



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



CITY OF NEW BEDFORD
COMMUNITY PRESERVATION FUND FY 2018

Project Application

Submission Requirements Checklist

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

GENERAL	
<input checked="" type="checkbox"/>	Application Cover Page(form provided)
<input checked="" type="checkbox"/>	Submission Requirements Checklist (this form)
<input checked="" type="checkbox"/>	Narratives (prompts provided)
<input checked="" type="checkbox"/>	Project Schedule(form provided)
FINANCIAL	
<input checked="" type="checkbox"/>	Budget Form (form provided)
<input checked="" type="checkbox"/>	At least two written quotes for project costs. Detailed cost estimates and/or written quotes.
<input checked="" 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 checked="" type="checkbox"/>	501(c)(3) certification (if operating as a non-profit)
<input checked="" type="checkbox"/>	Purchase & Sale agreement or copy of current recorded deed, if applicable.
COMMUNITY SUPPORT	
<input checked="" type="checkbox"/>	Letters of support from residents, community groups, city departments, boards or commissions, etc.
HISTORIC RESOURCES PROJECTS	
<input checked="" 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 checked="" type="checkbox"/>	Photos documenting the condition of the property.
<input checked="" 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 checked="" 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 checked="" 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.



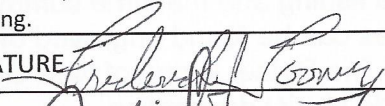
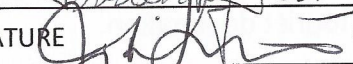
CITY OF NEW BEDFORD
COMMUNITY PRESERVATION FUND FY 2018

Project Application Cover Page

PROJECT INFORMATION			
PROJECT TITLE:	Continued Restoration of Seamen's Bethel		
PROJECT LOCATION:	15 Johnny Cake Hill, New Bedford, MA 02740		
LEGAL PROPERTY OWNER OF RECORD	New Bedford Port Society		
CPA PROGRAM CATEGORY (Indicate all categories that apply)	<input type="checkbox"/> OPEN SPACE	<input checked="" type="checkbox"/> HISTORIC PRESERVATION	
	<input type="checkbox"/> RECREATION	<input type="checkbox"/> HOUSING	
ESTIMATED START DATE	05/01/2018	ESTIMATED COMPLETION DATE	10/31/2018
ONE SENTENCE DESCRIPTION OF PROJECT	This project will be the continued renovation and restoration of the historic Seamen's Bethel.		

APPLICANT INFORMATION			
THE APPLICANT IS: (Check only one)	<input type="checkbox"/> CITY BOARD OR DEPT	<input checked="" type="checkbox"/> NON PROFIT 501c3	<input type="checkbox"/> PRIVATE GROUP/INDIV
APPLICANT / ORGANIZATION:	The New Bedford Port Society		
CO-APPLICANT NAME/ORGANIZATION: (If applicable)			
CONTACT PERSON:	Jodi Stevens		
MAILING ADDRESS:	15 Johnny Cake Hill, New Bedford, MA 02740		
TELEPHONE #:	508-992-3295	EMAIL:	manager@portsociety.org

BUDGET SUMMARY	
CPA FUNDING REQUEST (must match CPA request in attached Budget Summary)	\$200,000.00
TOTAL BUDGET FOR PROJECT	\$442,000.00

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) Frederick Toomey, President	SIGNATURE 	DATE: 12/5/17
NAME (printed) Jodi Stevens, Operations Manager	SIGNATURE 	DATE: 12/5/17

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.*

The Seamen's Bethel is located in the Whaling National Historic Park and sits atop Johnny Cake Hill in New Bedford. The Bethel is free and open to the public, and it also is available for a number of special services. The project will help preserve the structure for years to come.

The continued restoration of the historic Seamen's Bethel will include the removal of the existing white cedar shingles. Installed in the mid 1970s the shingles are deteriorated and require replacement. The work would install staging along North and West wall, with protection for accessibility to the entrance; removal and replacement of existing shingles; restore the post and beam structure; replacement of damaged sheathing; replace existing worn flashing above windows and along sill; remove inappropriate masonry stucco, restore foundation stone and seal. This would also include removal and replacement of large sign and light fixture on outer West wall.

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?*

The Seamen's Bethel is an historic treasure in New Bedford, Massachusetts. This project will help preserve the Bethel, which provides a venue to honor New Bedford's whalers from the Whaling era and fishermen of today's fishing industry, and enhances the Whaling Historical National Park as a world-wide tourist destination. Recent restoration provides accessible entry for all people, while the whole Complex is a home to honor the city's working waterfront community and educate the public about the important role the Bethel has played in the history of New Bedford.

The Chapel is non-denominational and provides services such as memorials, weddings, and baptisms. We serve the fishing and maritime community of New Bedford, specifically families of those lost at sea, whose names can be found engraved on cenotaphs, placed as memorial headstones on the walls of the Bethel. The Bethel is one of New Bedford's most iconic structures and helps make New Bedford a worldwide tourist destination.

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?

Goal: Preserve the Seamen's Bethel as one of New Bedford's historic treasures for future generations

Objectives: Continued restoration of the structure, maintain stability while staying true to historically accurate character of building, serve community through education and providing a venue for multiple uses

The project specifically fits the category of Historic Preservation: The Seamen's Bethel, built in 1830 and dedicated in 1832, is one of the oldest standing historical buildings in New Bedford. We have already committed to the requirements of the National Historic Register and Massachusetts Historic register with work that has been completed thus far to preserve the building. We are in direct communication with our partners in preservation and regularly follow all regulations and guidelines.

4 MEASURING SUCCESS (1000 Character Maximum)

- How will the success of this project be measured?

We do and will measure the success of this project in several ways: Increased tourism, service to and feedback from the community, and new opportunities to serve the community through educational programming. From May-September alone in 2017, the Bethel saw 13,756 visitors. We are seeing an increased use of the Bethel, which is now 100% accessible and remains free to visit. There are more scheduled events and community activities, and we will now be open year-round. Student group tours from area schools, plus large national and international group tours, are being scheduled throughout the year. We will track attendance and participation in our annual events that serve the community, including Holiday services. Collaborations with other non-profits and organizations such as the NB Whaling Museum, the Zeiterion, Dream Out Loud, NB Historical Society, WHALE, Preservation Society, and the Community Foundation, tie together a vast network of people who can benefit from one another.

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.*

We have made tremendous progress through fundraising efforts such as: Our Capital Campaign including three "Taste of the Port" fund raisers with community-donated auction items (from small businesses and individuals); sales of cookbooks (ladies' branch), gift items; freewill donations from Bethel visitors; annual pledges; matching contributions from the waterfront community and fishing industries; pledges for Bethel Pew sponsorships; annual support from the Crapo Foundation, Stetson Fund Charitable Trust, other local funding agents (such as charitable giving from local banks, businesses, and law firms); collaborative efforts with local non-profits and city organizations such as WHALE, New Bedford Whaling Museum, city of New Bedford, National Parks Service, and more. The Bethel provides an opportunity for community members to volunteer as acting docents, and many are grateful for the chance to engage with visitors.

Multiple letters of support are included in document (see attached).

