

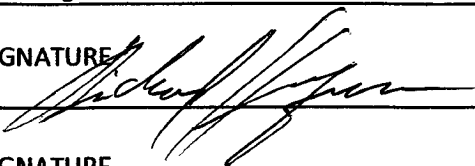


CITY OF NEW BEDFORD
**COMMUNITY PRESERVATION ACT FY21
PROJECT APPLICATION**

PROJECT INFORMATION			
PROJECT TITLE	James Arnold Mansion Roof Phase 2 and Exterior Preservation Master Plan		WARD 5
PROJECT LOCATION	427 County Street, New Bedford, Massachusetts 02740		
LEGAL PROPERTY OWNER OF RECORD	James Arnold Mansion, Inc.		
CPA PROGRAM CATEGORY (Select relevant categories for your project)	☐ OPEN SPACE	☒ HISTORIC PRESERVATION	
	☐ RECREATION	☐ HOUSING	
ESTIMATED START DATE	15 June 2021	ESTIMATED COMPLETION DATE	31 December 2021
ONE SENTENCE DESCRIPTION OF PROJECT	Flat roof and dormer repairs and Exterior Preservation Master Plan		

APPLICANT INFORMATION			
APPLICANT IS (Check only one)	☐ CITY DEPARTMENT	☒ NON-PROFIT 501c3	☐ PRIVATE GROUP/CITIZEN
APPLICANT / ORGANIZATION	James Arnold Mansion, Inc.		
CO-APPLICANT NAME/ORGANIZATION (If applicable)			
CO-APPLICANT IS (Check only one)	☐ CITY DEPARTMENT	☐ NON-PROFIT 501c3	☐ PRIVATE GROUP/CITIZEN
CONTACT PERSON	Richard Asquino		
MAILING ADDRESS	427 County Street, New Bedford, MA 02740		
TELEPHONE #	410-320-6854	EMAIL:	info@jamesarnoldmansion.orgRichard Asquino

BUDGET SUMMARY	
CPA FUNDING REQUEST (must match CPA request-line 1 of Project Budget on page 8)	\$ 63,000.00
TOTAL BUDGET FOR PROJECT	\$ 77,000.00

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/we acknowledge and agree that a permanent restriction may be placed on the property as a condition of funding.		
APPLICANT NAME (printed) Richard Asquino	SIGNATURE 	DATE: 10 November 2020
CO-APPLICANT NAME (printed)	SIGNATURE	DATE:



NEW BEDFORD COMMUNITY PRESERVATION COMMITTEE

STEP II

COMMUNITY PRESERVATION ACT PROJECT APPLICATION

FY21

Project Application Deadline:

November 13, 2020 by Noon

No late submissions will be accepted.

Applicants must submit this application no later than Noon on Friday, November 13, 2020. Please review the entire application packet before completing the application.

Applications will not be accepted--regardless of project eligibility--unless the STEP I Project Eligibility Determination Form was submitted and approved by the Community Preservation Committee.

COMMUNITY PRESERVATION COMMITTEE
City Hall Room 303 133 William Street
(508)979-1488 cpa@newbedford-ma.gov

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CITY OF NEW BEDFORD

COMMUNITY PRESERVATION ACT FY21

PROJECT APPLICATION

PROJECT INFORMATION			
PROJECT TITLE		WARD	
PROJECT LOCATION			
LEGAL PROPERTY OWNER OF RECORD			
CPA PROGRAM CATEGORY <i>(Select relevant categories for your project)</i>	☐ OPEN SPACE	☐ HISTORIC PRESERVATION	
	☐ RECREATION	☐ HOUSING	
ESTIMATED START DATE		ESTIMATED COMPLETION DATE	
ONE SENTENCE DESCRIPTION OF PROJECT			

APPLICANT INFORMATION			
APPLICANT IS <i>(Check only one)</i>	☐ CITY DEPARTMENT	☐ NON-PROFIT 501c3	☐ PRIVATE GROUP/CITIZEN
APPLICANT / ORGANIZATION			
CO-APPLICANT NAME/ORGANIZATION <i>(If applicable)</i>			
CO-APPLICANT IS <i>(Check only one)</i>	☐ CITY DEPARTMENT	☐ NON-PROFIT 501c3	☐ PRIVATE GROUP/CITIZEN
CONTACT PERSON			
MAILING ADDRESS			
TELEPHONE #		EMAIL:	

BUDGET SUMMARY	
CPA FUNDING REQUEST (must match CPA request-line 1 of Project Budget on page 8)	\$
TOTAL BUDGET FOR PROJECT	\$

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

Submission Checklist

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

APPLICATION	
☐	Application Cover Page (form provided)
☐	Submission Checklist (this form)
☐	Narratives (form provided)
☐	Project Schedule – Project Budget – Funding Sources Summary (form provided)
FINANCIAL	
☐	Construction Budget Summary – to be completed for construction projects ONLY (form provided)
☐	1 written quote from a contractor and 1 cost estimate from an architect OR 2 written quotes from a contractor
☐	Proof of secured funding (commitment letters or bank statements), if applicable. Please redact account numbers and any sensitive information.
OWNERSHIP/OPERATION (NON-CITY)	
☐	If the applicant is not the owner, attach documentation of site control or written consent of owner to undertake the project. Applications will not be reviewed without this documentation.
☐	Certificate of Good Standing (if operating as a corporation)
☐	501(c)(3) certification (if operating as a non-profit)
☐	Purchase & Sale agreement or copy of current recorded deed, if applicable.
COMMUNITY SUPPORT	
☐	Letters of support from residents, community groups, city departments, boards or commissions, etc.
PLANS & REPORTS	
<i>The following plans and reports, if available, will strength your application. <u>Submit in digital format only.</u> Applicants are encouraged to submit as much detail as possible.</i>	
☐	Renderings, site plans, engineering plans, design/bidding plans, specifications, and any MAAB variance requests.
☐	Applicable reports (21E, Historic Structure Report, appraisals, survey plan, feasibility studies, etc.)
VISUAL	
☐	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.
☐	Photos of the project site (not more than four views per site) Digital copies <u>only</u> .
☐	Catalog cuts (i.e. recreation equipment) if applicable.
FOR HISTORIC RESOURCES PROJECTS ONLY	
☐	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.
☐	Photos documenting the condition of the property. Digital copies <u>only</u> .
☐	Report or condition assessment by a qualified professional describing the current condition of the property, if available.
☐	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 project's location, the property involved and its proposed use.
- Describe the proposed scope of work.

2 COMMUNITY NEED (1000 Character Maximum)

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

3 GOALS & OBJECTIVES (1000 Character Maximum)

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

4 MEASURING SUCCESS (1000 Character Maximum)

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

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.*

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.*

PROJECT MANAGEMENT

1 APPLICANT INFORMATION (1000 Character Maximum)

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

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.

3 PROJECT MAINTENANCE (1000 Character Maximum)

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

COMPLETE FOR HISTORIC RESOURCES 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, including an identification of who will make historic preservation determinations.

COMPLETE FOR PROJECTS WITH ACCESSIBILITY REQUIREMENTS ONLY

CPA Compliance (500 Character Maximum)

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

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).

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 funding over multiple years? If so, provide annual funding requirements.
- What is the basis for the total CPA request?
- How will the project be affected if it does not receive CPA funds or a reduced amount?

PROJECT SCHEDULE – PROJECT BUDGET – FUNDING SOURCE SUMMARY

PROJECT SCHEDULE

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

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

PROJECT BUDGET

Please include a **complete itemized budget** of all project expenses, including the proposed funding source for each expense, with your application. 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.

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

FUNDING SOURCES		EXPENSES				
		STUDY	SOFT COSTS*	ACQUISITION	CONSTRUCTION**	TOTAL
1		\$	\$	\$	\$	\$
2		\$	\$	\$	\$	\$
3		\$	\$	\$	\$	\$
4		\$	\$	\$	\$	\$
4		\$	\$	\$	\$	\$
5		\$	\$	\$	\$	\$
6		\$	\$	\$	\$	\$
TOTAL PROJECT COSTS		\$	\$	\$	\$	\$

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

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

FUNDING SOURCE SUMMARY

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

FUNDING SOURCE		STATUS OF FUNDING
1		
2		
3		
4		
5		

A **Construction Budget Form** is provided on the following page. Additionally, if you have developed a more detailed Pro-Forma/Capital Budget, please include with your application.

CONSTRUCTION BUDGET
To be completed for construction projects only

ACTIVITY	CPA FUNDS	OTHER FUNDS	TOTAL
Acquisition Costs			
Land	\$	\$	\$
Existing Structures	\$	\$	\$
Other acquisition costs	\$	\$	\$
Site Work (not in construction contract)			
Demolition/clearance	\$	\$	\$
Other site costs	\$	\$	\$
Construction/Project Improvement Costs			
New Construction	\$	\$	\$
Rehabilitation	\$	\$	\$
Performance bond premium	\$	\$	\$
Construction contingency (30%)	\$	\$	\$
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	\$	\$	\$
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	\$	\$	\$



Groups and individuals using facilities at the James Arnold Mansion in 2019

New Bedford Rotary	Lifestream Youth Program
Fairhaven Improvement Association	SEMA Alzheimer's Association
Men's Luncheon Club	NB Preservation Society
New Bedford Art Museum	Dartmouth High School Band
Episcopal Church Women	Harvard Radcliffe Club
ARAW Meetings	New Bedford Fishing Heritage Center
Southcoast Chamber of Commerce	Cedars Senior Saturday Club
Kennedy Donovan Center	NB Women's Center
Descendants of the Whaling Master	University of MA Dartmouth
Bristol County District Attorney's Office	NB Mothers Club
Daughters of the American Revolution	Southcoast Credit Union
GNB Work investment Board	St. Luke's Hospital (Relay for Life)
Friendly Sons of St. Patrick	Catholic Women's Club
Shrine Club	Greater NB Garden Club
Foster Grandparents	Interchurch Council
Bridgewater State Alumni Association	Behavioral Development
Friends of Poland	Dartmouth Congregational Church
New Bedford Festival Theatre	Wareham Red Hat Ladies
Richelieu Club	Standard Times Award Breakfast
Port Society	Out on a Limb
Master Electricians	South Coast Bikeway Alliance
Abraham Howland Lodge	New Bedford Bicycle Committee
Surprenant & Beneski Seminars	Your Theater
The Dartmouth Bridge Club	Open House Events with the RJD
AHA Partners Group	



The **ARNOLD**
ARBORETUM
of HARVARD UNIVERSITY

125 Arborway
Boston, MA 02130-3500
tel: 617.524.1718
fax: 617.524.1418
www.arboretum.harvard.edu

November 15, 2018

City of New Bedford
Community Preservation Committee
133 William Street
New Bedford, MA 02740
Re: Restoration of the James Arnold Mansion – Phase 2 – Masonry Repair

Dear Committee members,

I write on behalf of the staff of the Arnold Arboretum of Harvard University to offer our support of efforts by The James Arnold Mansion, Inc., a 501-c-3 organization in the City of New Bedford, to secure funding for masonry repair of the James Arnold Mansion. We are thrilled by the efforts of the James Arnold Mansion, Inc. to honor the legacy of the Arboretum's namesake and benefactor through the restoration of his New Bedford home and its once legendary gardens as a critical historical and cultural link to the Arboretum and to the vocation of public horticulture in America.

