



Community Preservation Committee

PRELIMINARY ELIGIBILITY APPLICATION

Due Date: September 1, 2026

PRELIMINARY APPLICATION TO DETERMINE PROJECT ELIGIBILITY

All project applicants begin the application process by submitting a one-page Preliminary Eligibility Application Form, which will be used to determine whether the applicant is eligible for Community Preservation Act ("CPA") funds. No funding application will be accepted unless this preliminary eligibility application has been submitted and approved. Project eligibility is defined and the application process is explained in the Process Manual document on the Community Preservation Committee ("CPC") page of the Town of Hingham's website. Please submit via email to: CPC@hingham-ma.gov.

Applicants will be notified in mid-September whether their project is eligible for CPA funds. It will then be up to the applicant to complete the final application. Dates and further information are available on our website.

Applicant:

Hingham Affordable Housing Trust

Project Name:

Preservation of existing Affordable Housing Units; Restoration and Rehabilitation of the brick façades of the 1912 Lincoln School Apartments building.

Project Goals: (Please briefly describe how and why this project will benefit the community.)

The Trust proposes to use CPC funds to provide needed work to repoint and repair the brick facades, walls and other failing masonry at the Lincoln School Apartments, located at 86 Central Street.

Brief Project Description: (Please briefly describe the work that will be done with CPA funds.)

The Trust anticipates using the funds to repoint one to two of the brick facades of the 1912 brick building at the Lincoln School Apartments. The Lincoln School Apartments, is a 60-unit affordable senior housing facility, and is comprised of two buildings, the original 1912 school building, and a 1980 addition. The Town owns the property and leases it to a managing LLC of which the Affordable Housing Trust is the sole member. An engineering firm and a professional masonry company have both confirmed that the brick facades, parapet walls, cornices and other related wall installations are in extremely poor condition. Some are at risk of crumbling, and allow for water intrusion into the units and common areas of this Town-owned building. The repairs for which funding is sought would be for the North and South facades of the 1912 building, which are at the highest risk of failing completely.

The Trust has received a quote for completion of the work on the 1912 building in four phases. The requested funds would supplement existing replacement reserves held by the managing LLC to enable the first two phases of the work to be completed.

Estimated Total Cost of Project: \$ 2,632,600.00

Estimated CPA Request: \$1,000,000.00

Contact Name: John J. Falvey, Jr.

Email: johnfalvey@comcast.net

Phone: 781.804.2315

Project Purpose (please check all that apply)

☐ Acquisition ☒ Preservation ☒ Rehabilitation and
☐ Creation ☐ Support ☒ Restoration

CPA Category (please check all that apply)

☐ Open Space ☒ Historic
☐ Recreation ☒ Community Housing

Project Information:

Project Site Address: 86 Central Street

Current Owner of Site: Hingham Affordable Housing Trust **Current Owner Signature:** John J. Falvey Jr.

*Note: If Applicant is not the owner of the property, written consent of the owner must accompany the application. For Town-owned property, the “owner” is the Board with the legal care, custody, and control of the property, or the Town Administrator.

Signature of Applicant:

Name: John J. Falvey Jr.

Title: Chair, Hingham Affordable Housing Trust