



CITY OF NEW BEDFORD
COMMUNITY PRESERVATION ACT FY26
PROJECT APPLICATION

PROJECT INFORMATION			
PROJECT TITLE	Restoration of Historic Stonewall		WARD 4
PROJECT LOCATION	20 South Sixth Street, New Bedford, MA 02740		
LEGAL PROPERTY OWNER OF RECORD	YWCA Southeastern Massachusetts		
CPA PROGRAM CATEGORY <i>(Select relevant categories for your project)</i>	<input type="checkbox"/> OPEN SPACE	<input checked="" type="checkbox"/> HISTORIC RESOURCE	
	<input type="checkbox"/> RECREATION	<input type="checkbox"/> HOUSING	
ESTIMATED START DATE	7/1/26	ESTIMATED COMPLETION DATE	12/31/26

PROJECT APPLICANT			
APPLICANT ORGANIZATION NAME	YWCA Southeastern Massachusetts		
APPLICANT IS (Check only one)	<input type="checkbox"/> CITY DEPARTMENT	<input checked="" type="checkbox"/> NON-PROFIT	<input type="checkbox"/> PRIVATE GROUP/CITIZEN
CO-APPLICANT ORGANIZATION NAME (If applicable)	N/A		
CO-APPLICANT IS (Check only one)	<input type="checkbox"/> CITY DEPARTMENT	<input type="checkbox"/> NON-PROFIT	<input type="checkbox"/> PRIVATE GROUP/CITIZEN
PROJECT CONTACT PERSON	Gail Fortes		
MAILING ADDRESS (INCLUDE ZIP CODE)	20 South Sixth Street, New Bedford, MA 02740		
TELEPHONE NUMBER	508-999-3255	EMAIL:	[REDACTED]

PROJECT FUNDING		
CPA FUNDING REQUEST <i>(must match CPA request-line 1 of Project Budget on page 8)</i>	\$125,000	
TOTAL PROJECT BUDGET	\$183,750	

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/we acknowledge and agree that a permanent restriction may be placed on the property as a condition of funding.		
APPLICANT NAME (printed) Gail Fortes	SIGNATURE	DATE 11/13/25
CO-APPLICANT NAME (printed)	SIGNATURE	DATE

Submission Checklist

The following items must be organized on your submitted flash drive in folders named for each applicable section below (e.g., Application, Financial, etc.). Please check each item on this list if it is included in your submission packet. **Note: not all items will apply to each project.**

APPLICATION – All items in this section are required	
<input checked="" type="checkbox"/>	Application Information (page 1)
<input checked="" type="checkbox"/>	Submission Checklist (this page)
<input checked="" type="checkbox"/>	Narrative/Project Management/Category Specific Section/Financial (pages 3-7)
<input checked="" type="checkbox"/>	Project Schedule – Project Budget – Funding Sources Summary (page 8)
<input checked="" type="checkbox"/>	Construction Budget Summary – to be complete for construction projects ONLY (page 9)
<input checked="" type="checkbox"/>	Certificate of Vote of Corporation and Tax Compliance Certification (page 10) must be completed by both applicant and co-applicant if non-municipal applicant. The form must be completed by authorized board member. *Certificate of Vote named person must be different person from signer of the certificate.
FINANCIAL	
<input checked="" type="checkbox"/>	One cost estimate from an architect OR two written vendor/contractor quotes (Quotes/cost estimates must be submitted with application – late submissions will not be accepted)
<input type="checkbox"/>	Proof of secured funding (commitment letters or bank statements), if applicable. Please redact account numbers and any sensitive information.
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. <i>Applications will not be reviewed without this documentation.</i>
<input checked="" type="checkbox"/>	Board of Directors listing
<input checked="" type="checkbox"/>	Certificate of Good Standing – available at MA Secretary of State website
<input checked="" type="checkbox"/>	501(c) certification (if operating as a non-profit) or corporate certificate
<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.
PLANS & REPORTS <i>If applicable to your project, please submit in digital format only.</i>	
<input type="checkbox"/>	Renderings, site plans, engineering plans, design/bidding plans, specifications, and any MAAB variance requests.
<input type="checkbox"/>	Applicable reports (21E, Historic Structure Report, appraisals, survey plan, feasibility studies, etc.)
VISUAL <i>If applicable to your project, please submit in digital format only.</i>	
<input checked="" type="checkbox"/>	Photos of the project site (not more than four views per site) Digital copies <u>only</u> .
<input type="checkbox"/>	Catalog cuts (i.e. recreation equipment) if applicable.
FOR HISTORIC RESOURCE PROJECTS ONLY	
<input checked="" type="checkbox"/>	Documentation stating 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/resource. Digital copies <u>only</u> .
<input checked="" type="checkbox"/>	Report or condition assessment by a qualified professional describing the current condition of the property/resource, if available.
<input checked="" type="checkbox"/>	I/We have read the <i>U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties</i> and understand that planning for and execution of this project must meet these standards.

PROJECT NARRATIVE

1 GENERAL NARRATIVE (1000 Character Maximum)

- *Describe the proposed scope of work including the project location, property involved, and the proposed use*

This project is for the restoration of the historic stone wall on the east side of the YWCA Levi Standish House, built in 1825, located at 20 South Sixth Street, New Bedford, part of the County Street Historic District. The stone wall is used to mark the property line between the YWCA and Nativity Prep.

A conditions report completed by Studio 2 Sustain Architects determined the stone wall was in significant disrepair and a potential fall hazard. The report indicated the following: stone reinforcements required, removal of overgrowth, separations/bulges were evident, and signs of deterioration. Immediate repair/restoration was recommended, to be done by a mason familiar with historic stone walls.

Restoration includes:
Dismanteling the stone wall
Sorting the stones
Rebuilding the stone wall
Maintaining the structural integrity of the stone wall

2 COMMUNITY NEED (1000 Character Maximum)

- *What community need(s) listed in the current CPA Plan 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.*

Restoration of the Historic Stone Wall at Levi Standish House aligns well with the CPA Plan for Historic Resources by preserving a significant Historic Structure & Site that represents the rich history of New Bedford. It fits the definition of Community Preservation Act preservation, rehabilitation, and restoration of historic resources and Historic Preservation Goal "protect, preserve, enhance, restore, and/or rehabilitate historic structures—the YWCA's Project preserves a piece of New Bedford's history.

The Restoration of Historic Stone Wall falls under the CPA Allowable as follows:

-Preserves an Historic Structure
-Rehabilitates and/or Restores a Historic Structure
-Saving this Stone Wall rooted in history (as indicated by the MA Cultural Resource System); benefits the YWCA's underserved individuals; acts as a property's boundary; is a significant land site (the Levi Standish House); and its preservation of a structure that will ensure safety combined make this an invaluable project.

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 current Community Preservation Plan?*

Goal: Historically preserve the structural integrity and aesthetic character of the Stonewall on the Levi Standish House.

Objectives:

- Hire a qualified Historic Mason, who understands structural and historical significance, to rebuild the stonewall utilizing 'historic restoration' techniques
- Dismantle the wall, sort stones, and carefully rebuild them to ensure longevity
- Address all structural integrity issues (water erosion, biological growth, cracked stones, deteriorated mortar) that threaten the stability of the wall
- Repair wall to expose its unique beauty and charm
- Ensure the function of the wall is stable and avoids safety risks
- Sustain and conserve the existing materials in order to avoid demolition

4 MEASURING SUCCESS (1000 Character Maximum)

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

Restoration of an historic stone wall is both time consuming and significant—measuring the success of the historic rebuild of the wall at the YWCA's office/Levi Standish home will include: hiring and utilizing expert masons that are trained in traditional techniques; the dismantle and rebuilding of the wall to its original state; preserving history and improving the natural beauty of the wall; and caring for a magnificent community asset.

The YWCA's measurable outcomes to date: secured the opinion of architect Kathryn Duff, from Studio 2 Sustain, who assessed the architectural value of the Stone Wall and recommended Paul Choquette & Co. Historical Masonry Artisan to assist with the restoration. Choquette was paid by the YWCA to remove the years of plant growth to determine the restoration needs. Choquette has completed the clean-up and concluded the Stone Wall needed to be rebuilt and estimated the cost of reconstruction at approximately \$175,000. The YWCA installed a fence around the wall to ensure safety.