James Arnold was a renowned plantsman and founding member of the New Bedford Horticultural Society, and was noted for his work in experimental agriculture. His vision for a public museum of trees, which became a reality in Boston through his munificence, was foreshadowed by his own magnificent living collection of plants at his estate in New Bedford. During his life, he opened his private gardens to the public, an unusual and highly regarded act at the time. On his death 1868, Arnold's estate was lauded as "a home, the most conspicuous among all our homes, for culture, for hospitality, for charity." Arnold's will provided a significant bequest which was to be directed to the advancement of horticulture in New England, and thus the Arnold Arboretum was established in his name on property donated to Harvard University by Boston merchant Benjamin Bussey. Without Arnold's generosity and passion for plants and their cultivation—garnered through his own experience creating a garden of singular character at his estate in New Bedford—the Arnold Arboretum may never have been created, and this touchstone for the study and appreciation of plants and our environment would not be a part of our cultural heritage in the Commonwealth.

Therefore, we strongly urge the Community Preservation Committee to consider the application of the James Arnold Mansion, Inc. for funding masonry repair to the property, a critical component of preserving the integrity of this important and historically significant property. We applaud the tireless work of the James Arnold Mansion, Inc. to honor the life and legacy of James Arnold, a monumental figure in the history of New Bedford, the Arnold Arboretum, and gardening in New England.

With best wishes,

Jon M. Hetman
Director of External Relations and Communications

THE ROTCH-JONES-DUFF HOUSE & GARDEN MUSEUM

November 5, 2020

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

Re: FY2021 CPA Request, James Arnold Mansion

To Whom It May Concern:

I am writing to support the CPA grant application of the James Arnold Mansion (JAMI). With a building just blocks away and a Rotch family relation to the Arnolds, the RJD has much in common with the JAMI. We share their concern for historic preservation and value their building as another architectural treasure, creating a sense of place in New Bedford's downtown area, and enabling a fuller story to be told about local history.

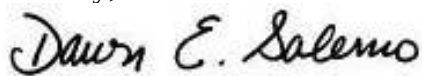
Maintaining a building's exterior is essential for assuring the integrity of our historic buildings and the James Arnold Mansion has lived through too many years of deferred maintenance. JAMI is working to correct these conditions. The CPA funds requested will help them re-roof flat sections and some dormers of their roof.

The JAMI is laying a solid foundation for future preservation work by preparing a comprehensive Master Plan. If awarded, CPA funds would support a detailed investigation and analysis of their exterior, including masonry, lintels, sills, windows, doors, wood trim, gutters, and more to identify short, mid-range, and long-term preservation and maintenance needs of the property.

The JAMI is lucky to have the original 1924 construction prints used when the Rotch residence was converted into the Wamsutta Club. If awarded, CPA funds would cover the restoration cost of these primary sources.

Community Preservation funds are vital to keeping this historic property continually preserved. As the director of an historic site myself, I am well aware of the overwhelming task to keep historic properties properly maintained. Grant funds for capital improvements are scarce and the applications for them competitive. In this year of the pandemic, financial resources have become even more scarce. I hope you will grant their request for funds this year.

Sincerely,



Dawn E. Salerno
Executive Director

JAMES ARNOLD MANSION, INC.

FINANCIAL STATEMENTS

December 31, 2018 and 2017

INDEPENDENT ACCOUNTANTS' COMPILATION REPORT

To the Board of Directors
James Arnold Mansion, Inc.
New Bedford, Massachusetts

Management is responsible for the accompanying financial statements of James Arnold Mansion, Inc. (a not-for-profit corporation) which comprise the statement of financial position as of December 31, 2018 and 2017, and the related statements of activities and net assets, and cash flows for the year then ended, in accordance with accounting principles generally accepted in the United States of America. We have performed a compilation engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. We did not audit or review the financial statements nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on these financial statements.

Management has elected to omit substantially all of the disclosures required by accounting principles generally accepted in the United States of America. If the omitted disclosures were included in the financial statements, they might influence the user's conclusions about the Organization's financial position, results of operations, and cash flows. Accordingly, the financial statements are not designed for those who are not informed about such matters.

Adamowski & Adamowski P.C. CPA's
Dartmouth, MA
October 4, 2019

JAMES ARNOLD MANSION, INC.
STATEMENT OF FINANCIAL POSITION
December 31, 2018 and 2017

ASSETS

	2018	2017
Current assets:		
Cash	\$ 40,158	\$ 45,201
Investments	2,435	-
Real estate tax escrow	<u>16,571</u>	<u>7,867</u>
Total current assets	<u>59,164</u>	<u>53,068</u>
Fixed assets:		
Building	107,916	107,916
Land	65,844	65,844
Equipment	5,989	-
Furniture	2,381	1,637
Capital improvements	<u>7,340</u>	<u>-</u>
Total fixed assets	189,470	175,397
Less: accumulated depreciation	<u>(7,606)</u>	<u>(2,444)</u>
Net fixed assets	<u>181,864</u>	<u>172,953</u>
Other assets:		
Deposits	2,027	-
Due from Wamsutta Club	<u>21,340</u>	<u>21,340</u>
Total other assets	<u>23,367</u>	<u>21,340</u>
Total assets	<u><u>\$ 264,395</u></u>	<u><u>\$ 247,361</u></u>

See independent accountants' compilation report

JAMES ARNOLD MANSION, INC.
STATEMENT OF FINANCIAL POSITION
December 31, 2018 and 2017
LIABILITIES AND NET ASSETS

	2018	2017
Current Liabilities:		
Accounts payable	\$ 1,234	\$ -
Current portion of long term debt	<u>19,023</u>	<u>18,347</u>
Total current liabilities	<u>20,257</u>	<u>18,347</u>
Long term liabilities:		
Mortgage payable	134,896	141,960
Term note	<u>33,029</u>	<u>44,074</u>
Total long term liabilities	<u>167,925</u>	<u>186,034</u>
Total liabilities	<u>188,182</u>	<u>204,381</u>
Net assets:		
Unrestricted	<u>76,213</u>	<u>42,980</u>
Total net assets	<u>76,213</u>	<u>42,980</u>
Total liabilities and net assets	<u><u>\$ 264,395</u></u>	<u><u>\$ 247,361</u></u>

See independent accountants' compilation report

JAMES ARNOLD MANSION, INC.
STATEMENT OF ACTIVITIES AND NET ASSETS
For the years ended December 31, 2018 and 2017

	2018	2017
Revenue:		
Contributions	\$ 64,011	\$ 96,460
Dividends	45	-
Fundraising events	17,955	16,534
Rents - Wamsutta Club	30,000	7,500
Rents - apartments	31,900	6,075
Movie company - use of facility	13,543	-
Total revenue	157,454	126,569
Expenses:		
Computer	2,768	5,690
Consulting	3,100	3,740
Depreciation	5,162	2,444
Dues and subscriptions	-	40
Events	10,488	10,908
Fees	1,234	2,301
Insurance	10,924	17,365
Professional fees	1,950	4,665
Interest	10,029	8,870
Donation	100	-
Grounds maintenance	17,844	-
Building maintenance	18,790	-
Rental maintenance	1,836	-
Telephone and internet	1,490	-
Utilities	4,977	-
Website	1,304	-
Tax filling fees	70	-
Miscellaneous	-	999
Real estate tax	30,872	25,848
Supplies	1,283	719
Total expenses	124,221	83,589
Increase (decrease) in net assets	33,233	42,980
Net assets, beginning of year	42,980	-
Net assets, end of year	\$ 76,213	\$ 42,980

See independent accountants' compilation report

JAMES ARNOLD MANSION, INC.
STATEMENT OF CASH FLOWS
For the years ended Decemeber 31, 2018 and 2017

	2018	2017
Cash flows from operating activities:		
Change in net assets:	\$ 33,233	\$ 42,980
Adjustments to reconcile change in net assets to net cash provided by (used in) operating activities:		
Depreciation	5,162	2,444
(Increase) decrease in assets:		
Due from wamsutta club	-	21,340
Real estate escrow	(8,704)	6,447
Deposits	(2,027)	(21,340)
Increase (decrease) in liabilities:		
Accounts payable	1,234	-
Total adjustments	(4,335)	8,891
Net cash provided by (used in) operating activities:	28,898	51,871
Cash flows from investing activities:		
Purchases of fixed assets	(14,073)	(1,637)
Net cash provided by (used in) investing activities:	(14,073)	(1,637)
Cash flows from financing activities:		
Payments on mortgage payable	(6,388)	(5,864)
Payments on (increase in) secured line of credit	(11,045)	831
Net cash provided by (used in) financing activities:	(17,433)	(5,033)
Net increase (decrease) in cash and cash equivalents	(2,608)	45,201
Cash and cash equivalents, beginning of year	45,201	-
Cash and cash equivalents, end of year	\$ 42,593	\$ 45,201

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10/14/20

Accrual Basis

James Arnold Mansion, Inc.

