



City of New Bedford

Department of Planning, Housing & Community Development

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STAFF REPORT

NEW BEDFORD HISTORICAL COMMISSION MEETING

February 1, 2016

LOCATION: 141 William Street, First Baptist Church (Map 52, Lot 209)

APPLICANT: Waterfront Historic Area League (WHALE)

OVERVIEW: This project entails the restoration and adaptive reuse of the 1829 First Baptist Meeting House for the combined use of a community theatre and church congregation.

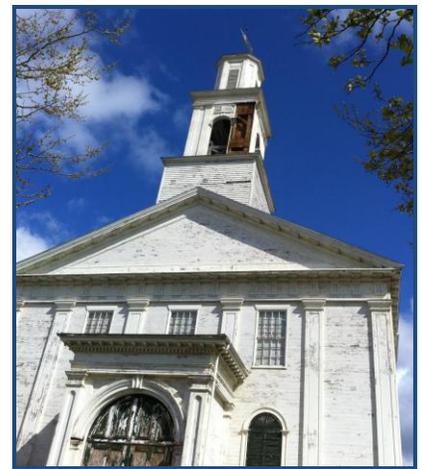
EXISTING CONDITIONS: Over the past three years, the Congregation of the First Baptist Church has been working with the City of New Bedford, WHALE, the National Trust for Historic Preservation, and Your Theatre Inc., to craft an agreement and a restoration plan which would allow the adaptive reuse of the church for a community theatre while retaining space for the congregation to worship and operate. A Purchase and Sale Agreement between the First Baptist Church and Your Theatre was signed in November 2015.

PROPOSAL: The scope of the rehabilitation plan includes the full restoration of the exterior and the rehabilitation and adaptation of the interior to accommodate the use of a theatre. Mechanical upgrades and universal accessibility requirements will also be met.

The multi-million dollar rehabilitation project will be executed in phases and is currently seeking Massachusetts Historic Rehabilitation Tax Credits as part of its funding source.

FOR BOARD MEMBER CONSIDERATION: The First Baptist Church is an iconic and significant historic structure listed in the National Register of Historic Places, named as one of the State's Most Endangered Historic Resources, and in 2015, declared a National Treasure by the National Trust for Historic Preservation.

The Massachusetts Historical Commission (MHC), which reviews state tax credit applications, seeks the local historical commission's support and comments for projects which tax credit applications have been submitted. In early January of this year, the Chairperson, on behalf of the commission, submitted to MHC a support letter for the project. WHALE is presenting the project to the commission in its entirety, to update the commission and seek its comments and continued support.



STAFF RECOMMENDATION: The restoration plan and rehabilitation for the adapted use as a theatre will be executed following the Secretary of the Interior Standards for Rehabilitation and evaluated by MHC. After review of the plans and scope of work, staff is confident that the project will fully and accurately restore the exterior of the resource and have minimal impacts on the interior spaces. Staff recommends that the commission go on record in support the project.

Item # 1

Architectural Feature: Overall Project Description, First Baptist Church

Date of Feature: 1829

Describe Existing Feature and its Condition: The original Meeting House was constructed in 1829 in the Greek Revival style with white clapboards and classical trim and built with timber frame construction. The spaces within the three-story Meeting House include a 400 person sanctuary with choir loft and balcony, baptistry, fellowship hall, kitchen and servery. Perhaps the most distinctive element of the Meeting House is the church steeple which was a prominent feature of the old New Bedford skyline and served as a navigational aid for mariners returning to the harbor. The steeple is still a visible feature of the official New Bedford city seal.

Throughout the nineteenth century the Church was raised and expanded, with many modern amenities added to the Meeting House; including a pipe organ, a furnace, and electric lighting. In 1928, the First Baptist Church expanded their Meeting House with the addition of the Education Wing. This two-story addition was built of steel-framed construction with brick cladding. The spaces within the Education Wing include classrooms, church offices and a private chapel. In 1975, the building was listed as an individual resource in the National Register of Historic Places. In 1977, restoration efforts were taken for the exterior of the church including new roofing. Due to economic factors and decreasing membership, there have not been any significant improvements or maintenance since that time. With the aging building, many problems arose, including a leaking roof, and deterioration to the exterior siding, trim, windows and doors.

The First Baptist Church of New Bedford is an iconic landmark for the City of New Bedford, as it is located within City Hall Square, across from City Hall and the Library. The Church's leadership has been pillars in the local community for nearly two hundred years, with one of the church's members, Lt. Henry Martyn Robert achieving world-wide acclaim for creating "Robert's Rules of Order" as a result of an unruly meeting held at the church. These "rules" have been adopted as the international standard for parliamentary procedures.

In 2006 the Massachusetts Historical Commission provided a grant to investigate the feasibility of restoring the Church as well as emergency funding to repair the roof which was actively leaking at the time. Peterman Architects, Inc., along with a team of engineers completed the study, and developed a scope of work and prepared a detailed estimate of the costs. In 2012 a portion of the wood cladding on the southeast corner of the steeple became detached and fell to the ground during a storm. The City of New Bedford paid for emergency repairs to seal the opening in the side of the steeple. During the summer of 2014 additional roofing repairs were made to complete the work started in 2006.

In 2015 the National Trust for Historic Preservation designated the First Baptist Church as a National Treasure, one of only a few historic structures to receive this honored status.

Describe work and impact on existing feature: The plan for historic restoration of the First Baptist Church includes the sensitive adaptive reuse of the main sanctuary as a community theatre, and the use of 1928 Education Wings as a worshipping and education space by the current congregation.

The scope of the rehabilitation work includes full and accurate historically correct restoration of the exterior shell including masonry, steeple repair, millwork, roof repair, clapboard repair and painting, and window and door restoration. The work also includes installation of new electrical system, new HVAC system, new accessible bathrooms and plumbing, fire protection/sprinkler system, and interior build-out of theatre space.

The interior sanctuary space will retain all original wood detailing and trim. Minimal interior demolition is required for a new chair lift to provide accessibility. An interior wall of the 1928 Education Wing will also be removed in order to accommodate a larger chapel space for the congregation.

Photo #: 1, 2, 57, 58, 59

Drawing #: G-000

Item # 2

Architectural Feature: East Elevation of First Baptist Church

Date of Feature: 1829

Describe Existing Feature and its Condition: The East Elevation is three stories and has seven twelve over twelve double hung original windows on the second floor and seven twelve by twelve double hung original windows on the third floor. The first, basement level floor has seven eight by eight double hung original windows.

The basement level of the Church is constructed on field stone masonry supporting the wood two story structure above. This stone foundation on the East Elevation is missing mortar in a number of locations and the masonry retaining wall tying into the basement level has been pushed out of plumb over time by the soil that it retains.

The existing clapboard siding is in good condition with some areas that need repair or replacement. The exterior trim for the original structure is painted wood using various profiles for window/door casings, soffit and fascia trim, corner boards and pilasters. The condition of

the trim is good in most locations but there are areas where the trim is severely deteriorated due to constant exposure to water or missing.

Describe work and impact on existing feature: The proposed work is to preserve the existing wood siding and trim and replace “in kind” only those portions that are missing or cannot be repaired with epoxy using the same materials and profiles of the existing feature. New work will be sanded, caulked and blended to smoothly blend with the existing trim. All east elevation clapboard siding and trim will be prepped and painted.

The side entry door and trim will be restored and refinished and weather stripped. A cast concrete entry ramp and stair will be constructed at the side door to provide accessibility to Fellowship Hall. The stone foundation will receive a gentle power-washing to remove dirt and mildew from its surface. Loose mortar will be removed and open joints cleaned prior to repointing with masonry mortar to match the color, texture, tooling and hardness of the original mortar. Intact existing mortar will be left in place. Joints between the masonry and window/door frames shall be caulked and painted as required.

Painting Scope: The proposed painting scope of work begins with removal of all loose remaining paint on the exterior of the Church which due to its lead content will require special handling and disposal by a licensed abatement contractor. After sanding, scraping, and washing all exposed unpainted wood (new and existing) will receive a coat of oil based penetrating primer. Afterwards open joints and holes will be sealed with paintable caulking and two coats of exterior latex enamel paint with a low lustre finish will be applied. The final color selection has not been made but will most likely match the existing all white exterior for siding and trim although historic photographic evidence shows that the Church at one time had a polychromed exterior early in the 20th century.

See Window Scope Item #9

Photo #: 3, 4, 5

Drawing #: A-300

Item # 3

Architectural Feature: South (front) Elevation, First Baptist Church

Date of Feature: 1829

Describe Existing Feature and its Condition: The front elevation of First Baptist Church has two arched and shuttered windows on the first floor which flank a one-story front center vestibule with round-arched double-door entrance. The second story has three twelve over twelve double hung original windows above the main entry. The main façade is articulated by pilasters, classical entablature, and full pediment. The vestibule was added in 1856.

The front façade has flush wood vertical siding. Paint failure is evident on the front elevation. The existing windows are primarily single glazed wood double hung units with sash weights that appear to be original to the structure. The windows in the older Church portion of the building are in poor condition due to loss of paint, broken/missing window panes, loss of glazing compound and broken sash cords. Window glazing is deteriorated and missing, trim is missing or badly decayed in several locations and the front entry doors are decayed along the bottom rail. Because the building has not been painted in nearly 40 years, much of the siding and trim is bare of any paint and exposed to the elements.

The existing exterior doors are painted wood stile and rail construction and they are in poor condition and not weathertight. Among the deficiencies are that the paint is peeling and gaps within the paneled doors are opening up. Door hardware does not meet accessibility requirements or egress requirements.

Describe work and impact on existing feature: All front elevation clapboard siding and trim will be prepped and painted. Broken or impaired clapboards and trim will be replaced to match existing. All shutters will be removed, and the wood frames, blades, trim and hardware will be repaired and rebuilt to original working condition. The shutters will be prepped and painted per specifications and rehung on existing hardware.

See Item #6 for scope of Work for Entry Portico and Doors

See painting scope in Item #2

Photo #: 6,7,8

Drawing #: A-300

Item # 4

Architectural Feature: West Elevation of First Baptist Church

Date of Feature: 1829

Describe Existing Feature and its Condition: The west elevation adjoins the newer Education Wing built in 1928 which covers approximately 40% of the rear half of the façade. There are four two over two double hung windows at the basement level set in the field stone foundation, one of which is boarded up. There is also a short door at the basement level. The second and third levels have four twelve over twelve double hung original windows and two partial windows, covered by the addition. The clapboard and trim is in fair condition and the paint is severely peeling.

Describe work and impact on existing feature: The proposed work is to preserve the existing wood siding and trim and replace “in kind” only those portions that are missing or cannot be repaired with epoxy using the same materials and profiles of the existing feature. New work will be sanded, caulked and blended to smoothly blend with the existing trim. All east elevation clapboard siding and trim will be prepped and painted.

See Painting Scope Item #2

See Window Scope Item #9

Photo #: 9, 10, 11

Drawing #: A-301

Item # 5

Architectural Feature: North Elevation of First Baptist Church

Date of Feature: 1829

Describe Existing Feature and its Condition: The rear elevation faces Mechanics Lane, a residential side street. There are no windows at the first and second level. There are four smaller basement level windows and a small, non-original attic level window. The clapboard siding and trim is in fair condition with paint non-existent or peeling.

Describe work and impact on existing feature: The proposed work is to preserve the existing wood siding and trim and replace “in kind” only those portions that are missing or cannot be repaired with epoxy using the same materials and profiles of the existing feature. New work will be sanded, caulked and blended to smoothly blend with the existing trim. All rear elevation clapboard siding and trim will be prepped and painted.

A painted wood rear louvre will be installed in the existing attic level window frame. The four small basement level windows will have new storm windows installed.

See Painting Scope Item #2

Photo #: 12, 13, 14

Drawing #: A-300

Item # 6

Architectural Feature: Main Exterior Stair and Portico Entry of First Baptist Church

Date of Feature: 1829

Describe Existing Feature and its Condition: The main exterior entry to the First Baptist Church has two thick paneled wood doors in poor condition which sit in a large columned and arched portico. There are two shallow concrete steps with central iron handrail at the entrance.

Originally the Meetinghouse had a broad porch across the front steps, there were three entrance doors and the pews faced south, with the pulpit near the entrances.

In 1841, the pew arrangement was reversed, with the pulpit located to the north with the pews facing it and the singing gallery above the entrance.

In 1846 the Meeting house was raised to bring the basement above ground.

In 1857 a new entrance to the Meetinghouse was constructed based on plans from local architect Solomon Eaton.

Describe work and impact on existing feature: The proposed scope of work is to completely restore the existing double wood doors. The doors will be dipped and scraped to remove any existing lead paint. Panels will be squared and tightened to fit appropriately within the existing wood frames. Any damaged or decayed wood found within the doors will be repaired to match original appearance. Missing trim will be replaced with in-kind materials and profiles. Doors shall be primed with a penetrating oil primer and receive two coats of latex enamel paint with a semi-gloss finish. Doors will be rehung on existing hardware and calibrated to operate correctly. Where required, accessible hardware shall be provided to meet State Accessibility Regulations. Where required, egress hardware shall be provided to meet code requirements for

egress. All new hardware shall be finished to match existing door hardware. All exterior doors shall receive new concealed bronze weather-stripping.

Photo #: 15, 57, 58, 59

Drawing #: A-300

Item # 7

Architectural Feature: Steeple, First Baptist Church

Date of Feature: 1829

Describe Existing Feature and its Condition: The existing steeple has been replaced at least once in the past after suffering hurricane damage, most recently in 1960, as documented by historic photographs. The same photographs indicate that a number of architectural features on the original steeple have been lost over the years including balustrades and finials. The existing steeple is in poor condition and the extent of its deterioration is not possible to determine without further investigation requiring a lift or crane for access. The steeple has a discernable tilt to the north, which a structural engineer determined previously was the result of structural deflection, since stabilized. In 2012 a portion of the steeple cladding on the southeast corner was lost during a storm after its nailing failed due to the rotting of the timber frame beneath it to which it was attached. This episode suggests that water infiltration has damaged not only the trim and siding of the steeple but its braced timber frame as well. The condition of the flashings and roof over the uppermost section of the steeple appear to be in poor condition which has contributed to the water infiltration.

Describe work and impact on existing feature: The steeple is intended to be fully restored. The existing structural framing and trusses will be repaired and improved as required to straighten the steeple into its proper position. Any existing structural members showing signs of rot or structural deterioration will be replaced with new solid wood timber framing members. Damaged or missing flashing will be repaired or replaced with in-kind flashing materials. Existing cladding and trim will be secured to the repaired structural frame. Damaged or missing cladding and trim will be repaired to maintain original profiles or replaced with in-kind materials. The steeple will be prepped and painted according to exterior painting requirements.