5 COMMUNITY SUPPORT (1000 Character Maximum)

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

The Community involvement and support of this project have included:

- Conversations with neighbors/abutters who are extremely anxious to support this historic restoration that will ensure the appeal of their property and the safety of individuals utilizing their home
- Consultation with a local architect has given clarity to the project along with solid direction for its completion
- Discussion with two area Historic Masons has provided a cost analysis for the project and a method for the historic restoration of the stone wall
- Support letters have been acquired from the New Bedford Historical Society, Nativity Prep, New Bedford Women's Center and Rotch Jones Duff House

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 only, is the property at risk for irreparable loss? If so, please include a condition assessment from a qualified professional if available.*

Urgency: The wall has been deemed 'unsafe' and a potential hazard to the abutters.

The YWCA has taken measures to install a safety fence with caution taping to contain and temporarily secure the area—until the wall has been fully restored.

Repair of the wall is of an urgent nature.

Deadline: The factors that currently exist include: winter weather that can delay project progress; leverage of other grants and YWCA funding has been secured but pending full receipt; and request from Nativity Prep to complete the project so they can safely 're-gain' full use of their parking lot.

Historic Resource Application: Please see attached report from architect Kathryn Duff

PROJECT MANAGEMENT

1 APPLICANT INFORMATION (1000 Character Maximum)

- *Describe applicant. Is applicant a public entity, private non-profit, private for-profit, an individual, a partnership, or another type of entity? What is the history and background of the applicant?*
- *Identify and describe the roles of all participants (applicants, architects, contractors, etc.) including the project manager.*
- *Describe any past projects of similar type and scale, or experience that demonstrates the applicant's ability to carry out this project.*

YWCA Southeastern Massachusetts is a non-profit organization founded in 1911 with a mission to eliminate racism, empower women, and promote peace, justice, freedom and dignity for all. The vision is to offer programming that enables all people to reach their full potential in a community where they are respected and allowed to be economically, socially, and personally included and independent.

Role of Participants: Kathryn Duff, Architect Studio 2 Sustain, assessed the architectural value of the Stone Wall and recommended immediate Historic Reconstruction; Paul Choquette & Co. Historical Masonry Artisan completed removal of plant growth to determine the restoration needs and provided an estimate of the restoration; BD Masonry , Historic Mason also provided an estimate.

Past Projects: The YWCA has restored/renovated a number of Historic Homes in Downtown New Bedford—the Levi Standish home; the Drayton House and A Woman's Place.

2 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.*

The YWCA will need a structural engineer detail/review of the corner wall reinforcing at the Northeast corner of the property. Contractor will secure the building permit. The project will also need a review of hydro-loads at the stone wall repair as we will need to add some form of weep/drainage at the base of the wall.

The building has a restriction from MA Historic Commission(MHC). Approval from MHC will be needed prior to project commencement.

3 PROJECT MAINTENANCE (1000 Character Maximum)

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

Jack Davis, Facilities Manager, will be responsible for all long-term maintenance of the Stone Wall restoration project.

Mr. Davis has been a member of the YWCA for over 27 years serving as its Facilities Manager. He has been instrumental in the purchase and restoration of all Historic Houses bought and is well versed in its need for this Stone Wall repair. Mr. Davis holds a BS Degree in Textile Science, has 9 years as a business owner, and over 40 years in positions that required supervision and high level decision making. Jack is the perfect person to take on the oversight of this Project and its ongoing maintenance. The Maintenance Plan will include: regular visual inspections; removal of vegetation growing on wall; monitoring moisture build-up; and cleaning wall as necessary.

COMPLETE FOR HISTORIC RESOURCE PROJECTS ONLY

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, i.e., hiring of a consultant.*

The project complies with the U.S. Secretary of the Interior's Standards for Rehabilitation as this is a restoration project of a stone wall on this historic property. The YWCA is restoring the original historic wall without any changes. The project will preserve all stones, features and other items to be used in the project once the wall is repaired.

The contractor (mason) will stabilize the wall and repair the deteriorated or damaged pieces of the wall. The YWCA will work with an engineer and architect to ensure that the wall restoration project meets all standards throughout the project.

COMPLETE FOR PROJECTS WITH ACCESSIBILITY REQUIREMENTS ONLY

CPA Compliance (500 Character Maximum)

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

N/A

COMPLETE FOR COMMUNITY HOUSING PROJECTS ONLY

CPA Compliance (500 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 FINANCIAL INFORMATION

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. A bullet point list is acceptable.*
- *Will the project require CPA funding over multiple years? If so, provide estimated 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 receives a reduced amount?*

The YWCA applied for \$25,000 in funding from Eastern Bank- application is pending. An application will also be submitted in November 2025 to Bank of America for \$25,000. The YWCA will also solicit donations/contributions from private foundations and individual donors.

The project will require only one-year of CPA funding. The CPA request is based on cost estimates from the architect and contractors, as well as projections from the YWCA on potential funding that can be raised from other sources. The YWCA has been working diligently to secure funds for this project. If reduced funding is received from CPA, depending on the amount of loss, the YWCA will continue to pursue other funds to augment the difference. However, if no funds are granted from CPA the YWCA will be forced to delay its complete Stone Wall Restoration project.

PROJECT SCHEDULE – PROJECT BUDGET – FUNDING SOURCE SUMMARY

PROJECT SCHEDULE

Please provide a project timeline below, noting all project milestones. Please note the City Council must approve all appropriations of CPA funds. Grant funding will not be available for disbursement until after July 1, 2026.

	ACTIVITY	ESTIMATED DATE
PROJECT START DATE:	Begin architect drawings and engineering	July 2026
PROJECT MILESTONE:	Wall prepared for reinforcing, drainage and rebuilding	August 2026
50% COMPLETION STAGE:	Reinforcement and drainage of wall complete and begin rebuilding the wall	September 2026
PROJECT MILESTONE:	Rebuilding wall with stones 50% complete	October 2026
PROJECT COMPLETION DATE:	Complete restored stone wall	December 2026

PROJECT BUDGET

Please include an **itemized budget** of all project expenses. Note: CPA funds cannot be used for maintenance. If the project received CPA funds in another fiscal year, please include this amount on a separate line, not on line 1.

FUNDING SOURCES	EXPENSES				
	STUDY	SOFT COSTS*	ACQUISITION	CONSTRUCTION**	TOTAL
1 NEW BEDFORD CPA FY26***	\$	\$	\$	\$ 125,000	\$ 125,000
2 Grants/Contributions	\$	\$ 8,750	\$	\$ 50,000	\$ 58,750
3	\$	\$	\$	\$	\$
4	\$	\$	\$	\$	\$
5	\$	\$	\$	\$	\$
6	\$	\$	\$	\$	\$
7	\$	\$	\$	\$	\$
TOTAL PROJECT COSTS	\$	\$ 8,750	\$	\$ 175,000	\$ 183,750

* 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.

***New Bedford CPA (Line 1) amount should match the amount requested on the application cover page.

ANTICIPATED FUNDING SOURCE SUMMARY

Please explain the current 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	Eastern Bank	Grant submitted October 2025- pending decision- \$25,000
2	Bank of America	Grant will be submitted December 2025-\$25,000
3	Individual Contributions	Donors to be identified-\$20,000
4		
5		
6		
7		

CONSTRUCTION BUDGET

To be completed for construction projects only

If you have a construction budget, it may be submitted in lieu of this page.

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	\$ 125,000	\$ 50,000	\$ 175,000
Performance bond premium	\$	\$	\$
Construction contingency	\$	\$	\$
Other	\$	\$	\$
Architectural and Engineering (See Designer Fee Schedule for guidance):			
https://www.mass.gov/files/design_fee_schedule_- dsb_2015_2007.pdf			
Architect fees	\$	\$	\$
Engineering fees	\$	\$ 8,750	\$ 8,750
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/Maintenance	\$	\$	\$
Taxes	\$	\$	\$
Insurance	\$	\$	\$
Other	\$	\$	\$
TOTAL	\$ 125,000	\$ 58,75018	\$ 183,750

CERTIFICATE OF VOTE OF CORPORATION AUTHORIZING EXECUTION OF CORPORATE AGREEMENTS

At a meeting of the Board of Directors of _____ (organization) duly called and held on _____, 20____ at which a quorum was present and acting throughout, the following vote was duly adopted.

VOTED: That _____ (person), the _____ (title) of the corporation, be and hereby is authorized to affix the Corporate Seal, sign and deliver in the name and on behalf of the corporation, contract documents with the City of New Bedford, the above mentioned documents to include but not be limited to Bids, Proposals, Deeds, Purchase and Sales Agreements, Agreements, Contracts, Leases, Licenses, Releases and Indemnifications; and also to seal and execute, as above, surety company bonds to secure bids and proposals and the performance of said contract and payment for labor and materials, all in such form and on such terms and conditions as he/she, by the execution thereof, shall deem proper.