Balance Sheet

As of December 31, 2019

	Dec 31, 19
ASSETS	
Current Assets	
Checking/Savings	
1010-Operating Bank 5-2898	24,032.05
1015-BayCoast-Buiding Acct-8691	14,353.13
1020-Petty Cash	32.14
1025-PayPal Account	4,153.66
1030-Fidelity Account	2,480.25
1040-BayCoast Escrow	4,235.94
Total Checking/Savings	49,287.17
Accounts Receivable	
1100- Accounts Receivable	2,849.20
Total Accounts Receivable	2,849.20
Other Current Assets	
1320-Due From Wamsutta Club	21,340.06
Total Other Current Assets	21,340.06
Total Current Assets	73,476.43
Fixed Assets	
1400- Land	65,844.00
1410- Building	107,915.90
1415- Accumulated Depr. Build	-7,606.37
1420- Machinery & Equipment	5,989.25
1430- Office furniture & Fixture	2,380.80
1440- Capital Improvements	83,845.00
Total Fixed Assets	258,368.58
TOTAL ASSETS	331,845.01
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2100- Accounts Payable	936.50
Total Accounts Payable	936.50
Total Current Liabilities	936.50
Long Term Liabilities	
2150-NP-Bank 5-LOC	33,106.47
2200-BayCoast Bank-Mortgage	135,833.69
2300-Current portion of LTD	19,024.47
2350-Current Portion	-19,024.47
Total Long Term Liabilities	168,940.16
Total Liabilities	169,876.66
Equity	
3120-Retained Earnings	74,586.51
Net Income	87,381.84
Total Equity	161,968.35
TOTAL LIABILITIES & EQUITY	331,845.01

James Arnold Mansion, Inc.

Profit & Loss

January through December 2019

	Jan - Dec 19
Ordinary Income/Expense	
Income	
4000-Rental Income	
4002-Rental Income Glass Museum	6,000.00
4005-Rental Income-Wamsutta	30,125.00
4007-Wamsutta-Utility Revenue	7,251.81
4010-Rental Income-1A	475.00
4015-Rental Income 1B	5,400.00
4020-Rental Income-1C	6,600.00
4025-Rental Income-1D	6,600.00
4030-Rental Income-2A	6,600.00
4035-Rental Income-2B	2,200.00
4040-Rental Income-2C	6,600.00
4045-Rental Income-2D	6,600.00
Total 4000-Rental Income	84,451.81
4100-Revenue-Special Events	
4100-00 Winter	
4100-01 Winter Revenue	10,072.00
4100-03 Winter Revenue-Expense	-3,614.84
Total 4100-00 Winter	6,457.16
4200-00 Summer	
4200-01 Summer Revenue	8,875.00
4200-03 Summer Revenue Expense	-8,695.65
Total 4200-00 Summer	179.35
4300-Fall	
4300-01 Fall Revenue	8,390.00
4300-03 Fall Revenue-Expense	-2,231.15
Total 4300-Fall	6,158.85
Total 4100-Revenue-Special Events	12,795.36
4405-Foundation Revenue	29,970.50
4408-Grant Revenue	57,900.00
4410-Individual Contributions	7,022.98
Total Income	192,140.65
Gross Profit	192,140.65
Expense	
6000-Advertising Expense	361.50
6020 Bank/Account Fees	
6030-Bank Fees	400.11
6035-Credit Card Fees	199.54
6040-PayPal Fees	196.48
Total 6020 Bank/Account Fees	796.13
6050-Computer Mainten/Software	2,627.30
6110-General Insurance	
6115-Liability Insurance	14,559.33
6125-E&O Insurance	818.00
6127 Auto Insurance	434.23
6130-Worker's Comp	128.96
Total 6110-General Insurance	15,940.52
6135-Contract Services	
6140-Accounting Fees	910.00
6150-Professional Consulting	2,973.34
Total 6135-Contract Services	3,883.34

5:53 PM

10/14/20

Accrual Basis

James Arnold Mansion, Inc.

Profit & Loss

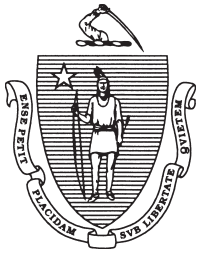
January through December 2019

	Jan - Dec 19
6165-Donation Expense	100.00
6170-Dues & Subscriptions	32.75
6175-Meetings & Conferences	962.19
6185-Office Supplies	425.78
6195-Postage Expense	55.00
6200-Facilities Operation Exp	
6210-Grounds-Maintenance	18,895.90
6220-Building Maint-Outside	6,379.39
6230-Rental Maintenance	2,007.75
6240-Buliding Maint-Inside	16,720.35
Total 6200-Facilities Operation Exp	44,003.39
6245-Real Estate Tax Expense	16,711.54
6250-Telephone/Internet Expense	1,412.57
6270-Utilities Expense	6,470.04
6280-Website Maintenance	694.69
6600-Tax filing Fees MA	70.00
Total Expense	94,546.74
Net Ordinary Income	97,593.91
Other Income/Expense	
Other Income	
7000-Other Income	
7010-Interest Income	44.92
Total 7000-Other Income	44.92
Total Other Income	44.92
Other Expense	
8000-Expenses-Other	
8010-Interest Expense	10,256.99
Total 8000-Expenses-Other	10,256.99
Total Other Expense	10,256.99
Net Other Income	-10,212.07
Net Income	87,381.84

James Arnold Mansion

County Street (New Bedford) National Register Historic District Nomination Form

Parcel Number	MHC Number	Street No.	Street Name	Historic Name	Description	Year Built	Style	Resource Type	Status (contributing or non-contributing)
46-6	NBE 6	421-427	County Street	James & Sarah Rotch Arnold House	2 story masonry single dwelling (now social club), brick walls, 5 bay front façade w/ central entrance constructed in 1821,	1821	Federal,	building	C
				William James & Clara Morgan	mansard roof w/ dormers constructed 1869, additions on sides & rear and full front porch	1869	Second Empire,	site	C
				Rotch House Wamsutta Club	constructed after 1919. Also landscaped grounds w/history in all 3 periods. Iron fence w/granite posts & curbs	1919	Colonial Revival	structure	C



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

William Francis Galvin
Secretary of the
Commonwealth

Date: October 30, 2020

To Whom It May Concern :

I hereby certify that according to the records of this office,
JAMES ARNOLD MANSION, INC.

is a domestic corporation organized on **September 01, 2016**

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.

William Francis Galvin

Secretary of the Commonwealth

Certificate Number: 20100945510

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

Processed by: Bod

INTERNAL REVENUE SERVICE
P. O. BOX 2508
CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY

Date:

JUN 05 2017

JAMES ARNOLD MANSION INC
427 COUNTY ST
NEW BEDFORD, MA 02740

Employer Identification Number:

81-4474858

DLN:

17053357365036

Contact Person:

ROGER W VANCE

ID# 31173

Contact Telephone Number:

(877) 829-5500

Accounting Period Ending:

December 31

Public Charity Status:

509(a)(2)

Form 990/990-EZ/990-N Required:

Yes

Effective Date of Exemption:

September 1, 2016

Contribution Deductibility:

Yes

Addendum Applies:

No

Dear Applicant:

We're pleased to tell you we determined you're exempt from federal income tax under Internal Revenue Code (IRC) Section 501(c)(3). Donors can deduct contributions they make to you under IRC Section 170. You're also qualified to receive tax deductible bequests, devises, transfers or gifts under Section 2055, 2106, or 2522. This letter could help resolve questions on your exempt status. Please keep it for your records.

Organizations exempt under IRC Section 501(c)(3) are further classified as either public charities or private foundations. We determined you're a public charity under the IRC Section listed at the top of this letter.

If we indicated at the top of this letter that you're required to file Form 990/990-EZ/990-N, our records show you're required to file an annual information return (Form 990 or Form 990-EZ) or electronic notice (Form 990-N, the e-Postcard). If you don't file a required return or notice for three consecutive years, your exempt status will be automatically revoked.

If we indicated at the top of this letter that an addendum applies, the enclosed addendum is an integral part of this letter.

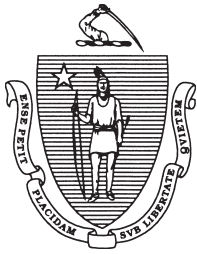
For important information about your responsibilities as a tax-exempt organization, go to www.irs.gov/charities. Enter "4221-PC" in the search bar to view Publication 4221-PC, Compliance Guide for 501(c)(3) Public Charities, which describes your recordkeeping, reporting, and disclosure requirements.

JAMES ARNOLD MANSION INC

Sincerely,

Stephen a. martin

Director, Exempt Organizations
Rulings and Agreements



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

William Francis Galvin
Secretary of the
Commonwealth

Date: October 30, 2020

To Whom It May Concern :

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

Secretary of the Commonwealth

Certificate Number: 20100945510

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

Processed by: Bod



100 Brickstone Square, Andover, MA 01810-1494
ph 978-470-1010 • fax 978-475-6021 • www.nedcc.org

James Arnold Mansion, Inc.
427 County Street
New Bedford, MA 02740

February 13, 2020
Project # 20-037_PI

Contact: Paul Pawlowski, Vice President
Prvp7787@gmail.com
971-801-3583

Group 1

5 blueprints (5 floor plans)

Artist/Author: Arthur K. Bowditch

Place/Date: New Bedford, MA/1923

Title/Subject: Alterations & Additions to Wamsutta Club

Dimensions: 26" x 31"

Media: photosensitive ferric compound

Support: off-white wove paper

Signatures/Special Features: China marker
and pencil notations (front and verso)

Current Condition

The first set of five blueprints show the alterations and additions to the Wamsutta Club (Floor Plans). The paper support has discolored on the reverse and is stained along the edges. There are numerous folds both vertically and horizontally. Associated with each fold are extensive breaks, losses, tears and planar distortions. There are numerous edge tears and dog-eared corners. Moderate surface dirt is present.

Recommended Conservation Treatment Plan

- Provide written and photographic documentation of condition before and after treatment.
- Reduce surface soil using dry cleaning techniques as possible.
- After confirming that the media will permit aqueous treatment, humidify and wash in deionized water to clean the paper and reduce staining, discoloration, and acidity.
- Line each object for additional support with Japanese paper and wheat starch paste. Any notations on the verso will be documented prior to lining.
- Humidify and flatten by stretch-drying on a board.
- Encapsulate in polyester film (Melinex) to reinforce and protect against dirt, handling, and atmospheric pollution. If needed, place a piece of MicroChamber within the encapsulation to aid in reducing acidity in the paper support. Please note: Blueprints can fade when exposed to light for extended periods of time.