Photo #: 16

Drawing #: A-300

Item # 8

Architectural Feature: Classroom Edition, Education Wing, First Baptist Church

Date of Feature: 1928

Describe Existing Feature and its Condition: The existing Classroom Addition has a loadbearing brick exterior and the basement level of the Church is constructed on random granite ashlar masonry supporting the wood two story structure above. The masonry of the Classroom Addition is in good condition requiring only cleaning. There are a number of missing and broken slate shingles that require attention on the Education Wing. The original wood gutters and steel downspouts are missing in most locations or in very poor condition.

Describe work and impact on existing feature: All masonry is proposed to receive a gentle power-washing to remove dirt and mildew from its surface. Loose mortar will be removed and open joints cleaned prior to repointing with masonry mortar to match the color, texture, tooling and hardness of the original mortar. Intact existing mortar will be left in place. Joints between the masonry and window/door frames shall be caulked and painted as required.

Photo #: 17, 18, 19, 20

Drawing #: A-300, A-301

Item # 9

Architectural Feature: Exterior Windows, Sills and Flashing, First Baptist Church

Date of Feature: 1829

Describe Existing Feature and its Condition: The windows in the building exterior are original to the buildings. The existing windows are primarily single glazed wood double hung units with sash weights that appear to be original to the structure. The windows in the older Church portion of the building are in poor condition due to loss of paint, broken/missing window panes, loss of glazing compound and broken sash cords. Many of the basement level windows have been boarded up with plywood due to their condition and concern about building security. The windows in the 1928 Education Wing are in better condition and provided with exterior storm windows which has protected them from deterioration despite their neglect. The wood elements in the windows appear to be sound in most cases making them worthy of restoration.

Describe work and impact on existing feature: The proposed scope of work is to completely restore the existing wood windows to their original condition and to furnish them with interior storm window units so as to improve their thermal performance without altering their exterior appearance. The windows will be dipped and scraped to remove any existing paint and glazing compound. Window glass will be removed and salvaged for reinstallation during restoration. Any damage or decay found on the wood sashes will be repaired to match the original appearance and then the sashes shall be treated with a penetrating oil primer. Once primed, the units will be reglazed with the original glass, or new where required to match the original, using glazing points and compound. The reglazed units will receive two coats of latex enamel paint with a satin finish and will be weatherstripped and rehung in the restored frames with new sash cords and weights. Each window will receive an interior double hung storm window with a narrow aluminum frame set close to the existing sash.

Photo #: 21

Drawing #: A-300, A-301

Item # 10

Architectural Feature: Roof, Gutters and Downspouts, First Baptist Church

Date of Feature: 1829

Describe Existing Feature and its Condition: The Church has a three tab asphalt shingle roof which was replaced in 2012 and the Education Wing a slate shingle roof which appears to be original. While both are in reasonably good repair there is evidence of roof leaks at a number of locations on the Meeting House that require additional investigation and suggest that flashing may need to be replaced at the steeple, chimneys and sidewalls. There are a number of missing and broken slate shingles that require attention on the Education Wing. The original wood gutters and steel downspouts are missing in most locations or in very poor condition.

Describe work and impact on existing feature: The proposed roofing work will be limited to inspection and replacement of existing flashings at the steeple, chimneys, and sidewalls to match the original materials and profiles where visible. The missing gutters on the Church will be replaced with painted seamless aluminum gutters with a ogee profile and concealed fasteners as discussed and approved previously by the Massachusetts Historic Commission in 2006. Downspouts will be replaced with painted galvanized steel round gutters to match the appearance of the original gutters. The slate shingle roof will be inspected and missing/broken slates replaced in kind.

Photo #: 22, 23

Drawing #: A-300, A-301

Item # 12

Architectural Feature: Entry Vestibule and Balcony Stairs, First Baptist Church

Date of Feature: 1829

Describe Existing Feature and its Condition: The entry vestibule interior wall may have been installed when the vestibule was put in with one entry door in 1857 based on plans from local architect Solomon Eaton, or at a later date. The entry area runs the length of the façade and includes stairway entrances at either end of the space that lead to curved flights of stairs to the balcony levels and choir and organ level in the Sanctuary.

The plaster walls in this area are in fair condition, with multiple cracks. The wood trim is in fair to good condition. The dark wood floors are in good condition.

Describe work and impact on existing feature: The entry vestibule wall, because it is not original to the design of the church and greatly limits the functionality of the entry space and future theatre lobby, will be removed.

All interior finishes in the entry space are proposed to be restored. Plaster walls and ceilings will be repaired with in-kind materials. Painted surfaces will receive one coat of primer with two coats of final satin finish latex paint. Wood floors will be cleaned and varnished to provide new-like appearance. Interior wood trim will be restored.

Photo #: 25, 26, 27

Drawing #: EX-101, A-101, A-300

Architectural Feature: Sanctuary, First Baptist Church

Date of Feature: 1829

Describe Existing Feature and its Condition: The Sanctuary design is a simple Quaker style meeting house with a defining balcony with paneled knee wall with turned wood at the pulpit. In 1841 the worship space was re-arranged so that the pulpit was in the north side of the house with the pews facing it, and the Singing Gallery over the entry. This was the arrangement of the Audience Room (now the Sanctuary) when its most well-known members, Lt. Henry Martyn and Mrs. Helen Robert attended. Since the Civil War the only changes made were to install “new” pews in 1879, which are still in use, and to install a wood lined baptistery beneath the platform floor holding the pulpit in 1884.

Interior finishes in the Sanctuary have received little maintenance or attention throughout recent years and have fallen into significant disrepair. Interior walls show significant damage from water intrusion. Paint is peeling off from walls and ceilings. Portions of existing plaster walls and ceilings have fallen down. Interior wood trim is damaged or missing. The wood pews appear to be in good sound condition.

Describe work and impact on existing feature: All interior finishes in the Sanctuary are proposed to be restored. Rotten wood lath will be replaced to provide a sound substrate for new plaster finishes. Plaster walls and ceilings will be repaired with in-kind materials. Painted surfaces will receive one coat of primer with two coats of final satin finish latex paint. Painted floors will be cleaned and repainted to provide new-like appearance. Interior wood trim will be restored. Damaged trim will receive epoxy repairs to maintain original profiles. Missing trim will be replaced with in-kind materials to match the original trim work. The majority of Pews are to remain and be used for theatre seating, while some rows require removal to allow for the stage area and new handicapped bathrooms.

Photo #: 28, 29

Drawing #: EX-101, A-101, A-350

Item # 14

Architectural Feature: Chancel and Side Storage Rooms, First Baptist Church

Date of Feature: 1829

Describe Existing Feature and its Condition: Originally the Meetinghouse had the pews facing south, with the pulpit near the three entrance doors. In 1841, the pew arrangement was reversed, with the pulpit located to the north with the pews facing it and the singing gallery above the entrance.

It is suspected that the Chancel area, platform and small side rooms were built in 1841. The side rooms, which support the upper balcony level with its curved character-defining knee wall, currently are used for storage and the eastern room contains a side stair from the Chancel to the first floor Friendship Hall.

Describe work and impact on existing feature: To accommodate the new theatre stage, the Chancel platform level will be removed to accommodate the new stage area. The side rooms and all trim will remain unchanged. Plaster and wood trim will be restored and painted. The western side room will be used as a light lab for the theatre. The eastern side room and stair will remain and be used as a stage exit stair for actors.

Photo #: 30,31, 38

Drawing #: EX-101, A-101

Item # 15

Architectural Feature: First Floor Friendship Hall, First Baptist Church

Date of Feature: 1829

Describe Existing Feature and its Condition: The Friendship Hall is a large steel columned space with small stage area and a first floor side entrance as well as a corner stairway to the pulpit in the Sanctuary on the second floor. The space has a drop ceiling in fair condition and linoleum flooring.

Describe work and impact on existing feature: The scope of work for the Friendship Hall is minimal and includes restored windows, demolition of the stage area to accommodate an area for prop work for the theatre, and a new enlarged door at the North side of the room to allow for props to be brought in and out. All wall surfaces will be cleaned, primed and painted.

Photo #: 32, 33

Drawing #: EX-100, A-100

MA SHTC Part 2 Application-Description of Rehabilitation, #13
First Baptist Church
149 William Street
New Bedford, MA
Page 13
Item # 16

Architectural Feature: First Floor Dining Room and Kitchen, First Baptist Church

Date of Feature: 1829

Describe Existing Feature and its Condition: the Dining area and the Kitchen are joined by a door and counter area. Both areas are in fair to good condition.

Describe work and impact on existing feature: Minimal work will be done in the Dining and Kitchen areas in this scope of work. The areas will be cleaned and painted and windows will be restored.

Photo #: 34, 35, 36, 37

Drawing #: EX-100, A-100

Item # 17

Architectural Feature: Entry Staircase, Education Wing, First Baptist Church

Date of Feature: 1928

Describe Existing Feature and its Condition: The Entry Staircase in the Educational Wing has a mahogany banister and close set spindels with mahogany treads. The landing is ample and has a set of double hung windows leading to a second set of stairs with curved banister to the second floor. The stairway and banister are in good condition.

Describe work and impact on existing feature: Minimal work to include cleaning, priming and painting wall surfaces and ceiling.

Photo #: 39, 40, 41

Drawing #: EX-100, EX-101, A-100, A-101

Item # 18

Architectural Feature: First Floor Multi-Use Room and Chapel, Education Wing, First Baptist Church

Date of Feature: 1928

Describe Existing Feature and its Condition: Both the Chapel and Multi-Use Room are in good condition. Both spaces have built-in cabinets and a wood railing with plaster walls. The chapel has wood pews and drop period lighting. Both spaces have linoleum flooring.

Describe work and impact on existing feature: The scope of work for the two spaces involves opening up the two rooms by removing a portion of the adjoining wall to allow for a combined, larger chapel space to accommodate the congregation. Existing wood trim, ceiling and walls will be cleaned and painted.

Photo #: 42, 43, 44

Drawing #: EX-100, EX-101

Item #19

Architectural Feature: Offices, Multi-Use Room and Classrooms, Second Story Education Wing, First Baptist Church

Date of Feature: 1928

Describe Existing Feature and its Condition: The second floor of the Education Wing contains two small offices and a Multi-Purpose Room with six adjoining small classroom spaces. The Multi-Purpose Room has a vaulted ceiling and an arched window over the door to the fire escape. There are varnished wood floors and plaster wood with wood trim all in good condition.

Describe work and impact on existing feature: Work in the second floor will be minimal. Room configurations will remain the same. Restoration work will include cleaning, prepping and painting all surfaces.

Photo #: 49, 50, 53, 54

Drawing #: EX-101, A-101

Item # 20

Architectural Feature: Choir Loft and Balconies, First Baptist Church

Date of Feature: 1829

Describe Existing Feature and its Condition: The architecturally significant balconies that wrap around the Sanctuary create a second level of seating. They are accessed by two side stairs from the entry vestibule. The balconies are in good condition and are stable.

Describe work and impact on existing feature: Minimal work will be done to the balconies. Wood will be primed and painted and walls will undergo plaster repair, primed and painted per the Scope of Work. The Eastern side access stair will need to be removed to accommodate installation of the chair lift.

Photo #: 51, 52

Drawing #: EX-101, A-101

Item # 21

Architectural Feature: Site, First Baptist Church

Date of Feature: 1829

Describe Existing Feature and its Condition: The First Baptist Church abuts a parking lot for the historic City Hall, and the historic New Bedford Public Library. The lot is 16, 080 SF with a grassed front lawn and cement walkway leading to the front entrance of the church. A side walkway leads to the entrance of the Education Wing. There is a small parking lot for the building abutting the west side of the site. There is a retaining wall separating the city-owned parking lot from the Church property in poor condition.

Describe work and impact on existing feature:

The portion of the stone retaining wall that has failed structurally shall be disassembled and the original masonry salvaged for reuse. The wall will be rebuilt with a new reinforced and waterproofed concrete unit masonry wall set behind and hidden beneath the restored masonry that will be installed over it in its original location. The restored masonry will be laid in the same manner using matching mortar, joints, and tooling as the original wall.

All grass areas and landscaping will be cleaned up. The parking lot will not be improved in this scope.

Photo #: 55, 56

Drawing #: G-000

Item # 22

Architectural Feature: Electric and Plumbing, First Baptist Church

Date of Feature: Varied

Describe Existing Feature and its Condition:

Describe Existing Feature and its Condition:

Electric: The existing electrical services consist of a panelboard located in kitchen area which distributes power to the entire facility through various panelboards located throughout the facility. One of the breakers was experiencing constant tripping. The distribution equipment appears to be original to the building.

The lighting is a combination of pendant, recessed and surface fluorescent and incandescent fixtures. The lighting is controlled by either local switches or from circuit breakers in panelboards. Emergency illumination and exit signs are battery type and are provided in a few areas in the building. The battery units are operational.

The general power consists of surface and recessed receptacles. In some areas, the receptacles are the non-grounded type. Existing breakers need to be evaluated and find out what causes the constant tripping.

Plumbing: The building's 1 inch domestic water is from the city's municipal supply and is located in the basement. The water is distributed to plumbing fixtures located throughout the building. The pipe is not insulated. There is a 1/2 inch water branch with a water filter located in the basement; it was not possible to determine what fixtures the filtered water serves.

The building is provided with three (3) toilet rooms, each toilet room has one (1) old style tank type, floor outlet water closet and wall hung lavatory. Only cold water is provided to the lavatories. Two toilet rooms are located on the first floor and the third one on the second floor. None of the toilet rooms have accessible fixtures or clearances. There are some outside wall hydrants at the building.

The building is provided with two gas meters. One meter is located outside the building and the second inside the building in the boiler room. The outside meter has a pressure regulating valve. It was not possible to determine if the inside gas meter is a sub-meter or a meter with direct connection to the gas system at the street. It is possible that the outside gas meter is the main meter for the building. The inside gas meter serves the HVAC boiler. The gas line is 2 1/2'. The gas load on this meter is approximately 1,200 CFH.

The outside gas meter, in addition to possibly serving the inside gas meter (boiler) serves a gas water heater and the stove / oven located in the kitchen. The water heater is a 30 gallons 30 CFH

input, approximately 15 years old unit. The stove / oven is a 10-burner with two oven compartments commercial unit. The approximately gas load to the stove / oven is 600 CFH. The gas water heater provides hot water to a two-compartment sink located in the kitchen.

Describe work and impact on existing feature:

Electric: Based on the new program and the master planning, we recommend that a new electrical service be provided to the building. The new service will consist of a pole mounted transformer and new distribution equipment to support the new additional load. New distribution and branch circuit panels will be provided in a new dedicated room and will be distribution power throughout. Light fixtures will be outfitted with highly efficient fluorescent or LED lamps.