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.*

Yes, the project is of an urgent nature. The historic wood shingles on the Bethel were installed in the 1970's and have outlasted their life expectancy, but they are now up to 40-50 years old and in excess of their lifespan. The North Wall of the Seamen's Bethel supports several heavy cenotaphs, engraved and placed to honor maritime community members and are priceless and of great historical significance. They are somewhat precariously installed due to the condition of the North wall, needing new structural support. The construction process will likely reveal insect-infested and rotted beams, as found throughout the Bethel during previous renovations of other areas. Stucco is stripped from the Bethel foundation, which is causing deterioration of the walls; on the west side of the Bethel, water is leaking into and behind the stucco, causing the walls to bow. The stone itself (shale) is extremely weak and needs to be exposed, re-pointed, and resealed to protect from water damage.

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?*

We have had success from our Capital Campaign and more from fundraising efforts (see above), and we have thus far received multiple grants, match-funding awards, and general donations. We are currently awaiting funds for a large portion of our expenditures from Federal Historic Tax Credits (a multiphase process that includes funding in the form of a reimbursement), a grant from the Massachusetts Cultural Council in conjunction with Mass Development, funding from the Crapo Foundation/Community Foundation, a pending bequest from the local estate of the Atkinson sisters.

The continued restoration of the Bethel and Port Society Complex will require funding over multiple years. Annual funding requirements will be for additional restoration work, upkeep and maintenance, operational expenses, and unexpected costs. After initial lump sum funding, we hope to continue to receive donations from the community, members, volunteers, and visitors to Bethel, and we will proceed with new applications for other grant funding.

The basis for the total CPA request is roughly half the amount of estimated costs to make repairs. We hope the remaining will come from existing funds and new donations.

Without receipt of CPA funds, or by receiving a reduced amount, the project will be postponed until we reach the adequate amount to fund the work. In this case, more deterioration in the building is likely, possibly increasing the potential for hazardous conditions or the need for costly emergency repairs, and the overall cost of repairs will increase substantially and exponentially over time. If restoration is not complete on the Seamen's Bethel, the historic treasure would eventually be off limits to visitors, tourists, and community members.

Recent work revealed crumbling beams underneath the Bethel in 2015, and the structural engineer noted that without the work done, the Bethel had about a 5-year life expectancy left. This led to unexpected cost overruns of nearly \$150,000.

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.

The New Bedford Port Society is the oldest non-profit organizations chartered in Massachusetts. The Seamen's Bethel is part of the Port Society Complex, which includes the Mariner's Home, and sits atop historic Johnny Cake Hill. The Bethel is and always has been a non-denominational chapel, and the building is open and free to the community and public. President Frederick Toomey, along with the Port Society Officers and Board of Managers, are spearheading the initiative to restore and preserve these two historic treasures that make up the Port Society Complex. Work that has been completed thus far, plus estimates received for continued work, includes contractors and subcontractors for R.P. Valois, plus local architectural firm J.M. Booth & Associates. Joseph Booth is well-versed in his practice, including the needs of many historic preservation projects.

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.

The Complex has undergone repair and changes over many decades, but the recent historic restoration of the Bethel started in 2009. Through years of fundraising efforts, multiple rounds of grant applications and seeking funding sources, The Port Society has been able to complete a large portion of the necessary work on the Seamen's Bethel. Working directly with WHALE on the most recent renovation, and by taking on the difficult task of obtaining Federal Historic Tax credits for the project, the Port Society has managed to successfully complete "Phase 1" of the restoration. The Bethel is now accessible to all, more energy efficient, and, through completion of the next restoration phase, will remain the true historic treasure of New Bedford for many years to come.

COMMUNITY PRESERVATION FUND ■ PROJECT APPLICATION FY18
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.*

There are no assessments or zoning requirements. We will need general building permits but no electrical, plumbing, or HVAC permits. We will require approval from the New Bedford historical commission, National Parks service, and Massachusetts Historical commission. There are no known barriers or impediments to the implementation of the project.

4 PROJECT MAINTENANCE (1000 Character Maximum)

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

We will need continued maintenance on foundation walls, upkeep of maintenance of windows, shingles, flashing, etc., all in keeping with historic fabric of the city and other building preservation requirements. There will be regular, general maintenance of the building "envelope," and regular interior maintenance such as cleaning, painting, and other upkeep due to visitor traffic and use of space.

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.

The New Bedford Historical Commission, along with the National Park Service, does and will make determinations about potential changes or any work that requires such approval. There are preservation restrictions on the Seamen's Bethel -- we are in compliance with the standards for rehabilitation, which states that the historic character and appearance of the structure must be retained and preserved. All completed work has complied with all standards, and all future work will also comply.

Accessibility Requirements

CPA Compliance (1000 Character Maximum)

- Describe how the proposed project complies with the all ADA/MAAB Regulations.

N/A

(All ADA/MAAB Requirements have been met while completing previous work. The new project proposals are primarily for exterior work and improvements to the building envelope.)

COMMUNITY PRESERVATION FUND ■ PROJECT APPLICATION FY18
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).

N/A

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:	Set up staging, demolition work including removal of inappropriate stone foundation stucco	06/01/18
PROJECT MILESTONE:	Restore timber structure including sill repair and stone foundation restoration	06/30/18
50% COMPLETION STAGE:	Beginning work on inner wall reinforcing for cenotaphs, sheathing installation and shingling	07/15/18
PROJECT MILESTONE:	Painting of exterior trim and sealing of stone foundation	08/31/18
PROJECT COMPLETION DATE:	All staging removed and all work completed	10/07/18

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	\$	\$ 33,600.00	\$	\$ 166,400.00	\$ 200,000.00
2	Existing New Bedford Port Society Funds	\$	\$ 24,300.00	\$	\$ 107,700.00	\$ 132,000.00
3	Atkinson Bequest	\$	\$ 18,600.00	\$	\$ 91,400.00	\$ 110,000.00
4		\$	\$	\$	\$	\$
5		\$	\$	\$	\$	\$
TOTAL PROJECT COSTS		\$	\$ 76,500.00	\$	\$ 365,500.00	\$ 442,000.00

* 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.

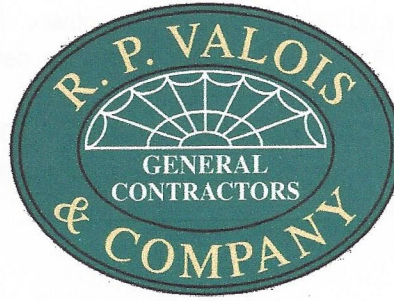
FUNDING SOURCE		STATUS OF FUNDING
1	Atkinson Bequest	Letter received, awaiting funds
2	Washington Trust Equity Line (0.5 million credit)	Equity line will be available, pending Federal Tax Credits to pay down credit
3		
4		
5		