Optional Work

Digital Imaging/Printing

Because of the long-term negative effects on historic and artistic objects of exposure to light and air, displaying original materials is discouraged. For this reason, we encourage the use of print reproductions for display and/or use by researchers. Print reproductions also have the benefit of improving the look of faded or color-shifted objects, which cannot be done with conservation treatment. The attached Imaging Addendum outlines the specifications for imaging the object after conservation treatment has been performed, and printing digital reproductions for display and/or handling by researchers.

Price – Group 1 (*See cost summary at end to approve.*)

- Recommended Treatment: \$3,780
-

Group 2

4 blueprints (4 elevation plans)

Artist/Author: Arthur K. Bowditch

Place/Date: New Bedford, MA/1923

Title/Subject: Alterations and Additions to the Wamsutta Club

Dimensions: 16 1/2" x 36"

Media: photosensitive ferric compound

Support: off-white wove paper

Signatures/Special Features: China marker on front and verso

Current Condition

The second set of four blueprints show the alterations and additions to the Wamsutta Club (Elevation Plans). The paper support has discolored on the reverse and is stained along the edges. There are numerous folds both vertically and horizontally. Associated with each fold are extensive breaks, tears, folds and planar distortions. There are numerous edge tears and dog-eared corners. The right edges of the plans are folded over, weak and about to detach. These four elevations plans are attached to the three framing plans (object 3) with two metal clasps. Moderate surface dirt is present.

Recommended Conservation Treatment Plan

- Provide written and photographic documentation of condition before and after treatment.
- Remove metal clasps and return to client.
- Reduce surface soil using dry cleaning techniques as possible.
- After confirming that the media will permit aqueous treatment, humidify and wash in deionized water to clean the paper and reduce staining, discoloration, and acidity.
- Line each object for additional support with Japanese paper and wheat starch paste. Any notations on the verso will be documented prior to lining.
- Humidify and flatten by stretch-drying on a board.
- Encapsulate in polyester film (Melinex) to reinforce and protect against dirt, handling, and atmospheric pollution. If needed, place a piece of MicroChamber within the encapsulation to aid in reducing acidity in the paper support. Please note: Blueprints can fade when exposed to light for extended periods of time.

Optional Work

Digital Imaging/Printing

Because of the long-term negative effects on historic and artistic objects of exposure to light and air, displaying original materials is discouraged. For this reason, we encourage the use of print reproductions for display and/or use by researchers. Print reproductions also have the benefit of improving the look of faded or color-shifted objects, which cannot be done with conservation treatment. The attached Imaging Addendum outlines the specifications for imaging the object after conservation treatment has been performed, and printing digital reproductions for display and/or handling by researchers.

Price – Group 2 (*See cost summary at end to approve.*)

- Recommended Treatment: \$3,225
-

Group 3

3 blueprints (3 framing plans)

Artist/Author: Arthur K. Bowditch

Place/Date: New Bedford, MA/1923

Title/Subject: Alterations and Additions to the Wamsutta Club (Framing Plans)

Dimensions: 24" x 29"

Media: photosensitive ferric compound

Support: off-white wove paper

Signatures/Special Features: China marker and pencil (front and verso)

Current Condition

The third set of three blueprints show the alterations and additions to the Wamsutta Club (Framing Plans). The paper support has discolored on the reverse and is stained along the edges. There are numerous folds both vertically and horizontally. Associated with each fold are extensive breaks and planar distortions. There are numerous edge tears and dog-eared corners. There are also small losses associated with the tears and folds. These three framing plans are attached to the elevation plans (object 2) with two metal clasps. Severe surface dirt is present.

Recommended Conservation Treatment Plan

- Provide written and photographic documentation of condition before and after treatment.
- Remove metal clasps and return to client.
- Reduce surface soil using dry cleaning techniques as possible.
- After confirming that the media will permit aqueous treatment, humidify and wash in deionized water to clean the paper and reduce staining, discoloration, and acidity.
- Line each object for additional support with Japanese paper and wheat starch paste. Any notations on the verso will be documented prior to lining.
- Humidify and flatten by stretch-drying on a board.
- Encapsulate in polyester film (Melinex) to reinforce and protect against dirt, handling, and atmospheric pollution. If needed, place a piece of MicroChamber within the encapsulation to aid in reducing acidity in the paper support. Please note: Blueprints can fade when exposed to light for extended periods of time.

Optional Work [Digital Imaging/Printing]

Because of the long-term negative effects on historic and artistic objects of exposure to light and air, displaying original materials is discouraged. For this reason, we encourage the use of print reproductions for display and/or use by researchers. Print reproductions also have the benefit of improving the look of faded or color-shifted objects, which cannot be done with conservation treatment. The attached Imaging Addendum outlines the specifications for imaging the object after conservation treatment has been performed, and printing digital reproductions for display and/or handling by researchers.

Price – Group3 (*See cost summary at end to approve.*)

- Recommended Treatment: \$2,890
-

Cost Summary

Recommended Conservation Treatments

	(Please check.)		
Object 1: 5 blueprints (5 floor plans)	Yes ☐	No ☐	\$3,780
Object 2: 4 blueprints (4 elevation plans)	Yes ☐	No ☐	\$3,225
Object 3: 3 blueprints (3 framing plans)	Yes ☐	No ☐	\$2,890
Shipping/Handling – return via client pick up			\$0
TOTAL (if all checked "Yes")			\$9,895

Optional Work (These can only be carried out if the corresponding treatment above is also selected.)

Digital Imaging/Printing	Yes ☐	No ☐	See addendum
Additional Insurance (indicate value in Terms, below)	Yes ☐	No ☐	\$1/\$1,000/mo.

Terms & Conditions

It is understood and agreed between the parties to this agreement that the work may be halted should unexpected problems render the proposed scope and/or activities infeasible or more time-consuming than could be reasonably estimated. If this were to occur, modifications to the scope and/or activities may be proposed, and, after consultation with the Owner or Authorized Agent, a new estimate may be given to reflect revised specifications. **Estimates are valid for 12 months. Costs of shipping/handling and unframing/reframing services are additional. NOTE: One third of the estimated cost is payable at the time of approval.**

Pick-up or shipping/handling of objects shall be at Client's/Owner's expense and must occur within 90 days after either notification of completion of work or notification that objects associated with unapproved proposals must be picked up (or delivery effected). All charges for contracted services, including shipping/handling and insurance, must be paid prior to NEDCC releasing objects for return. **Storage fees of \$125.00 per month shall be charged after expiration of the 90-day period. In consideration for waiver of such storage charges, failure of Client/Owner to pick up (or effect delivery) within six months of a third notification or attempted notification by NEDCC by certified mail at Client's/Owner's last known address shall constitute transfer of title of objects to NEDCC.** Long-term arrangements for storage at a fee must be made by separate agreement to avoid such transfer of title. Client/Owner must inform NEDCC of any changes of address.

CLIENT'S/OWNER'S STATEMENT OF INSURANCE VALUE: Maximum liability limited to \$ **. Unless Owner's insurance policy provides standard "all risk perils" and Owner's insurance company sends NEDCC a waiver of subrogation, all objects left at NEDCC must be insured under NEDCC's policy at a rate of \$1.00 per month per \$1,000 of value. If no valuation is provided by Owner, an assignment of \$500 will be placed on the project for insurance coverage purposes.**

THE UNDERSIGNED AGREES TO INDEMNIFY AND HOLD NEDCC HARMLESS FROM ALL CLAIMS AND DEMANDS FOR LOSS OR DAMAGE TO THE ABOVE OBJECTS HOWEVER OCCASIONED UNLESS DUE TO THE WILLFUL NEGLIGENCE OF NEDCC. IN NO EVENT SHALL NEDCC BE LIABLE TO ANY PARTY FOR ANY SPECIAL, PUNITIVE, INDIRECT, INCIDENTAL, OR CONSEQUENTIAL DAMAGES.

The undersigned recognizes that conservation treatment procedures may involve a certain amount of risk. Therefore, in further consideration, and as a condition of NEDCC's undertaking the work on the above object(s), the undersigned waives and releases NEDCC from all claims that may arise due to damage or loss to the above object(s) as a result of the treatment procedure(s).

NEDCC represents that it is not the Owner of objects that will be digitized and Client/Owner agrees that NEDCC is not responsible for any potential or real copyright infringement as a result of digitizing the objects. Compliance with copyright law is the sole responsibility of Client/Owner. NEDCC hereby conveys copyright, if any, in the digital objects to Client/Owner. The undersigned hereby grants permission to NEDCC to use the record of the proposed work, including imagery, for its educational programs.

AUTHORIZATION IS HEREBY GIVEN to the NORTHEAST DOCUMENT CONSERVATION CENTER to treat and/or digitize the above object(s). It is acknowledged that the undersigned has read and understands the proposal and all terms and conditions herein.

Owner or Authorized Agent

Date



02/13/2020

Michael K. Lee, Director of Paper and Photograph Conservation, NEDCC

Date

P.O.# required? Yes _____ No _____ # _____

IMAGING ADDENDUM

Subject to Conservation

The condition of historic and artistic objects is one of the most important factors in determining how (or whether) they can be accurately imaged without causing physical damage. Consequently, this imaging addendum is subject to prior conservation treatment under this proposal.

Blank Pages/Versos

Because the blueprints are being lined, we will only image the recto of each object.

Project Scope

Following accepted best practices, the purpose of our service is to create a faithful image surrogate of archival materials in their current condition. Minor post-processing adjustments will be performed to optimize image quality and bring all images to a common rendition.

The objects identified above will be imaged using a medium format digital camera with apochromatic macro flat field optics on our specialized workstations. The light source will be Broncolor electronic flash, providing optimal light quality at minimal total light exposure. Imaging will be done following the Federal Agencies Digitization Guidelines Initiative (FADGI) *Technical Guidelines for Digitizing Cultural Heritage Materials* (2016) and the following project specifications:

Preservation Masters

Format: TIFF

Spatial Resolution: 400 ppi at original size

Bit Depth: 16-bit

Color Profile: Adobe RGB 1998

Access Derivatives

Format: JPEG

Spatial Resolution: 400 ppi at original size

Bit Depth: 8-bit

Color Profile: Adobe RGB 1998

Oversize Materials

The drawings will require an image size greater than ~7,800 x 10,300 pixels (e.g., 19" x 24" at 400 ppi) and will be photographed on our custom X-Y table in multiple sections and stitched together in software during post-processing to reconstruct the whole document.

