



NEW BEDFORD COMMUNITY PRESERVATION COMMITTEE

COMMUNITY PRESERVATION ACT PROJECT APPLICATION

FY18

Application Form Deadline: **December 11, 2017**

Applicants must submit this application no later than 12:00PM on Monday, December 11, 2017. Please refer to Submission Requirements within the Application Packet Instructions.

Full applications will not be accepted--regardless of project eligibility--until the Project Eligibility Determination Form has been submitted and approved.

Department of Planning, Housing & Community Development
608 Pleasant Street, 2nd Floor
Patrick Sullivan, Director



Project Application

Submission Requirements Checklist

Application items should be presented in the following order. Please check each item included in your submission.

GENERAL	
<input type="checkbox"/>	Application Cover Page(form provided)
<input type="checkbox"/>	Submission Requirements Checklist (this form)
<input type="checkbox"/>	Narratives (prompts provided)
<input type="checkbox"/>	Project Schedule(form provided)
FINANCIAL	
<input type="checkbox"/>	Budget Form (form provided)
<input type="checkbox"/>	At least two written quotes for project costs. Detailed cost estimates and/or written quotes.
<input type="checkbox"/>	Proof of secured funding (commitment letters or bank statements), if applicable.
OWNERSHIP/OPERATION (NON-CITY)	
<input type="checkbox"/>	If the applicant is not the owner, attach documentation of site control or written consent of owner to undertake the project.
<input type="checkbox"/>	Certificate of Good Standing(if operating as a corporation)
<input type="checkbox"/>	501(c)(3) certification (if operating as a non-profit)
<input type="checkbox"/>	Purchase & Sale agreement or copy of current recorded deed, if applicable.
COMMUNITY SUPPORT	
<input type="checkbox"/>	Letters of support from residents, community groups, city departments, boards or commissions, etc.
HISTORIC RESOURCES PROJECTS	
<input type="checkbox"/>	Documentation that the project is listed on the State Register of Historic Places or a written determination from the New Bedford Historical Commission that the resource is significant in the history, archeology, architecture, or culture of New Bedford.
<input type="checkbox"/>	Photos documenting the condition of the property.
<input type="checkbox"/>	Report or condition assessment by a qualified professional describing the current condition of the property, if available.
PLANS & REPORTS <i>The following plans and reports, if available, will strength your application, (submit in digital format only). Applicants are encouraged to submit as much detail as possible.</i>	
<input type="checkbox"/>	Renderings, site plans, engineering plans, design and bidding plans, specifications, and any MAAB variance requests.
<input type="checkbox"/>	Applicable reports (21E, Historic Structure Report, appraisals, survey plan, feasibility studies, etc.)
VISUAL	
<input type="checkbox"/>	Map of the property location (if applicable, show wetlands and wetland buffers, flood plain, water bodies, parks, open spaces, rails, and other features pertinent to the project). Applicants may use the City's interactive mapping website .
<input type="checkbox"/>	Photos of the project site (not more than four views per site) Digital copies required.
<input type="checkbox"/>	Catalog cuts (i.e. recreation equipment) if applicable.



CITY OF NEW BEDFORD
COMMUNITY PRESERVATION FUND FY 2018

Project Application Cover Page

PROJECT INFORMATION

PROJECT TITLE:			
PROJECT LOCATION:			
LEGAL PROPERTY OWNER OF RECORD			
CPA PROGRAM CATEGORY (Indicate all categories that apply)	<input type="checkbox"/> OPEN SPACE	<input type="checkbox"/> HISTORIC PRESERVATION	
	<input type="checkbox"/> RECREATION	<input type="checkbox"/> HOUSING	
ESTIMATED START DATE		ESTIMATED COMPLETION DATE	
ONE SENTENCE DESCRIPTION OF PROJECT			

APPLICANT INFORMATION

THE APPLICANT IS: (Check only one)	<input type="checkbox"/> CITY BOARD OR DEPT	<input type="checkbox"/> NON PROFIT 501c3	<input type="checkbox"/> PRIVATE GROUP/INDIV
APPLICANT / ORGANIZATION:			
CO-APPLICANT NAME/ORGANIZATION: (If applicable)			
CONTACT PERSON:			
MAILING ADDRESS:			
TELEPHONE #:		EMAIL:	

BUDGET SUMMARY

CPA FUNDING REQUEST (must match CPA request in attached Budget Summary)	\$
TOTAL BUDGET FOR PROJECT	\$

SIGNATURES

I/we attest that all information provided in this entire submission is true and correct to the best of my/our knowledge and that no information has been excluded, which might reasonably affect funding. I/we authorize the Community Preservation Committee and/or the City of New Bedford to obtain verification from any source provided. I acknowledge and agree that a permanent restriction may be placed on the property as a condition of funding.

NAME (printed)	SIGNATURE <i>Justin T. LaCroix</i>	DATE:
NAME (printed)	SIGNATURE <i>Rosemary Gill</i>	DATE:

PROJECT NARRATIVES**Project Description****1 GENERAL NARRATIVE (1000 Character Maximum)**

Provide a description of:

- *The project's location, the property involved and its proposed use.*
- *The proposed scope of work.*

2 COMMUNITY NEED (1000 Character Maximum)

- *What community need(s) will this project address? How does the project benefit the public and what populations(s) will it serve? If it serves a population currently underserved, please describe.*
- *How does the project preserve and enhance the character New Bedford?*

PROJECT NARRATIVES**Project Description****3 GOALS & OBJECTIVES (1000 Character Maximum)**

- *Describe the project's goals and objectives. The objectives must be specific, measurable, achievable and realistic.*
- *How does the project meet the general and category-specific priorities outlined in the Community Preservation Plan or other current relevant planning documents?*

4 MEASURING SUCCESS (1000 Character Maximum)

- *How will the success of this project be measured?*

PROJECT NARRATIVES**Project Description****5 COMMUNITY SUPPORT (1000 Character Maximum)**

- *Explain the level of community support this project has received. If at all possible, please include letters of support from any groups or individuals who have endorsed this project.*

6 CRITICAL NEED (1000 Character Maximum)

- *Is this project of an urgent nature?*
- *Is there a deadline or factors not controlled by the applicant (i.e. opportunity for immediate acquisition, opportunity to leverage available non-CPA grant or other financial opportunity)?*
- *For historic resource applications, is the property at risk for irreparable loss? If so, please include a condition assessment from a qualified professional.*

PROJECT NARRATIVES**Financial****① FINANCIAL INFORMATION (2000 Character Maximum)**

- *Describe all successful and unsuccessful attempts to secure funding and/or in-kind contributions, donations, or volunteer labor for the project.*
- *Will the project require funding over multiple years, and if so, provide annual funding requirements.*
- *What is the basis for the total CPA request?*
- *How will the project be affected if it does not receive CPA funds or a reduced amount?*

PROJECT NARRATIVES**Project Management****1 APPLICANT INFORMATION (1000 Character Maximum)**

- *Describe the applicant. Are they public, private non-profit, private for-profit, an individual, a partnership, or another type of entity? What is their history and background?*
- *Identify and describe the roles of all participants (applicants, architects, contractors, etc.), including the project manager.*

2 APPLICANT BACKGROUND (1000 Character Maximum)

- *Describe any past projects of similar type and scale, or experience that demonstrates the applicant's ability to carry out this project.*

PROJECT NARRATIVES**Project Management****3 PROJECT FEASIBILITY (1000 Character Maximum)**

- *List and explain further actions or steps required for completion of the project, such as environmental assessments, zoning or other permits and approvals, agreement on terms of any required conservation, affordability or historic preservation agreements, subordination agreements, and any known or potential barriers or impediments to project implementation.*

4 PROJECT MAINTENANCE (1000 Character Maximum)

- *Please explain the long-term maintenance plan for the completed project.*

COMMUNITY PRESERVATION FUND ■ PROJECT APPLICATION FY18
PROJECT NARRATIVES

Historic Resources Rehabilitation Projects Requirements

CPA Compliance (1000 Character Maximum)

- Describe how the proposed project complies with the [U.S. Secretary of the Interior's Standards for Rehabilitation](#), as required by the CPA legislation under the definition of rehabilitation.
- Describe how the applicant will ensure compliance with these standards as the project is ongoing, including an identification of who will make historic preservation determinations.

Accessibility Requirements

CPA Compliance (1000 Character Maximum)

- Describe how the proposed project complies with the all [ADA/MAAB Regulations](#).

PROJECT NARRATIVES**Community Housing Projects Requirements****CPA Compliance (1000 Character Maximum)**

- *Describe how the proposed project complies with CPA affordability requirements.(100%of AMI for New Bedford)*
- *Describe the number and types of units (e.g.: 1br, 2br).*
- *Provide a complete Development Budget and an Operating Budget (for rental properties).*

PROJECT SCHEDULE

Please provide a project timeline below, noting all project milestones. Please note that because the City Council must approve all appropriations, CPA funds, if awarded, may not be available until up to two months following CPC approval.

	ACTIVITY	ESTIMATED DATE
PROJECT START DATE:		
PROJECT MILESTONE:		
50% COMPLETION STAGE:		
PROJECT MILESTONE:		
PROJECT COMPLETION DATE:		

PROJECT BUDGET

Please include a complete itemized budget of all project expenses, including the proposed funding source for each expense, in your submission. Note: CPA funds cannot be used for maintenance.

