist tradition are consecrated for the worship of God and the service of all people. Phase II seeks to restore and renovate the primary gathering space in the facility so that the congregation and community can gather comfortably and the building can be used for its consecrated purpose.

Phase II will focus on the renovation of the sanctuary, improving the air-quality in the building, and increasing the endowment.

Acoustic tiles in the sanctuary are beginning to sag and fall. The carpet needs to be replaced. And, improvements need to be made for the accessibility and flexibility of the worship space. The HVAC system is inefficient and limited. Updates to this system will help reduce the humidity in the building and improve indoor air quality by circulating fresh air into the building. The final focus of this phase looks to increase the endowment so that the church can generate perpetual, long-term revenue to sustain the church's mission and vision.

Phase II focuses on making our facility more comfortable and viable in the 21st century for its consecrated purpose: worship and the service of all people.

## SANCTUARY RENOVATION

- Organ Protection
- Repair Sanctuary Ceiling
- Restore Sanctuary Floor
- Install New French-Style Entry Doors
- Light Stained-Glass Windows

## HVAC & AIR QUALITY

- Update HVAC on Main Floor & Second Floor to include circulation of fresh air into facility.

## INCREASE THE ENDOWMENT

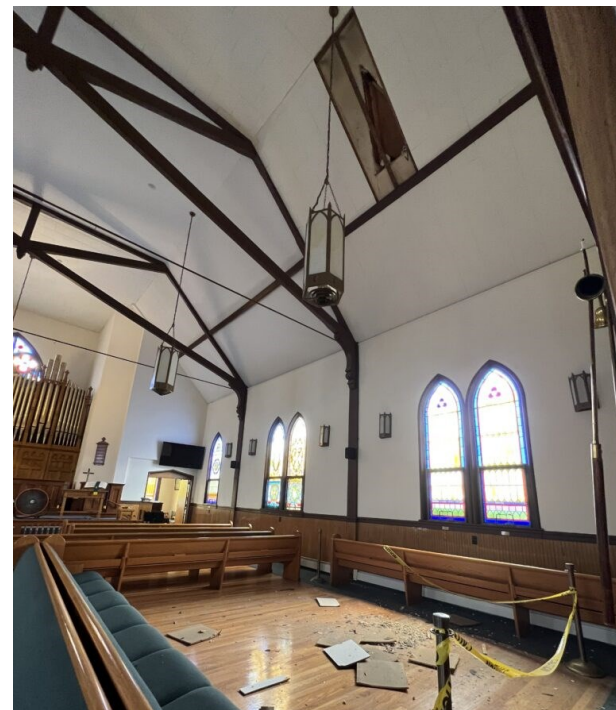
- Increase Endowment by at least 150%

### FUNDRAISING GOAL FOR PHASE II

# \$300,000



The sanctuary decorated for Christmas 2022.



On July 1, 2023, a large section of ceiling tile failed leaving a large hole in the sanctuary ceiling.



On September 11, 2023, the historic tracker organ in the sanctuary, installed in 1905, was partially disassembled—all exposed pipes removed—and the entire case covered in plastic to protect it from falling debris and dust.



The sanctuary was closed for worship in July and remained closed through the end of 2023. Christmas 2023 was celebrated in the vestry.



# Defining Our Generation Phase III

AND OUR FACILITY

beginning 2025

In its 150-year history, our facility has only seen one major expansion. A century ago, the church added new classrooms and a kitchen to the rear of its 1870s structure, enhancing its educational programs and fellowship opportunities. With Phase III and Phase IV, the church aims to achieve similar goals.

The current facility struggles to meet the standards set by the Department of Early Education and Care (EEC) and the Americans with Disabilities Act (ADA). The classrooms are cramped, there are not enough bathrooms, and the lower-level is not air-conditioned, has poor air-flow, and is excessively damp in spring and fall.

Phase III will radically update the church's infrastructure: expanding the footprint of the building to include ground-level entry, a lift, and a new church office; renovating the lower-level with upgrades that will make it more welcoming and functional for education in the 21st century; adding two new multi-use rooms to the main-level; and expanding the HVAC system to improve air quality and control moisture in the lower-level.

In August of 2024, the Franklin UMC signed a long-term partnership with Aprende Spanish Immersion. Construction for Phase III is slated to start in Spring 2025, with Aprende opening its new location in Fall 2025.