Construction Projects Only

ACTIVITY	CPA FUNDS	OTHER FUNDS	TOTAL
Acquisition Costs			
Land	\$ 0	\$ 0	\$ 0
Existing Structures	\$ 0	\$ 0	\$ 0
Other acquisition costs	\$ 0	\$ 0	\$ 0
Site Work (not in construction contract)			
Demolition/clearance	\$	\$	\$
Other site costs	\$	\$	\$
Construction/Project Improvement Costs			
New Construction	\$ 0	\$ 0	\$ 0
Rehabilitation	\$ 126,000	\$ 152,759	\$ 278,759
Performance bond premium	\$ 4,000	\$ 4,500	\$ 8,500
Construction contingency	\$ 13,000	\$ 14,826	\$ 27,826
Other	\$	\$	\$
Architectural and Engineering			
Architect fees	\$ 21,000	\$ 24,953	\$ 45,953
Engineering fees	\$	\$	\$
Other A & E fees	\$	\$	\$
Other Owner Costs			
Appraisal fees	\$	\$	\$
Survey	\$	\$	\$
Soil boring/environmental/LBP	\$	\$	\$
Tap fees and impact fees	\$	\$	\$
Permitting fees	\$ 3,500	\$ 4,009	\$ 7,509
Legal fees	\$ 2,500	\$ 2,500	\$ 5,000
Other	\$	\$	\$
Miscellaneous Costs			
Developer fees	\$	\$	\$
Project reserves	\$	\$	\$
Relocation costs	\$	\$	\$
Project Administration & Management Costs			
Marketing/management	\$ 30,000	\$ 38,000	\$ 68,000
Operating	\$	\$	\$
Taxes	\$	\$	\$
Insurance	\$	\$	\$
Other	\$	\$	\$
TOTAL	\$ 200,000	\$	\$ 441,547

PRELIMINARY COST ESTIMATE SUMMARY

Description		Factor	Phase 2: Bethel Siding
CONSTRUCTION COST SUBTOTAL (not including General Conditions)			\$278,759
CONTINGENCY		10.00%	\$27,876
SUBTOTAL PRELIMINARY COST ESTIMATE			\$306,635
GENERAL CONTRACTOR ADMINISTRATIVE COST AND OVERHEAD & PROFIT			
GENERAL CONDITIONS (from Section 01100)			\$68,800
OVERHEAD		5.00%	
PROFIT		10.00%	
BOND		2.50%	
SUBTOTAL BEFORE ADJUSTMENT FACTORS			\$375,435
Permits		2.00%	\$7,509
TOTAL PRELIMINARY CONSTRUCTION COST ESTIMATE			\$382,944
Architectural Fee			45,953
Total			45,953
TOTAL ESTIMATED PROJECT COST			428,897
PRELIMINARY COST ESTIMATE SUMMARY			
01100	General Conditions		68,800
02410	Demolition		47,661
04210	Masonry		69,263
06100	Rough Carpentry		103,281
06200	Finish Carpentry		4,048
07210	Building Insulation		4,439
07310	Wood Siding		14,172
07600	Flashing & Sheetmetal		3,386
07951	Sealants & Caulking		4,000
09900	Painting		6,610
10900	Building Specialties		15,000
16000	Electrical		6,900
SUBTOTAL (not including General Conditions)			278,759



December 07, 2017

New Bedford Port Society
15 Johnny Cake Hill
New Bedford, MA 02740
ATTENTION: Fred Toomey

RE: Port Society - Phase 2
Seamen's Bethel Exterior Restoration of West and North Walls

R.P. Valois & Company is pleased to submit a budget proposal for the Port Society Phase 2 project at the Seamen's Bethel for exterior renovations at the West and North walls for the sum of TWO HUNDRED SIXTY-NINE THOUSAND THREE HUNDRED DOLLARS AND 00/100 (\$269,300.00). Please review all notes, allowances and exclusions below.

NOTES AND ALLOWANCES

- Details from JMBA drawings entitled 'Seamen's Bethel Repairs' dated 07/08/2011 for South Elevation restoration and repairs were used for budgeting purposes.
- An allowance of \$1,000.00 has been included for building permit fees.
- Scaffolding with overhead protection has been included for pedestrian access to the Port Society main entrance.
- Removal, storage and re-installation of the existing 'Seamen's Bethel' sign from the West elevation has been included.
- Masonry scope of work includes removal of existing cement and wire lathe to Newport Stone surface; repair mortar joints with holes; repoint 100% surface area; removal of dust or mortar chips to a clean surface and installation of Thuro Seal Grey Coat Finish in the same fashion as the South elevation foundation wall.
- Framing materials and labor have been included for shoring, replacement and/or repair of rotted framing members (corner posts, sill beams and upper floor beams).
- This budget assumes re-use of existing board sheathing. A material allowance of \$1,000.00 has been included for replacing rotted/damaged sheathing with sheathing.
- 2" rigid insulation installed at wood framed walls.
- Cedar shingle siding installed at North and West elevations to match existing siding at South elevation.
- Existing window trims, frieze trim, rake trim and corner boards to be removed, stored and reinstalled. New water table trim has been included.
- All exterior wood trim within work limit to be prepped and painted. No painting and/or finish has been included for shingle siding.

- Removal and/or storage of cenotaphs during construction is by others. Plywood blocking has been included per details shown on JMBA drawings for South Elevation restoration; cenotaphs to be re-installed by R.P. Valois & Co. upon completion of construction.
- No work at the interior of the building has been included, other than as described above for cenotaphs.
- An allowance of \$5,000.00 has been included for electrical work – specifically removal and/or reinstallation of electrical conduit, fixtures, lighting, etc. as required to replace siding.

EXCLUSIONS

- Design fees of any kind.
- Off-hours or premium time (work to be completed during normal business hours).
- Testing, removal and/or disposal of any hazardous materials (asbestos, lead, mold, etc.).
- Prevailing wages.
- Sales tax.
- Winter conditions and/or temporary heat.
- Temporary utilities (assumed use of existing on site during construction).
- Any work at the East and/or South elevations.
- Any work at wall areas with existing clapboard siding.
- Any roof work.
- Removal and/or replacement of any existing windows or storm panels.
- Paint or stain at new siding.
- Removal and/or storage of cenotaphs.
- Any work at the interior of the building unless specifically included in Notes and Allowances above.
- Any work associated with gutters and/or downspouts.
- Any work not specifically noted above.

We thank you for the opportunity to provide this quote and are available at your convenience to discuss this proposal and answer any questions you may have.

Very truly yours,

R. P. VALOIS AND COMPANY

Elizabeth Eccleston

Elizabeth Eccleston, Estimator/Project Manager

728 A Dartmouth St
Dartmouth MA, 02748

Todd Shorrock
774-473-0714
Todds24@comcast.net
MA CSL#063866
HIC#161131

Todd Shorrock
D.B.A
Todd Shorrock

TO:

Port Society
15 Johnny Cake Hill
New Bedford, MA 02740
(508) 992-3295

Job Location:

Seamen's Bethel
Phase 2 – North & West Wall Restoration

From:

Todd Shorrock
728A Dartmouth St
Dartmouth MA 02748
(774) 473-0714

Date:

December 7, 2017

Proposal for

Drawings

- Does Not Apply

Scope of work:

- Remove and replace existing cedar shingle siding at North and West elevations.
- Reinstall wall sheathing; replace with new as needed at North and West elevations.
- Framing for rotten beams and posts as needed at North and West elevations.
- Paint exterior trim at North and West elevations.
- Install plywood blocking for cenotaphs at North and West elevations; reinstall cenotaphs.
- Remove stucco from North and West elevation stone walls; repoint and seal existing stone.
- Dumpsters, lifts and scaffolding for use during construction.
- No prevailing wages.

Total Budget Cost:

- Total budget for work being supplied above is **\$324,000.00**
Three Hundred Twenty Four Thousand Dollars and No Cents

Payment Schedule T.B.D.

Owner _____ Date: _____

Contractor _____ Date: _____

Proposal price good for 30 days' only. Material cost subject to change after 30 days from proposals date.

Todd Shorrock DBA Todd Shorrock

Initials _____

WASHINGTON TRUST®

Questions? Please call : (401) 348-1200
www.washttrust.com
Keep this portion for your records.