Targets

An Image Science Associates (ISA) Object-Level Target will be used as a photographic reference standard during the course of imaging reflective material. ISA Object-Level Targets include: 18 color patches of varying hues, saturations, and brightnesses; 12 spectrally neutral gray patches; vertical and horizontal slant edge targets for calculating spatial frequency response (SFR); and metric- and English-based rulers for scale and calculating optical resolution.

Cropping

Images of reflective media will be cropped to include a small border around the edges of the object. Reference targets will be included in the final deliverable files.

Metadata

Technical metadata comprising camera and software information will be embedded in the header of each

TIFF master file.

File Naming

Files will be named with a descriptive prefix plus sequential numerical suffix.

Quality Control

All work will be performed under tight environmental control in the NEDCC imaging laboratory by highly-skilled professionals, and objects will remain in the NEDCC vault when not being imaged. NEDCC performs a 100% inspection of deliverables, done by Associate and Senior Photographers. All files will be backed up on NEDCC's servers for six (6) months after project completion.

Delivery Medium

The digital files will be delivered on a USB flash drive.

Optional Work

Print Reproductions

If requested in the Cost Summary, below, print reproductions can be made to the same size as the originals, using archival paper and pigmented inks. Because of differences in substrates and inks between the originals and prints, we will not be able to exactly match the original colors, but will produce a very close reproduction.

Cost Summary

Project Scope	(Please check.)		<u>\$/Unit</u>	<u>Quantity</u>	<u>Total</u>
Project Set-up			\$200.00	1 set-up	\$200.00
Group 1: Preservation Masters	Yes _____	No _____	\$100.00	5 files	\$500.00
Group 2: Preservation Master	Yes _____	No _____	\$75.00	4 files	\$300.00
Group 3: Preservation Masters	Yes _____	No _____	\$100.00	3 files	\$300.00
Access Derivatives			\$0.00	12 files	\$0.00
USB Flash Drive			\$50.00	1 drive	\$50.00
TOTAL (if all checked "Yes")					\$1,350.00

Optional Work

Object 1: Print Reproductions	Yes _____	No _____	\$150.00	5 prints	\$750.00
Object 2: Print Reproduction	Yes _____	No _____	\$150.00	4 prints	\$600.00
Object 3: Print Reproductions	Yes _____	No _____	\$150.00	3 prints	\$450.00

NOTE: Please return to the Cost Summary on Page 4 and select "Yes" or "No" for Digital Imaging.

James Arnold Mansion

Historic Drawings Restoration - Northeast Document Conservation Center

25-May-20

Item	Description	Drawing Type	Quantity / Size	Conservation Treatment	Conservation Cost	Digital Copies TIFF + JPEG	Print Reproductions	Total	Avg. Cost per Drawing	Status
1	1920 Plans Rotch Period W.E. Tobey Co.	Blueprints Floors 1, 2, and 3	three (3) 28-3/4" x 34"	Photo Before, Dry Clean, Humidify and Wash, Mend Breaks and Fill Losses, Stretch-dry, Encapsulate in Polyester, Photo After	\$ 2,670.00	\$ 550.00	\$ 450.00	\$ 3,670.00	\$ 1,223.33	Work done and paid for
2	1922 Plan Wamsutta Club 1st Concept A.H. Bowditch	Blueprint Ground Floor Plan	one (1) 23-1/8" x 28-1/4"	Photo Before, Dry Clean, Humidify and Wash, Encapsulate in Polyester, Photo After	735.00	325.00	150.00	1,210.00	1,210.00	-
3	1923 Plans Wamsutta Club Progress Review A.H. Bowditch	Blueprints Floors 1, 2, and 3 two (2) copies each	six (6) 26-3/4" x 30-7/8"	Photo Before, Mend Tears and Breaks, Humidify and Flatten, Encapsulate in Polyester, Photo After	2,120.00	850.00	900.00	3,870.00	645.00	-
4a	1924 Plans Wamsutta Club Kitchen Equipment Duparquet Huut and Montose Co.	Blueprints Equipment Layouts	four (4) 16-3/8" x 22-3/4"	Photo Before, Dry Clean, Mend Tears and Breaks, Humidify and Flatten, Encapsulate in Polyester, Photo After	1,985.00	350.00	500.00	2,835.00	708.75	-
4b	1924 Plans Wamsutta Club Kitchen Layout A.H. Bowditch	Blueprints Equipment Layouts	two (2) 16-3/8" x 22-1/2"	Photo Before, Dry Clean, Mend Tears and Breaks, Humidify and Flatten, Encapsulate in Polyester, Photo After	992.50	350.00	250.00	1,592.50	796.25	-
4c	1924 Plans Wamsutta Club Kitchen Layout L. Barth & Son, Inc.	Blueprint Equipment Layout	one (1) 18" x 23-1/4"	Photo Before, Dry Clean, Mend Tears and Breaks, Humidify and Flatten, Encapsulate in Polyester, Photo After	496.25	275.00	125.00	896.25	896.25	-
4d	1924 Plans Wamsutta Club Kitchen Layout Morandi-Proctor Co.	Blueprint Equipment Layout	one (1) 17-1/8" x 24-1/4"	Photo Before, Dry Clean, Mend Tears and Breaks, Humidify and Flatten, Encapsulate in Polyester, Photo After	496.25	275.00	125.00	896.25	896.25	-
5	1969 Plans Wamsutta Club Revised Floorplans Walter M. Ballard Corp.	Diazo Bluelines Ground and 2nd Floor Plans	two (2) 25-1/4" x 33"	Photo Before, Dry Clean, Mend Tears and Breaks, Humidify and Flatten, Encapsulate in Polyester, Photo After	1,600.00	450.00	300.00	2,350.00	1,175.00	-
6	1969 Plans Wamsutta Club Alterations Thomas Byrd Epps, Inc.	Diazo Bluelines 3rd + 4th Floor Plans	six (6) 5 @ 24" x 33" 1 @ 12" x 17-1/2"	Photo Before, Remove Staples, Dry Clean, Mend Tears and Breaks, Humidify and Flatten, Encapsulate in Polyester, Photo After	3,580.00	850.00	900.00	5,330.00	888.33	-
7	1969(?) Plans Wamsutta Club Alterations Walter M. Ballard Corp.	Diazo Bluelines Basement, Ground, 2nd, 3rd, + 4th Floor Plans	five(5) 25" x 33"	Photo Before, Remove Staples, Dry Clean, Mend Tears and Breaks, Encapsulate in Polyester, Photo After	2,640.00	750.00	750.00	4,140.00	828.00	-
8	1969 Plan Wamsutta Club Electrical Installation American Standard	Diazo Blueline Basement, Ground, 2nd, 3rd, + 4th Floor Plans	one (1) 34" x 44"	Photo Before, Mend Tears and Breaks, Humidify and Flatten, Encapsulate in Polyester, Photo After	930.00	500.00	250.00	1,680.00	1,680.00	-

James Arnold Mansion										
Historic Drawings Restoration - Northeast Document Conservation Center										25-May-20
Item	Description	Drawing Type	Quantity / Size	Conservation Treatment	Conservation Cost	Digital Copies TIFF + JPEG	Print Reproductions	Total	Avg. Cost per Drawing	Status
A	1923 Plans Wamsutta Club Construction Set A.H. Bowditch	Blueprints Basement, Ground, 2nd, 3rd, + 4th Floor Plans	five (5) 26" x 31"	Photo Before, Dry Clean, Humidify and Wash, Mend Tears and Breaks, Humidify and Flatten, Encapsulate in Polyester, Photo After	3,780.00	750.00	750.00	5,280.00	1,056.00	-
B	1923 Plans Wamsutta Club Construction Set A.H. Bowditch	Blueprints Building Elevations North, South, East, and West	four (4) 16-1/2" x 36"	Photo Before, Dry Clean, Humidify and Wash, Mend Tears and Breaks, Humidify and Flatten, Encapsulate in Polyester, Photo After	3,225.00	550.00	600.00	4,375.00	875.00	-
C	1923 Plans Wamsutta Club Construction Set A.H. Bowditch	Blueprints Framing Plans Ground, 2nd, + 3rd Floors	three (3) 24" x 39"	Photo Before, Dry Clean, Humidify and Wash, Mend Tears and Breaks, Humidify and Flatten, Encapsulate in Polyester, Photo After	2,890.00	550.00	450.00	3,890.00	778.00	-
subTotal : items 1 - 8								\$ 28,470.00		
Less item #1 work done to date								(3,670.00)		
subTotal : items A - C								\$ 13,545.00		
Total : all remaining								\$ 38,345.00		

Haynes / de Boer Architecture + Preservation

ONE PARK ROW / PROVIDENCE, RHODE ISLAND 02903 / TEL. 401 274-1555

July 31, 2020

Richard Asquino, President
James Arnold Mansion, Inc.
427 County Street
New Bedford, MA 02740

RE: JAMES ARNOLD MANSION

Dear Richard,

It was a pleasure meeting with you and Paul and being introduced to the historic James Arnold House and its extraordinary history. It is certainly a fascinating and complex structure in need of an overall physical assessment and strategy for rehabilitation.

It is my understanding that at this time your organization is seeking professional guidance to address the myriad problems of the building's exterior in a comprehensive and strategic way. Based on our recent discussion, a quick walk around the property, and a summary assessment report prepared a couple of years ago, the building exhibits serious preservation challenges with the masonry, roofing systems, windows, and architectural features.

In response to your request, I have prepared and enclosed a fee proposal for a study for your consideration. I have also attached our firm brochure highlighting our experience and range of projects, including conditions reports and master plans. (Please note that I am not licensed to practice as an architect in Massachusetts.)

We very much appreciate this opportunity to be of service and look forward to working with you and others in preparing a useful report. Should you have any questions or wish to meet in person to discuss our proposal, please let me know.