FUNDING SOURCES		EXPENSES				
		STUDY	SOFT COSTS*	ACQUISITION	CONSTRUCTION**	TOTAL
1	NEW BEDFORD CPA	\$	\$	\$	\$	\$
2		\$	\$	\$	\$	\$
3		\$	\$	\$	\$	\$
4		\$	\$	\$	\$	\$
5		\$	\$	\$	\$	\$
TOTAL PROJECT COSTS		\$	\$	\$	\$	\$

* Soft costs include design, professional services, permitting fees, closing costs, legal, etc.

** Construction refers to new construction, rehabilitation, preservation, restoration work, and/or accessibility related expenses.

Project Cost Summary

Please explain the status of each funding source (i.e., submitting application on X date, applied on X date, received award notification on X date, funds on hand, etc.). For sources where funding has been awarded or funds are on hand, please include documentation from the funding source (e.g., commitment letter, bank statement) in application packet.

FUNDING SOURCE	STATUS OF FUNDING
1	
2	
3	
4	
5	

Construction Projects Only

ACTIVITY	CPA FUNDS	OTHER FUNDS	TOTAL
Acquisition Costs			
Land	\$	\$	\$
Existing Structures	\$	\$	\$
Other acquisition costs	\$	\$	\$
Site Work (not in construction contract)			
Demolition/clearance	\$	\$	\$
Other site costs	\$	\$	\$
Construction/Project Improvement Costs			
New Construction	\$	\$	\$
Rehabilitation	\$	\$	\$
Performance bond premium	\$	\$	\$
Construction contingency	\$	\$	\$
Other	\$	\$	\$
Architectural and Engineering			
Architect fees	\$	\$	\$
Engineering fees	\$	\$	\$
Other A & E fees	\$	\$	\$
Other Owner Costs			
Appraisal fees	\$	\$	\$
Survey	\$	\$	\$
Soil boring/environmental/LBP	\$	\$	\$
Tap fees and impact fees	\$	\$	\$
Permitting fees	\$	\$	\$
Legal fees	\$	\$	\$
Other	\$	\$	\$
Miscellaneous Costs			
Developer fees	\$	\$	\$
Project reserves	\$	\$	\$
Relocation costs	\$	\$	\$
Project Administration & Management Costs			
Marketing/management	\$	\$	\$
Operating	\$	\$	\$
Taxes	\$	\$	\$
Insurance	\$	\$	\$
Other	\$	\$	\$
TOTAL	\$	\$	\$

PRELIMINARY COST ESTIMATE SUMMARY

Description	Factor	Totals
CONSTRUCTION COST SUBTOTAL (not including General Conditions)		\$462,968
CONTINGENCY	10.00%	\$46,297
SUBTOTAL PRELIMINARY COST ESTIMATE (before G.C. Cost & Adjustment Factors)		\$509,265
GENERAL CONTRACTOR ADMINISTRATIVE COST AND OVERHEAD & PROFIT		
GENERAL CONDITIONS (from Section 01100)		\$17,324
OVERHEAD	5.00%	\$25,463
PROFIT	10.00%	\$50,927
BOND	2.50%	\$15,074
SUBTOTAL BEFORE ADJUSTMENT FACTORS		\$618,053
Permits	Assumed fees are waived	\$1,000
TOTAL PRELIMINARY CONSTRUCTION COST ESTIMATE		\$619,053
Architectural Fee		\$49,524.26
Total		\$49,524.26
TOTAL ESTIMATED PROJECT COST		\$668,578

PRELIMINARY COST ESTIMATE SUMMARY

01100	General Conditions	17,324
04210	Masonry	791
05510	Metal Fabrications	5,438
07520	Elastomeric Roofing	3,120
07600	Flashing & Sheetmetal	2,171
07951	Sealants & Caulking	5,000
10900	Building Specialties	420,000
15200	Plumbing	20,000
16000	Electrical	6,448
SUBTOTAL (not including General Conditions)		462,968

PRELIMINARY COST ESTIMATE							
08-Dec-17		10:46					
PROJECT COST ESTIMATE SUMMARY							
Description		Factor			Totals		
CONSTRUCTION COST SUBTOTAL (not including General Conditions)					\$462,968		
CONTINGENCY 10.00%					\$46,297		
SUBTOTAL PRELIMINARY COST ESTIMATE (before G.C. Cost & Adjustment Factors)					\$509,265		
GENERAL CONTRACTOR ADMINISTRATIVE COST AND OVERHEAD & PROFIT							
GENERAL CONDITIONS (from Section 01100)					\$17,324		
OVERHEAD 5.00%					\$25,463		
PROFIT 10.00%					\$50,927		
BOND 2.50%					\$15,074		
SUBTOTAL BEFORE ADJUSTMENT FACTORS					\$618,053		
Permits					\$1,000		
TOTAL PRELIMINARY COST ESTIMATE					\$619,053		
Architectural Fee 8.00%					\$49,524		
Total					\$49,524		
TOTAL PRELIMINARY COST ESTIMATE WITH SOFT COSTS					\$668,578		
Section	Description	Quantity	Units	Unit Cost	Item Total	Division Total	Remarks
01100	General Conditions					17,324.00	
	Construction Superintendant	8.00	weeks	2,000.00	16,000.00		
	Dumpster 20 c.y. w/ disposal	1.00	months	900.00	900.00		
	Project Sign	32.00	s.f.	13.25	424.00		
04210	Masonry					791.30	
	Masonry repair	100.00	s.f.	7.91	791.30		
05510	Metal Fabrications					5,437.66	
	Restructure wall	208.00	s.f.	26.14	5,437.66		
07520	Elastomeric Roofing					3,120.00	
	Membrane Roofing	520.00	s.f.	6.00	3,120.00		
07600	Flashing & Sheetmetal					2,171.28	
	Side wall flashing	86.00	l.f.	25.25	2,171.28		
07951	Sealants & Caulking					5,000.00	
	Misc/ Sealant	1.00	l.s.	5,000.00	5,000.00		
10900	Building Specialties					420,000.00	
	Marquee Package (Wagner Signs)	1.00	l.s.		420,000.00		
15200	Plumbing					20,000.00	
	Storm water system	1.00	ls	20,000.00	20,000.00		
16000	Electrical					6,448.00	
		520.00	sf	12.40	6,448.00		
SUBTOTAL CONSTRUCTION COST ESTIMATE					462,968.24		



IRS Department of the Treasury
Internal Revenue Service

P.O. Box 2508
Cincinnati OH 45201

In reply refer to: 0248219411
Aug. 31, 2012 LTR 4168C E0
04-2845276 000000 00

00018143
BODC: TE

ZEITERION THEATRE INC
684 PURCHASE ST
NEW BEDFORD MA 02740-6340

Employer Identification Number: 04-2845276
Person to Contact: Laura Botkin
Toll Free Telephone Number: 1-877-829-5500

Dear Taxpayer:

This is in response to your Aug. 22, 2012, request for information regarding your tax-exempt status.

Our records indicate that you were recognized as exempt under section 501(c)(3) of the Internal Revenue Code in a determination letter issued in January 1988.

Our records also indicate that you are not a private foundation within the meaning of section 509(a) of the Code because you are described in section(s) 509(a)(1) and 170(b)(1)(A)(vi).

Donors may deduct contributions to you as provided in section 170 of the Code. Bequests, legacies, devises, transfers, or gifts to you or for your use are deductible for Federal estate and gift tax purposes if they meet the applicable provisions of sections 2055, 2106, and 2522 of the Code.

Please refer to our website www.irs.gov/eo for information regarding filing requirements. Specifically, section 6033(j) of the Code provides that failure to file an annual information return for three consecutive years results in revocation of tax-exempt status as of the filing due date of the third return for organizations required to file. We will publish a list of organizations whose tax-exempt status was revoked under section 6033(j) of the Code on our website beginning in early 2011.

**ZEITERION THEATRE BUILDING MANAGEMENT
AGREEMENT AND GRANT OF LICENSE
Between the City of New Bedford and
Zeiterion Theatre, Inc.**

Management Agreement made and License granted this 8th day of, January 2015 by and between the City of New Bedford, a municipal corporation organized under the laws of the Commonwealth of Massachusetts, having its usual place of business at 133 William Street, New Bedford, Massachusetts (hereinafter the "City"), acting by and through its Department of Tourism and Marketing (hereinafter the "Tourism Department"), and Zeiterion Theater, Inc., a non-profit private corporation organized under the laws of the Commonwealth of Massachusetts, having its usual place of business at 684 Purchase Street, New Bedford Massachusetts. (Hereinafter referred to as "Manager")

AGREEMENT

City and Manager agree as follows:

The City is the owner of the premises known as the Zeiterion Theater (hereinafter the "Theater" or "Zeiterion").

The City desires to make the Theater available to the general public, children from elementary to high school age, clubs, associations, non-profit organizations, college students, professionals, and others for the purpose of conducting enhanced cultural activities and affording superior educational and artistic opportunities, programs, and events.

The Theater is the premier performing arts venue in Southeastern Massachusetts and plays a vital role in the cultural life of the New Bedford metropolitan area, drawing tens of thousands of patrons to downtown New Bedford to experience its programs.

Manager is organized for the purpose of providing New Bedford and the region with performing arts programming of excellence that inspires, educates, engages and entertains. In addition, as manager, the Zeiterion Theatre, Inc. will operate and manage the Theater for the purpose of promoting and assisting youth programs and civic and cultural activities and offering superior cultural, educational, and artistic programs, opportunities and events.