Loan Number: 95692440

Loan Number: 95692440
This bill is informational only. Your payment will be deducted from account 93016680.

Current Loan Information

Principal Balance	498,488.14	YTD Interest	15,782.17
Escrow Balance	0.00	Prior YTD Interest	1,718.00
Interest Rate	4.250%		

Payment(s) Due

Payment Due Date	Principal	Interest	Escrow	Late Charge	Fees/ Other	Total
11-01-2017	0.00	1,824.32	0.00	0.00	0.00	1,824.32

Activity since 09-16-2017

Activity since 09-18-2017				Principal
Date	Description	Credits	Debits	Balance
	Starting Principal Balance			498,488.14
10-02-2017	Regular Payment - Note Interest	1,765.48		
10-18-2017	**Finance Charge**		1,824.32	

to Deposit only to
pd \$1,824.32
10/30/17
CK# 7231

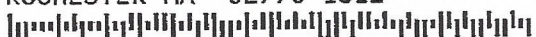


RETURN THIS COPY WITH PAYMENT TO:

**WASHINGTON TRUST[®]**

LOAN OPERATIONS DEPARTMENT
POST OFFICE BOX 512
WESTERLY, RI 02891-0512

NEW BEDFORD PORT SOCIETY
C/O PAUL J STUBBS TREASURER
141 MENDELL ROAD
ROCHESTER MA 02770-1312



Loan Number: 95692440

Due Date:	11-01-2017
Amount Past Due:	\$0.00
Other Amounts Due:	\$0.00

MINIMUM PAYMENT DUE: \$1,824.32

AMOUNT ENCLOSED:

Apply excess to :

Escrow:

Principal: _____

Late Charges:

Other (Explain) :

Total Enclosed:

1244448888012

9569 244011

10000 18 24 3 21

COPY

REVOLVING LINE OF CREDIT PROMISSORY NOTE

\$500,000.00

Providence, Rhode Island

November 6, 2015

FOR VALUE RECEIVED, the undersigned, **New Bedford Port Society**, a non-profit corporation of the State of Massachusetts, with a notice address of 15 Johnny Cake Hill, New Bedford, Massachusetts 02740 (hereinafter the "Borrower" or "Maker"), promises to pay to the order of **The Washington Trust Company**, a Rhode Island banking corporation, or assigns (hereinafter the "Bank", "Lender" or "Payee") at 23 Broad Street, Westerly, Rhode Island 02891, or any other place or places designated by the holder hereof (including Lender, hereinafter referred to as "Holder"), the principal sum of \$500,000.00 (**FIVE HUNDRED THOUSAND and 00/100 DOLLARS**), or so much thereof as shall from time to time be advanced hereunder by the Lender to the Borrower under terms hereinafter set forth, or pursuant to that certain Credit Agreement, executed between the Borrower and Lender as of even date herewith (the "Credit Agreement"), in lawful money of the United States and to pay interest on the unpaid balance of this Note beginning as of the date hereof at the applicable rate set forth below, and to pay all taxes levied or assessed upon said principal sum against any Holder of this Note and all costs, including reasonable attorneys' fees, incurred in the collection of this Note, in the foreclosure of any mortgage or security interest now or hereinafter securing the same or in any proceedings to otherwise enforce or protect this Note or any security therefor. All interest payable hereunder shall be calculated on the basis of a year consisting of three hundred sixty (360) days counting the actual number of days elapsed.

This Note has been executed and delivered subject to the following terms and conditions:

Capitalized terms used in this Note and not otherwise defined shall have the meanings assigned in the Credit Agreement.

Section 1.0 **FINANCING**

1.1 **Principal Advances**

Pursuant to the terms hereof and/or the Credit Agreement, from the date hereof until the Lender's demand for payment on this Note, the Lender may advance and re-advance funds to the Borrower not to exceed in aggregate the Revolving Credit Commitment.

1.2 **Interest**

(A) Interest shall accrue on the outstanding principal amount of this Note at an initial rate equal to:

☒ the Prime Rate, as hereinafter defined, which Prime Rate shall change as of the first day of the month following the day the Prime Rate changes; or

☐ the LIBOR Rate plus _____ (____) basis points (the "LIBOR Floating Rate") (in the event that Borrower selects the LIBOR Floating Rate the terms and provisions set forth in Addendum A--"LIBOR Rate Provisions" shall apply to this Note).

"Prime Rate", as used in this Note, shall mean the variable rate announced from day to day by Lender as its Prime Rate, which Prime Rate is not necessarily the lowest or more favorable lending rate that Lender charges its customers. If the Prime Rate does not, for any reason, reflect the cost of funds of Lender, then Lender shall select a substitute method of determining the Prime Rate and shall notify Borrower of such selection, which method shall, in Lender's estimation, yield a rate of return to Lender substantially equivalent to the rate of return that Lender would have expected to receive. Any change in the Prime Rate shall become effective on the date on which Lender's change in the Prime Rate becomes effective. The rate of interest hereunder shall change simultaneously and automatically, without further notice, upon the Lender's determination and designated from time to time of the Prime Rate.

(B) In the event Borrower has elected the Prime Rate, Borrower may thereafter during the term of this Note elect to have interest accrue on the outstanding principal amount of this Note at the LIBOR Floating Rate for any Interest Period by providing Lender notice of such election at least two (2) Business Days prior to the end of each Interest Period, as hereinafter defined. In the event that Borrower selects the LIBOR Floating Rate at any time during the term of this Note, the terms and provisions set forth in Addendum A--"LIBOR Rate Provisions" shall apply to this Note.

Interest Periods. The term "Interest Period" means initially, the period beginning as of the Funding Date and ending on the last day of the month; thereafter, each period commences on the first day of the month and ends on the last day of the month,

Mr. Fred Toomey
President
New Bedford Port Society
15 Johnny Cake Hill,
New Bedford, MA 02740

July 21, 2017

Throughout the years Hope and Ruth Atkinson had a genuine interest in building community. They took their social and civic responsibilities seriously and, as their obituaries show, they were charter members of numerous organizations. In the end, it was only natural they leave their inheritance to the organizations they cared about.

The Atkinson's legacy is about two sisters who pooled their talents to make this world a better place. They pursued excellence in their activities and were appreciative when others did the same. Personally, I knew the Atkinson family all my life. Over the years I came to understand the importance of their values to the way they chose to live.

Knowing this, I think the sisters would be grateful if this bequest is used to fund programs or projects that are consistent with their values. That way, what was important to them can be carried forward in their name. If fits your purposes, please consider funding a remembrance related to one of the following;

- Education or training,
- Conservation of the natural world,
- Appreciation of nautical things or maritime adventures,
- Preservation of things with historical significance,
- The making of fine arts and crafts.

To discuss further, please contact Peter Lamb or me.

Thank you.



Katrina Beneker
Kb.7.internet@comcast.net
508-992-2508 h.

Peter Lamb
pclamb@burkelambcpa.com
508 984-4800 ext 103



Form ST-2
Certificate of Exemption

Massachusetts
Department of
Revenue

Certification is hereby made that the organization herein named is an exempt purchaser under General Laws, Chapter 64H, sections 6(d) and (e). All purchases of tangible personal property by this organization are exempt from taxation under said chapter to the extent that such property is used in the conduct of the business of the purchaser. Any abuse or misuse of this certificate by any tax-exempt organization or any unauthorized use of this certificate by any individual constitutes a serious violation and will lead to revocation. Willful misuse of this Certificate of Exemption is subject to criminal sanctions of up to one year in prison and \$10,000 (\$50,000 for corporations) in fines. (See reverse side.)