Sincerely yours,

HAYNES / DE BOER ARCHITECTURE + PRESERVATION

A handwritten signature in black ink, appearing to read 'Cornelis J. de Boer', written in a cursive, flowing style.

Cornelis J. de Boer AIA

Enclosures

XC: Paul Pawlowski

July 31, 2020

JAMES ARNOLD MANSION

427 County Street

New Bedford, Massachusetts

PROPOSAL FOR AN EXTERIOR CONDITIONS REPORT

OBJECTIVES

- ❑ To undertake a general conditions survey or needs assessment of the exterior envelope of the building that would address and identify problems related to water run-off, structural and material integrity, maintenance, esthetics, and long-term stability.
- ❑ To provide a useful guide in planning and funding strategies for future improvements in order of priorities.

SCOPE OF PROFESSIONAL SERVICES

1. Reviewing existing (available) documents of the property, including drawings, photographs, and historical accounts. This will inform our decisions for future repairs and improvements.
2. Preparation of schematic floor plans and exterior elevations, using existing documents (by studio2sustain, inc. in electronic DWG format) and updating them, as necessary. These drawings will serve only as a graphic reference for study, estimating, and presentation. They will not represent as-built conditions in detail.
3. Conducting a detailed fabric and photographic survey of all areas of the building's exterior to identify and locate problems of moisture migration, water run-off, material degradation, structural deficiencies, etc. We will focus on roofs, water run-off systems, masonry surfaces, windows, porches, and siding. Please note that this fabric survey will be conducted of visible and reasonably accessible areas during the course of two or three site visits.
4. Communications and one meeting with the Committee as needed to review scope, progress, issues, phasing options, etc.

July 31, 2020

JAMES ARNOLD MANSION

PROPOSAL FOR A CONDITIONS REPORT

Page 2

5. Developing strategies for improvements based on our findings, including a site visit and consultations with a team of reputable rehabilitation contractors who have agreed to provide cost estimates.
6. Preparing a preliminary scope of work with schematic drawings to be used as a basis for estimating, broken down into phases in order of priorities.
7. Preparing and presenting a report of our findings, assessments, recommended strategy for action, preliminary cost estimates, and schedules. An appendix would include drawings and photographs.

FEE PROPOSAL

We propose a fixed fee of **\$9,000.** for these professional services. Customary reimbursable expenses exceeding \$200 would be in addition to professional fees.

ASSUMPTIONS AND CONDITIONS

1. JAMI will be responsible for providing information regarding the site, the building, its functions, its history, etc. upon request and as needed.
2. Preliminary construction cost estimating services will be provided by a qualified contractor and tradesmen experienced in rehabilitation work, on a pro bono basis. Preliminary estimates may reflect our recent experiences with similar projects and are intended for planning, fund-raising, and budgeting purposes only.
3. The Owner will provide access to all areas of the building inside and out. (It may become necessary to borrow or rent a lift to access the roof areas. Rental cost of a lift is not included.)
4. Services do not include construction documents, bidding, or construction administration.
5. This study does not address site, civil, structural, mechanical, and electrical issues that may warrant inspection and evaluation by engineers.
6. This study does not address existing or potential code issues related to life safety, zoning, building code, ADA, etc.

July 31, 2020

JAMES ARNOLD MANSION

PROPOSAL FOR A CONDITIONS REPORT

Page 3

7. If, for any reason, the project is abandoned, it is understood that we will receive full compensation for services already rendered. Proposal is valid for 30 days, after which time we reserve the right to withdraw or amend it.

QUALIFICATIONS

We have been involved in the field of architectural preservation in southern New England for decades, garnering awards along the way. In addition to providing full basic services, we have also prepared a number of conditions reports and master plans of historic structures. See our office brochure for brief biographies and representative lists of projects and reports, as a PDF attachment.

INSURANCE

We have Professional Liability, Worker's Compensation, General Liability, and Automobile Insurance coverage.

We would be pleased to provide any additional information upon request. If this is acceptable, please sign below and return a signed copy of this proposal to our office to get us started.

Respectfully submitted,



Cornelis J. de Boer AIA, Principal

Accepted By:

_____ Date _____
For James Arnold Mansion, Inc.

Attachment: *Office Brochure in PDF*



Haynes / de Boer

ARCHITECTURE+PRESERVATION



■ CORNELIS J. DE BOER, AIA
Principal

Specializing in the Restoration,
Rehabilitation, and Adaptive Use
of Historic Buildings



One Park Row • Providence, RI 02903 • 401 274-1555 • cdeb@haynesdeboer.com

INTRODUCTION

Haynes / de Boer Architecture + Preservation has been a leader in Rhode Island and southern New England, specializing in the renovation, rehabilitation, and adaptive re-use of historic structures, garnering numerous awards and accolades. Beginning in the late 1960s with the restoration of the First Unitarian Church of Providence, the firm has gained a deeper understanding of historic buildings and how they can be restored, rehabilitated, or converted to new uses while respecting and preserving their essential historic integrity and architectural character.

The firm, the sixth generation of an architectural practice established in 1901, succeeded Irving B. Haynes and Associates in 1994 with Cornelis de Boer as sole proprietor and principal. Mr. de Boer began his professional career with Mr. Haynes in the late 1960s and assumed a full-time position with the firm in 1972. He became an associate in 1978 upon receiving his architectural license and has managed the office and every significant project ever since.

The firm has had the privilege of working on many of Rhode Island's important landmarks, such as, Slater Mill in Pawtucket, First Baptist Church in America, John Brown House Museum, Old State House, Arcade, Nightingale-Brown House, and Lippitt House Museum in Providence; and Trinity Church, Brick Market, and Redwood Library in Newport. The firm has also completed a significant number of projects for the Rhode Island School of Design, the RISD Museum, and Swan Point Cemetery. In recent years, the firm has been engaged as preservation consultants to the Rhode Island State House and numerous private individuals and cultural organizations.

Services

Although the firm has been involved with the renovation of notable historic structures, we have the experience and ability to provide a broad range of architectural and consulting services for any project, large or small, especially those in the following categories:

- | | |
|---------------------------------------|---------------------------|
| ▪ Renovation and Restoration | ▪ Adaptive Re-use |
| ▪ Infill Design in Historic Districts | ▪ Additions |
| ▪ Building Condition Surveys | ▪ Interior Alterations |
| ▪ Historic Paint Analysis | ▪ Preservation Consulting |
| ▪ Code Improvements | ▪ New Design |

For each project, we assemble a team of engineers, consultants, and experts specially selected to work with us and the client in addressing the particular needs of the project.

What follows is a brief biography of key personnel and a listing of representative projects.

Illustrations of projects, references, and insurance certificates will be provided upon request.

PERSONNEL



IRVING B. HAYNES, FAIA
(1927–2005)

Painter, teacher, architect, and musician, Mr. Haynes graduated from the Rhode Island School of Design, practiced architecture for 35 years, and was a member of the RISD faculty from 1973–2005.

In 1982, Mr. Haynes was made a Fellow of the American Institute of Architects (FAIA) in recognition of his contributions in the areas of architectural design and historic preservation. The Providence Preservation Society recognized his career dedicated to the preservation of historic buildings. He was a charter member of the Rhode Island Historical Preservation Commission and served on its National Register Nomination Review Committee until 2000.

Cornelis J. de Boer, AIA, Principal

Born in Amsterdam, the Netherlands, Mr. de Boer attended the Rhode Island School of Design where he received bachelor degrees in fine arts and architecture in 1970. After a two-year stint as a VISTA Architect with the AIA Architects Workshop in Pittsburgh, he rejoined Irving Haynes as an associate.

Mr. de Boer is a licensed architect in Rhode Island (No. 1014) and is certified by the National Council of Architectural Registration Boards.

He is an appointed member of the Providence Historic District Commission (since 1987), and a member of the American Institute of Architects, and many local preservation and cultural organizations.

The AIA/Rhode Island presented Mr. de Boer with an “Outstanding Service Award for his effective presence and insightful contributions as a committee member of the *PPS/AIAri Guide to Providence Architecture*” in 2003. In 2006, he was inducted into the Providence Preservation Society’s 50th Anniversary Hall of Fame.

In 2008, the Rhode Island Historical Preservation and Heritage Commission presented Mr. de Boer with the Frederick C. Williamson Professional Service Award for “dedicating his professional life to historic preservation through impeccable restoration, designing commendable new construction in historic areas . . . and promoting preservation . . .”

Jeffrey P. Harris, Intern Architect

Mr. Harris earned a Bachelor of Architecture degree from Roger Williams University in 2006. Prior to joining the firm in 2001, he earned an associate in science degree in architectural/building technology from the New England Institute of Technology in 2000 and graduated from the University of Rhode Island in 1992. Proficient in AutoCAD, he is pursuing architectural licensing through the intern development program of NCARB.

Mr. Harris currently serves as chair of the North Smithfield Historic District Commission.

Roseanne Gagliardi, Office Manager

After more than 10 years working for Berg Design Studio, Ms. Gagliardi joined the firm in 1997, serving as bookkeeper, administrative assistant, and resident design consultant.



Slater Mill

1793 et seq.

Roosevelt Avenue, Pawtucket

Phased restoration of Slater Mill, including cupola restoration, dredging of raceways, masonry repairs, upgrades to sprinkler systems, new cedar shingled roof, exterior repairs and painting, and structural repairs, completed in 2015.

The exterior restoration project was recognized by Preserve Rhode Island and the Rhode Island Historical Preservation and Heritage Commission with a Rhody Restoration Award in 2015.

In 1975, the firm garnered a First Honor Award in Restoration from the New England Regional Conference/AIA for the redevelopment of the entire Slater Mill complex and the restoration of Wilkinson Mill and the Sylvanus Brown House.



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Rhode Island Historical Society Library

1875, 1928

Hope Street, Providence

Conditions report completed in 2006. Phased renovations followed, including exterior restoration, new slate roof, new fire escape, window replacement, boiler room renovations, and HVAC improvements, completed in 2015.





First Baptist Church in America

Built in 1775

North Main Street, Providence

Conditions Report and Master Plan, 2007. Comprehensive exterior restoration of National Historic Landmark, 2008. Phased interior improvements to bring the church into code compliance and installation of new lighting in the sanctuary were completed in 2010.