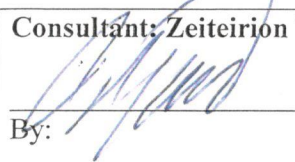
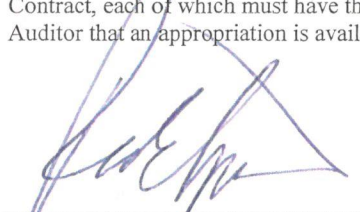
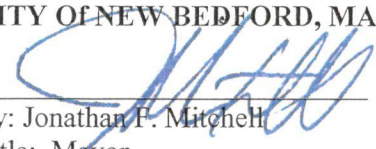
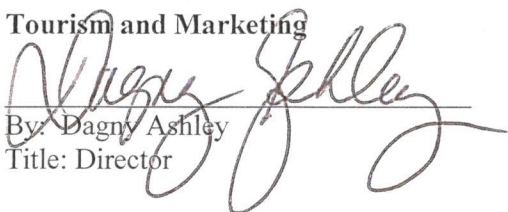


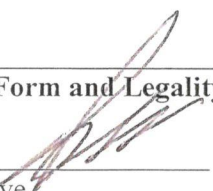

to accession

**CITY OF NEW BEDFORD
STANDARD CHANGE ORDER FORM**

Contract or P.O. Number: 15698356	Vendor: Zeiterion Theater, Inc.
Project Name: Theatre Building Management	Original Contract or P.O. Date: 07/01/2014
Change Order #: 1 Change Order Date: 02/01/2017	G/L Account Number: 06980000520330
Contract Change Is As Follows: The City wishes to extend this contract for an additional three years for under the same terms and conditions as listed in the original RFP. Contract will be for \$210,000x3=\$630,000.00	

Not valid until signed by Vendor, Dept. Head, Auditor, Purchasing Dept., Solicitor, and Mayor

Original Contract Amount	\$ 585,000.00
Net change by prior Change Orders	\$ 0.00
Contract Sum prior to this Change Order	\$ 585,000.00
Net change by this Change Order	\$ 630,000.00
New Contract Sum including this Change Order	\$ 1,215,000.00
Contract Term Adjustment	3 years
New Contract Completion Date	06/30/2020

Consultant: Zeiteirion Theatre Inc.  By: _____ No City monies are obligated to this contract No Services are to be provided except on orders Issued by authorization of City officials under the Contract, each of which must have the certification of the Auditor that an appropriation is available thereafter  By: Robert Ekstrom Title: City Auditor	CITY OF NEW BEDFORD, MASSACHUSETTS  By: Jonathan F. Mitchell Title: Mayor Tourism and Marketing  By: Dagny Ashley Title: Director CFO   By: Ari Sky Title: Chief Financial Officer
APPROVED as to Form and Legality  By: Shannon Shreve Title: Counsel II	PURCHASING DEPARTMENT  By: Richard Calderon Title: Assistant Procurement Officer

The parties acknowledge that they have read and understand this Change Order and agree to be bound by its terms. The parties further agree that the complete and exclusive agreement between the parties relating to the services described herein consists of this Change Order. This Change Order supersedes all proposals or other prior acknowledgements, oral or written, and all other communications between the parties relating to this subject. This Change Order is an amendment to the original contract between the parties, and all contract provisions shall apply, unless specifically exempted.



CITY OF NEW BEDFORD

CITY COUNCIL

May 23, 2017

ORDERED, that the original three-year term of the management contract entitled, "Zeiterion Theatre Building Management Agreement and Grant of License between City of New Bedford and Zeiterion Theater, Inc." be and is hereby extended from its original termination date of July 1, 2017 to and including June 30, 2020. This vote is taken to authorize contracts whose terms exceed three (3) years in accordance with, and as required by, Massachusetts General Laws Chapter 30B, Section 12.

IN CITY COUNCIL, May 23, 2017

Adopted – Yeas 11, Nays 0.

Presented to the Mayor for approval May 25, 2017.

Approved May 31, 2017.

a true copy, attest:

Dennis W. Farias
City Clerk

Dennis W. Farias, City Clerk

Dennis W. Farias, City Clerk

Jonathan F. Mitchell, Mayor



DEPARTMENT OF FACILITIES AND FLEET
MANAGEMENT

KENNETH F. BLANCHARD
DIRECTOR

CITY OF NEW BEDFORD
JONATHAN F. MITCHELL, MAYOR

October 12, 2017

Community Preservation Committee
Department of Planning, Housing and Community Development

Attn: Janine DaSilva, co-Chair
Colleen Dawicki, co-Chair

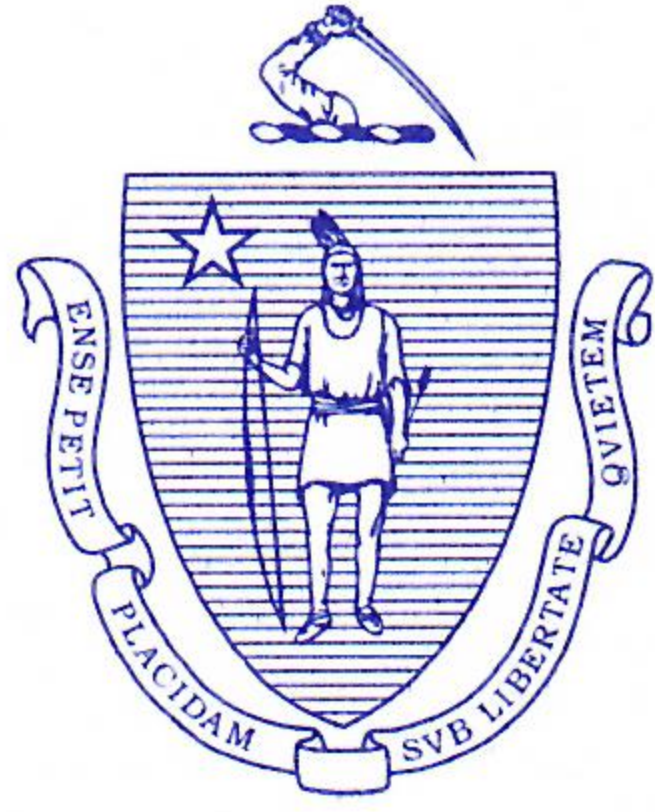
Madam Chairpersons,

Please accept this letter to demonstrate the City of New Bedford Department of Facilities and Fleet Management's support for the request for funding from the Community Preservation Act to allow for the design and installation of a new marquee on the façade of the city owned Zieterion Theater.

Sincerely,

Kenneth F. Blanchard, Director
Facilities and Fleet Management
City of New Bedford

Cc file



The Commonwealth of Massachusetts

MASSACHUSETTS SENATE

OFFICE OF THE ASSISTANT MAJORITY LEADER

SENATOR MARK MONTIGNY
ASSISTANT MAJORITY LEADER
Second Bristol and Plymouth District

CHAIRMAN
SENATE COMMITTEE ON RULES

STATE HOUSE, ROOM 312C
BOSTON, MA 02133-1053

TEL: (617) 722-1440

FAX: (617) 722-1068

DISTRICT TEL: (508) 984-1474

MARK.MONTIGNY@MASENATE.GOV
WWW.MASENATE.GOV

December 8, 2017

New Bedford Community Preservation Committee
c/o Department of Planning, Housing & Community Development
608 Pleasant Street, 2d Floor
New Bedford, MA 02740

Dear Committee Members:

I am writing to express support for the Zeiterion's application for Community Preservation Act funding. For most of my professional career, I have partnered with the iconic theatre to provide world-class performances in downtown New Bedford and open access to arts and culture for local children and their families. Recently, the Zeiterion's leadership requested my support for their CPA application to transform the theatre's marquee.

A modern marquee will create a visual landmark in the city's burgeoning downtown cultural renaissance that began over 15 years ago with the restoration of the symbolic Star Store building. Much like the Star Store project, a new marquee will emphasize the vibrancy and rebirth of New Bedford's historical downtown district, sending a clear signal to residents and visitors alike that our city is in the midst of a thriving economic revival.

As the committee engages in a full and fair analysis of all worthy projects, I want to assure you that this project has my full support. If you have any questions or concerns please do not hesitate to contact my office at anytime.

Sincerely,

A handwritten signature in black ink, appearing to read "Mark Montigny".

Mark Montigny
SENATOR



MASSDEVELOPMENT

99 High Street

Boston, MA

02110

Tel: 617-330-2000

800-445-8030

www.massdevelopment.com

December 7, 2017

Community Preservation Committee
608 Pleasant Street, 2 nd floor
New Bedford, MA 02740

Re: Application for Zeiterion Theater Marquee

Dear Community Preservation Committee Members,

I am writing in full support of The Zeiterion's application for the replacement of the historic marquee. It will bring much needed attention to the district south of Union Street and help generate more economic potential for the Zeiterion and downtown.

An undisputed economic engine for the downtown, the Zeiterion has been an anchor for the arts and culture of the city by providing world class performing arts in an outstanding venue. The restoration and maintenance of this cultural and architectural gem is something the city of New Bedford and its citizens should be proud of, and continued investment in its improvement and notoriety should continue to be a priority.

As part of MassDevelopment's Transformative Development Initiative, the restoration of the grand marquee to the front of the Zeiterion has been identified as an important component of creating a unified district, bridging the areas north and south of Union Street, and bringing much needed visual and pedestrian activity to the area around the theater and Star Store. The addition of such a powerful visual landmark to the city and district will have a profound and lasting impact, both locally and regionally.

I would like to applaud the work of the Committee and the important work you are doing to preserve affordable housing, open space, and the historic fabric of the City. The marquee project meets the CPA Historic Preservation guidelines and funding priorities, and I enthusiastically support it. I would be happy to answer any questions you may have. I can be reached at 617-418-0728.