These exciting changes will provide a beautiful, modern and expanded space for education and community that is fully accessible on both the lower- and main-levels of the facility.

## LOWER-LEVEL RENOVATION

- Renovate to meet current Department of Early Education and Care (EEC) standards
- Install a sink in each classroom
- Create two restrooms that meet Americans with Disability Act (ADA) standards
- Increase Storage Space

## NEW ENTRYWAY

- Create ground-level entry into building
- Install lift to lower-level and main-level to meet Americans with Disability Act (ADA) standards.
- Create a fenced in play area adjacent to new entryway

## HVAC & AIR QUALITY

- Dehumidify & Air Condition Lower-Level

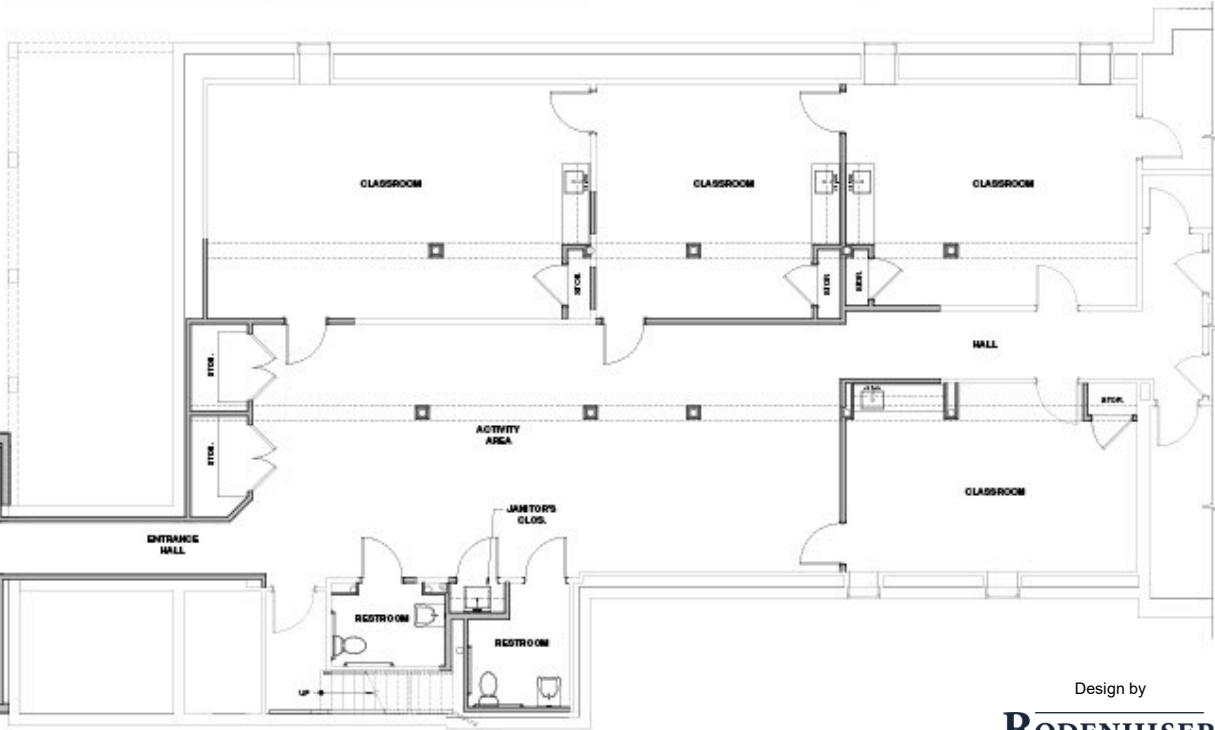
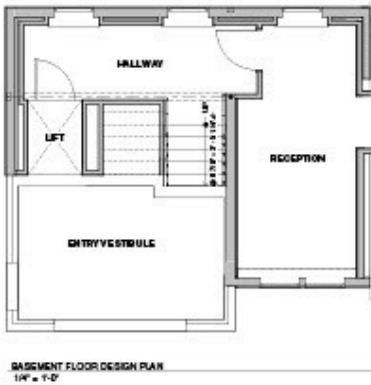
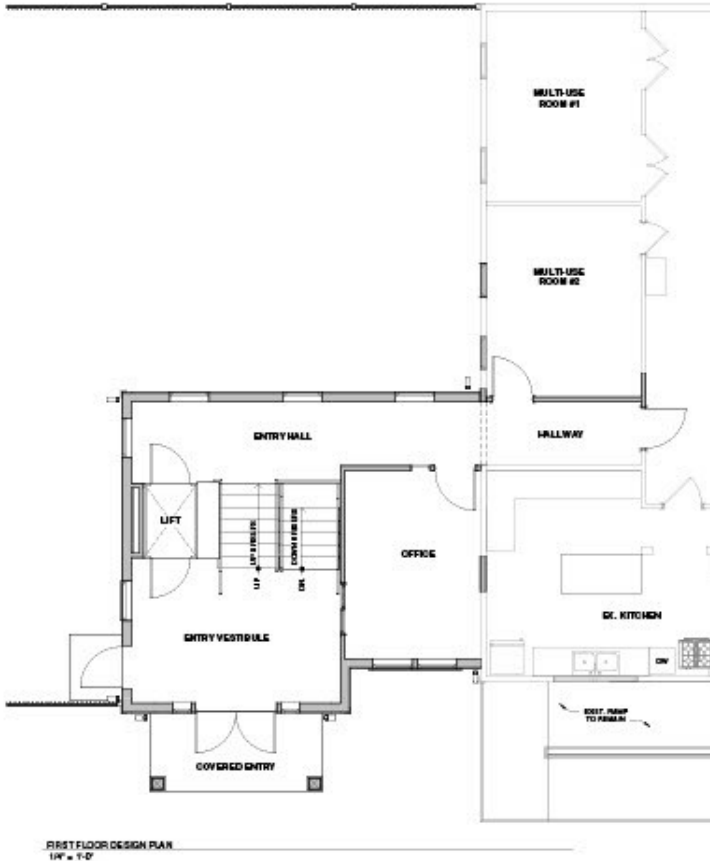
## MODIFIED MAIN-LEVEL