* NEW BEDFORD PORT SOCIETY
15 JOHNNY CAKE HILL
NEW BEDFORD

MA

02740

EXEMPTION NUMBER E

042-239-744

ISSUE DATE

01/04/09

CERTIFICATE EXPIRES ON

01/04/19

NOT ASSIGNABLE OR TRANSFERABLE

COMMISSIONER OF REVENUE

NAVJEET BAL

5010-3
04-2239744
TAX

NOTARY PUBLIC
COUNTY OF EL PASO, TEXAS

Received and recorded May 3, 1945 at 11 hrs. and 12 min. A. M.

Attest:

Lawrence W. Caton
Register

Facsimile of
Notarial Seal
as in original.

Attest:

Lawrence W. Caton
Register

The Ladies' Branch of the New Bedford Port Society, a charitable corporation established under the laws of the Commonwealth of Massachusetts located at New Bedford, Bristol County, Massachusetts, for consideration paid, grant to The New Bedford Port Society, a charitable corporation established under the laws of the Commonwealth of Massachusetts and located at said New Bedford in Massachusetts with quitclaim covenants, the land, with any buildings thereon, in said New Bedford, bounded and described as follows:

Beginning at the south-west corner of said lot, in the east line of Second Street at land now or formerly in the occupation of Joseph Allen Jr. & Co.; Thence running easterly in said Allen's line sixty-four (64) feet to a fifteen (15) foot way between this lot and the "Mariners Home"; Thence northerly in the line of said way seventy-two feet and eight and one half inches (72' 8½"); Thence westerly sixty-four (64) feet to said Second Street; and Thence southerly in the line of said street, seventy-one feet and eleven inches (71' 11") to the place of beginning.

Containing seventeen (17) rods together with all our right, title and interest in and to the above-named fifteen foot way, from the south as far north as the north line of this lot, meaning and intending hereby to convey to the said Grantees the above described lot and the way as above stated south of the north line of said lot.

IN WITNESS WHEREOF, The Ladies' Branch of the New Bedford Port Society, by Sarah E. Phillips, its President hereunto duly authorized has executed this deed and affixed a common seal, this 11 day of April 1945

Executed in the presence of

2-50¢ 1-10¢ Int. Rev. Stamp

Cancelled Apr 11 1945 J G

The Ladies' Branch of the New
Bedford Port Society
Sarah E. Phillips

President

Commonwealth of Massachusetts

Bristol, ss. New Bedford, April 11, 1945 Then personally appeared the above named Sarah E. Phillips and acknowledged the foregoing instrument to be the free act and deed, of The Ladies' Branch of the New Bedford Port Society before me John Greaves Notary Public. My commission expires July 12, 1951

JOHN GREAVES NOTARY PUBLIC
FOR THE COMMONWEALTH OF MASSACHUSETTS
U. S. A.

Received and recorded May 3, 1945 at 12 hrs. and 58 min. P. M.

Attest:

Lawrence W. Caton
Register

Facsimile of
Notarial Seal
as in original.

Attest:

Lawrence W. Caton
Register

For a more particular bounding reference to said deed being read will fully appear. To have and to hold the above granted premises to the said James Arnold, his heirs and assigns, to his and their use, and behoof forever. And I the said William S. Ellis, for myself, my heirs, executors and administrators, do covenant with the said James, his heirs and assigns, that I am lawfully seized in fee simple of the above granted premises: that they are free from all incumbrances; that I have good right to sell and convey the same to the said James, his heirs and assigns forever, as aforesaid: and that I will, and my heirs, executors and administrators, shall warrant and defend the same to the said James, his heirs and assigns forever, against the lawful claims and demands of all persons. Provided nevertheless that if the said William S. Ellis, his heirs, executors or administrators shall pay unto the said James Arnold, his heirs, executors, administrators or assigns, the sum of four hundred dollars together with interest thereon, on or before twelve months from the date hereof, then this deed, as also a note bearing even date with these presents, signed by the said Ellis, whereby he promises to pay to the said Arnold the said sum and interest at the times aforesaid, shall both be absolutely void to all intents and purposes. In witness whereof, the said William S. Ellis, and Clarissa P. Ellis, wife of said William, in token of their relinquishment of dower, have hereunto set their hands and seals, this fifteenth day of January, in the year of our Lord eighteen hundred and fifty one.

Signed, sealed and delivered
in presence of Wm H. Taylor
William S. Ellis
Clarissa P. Ellis

Commonwealth of Massachusetts. Bristol Co. January 16, 1851. Then personally appeared the within named William S. Ellis and acknowledged the within instrument to be his free act and deed, before me, Wm H. Taylor Justice of the Peace.

January 17, 1851 Then received and recorded
Benj. T. Congdon Register

Hence all Men by these Presents That, we, James Arnold and Sarah B. Arnold, wife of said James, in her right of New Bedford, in the County of Bristol, and Commonwealth of Massachusetts, in consideration of one dollar and other good and sufficient considerations to us paid by the New Bedford Port Society, for the moral improvement of Seamen, a corporation established by law in and New Bedford, the receipt whereof we do hereby acknowledge, do hereby give, grant, sell and convey unto the said Society, a Lot of Land, with Dwelling House thereon, being the Old Mansion House of the late William Rockjefus. Said Lot is bounded on the east by a line continued north in the west line of Bethel Bounts on the north by the north line of said house, and having a twelve foot way north of the same to be forever open for passage and light in common to this lot and the remainder of the land of the Manors: On the west by the east line of

New Bedford Jan 24, 1851. The Debt is a Lot of Land for which the Arnolds & Mortimer, with the Port Society have been paid to me. I hereby discharge same with a Mortgage
Witness do not to be charged.
James Arnold
Sarah Arnold

a fifteen foot way leading from William Street south westerly along the whole west line of this lot hereby granted said way to be forever open for the use in common of this lot hereby granted and the residue of the land of the Grantors; said way to be parallel with Second Street and the west line thereof to be sixty four feet east of the east line of said street. On the south by a line extending in line with the south side of said Mansion House from the west line of Bethel Court first described to the fifteen foot way aforesaid and having also on the south between this lot and the Bethel Chapel a way about twelve feet wide to be forever kept open for light and air and for the use in common of the lot hereby granted and for the residue of the land belonging to the Grantors. To have and to hold the above granted premises to the said Society, their successors and assigns, to their use and behoof forever. And we the said James Arnold and Sarah R. Arnold for ourselves our heirs executors and administrators do covenant with the said Society, their successors and assigns that we are lawfully seized in fee of the above granted premises: that they are free of all incumbrances: that we have good right to sell and convey the same to the said Society: and that we will warrant and defend the same premises to the said Society, their successors and assigns forever against the lawful claims and demands of all persons. In witness whereof we the said James Arnold and Sarah R. Arnold have hereunto set our hands and seals this thirtieth day of December in the year of our Lord one thousand eight hundred and fifty.

Signed, sealed and delivered

in presence of T. D. Eliot.

At Bristol N. H. Dec. 30th 1850. Then the above named James Arnold and Sarah R. Arnold acknowledged the foregoing instrument to be their free act and deed before me, T. D. Eliot Just of the Peace.

January 18. 1851. Then received and recorded.

Wm. J. Congdon, Register.