Emergency illumination and exit signage shall be provided as required by code, including but not limited to, means of egress (corridors, stairwells, lobbies, labs, etc), and mechanical/electrical spaces. The emergency lighting will be via an inverter.

No raceway shall be smaller than 3/4". Electrical metallic tubing (EMT) shall be used in masonry block walls and when conduit run exposed. Replace all the non-grounded type receptacles.

The new fire alarm system is recommended and should be fully addressable. Initiating devices and indicating devices will be provided to meet the latest code requirements. The new system will be connected to the existing city loop or as recommended by the local authorities.

Plumbing: The domestic water lines should be wrapped with a 1/2" insulation jacket. Plumbing fixtures should be replaced with new, water conserving type fixtures. The water closet should be 1.6 gallon per flush and lavatory should be provided with self closing valves. A point of use electric water heater shall be provided at each lavatory. The plumbing fixtures shall meet ADA requirements.

The gas company requires removal of the inside building gas meter and reconnection of the existing boiler to the gas meter located on the outside of the building. It may be possible to reuse portion of the existing gas piping.

The fixture located in the kitchen appears in a good working condition. The gas water heater may have to be replaced in approximately 5 to 10 years.

Photo #: 47, 48

Item # 23

Architectural Feature: Mechanical Systems, First Baptist Church

Date of Feature:

Describe Existing Feature and its Condition: A steam boiler located in the basement provides steam to multiple steam radiators located throughout the building. The condensate return pump has been replaced recently. There is also a steam to hot water converter which provides hot water to the baptismal water storage tank.

There are no cooling systems installed other than a packaged plug in type window air conditioner located in the Chapel.

Outside air ventilation is provided naturally through operable double sash windows. It appears as though the windows are large enough to satisfy the code required 4% of the floor area. The toilet rooms are exhausted by individual toilet exhaust fans.

All automatic temperature controls are accomplished locally using wall mounted thermostats. There are a total of four radiator heating zones controlled by (4) wall mounted thermostats in the sanctuary, fellowship hall, educational wing and the parlor. On a call for heat, the thermostats open automatic zone control valves which are located in the basement and crawl space. Baptismal water temperature is controlled manually at the steam to hot water converter.

Describe work and impact on existing feature: The existing boiler and associated components should be replaced. The proposed scope of work includes replacing the existing gas fired steam boiler with a high efficiency modular boiler and new controls feeding the existing radiators throughout the building. A separate air-conditioning system is proposed for the theatre within the original sanctuary with the air-handling equipment to be located in the attic.

Photo #: 47,48

Item # 24

Architectural Feature: Accessibility, First Baptist Church

Date of Feature:

Describe Existing Feature and its Condition: The existing building does not have any elevators or ramps and does not meet current accessibility requirements. The main floor is accessible from exterior grade at the side entrance however interior stairs prevent further accessibility. Upper floors and lower floors do not have appropriate access and are also only reachable by stairs. The building lacks accessible toilet rooms and plumbing fixtures. Doors do not have accessible lever hardware.

Describe work and impact on existing feature: The accessible scope of work has been discussed with the Director of the Massachusetts Architectural Access Board and is subject to final approval by the Board. The proposed work includes adding an accessible ADA compliant concrete ramp to provide accessible access at the lower level. A wheelchair lift will provide access to the main theater level from the lower level. Several accessible toilet rooms will be provided on the lower level and main floor of the building. These toilet rooms will include accessible plumbing fixtures and handrails.

Where required along the accessible route, doors will be fitted with lever styled accessible hardware.

Photo #: 55, 56

Drawing #: G-000

Item # 25

Architectural Feature: Fire Protection, First Baptist Church

Date of Feature:

Describe Existing Feature and its Condition: The existing structure does not have any fire alarm system or fire protection system. The size of the building and proposed change in use will require both which has been confirmed by code research and in discussions with the local Building Commissioner.

Describe work and impact on existing feature: The proposal is to install a complete addressable fire alarm system throughout the structure with smoke detectors and horn/strobe devices in each space. Likewise, pull stations will be installed at each exterior doorway and a

monitoring system installed that will report an alarm directly to the Fire Department. The proposed wheelchair lift and fire protection system will be connected to the system as required in the event of an alarm or release of a sprinkler head on the premises. Battery powered illuminated exit lighting and emergency lighting shall also be installed where required by code for life safety. A complete NFPA compliant dry sprinkler system will be installed throughout the structure fed by a new water service and backflow assembly to be located in the basement. Sprinkler coverage will be provided in all areas of the building including crawlspaces and attics.