Sincerely,

Jim McKeag, TDI Fellow, New Bedford
MassDevelopment
jmckeag@massdevelopment.com
617-418-0728



December 7, 2017

Community Preservation Committee
City of New Bedford
133 William Street, Rm 303
New Bedford, MA 02740

Dear Members of the Community Preservation Committee,

It is with great pleasure that I write to you today in support of The Zeiterion's application for CPA funding. The Zeiterion Theater is a community landmark and point of pride, and it is essential as we look to the future that this grand theater receive the exterior presence it so richly deserves. The replacement of the marquee to the front of the building will have a most beneficial impact on both the Zeiterion Performing Arts Center and the downtown neighborhood.

The Zeiterion has been a proven economic driver for the entire Greater New Bedford region for 35 years. It is an established home for the performing arts, and a cultural destination that brings pride to our city and its citizens. I believe that replacing a once existing marquee to the front of the building would make a dramatic impact on the character of downtown New Bedford by adding vibrancy to the furthest reaches of the historic district. Simply put, the marquee will be a visual landmark the city and the theater need as both continue to grow and thrive.

This project fits well into the CPA Historic Preservation guidelines and funding priorities, which is why I am in full support of The Z's application. Should you have any questions for me, I can be reached at the Chamber offices at 508-999-5231.

Thank you for your time and the important work you are doing to improve our great city.

Sincerely,

Rick Kidder
President/CEO

Arthur Bennett
749 Purchase St, Apt 401
New Bedford, MA 02740
508-996-9130 abennett18@comcast.net

December 7, 2017

New Bedford Community Preservation Commission
Department of Planning, Housing & Community Development
608 Pleasant Street
New Bedford, MA 02740

Dear Community Preservation Committee Members,

I am writing to support the Zeiterion's application for CPA funding to help with replacing the marquee on the theatre's façade.

As a long-time resident and activist in Downtown New Bedford, I am well aware of the progress the Z has made over the years. Thanks to 35 years of dedication and hard work by staff, board members, and volunteers, it has become a cultural landmark and economic driver for the entire Greater New Bedford region.

The Z's interior is beautiful. Unfortunately, the same cannot be said for the exterior. Far from it. The theatre deserves a façade that distinguishes it from the commercial buildings around it, that announces it to visitors as a theatre, and that strengthens the pride our citizens are taking in their downtown and their city. The designers and builders of the original Zeiterion realized this. That is why they included a marquee as part of their design. The marquee should be returned. The building is incomplete without it.

Thank you for your time and the important work you are doing.

Sincerely,

A handwritten signature in cursive script, reading "Arthur Bennett". The signature is written in dark ink and is positioned below the word "Sincerely,".



WHALE

Waterfront Historic Area League

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of Directors**

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December 6, 2017

City of New Bedford
Community Preservation Committee
608 Pleasant Street
New Bedford, MA 02740

Dear Community Preservation Committee:

As WHALE rescued and re-opened the Zeiterion in 1981, I write to you today in support of The Zeiterion's application for CPA funding to help with the replacement of a Marquee to the front of the building. This replacement of a once existing marquee will have a great impact on both The Z and the downtown neighborhood.

The Zeiterion has been a proven economic driver for the entire Greater New Bedford region for 35 years. It is an established home for the performing arts, and a cultural destination that brings pride to our city and its citizens. The marquee will be a visual landmark the city and the theater need as both continue to grow and thrive.

This project fits well into the CPA Historic Preservation guidelines and funding priorities, which is why I am in full support of The Z's application. Should you have any questions for me, I can be reached at 508-997-1776.

Thank you for your time and the important work you are doing to improve our great city.

Sincerely,


Teri Bernert
Executive Director

Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No:	NBE.45
Historic Name:	Zeiterion Theater
Common Name:	New State Cinema - Zeiterion Performing Arts Center
Address:	684 Purchase St Purchase and Spring Sts
City/Town:	New Bedford
Village/Neighborhood:	
Local No:	47-45
Year Constructed:	1923
Architect(s):	Dyer/Brown and Associates; Leary and Walker; Preservation Technology Assoc.; Selwyn, Judith; Sullivan and Foster
Architectural Style(s):	Colonial Revival
Use(s):	Abandoned or Vacant; Business Office; Commercial Block; Dance Hall; Showroom; Theater
Significance:	Architecture; Art; Commerce; Performing Arts; Recreation
Area(s):	NBE.AC: Central New Bedford Historic District
Designation(s):	Nat'l Register District (04/24/1980); Preservation Restriction (07/28/1987)
Building Materials(s):	Roof: Asphalt Shingle Wall: Brick; Glazed Terra Cotta; Steel; Stone, Cut Foundation: Concrete Unspecified



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.

The MACRIS database and scanned files are highly dynamic; new information is added daily and both database records and related scanned files may be updated as new information is incorporated into MHC files. Users should note that there may be a considerable lag time between the receipt of new or updated records by MHC and the appearance of related information in MACRIS. Users should also note that not all source materials for the MACRIS database are made available as scanned images. Users may consult the records, files and maps available in MHC's public research area at its offices at the State Archives Building, 220 Morrissey Boulevard, Boston, open M-F, 9-5.

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Commonwealth of Massachusetts
Massachusetts Historical Commission
220 Morrissey Boulevard, Boston, Massachusetts 02125
www.sec.state.ma.us/mhc

This file was accessed on: Monday, December 4, 2017 at 4:06: PM



natural feature. Label streets including route numbers, if any. Circle and number the inventoried building. Indicate north.

(See Map on Earlier form)

Assessor's Number _____ USGS Quad _____ Area(s) _____ Form Number _____

6867 AC 45

Town New Bedford

Place (neighborhood or village) Downtown

Address 684 Purchase Street, New Bedford, MA

Historic Name Zeiterion Theatre

Uses: Present Performing Arts Center

Original Vaudeville

Date of Construction 1923

Source Plans

Style/Form Federal Revival

Architect/Builder Leary & Walker Engineers

Exterior Material: _____

Foundation Concrete

Wall/Trim Brick Masonry/Terracota

Roof Built-up rubberized asphalt

Outbuildings/Secondary Structures none

Major Alterations (with dates) 1982 - Lobby restoration;

1983 - \$1.3 million interior restoration; elect

1989 smoke relief vent replacement;

electrical upgrade; seat installation; 1988

exterior masonry restoration; 1997 roof replacement

Condition Exterior: good; interior: fair, auditorium

requires plaster repair, repainting

Moved ☒ no ☐ yes Date _____

Acreage _____

Recorded by JM Booth

Setting Urban

Organization Dyer/Brown & Associates

Date (month/year) 1/98

RECEIVED

FEB 20 1998

MASS. HIST. COMM.

BUILDING FORM

ARCHITECTURAL DESCRIPTION

☒ see continuation sheet

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

HISTORICAL NARRATIVE

☒ see continuation sheet

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

BIBLIOGRAPHY and/or REFERENCES

☒ see continuation sheet

☐ Recommended for listing in the National Register of Historic Places. If checked, you must attach a completed National Register Criteria Statement form.

ARCHITECTURAL DESCRIPTION

The Zeiterion Theatre is the only Vaudeville Theater remaining in existence, in New Bedford. The building is a variation of the Federal Revival Style, built in 1923. It was constructed with steel structure and masonry exterior walls with terra-cotta trim and ornamentation. The one hundred-foot width of the auditorium was achieved with large flat steel roof trusses. It was one of the first theaters in the city to be air-conditioned.

HISTORICAL SUMMARY

The Zeiterion Theatre, built by Barney Zeitz in 1923, was designed as a vaudeville theatre and opened that same year with a show headlined by George Jessle. In 1924, a new lobby and ticket booth was erected. The Zeiterion was host to the world premiere of the movie *Down to the Sea in Ships* which was filmed in the city.

The building was briefly shared with a furniture store. The store included a showroom on the First Floor North of the Theater, and a large Second floor showroom, which occupied the entire floor. A small shop was located to the south of the lobby. In 1928, the lobby was enlarged by the conversion of the adjacent store space on both sides of the entrance. A concession area with a soda fountain was featured in this expansion. In addition, a new marquee, three times the length of the original, was installed. The store showroom space on the second floor was converted to a Ballroom, complete with stage and mezzanine balcony.

In 1960, an elevator was installed in the south lobby area and the lobby was separated from the theater. The new elevator lobby was created to accommodate the Social Security Offices, a tenant on the second floor in the headhouse. This conversion eliminated the Ballroom and balcony spaces. The mezzanine was filled in to create a full third floor in the Headhouse.

The most dramatic change to the physical appearance of the theatre occurred in 1969 when it was converted to *The State Theater*, a B grade movie house. The original seats were removed and a new stepped concrete auditorium floor was poured over the original, greatly changing the sight lines. New seats were installed reducing the original capacity, of 1500 seats, to 900. The auditorium walls and ceiling were painted flat black and mustard yellow. At the same time, wood paneling was installed over the ornate marble and plaster walls of the main lobby. Fortunately the original ornament was carefully preserved behind the paneling. The contractor carefully cut around the mouldings and pilasters protecting the original material. Pilaster capitals, which were removed, were carefully stored in the theater basement. These irreplaceable items were retrieved, and reinstalled in the 1983 restoration. When the paneling was installed, original light fixtures were removed and "modern" fixtures installed. The North Lobby, expanded in 1928, was separated from the theater and converted to a mailroom for the travel agency located in the former furniture store showroom north of the lobby.

HISTORICAL SUMMARY (cont.)