Know all Men by these Presents, That I Joseph Witcox, the Mortgagee within named, for and in consideration of the sum of one hundred and ninety two and 7/100 dollars to me in hand paid by Levi Folsom of New Bedford State of Massachusetts, at and before the sealing and delivery hereof the receipt whereof is hereby acknowledged, have granted, bargained, sold, assigned, and set over, and by these presents do grant, bargain, sell, assign, and set over, unto the said Levi Folsom, his heirs and assigns, the within Indenture of Mortgage and all that messuages &c. therein mentioned and described, together with the rights, tenements and appurtenances therunto belonging, and all my estate, right, title and interest therein. To have and to hold, all and singular the premises hereby granted and assigned or mentioned or intended so to be, unto the said Levi Folsom, his heirs and assigns forever Subject nevertheless to the right and equity of redemption of

S



GREATER NEW BEDFORD REGIONAL VOCATIONAL TECHNICAL HIGH SCHOOL

1121 Ashley Boulevard, New Bedford, MA 02745-2496
Tel. 508-998-3321 Fax 508-995-7268 www.gnbvt.edu

Preparation • Passion • Perseverance

4th December 2017

To Whom it May Concern

I currently teach the Local History elective at Greater New Bedford Regional Vocational Technical High School located in New Bedford, MA. I am writing to highlight the historical stewardship of the New Bedford Port Society and the significance of their ongoing preservation of the Seaman's Bethel. Numerous groups of GNBVT students have been taken to the Bethel and many consistently rank their visit as the highlight of the entire class. The Bethel is able to offer a glimpse into the city's past in a way that no other museum or exhibit can. Within the past year, the international significance of the building was displayed when I was asked to give a tour of the area to a family friend visiting from Russia. As we toured the historical district, my overseas guest recalled reading a translated copy of *Moby Dick* and the role the Bethel played in that narrative. At that moment he proceeded to take numerous photographs for social media and ask me more questions about the building and the city's history. Whether it's a group of inquisitive local history students or a tourist on a holiday visa, the Bethel is able to initiate positive conversations about New Bedford's past, present, and future that no other exhibit, building, or museum is able to generate.

Ryan J Sylvia

A handwritten signature in dark ink, appearing to read "Ryan J Sylvia", written over a horizontal line.

Social Studies Teacher

Greater New Bedford Regional Vocational Technical High School

1121 Ashley Blvd., New Bedford, Massachusetts 02745

Greater New Bedford Voc-Tech High School is committed to ensuring equal educational opportunities for all students. The school does not discriminate on the basis of race, color, national origin, sex, disability, religion, sexual orientation, gender identity, age, homelessness or veteran status in its education programs and activities, including admission to or employment in such programs or activities.

James L. O'Brien
Superintendent-Director

Michael P. Watson
Principal

Robert J. Watt
Principal

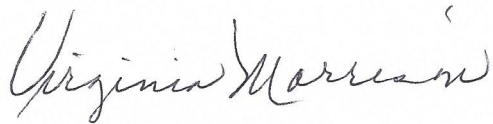
Paul B. Kitchen
School Business Administrator

Proudly Serving the Towns of Dartmouth and Fairhaven, and the City of New Bedford

November 21, 2017

I have been volunteering at the Seamen's Bethel in New Bedford, MA for over a year. It has been one of the nicest experiences of volunteering I have had. The Bethel is very special to me, but more importantly to the city of new Bedford. Visitors are drawn to our city because of the Bethel and the Mariner's Home. When they enter the doors, and go through the two buildings they are so taken by the history and the stories of years past, just by reading the cenotaphs and they see how important the building was, what it meant to men and boys going out to sea to earn a living. They would come to this reverent place before they left and again when they returned from a very hard way to earn a living.

To me it is still welcoming and we in New Bedford and towns around us are so proud to have the Bethel Complex in our city. As I sit and welcome visitors, I am so thankful to be able to tell them the history, and it's still standing where it has for so many years. How lucky are we that we can go and feel so humbled by it all?

A handwritten signature in cursive script that reads "Virginia Morrison". The ink is dark and the signature is fluid, with a large initial 'V' and a long, sweeping 'M'.

Virginia Morrison

Bethel Volunteer

Ladies' Branch of the New Bedford Port Society

15 Johnny Cake Hill

New Bedford, MA 02740

November 29, 2017

Fred Toomey, President
New Bedford Port Society
15 Johnny Cake Hill
New Bedford, MA 02740

Dear Fred,

The Ladies' Branch is pleased to provide its full support to the Port Society Complex, in keeping with our founding mission: "... to aid the New Bedford Port Society in any project relating to the Mariner's Home or the Seamen's Bethel which the Ladies' Branch deems desirable."

Indeed, since 1851, the Ladies' Branch has been actively engaged in providing funds and furnishings for the Mariner's Home, which our first President, Sarah Rotch Arnold, presented to the Society. We are committed to continuing our support for the Port Society's efforts and applaud the restoration and renovation of these historically important buildings.

In May 2018 the Ladies' Branch of the New Bedford Port Society will hold its 185th Annual Meeting on the same premises as its first. This is a stunning achievement for any organization, made possible only through the faithful stewardship of the New Bedford Port Society.

Gratefully,



Elizabeth Pye
President



City of New Bedford

Office of City Council

133 William Street • New Bedford, Massachusetts 02740

(508) 979-1455 • Fax: 508-979-1451

Kerry Winterson
Councillor Ward Five

December 01, 2017

Patrick Sullivan, Director
Department of Planning, Housing and Community Development
City Hall
133 William Street
Room – 303
New Bedford, MA 02740

Community Preservation Committee Board Members
City Hall
133 William Street
Room – 303
New Bedford, MA 02740

Dear Mr. Sullivan and Board Members:

I am writing this letter in support of the New Bedford Port Society and their project to repair the roof and repoint the chimney of the Mariner's Home. In addition, the neighboring Seamen's Bethel is in need of roof repair and shingle siding repair done on their north and west walls.

Founded in 1830, the New Bedford Port Society maintains the historic Seamen's Bethel and Mariners' Home, two historic treasures, located at the top of Johnny Cake Hill in the New Bedford Whaling National Historical Park. Serving the maritime community for over 175 years, the Seamen's Bethel is also the site of dozens of weddings, christenings, memorial services and events each year.

Approval of the Port Society's request would benefit all members the community.

I respectfully ask that you grant said request.

Thank you.

Very truly yours,

Kerry M. Winterson

Kerry M. Winterson,
Councillor Ward Five

KMW: rrr

cc: File



Grace Episcopal Church

The Rev. Christopher R. Morck, Rector

November 30, 2017

Feast Day of St. Andrew the Apostle

Patron Saint of Fishermen

Fred Toomey, President
New Bedford Port Society
15 Johnny Cake Hill
New Bedford, MA 02740

Dear Mr. Toomey,

I would like to take this opportunity to affirm my support for the New Bedford Port Society.

As you may know, Grace Church and the Port Society have many connections. Like Grace, the Seaman's Bethel serves a variety of communities within our wider community. Among others, I think especially of fishing families, several of whom are part of Grace or are served by our ministries. There is considerable overlap between the members of Grace and those who are part of and support the Port Society, for which I give thanks.

Having undergone our own extensive restoration here at Grace Church, seen most visibly in the church tower, I have been both grateful and encouraged by the restoration and renovation of the historically significant buildings which comprise the Port Society Complex. This is an important contribution to the city.