A TRUE COPY, ATTEST:

Name (printed)

_____ (Affix Corporate Seal)

Signature

Title

Date

TAX COMPLIANCE CERTIFICATION

Pursuant to Chapter 62C of the Massachusetts General Laws, Section 49A(b), I, the undersigned, authorized signatory for the below named contractor, do hereby certify under the pains and penalties of perjury that said contractor has complied with all laws of the Commonwealth of Massachusetts relating to taxes, reporting of employees and contractors, and withholding and remitting child support.

Signature

Print Name

Organization name

Federal Tax ID #

Date

CERTIFICATE OF VOTE OF CORPORATION AUTHORIZING EXECUTION OF CORPORATE AGREEMENTS

At a meeting of the Board of Directors of YWCA Southeastern MA (organization) duly called and held on October 27, 2025 at which a quorum was present and acting throughout, the following vote was duly adopted.

Gail Fortes Executive Director
VOTED: That Gail Fortes (person), the Executive Director (title) of the corporation, be and hereby is authorized to affix the Corporate Seal, sign and deliver in the name and on behalf of the corporation, contract documents with the City of New Bedford, the above mentioned documents to include but not be limited to Bids, Proposals, Deeds, Purchase and Sales Agreements, Agreements, Contracts, Leases, Licenses, Releases and Indemnifications; and also to seal and execute, as above, surety company bonds to secure bids and proposals and the performance of said contract and payment for labor and materials, all in such form and on such terms and conditions as he/she, by the execution thereof, shall deem proper.

A TRUE COPY, ATTEST:

Shai Spinola-Ramos

Name (printed)

 (Affix Corporate Seal)
Signature

Board Clerk

Title

10/28/25

Date

TAX COMPLIANCE CERTIFICATION

Pursuant to Chapter 62C of the Massachusetts General Laws, Section 49A(b), I, the undersigned, authorized signatory for the below named contractor, do hereby certify under the pains and penalties of perjury that said contractor has complied with all laws of the Commonwealth of Massachusetts relating to taxes, reporting of employees and contractors, and withholding and remitting child support.


Signature

YWCA Southeastern MA
Organization name

Gail Fortes

Print Name

042104747
Federal Tax ID #

Date

10/28/25



PAUL CHOQUETTE & CO.
HISTORICAL MASONRY RESTORATION ARTISANS

7 Pine Wood Way
Mattapoisett, MA 02739

Phone: (508) 758-9448 Fax: (508) 758-9448 Cell: (508) 889-6430

PROPOSAL

September 22, 2025

YWCA
New Bedford, MA

PROJECT: Masonry Repairs – YWCA New Bedford, MA

After all the foliage has been removed we have been able to inspect the stone wall and we have determined that a lot of the stone wall in these areas are in the process of falling off at any time in the parking lot and play area that could cause problems and accidents. It is our recommendation that the stone wall needs repairs as soon as possible, as follows:

BASE PRICE: For Labor, Tools, Material and Equipment we will perform the work for MASONRY as per on site job inspection as follows:

1. To remove areas in the 112+ - L feet x 7ft high of the stone wall, that are loosened and falling outward.
2. To repair areas where the mortar is missing or has fallen off and repair with Type "S" mortar.
3. To replace the stones in the areas which were removed and repair with Type II cement bed mortar.
4. To remove the back up material that needs to be removed in the areas where the stone wall has been pushing outward, where needed.
5. To repoint the 112' stone wall area.
6. Price includes machine to remove the stones.

Base Price for above work only: \$175,000.00

EXCLUSIONS:

1. No miscellaneous metals, if needed
2. No permits, no fees for testing, and no fees of any kind, unless noted above.
3. No shoring or stabilizing.
4. No traffic control.
5. No metal for trim stone or angle irons, as noted.
6. No heat or winter protection.
7. Nothing else is to be done unless agreed upon.

From: Brian D <bdemed08@gmail.com>
Date: November 6, 2025 at 5:16:29 AM EST
To: Jack Davis <jdavis@ywcasema.org>
Subject: Re: YWCA SEMA

Good morning Jack,

I have completed the estimate for the east wall repairs.

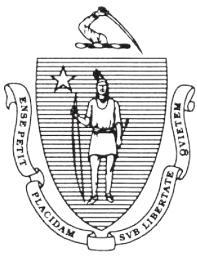
After reviewing the conditions report and meeting with Kathryn Duff, I've developed a plan for the east wall, which is our primary concern. The northern section of the east wall, adjacent to the main building, should be reinforced with a concrete wall, similar to the one at the nativity center. We would tie it into their existing concrete wall to secure this critical area. Given the building's proximity, disassembling and repairing this section is not feasible.

For the remaining portion of the wall along the play area, we would repair it in small sections to prevent collapse. We will provide support and shoring for the sections not actively being worked on while repairing the exposed areas, as described in the conditions report. I also recommend installing weep holes and a drainage system to alleviate water pressure from behind the wall.

Please note that due to the nature of the work, there is no definite timeline or fixed cost. My educated estimate is approximately 45 days of labor, plus materials. The estimated cost is \$94,000. I also recommend budgeting an additional \$20,000 for unexpected or unforeseen costs, along with at least \$5,000 for a civil engineer. Civil engineer plans will be required before proceeding with the work.

Please feel free to reach out with any questions.

Brian DeMedeiros
BD Masonry LLC
Marion, MA
774-775-2247



The Commonwealth of Massachusetts
Secretary of the Commonwealth
State House, Boston, Massachusetts 02133

William Francis Galvin
Secretary of the
Commonwealth

Date: September 17, 2025

To Whom It May Concern :

I hereby certify that according to the records of this office,

YWCA OF SOUTHEASTERN MASSACHUSETTS, INC.

is a domestic corporation organized on **May 17, 1911**

I further certify that there are no proceedings presently pending under the Massachusetts General Laws Chapter 180 section 26 A, for revocation of the charter of said corporation; that the

State Secretary has not received notice of dissolution of the corporation pursuant to Massachusetts General Laws, Chapter 180, Section 11, 11A, or 11B; that said corporation has filed all

annual reports, and paid all fees with respect to such reports, and so far as appears of record said

corporation has legal existence and is in good standing with this office.



In testimony of which,
I have hereunto affixed the
Great Seal of the Commonwealth
on the date first above written.

A handwritten signature in black ink that reads "William Francis Galvin".

Secretary of the Commonwealth

Certificate Number: 25090352240

Verify this Certificate at: <http://corp.sec.state.ma.us/CorpWeb/Certificates/Verify.aspx>

Processed by: qle

CERTIFICATE OF VOTE

Phyllis Balas

Clerk of the New Bedford

Young Women's Christian Association, hereby certify that the following is a true copy of votes adopted at a meeting of the Board of Directors of the corporation held on the 30th day of July 1979, a quorum of said Board being present, where upon motion duly made and seconded, it was unanimously voted:

"VOTED: That the New Bedford Young Women's Christian Association agreed to purchase from the New Bedford Woman's Club at a price of \$40,000.00 the premises located at 20 South Sixth Street in New Bedford, with the following additional stipulations:

1. That certain furnishings be left in the name of the Woman's Club and maintained at the premises and continue to be insured by the New Bedford Woman's Club.
2. That the New Bedford Woman's Club be allowed to hold their meetings at the premises without charge according to the meeting dates as listed in their annual program handbook."

"VOTED: That Bonnie W. Werly, President of the New Bedford Young Women's Christian Association and Beverly Thomson, Treasurer of said corporation, be empowered to sign and execute and acknowledge and deliver any and all necessary documents to effectuate the said purchase of the premises in question.

I further certify that Bonnie W. Werly is the duly elected and qualified President of said corporation and that Beverly Thomson is the duly elected and qualified Treasurer of said corporation.

I further certify there are no provisions of the By-laws of said corporation that are contrary to the said votes, and that said votes have not been altered, amended or repealed.

WITNESS my hand and the seal of the said corporation this 17th day of December, 1979.

AM 1797 pg 843

Received & recorded Dec 18 1979 at 4 hrs 5 min P.M.