Page two

In the late nineteen-seventies, the had been abandoned for several years and was in a state of deterioration and disrepair. Paragon Travel, the building owner, planned to demolish the theatre portion of the building to make a parking lot. The Waterfront Historic Area League (W.H.A.Le.) convinced the owners to donate the theatre portion of the building, to W.H.A.Le., under a condominium arrangement, which allowed the travel agency to retain ownership of their space and maintain their operations. W.H.A.Le. began planning for the restoration and operation of this last downtown New Bedford theatre as a full performing arts center. The Architecture firm of Dyer/Brown & Associates was hired to prepare a feasibility study of the building and ultimately oversaw the restoration of the Theatre.

In 1982, the first phase of restoration began with projects that included restoration of the main lobby, changes to the stage area, and addition of spotlight openings in the projection booth. The wood paneling was removed from the Main Lobby walls, plaster and marble ornamentation was re-installed, repaired and cleaned. The Lobby was completely re-painted with the original, historically accurate, color scheme. In addition, there was substantial rewiring and new wiring designed for the stage and house lights, electrical circuitry, emergency lighting, generator and alarm system.

At the same time, a Corp of over 200 volunteers cleaned the theatre, repaired the orchestra area, painted the existing seat and installed 300 new seats which were donated from the Strand theater in Providence, RI. They also cleaned, painted, and repaired the first column bay at the stage and restored sections of plaster and gold leaf, including the proscenium arch. The mailroom of the travel agency was re-opened to the theater, volunteers constructed a concession stand and this lobby once again served the theatre as a concession lobby.

The theatre, renamed to the *Zeiterion Performing Arts Center*, re-opened in September of 1982, to a sold out house, with a solo performance by Shirley Jones.

In 1983, the interior of the building was completely restoration. W.H.A.Le. succeeded in obtaining a \$1.3 million state grant from the state exhibition hall fund. In order to obtain the funds, W.H.A.Le. transfer ownership to the City of New Bedford. The New Bedford Exhibition Hall Commission was formed to administer the funds.

The Main Lobby was repainted in the restoration project. The original chandeliers, donated back to the theatre, were restored and re-hung in the Main Lobby. Both the Main Lobby and Concession Lobby were further modified to include modern air conditioning. The Concession Lobby was renovated to include new replicated wall mouldings, a coffered ceiling, and new mirrored arches behind the concession stand intended to imitate the original arched openings of the Main Lobby.

HISTORICAL SUMMARY (cont.)

Page three

The Auditorium was completely restored. The existing curved plaster frieze were rebuilt, complete with bronze powered plaster muse details. The plaster walls and ceilings were fully restored and painted. Fabric damask, used to control sound reverberation, were replaced with the original gold woven fabric donated by the owner of another former Zeitz movie house, located in the North end of the city. The four 12 foot diameter air conditioning louvers, installed in 1968, were removed and discrete linear diffusers were installed in the stage side vertical face of the ornate ceiling beams. The cove lighting, located at the bottom of the curved frieze, was re-wired and re-lamped. The original plaster ornaments located on the beams and pilasters were restored with bronze powders and the original color scheme was re-created. The original stenciled Greek Key design painted on the face of the beams was re-created with a silk screened vinyl wall covering. This deviation was made due to the accelerated construction time schedule.

The restoration effort also included the renovation of the stage. The original hemp counterweight system was replaced with a state of the art double-purchase lead counterweight system. The lack of wing space required a rigging bridge to be located on stage left, approximately 20 feet above the stage floor. The substage area, originally used as the stage workshop, was converted to modern dressing rooms including the Star's Dressing Room, Chorus Dressing Rooms and Restrooms with shower facilities. The original dressing rooms, located on the south of the stage on two floors, were converted to Principal's Dressing Rooms and Offices.

New exterior lobby doors were added at the south of the Auditorium to allow an egress stair to be installed within the original lobby, which exited on the eastside of the building. This stair was required for the substage and Principal's Dressing Rooms egress.

The exterior restorations included the installation of the original doors on the Concession Lobby and minor terra-cotta work on the front of the building. Renovations of the exterior included the installation of a single ply mechanically fastened roof, and installation of a roof top air conditioning unit. Masonry work on the stagehouse was required to stabilize the steel superstructure. This work added the vertical brick bands on the east of the stagehouse.

In 1987, the Massachusetts Historic Commission awarded a grant for the restoration of exterior masonry. This project included the installation of a synthetic stucco system on the south wall of the building to make the wall watertight avoiding the complete repointing of the wall and concealing badly decayed signs painted by the travel agency.

The most recent construction project, completed in the Fall of 1997, replaced the weather worn membrane roof with a multi-ply rubberized asphalt roofing system. The Massachusetts Historic Commission provided a matching grant for this project.

BIBLIOGRAPHY and/or REFERENCES

The New Bedford Standard Times Newspaper:

Library file on Barney Zeitz
July 18, 1948 (microfilm)

The Morning Mercury: March 30, 1923 (microfilm)

Personal Zeitz family papers and records

J.M.Booth, AIA
Restoration Architect

The Zeiterion Theatre

1925 - 1988

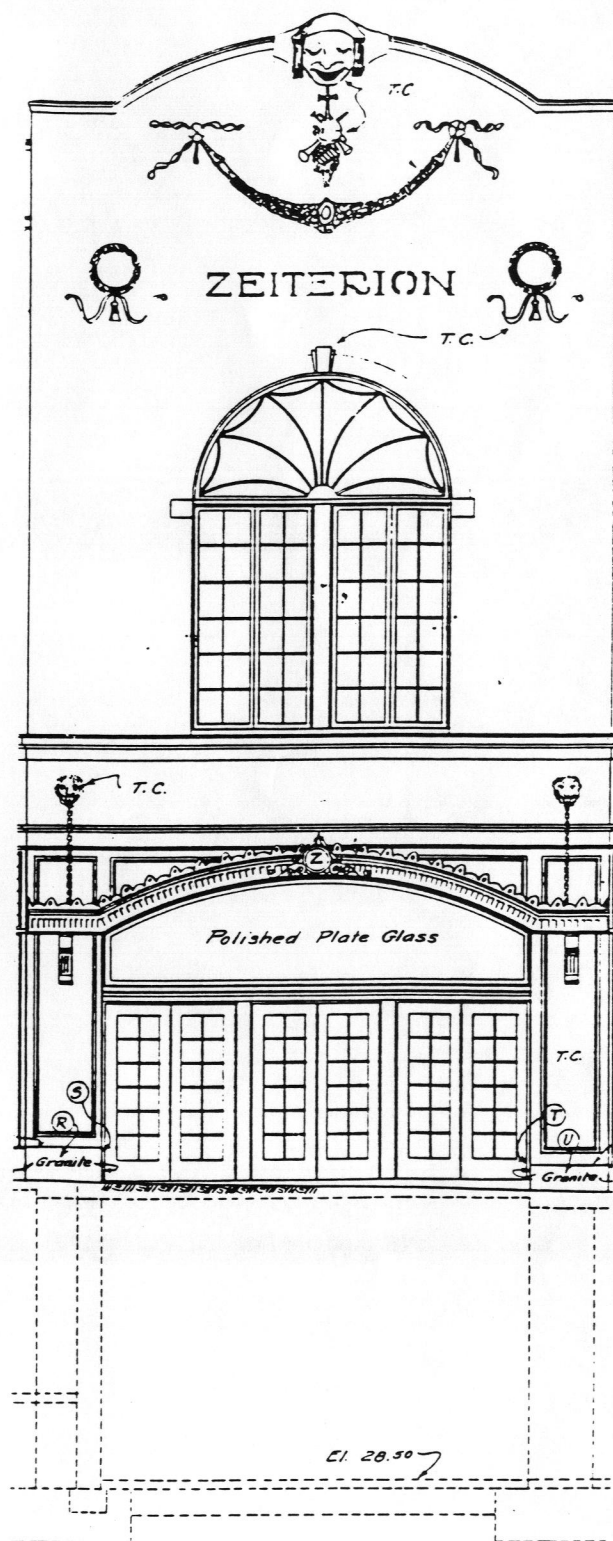
This summary represents a capsulized history of an eight-year, ongoing rescue effort to save the Zeiterion Theatre. Dyer/Brown has been involved in the effort from its very beginning. The renovation of the Zeiterion has been a successful and rewarding project

History

The Zeiterion was built as a vaudeville theater by the Zeitz Brothers in 1922. Al Jolson was featured in the opening act. Over the course of the subsequent 55 years, the Zeiterion gradually fell into disrepair. At the beginning of the restoration process, it was a vacant, run-down, grade-B movie house. During the 1960's, the original ornamentation was concealed with paneling. "Modern" light fixtures in the lobby and flat black paint in the auditorium had also been added. The organ console and 15 rows of seats near the front of the auditorium had been removed. The building shell itself was beginning to deteriorate badly as a result of water damage from roof leaks and lack of maintenance.

1980-81

In 1980, Paragon Travel, the building owner, decided to demolish the theatre, at that time representing only a nuisance to Paragon's operations in the head house. Their intent was to level the building and create a parking lot. John Bullard, (currently the mayor of New Bedford) was agent for New Bedford's Waterfront Historic Areas League (WHALE), and with then-Mayor John Markey led the effort to rejuvenate the historic district. Hearing of the theater building owners' intentions, Bullard launched the rescue effort that continues to this day. Bullard enlisted the help and support of Dyer/Brown & Associates.



The Zeiterion renovation team's preliminary efforts followed several steps. They included:

Extension of the historic district to include the Zeiterion Theatre.

Lobbying for local support of the rescue effort and convincing the City government of the project's worth.