1. Overall Project Description.



2. Overall Project Description.

Your Theatre – First Baptist Church Restoration/Renovation

149 William Street New Bedford, MA

1/15/2016

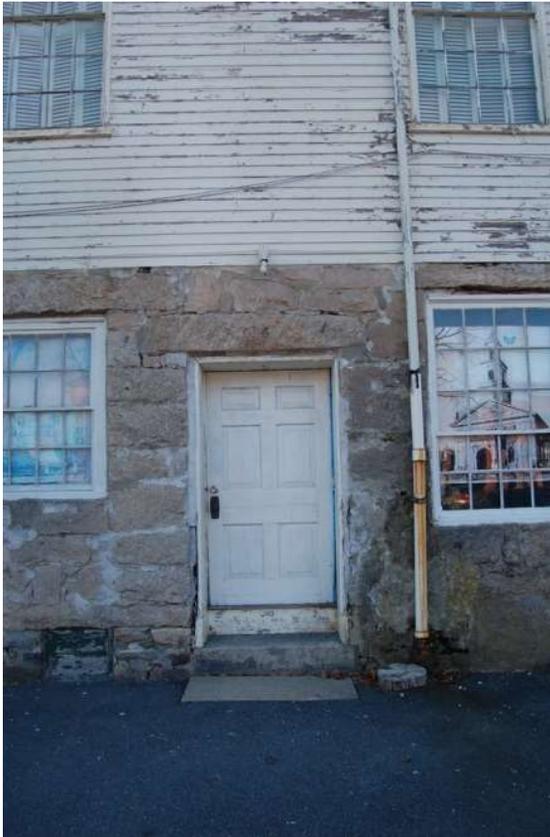




3. East Elevation, First Baptist Church.



4. East Elevation, First Baptist Church.



5. East Elevation, First Baptist Church.

Your Theatre – First Baptist Church Restoration/Renovation

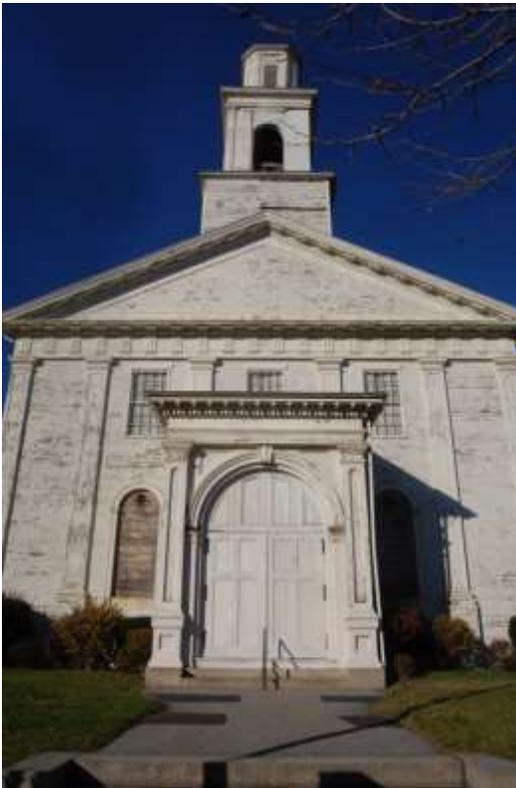
149 William Street New Bedford, MA

1/15/2016

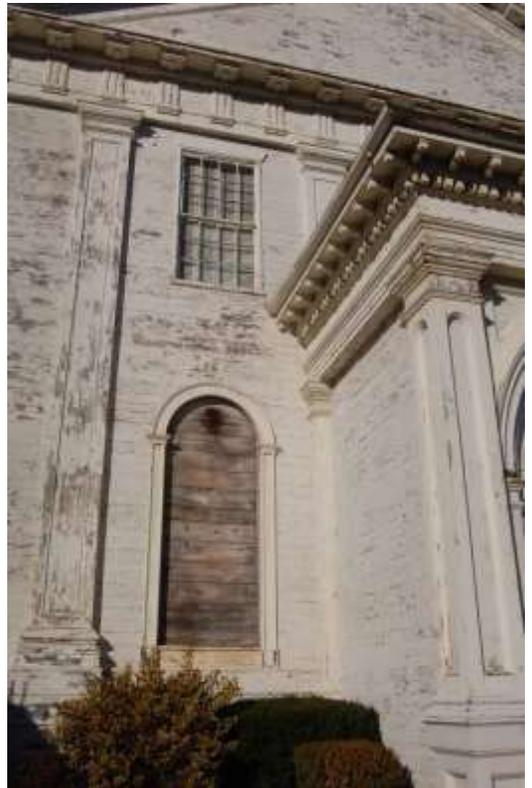




6. South Elevation, First Baptist Church.



7. South Elevation, First Baptist Church.



8. South Elevation, First Baptist Church.

Your Theatre – First Baptist Church Restoration/Renovation

149 William Street New Bedford, MA

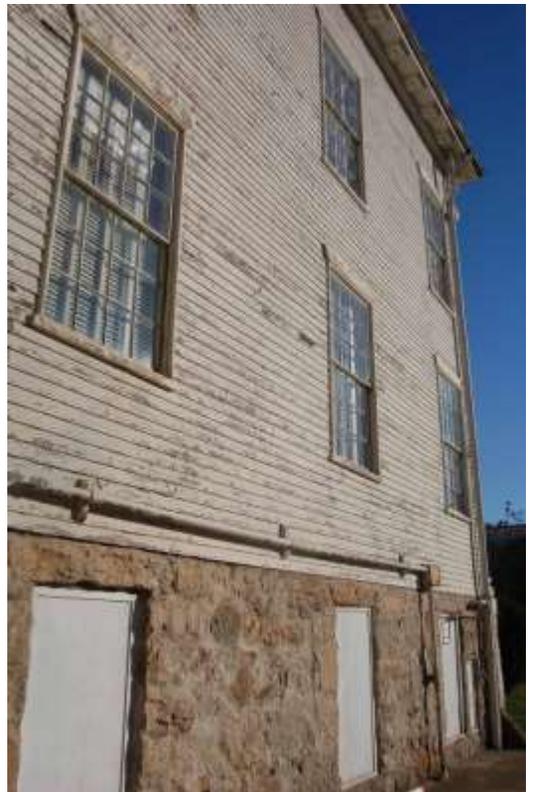
1/15/2016



9. West Elevation, First Baptist Church.



10. West Elevation, First Baptist Church.



11. West Elevation, First Baptist Church.

Your Theatre – First Baptist Church Restoration/Renovation

149 William Street New Bedford, MA

1/15/2016



12. North Elevation, First Baptist Church.



13. North Elevation, First Baptist Church.



14. North Elevation, First Baptist Church.

Your Theatre – First Baptist Church Restoration/Renovation

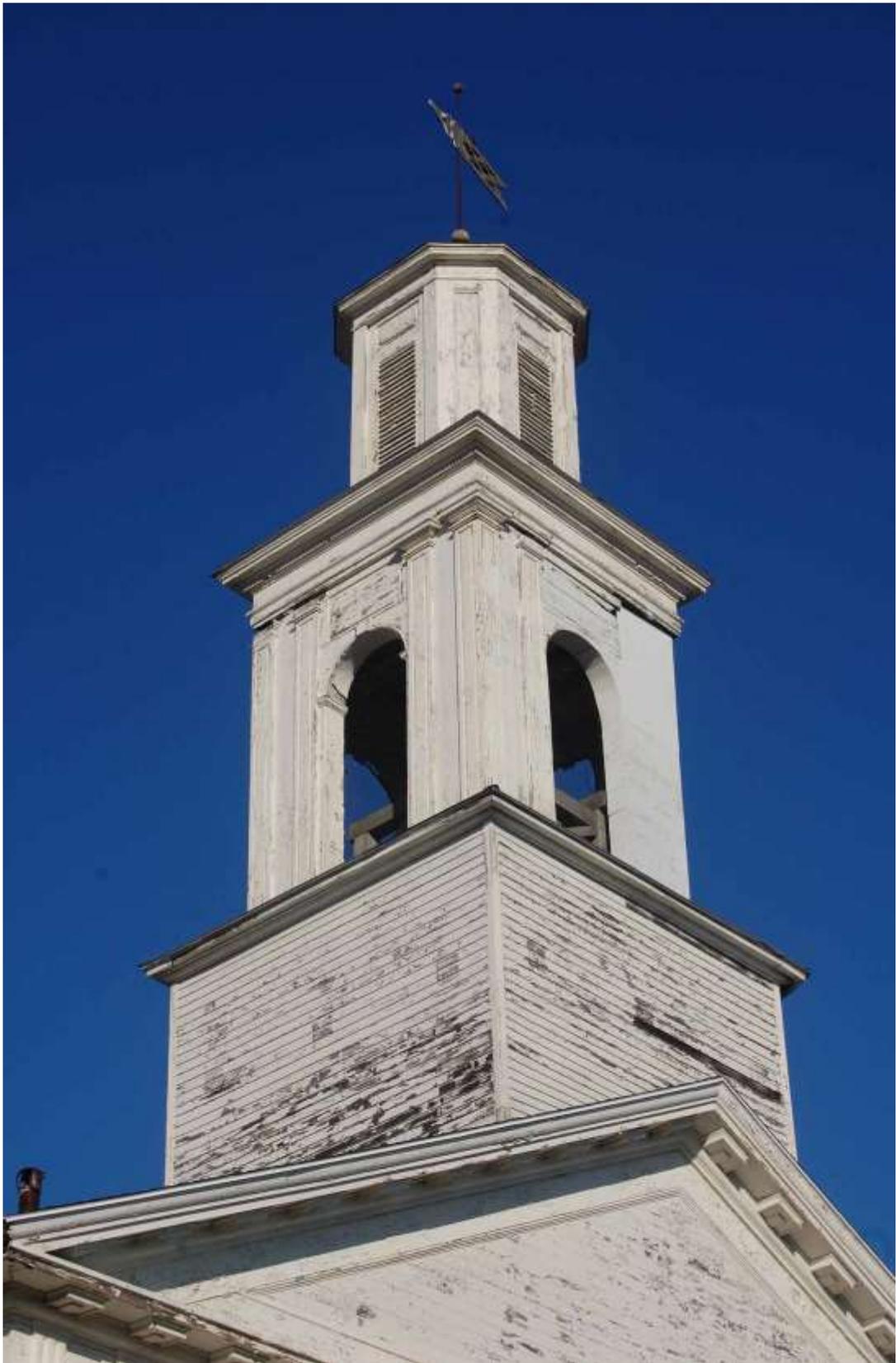
149 William Street New Bedford, MA

1/15/2016





15. Main Exterior Entry Door and Stair.



16. Steeple, First Baptist Church.



17. Front Elevation, Educational Wing.



18. Front Elevation, Educational Wing.

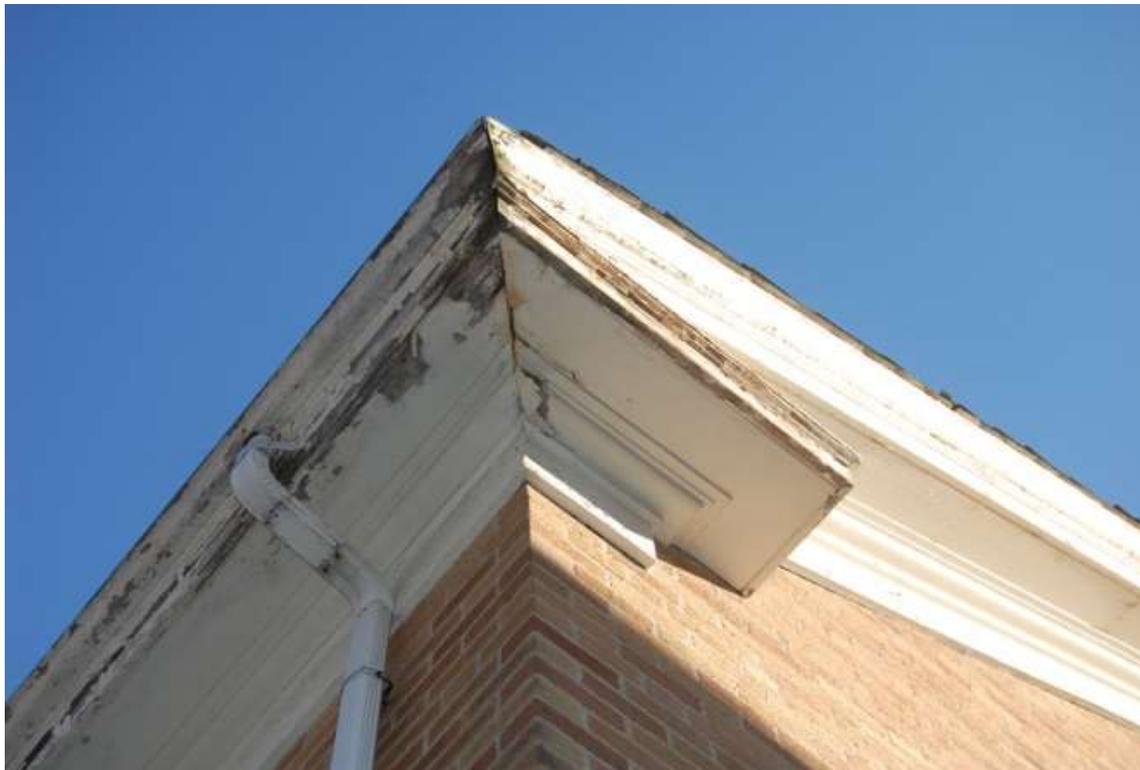
Your Theatre – First Baptist Church Restoration/Renovation

149 William Street New Bedford, MA

1/15/2016



19. Rear Elevation, Educational Wing.



20. Rear Elevation, Educational Wing.



21. Exterior Windows, Sill and Flashing, First Baptist Church.



22. Roof, First Baptist Church.



23. Building Gutters, First Baptist Church.



24. Basement Entry, First Baptist Church.



25. Entry Vestibule and Balcony Stairs, First Baptist Church.



26. Entry Vestibule and Balcony Stairs.



27. Entry Vestibule and Balcony Stairs.

Your Theatre – First Baptist Church Restoration/Renovation

149 William Street New Bedford, MA

1/15/2016



28. Sanctuary, First Baptist Church.



29. Sanctuary, First Baptist Church.

Your Theatre – First Baptist Church Restoration/Renovation

149 William Street New Bedford, MA

1/15/2016



30. Chancel and Side Storage Rooms, First Baptist Church.



31. Chancel and Side Storage Rooms, First Baptist Church.



32. First Floor and Friendship Hall, First Baptist Church.



33. First Floor and Friendship Hall, First Baptist Church.

Your Theatre – First Baptist Church Restoration/Renovation

149 William Street New Bedford, MA

1/15/2016



34. Dining Room, First Baptist Church.



35. Dining Room, First Baptist Church.

Your Theatre – First Baptist Church Restoration/Renovation

149 William Street New Bedford, MA

1/15/2016



36. Kitchen, First Baptist Church.



37. Kitchen, First Baptist Church.

Your Theatre – First Baptist Church Restoration/Renovation

149 William Street New Bedford, MA

1/15/2016



38. Side Stair to Chancel, First Baptist Church.



39. Entry Staircase, Educational Wing.



40. Entry Staircase, Educational Wing.



41. Second Level Entry and Stairway, Educational Wing.



42. First Floor Multi-Use Room, Educational Wing.



43. First Floor Multi-Use Room, Educational Wing.



44. First Floor Chapel, Educational Wing.



45. Basement, First Baptist Church.



46. Basement, First Baptist Church.



47. Basement, First Baptist Church.



48. Boiler Room, First Baptist Church.



49. Multi-Use Room and Classrooms, Educational Wing.



50. Multi-Use Room and Classrooms, Educational Wing.



51. Choir Loft and Balconies, First Baptist Church.



52. Choir Loft and Balconies, First Baptist Church.

Your Theatre – First Baptist Church Restoration/Renovation

149 William Street New Bedford, MA

1/15/2016



53. Administrative Office, First Baptist Church.



54. Pastor's Office, First Baptist Church.



55. Site, First Baptist Church.

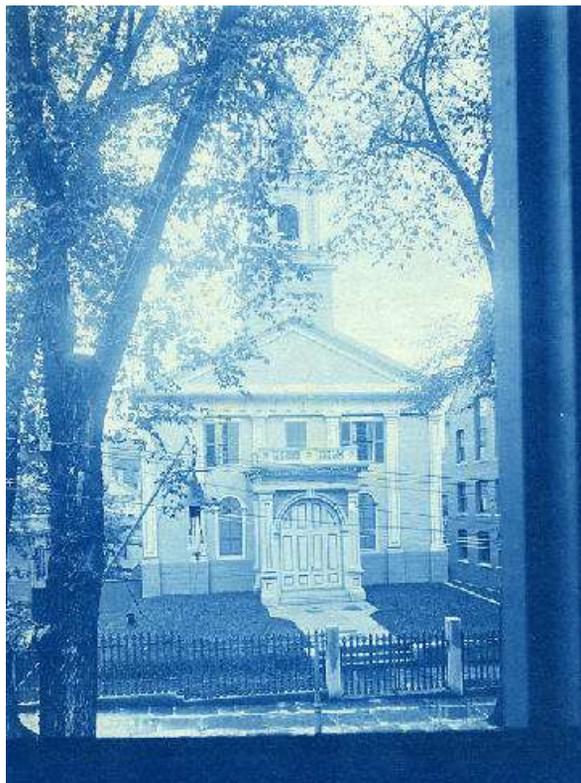


56. Site, First Baptist Church.

Your Theatre – First Baptist Church Restoration/Renovation

149 William Street New Bedford, MA

1/15/2016



57. Historic Dwg,
First Baptist Church.

58. Historic Photo,
First Baptist Church.



59. Historic Photo, First Baptist Church.

Your Theatre – First Baptist Church Restoration/Renovation

149 William Street New Bedford, MA

1/15/2016

Interior Renovations and Exterior Restoration to
YOUR THEATRE INC.

149 William Street, New Bedford, MA



PETERMAN
ARCHITECTS, INC.



Schematic Design
January 15, 2016

10 Concord Crossing
Concord, MA 01742
T 978.341.0900
F 978.341.0911

Scope of Work

Wood Siding and Trim

Description of Existing Condition:

The existing siding is comprised of painted wood clapboard on the original church structure with flush wood vertical siding on the front facade. The exterior trim for both the original structure and classroom addition is painted wood using various profiles for window/door casings, soffit and fascia trim, corner boards and pilasters. The condition of the trim and siding is good in most locations but there are areas where the trim is severely deteriorated due to constant exposure to water or missing.

Proposed Work:

The proposed work is to preserve the existing wood siding and trim and replace "in kind" only those portions that are missing or cannot be repaired with epoxy using the same materials and profiles of the existing feature. New work will be sanded, caulked and blended to smoothly blend with the existing trim.

Exterior Painting

Description of Existing Condition:

Except for the masonry of the classroom addition and exposed stonework at the lowest story of the Church the exterior siding, trim, windows and doors are painted. The last time the exterior Church was painted is believed to be 1976 and therefore the condition of the paint is extremely poor, peeling or missing entirely at most locations. A significant portion of the wood exterior of the structure is unprotected by paint and is therefore exposed to the elements and subject to further deterioration.

Proposed Work:

The proposed painting scope of work begins with removal of all loose remaining paint on the exterior of the Church which due to its lead content will require special handling and disposal by a licensed abatement contractor. After sanding, scraping, and washing all exposed unpainted wood (new and existing) will receive a coat of oil based penetrating primer. Afterwards open joints and holes will be sealed with paintable caulking and two coats of exterior latex enamel paint with a low luster finish will be applied. The final color selection has not been made but will most likely match the existing all white exterior for siding and trim although historic photographic evidence shows that the Church at one time had a polychromed exterior early in the 20th century.

Windows

Description of Existing Condition:

The existing windows are primarily single glazed wood double hung units with sash weights that appear to be original to the structure. The windows in the older Church portion of the building are in poor condition due to loss of paint, broken/missing window panes, loss of glazing compound and broken sash cords. Many of the basement level windows have been boarded up with plywood due to their condition and concern about building security. The windows in the newer Classroom Addition are in better condition and provided with exterior storm windows which has protected them from deterioration despite their neglect. The wood elements in the windows appear to be sound in most cases making them worthy of restoration.

Proposed Work:

The proposed scope of work is to completely restore the existing wood windows to their original condition and to furnish them with interior storm window units so as to improve their thermal performance without altering their appearance. The windows will be stripped and scraped to remove any existing paint and glazing compound. Window glass will be removed and salvaged for reinstallation during restoration. Any damage or decay found on the wood sashes will be repaired to match the original appearance and then the sashes shall be treated with a penetrating oil primer. Once primed the units will be reglazed with the original glass, or new where required to match the original, using glazing points and compound. The reglazed units will receive two coats of latex enamel paint with a satin finish and will be weatherstripped and rehung in the restored frames with new sash cords and weights. Each window will receive an interior storm doublehung window with a narrow aluminum frame set close to the existing sash.

Exterior Doors

Description of Existing Condition:

All existing exterior doors are painted wood stile and rail construction and they are in poor condition and not weathertight. Among the deficiencies are that the paint is peeling and gaps within the paneled doors are opening up. Door hardware does not meet accessibility requirements or egress requirements.

Proposed Work:

The proposed scope of work is to completely restore the existing wood doors. The doors will be stripped and scraped to remove any existing lead paint. Panels will be squared and lightened to fit appropriately within the existing wood frames. Any damaged or decayed wood found within the doors will be repaired to match original appearance. Missing trim will be replaced with in-kind materials and profiles. Doors shall be primed with a penetrating oil primer and receive two coats of latex enamel paint with a satin finish. Doors will be rehung on existing hardware and calibrated to operate correctly. Where required, accessible hardware shall be provided to meet State Accessibility Regulations. Where required, egress hardware shall be provided to meet code requirements for egress. All new hardware shall be finished to match existing door hardware. All exterior doors shall receive new concealed bronze weatherstripping.

Exterior Masonry

Description of Existing Condition:

The existing Classroom Addition has a loadbearing brick exterior and the basement level of the Church is constructed on random granite ashlar masonry supporting the wood two story structure above. The masonry of the Classroom Addition is in good condition requiring no clearing but the masonry of the Church is missing mortar in a number of locations and the masonry retaining wall lying into the basement level has been pushed out of plumb over time by the soil that it retains.

Proposed Work:

All masonry is proposed to receive a gentle powerwashing to remove dirt and mildew from its surface. Loose mortar will be removed and open joints cleaned prior to repointing with masonry mortar to match the color, texture, and hardness of the original mortar. Intact existing mortar will be left in place. Joints between the masonry and window/door frames shall be caulked and painted as required. The portion of the stone retaining wall that has failed structurally shall be disassembled and the original masonry salvaged for reuse. The wall will be rebuilt with a new reinforced and waterproofed concrete unit masonry wall set behind and hidden beneath the restored masonry that will be installed over it in its original location. The restored masonry will be laid in the same manner using masonry mortar, joints, and tooling as the original wall.

Roofing

Description of Existing Condition:

The Church has a three tab asphalt shingle roof which was replaced 2012 and the Classroom Wing a slate shingle roof which appears to be original. While both are in reasonable good condition there is evidence of roof leaks at a number of locations that require additional investigation and suggest that flashing may need to be replaced at the steeple, chimneys and sidewalls. There are a number of missing and broken slate shingles that require attention on the Classroom Addition. The original wood gutters and steel downspouts are missing in most locations or in very poor condition.

Proposed Work:

The proposed roofing work will be limited to inspection and replacement of existing flashings at the steeple, chimneys, and sidewalls to match the original materials and profiles where visible. The missing gutters on the Church will be replaced with painted seamless aluminum gutters with a ogee profile and concealed fasteners as discussed and approved previously by the Massachusetts Historic Commission in 2006. Downspouts will be replaced with painted galvanized steel round gutters to match the appearance of the original gutters. The slate shingle roof will be inspected and missing/broken slates replaced in kind.

Steeple

Description of Existing Condition:

The existing steeple has been replaced at least once in the past after suffering hurricane damage, most recently in 1950, as documented by historic photographs. The same photographs indicate that a number of architectural features on the original steeple have been lost over the years including balustrades and finials. The existing steeple is in poor condition and the extent of its deterioration is not possible to determine without further investigation requiring a lift or crane for access. The steeple has a discernable tilt to the north, which a structural engineer determined previously was the result of structural deflection, since stabilized. In 2012 a portion of the steeple cladding on the southeast corner was lost during a storm after its railing failed due to the rotting of the timber frame beneath it to which it was attached. This episode suggests that water infiltration has damaged not only the trim and siding of the steeple but its braced timber frame as well. The condition of the flashings and roof over the uppermost section of the steeple appear to be in poor condition which has contributed to the water infiltration.