The faithful stewardship of these installations is of enormous benefit to the historical integrity of New Bedford and, really, Greater New Bedford. And I believe that the continued use of them by the community for events, commemorations, and services is a support to us all. With many, I hope that the New Bedford Port Society Complex stands for generations to come in benefit of this city and its people.

Faithfully,

The Rev. Christopher Morck

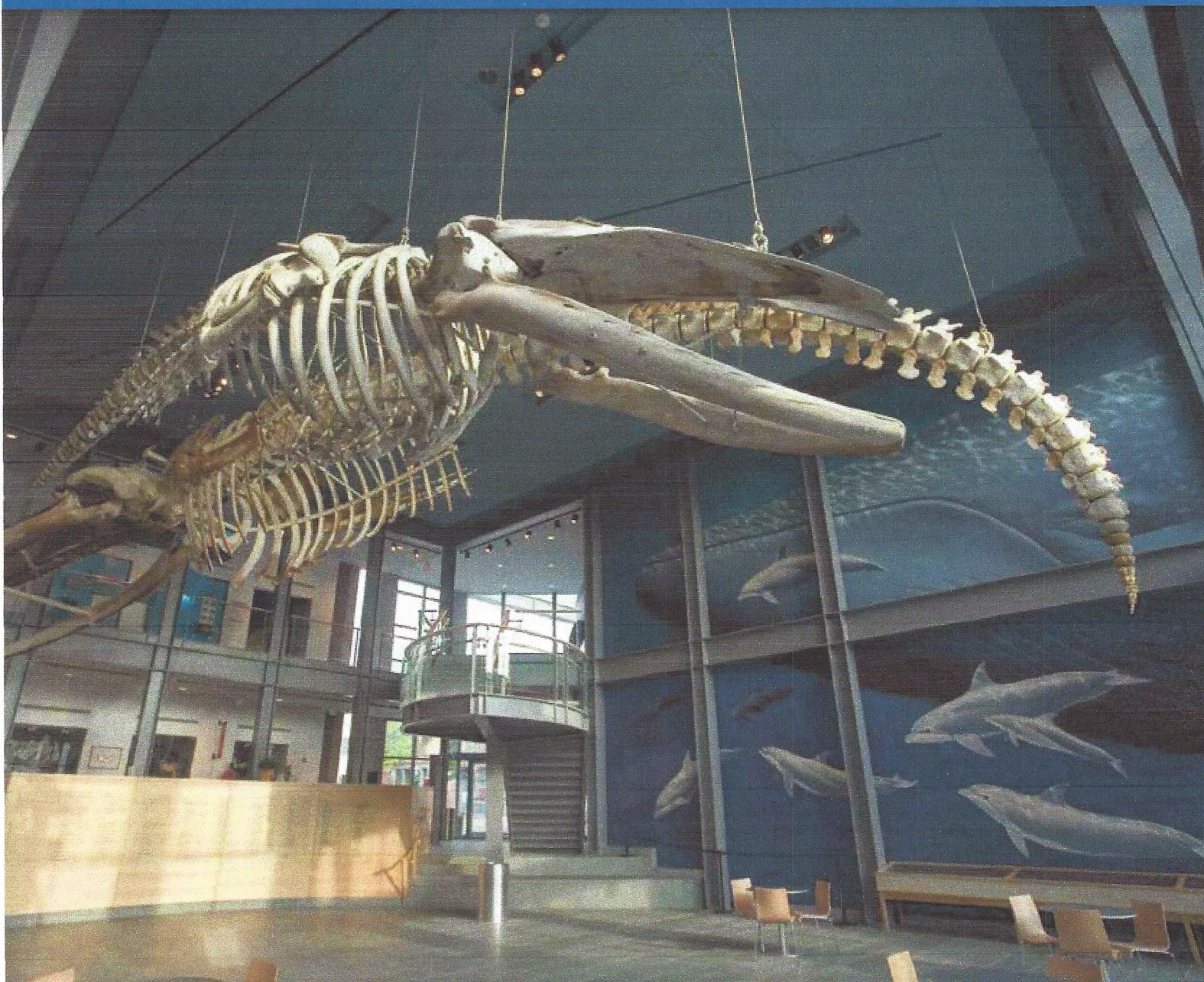


Foundation Document

New Bedford Whaling National Historical Park

Massachusetts

January 2017



F7
1-17-2017



Part 1: Core Components

The core components of a foundation document include a brief description of the park, park purpose, significance statements, fundamental resources and values, other important resources and values, and interpretive themes. These components are core because they typically do not change over time. Core components are expected to be used in future planning and management efforts.

Brief Description of the Park

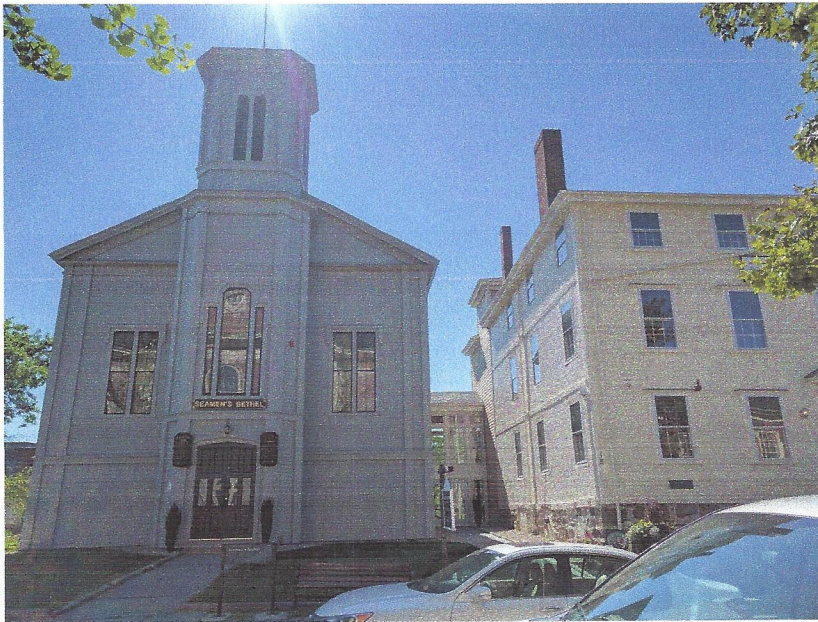
Designated in 1996, New Bedford Whaling National Historical Park encompasses 34 acres spread across 13 city blocks, including the New Bedford Historic District, a national historic landmark district designated in 1966. The park is interwoven into the urban fabric of the city of New Bedford. Within the park boundary there are more than 70 historic resources, the majority of which include historic structures that contribute to the park's historic context and are held in private ownership. The Schooner Ernestina-Morrissey, a national historic landmark, is also considered to be within the boundary of the park and is docked at State Pier on the waterfront. In addition, the National Park Service is authorized to assist in the interpretation and preservation of a number of specific sites named in the enabling legislation that are outside the physical boundary of the park but are considered to be part of the park. These sites include the southwest corner of State Pier, Waterfront Park to the south of State Pier, the Wharfinger Building (Waterfront Visitor Center), Bourne Counting House, and Rotch-Jones-Duff House and Garden Museum.