Attest: *John Jones* Register

1001797 pg 836

CERTIFICATE OF VOTE

I, Mildred Stone, Recording Secretary of New Bedford Woman's Club, hereby certify that the following is a true copy of votes adopted at a special meeting of the members of the corporation held on the 18th day of June 1979, at 20 South Sixth Street, New Bedford, Massachusetts, a quorum of said members being present and a two-thirds majority of said quorum being required for said vote. Twenty-three of the twenty-six members present did vote as follows:

"VOTED: That the corporation sell to the New Bedford Young Women's Christian Association the real estate with any buildings thereon at 20 South Sixth Street, New Bedford, for the price of \$40,000.00 on the condition that the New Bedford Woman's Club maintain the right to hold its meetings at the premises without charge on such dates as it shall from time to time establish in its annual program handbook, and also to reserve the right to maintain furnishings at locations on the first floor of said premises."

"VOTED: That Ellen Matthews, President of New Bedford Woman's Club, and Helen Bauer, Treasurer of New Bedford Woman's Club, sign, execute, acknowledge and deliver any and all necessary documents, including purchase and sale agreements, deeds and the like necessary to effect said conveyance."

I further certify that Ellen Matthews is the duly elected and qualified President of said corporation.

I further certify that Helen Bauer is the duly elected and qualified Treasurer of said corporation.

I further certify there are no provisions of the By-laws of said corporation that are contrary to the said votes and that said votes have not been altered, amended or repealed.

WITNESS my hand and the seal of said corporation this 13th day of December 1979.

Mildred Stone
Recording Secretary

Right of
First Refusal

11-15-98
11-170-208 NEW BEDFORD WOMAN'S CLUB,

MASSACHUSETTS QUICCLAIM DEED SHORT FORM (INDIVIDUAL) 661

14279

of 20 South Sixth Street, New Bedford, Bristol County, Massachusetts,
being unmarried, for consideration paid, and in full consideration of Forty thousand (40,000.00) Dollars
grants to NEW BEDFORD YOUNG WOMEN'S CHRISTIAN ASSOCIATION,
of 66 Spring Street, New Bedford, Bristol County, Mass., with quitclaim covenants
the land in said New Bedford, with any buildings thereon and more particularly described
as follows:

(Description and encumbrances, if any)

Release
4/8/02
5466-146

Beginning at the southwest corner thereof at a point formed by the intersection
of the north line of School Street and the east line of Sixth Street;

thence NORTHERLY in said east line of Sixth Street one hundred thirteen and
75/100 (113.75) feet to land now or formerly of Abbie H. Weeden;

thence EASTERLY in line of last named land one hundred six and 57/100 (106.57)
feet to land now or formerly of Isaac L. Ashley;

thence SOUTHERLY in line of last named land and in line of land formerly of
Francis and Horatio Hathaway one hundred eleven and 88/100 (111.88) feet to the
said north line of School Street and

thence WESTERLY in said north line of School Street one hundred five and
41/100 (105.41) feet to the place of beginning. Containing Forty-three and 92/100
(43.92) square rods, more or less.

Subject to the right of Seller to hold certain meetings and to maintain certain
furnishings at the subject premises, all as more particularly described in an
Agreement between the parties dated December 17, 1979.

For Seller's title, see deed of Katherine L. Standish and Emma L. Eaton to
New Bedford Woman's Club dated March 4, 1916 and recorded in Bristol County Registry
of Deeds, (S.D.) in Book 433, Page 497.

IN WITNESS WHEREOF the NEW BEDFORD WOMAN'S CLUB has caused this instrument to
be signed and its common seal to be hereunto affixed, (it having no corporate seal)
by Ellen L. Matthews, its President and by Helen C. Bauer, its Treasurer, hereunto
duly authorized, this 18th day of December 1979.

..... hand and seal this day of 1979.

NEW BEDFORD WOMAN'S CLUB

By *Ellen L. Matthews, Pres.*
Ellen L. Matthews, Pres.

By *Helen C. Bauer, Treas.*
Helen C. Bauer, Treas.

The Commonwealth of Massachusetts

Bristol, ss.

December 18, 1979

Then personally appeared the above named Ellen L. Matthews, President and Helen C. Bauer,
Treasurer, and acknowledged the foregoing instrument to be the free act and deed, before me,
of the New Bedford Woman's Club.

Notary Public — Notary Public

My commission expires

Dec. 21, 1984

COMMONWEALTH OF MASSACHUSETTS
DEEDS & EXCISE

BY CHAPTER 497 OF 1969

the full name, residence and post office address of the grantee
the nature of the other consideration therefor, if not delivered
price for the conveyance without deduction for tax liens or
encumbrances and recitals shall be recorded as part of the deed.
No register of deeds shall accept a deed for recording unless

1979 pg 835

AGREEMENT made this 17th day of December, 1979, between the NEW BEDFORD WOMAN'S CLUB, of 20 South Sixth Street, New Bedford, Mass., "SELLER", and NEW BEDFORD YOUNG WOMEN'S CHRISTIAN ASSOCIATION of 66 Spring Street, New Bedford, Mass., "BUYER".

1. The Seller hereby agrees to sell and the Buyer hereby agrees to purchase a certain estate situated at 20 South Sixth Street, New Bedford, including the land and any buildings thereon, and being shown as the parcel located at Plat 46, Lot 69 at the New Bedford City Assessors, and more particularly described as follows:

A certain piece or parcel of land with all the buildings thereon, situate in said New Bedford and bounded and described as follows: Beginning at the southwest corner thereof at a point formed by the intersection of the north line of School Street and the east line of Sixth Street; thence northerly in said east line of Sixth Street One hundred thirteen and 75/100 (113.75) feet to land now or formerly of Abbie H. Weeden; thence easterly in line of last named land one hundred six and 57/100 (106.57) feet to land now or formerly of Isaac L. Ashley; thence southerly in line of last named land and in line of land formerly of Francis and Horatio Hathaway One hundred eleven and 88/100 (111.88) feet to the said north line of School Street and thence westerly in said north line of School Street One hundred five and 41/100 (105.41) feet to the place of beginning. Containing Forty-three and 92/100 (43.92) square rods, more or less.

2) Included in this sale as part of said premises are the usual landlord's fixtures belonging to the Seller and used in connection therewith, including, if any, all furnaces, heaters, stoves, ranges, oil and gas burners and fixtures appurtenant thereto, hot water heaters, electric, gas, refrigerators, mantels, lighting fixtures, all window shades, curtains, draperies, rugs, screen and storm doors and windows, gates, fences and hardy shrubs and other fixtures insofar as the same are or can by agreement of the parties be made a part of the realty, excepting, however, such furnishings as are listed on Schedule "A" referred to in paragraph 3) f.

3) Said premises are to be conveyed on or before December 23, 1979, by a good and sufficient quitclaim deed of Seller conveying a good and clear record and marketable title to the same, free from all encumbrances except:

- a) Provisions of local zoning laws, if any.
- b) Existing rights created by instruments of record, and party or partition walls, if any;
- c) Any taxes for the current year as are not due and payable on the date of the delivery of such deed, and any liens, municipal betterments assessed after the date of this agreement.
- d) Easements and restrictions of record.
- e) A reservation permitting the Seller to hold its meetings at the premises without charge or restriction as to location on such dates as it shall from time to time establish in its annual program handbook, together with the right to use such facilities at the Club as are incidentally necessary to the holding of such meetings. The Seller shall be allowed to retain keys to the subject premises so long as it retains the right to hold its meetings at the premises. The right to hold such meetings shall continue so long as the Club is in existence. This right may also be extinguished (1) by vote of two-thirds of the membership at the Club's annual meeting or at any duly called special meeting of the membership, or (2) by recording at the Bristol County (S.D.) Registry of Deeds of an Affidavit signed by the President and Clerk of the YWCA certifying that the Seller has abandoned its use of the premises for more than one year next prior to the signing of said Affidavit; and further, certifying that notice of intention of recording of said Affidavit was provided to the last known President of Seller by certified or by registered mail.
- f. Incidental to the above right, the Seller may be allowed to maintain certain furnishings at the Club as listed on the attached Schedule "A"; said furnishings to be maintained in the locations where they are presently kept, as shown on said schedule or at such other locations as the parties may from time to time agree. The Seller shall insure said items for its own benefit, and at no time

shall the YMCA obtain any ownership interest therein.

g. The provisions contained in said paragraphs e and f or the substance thereof shall be contained in Seller's deed to Buyer, and shall run with the land and be binding upon Buyer's successors and assigns.

4) To enable Seller to make conveyance as herein provided, Seller may, at the time of the delivery of the deed, use the purchase money or any portion thereof to clear the title of any and all encumbrances or interests; all instruments so procured to be recorded simultaneously with the delivery of the deed.

5) For said deed and conveyance, Buyer is to pay the sum of Forty thousand and no/100 (40,000.00) Dollars, of which Four thousand and no/100 (4,000.00) Dollars have been paid as a binder prior to the execution of this agreement, with the remainder to be paid in cash upon the delivery of the deed.