- Create two new multi-use rooms off the Vestry
- Create a new Main Office overlooking the New Entryway
- Move the Pastor's Office adjacent to the Sanctuary

## PREPARING FOR PHASE IV +

- Architectural design for Phase IV and beyond
- Rough-in plumbing for kitchen and bathrooms in Phase IV +

**THE PRELIMINARY DESIGNS BELOW WERE APPROVED BY CHURCH COUNCIL ON NOVEMBER 10, 2024.**  
A CONGREGATIONAL VOTE FOR FINAL CHURCHWIDE APPROVAL IS ANTICIPATED IN JANUARY/FEBRUARY 2025. GROUND BREAKING IS EXPECTED BY SUMMER 2025.



**iAprende!**  
SPANISH IMMERSION  
NEW LOCATION  
OPENING FALL 2025

Design by  
**RODENHISER**  
ARCHITECTS

# Defining Our Generation Phase IV

AND OUR FACILITY

Community thrives when people meet, serve, and share with one another. Friends and neighbors cooking, sharing meals, volunteering, or simply chatting—these interactions strengthen our bonds. Phase IV aims to enhance these opportunities by upgrading the kitchen, main-level restrooms, and vestry.

The kitchen was installed in the 1930s and very little has changed. Updating the kitchen with modern commercial appliances will enhance our ability to host community meals, cooking classes, caterers, and events. A well-equipped kitchen fosters collaboration and service. Reconfiguring the current main-level restroom and adding another, ADA-compliant restroom ensures everyone can comfortably participate in our events, making our church a welcoming space for all. The vestry will be renovated to address the sagging ceiling, improve lighting, and update the seating to create an inviting environment for various activities from fellowship gatherings to community meals. New storage for kitchen items, tables, and chairs will help to keep our space organized and functional, supporting the diverse uses of the kitchen, vestry, and sanctuary.

With these improvements Phase IV will create a more welcoming, functional, and inclusive environment, fostering deeper connections where everyone can come together, share experiences, and grow in faith and love.