The project received a Stewardship Award for exterior restoration from the Providence Preservation Society in 2009.

The firm continues to provide architectural services in the ongoing efforts to preserve this historic landmark.





John Brown House Museum

Built 1786–88

Power Street, Providence

The firm has undertaken numerous projects at this historic house museum owned by the Rhode Island Historical Society. In the early 1990s, the heating system was substantially upgraded, and the brownstone portico and marble garden balustrade were restored and rebuilt to their original appearance, using in-kind stone materials. In 2001, the firm completed accessibility improvements, including a new exterior ramp and a new accessible restroom; in 2004 thermally efficient glazing panels were introduced to replace storm windows.

In 2006, the firm conducted an Interior Conditions Study and since then has been engaged in a comprehensive phased exterior and interior restoration of this National Historic Landmark, including the Garden Pergola. In 2010, the firm collaborated with Landmark Facilities Group in successfully introducing a new HVAC system using geothermal wells to improve the thermal environment of the museum. More recently, fire code improvements were completed.

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Brown-RISD Hillel Center

Built 1797 et seq.
80 Brown Street
Providence



Complete rehabilitation and conversion of three historic structures linked together by additions to create a 26,000-square-foot facility on three levels for programs related to Jewish campus life. Dedicated in 2004 as the Glenn and Darcy Weiner Center at Brown University.

The project was recognized by AIA/Rhode Island with a Merit Design Award and by AGC/Rhode Island with an Honor Award.

The firm continues to provide consulting services in the Center's ongoing maintenance and restoration efforts.



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Beneficent Church

Built 1809 et seq.

Weybosset Street, Providence



Structural survey and phased restorations, 1975–present. Master plan completed in 2002. Phase I work, primarily an accessibility project, involved complete rehabilitation of Parish function rooms, rest rooms, and offices; updating the Meeting House; and a new three-story addition, accommodating an elevator, stairs, and lobby, completed in 2004.

The project was recognized by the Providence Preservation Society with a Citation for Renovations.

The firm continues to be engaged in ongoing preservation efforts.



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Swan Point Cemetery Office Building

Built 1905 et seq.

Blackstone Boulevard, Providence

Complete rehabilitation of the Office Building, designed by Stone, Carpenter, and Willson in the English Gothic style; restoration of the Chapel, designed by John Hutchins Cady; and a new south wing to house expanded office functions, completed in 2002.



Redwood Chapel and Mausoleum at Swan Point Cemetery

A new 9,500-square-foot chapel mausoleum and columbarium designed by the firm was completed in 2007. Landscape design by Searle and Searle.

The project garnered an
AGC/RI Design Award.



Swan Point Cemetery Hope Chapel and Crematory Expansion

Blackstone Boulevard, Providence

Expansion and major renovations of the Crematory and enlargement of the Committal Chapel, state-of-the-art retorts, family room, entrance portico, porte cochere, and new systems, completed in 2015.





Trinity Church

Built 1726 by Richard Munday
Queen Anne Square, Newport

Complete rehabilitation of a National Historic Landmark, completed in 1987. The work included restructuring of the heavy timber frame, restoration of original plaster finishes, box pews, wine-glass pulpit and Tiffany stained glass windows, and the introduction of all new systems and a handicap entrance.

The firm continues to be engaged as consultants for the church's ongoing preservation and maintenance efforts and recently completed a conditions report.

The project received two AIA restoration awards and was featured in the *Bulletin of the Association for Preservation Technology*.



Brick Market

Built 1762
Thames Street, Newport

One of Peter Harrison's finest designs, the venerable Brick Market was converted to the Museum of Newport History in 1993 by a unique partnership of the Brick Market Foundation, the Newport Historical Society, and the City of Newport. The work included an extensive restoration of the exterior, providing accessible facilities and a state-of-the-art geothermal heating and cooling system.

The project was recognized by the R.I. Historical Preservation Commission with a Historic Preservation Award.



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First Unitarian Church

Built 1816

Benefit Street, Providence

In August of 1966, John Holden Greene's major architectural achievement was struck by lightning and sustained severe fire, smoke, and water damage. The firm planned and implemented a comprehensive restoration program that included structural stabilization, reconstruction of the tower ornamentation and highly decorative plaster dome, provisions for a new organ, new systems, and custom-designed carpeting. (As a summer intern, Mr. de Boer measured and produced drawings of the Meetinghouse. These drawings are now in the Library of Congress.)

Since the restoration was completed in 1969, the firm has provided architectural and consulting services to upgrade code conditions in the Parish House, to make site improvements, to repoint the tower, and to repaint and restore the exterior of the Meetinghouse.

In 2015, the firm completed a Needs Assessment Study in advance of a major capital improvement campaign. In 2018, the firm completed the exterior restoration of the Meetinghouse, in time for the 300th anniversary of its founding in 1720.

Pendleton House, The RISD Museum

Built 1905

Benefit Street, Providence

Comprehensive rehabilitation of the Museum housing the world-renown Pendleton Collection of early American furniture, originally designed by Edmund Willson of Stone, Carpenter and Willson. Work included a new climate control system, accessibility measures, a new upper-floor connector to the Farago Wing and a metals collection storage area in the attic. (Completed in 2000).

The project received a Restoration Award from the Providence Preservation Society in 2001.

Other museum work has included restoration of the Radeke Garden and renovations to the Renaissance galleries (now the Granoff Gallery).



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Providence Athenaeum

Built 1836 et seq.

Providence

One of the oldest library companies in the country, the Athenaeum was designed by Philadelphia architect William Strickland in the Greek Revival style. In 2000, the firm completed a master plan for the library and has since implemented priority work in advance of a comprehensive rehabilitation, including exterior masonry restoration and window replacement.

Providence Art Club

Thomas Street, Providence

Master plan for the historic four-building complex, followed by a major restructuring of the Art Club Building (the 1780 Seril Dodge House). The work, completed in 1980, included updating the systems and adding a stair tower and bathrooms.

In recent years, the firm provided architectural and consulting services for interior improvements.



Truman Beckwith House

Built 1826

College Street, Providence

Owned and occupied by the Handicraft Club since 1925, the house and adjoining carriage house is a very fine example of John Holden Greene's work. In 1996, the firm prepared a conditions survey and master plan and completed two phases of renovations and, more recently, collaborated on a design for courtyard improvements.



Nightingale-Brown House

Built 1791

Benefit Street, Providence

Comprehensive five-year renovation of the building and grounds, completed in 1993. The family seat of the Browns for two centuries, the National Historic Landmark is now home of Brown University's John Nicholas Brown Center for the Study of American Civilization. Work included the introduction of new systems, extensive structural stabilization, accommodations for new uses, interior finish restoration, and the installation of archival storage units in the basement.

The project received the Restoration Award from the Rhode Island Chapter AIA and featured in publications, including *Historic Preservation* and *Architectural Digest*.

In the mid-1980s, the firm was involved in the conversion of the abutting carriage house (designed by Thomas Telford in 1853) to residential space for visiting scholars and to a caretaker's apartment.

More recently, the firm completed the exterior restoration of the carriage house and restored the main chimneys.



William Huston House

Built 1867

Benefit Street, Providence

Comprehensive rehabilitation of a two-family Victorian house, including new interior staircases and elevator, and the addition of a conservatory and courtyard enclosure; completed in 2008.

The project received a Restoration Award from the Providence Preservation Society in 2009.



Gamaliel Dwight House

Built 1879

Benefit Street, Providence

Complete rehabilitation and conversion of a Victorian duplex townhouse to studio apartments for the Rhode Island School of Design, including a stair-tower addition. completed in 1997.

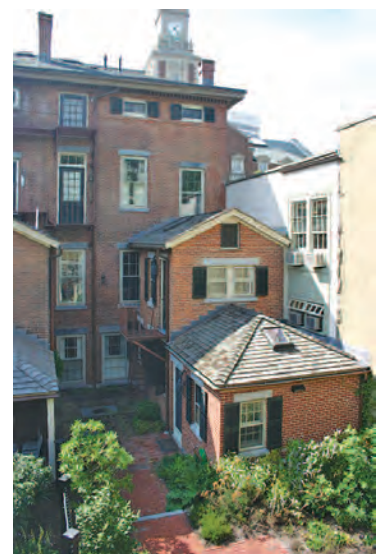
One Athenaeum Row

Built in 1845

Benefit Street, Providence

Exterior restoration, ell reconstruction and extensions, new garden staircase, and interior renovations to four apartment units; completed in 2001.

The project received a Restoration Award from the Providence Preservation Society in 2002.



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Old Stone Bank Building

Built in 1898

South Main Street, Providence

Exterior roof repairs and restoration of dome, including gold-leaf restoration, completed in 1986.

Rhode Island State House

Built in 1900

Providence

Consultations on fire code upgrades and architectural design services related to proposed energy management improvements.



Miramar

Built in 1912

Bellevue Avenue, Newport

Consultations on exterior improvements and development of plans of as-built conditions in advance of a comprehensive and phased restoration of the limestone mansion as a private residence.

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Grinnell Carriage House

Built ca. 1880

Lloyd Lane, Providence

Renovation of a brick carriage house as a private residence and the addition of a belvedere on the roof; completed in 2004.



Mauran Block

Built in ca. 1850

South Main Street, Providence

Conversion of the top two floors of a five-story mid-19th century office block to a private residential suite with new dormers overlooking Memorial Park; completed in 1999.

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Clambake Club of Newport

Built 1939

Middletown, R.I.

Substantial exterior restoration, additions, and interior renovations to a rustic Shingle Style coastal clubhouse on the National Register, completed in 2008.