6) Full possession of said premises, free of all tenants, with the exception of the rights reserved as hereinabove stated, is to be delivered to Buyer at the time of the delivery of the deed; said premises to be in the same condition in which they now are, reasonable use and wear of the buildings thereon, and damage by fire or other unavoidable casualty excepted.

7) Seller agrees to maintain present insurance on the buildings on said premises until full performance of this agreement, and in case of any loss, all sums recovered or recoverable on account of said insurance shall be paid over or assigned on delivery of the deed to Buyer unless the premises shall previously have been restored to their former condition by the Seller.

8) Water rates, oil and taxes shall be apportioned as of the day of delivery of the deed and taxes (if any) assessed for the fiscal year ending June 30, 1980 shall be paid by Buyer. The deed is to be delivered and consideration paid if the purchaser so requires at the Bristol County Registry of Deeds, (S.D.) on December 3, 1979, at 10:00 a.m., unless some other place and time shall be mutually agreed upon.

BOOK 1797 PAGE 839

9) If Seller shall be unable to give title or make conveyance as above stipulated, any payments made under this agreement shall be refunded and all other obligations of either party hereunto shall cease, but the acceptance of the deed and possession by Buyer shall be deemed to be a full performance and discharge hereof.

10) The contracting parties agree that this contract contains all terms and conditions of this sale and it is mutually agreed that any oral representation made by either party prior to the signing of this agreement is null and void.

11) The parties agree that the terms and conditions of the within agreement shall survive the delivery of the deed, and that the within agreement may be recorded by either party at the appropriate Registry of Deeds.

IN WITNESS WHEREOF, the said parties hereto, and to another instrument of like tenor, set their hands and seals on the day and year first above written.

Signed and sealed in presence of

NEW BEDFORD WOMAN'S CLUB

Robert T. Morris

By Ellen L. Matthews
Ellen Matthews, President

Raymond W. Mitchell

By Helen C. Bauer
Helen Bauer, Treasurer
NEW BEDFORD YOUNG WOMEN'S CHRISTIAN ASSOCIATION

by B. W. & R. T.

By Lorraine W. Weller
President

Beverly Thomson
Treasurer

SCHEDULE A: FURNISHINGS TO BE MAINTAINED BY SELLER
AT 20 SO. SIXTH STREET, NEW BEDFORD, MASSACHUSETTS

FRONT HALL:

1. Mahogany Empire Card table
2. 2 matching wood chairs
3. Picture on wall "Old New Bedford"
4. Small picture of Quaker Lady

AUDITORIUM:

1. Steinect Baby Grand piano
2. 98 folding chairs
3. floor lamp
4. 2 matching gold leaf mirrors
5. Tall Pier mirror, marble base, 12 feet high
6. 2 sets of fireplace andirons
7. Large ornamental plaster wall plaque, 8 ft. long
8. Gray gateleg table

PARLOR:

1. Mahogany secretary desk
2. Empire sofa, black & gold covering
3. Lady's arm chair, green covering
4. 3 Duncan Phyfe side chairs
5. Mahogany drop leaf card table
6. Gold frame mirror, 6 ft. long
7. Mahogany Gov. Winthrop desk
8. Empire sofa, brown covering
9. Triple section mahogany mirror over fireplace
10. Nest of three tables
11. Brass & Amethyst period lamp
12. Mahogany arm chair, brown covering
13. Large picture of Cathedral entrance
14. Brass fire tongs & shovel

DINING ROOM:

1. Large mahogany dining table
2. Empire sofa, dark red covering
3. Mahogany side table with rope legs
4. Small tip top table
5. Walnut Victorian stand
6. Maple drop leaf table, turned legs
7. Nest of three tables
8. Pair Victorian chairs, brown covering

DINING ROOM: (continued)

9. Wing foreside chair, brown covering
10. Mahogany frame triple mirror over fireplace
11. 5 ornamental plaster wall plaques
12. 3 pictures, Boy in White, Castle, and 3 children
13. Floor lamp

SPECIAL ITEMS:

1. 1 pair brass candlesticks currently in Auditorium
2. 3 branch brass candlestick currently in Parlor
3. 1 pair brass candlesticks currently in the Dining Room
4. 2 silver plated tea services currently in the Dining Room

Internal Revenue Service
District Director

Department of the Treasury

P. O. Box 2508
Cincinnati, OH 45201

Date: September 9, 1999

YWCA of Southeastern Massachusetts
20 South Sixth Street
New Bedford, MA 02740

Person to Contact:
Stephanie Broach-Camp 31-04022
Customer Service Representative
Telephone Number:
877-829-5500
Fax Number:
513-684-5936
Federal Identification Number:
04-2104747
Accounting Period Ends:
June 30

Dear Sir or Madam:

We have received the copy of the Articles of Amendment filed with the Commonwealth of Massachusetts, on January 26, 1995 indicating that your name has been changed from New Bedford Young Women's Christian Association to the name shown above.

In June 1936 we issued a determination letter that recognized your organization as exempt from federal income tax under section 101(6) of the Internal Revenue Code of 1939 (now section 501(c)(3) of the Internal Revenue Code of 1986). That determination letter is still in effect.

We classified your organization as a publicly supported organization, and not a private foundation, because it is described in section 509(a)(2) of the Code. This classification was based on the assumption that your organization's operations would continue as stated in the application. If your organization's purposes, character, method of operations, or sources of support have changed, please let us know so we can consider the effect of the change on the organization's exempt status and foundation status.

Your organization is required to file Form 990, Return of Organization Exempt from Income Tax, only if its gross receipts each year are normally more than \$25,000. If a return is required, it must be filed by the 15th day of the fifth month after the end of the organization's annual accounting period. The law imposes a penalty of \$20 a day, up to a maximum of \$10,000, when a return is filed late, unless there is reasonable cause for the delay.

As of January 1, 1984, your organization is liable for taxes under the Federal Insurance Contributions Act (social security taxes) on remuneration of \$100 or more the organization pays to each of its employees during a calendar year. There is no liability for the tax imposed under the Federal Unemployment Tax Act (FUTA).

Organizations that are not private foundations are not subject to the excise taxes under Chapter 42 of the Code. However, these organizations are not automatically exempt from other federal excise taxes. If you have any questions about excise, employment, or other federal taxes, please let us know.

YWCA of Southeastern Massachusetts
04-2104747

Donors may deduct contributions to your organization as provided in section 170 of the Code.

Bequests, legacies, devises, transfers, or gifts to your organization or for its 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.

Your organization is not required to file federal income tax returns unless it is subject to the tax on unrelated business income under section 511 of the Code. If your organization is subject to this tax, it must file an income tax return on Form 990-T, Exempt Organization Business Income Tax Return. In this letter, we are not determining whether any of your organization's present or proposed activities are unrelated trade or business as defined in section 513 of the Code.

The law requires you to make your organization's annual return available for public inspection without charge for three years after the due date of the return. If your organization had a copy of its application for recognition of exemption on July 15, 1987, it is also required to make available for public inspection a copy of the exemption application, any supporting documents and the exemption letter to any individual who requests such documents in person or in writing. You can charge only a reasonable fee for reproduction and actual postage costs for the copied materials. The law does not require you to provide copies of public inspection documents that are widely available, such as by posting them on the Internet (World Wide Web). You may be liable for a penalty of \$20 a day for each day you do not make these documents available for public inspection (up to a maximum of \$10,000 in the case of an annual return).

Because this letter could help resolve any questions about your organization's exempt status and foundation status, you should keep it with the permanent records of the organization.

If you have questions, please call us at the telephone number shown in the heading of this letter.