## KITCHEN RENOVATION

- Creation of a Commercial Commissary Kitchen
- Installation of ANSIL (Fire Prevention) System
- New Commercial Stove, Refrigerator, Dish Washer, and Warming Cabinet.
- Increase Storage
- Replace Windows

## MAIN-LEVEL RESTROOMS

- Create two restrooms that meet Americans with Disability Act (ADA) standards
- Add a hallway so that restroom entry is not in the vestry
- New Stairs to second-level

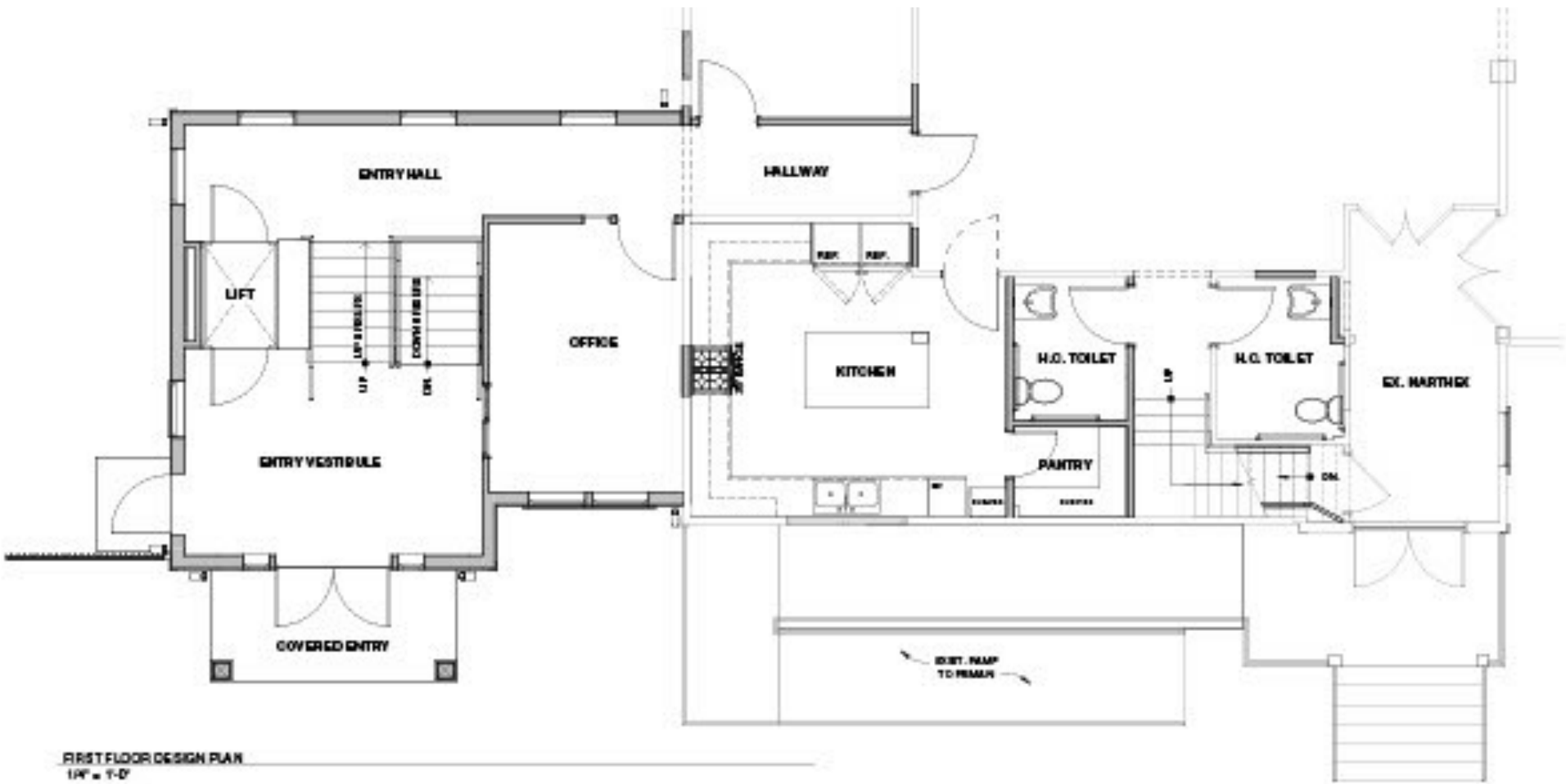
## VESTRY RENOVATION

- Renovate/Replace sagging ceiling
- Update Lighting
- Replace Windows
- Add a Coatroom or Coat Closet
- Purchase new round tables and chairs for Fellowship/Community Meals
- Add storage closet for tables and chairs