A feasibility study, funded by a grant through WHALE, and conducted by Dyer/Brown.

After some negotiation, donation of the theater, by Paragon Travel, to WHALE.

Commissioning of Dyer/Brown in 1981 to execute condominium documents to split the theater building ownership between Paragon and WHALE.

WHALE also hired professional theater experts as permanent staff to help organize, direct and develop a plan of action. The staff included: Theater Manager, Dan Kirsch; Theater Consultant, Robert Foreman; Technical Consultant, Michael Guy; and, Team Leader, Ted Stevens, OSPAC.

1982

Dyer/Brown was hired as Architect for Phase I. \$75,000 in private funding was allocated "to make the theater operable." Primary Phase I tasks included:

Restoration of the main lobby.

Opening of the travel agency mail room as a concession lobby (unrestored).

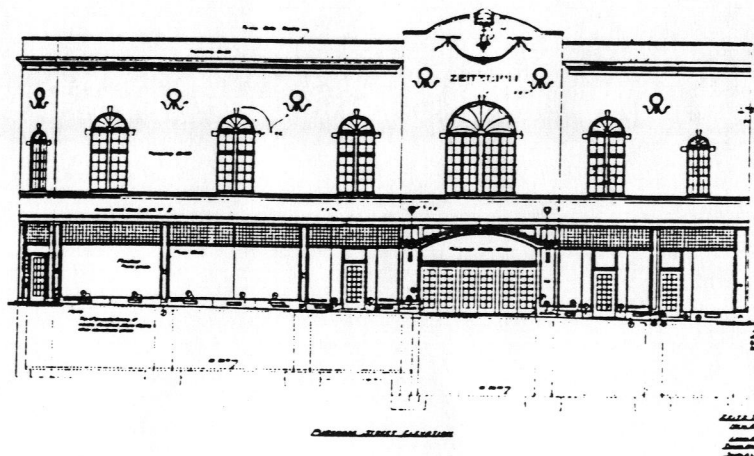
Partial restoration of the first auditorium bay.

Public safety requirements and weather-stripping.

Installation of an emergency generator.

Projection booth openings.

Removal of the grid stair.



New security areas were added to the stage entrance as well as motorized winches to loading doors.

A new reverse double-purchase counterweight rigging system with control bridge 15 feet above the stage and loading bridge was constructed the rehabbed grid loft. This system replaced the original hemp/sandbag pinrail counterweight system.

A new House Manager station was designed and the organ loft rebuilt.

The stage lip was cut back, and rebuilt with motorized footlights.

The orchestra rail was stripped and restored by volunteers.

The auditorium itself was completely restored, requiring staging of the full space to a height within 5 feet of the ceiling.

All plaster, including ornamentation and the original curved frieze, was restored and replicated.

The first 15 rows of seats in the orchestra area were donated from another theater and installed by volunteers.

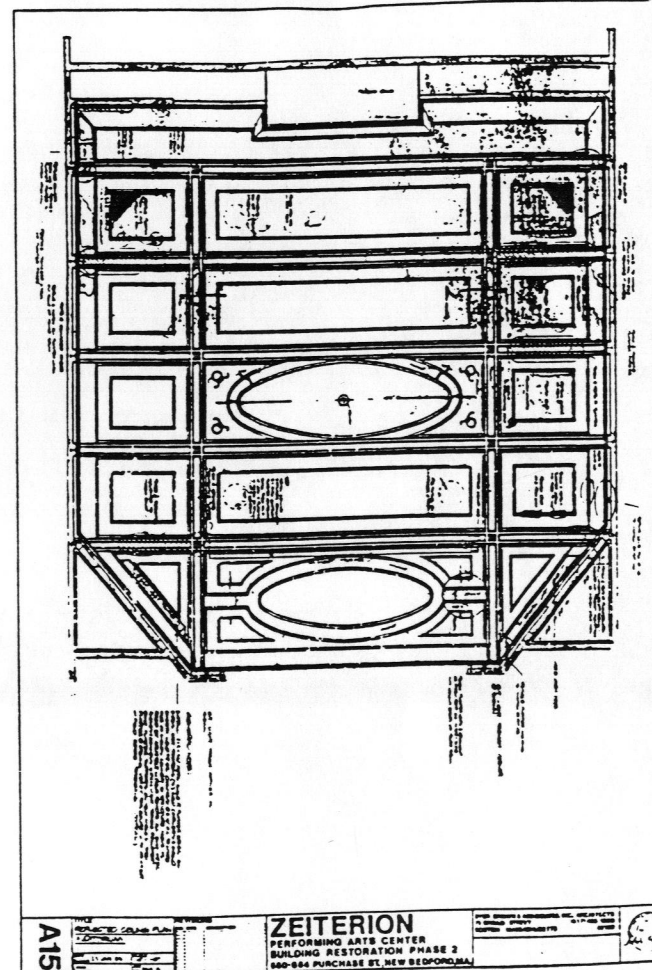
Paint was stripped, one layer at a time, to trace the paint history and to guide restoration of the original color scheme.

The walls and surfaces were washed and cleaned.

Restoration of the mural in the oval dome was carried out.

The projection booth was stripped and restored.

The Damask tapestry panel, taken from a contemporary theater in another part of New Bedford, was installed.



A new sound system was installed, incorporating the original act announcers to conceal speakers. A new sound board and studio stations were placed in the audience areas.

Chandeliers, cove lights and wall sconces were restored. New light beams were cut into the ceiling (as inconspicuously as possible) to upgrade ambient light.

New heating systems that included linear diffusers were installed on the stage side of ceiling beams, utilizing the original floor plenum for return air.

400 amp. service on stage and 400 amp. service below stage in Main Distribution Panel.

New electrical service and switchboard.

New dimmer systems and rigging light beams.

Miscellaneous Phase I renovations to the Head House included:

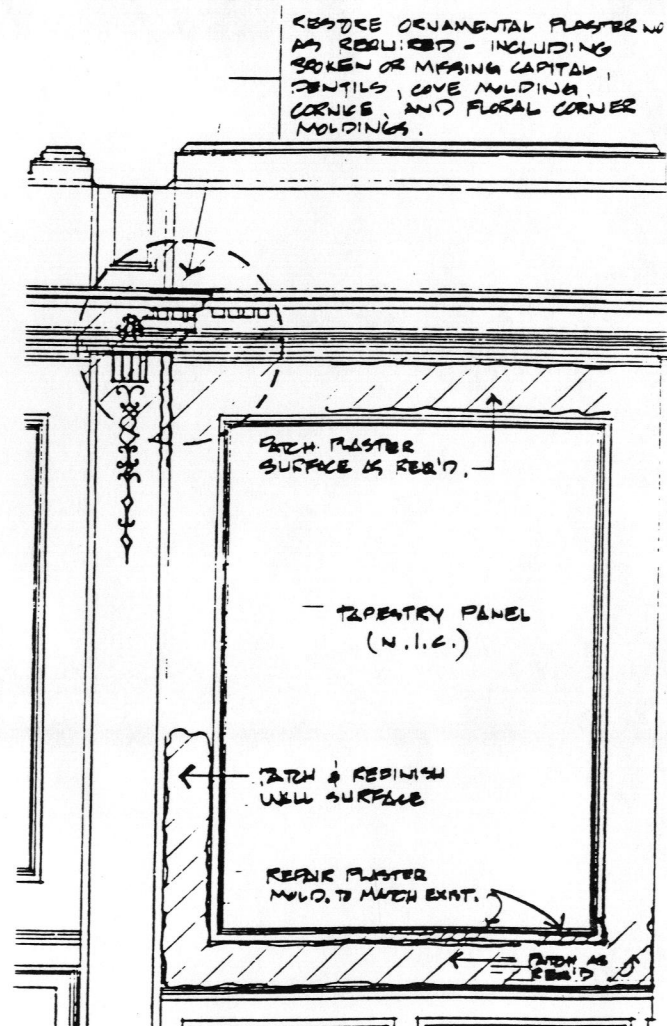
Complete renovation of the concession lobby.

Re-opening of the original arched openings.

A new ladies room and unisex handicapped toilet facilities.

New offices in the original south lobby.

In 1983, Sullivan & Foster, a local general contractor, was selected to carry out work by public bid process. And, in March of 1984, Phase I was completed. 75% of the project was attributable to renovations of the house itself, the remaining 25% was completed on substage areas.



1985-87

In 1985, a new theater director, Robert Freedman, was appointed. His appointment brought new energy for planning the final phases of the renovation. At that time Dyer/Brown, in collaboration with Brannigan and Lorelli, theater consultants, of New York, created a Master Plan for the Zeiterion. The keystone of the Zeiterion's Master Plan was the purchase of the remainder of the building from Paragon Travel, affording the theater much needed extra space for growth.

Highlights of the Master Plan include:

Further lobby expansion on the ground floor.

Restoration of the ballroom and balcony in the head house.

New dressing rooms below a raised auditorium floor and restoration of the original sight lines to the seating area.

New single-purchase rigging system which would free stagehouse space for workshops and rehearsal studios.

Restoration of the marquee.

New south loading doors.

In 1987, the first steps in completion of the historic restoration work began with a grant of \$55,000 from the Massachusetts Historic Commission for masonry improvements. With local contributions, \$132,000 was thereby raised for repointing two exterior walls and to cover the south wall with an insulcrete stucco system, securing the building envelope. This funding source introduced another review agency into the process. Judith Selwyn of Preservation Technology Associates, Boston, was brought in for her expertise in improvements to the masonry. The masonry restoration was completed in the Spring of 1988.