A maritime city in southeastern Massachusetts on Buzzard's Bay, New Bedford served as home port to the largest U.S. whaling fleet and the center of the nation's whaling industry during the 19th century. Its waterfront teemed with sailors and tradespeople drawn from every corner of the globe by the whaling industry's promise of prosperity and adventure. Despite the collapse of the whaling industry during the decades following the Civil War, New Bedford continues to symbolize whaling in the popular imagination. Today, New Bedford is a city of nearly 100,000 people. Its streets, buildings, and harbor preserve the stories of early settlers, whaling merchants, and maritime workers, including those who found safe haven via the Underground Railroad, and the many people for whom New Bedford was a port of entry and opportunity. New Bedford remains the number one fishing port in the United States in terms of the dollar value of its catch.

New Bedford Whaling National Historical Park is a partnership park, with limited property in federal ownership, collaboratively working with other institutions to achieve its resource protection and public use mandates. The park actively coordinates with a number of community partners including the City of New Bedford, New Bedford Whaling Museum, the New Bedford Port Society, the Schooner Ernestina Commission, the Rotch-Jones-Duff House and Garden Museum, the New Bedford Historical Society, the Waterfront Historic Area League (WHALE), and the New Bedford Historical Commission. The park also has a partnership with the Iñupiat Heritage Center in Barrow, Alaska, to interpret and educate the public on Barrow as an important outpost for New England whalers in the Arctic during the 19th century.

The town itself is perhaps the dearest place to live in, in all New England. . . nowhere in all America will you find more patrician like houses; parks and gardens more opulent, than in New Bedford . . . all these brave houses and flowery gardens came from the Atlantic, Pacific, and Indian oceans. One and all they were dragged up hither from the bottom of the sea.

Herman Melville,
Moby-Dick, 1850





December 6, 2017

New Bedford Community Preservation Committee



Re: Port Society Complex Continued Restoration of Seamen's Bethel and Mariner's Home

We are writing to express our support in the application for the continued exterior restoration of the Seamen's Bethel and Mariner's Home. As you know a significant restoration project was recently completed on the two buildings which added a new Lobby, elevator and stair tower to allow access to all public areas of the building. In addition, significant restoration work took place in both buildings. Although this work restored a significant portion of both buildings, several other areas went unrestored due to the need to stabilize the structure of the Bethel and repair significant decay found within the walls of the Mariner's Home.

Seamen's Bethel

The purpose of this work is to complete the unfinished exterior restoration. The north and west walls of the building were not restored. Although it was intended to replace the weathered and worn exterior shingles, this work had to wait to allow the Saltbox floor structure to be repaired and strengthened. The work in the upcoming phase would remove the shingles, carefully remove the historic sheathing and review damage to the timber frame of the building, if any. This same process would be employed on the West elevation.

Our work in the past completed a similar exterior restoration effort on the south of the building. In that phase, we removed the shingled, carefully cataloged the sheathing, removed it and stored it on the tagging for re-installation. We found the timber frame of the building to be significantly decayed from both rot and insects. The entire building sill on the south needed to be replaced, which was done with heavy timber sills set on a 20 oz. copper flashing to prevent the problem from happening again. Other areas saw the replacement of rotted beams with heavy timber. Once that was completed the sheathing was reinstalled in its original location, the walls were finished in wood shingles.

In addition, when we restored the south wall, in 2011, we discovered that the cenotaphs, which in many cases weigh 800 pounds or more, were improperly supported, screws holding the wood frames to the wall were found to be only anchored into the ¼ inch thick wood lath which was intended to support the horsehair plaster. We had the stone plaques carefully removed, and stored off site. The work installed new plywood blocking behind the lath anchored to the wood structure and relieving the load from the historic plaster wall finish.

It is our opinion, that the same effort will be needed on the north and west elevations. The restoration should be performed in the immediate future to ensure that the Bethel serves the community for years to come. Any delay could result in further deterioration of the building structure, which we hope to prevent.



Mariners Home

As indicated above, some of the restoration work had to wait to allow the structure to be properly restored. Once we opened the walls of the building we discovered significant damage to the wood timbers corner post due to rot and insects. This required new corner post to be installed as well as timber beams.

This phase of work would complete the restoration of the building chimneys. After careful inspection of the 4 chimneys, it is our opinion that they will need to be disassembled to the roof level and rebuilt. These chimneys are not functioning but are a significant feature of the building architecture. Their excessive height coupled with the deterioration of the brick mortar joints could cause the chimneys to crumble and fall to the ground below. This work would carefully remove the existing brick, cleaned of all mortar, and stored on the scaffolding for reuse. New copper through-wall flashing would be installed at the roof level to seal the chimneys to the roof and the chimneys would be reconstructed utilizing historic mortar as well as the original brick. The detail of the chimneys would see the corbeled cap reinstalled and we would add an inconspicuous bluestone cap to seal the chimney to the weather. A copper pan would be installed under the cap.

Failure to cap these chimneys could result in further deterioration as there is no air movement within. This lack of air flow will result in rain water and snow finding its way into the chimney, a normal active chimney has an air flow action which allows the air to rise up the chimney and limit the elements from entering.

Each of these projects will be designed in accordance with the Secretary of Interior's Standards for the Rehabilitation and Restoration of Historic Structures. We strongly support these projects and recommend approval for two of the most important buildings in the Historic National Whaling Park, and the City of New Bedford.

Sincerely yours,

A handwritten signature in dark ink, appearing to read 'Joe Booth'.

Joseph M. Booth Sr. AIA
Principal
JMBA+Architects



The Commonwealth of Massachusetts

HOUSE OF REPRESENTATIVES
STATE HOUSE, BOSTON, MA 02133-1054

PAUL A. SCHMID
REPRESENTATIVE
8TH BRISTOL DISTRICT

STATE HOUSE, ROOM 466
TEL: (617) 722-2017
Paul.Schmid@MAhouse.gov

Vice Chairman
Committee on State Administration
and Regulatory Oversight

Committees:
Public Health
Public Service
Children, Families and
Persons With Disabilities

December 4, 2017

Janine da Silva, Co-Chair
Community Preservation Committee
133 William St. - Rm 303
New Bedford, MA 02740

Colleen Dawicki, Co-Chair
Community Preservation Committee
133 William St. - Rm 303
New Bedford, MA 02740

Dear Chairwomen Silva and Dawicki:

I am writing to you today in support of the New Bedford Port Society's applications to utilize funding through the Community Preservation Act to preserve and rejuvenate the Port Society Complex, including the Seamen's Bethel in the area.

The Seamen's Bethel, which is located in the historic Whaling National Historic Park, provides a variety of benefits to the City of New Bedford. One of the most significant roles the bethel plays in the City is promoting New Bedford as a must-see destination while visiting the South Coast or the Commonwealth.

Alongside the historic aspect of the bethel itself, it still provides many wonderful services to the community that go beyond maritime education. The chapel that resides within the complex is a non-denominational place where people of faith can go for weddings, baptisms, and memorial services. By helping the Port Society renovate this integral piece of the community, we can ensure that the inclusiveness of the Port Society complex remains open to all who wish to use it.

The Bethel has a long and storied history of being part of the whaling traditions of New Bedford while also reminding us that there is a great culture of hard-working people that make the area so wonderful. By looking favorably on this grant proposal, it would allow the Port Society the opportunity to make needed repairs to the Bethel and ensure that this great structure and all the history it has to give to people will remain present in the community.

If you have any questions please do not hesitate to reach out to my office.

Sincerely,

A handwritten signature in blue ink that reads "Paul A. Schmid". The signature is written in a cursive, flowing style.

PAUL A. SCHMID

State Representative

8th Bristol District