Proposed Work:

The steeple is intended to be fully restored. The existing structural framing and trusses will be repaired and improved as required to straighten the steeple into its proper position. Any existing structural members showing signs of rot or structural deterioration will be replaced with new solid wood timber framing members. Damaged or missing flashing will be repaired or replaced with in-kind flashing materials. Existing cladding and trim will be repaired to the original structural frame. Damaged or missing cladding and trim will be repaired to maintain original profiles or replaced with in-kind materials. The steeple will be prepped and painted according to exterior painting requirements.

Interior Finishes

Description of Existing Condition:

Interior finishes have received little maintenance or attention throughout recent years and have fallen into significant disrepair. Interior walls show significant damage from water intrusion. Paint is peeling off from walls and ceilings. Portions of existing plaster walls and ceilings have fallen down. Painted wood flooring is showing years of wear and use. Interior wood trim is damaged or missing. Acoustic ceilings are showing discoloration from water stains and are sagging due to excessive interior humidity. Historic furniture, including wood pews, appear to be in good sound condition.

Proposed Work:

All interior finishes are proposed to be restored. Rotten wood lath will be replaced to provide a sound substrate for new plaster finishes. Plaster walls and ceilings will be repaired with in-kind materials. Painted surfaces will receive one coat of primer with two coats of final satin finish latex paint. Plaster floors will be cleaned and repaired to provide new-like appearance. Interior wood trim will be restored. Damaged trim will receive epoxy repairs to maintain original profiles. Missing trim will be replaced with in-kind materials to match the original trim work. Acoustic ceiling tiles will be replaced with new tiles.

Electrical Systems

Description of Existing Condition:

The existing electrical services consist of a panelboard located in kitchen area and distribute power to the entire facility through various panelboards located throughout the facility. One of the breakers was experiencing constant tripping. The distribution equipment appears to be original to the building. The lighting is a combination of pendant, recessed and surface fluorescent and incandescent fixtures. The lighting is controlled by either local switches or from circuit breakers in panelboards. Emergency illumination and exit signs are battery type and are provided in a few areas in the building. The battery units are operational.

The general power consists of surface and recessed receptacles. In some areas, the receptacles are the non-grounded type. Existing breakers need to be evaluated and find out what causes the constant tripping.

Proposed Work:

Based on the new program and the master planning, we recommend that a new electrical service be provided to the building. The new service will consist of a pole mounted transformer and new distribution equipment to support the new additional load. New distribution and branch circuit panels will be provided in a new dedicated room and will be distribution power throughout.

Light fixtures will be outfitted with highly efficient fluorescent or LED lamps.

Emergency illumination and exit signage shall be provided as required by code, including but not limited to, means of egress (corridors, stairwells, lobbies, labs, etc.) and mechanical/electrical spaces. The emergency lighting will be via an inverter.

No raceway shall be smaller than 3/4". Electrical metallic tubing (EMT) shall be used in masonry block walls and when conduit run exposed. Replace all the non-grounded type receptacles.

The new fire alarm system is recommended and should be fully addressable. Initiating devices and indicating devices will be provided to meet the latest code requirements. The new system will be connected to the existing city loop or as recommended by the local authorities.

Plumbing Systems

Description of Existing Condition:

The building's 1 inch domestic water is from the city's municipal supply and is located in the basement. The water is distributed to plumbing fixtures located throughout the building. The pipe is not insulated. There is a 1/2 inch water branch with a water filter located in the basement; it was not possible to determine what fixtures the filtered water serves.

The building is provided with three (3) toilet rooms, each toilet room has one (1) old style tank type, floor outlet water closet and wall hung lavatory. Only cold water is provided to the lavatories. Two toilet rooms are located on the first floor and the third one on the second floor. None of the toilet rooms have accessible fixtures or clearances. There are some outside wall hydrants at the building.

The building is provided with two gas meters. One meter is located outside the building and the second inside the building in the boiler room. The outside meter has a pressure regulating valve. It was not possible to determine if the inside gas meter is a sub-meter or a meter with direct connection to the gas system at the street. It is possible that the outside gas meter is the main meter for the building. The inside gas meter serves the HVAC boiler. The gas line is 2". The gas load on this meter is approximately 1,200 CFH. The outside gas meter, in addition to possibly serving the inside gas meter (boiler) serves a gas water heater and the stove / oven located in the kitchen. The water heater is a 30 gallons 30 CFH input, approximately 15 years old unit. The stove / oven is a 10-burner with two oven compartments commercial unit. The approximately gas load to the stove / oven is 500 CFH. The gas water heater provides hot water to a two-compartment sink located in the kitchen.

The gas water heater provides hot water to a two-compartment sink located in the kitchen.

Proposed Work:

The domestic water lines should be wrapped with a 1/2" insulation jacket. Plumbing fixtures should be replaced with new, water conserving type fixtures. The water closet should be 1.6 gallon per flush and lavatory should be provided with self-closing valves. A point of use electric water heater shall be provided at each lavatory. The plumbing fixtures shall meet ADA requirements.

The gas company requires removal of the inside building gas meter and reconnection of the existing boiler to the gas meter located on the outside of the building. It may be possible to reuse portion of the existing gas piping.

The fixture located in the kitchen appears in a good working condition. The gas water heater may have to be replaced in approximately 5 to 10 years.

Mechanical Systems

Description of Existing Condition:

A steam boiler located in the basement provides steam to multiple steam radiators located throughout the building. The condensate return pump has been replaced recently. There is also a steam to hot water converter which provides hot water to the baptismal water storage tank. There are no cooling systems installed other than a packaged plug in type window air conditioner located in the Chapel.

Outside air ventilation is provided naturally through operable double brass windows. It appears as though the windows are large enough to satisfy the code required 4% of the floor area. The toilet rooms are exhausted by individual toilet exhaust fans.

All automatic temperature controls are accomplished locally using wall mounted thermostats. There are a total of four radiator heating zones controlled by (4) wall mounted thermostats in the sanctuary, fellowship hall, educational wing and the parlor. On a call for heat, the thermostats open automatic zone control valves which are located in the basement and crawl space. Basement water temperature is controlled manually at the steam to hot water converter.

Proposed Work:

The existing boiler and associated components should be replaced. The proposed scope of work includes replacing the existing gas fired steam boiler with a high efficiency modular boiler and new controls feeding the existing radiators throughout the building. A separate air conditioning system is proposed for the theatre within the original sanctuary with the airhandling equipment to be located in the attic.

Accessibility

Description of Existing Condition:

The existing building does not have any elevators or ramps and does not meet current accessibility requirements. The main floor is accessible from exterior grade at the side entrance however interior stairs prevent further accessibility. Upper floors and lower floors do not have appropriate access and are also only reachable by stairs. The building lacks accessible toilet rooms and plumbing fixtures. Doors do not have accessible lever hardware.

Proposed Work:

The accessible scope of work has been discussed with the Director of the Massachusetts Architectural Access Board and is subject to final approval by the Board. The proposed work includes adding an accessible ADA compliant concrete ramp to provide accessible access the lower level. A wheelchair lift will provide access to the main theater level from the lower level. Several accessible toilet rooms will be provided on the lower level and main floor of the building. These toilet rooms will include accessible plumbing fixtures and handrails.

Where required along the accessible route, doors will be fitted with lever styled accessible hardware.

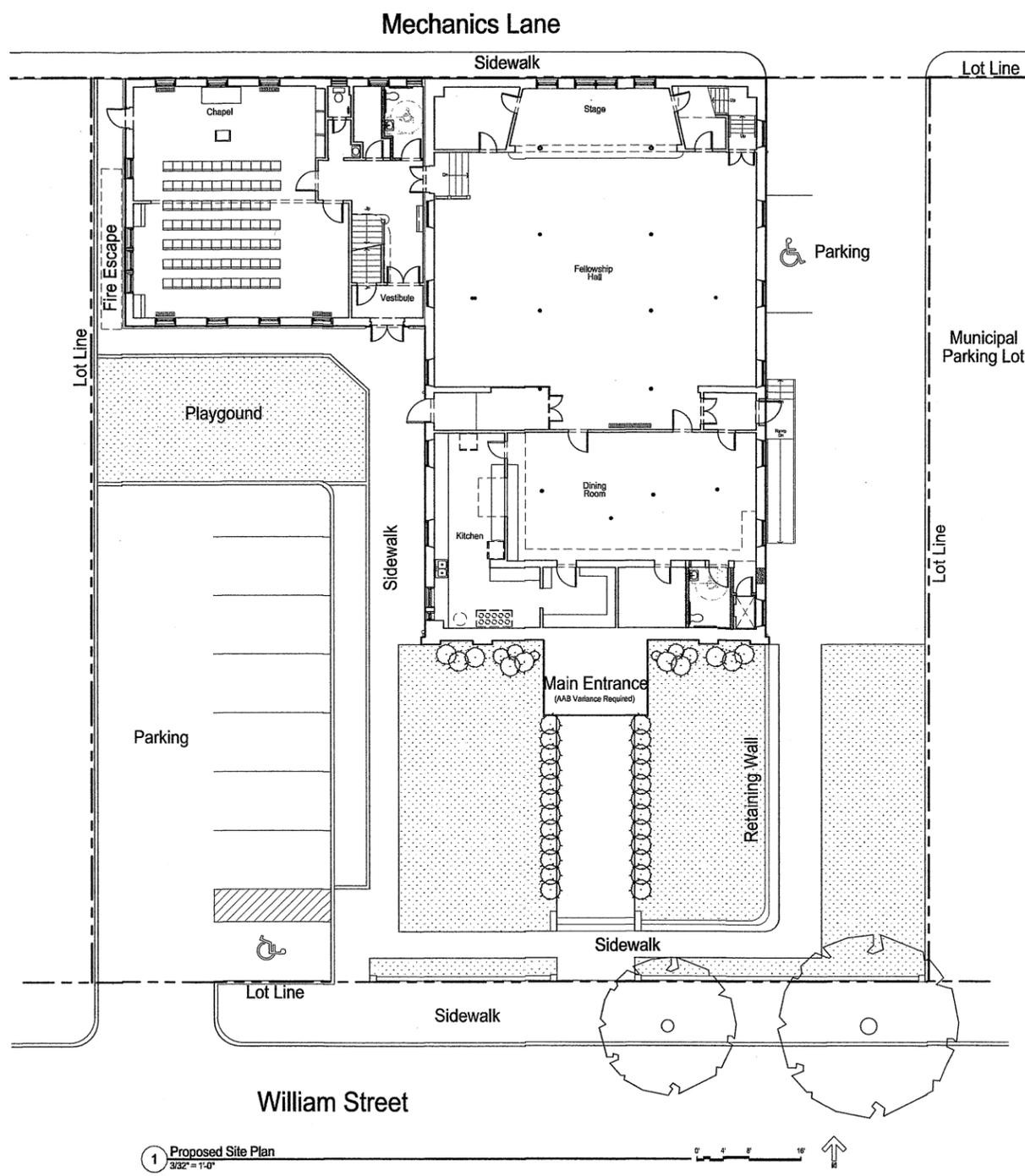
Fire Protection Systems

Description of Existing Condition:

The existing structure does not have any fire alarm system or fire protection system. The size of the building and proposed change in use will require both which has been confirmed by code research and in discussions with the local Building Commissioner.

Proposed Work:

The proposal is to install a complete addressable fire alarm system throughout the structure with smoke detectors and horn/strobe devices in each space. Likewise, pull stations will be installed at each exterior doorway and a monitoring system installed that will report an alarm directly to the Fire Department. The proposed wheelchair lift and fire protection system will be connected to the system as required in the event of an alarm or release of a sprinkler head on the premises. Battery powered illuminated exit lighting and emergency lighting shall also be installed where required by code for life safety. A complete NFPA compliant dry sprinkler system will be installed throughout the structure fed by a new water service and backflow assembly to be located in the basement. Sprinkler coverage will be provided in all areas of the building including cavities/spaces and attics.



1 Proposed Site Plan
3/32" = 1'-0"



PETERMAN
ARCHITECTS, INC.

PROJECT	14017.00
SCALE	As Noted
DRAWN	LME
CHECKED	TCP
DATE	01/15/16
REV. NO.	REV. DATE
	DESCRIPTION

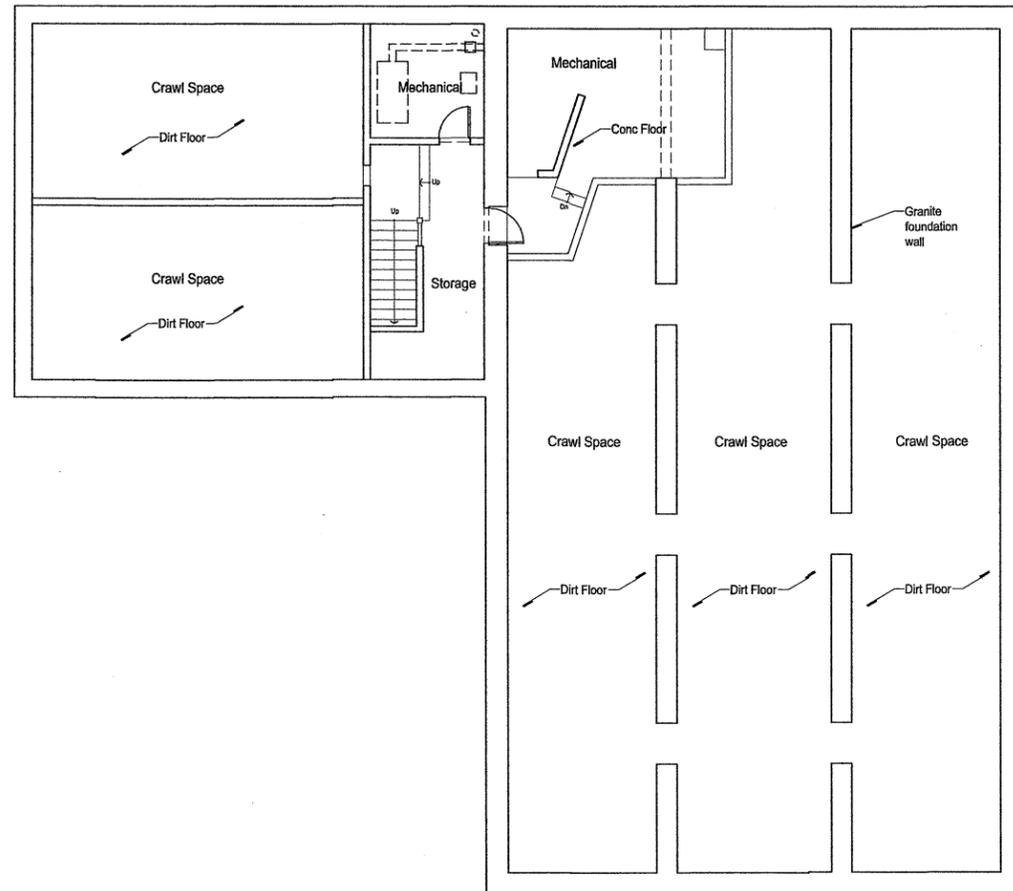
PROJECT NAME
**Renovations To
Your Theatre Inc.
New Bedford, MA**