Brushes, hammers star on Zeiterion stage, remodeling nears end



NBE.45

DEPARTMENT OF PUBLIC SAFETY
DIVISION OF INSPECTION
PLAN RECORD

CASE **B** RACK **5** APART. **11** NO. **38500**
BUILDING **Zeitz Theatre Building** STORIES **2b**
CITY OR TOWN **New Bedford** STREET **Purchase**
TO BE USED FOR **foyer and offices** CLASS **fire-resist**
OWNER **Zeitz Realty Corp., New Bedford**
ARCHITECT **Frank A. Walker** " "
CERTIFICATE APPROVAL—SPECIFICATION REQUIREMENTS—REFERRED
DATE **July 8, 1930**
INSPECTOR **Saunders**

Form Bu 1 11-7-28 2M No. 4061

DEPARTMENT OF PUBLIC SAFETY
DIVISION OF INSPECTION
PLAN RECORD **49**

CASE **CB** RACK **25** APART. **5** NO. **18376**
BUILDING **Zeiterion Theatre** STORIES **2B**
CITY OR TOWN **New Bedford** STREET **Purchase & Spring**
TO BE USED FOR **Theatre - stores -** CLASS **Theatre**
OWNER **Barney & Harry Zeitz, New Bedford.**
ARCHITECT **Leary & Walker, Engrs., " "**
CERTIFICATE APPROVAL—SPECIFICATION REQUIREMENTS—REFERRED
DATE **June 28, 1922** **Second floor plan**
INSPECTOR **Saunders** **approved and referred**
to Insp. Saunders,
July 21, 1922

FORM 41 1000, 11-6-'21.

FORM B - BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, State House, Boston

NBDIS - 4/24/80
P1-12
USGS - NORTH
SET A

NBE.45

In Area no. <u>47</u> AC	Form no. 45
--------------------------------	----------------



3" or 3x5")
left side of form
Photo number 47/45

PR-
2/28/87

1. Town New Bedford
Address 684 Purchase St. (Cor. of Spring St.)

Name New State Cinema

Present use Cinema

Present owner Zeiterion Realty Corp.

3. Description:

Date 1923 (opened April 2, 1923)

Source Morning Mercury, March 30, 1923

Style Georgian Revival

Architect Leary & Walker New Bedford

Tapestry

Exterior wall fabric Brick

Outbuildings (describe) None

Other features _____

Altered Yes *Cont'd Date Not Available

Moved No Date _____

5. Lot size:

One acre or less x Over one acre _____

Approximate frontage 103 Feet

Approximate distance of building from street

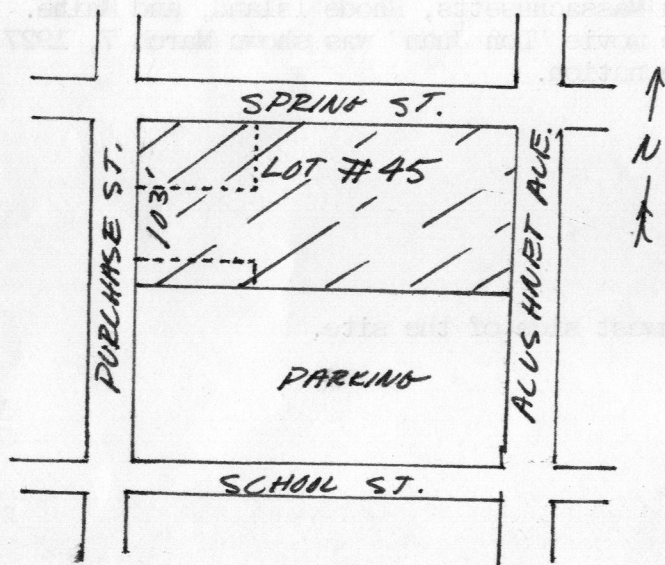
7 Feet

6. Recorded by Ron Fortier

Organization Historic Building Survey

Date 9/8/77

4. Map. Draw sketch of building location in relation to nearest cross streets and other buildings. Indicate north.



RECEIVED

AUG 4 1978

MASS. HIST. COMM.

(over)

7. Original owner (if known) Zeitz et. al.

Original use Vaudeville & pictures

Subsequent uses (if any) and dates Cinema

8. Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	<u>x</u>
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>x</u>	Exploration/	_____	Science/	_____
The Arts	<u>x</u>	settlement	_____	invention	_____
Commerce	<u>x</u>	Industry	_____	Social/	_____
Communication	<u>x</u>	Military	_____	humanitarian	_____
Community development	_____	Political	_____	Transportation	_____

9. Historical significance (include explanation of themes checked above)

The Zeitz Brothers opened the Zeiterion on April 2, 1923. At that time it was the largest theater of its kind in the city. On opening night George Jessle and the Courtney Sisters were featured.

The Zeiterion was also the host of the World Premier (premier involved three theaters) of 20th Century Fox's "Down to the Sea in Ships," which was filmed in the city. In 1924, a new lobby and ticket booth were erected to usher in the moving pictures, the first of which was the "Red Lilly".

The Zeitz Brothers owned other theaters in Massachusetts, Rhode Island, and Maine.

The first sound equipment was used and the movie "Don Juan" was shown March 7, 1927. It was the 65th installation of its kind in the nation.

*ALTERED Cont'd

Marquis is modern; modern store front on northwest side of the site.

10. Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Standard Times Library/File on Harry Zeitz.

Standard Times July 18, 1948 (micro film) Public Library.

Morning Mercury March 30, 1923 (micro film) Public Library.



Current Photo



ZEITERION

Current Photo



Current Photo

A black and white photograph of the Savoy Theatre in London. The building is a multi-story brick structure with arched windows. A large marquee above the entrance displays the title "GOLD DIGGERS OF 1933" in bold, stylized letters. To the left of the marquee, the words "Savoy Theatre" are written in a cursive script. Above the marquee, a sign reads "5 SONG HITS". A string of small flags hangs across the front of the building. A large crowd of people, including men, women, and children, is gathered on the sidewalk in front of the theatre. Two vintage cars are parked on the street: a dark-colored car on the left with the license plate "466009", and a lighter-colored car on the right. The overall scene captures a busy day at a popular entertainment venue in the early 1930s.



NBFM P 0339 - State Theater - Purchase Street - New Bedford



JDP-P 00242 - State Theater - Purchase Street - Morton Zeits - New Bedford



Looking South.

Purchase St. New Bedford Mass.



ST 00654 - State Theatre - Purchase Street - New Bedford



ST 18740 - State Theater - Purchase Street - New Bedford



Zeiterion Theatre Feasibility Study

BACKGROUND

The Zeiterion Theatre currently seats 1226 and serves as a multi-use venue in the town of New Bedford, Massachusetts. The space is commonly used as a road house, hosting musical theatre tours, dance companies, and musicians of every style of music. The New Bedford Symphony also uses the space several times a year, and the space has occasionally been rented by local businesses to be used as a lecture hall. For the Zeiterion Theatre, flexibility is the primary goal.

The Zeiterion has undergone renovations before, but with a large showing of support in the community, the theatre is being called upon to anchor an economic upswing in the downtown area. Local businesses and restaurants are looking for the audiences of the Zeiterion to patronize their businesses as well. The Zeiterion would like to be able to host larger shows, to draw a bigger audience, and also explore raising revenue by renovating the ballroom into an additional multi-use space that can be rented out.

SCOPE

Charles Cosler Theater Design, Inc. was brought into the project by Dyer Brown, SouthCoast, who was the architect on the previous renovations of the Zeiterion Theatre, to provide theatrical expertise in generating a study of possible improvements to be made. Cosler Theatre Design will provide recommendations on the venue, including seating, lighting, rigging, and the purpose of the ballroom. For audio-visual recommendations, Cosler Theatre Design has engaged Tom Knauss from Klepper Marshall King, who will place his findings in a separate report.

PROCESS

Charles Cosler, Tom Knauss, and Jenifer Dyson toured the site with Joe Booth from Dyer Brown, SouthCoast, Katherine Knowles, Rosemary Gill, Justin LaCroix, Joey Knight, and John Nieman, staff from the Zeiterion Theatre, and Rob Sudduth, a trustee and Chair of the Building Committee. During the tour, the space was discussed in great detail. It was decided by all that during a renovation of a historic building, it is better to show new equipment honestly, rather than try to mask it. However, it was stressed that every effort should be made to have the equipment blend in with the aesthetics of the space.

A meeting was held to review old architectural plans and a previous master plan as proposed by Dyer Brown, SouthCoast. During this meeting, we learned how the space was used and what deficiencies need remediation. Herein are our recommendations and findings on the space itself. A separate report describing specific theatrical equipment is also included.

It is our philosophy not to dictate what changes are necessary to the space, but to provide options based on our experience and knowledge of the operations of a working theatre. We pride ourselves on working with clients to determine a proper course of action that will prioritize needs, fit a budget, and define future phases of work.

STAGE

Performing Arts take space. What the audience sees is the tip of the iceberg. Active storage for scenery, actors waiting to enter, and road show gear all need ample space for a successful theatre to thrive.

Zeiterion Theatre Feasibility Study

above or below the main level, allowances must be made for additional circulation areas. A grand staircase or something similar would be needed to move patrons quickly and efficiently through the front of house area.

Additional support spaces will need to be located close to the lobby area. Attached is a program for the entire front-of-house.

Facade

Findings

Currently, the front of the theatre is very unimpressive. There is no covered area for patrons to stand outside and smoke during intermission, or take cover from the rain. There is not adequate sidewalk lighting, and very poor signage displaying upcoming shows to the downtown public. The theatre facade currently has no accent lighting on it to attract patrons.