## INCREASE THE ENDOWMENT

- Increase Endowment by at least 50%

**THE DESIGN BELOW IS PRELIMINARY AND DOES NOT INCORPORATE THE FULL SCOPE OF PHASE IV. THIS DESIGN SHOWS PROPOSED LOCATION OF NEW BATHROOMS, KITCHEN LAYOUT, AND LOCATION OF NEW STAIRWELL TO SECOND LEVEL**



Design by  
**RODENHISER**  
ARCHITECTS





# Defining Our Generation AND OUR FACILITY Phase V AND BEYOND

Rev. Robert M. Durkee, who served as pastor of the Franklin Methodists from 1954-1956, once wrote that “Every generation is the heir to those who have gone on before them. And so too, every generation in some way determines [sic] the lives of those who come after them.” While the future holds many unknowns, we understand that our actions today can pave the way for future generation to take bold steps of faith, continuing the legacy we proudly uphold.

Our vision propels us into the future as we seek to be a community where all can experience meaningful relationship with God, grow in Christ, and reach out in love to others. We seek to build a community where all can love and be loved, and where everyone (even you!) can be accepted as you are.

Through our Community @Franklin UMC programs, we strive to adapt our outreach efforts to meet the needs of the community around us, to strengthen it by providing opportunities for friends and neighbors to meet, serve, and share with one another. The future possibilities of what we might become are endless so long as we do our best in these moments to be faithful, to embody the love of God found in Jesus Christ.

Phase V and beyond will continue the work of Phases I-IV and further define our generation by equipping our facility to be a hub of community activity, a place not only of spiritual growth but communal development as well, a place where people connect with and support one another, a place where they can both worship and serve the entire community around them.

We pray that God will make us brave to respond faithfully in this moment for the sake of those who will come after us. We pray that God will guide us to meet the new opportunities that await us with courage, love and a resolute faith.



## POTENTIAL FUTURE PROJECTS

### EXPAND & MAINTAIN ORGAN

- Establish an Organ Fund
- Install Chimes Stop
- Install Mixture Stop
- Install Zimbelstern

### RESTORE SIDE ENTRYWAY

- Move doors to original, street-facing position
- Restore hip-style roof and install cupola/spire
- Install new ramp and stairs facing W. Central Street

### UPDATE A/V SYSTEM

- Upgrade Public Address (PA) System and hide wires
- Upgrade Microphones
- Purchase a second PTZ camera and camera controller
- New monitors/projectors for sanctuary and vestry
- Install secondary PA system in vestry that links with PA in sanctuary

### PARKING LOT

- Repave the Parking Lot and install granite curb
- Add new signage for handicap, visitor, and 15-minute school pickup parking spots
- Add exterior lighting
- Add public benches
- Add bike racks
- Consider an EV charging station

### NEW OUTSIDE STORAGE SHED OR GARAGE

- Build a new storage shed with garage door
- Run electricity to shed/garage
- Consider a carport space for shaded, outside functions

### NEW EXTERIOR CHURCH SIGN

- New granite posts
- Space for building user logos
- Electronic message board

### RESTORE BALCONY (RENOVATE SECOND-LEVEL)

- Open up second-level to sanctuary for overflow, choir, or orchestra seating
- Create designated A/V Booth
- Create 2 new multi-use rooms; and/or, multiple new offices and storage spaces

### MOVE TOWARD NET-ZERO

- Install solar panels to offset electrical usage and supplement the electrical grid
- Install onsite battery backup for the facility