SHEET TITLE
**Site Plan and
Scope of Work
Narrative**

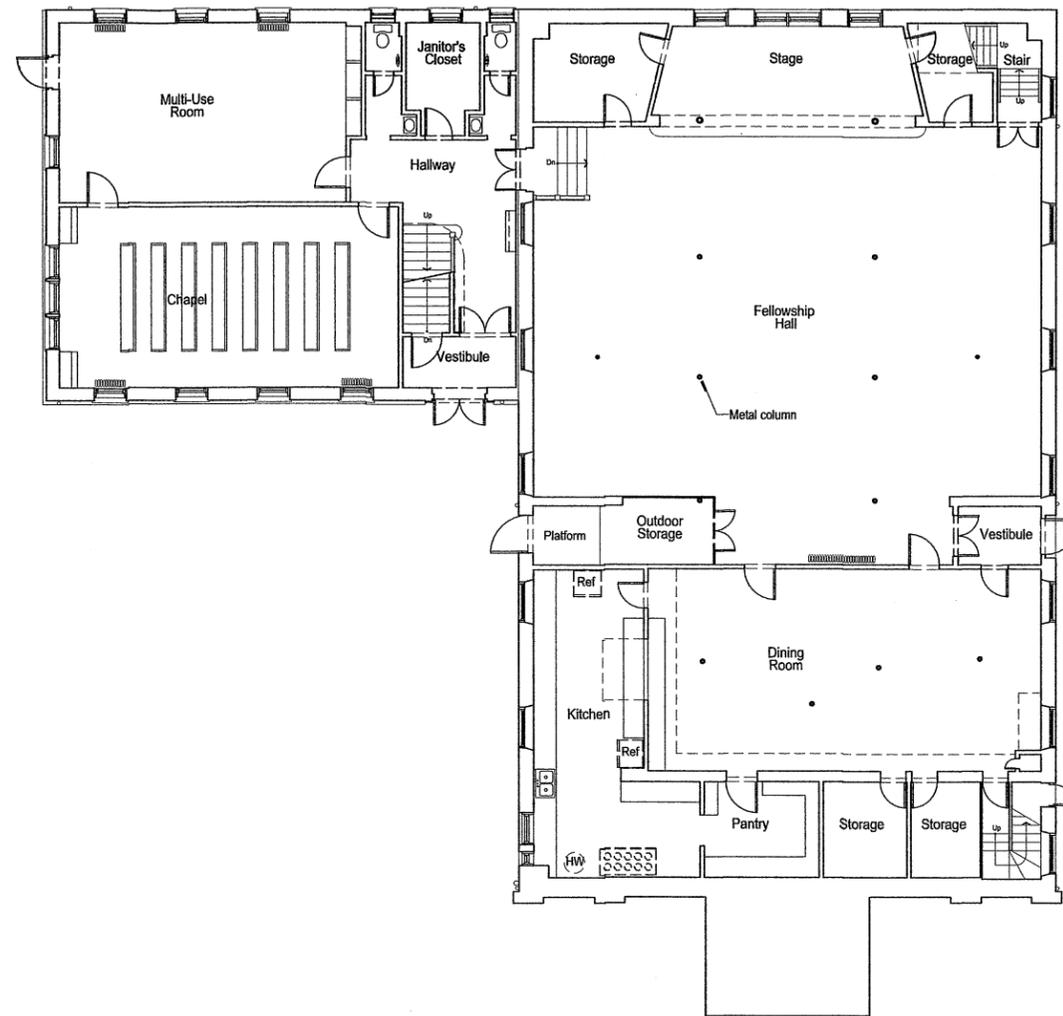
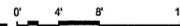
SHEET NUMBER
G-000
Schematic Design



PETERMAN ARCHITECTS, INC.



1 Existing Basement Plan



1 Existing First Floor Plan



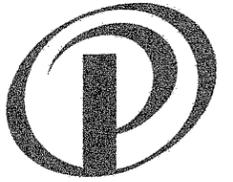
PROJECT 14017.00
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 DATE 01/15/16

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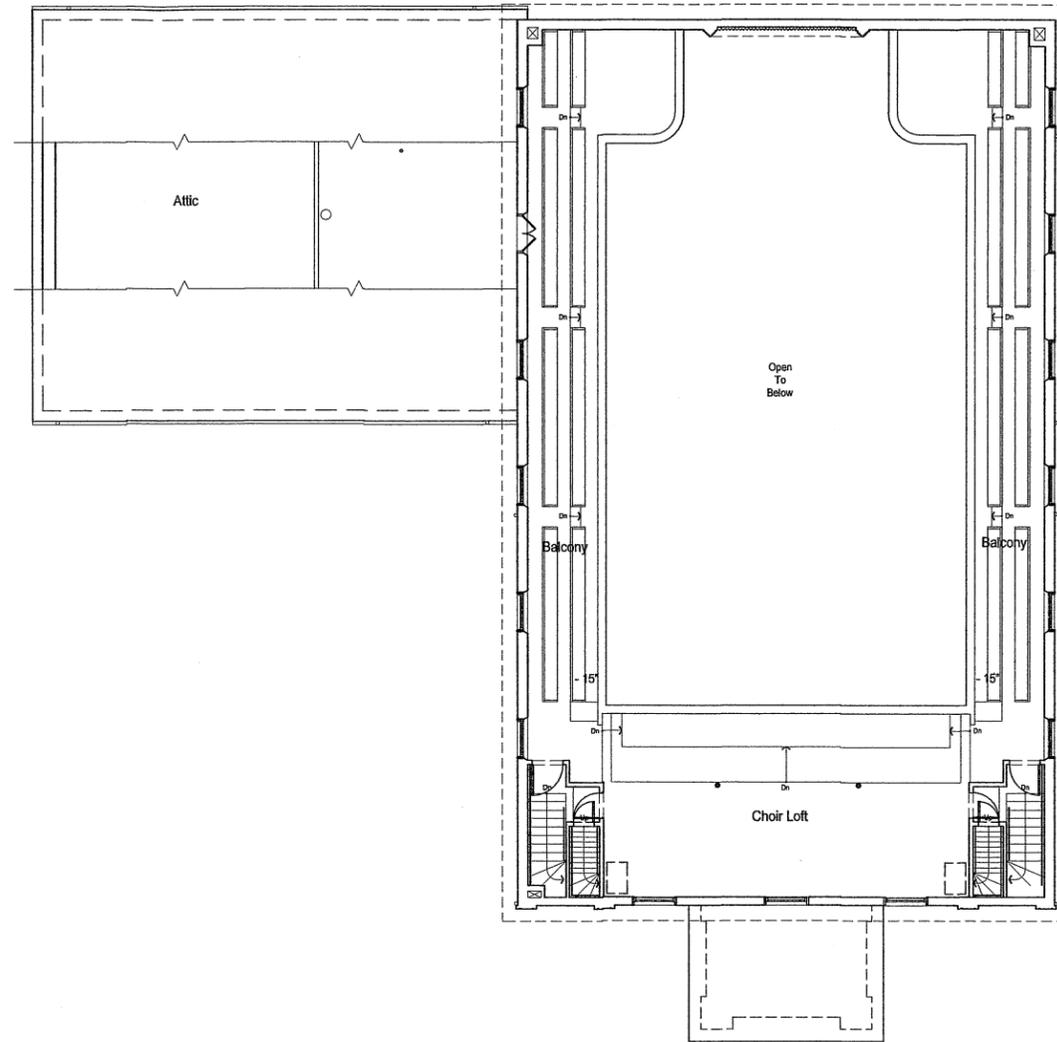
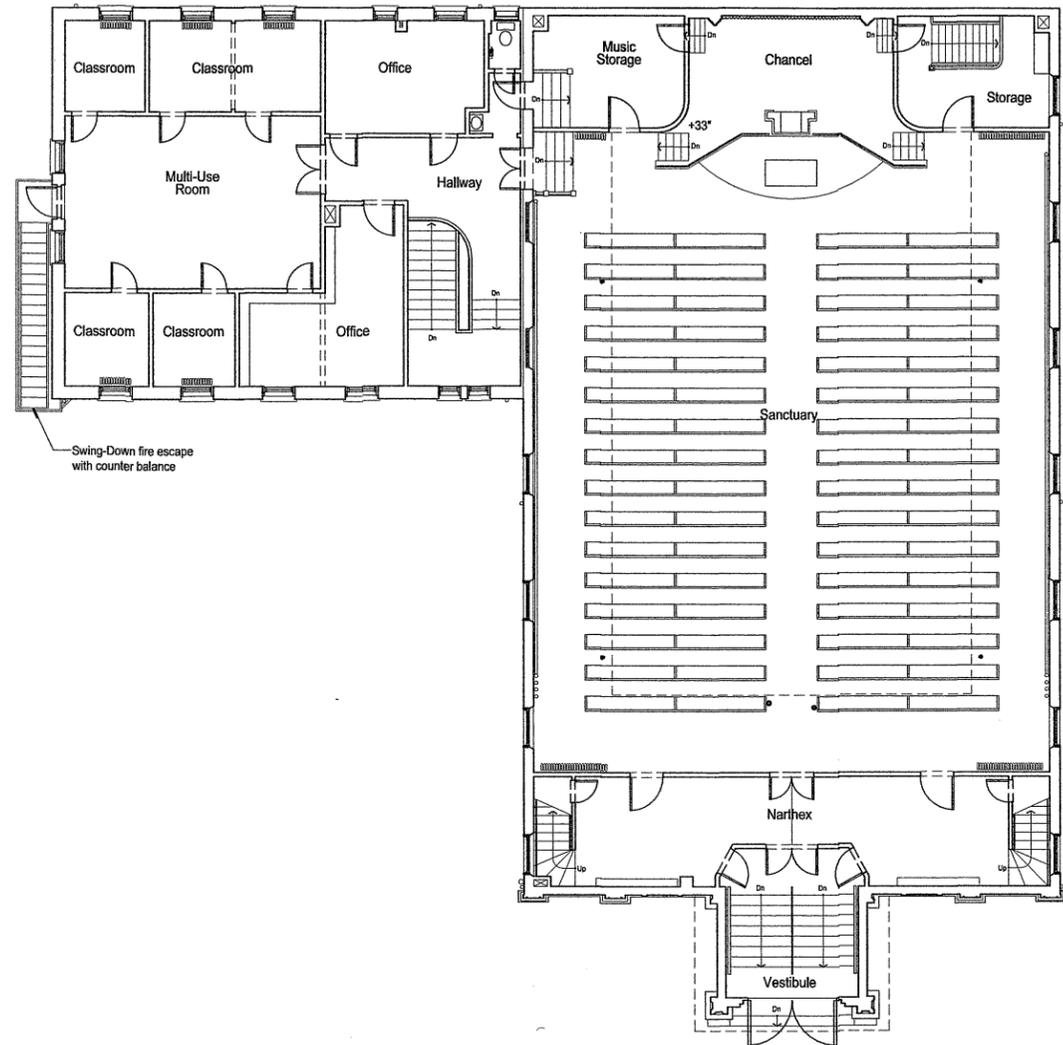
PROJECT NAME Renovations To Your Theatre Inc. New Bedford, MA

SHEET TITLE Existing Conditions

SHEET NUMBER EX-100
 Schematic Design



PETERMAN ARCHITECTS, INC.



1 Existing Second Floor Plan

0' 4' 8' 16'

1 Existing Balcony Plan

0' 4' 8' 16'

PROJECT 14017.00
 SCALE As Noted
 DRAWN LME
 CHECKED TCP
 DATE 01/15/16

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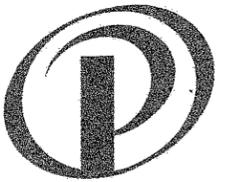
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PROJECT NAME Renovations To Your Theatre Inc. New Bedford, MA