OTHER NOTABLE PROJECTS

Swan Point Cemetery Building Expansion Project (2014–2018), Providence

- New Reception Hall accommodating up to 80 people with a caterer's prep room, terrace and pergola, and a connector to the existing (refurbished) Reception Room and Chapel, completed in 2016.
- New free-standing Columbarium accommodating about 1,200 marble niches, completed in 2017.
- Landscape improvements, including reconstruction of a classical fountain, new site lighting, walkways, plantings, and benches, completed in 2017.
- New exterior building bronze plaques and interior signage, in collaboration with Kathryn de Boer Design (2018)
- Recent restorations of the Historic Chapel (1905), Ivy Columbarium (1946), the Tefft Receiving Tomb (1847), and private mausoleums

Old State House (1762), 150 Benefit Street, Providence

- Exterior restoration and code upgrade, 1981–1997
- New HVAC system using geothermal wells and new underground electrical transformer vault completed in 2015
- Comprehensive exterior restoration (scheduled for completion in the Fall of 2020)

Lippitt House Museum (1862), 199 Hope Street, Providence

- Multiple projects (since 2004), including reconstruction of decorative cast-iron fence, chimney re-lining, new platform lift for handicapped accessibility, landscape improvements, and new batten-seam copper roofing to resemble original construction.

Barker Playhouse (1840, 1932), 400 Benefit Street, Providence

- Conditions report (2010)
- Replacement of plaster ceiling in main theater space (2011)
- Phased exterior and interior renovations to improve accessibility on two levels (2018)
- Restructuring and reroofing of addition (scheduled for 2021)

Franklin Farm (1856) Cumberland, Rhode Island

- Report for Restoration and Adaptive Use for the Town of Cumberland (2015)
- Phase I exterior rehabilitation of the Farmhouse completed in 2018
- New Water Facility, a barn-like structure, in the East Field (in collaboration with Woodard & Curran, Engineers) for the Town of Cumberland scheduled for completion in 2021

Betsey Williams Cottage (1773), Roger Williams Park, Providence

Exterior restoration and interior restoration of spaces on first floor for the City of Providence, completed in 2018

OTHER NOTABLE PROJECTS *continued*

Music Mansion (1928), 88 Meeting Street, Providence

- Conditions Report, 2016
- New Accessible Gender-neutral Restroom completed in 2018.
- Major roof repairs completed in 2020.
- New exterior signage, in collaboration with Kathryn de Boer Design

St. Paul's United Methodist Church (1806), Newport

- Conditions report and Master Plan completed in 2010
- Code improvements completed in 2011
- Structural repairs in steeple completed in 2012
- Exterior restoration of tower completed in 2017

Old Trolley Shelter (1905), Blackstone Boulevard, Providence

Restoration of a rustic structure of wood and field stones, designed by Stone, Carpenter, and Willson, 2008

Slater Park Bandstand (1917), Pawtucket

Comprehensive restoration of a precast concrete structure on the edge of a lake, designed by Robert C. Monahan, founder of the firm. Completed in 2008

College Building, RISD (1936), College Street, Providence

Phased exterior restoration, including new replacement windows for studio spaces, 2006

Providence County Courthouse (1933), Providence

Exterior window restoration and miscellaneous masonry repairs, 2005

Waterman Building, RISD (1892), 11 Waterman Street, Providence

- Exterior restoration and interior (lower level) renovations, 1996–98 and 2007
- Collaboration in the development of a long-range plan for rehabilitation, 2001
- Renovations to entrance gallery, 2017
- Restoration of exterior windows scheduled for 2021

Farnum Park, RISD, Congdon Street, Providence

Creation of an urban park, following demolition of Farnum Hall, with Searle and Searle as Landscape Architects. Work completed in 2011

St. Paul's Episcopal Church (1900, 1926), Park Place, Pawtucket

Exterior masonry restoration, 1993; Code upgrade, 1998; Sunday School renovations, 1999; Restoration of nave and sanctuary, 2002; Accessibility improvements, 2006

OTHER NOTABLE PROJECTS *continued*

Gloria Dei Church (1928), 15 Hayes Street, Providence

Exterior restoration of roof and ornamental spire, 1995. Interior renovations to the lower level of the Church, 2001

North Light (1867), Block Island

Exterior restoration and conversion to interpretive center, 1993

Francis Carpenter House (1878), One Congdon Street, Providence

Rehabilitation as outer house dormitory for RISD, 1994

Pardon Miller House (c. 1825), 48 Angell Street, Providence

Rehabilitation as outer house dormitory for RISD, 1994

Cumberland Town Hall (1895), Cumberland

Exterior restoration, including tower reconstruction, 1992

Market House (1773), Market Square, Providence

Exterior restoration of a National Historic Landmark for RISD, 1994

Old Colony House (1739), Newport

Exterior and interior restoration of National Historic Landmark, 1982

Providence Arcade (1828), Westminster Street, Providence

Complete renovation of National Historic Landmark, 1980

Providence City Hall (1878), Providence

Phased renovations, 1975–82

Bayard Ewing Building (1848), South Main Street, Providence

Conversion and rehabilitation of a Greek Revival mill building for the Architectural Studies Division of the Rhode Island School of Design, 1978. *Recipient of an AIA Award*

S. Stephen's Church (1862), George Street, Providence

Phased restoration and renovation of the church and Guild House, 1986–93

Seabury Hall, Trinity College (1874), Hartford, Conn.

Renovations of a Victorian Gothic chapel as a new lecture hall, 1984. *Recipient of an AIA Award*

SELECT LIST OF CONDITIONS REPORTS AND MASTER PLANS

Rhode Island Jewish Museum (1906, 1922), Douglas Avenue, Providence
Conditions Report and Master Plan for the conversion of the Sons of Jacob Synagogue to a museum, 2018.

Newport Reading Room (1835, 1853 et seq.) Newport
Conditions Report (2017)

Music Mansion (1928), 88 Meeting Street, Providence
Conditions Report and Recommendations for Improvements, 2016

First Unitarian Church (1816), Providence
Needs Assessment Report, 2015

Congdon Street Baptist Church (1874), Providence
Conditions Report, 2015

Bell Street Chapel (1875), Providence
Conditions Reports, 1986 and 2013

Warren Methodist Church (1845), Warren
Conditions Report and Master Plan, 2014

Metcalf-Franklin Farm (1857), Cumberland
Study Report for Restoration and Adaptive Re-use, 2015

Trinity United Methodist Church (1864, 1915), Providence
Structural Assessment Report, 2014
Needs Assessment Study of Annex, 2015

St. Paul's United Methodist Church (1806 et al), Newport
Conditions Report and Master Plan, 2010

Barker Playhouse (1840 et al), Providence
Conditions Report, 2010

First Baptist Church in America (1775), Providence
Conditions Report, 2007

John Brown House Museum (1786), Providence
Interior Conditions Report, 2006

Aldrich House (1822 et seq.), Providence
Conditions Report of Rhode Island Historical Society headquarters, 2006

Library of the Rhode Island Historical Society (1874, 1928, 1964), Providence
Conditions Report, 2006

SELECT LIST OF CONDITIONS REPORTS AND MASTER PLANS *continued*

Beneficent Church Providence (1809 et seq.), Providence
Summary Report of Existing Conditions and Recommendations
for Improvements, 2002
Roundtop Center Fire Safety Study, 2014
Structural Study of Galleries, 2019
Study to Upgrade Kitchen, 2020
Meetinghouse Air Conditioning Study, 2020

Slater Park Bandstand (1917), Pawtucket
Restoration Study Report, 2004

The Providence Athenaeum (1838 et seq.), Providence
Report on Existing Conditions, a Space-use Study, and Master Plan, 2000

Truman Beckwith House (1826), Providence
Report on Conditions and Recommendations for Improvements for
the Handicraft Club, 1996

Pendleton House (1905), Providence
Report on Conditions and Strategy for Rehabilitation for the RISD
Museum of Art, 1996

Redwood Library (1748 et seq.), Newport
Report on Survey Findings, Recommendations for Improvements,
and Strategies for Rehabilitation, 1992

Trinity Church (1726), Newport
Comprehensive Restoration and Rehabilitation Study, 1984
Conditions Report, 2011

Oak Grove Cemetery Buildings (1896), Pawtucket
Conditions Report, 2008

Museum of Natural History, Roger Williams Park (1894), Providence
Envelope Assessment Report with Yoder + Tidwell, 2011

Slade and Aldrich Estate Buildings (1881, 1908), Providence
Summary Report on Exterior Conditions for Rhode Island Housing, 2007

SELECT LIST OF EXTERIOR RESTORATION PROJECTS

Trinity Church in Newport (1726)
Queen Anne Square, Newport, R.I.

Nightingale-Brown House (1792)
Carriage House (1850)
John Nicholas Brown Center
357 Benefit Street, Providence

John Brown House Museum (1786)
Rhode Island Historical Society
52 Power Street, Providence

Old State House (1762 et seq.)
R.I. Historic Preservation and Heritage
Commission
150 Benefit Street, Providence

First Baptist Church in America (1775)
75 North Main Street, Providence

First Unitarian Church in Providence
(1816), Benefit Street, Providence

Dr. George Wheaton Carr House (1885)
Rhode Island School of Design
29 Waterman Street, Providence

Slater Mill (1790), **Wilkinson Mill** (1810)
Roosevelt Avenue, Pawtucket, R.I.

R.I. Historical Society Library (1873)
121 Hope Street, Providence

Swan Point Cemetery Office Building
(1904 et seq.)
Blackstone Boulevard, Providence

Woods-Gerry House (1860)
Rhode Island School of Design
62 Prospect Street, Providence

Waterman Building (1892)
Rhode Island School of Design
11 Waterman Street, Providence

Athenaeum Row (1846)
Benefit Street, Providence

College Building (1934)
Rhode Island School of Design
2 College Street, Providence

Brown-RISD Hillel Center (1798 et seq.)
38 Brown Street, Providence

Pendleton House (1905)
Museum of Art, RISD
224 Benefit Street, Providence

Brick Market (1863)
Thames Street and America's Cup Avenue
Newport, R.I.

Market House (1770)
Rhode Island School of Design
Market Square, Providence

Beneficent Church (1809)
300 Weybosset Street, Providence

Slater Park Bandstand (1917)
Slater Park, Pawtucket, R.I.

Gloria Dei Lutheran Church (1928)
15 Hayes Street, Providence

North Light (1867)
Block Island, R.I.

Cumberland Town Hall (1892)
45 Broad Street, Cumberland, R.I.

S. Stephen's Church (1860)
114 George Street, Providence

Old Stone Bank (1896)
86 South Main Street, Providence

Providence City Hall (1878)
25 Dorrance Street, Providence

Trolley Shelter (1905)
Blackstone Boulevard, Providence



James Arnold Mansion – Roof Phase 2 – work locations