Sincerely,

C. Ashley Bullard

C. Ashley Bullard
District Director

YWCA SOUTHEASTERN MASSACHUSETTS BOARD OF DIRECTORS 2025
No members are related

	<u>Term Ends</u>	<u># of Term</u>	<u>Office Held</u>
Lindsay Carter-Monteiro 140 Green Street, Fairhaven, MA 02719 Admin Coor, Mayor's Housing Task Force 508-264-7210 lincarmon@hotmail.com	2025	3	President
Mia Correia 222 Clifford Street, New Bedford, MA 02745 Curriculum, Data, and Assessment Manager World Languages at New Bedford Public Schools 508-889-6569 miacorreia@newbedfordschools.org	2026	1	
Jean Lim Cudjoe 88 Francis St., Waltham, MA 02451 Director, Alkermes, Inc. 914-349-1403 Jclim707@gmail.com	2026	3	
Isabel da Silva 154 Seabury St., New Bedford MA 02745 Lifesteam, Inc./Realtor 508-965-9901 isabeldasilva@comcast.net	2026	2	
Patricia Garcelon 97 Madison Street, New Bedford, MA 02740 Managing Partner, Longhorne Steak House/Darden Restaurants, Ret. 978-551-2095 p.garce0902@gmail.com	2025	3	Vice-President
Mali Lim 213 Central Ave., New Bedford MA 02740 Coor. For Community Ed, City of New Bedford MLim@newbedford-ma.gov 508-863-1831	2025	2	
Ine Ogagan, LCSW 43 Hill St., New Bedford, MA 02740 Sr. Director of Scholar Services at The Wily Network 508-965-2536 iogagan@gmail.com	2025	2	
Elizete Perry 3 Woodward Dr., Lakeville, MA 02347 Deputy Director, Mass Hire Greater New Bedford Career Center 508-951-9007 eperry@masshiregnbcc.com	2025	2	

Kendyll Ramos, MSW 181 Grinnell St., 3 rd Fl., New Bedford, MA 02740 Asst. Regional Director, Southeast, Key Program, Inc. 508-717-1472 kendyllramos@yahoo.com	2025	3	Treasurer
Corday Silva 103 Pleasant St., New Bedford, MA 02740 New Bedford Public Schools, School Adjustment Counselor 617-953-4936 CESilva@newbedfordschools.org	2026	3	Asst. Treasurer
Vivian Smith-Barnes 60 Pickering Street, #2, Fall River, MA 02720 617-448-3092 Child and Family Services vsmithbarnes@cfservices.org	2026	1	
Shai Spinola-Ramos 14 Sunset Way, New Bedford, MA 02745 Director of Occupational Training, Lifestream Employment and Training Division 508-736-5200 sramos@lifestreaminc.com	2026	3	Clerk
Isaura Tavares 72 Larch St., New Bedford MA 02740 Assistant Vice President/ Cash Management Officer, Bristol County Savings Bank 774-226-1956 Isaura.Tavares@bcsbmail.com	2026	2	

EXECUTIVE DIRECTOR (Ex officio without a vote)

Gail Fortes
976 Elliot Street, New Bedford, MA 02745
774-263-8876
gfortes@ywcasema.org



Nativity Preparatory School New Bedford

66 Spring Street
New Bedford, MA 02740
T: 508.994.3800
www.nativitynb.org

To the New Bedford Community Preservation Committee:

It is my pleasure to write a letter of support for the YWCA as they pursue a project grant application. Nativity Prep and the YWCA share a great history. We currently occupy the building that the YWCA built in 1924. As we recently celebrated the 100th birthday of this space, we are constantly aware of the effort it takes to maintain physical structures while continuing to serve the citizens of New Bedford with top tier programming. It is not easy, but it is important.

In our 25th year, the connection between Nativity Prep and the YWCA remains strong. We partner on many projects including hosting a Boys leadership conference and receiving mental health support for our students.

As a neighbor, partner and supporter of the YWCA - I fully support their application. If you have any questions, please feel free to reach out to cgarris@nativitynb.org

Christian Garris

Head of School



174 Union Street | 4th Floor | New Bedford, MA | 02740
Information or appointments: 508.996.3343 | 24 Hour Crisis: 508.999.6636

October 29, 2025

To Whom It May Concern:

I am writing to express my strong support for the YWCA Historic Stone Wall Restoration Project at the Levi Standish House.

The YWCA Southeastern Massachusetts ("YWCA") has been a cornerstone of our community for generations, advancing racial justice and equity, empowerment, and social justice while providing programs for women, children, people of color and families. The preservation of its historic property is not only a matter of maintaining a building, but also about honoring and sustaining the legacy of community service and inclusion that the YWCA represents.

The YWCA is an important partner to The Women's Center, as we support survivors of domestic and sexual violence on their journey to safety, hope, and empowerment. We rely on the educational offerings and services to women and children provided by the YWCA for the intervention and prevention of violence. Centering racial equity is essential to our community response for women of color who face disproportionately higher rates of intimate partner violence combined with intersecting barriers to service.

Restoring the stone wall surrounding the YWCA grounds will ensure that the site continues to reflect the dignity, safety, and stability that the YWCA provides to all who enter its doors. This restoration project is an investment in our shared history and in the vitality of our community.

I wholeheartedly support the YWCA Historic Stone Wall Restoration Project. Thank you for your consideration and for recognizing the importance of preserving this vital piece of our community's heritage.

Sincerely,

Kristin Batstone
Executive Director



October 28, 2025

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

To Whom It May Concern:

I am writing to express my strong support for the **YWCA Historic Stone Wall Restoration Project at the Levi Standish House**. The YWCA Southeastern Massachusetts has been a cornerstone of our community for generations, advancing racial justice and equity, empowerment, and social justice while providing essential programs for women, children, people of color and families. The preservation of its historic property is not only a matter of maintaining a building—it is about honoring and sustaining the legacy of community service and inclusion that the YWCA represents.

The YWCA and the New Bedford Historical Society are partners in the historic preservation of important spaces in the community that complete the narrative of the city's history. We believe that investing in this restoration project is an investment in our shared history and in the vitality of our community. By preserving this historic feature, we maintain a visible link to our past while supporting the continued growth and mission of an institution that has done so much to build a more equitable future. Restoring this wall will ensure that the site continues to reflect the dignity, safety, and stability that the YWCA provides to all who enter its doors.

I wholeheartedly support the YWCA Historic Stone Wall Restoration Project. Thank you for your consideration and for recognizing the importance of preserving this vital piece of our community's heritage.

Sincerely,

Lee Blake

President

THE ROTCH-JONES-DUFF HOUSE & GARDEN MUSEUM

October 29, 2025

To Whom It May Concern:

I am writing to express my strong support for the **YWCA Historic Stone Wall Restoration Project at the Levi Standish House**. The YWCA Southeastern Massachusetts has been a cornerstone of our community for generations, advancing racial justice and equity, empowerment, and social justice while providing essential programs for women, children, people of color and families. I myself and the RJD Board of Trustees have benefitted from their training sessions. The preservation of its historic property is not only a matter of maintaining a building—it is about honoring and sustaining the legacy of community service and inclusion that the YWCA represents.

The stone wall surrounding the YWCA's grounds is an important architectural and cultural landmark. Over the years, it has come to symbolize both the strength and resilience of the organization and the people it serves. Restoring this wall will ensure that the site continues to reflect the dignity, safety, and stability that the YWCA provides to all who enter its doors.

Investing in this restoration project is an investment in our shared history and in the vitality of our community. By preserving this historic feature, we maintain a visible link to our past while supporting the continued growth and mission of an institution that has done so much to build a more equitable future.

With a historic building just blocks away from the Levi Standish House, we understand the value of historic preservation in this city. I support the YWCA Historic Stone Wall Restoration Project. Thank you for your consideration and for recognizing the importance of preserving this vital piece of our community's heritage.

Sincerely,

Dawn Estabrooks Salerno
Executive Director









CONDITIONS REPORT



Architect Consulting Services: 20 S. Sixth St., New Bedford, MA: Perimeter Stone Wall

Date: 30 June 2025

To: Ms. Gail Fortes, Executive Director, YWCA Southeastern MA

From: Kathryn Duff RA CPHC PHIUS, Founder & Director, studio2sustain inc

RE: Conditions Report: Existing Retaining Walls, North & East, YWCA Site

Dear Gail,

You asked us to review a concerning separation in the existing stone wall along the east perimeter property line of the YWCA Southeastern Massachusetts site located at 20 South Sixth Street, in New Bedford, MA. The existing stone wall along the east property line separates the YWCA site from the parking lot adjacent to the property, and owned/operated by the adjacent property owner – Nativity Preparatory School.

We examined the concerning separation, and the entire length of the eastern stone wall, and the continuous stone wall along the north property line as well. We discovered several areas of concern, areas of recent reinforcement that require maintenance, and areas of overgrowth that require removal of invasive vines combined with further examination. In summary, our Conditions Report:

the east wall

The east wall is a stone wall that separates the play area of the YWCA site, from the parking lot area used by Nativity Prep. This wall is $\cong 112'$ long. The southern end of the stone wall is an unsupported stone wall, $\cong 4'$ high. The wall becomes semi-retaining toward the north, as the site elevation of the YWCA play area increases. At the location of the modern, 2018, addition to the YWCA, the wall is fully retaining. The addition to the YWCA includes a concrete foundation inboard of the stone wall. This added retaining wall is assumed to be reinforced and structural.