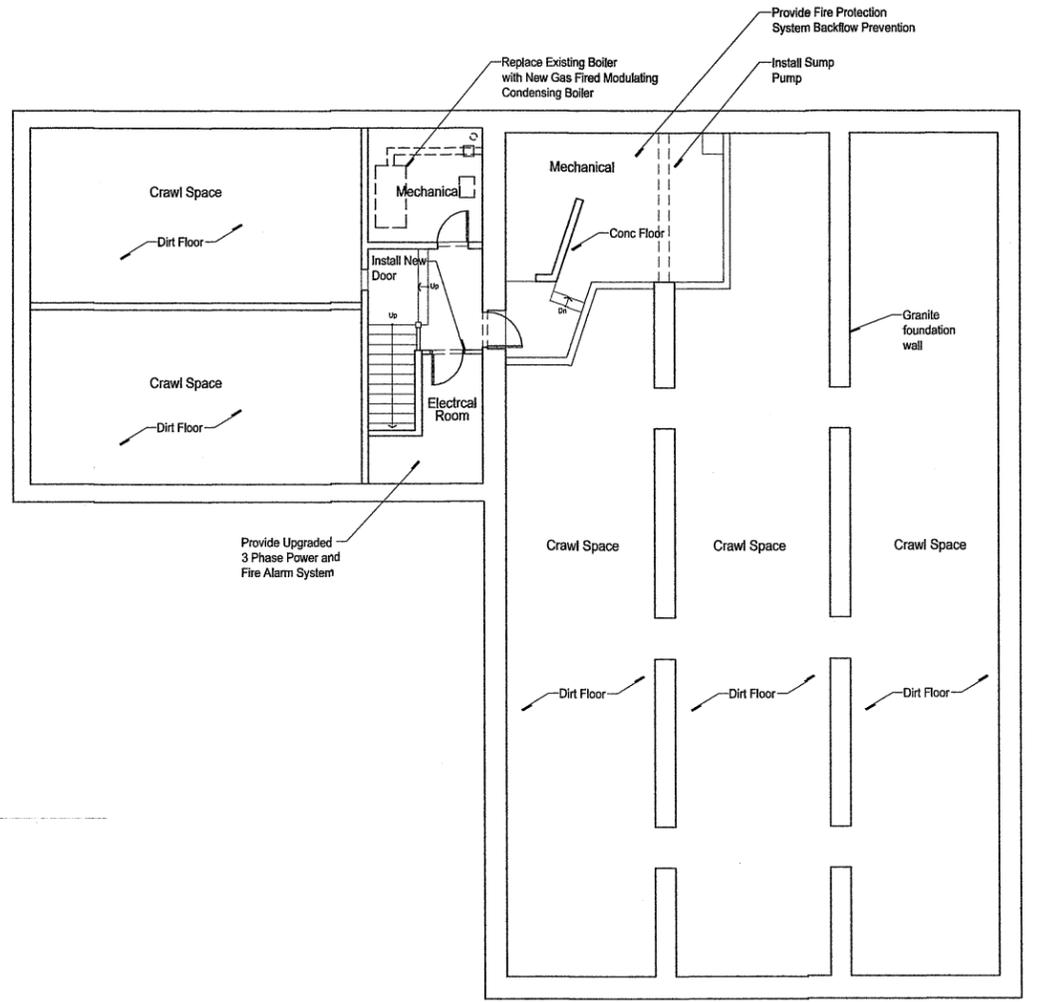
SHEET TITLE Existing Conditions

SHEET NUMBER EX-101

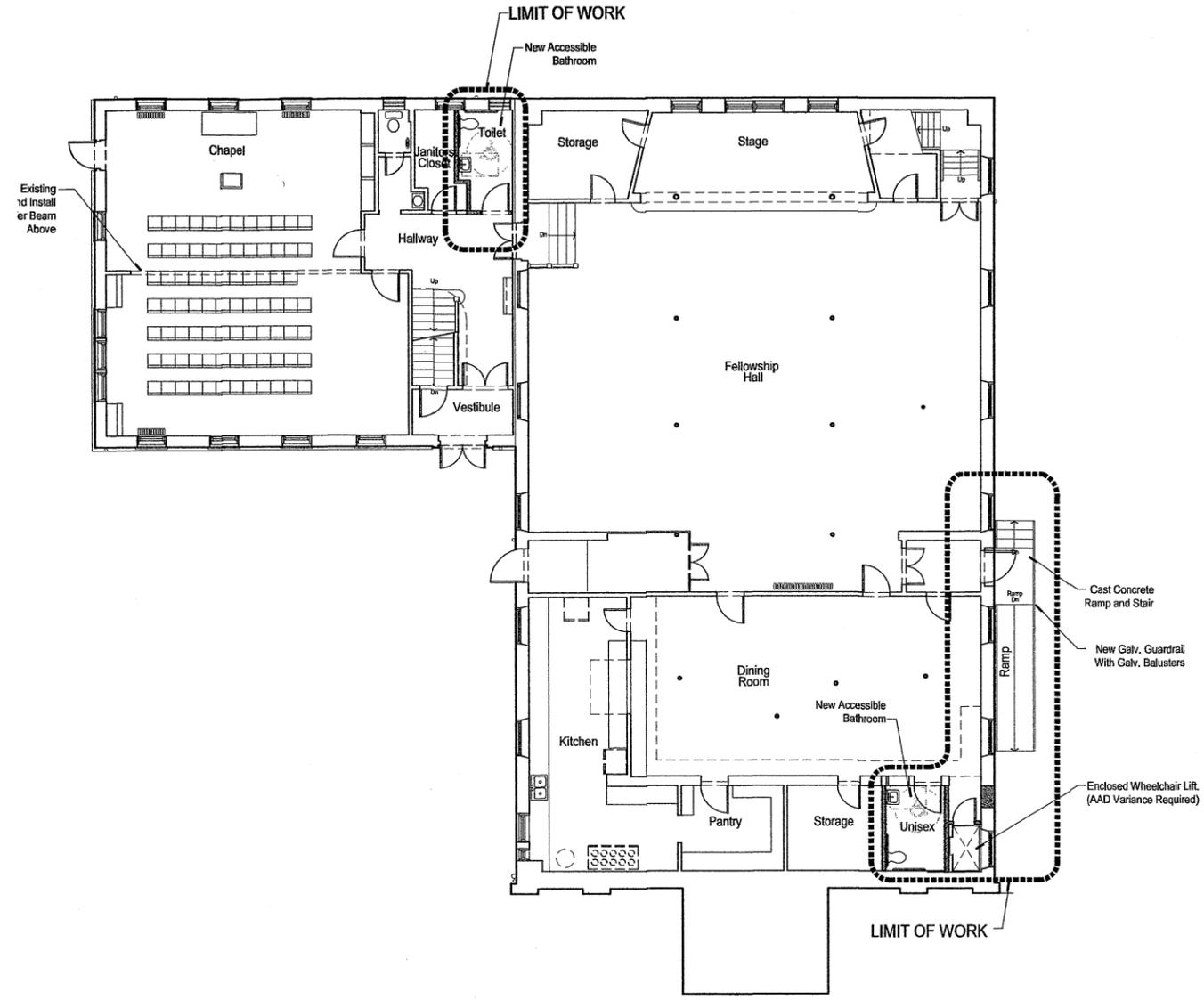
Schematic Design



PETERMAN ARCHITECTS, INC.



1 Basement Plan
1/8" = 1'-0"



2 First Floor Plan
1/8" = 1'-0"

New Construction Legend

	New Construction
	Existing construction to remain
	Limit of Work
	Existing Walls to be Removed

PROJECT	14017.00	
SCALE	As Noted	
DRAWN	LME	
CHECKED	TCP	
DATE	01/15/16	
REV. NO.	REV. DATE	DESCRIPTION

PROJECT NAME
Renovations To Your Theatre Inc. New Bedford, MA

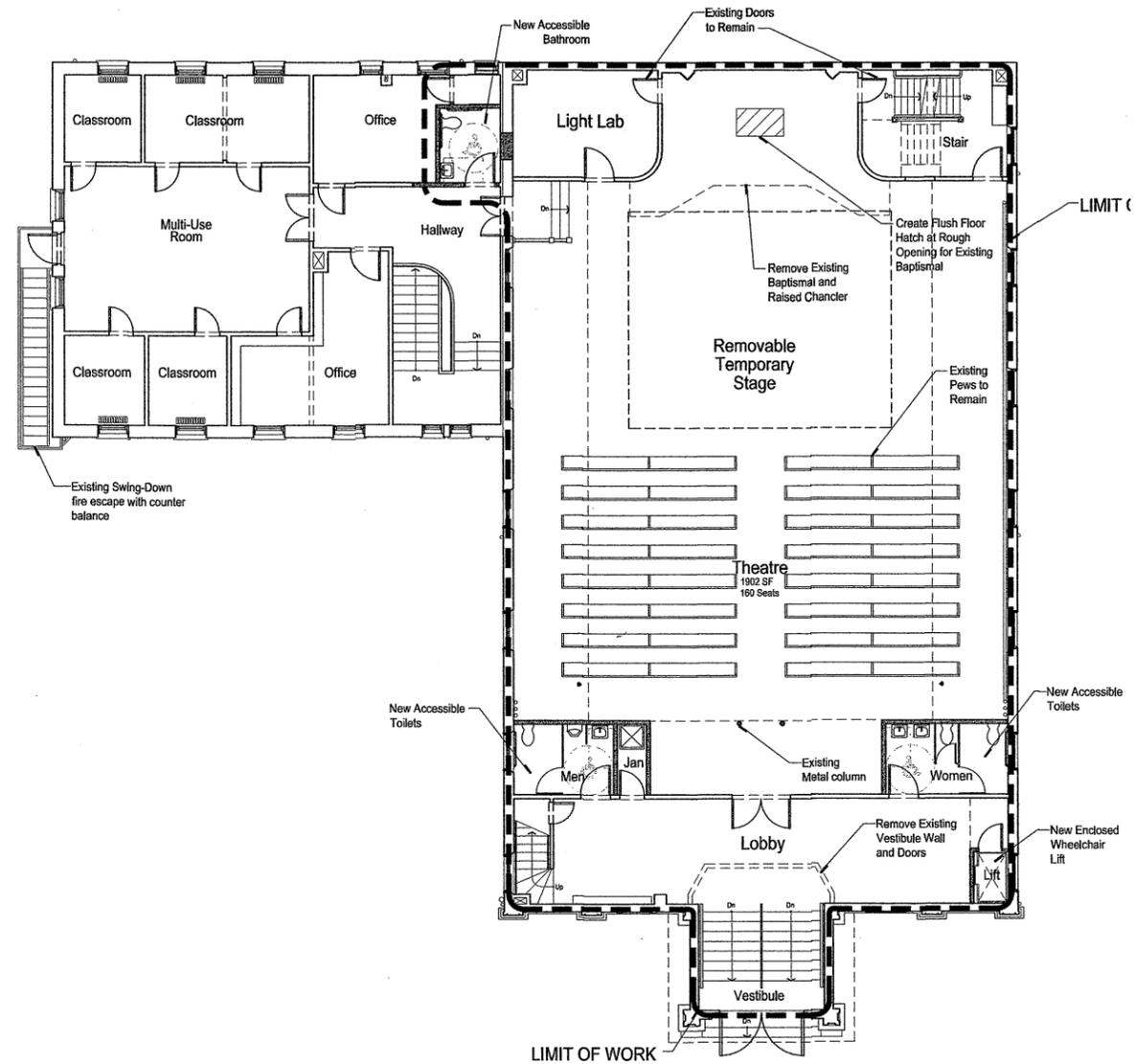
SHEET TITLE
Floor Plans

SHEET NUMBER
A-100

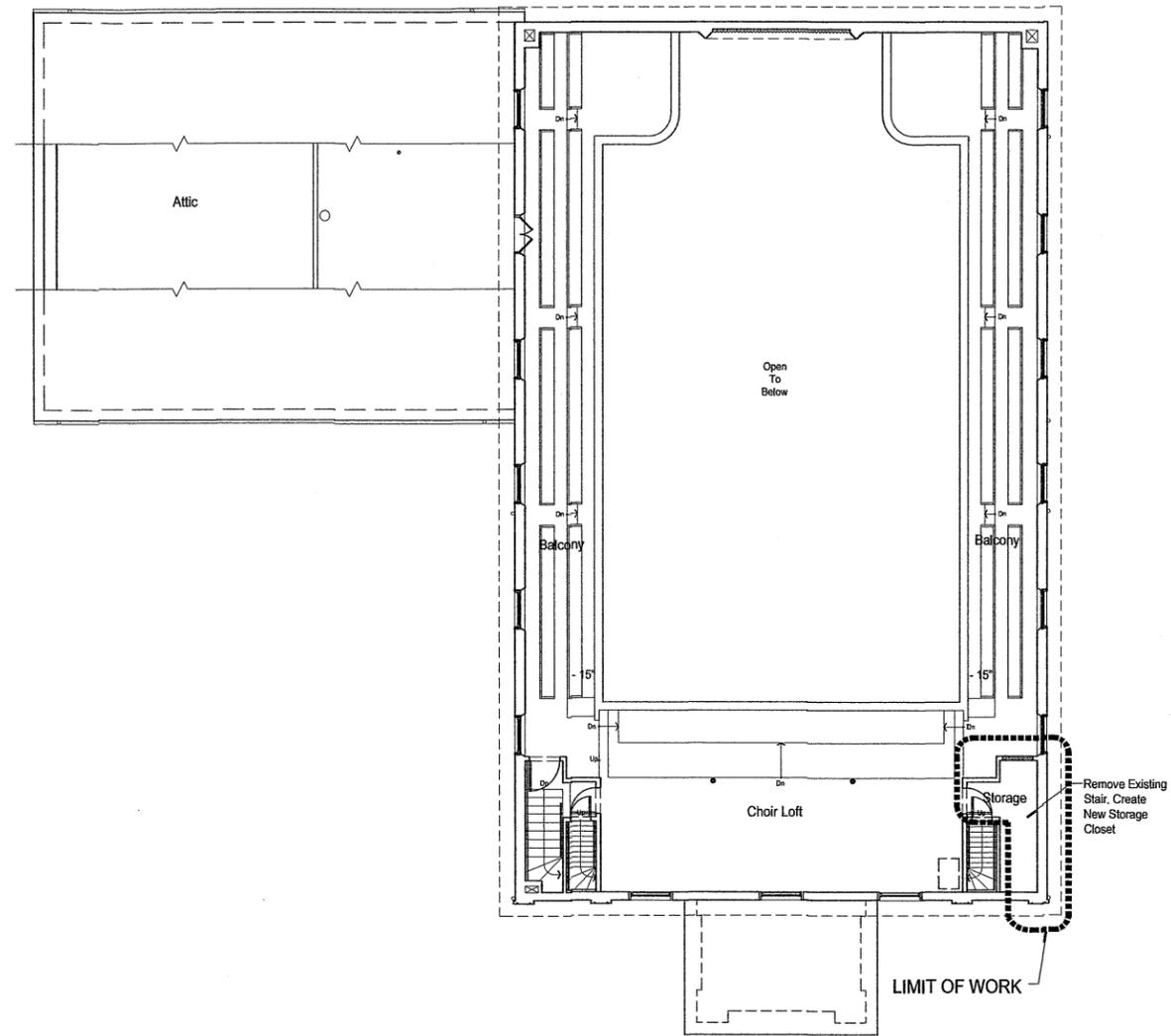
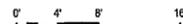
Schematic Design



PETERMAN ARCHITECTS, INC.