# Historical Pictures

showing the exterior of the Franklin United Methodist Church

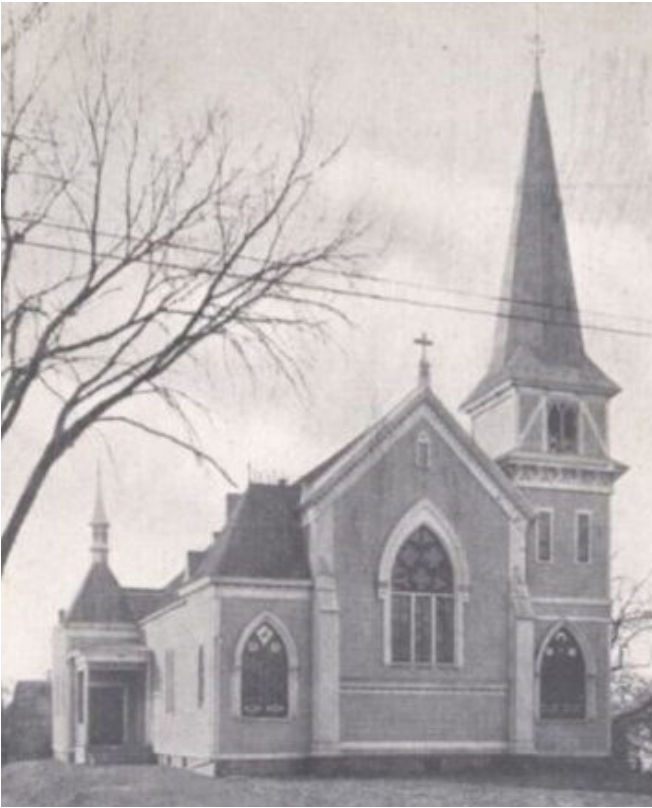


This is the oldest known photograph (to the left) we have of the Methodist church in Franklin. It was taken in 1895.

The photo to the right was taken from the Souvenir Programme published for the "Jubilee Mortgage Burning" on April 8, 1901. It shows a relatively unaltered façade, with the addition of what is presumed to be a sign under the center-main stained glass window.





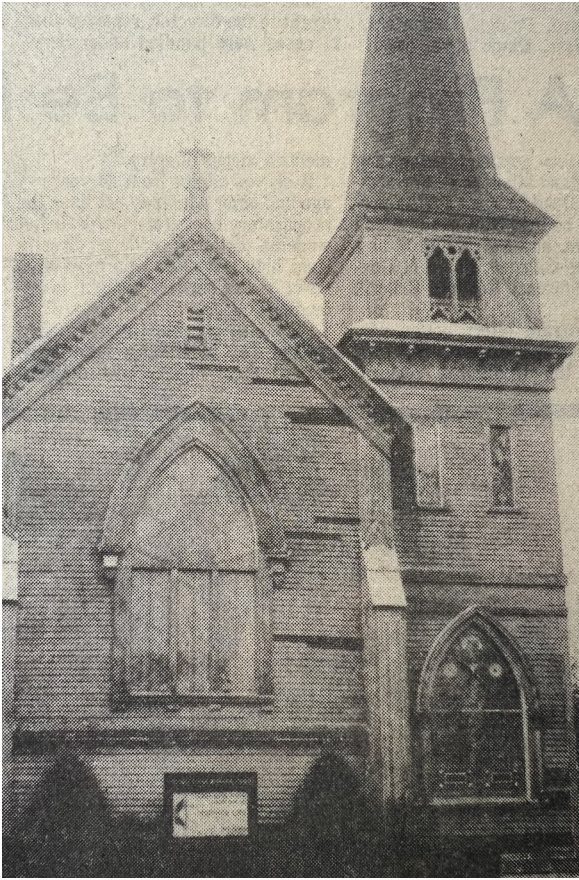


This photo, to the left, was taken ca. 1905. It shows the two “new” stained glass windows, installed in 1903, where there were once front doors. The decorative banding on the steeple roof has been removed.

The photo below was taken ca. 1930. By this time, the exterior color has been changed entirely to white, the second spire has been taken down over the side entrance, and all roof cresting has been removed.







This photo (to the left) was taken from an October 27, 1984, article in the *Woonsocket Call* entitled “Franklin Methodist Church To Sport New 3-Color Look.” This is what the church looked like before being painted beige with a deep brown trim, and “Indian Red” accent color “used to emphasize the gingerbread trim on the church and other highlights.”

The photo below was taken in February 2025. By this time all six skylights that once brought natural light into the sanctuary have been removed along with the center cupola and cross.







This drawing is taken from an 1888 map which offers a birds eye view of Franklin along with drawings of key landmarks, including the Methodist Church.

Each of the three pictures below are taken from postcards. Publishing dates are unknown. The colorized, bottom-right postcard has a postmark from 1921. It was printed by the RI News Company, and is number M18673. The colorized, left postcard has a by-line for Alfred C. Mason, no. 11297. The black and white photo postcard matches closely and appears to be contemporary with the colorized postcard on the left. Based upon the pictures and records we have of the church these pictures date post-1903, after the installation of the memorial stained glass windows.