412 County Street
New Bedford, MA 02740
info@studio2sustain.com
508 999 5145

CONDITIONS REPORT

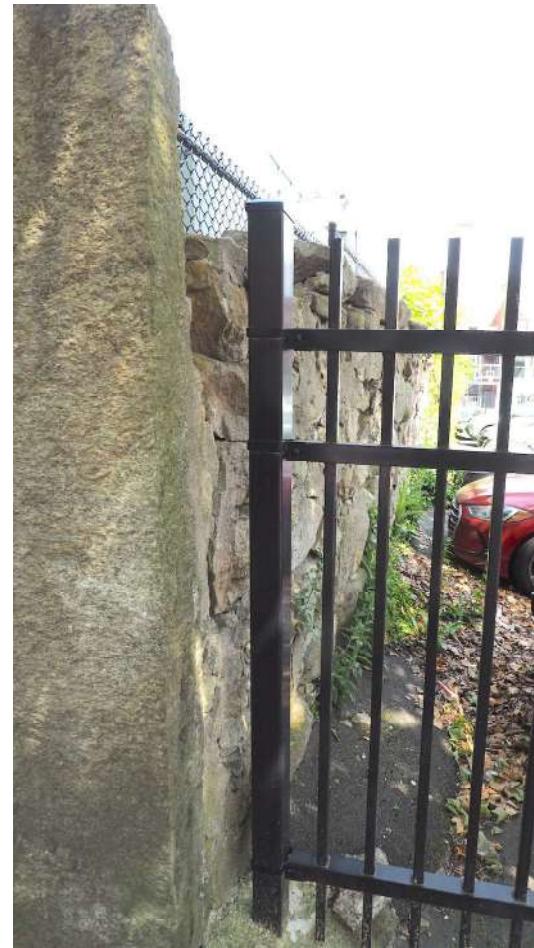


The east stone wall, in the area of the separation, has a large bulge that is evident and concerning. This unsupported stone wall shows signs of deterioration, and immediate repair/reconstruction are recommended. The wall should be carefully repaired by a mason familiar with field-stone walls. This wall can be partially reconstructed, with concrete and stone reinforcements in a manner that secures the wall and honors the historic stone fabric.

The large granite pillar bracing the stone wall on the south end of the east wall should be tied back to the stone wall using steel rods let into the granite and embedded in the stone wall. As the wall becomes semi-retaining, in the area of the YWCA 2018 play area just south of the building addition, the wall should be reinforced with steel rods embedded in concrete within the stone wall. This condition will require an engineering assessment prior to proceeding. The wall must be cleaned of all growth so further examination is possible.

the site

The east stone wall, adjacent to the east wall of the YWCA 2018 addition appears to be sound, level, and straight. Most likely, this wall is reinforced on the YWCA side, and this work was completed as part of the 2018 addition to the historic YWCA. This YWCA concrete (assumed) retaining wall is also covered in vegetated growth that contains aggressive invasive vines that will destroy stone wall structures if they are not removed and maintained. All growth should be removed from these walls. If a vegetative border is desired, low growing shrubs should be added to the top of the wall, on the YWCA site.



412 County Street
New Bedford, MA 02740
info@studio2sustain.com
508 999 5145

CONDITIONS REPORT



In 2018 the YWCA built an addition to the north and the east of the existing historic building. The site of the addition was adjacent to the Nativity Preparatory School to the east. The play area of the Nativity Prep site sits approximately 9' below the grade of the YWCA site. This steep elevation change is managed by a concrete retaining wall on the Nativity Prep side of the site at the northern/east corner of the YWCA site, and only on the northern side of the retaining area. We assume the that the YWCA 2018 addition involved some construction of the large retaining wall on the YWCA site, along the east side of the site. We see evidence of a concrete wall at the top of the area, just behind the addition. The excessive growth on the wall at the Nativity Prep play area prevents us from examining the full extent of the wall, but the structure appears straight and without bulging.



Additionally, the Nativity Prep side of the eastern retaining wall appears to be a stone wall facing east. We see evidence of granite stones, and the excessive growth abruptly stops at the termination of the concrete retaining wall of Nativity Prep play area. We assume that the growth is occurring in the crevasses of the stone wall, and potentially causing damage to the structure. We recommend removing the growth, examining the stone wall, and repairing/repointing the masonry.



The recessed recreation area of the Nativity Preparatory School, combined with the shared parking area adjacent to the YWCA site access off School St., is a great opportunity to restore the stone walls separating these two collaborative neighbors that represent important institutions respectively. The investment to shore up the large retaining area of the Nativity Prep site has created an effective and magical sunken playground. Restoring the stone walls will define this space as the vision of old and new.

412 County Street
New Bedford, MA 02740
info@studio2sustain.com
508 999 5145

CONDITIONS REPORT



the north wall



The stone wall along the north property line is covered in vegetative growth. Most of these plants are invasive and aggressive vines. These should all be removed and eliminated. If a "green" border is the goal, then small shrubs and/or native vines can be planted, however they must be maintained in order to prevent the aggressive invasion of vines that will destroy the stone walls. The tall vegetative element is actually a power pole that is covered in aggressive vines. These should be removed.



Similar to the southern end of the east wall – the area of immediate concern that prompted this review – the northern stone wall along the west property line is an unsupported stone wall. This wall should be rehabilitated to restore the historic stone wall look. A mason who specialized in stone wall repair and rehabilitation can repair and/or rebuild this wall. Once the aggressive growth is removed, the wall can be examined for the extent of damage and repair required. This is not a retaining wall, but rather, an historic border wall, and it should be restored.

In summary, the stone walls need repair and maintenance. The YWCA has \cong 140 LF of unsupported stone walls \cong 4' high that need substantial repair. In addition, the YWCA has \cong 60 LF of semi-retaining wall that needs repair and reinforced.

412 County Street
New Bedford, MA 02740
info@studio2sustain.com
508 999 5145

Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No:	NBE.69	
Historic Name:	Standish, Levi House	
Common Name:	New Bedford Women's Clubhouse	
Address:	20 South Sixth St	
City/Town:	New Bedford	
Village/Neighborhood:		
Local No:	18;	
Year Constructed:	1825	
Architectural Style(s):	Federal;	
Use(s):	Clubhouse; Single Family Dwelling House;	
Significance:	Architecture; Social History;	
Area(s):	NBE.A	
Designation(s):	Nat'l Register District (08/11/1976); Preservation Restriction (03/27/2006);	
Building Materials:	Roof: Asphalt Shingle; Wall: Brick; Stone, Cut; Wood; Foundation: Granite; Stone, Cut;	
Demolished	No	

The Massachusetts Historical Commission (MHC) has converted this paper record to digital format as part of ongoing projects to scan records of the Inventory of Historic Assets of the Commonwealth and National Register of Historic Places nominations for Massachusetts. Efforts are ongoing and not all inventory or National Register records related to this resource may be available in digital format at this time.

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.

Users of this digital material acknowledge that they have read and understood the MACRIS Information and Disclaimer (<http://mhc-macris.net/macrisdisclaimer.htm>)

Data available via the MACRIS web interface, and associated scanned files are for information purposes only. THE ACT OF CHECKING THIS DATABASE AND ASSOCIATED SCANNED FILES DOES NOT SUBSTITUTE FOR COMPLIANCE WITH APPLICABLE LOCAL, STATE OR FEDERAL LAWS AND REGULATIONS. IF YOU ARE REPRESENTING A DEVELOPER AND/OR A PROPOSED PROJECT THAT WILL REQUIRE A PERMIT, LICENSE OR FUNDING FROM ANY STATE OR FEDERAL AGENCY YOU MUST SUBMIT A PROJECT NOTIFICATION FORM TO MHC FOR MHC'S REVIEW AND COMMENT. You can obtain a copy of a PNF through the MHC web site (www.sec.state.ma.us/mhc) under the subject heading "MHC Forms."