1 Second Floor Plan
1/8" = 1'-0"



2 Balcony Plan
1/8" = 1'-0"



New Construction Legend

- New Construction
- Existing construction to remain
- Limit of Work
- Existing Walls to be Removed

PROJECT	14017.00
SCALE	As Noted
DRAWN	LME
CHECKED	TCP
DATE	01/15/16

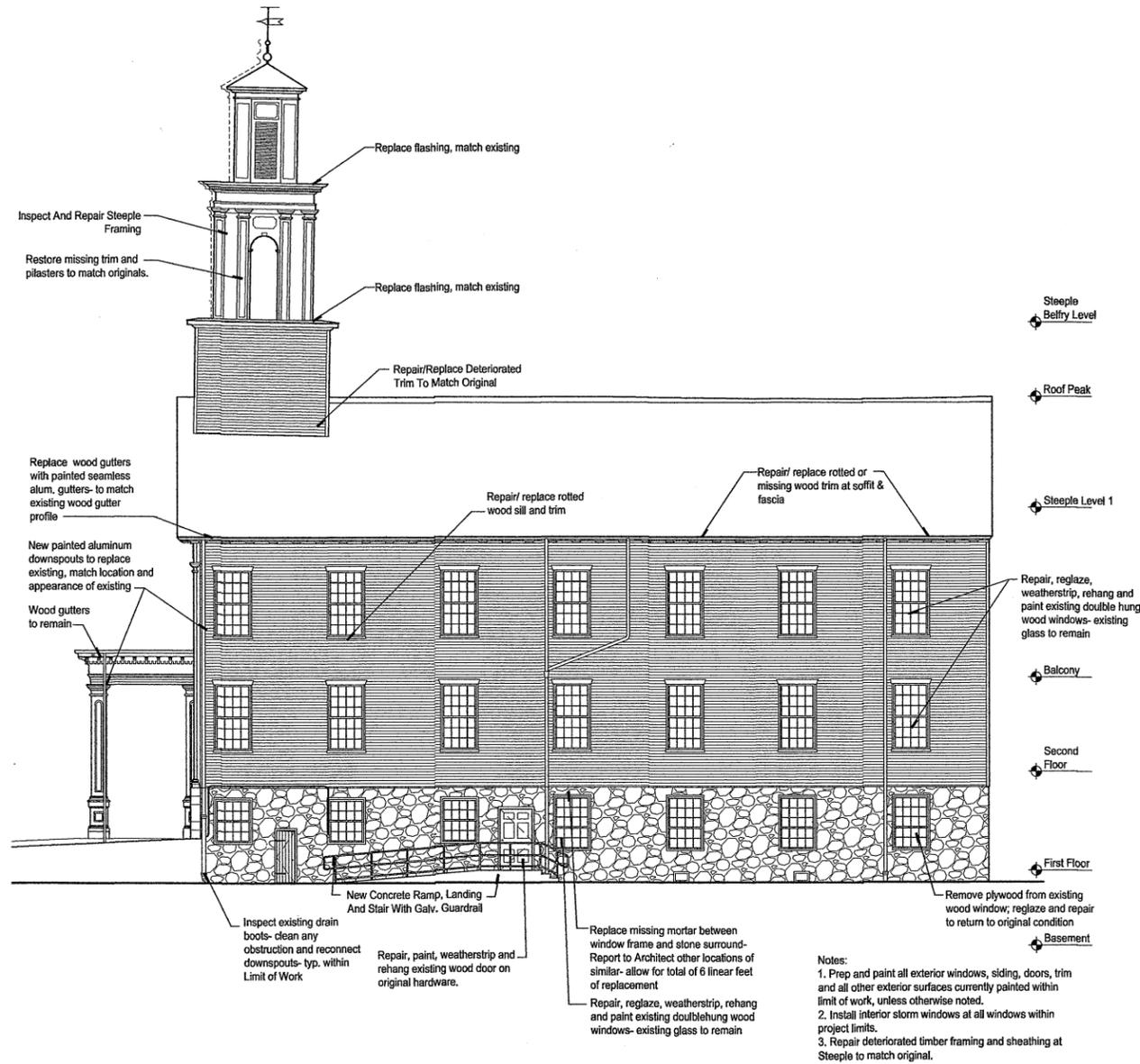
PROJECT NAME
Renovations To Your Theatre Inc. New Bedford, MA

SHEET TITLE
Floor Plans

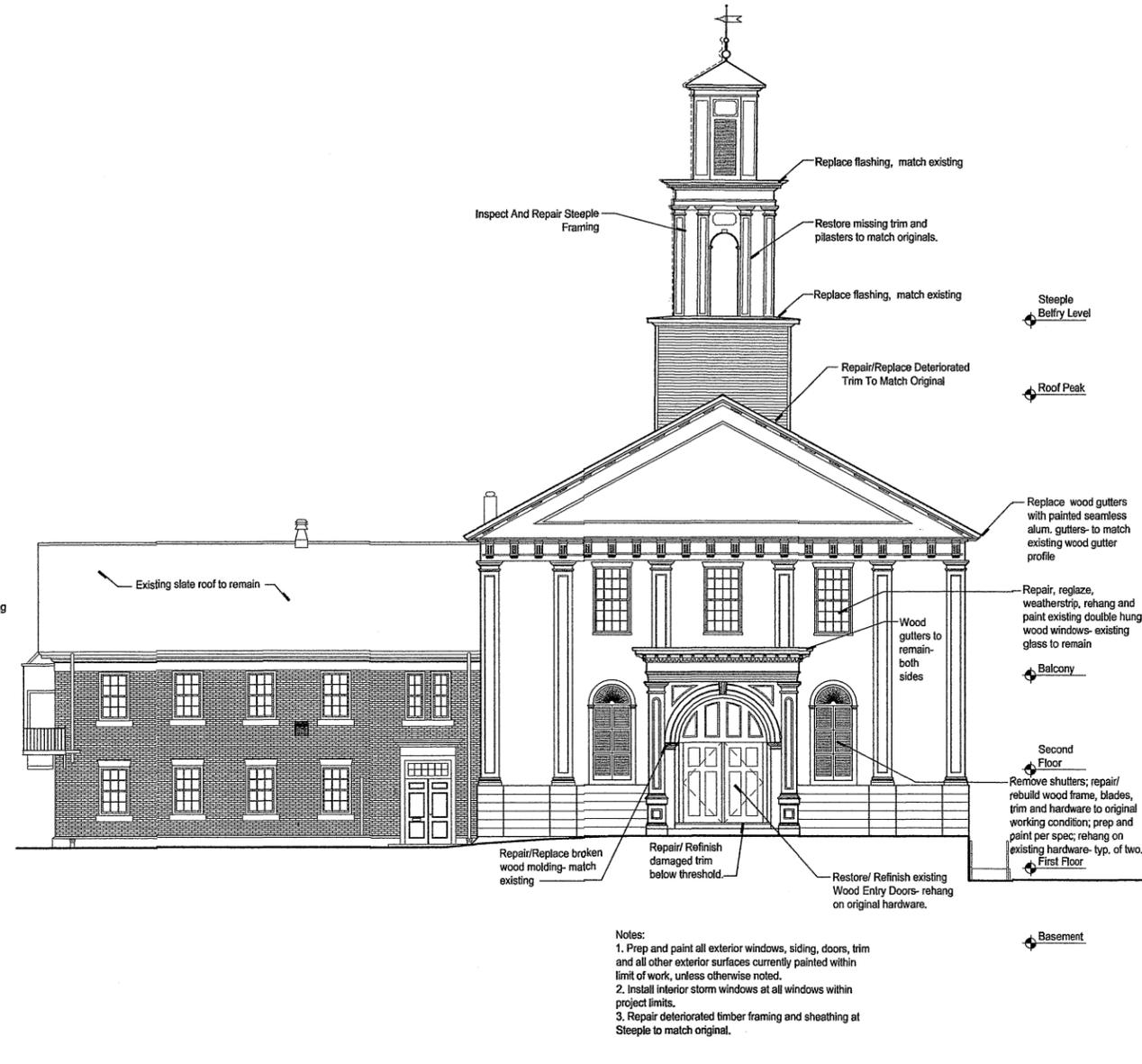
SHEET NUMBER
A-101
Schematic Design



PETERMAN ARCHITECTS, INC.



2 East Elevation
1/8" = 1'-0"



1 South Elevation
1/8" = 1'-0"

Notes:
 1. Prep and paint all exterior windows, siding, doors, trim and all other exterior surfaces currently painted within limit of work, unless otherwise noted.
 2. Install interior storm windows at all windows within project limits.
 3. Repair deteriorated timber framing and sheathing at Steeple to match original.

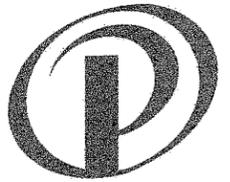
Notes:
 1. Prep and paint all exterior windows, siding, doors, trim and all other exterior surfaces currently painted within limit of work, unless otherwise noted.
 2. Install interior storm windows at all windows within project limits.
 3. Repair deteriorated timber framing and sheathing at Steeple to match original.

PROJECT	14017.00
SCALE	1/8" = 1'-0"
DRAWN	LME
CHECKED	TCP
DATE	01/15/16

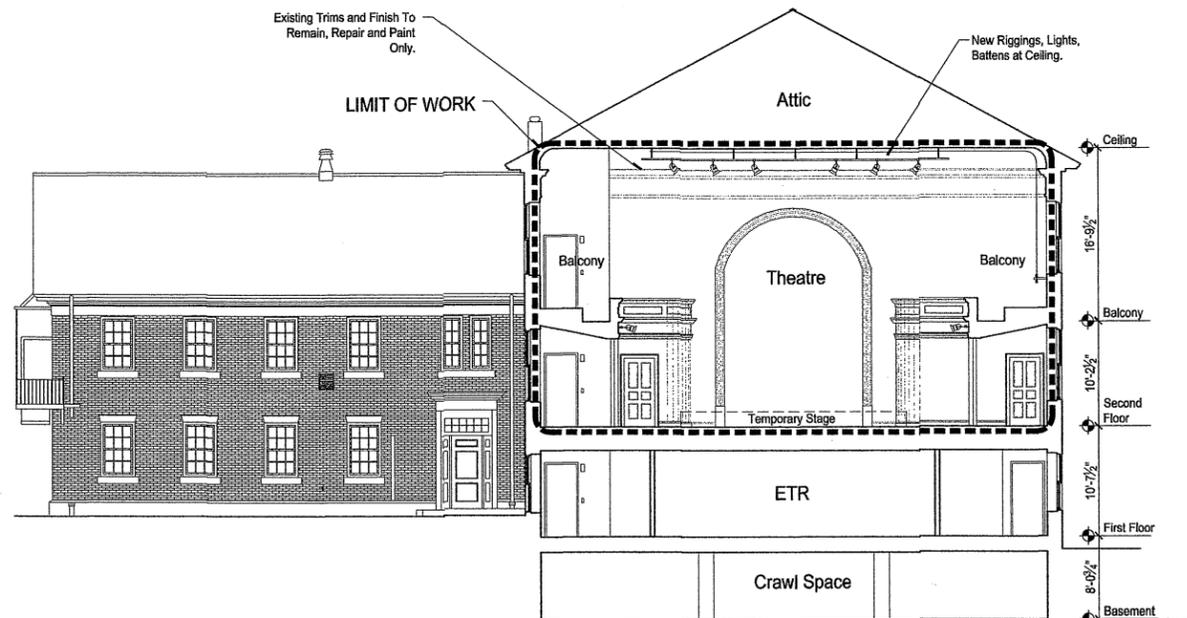
PROJECT NAME
Renovations To Your Theatre Inc. New Bedford, MA

SHEET TITLE
Exterior Elevations

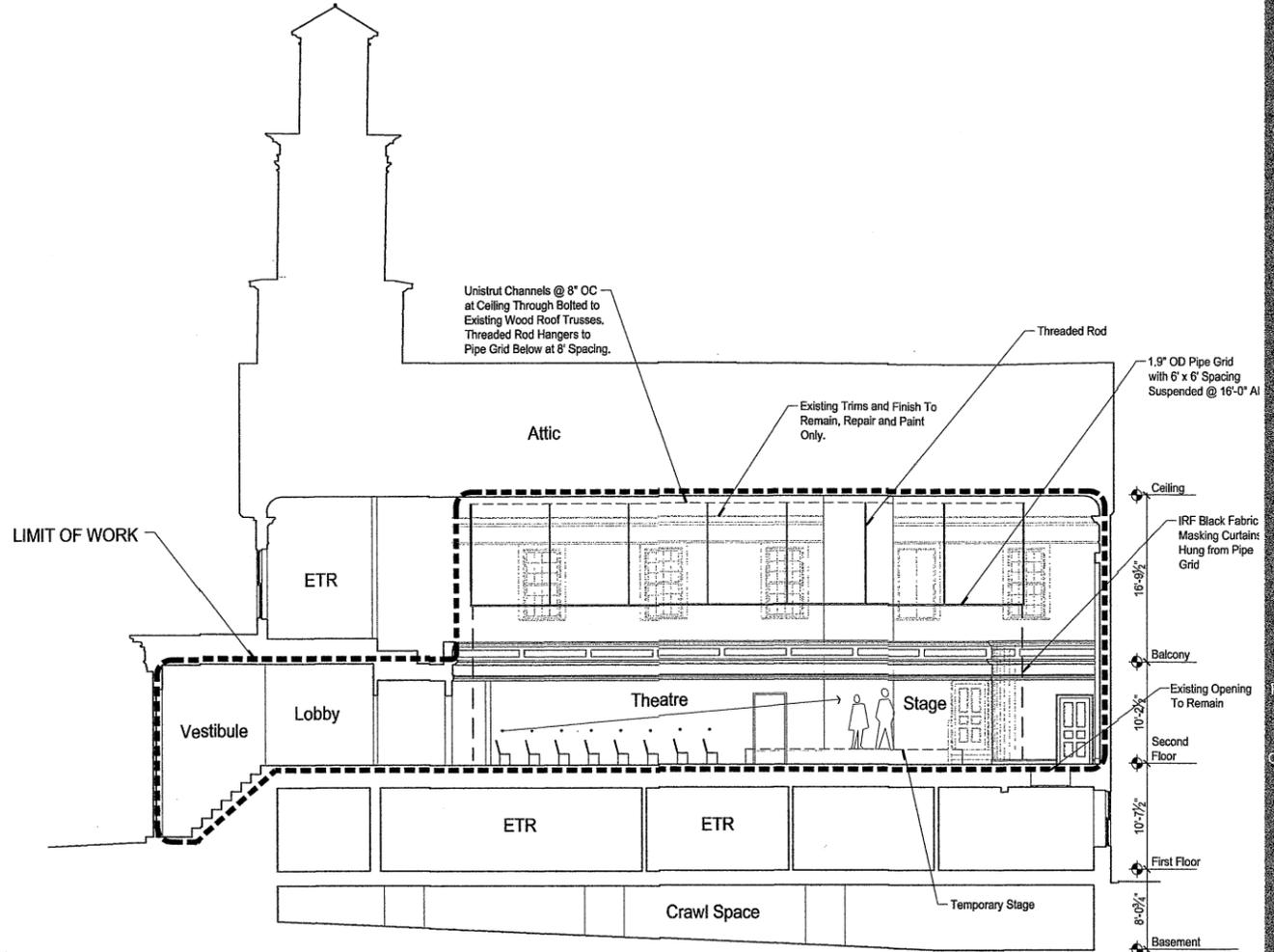
SHEET NUMBER
A-300
Schematic Design



PETERMAN ARCHITECTS, INC.



2 Proposed Building Section



1 Proposed Building Section

PROJECT: 14017.00

SCALE: 1/8" = 1'-0"

DRAWN: LME

CHECKED: TCP

DATE: 01/15/16

REV. NO.	REV. DATE	DESCRIPTION
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PROJECT NAME: Renovations To Your Theatre Inc. New Bedford, MA

SHEET TITLE: Building Sections

SHEET NUMBER: A-350
Schematic Design