Recommendations

The historic marquee should be restored to the front of the theatre. This old marquee provided a covered area for patrons, and a visually interesting element to the space. The covered area should have heating elements to warm patrons as they stand outside in the wintertime. This will especially be necessary if interior lobby space is deficient. There should be LED signboards with announcements that can be programmed by computer to scroll through upcoming events. The lighting of the façade needs to be redesigned. The possibility of adding a vertical sign with the Theatre name should be explored.

Technical and Backstage Areas

In studying backstage areas, it is important to note how the facilities impact time management. For every show, items need to be loaded in and out of the space. The easier this process is, the faster it takes place and the less labor is required, saving the theatre money.

Findings

A majority of the technical support spaces are located under the stage. There are two chorus rooms that hold 20 actors each and have adjacent bathrooms and showers. There is one star dressing room that has the potential to hold up to 3 actors, also with a bathroom and shower. Also on the lower level is a kitchenette area, which doubles as a green room, and a wardrobe area. This space is much too small to support the potential number of actors. The space is also prone to flooding, and having sewage backup problems, which is not acceptable in an area where hospitality is being held for the actors.

On the stage left wing above the stage, there are several spaces that are currently being used for storage. There is no designated sound or electrics storage space, and lighting and sound equipment is spread throughout the backstage area. One of these rooms has been converted into a production office. The restroom on this level is out of service.

The loading bridge for the rigging is only accessible by climbing outside on the roof. There is also no way to access the front of house from the backstage, which is important in case of emergency. The control booth is accessible through the front of house positions only, not from the backstage. The booth has space for the light board operator, two follow spot positions, and a projector.

Maintenance Plan

Item No./ Section	Description	MAINTENANCE FREQUENCY								Comment
		Weekly	Monthly	Quarterly	Semi- Annual	Annual	Two years	Five Years	Ten Years	
EXTERIOR MATERIALS & SURFACES										
02700	Site Improvements									
1.01	Inspect sidewalks at entry									Repair cracks or unlevel surfaces
1.02										
1.03										
1.04										
04210	Brick Masonry									
1.05	Inspect walls for cracking									
1.06	Inspect painted signs & repair									
1.07	Repoint masonry walls									Inspect masonry joints and repoint as required
1.08	Inspect brick masonry joints for deterioration									Repointing of masonry should be on going and with the designated mortar mix.
1.09	Inspect brick for damage and Repair									
1.1	Inspect Walls at Marquee									Bowing, crumbling or other signs of damage
1.11										
1.12										
04430	Terracotta									
1.13	Inspect terracotta in walls for damage & cracking									Preventative measures will ensure the preservation of the terracotta elements
1.14	Inspect sealant beds and repair									
1.15	Inspect coping cap at top of headhouse wall									Review all joints for possible damage/cracking and repair
1.16										
04431	Granite									
1.17	Inspect granite foundation at Purchase St. Elevation									Inspect masonry joints and repoint as required
1.18										
1.19										
05510	Miscellaneous Metals									
1.20	Inspect steel lintels at exterior openings									Inspect for rusting and paint failure, remove rust and repaint
1.21	Inspect door sills for deterioration									Replace any damaged metal thresholds at entry doors, replace any damaged fasteners
1.22	Inspect vent housing at loading door and repair/replace									Vent provides ventilation air to the star dressing room and needs to be maintained
1.23	Inspect stage house stair									clean any rust or chipped paint and repaint, check connection to roof for deteriorations and potential holes in roof.
1.24	Inspect Marquee									Clean any rust or chipped paint and repaint, check connection to building for deterioration

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06000	Carpentry									
1.25	Inspect Wood door frames									Review areas where finish has failed for deteriorated wood. Repair re-finish
1.26	Inspect Arched windows on West									Inspect for failed sealant at perimeter
1.27	Inspect exterior wood doors									Review doors for failure of finish and repair
1.28	Inspect Loading Dock doors									Review doors for failure of finish and repair
1.29	Inspect auditorium doors at Spring St. side									review hardware for proper operation and repair as needed. Repair/Repaint finish
1.30										
1.31										
1.32										
1.33										
1.34										
07500	Membrane Roofing									
1.35	Inspect auditorium roof for blistering									Contact Roofing Manufacture if blisters are found for repair under warranty
1.36	Repair large blisters									
1.37	Remove bird nests									
1.38	Inspect thru roof penetrations and repair on all roofs									Vent pipes, HVAC units etc. which penetrate the roof inspect for cracked flashing & roofing
1.39	Clear all roof drains of debris									Check drains for water flow annually
1.40	Inspect Membrane roof on Stage house									
1.41	Inspect Headhouse roof									
1.42										
1.43										
1.44										
1.45										
07600	Flashing & Sheetmetal									
1.46	Inspect building coping & repair									Auditorium walls have metal coping cap, inspect seams for deterioration
1.47	Inspect smoke relief vents on stage house									Inspect for proper working, open and close, review flashings on sides for defects
1.48										
1.49										
1.50										
1.51										
1.52										
07951	Sealants and Caulking									Frequency for this review work assumes that caulking was replaced in 2009
1.53	Inspect window perimeter caulking									Inspect opening for cracks or other visual failure of sealant bed
1.54	Inspect door perimeter caulking									Inspect opening for cracks or other visual failure of sealant bed
1.55	Inspect door threshold sealant									Review for failure of sealant beds both inside and outside.
1.56	Inspect Marquee sealant/caulking									Inspect opening for cracks or other visual failure of sealant bed
1.57										

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08100	Doors & Hardware									
	Exterior Doors									
1.58	Inspect wood exterior doors for decay									Repair sand and paint
1.59	Inspect Metal doors for proper operation									Door should open freely without binding on threshold
1.60	Lubricate hinges									
1.61	Inspect hinge screws and tighten as req'd									
1.62	Inspect door sweep & weatherstripping									
1.63	Inspect and adjust closers									Closer pull force should not exceed 15 lbs.
1.64	Inspect locksets and panic hardware									Tighten loose screws and lubricate mechanism
1.65										
1.66										
1.67										
1.68										
	Interior Doors									
1.69	Lubricate hinges									
1.70	Inspect hinge screws and tighten as req'd									
1.71	Inspect door sweep & weatherstripping									
1.72	Inspect and adjust closers									Closer pull force should not exceed 5 lbs.
1.73	Inspect locksets and panic hardware									Tighten loose screws and lubricate mechanism
1.74										
1.75										
1.76										
1.77										
1.78										
1.79										
08610	Windows & Hardware									The following window items are required for initial maintenance. Once completed maintenance items should be considered on a bi-annual basis
1.80	Inspect metal windows for structural integrity									remove sash and inspect screwed connections. Tighten/replace fasteners as required
1.81	Inspect window weatherstripping									Once sash has been removed inspect weatherstripping and replace if req'd
1.82	Inspect sash balances									Lubricate and replace as required
1.83	Inspect glass for broken seals									Broken seals will be apparent if window has condensation on interior of insulated glass. Replace glass as required
1.84	Inspect sash locks									Broken sash latches require replacement
1.85	Insect arched windows for leakage									Review the arched openings for staining of the wood surface. If found remove sash and imbed with new glazing compound
1.86										
1.87										
1.88										
1.89										
1.90										

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09900	Painting									The following maintenance items assumes that all painted surfaces have been re-painted as recommended in our report.
	Exterior									
1.91	Inspect Arched windows on east and west for deterioration									Repair defective wood scrape sand and paint
1.92	Inspect painted masonry and repair as required									Painted building frieze & arched openings on the first floor east should be reviewed annually and the finish renewed
1.93	Inspect painted doors and frames									
1.94	Inspect Rooftop equipment and painted metal									
1.95	Polish brass barrier-free signs									
1.96										
1.97										
15300	Fire Protection									
1.98	Confirm operation of flow and pressure switches for activation of fire alarm system.									These services should be performed by a Sprinkler System Contractor in conjunction with fire alarm testing.
1.99	Operate inspectors test connections where they exist (concurrent with alarm testing)									These services should be performed by a Sprinkler System Contractor in conjunction with fire alarm testing.
2.00	Check exterior fire department connections to insure that foreign objects have not been inserted.									
2.01										
2.02										
2.03										
15400	Plumbing									
2.04	Confirm operation of sump pump in boiler room.									
2.05	Observe RD's and scuppers to insure they are clear and permit water flow.									
2.06										
15600	HVAC									
2.63	Gas-fired furnaces (Units 1 thru 10)									Filters checked/charged quarterly. Gas train serviced annually.
2.64	Roof top unit (Unit 12)									Seasonal start-up and shut down. Quarterly filter check/change.
2.65	Boilers									Preventative maintenance annually for burner.
2.66	Boiler feed pumps									Annual service.
2.67	fuel oil system									Annual service.
2.68	A.T.C.									Annual service, calibration, operation check.

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16000	Electrical									
2.69	Fire Alarm									Quarterly tests for 1/4 of system to enable entire system to be tested yearly. Outside contractor to perform.
2.70	Generator									Provide monthly tests. Can be done in-house, keep records. Should test for loads annually. Check for coverage.
2.71	Switchgear									Provide preventive maintenance schedule for all electrical distribution. Requires facility shut down. Typically done by outside vendor.
2.72	Lighting									Replace lamps are required for incandesant. Group relamping recommended for fluorescent. (Lamps 15,000 - 20,000 hours).
2.73	Marquee									Test all lighting and screens for function and replace or repair anything not functioning