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

This file was accessed on: Tuesday, November 4, 2025 at 2:55 PM

USGS NORTH
SECT A

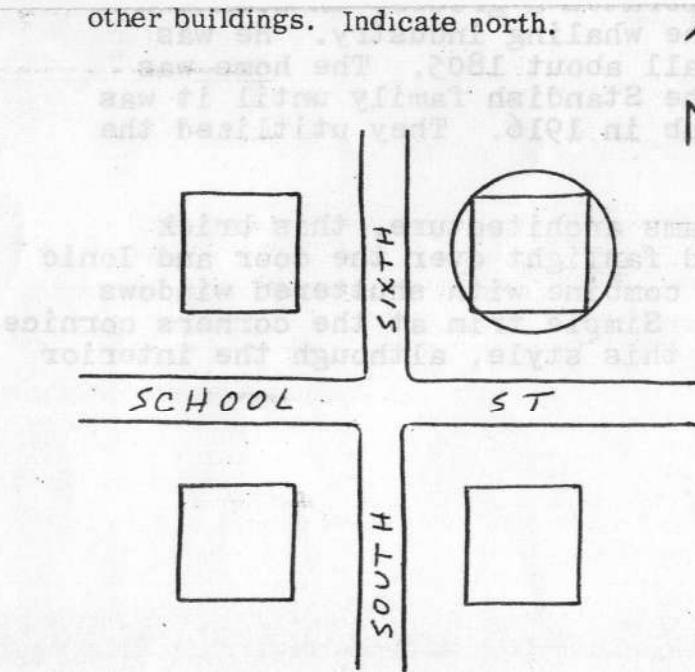
In Area no.

46 A

69



other buildings. Indicate north.

DO NOT WRITE IN THIS SPACE
USGS Quadrant _____

MHC Photo no. _____

own New Bedford

address 20 So. Sixth St.

name Standish House

present use club

present owner New Bedford Women's Clu

escription:

ate c. 1825

Source Registry of Deeds

yle Federal

rchitect unknown

Exterior wall fabric brick

Outbuildings (describe) none

Other features original wrought
iron fence

Altered yes Date 1916

Moved no Date _____

5. Lot size: 11,957 sq. ft.

One acre or less Over one acre _____

Approximate frontage 100'

Approximate distance of building from street

20'

6. Recorded by Warren Oxley

Organization N.B.P.S.

Date May 1977

(over)

7. Original owner (if known) Levi StandishOriginal use ResidenceSubsequent uses (if any) and dates Residence & Club since 1916

8. Themes (check as many as applicable)

Aboriginal	<input type="checkbox"/>	Conservation	<input type="checkbox"/>	Recreation	<input type="checkbox"/>
Agricultural	<input type="checkbox"/>	Education	<input type="checkbox"/>	Religion	<input type="checkbox"/>
Architectural	<input checked="" type="checkbox"/>	Exploration/ settlement	<input type="checkbox"/>	Science/ invention	<input type="checkbox"/>
The Arts	<input checked="" type="checkbox"/>	Industry	<input type="checkbox"/>	Social/ humanitarian	<input type="checkbox"/>
Commerce	<input checked="" type="checkbox"/>	Military	<input type="checkbox"/>		<input type="checkbox"/>
Communication	<input type="checkbox"/>	Political	<input type="checkbox"/>		<input type="checkbox"/>
Community development	<input checked="" type="checkbox"/>			Transportation	<input type="checkbox"/>

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

This late Federal home was built by Levi Standish, a seventh generation descendant from Captain Myles Standish. Levi Standish was a Westport, Mass. native who operated a grocery in downtown New Bedford during the height of the whaling industry. He was born in 1779 and married Lucy Randall about 1805. The home was occupied by three generations of the Standish family until it was sold to the New Bedford Women's Club in 1916. They utilized the building since that time.

A fine example of Federal or Adams architecture, this brick house has a low hipped roof. A broad fanlight over the door and Ionic columns supporting the entranceway combine with shuttered windows to retain the original appearance. Simple trim at the corners cornice and window surrounds are common to this style, although the interior contains greater decorations.

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

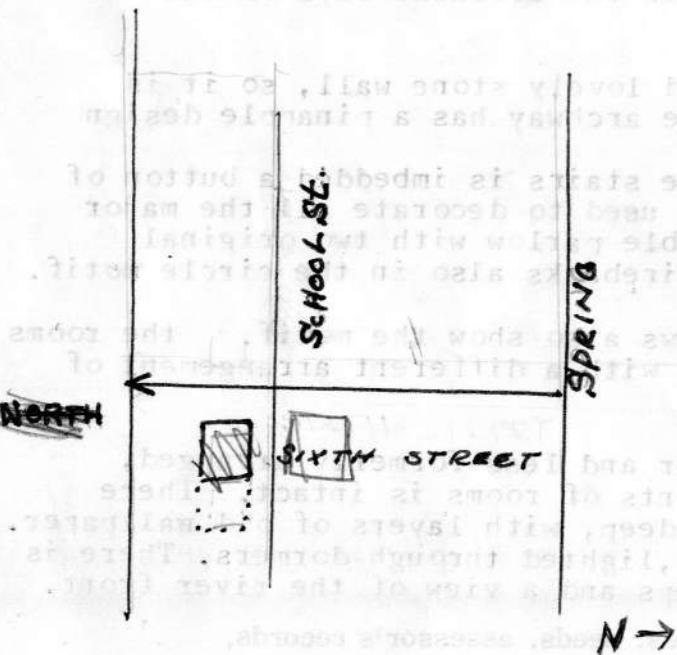
Registry of Deeds Book 46, Page 69
 Representative Men and Old Families of Southeastern, Ma. p. 1292
 City & County Maps 1850-1912

FORM B - BUILDING

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



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



DO NOT WRITE IN THIS SPACE
USGS Quadrant _____

MHC Photo no. _____

NB.E.69

In Area no.

Form no.

(A)

18

1. Town New Bedford

Address 20 Sixth Street

Name Standish House

Present use Clubhouse

Present owner New Bedford Womens Club

3. Description:

Date 1831

Source Registrar of Deeds

Style Federal

Architect -unknown

Exterior wall fabric Brick

Outbuildings (describe) none

Other features original wrought iron fence. Wooden Portico with Corinthian columns.

semielliptical fanlight and sidelights flanking door.

Altered yes Date 1916

Moved no Date _____

5. Lot size:

One acre or less Over one acre

Approximate frontage 100 ft. 11,957 sq. ft.
1 acre

Approximate distance of building from street

20'

6. Recorded by Jane Bernert

Organization Architecture class SMU

Date March 1974

RECEIVED

(over)

AUG 22 1974

MASS. HIST. COMM.

7. Original owner (if known) Levi Standish

Original use private home

Subsequent uses (if any) and dates clubhouse since 1916

8. Themes (check as many as applicable)

Aboriginal	<input type="checkbox"/>	Conservation	<input type="checkbox"/>	Recreation	<input type="checkbox"/>
Agricultural	<input type="checkbox"/>	Education	<input type="checkbox"/>	Religion	<input type="checkbox"/>
Architectural	<input checked="" type="checkbox"/>	Exploration/	<input type="checkbox"/>	Science/	<input type="checkbox"/>
The Arts	<input checked="" type="checkbox"/>	settlement	<input checked="" type="checkbox"/>	invention	<input type="checkbox"/>
Commerce	<input type="checkbox"/>	Industry	<input type="checkbox"/>	Social/	<input type="checkbox"/>
Communication	<input type="checkbox"/>	Military	<input type="checkbox"/>	humanitarian	<input type="checkbox"/>
Community development	<input type="checkbox"/>	Political	<input type="checkbox"/>	Transportation	<input type="checkbox"/>

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

This was the homestead of three generations of the descendants of Captain Myles Standish. It was built in 1831 by Levi Standish of Westport, Mass. He was the seventh generation from Myles Standish. The house contains many of the original details of the Federal or Adams period of architecture and has been preserved in excellent exterior and interior shape by the Womens Club. It is a choice example of the home of a wealthy New Bedford man in the affluent days of the whaling industry.

The home still has a small garden plot and lovely stone wall, so it is in a somewhat unaltered setting. The gate archway has a pinapple design only the light, has been stollen.

In the handsomely carved newel post of the stairs is imbedded a button of cut glass in the same circle motif that is used to decorate all the major rooms. To the left of the hall is a double parlow with two original grey marble wained fireplaces with iron firebacks also in the circle motif.

The ceiling ,wood-worki framing the windows also show the motif. the rooms opposite also have grey marble firelaces with a different arrangement of the motif.

On the second floor the room s are smaller and less formerly arranged, all of the original hardware and arrangements of rooms is intact. There are several very narrow closets some 2-4" deep, with layers of old wallpaper. The third floor, original servants quarters, lighted through dormers. There is a large window in the rear dormer, with steps and a view of the river front.

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

Registry of Deeds, Book 46, plate 69
 Representative Men and old Families of Southeastern Massachusetts
 Interview with present owner of the house.

MHC INVENTORY FORM CONTINUATION SHEET

MHC Inventory scanning project, 2008-2011

MACRIS No.

NBE.109







