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Whitfield-Manjiro Friendship Society

CPC FY28 Application

The project that we are looking to complete for our association is the town-owned Carriage House restoration at 11 Cherry Street in Fairhaven's Poverty Point historic neighborhood.

The remaining things needing to be done include:

- Setting of granite block steps for carriage house barn door entrances
- Construction of a wall and door to compartmentalize the second floor space primarily to allow for energy savings when heating the Carriage House
- Exterior landscaping to include walkways, access from driveway side and plantings
- Additionally there is preservation beyond regular maintenance for the Friendship House itself, where the exterior trim has many rotted spots that would need repair/replacement to preserve the building.

The Carriage House piece is a continuation and finalization of the larger project of the total Carriage House renovation. This Carriage House will positively impact the town in many ways. This building was initially in disrepair and not able to be used for any public purpose. This renovation will serve to not only improve the neighborhood, but will improve this whole historic section of town and help with neighborhood home valuations as well. Most importantly, the Carriage House will serve as another meeting place and attraction to those in town as well as those from across the country and across the world. This Carriage House will become a cultural center, which will provide a meeting and educational space for townspeople and others to come together to share the Japanese culture and their own. It will be a space where people can come together to connect, and learn and endeavor to understand and close any gaps that we as humans have inserted into our society. Not only will there be many Japanese cultural offerings here, there will be the opportunity for collaboration with other groups and people in Fairhaven to provide other cultural and craft classes that display our local culture and share it with others. This has already been done with local organizations such as the Colonial Club and other local crafters, but this space will allow us to expand on these opportunities. Fairhaven residents will also be able to apply to utilize the

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space if their goals align with the mission of connection and friendship. A secondary benefit to the town is that the Whitfield-Manjiro Friendship Society will draw even more visitors from out of state and out of the country than ever before. This has been a positive for the Town of Fairhaven as these visitors take advantage of local eateries, and proprietors when in town. We recently did a study after scanning all of the visitor log books we have in the house. In very short summary, we have welcomed thousands and thousands of visitors from around the world from 14 countries, 23 states, and 27 prefectures in Japan that have in some way impacted the tourism industry in Fairhaven positively!

Scope for Carriage House upstairs wall and doorway/Friendship House Trim replace/repair and paint:

Second-Floor Stairway Enclosure

- Construct a framed wall at the top of the existing staircase to enclose and separate the second floor from the first-floor space.
- Install a door within the new wall to provide access to the second floor.
- Finish the new wall and doorway to complement the existing Carriage House interior.
- The enclosure will improve energy efficiency by preventing heated air from rising into the currently unused second-floor space, reducing heat loss and unnecessary energy consumption.

Estimated cost:

- $5,000

Granite Entry Steps – Carriage House Barn Doors and complete landscaping

- Provide and install one solid granite step/slab at each of the two exterior barn-door entrances that do not currently have an entry step.
- Prepare and level the ground/base at each doorway to provide proper support and placement.
- Cut, flatten, and finish the granite as necessary to provide a safe, stable walking surface appropriate for exterior use.
- Set and level each granite slab at the proper height in relation to the existing door thresholds.

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- Complete final grading and stabilization around the installed granite steps as necessary.
- Work will provide safe, durable access while maintaining an appearance appropriate to the historic character of the Carriage House.

Estimated cost:

- $3,500 Granite steps
- $2,800 Landscaping Design
- $8,000 Landscaping implementation

Exterior Trim Repair and Painting – Museum House

- Inspect exterior trim throughout the three-story historic Museum House and identify deteriorated or rotted areas.
- Remove and replace approximately 10 sections of rotted or deteriorated exterior wood trim with appropriate materials matching the existing historic trim as closely as possible.
- Prepare all exterior trim surfaces by scraping, sanding, cleaning, and making minor repairs as necessary.
- Prime all new and exposed wood to protect against moisture and deterioration.
- Paint all exterior trim on the three-story Museum House, including repaired and existing trim, with appropriate exterior-grade paint.
- Provide necessary staging, ladders, lifts, or other equipment required to safely access upper-story trim.
- Complete the work in a manner that maintains and protects the historic character and appearance of the Museum House.

Estimated cost:

- $6,200

Total requested grant amount:

$25,000.00

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CPC FY28 APPLICATION INSTRUCTIONS, FORM, CHECKLISTS & REQUIRED ATTACHMENTS

Final CPC Applications are Due Friday, October 2, 2026 by 11:00 am.

Submit two (2) printed copies and one (1) digital copy of the application, including all attachments, to:

Community Preservation Committee
c/o Department of Planning & Economic Development
Fairhaven Town Hall
40 Center Street
Fairhaven, MA 02719

Attach the following with all final applications: Please note additions to this year's application
Address each item as it applies:

- **Narrative:** A complete and detailed description of the project and, when applicable, of the property involved and its proposed use. Describe how the project will benefit the Town and the citizens of Fairhaven and how the project is consistent with the Community Preservation Plan's "Guidelines for Submission" and "Review and Recommendation Criteria." Include a work plan showing the anticipated steps or phases for completion of the project and the timing and estimated cost of each phase.
- **Checklist:** Check off and address each criterion that applies to your proposal on the checklists that are on pages 4-8 of this Application.
- **Site Control:** A copy of the deed, purchase and sale agreement, option agreement, or other document to prove that the applicant has site control; or the property owner's written consent to the application and to the proposed project. If site control is not established, please explain in detail.
- **Project Scope:** An itemized project scope, with details describing each item and its estimated cost.
- **Cost Estimate:** Professionally prepared appraisal; or professionally prepared cost estimate (or detailed cost estimate with full explanation by line item and back-up material). Large projects, historic preservation projects in particular, may require the assistance of a professional consultant.
- **Feasibility:** List and explain all further action or steps that will be 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 restrictions, subordination agreements, and any known or potential barriers or impediments to project implementation.
- **Maps:** USGS topographical map, assessors map, and/or other map as appropriate, showing the location of the project.
- **Photographs:** Of the site, building, structure, and/or other subject for which the application is made.

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Include the following, if applicable and available:

- Record plans of the land.
- Natural resource limitations (wetlands, flood plain, etc.).
- Zoning (district, dimensional and use regulations as applies to the land).
- Inspection reports.
- 21E Reports and other environmental assessment reports.
- Architectural plans and specifications for new construction and rehabilitation.
- Site plans and specifications.
- Maps, renderings, etc.
- Historic inventory sheet.
- Existing conditions report.
- Names and addresses of project architects, contractors, and consultants.
- Other information deemed useful for the Committee in considering the project.

Notes:

- Following the initial review of all applications, the Community Preservation Committee may request from applicants additional or more detailed information, and further clarifications to the submitted proposals. If the eligibility of the proposal for CPA funds is uncertain, the Committee may request from the applicant a legal opinion to help it assess CPA project eligibility and to provide answers to any other questions that the Committee may have before finalizing its recommendation to Town Meeting. If the Applicant has any questions about the eligibility of their proposal for CPA funding they may find detailed guidance in the Massachusetts General Laws for Community Preservation (Chapter 44B) at https://malegislature.gov/laws/generallaws/parti/titlevii/chapter44b

  or the Community Preservation Coalition website: https://www.communitypreservation.org/

  or the Fairhaven Community Preservation Committee website:

  https://www.fairhaven-ma.gov/community-preservation-committee

- Once the Committee has made a preliminary selection of projects for funding, the Committee will work with the applicants for those projects to advance them for funding by Town Meeting.
- The Committee reserves the right to attach conditions, and to require deed restrictions and additional agreements, before its favorable funding recommendation to Town Meeting.

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PROJECT APPLICATION FORM – FY28

Applicant: Whitfield-Manjiro Friendship Society **Submission Date:** 10/1/2026

Applicant's Address, Phone Number and Email

10 Cherry Street
Fairhaven, MA 02719

Purpose: (Please select all that apply)

- [ ] Open Space
- [ ] Community Housing
- [x] Historic Preservation
- [ ] Recreation

Town Committee (if applicable) or other sponsoring organization:

Project Name: Whitfield-Manjiro Friendship House Exterior Preservation and carriage house completion

Project Location/Address: 11 Cherry Street, Fairhaven, MA 02719

Amount Requested: $ 25,000.00

Project Summary: In the space below, or attached sheets if necessary, provide a detailed summary of the project citing the elements of the Guidelines for Submission and Review and Recommendation Criteria found in the Application Guidelines.

1. Repair or replace rotted trim and paint once done on Frendship House

2. Construct wall and door at top of stairway to second floor in Carriage house

3. Place granite slab steps outside two carriage house entry doors

See attached

Estimated Date for Commencement of Project: 7/1/2027

Estimated Date for Completion of Project: 10/30/2027

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General Criteria for All Projects – Check off and Address each criterion as it applies:

[x] Is the project consistent with the goals of the Town of Fairhaven *Community Preservation Plan*?

Yes this is consistent in that it will help complete the Carriage House Restoration which has been supported by this grant in the past

[ ] Does the project have other sources of funding? If so, indicate percentage.

[ ] Does the project leverage additional or multiple sources of public and/or private funding?

[ ] Does the project preserve a threatened resource?

[ ] Is the project consistent with existing Planning Documents such as the Master Plan and Open Space Plan?

[x] Does the project comply with the zoning regulations?

Yes

[x] Does the project have a means of support for maintenance and upkeep, such as a defined maintenance plan?

Yes, The WMFS has a plan to maintain and operate this building along with the museum as they have been

[x] Does the project involve currently owned municipal assets?

Yes, this is a town-owned build

[x] Does the project serve underserved populations or address more than one focus area of the CPA?

The project addresses multiple community needs by preserving an important historical resource while completing a space that will support cultural, historical and educational programming for Fairhaven residents and visitors. This building is also handicapped accessible which serves an underserved population.

[ ] Does the project reclaim abandoned or previously developed lands?

[ ] Does the project require a Special Permit, NOI, Building Permit or other permitting? Please list all local and State permits you are aware of that the project will need?

[x] Does the project have community support?

Yes, permits have been obtained for this as a whole for carriage house renovation and are on file with the town.

[x] Does the project have sufficient supporting documentation?

Yes, and we will provide more

[x] Does the project provide a positive impact to the community?

Yes, as stated two questions above, it will have a great community impact

[x] Has the applicant/ team demonstrated the ability and competency to implement the project as proposed?

Yes, the entire renovation is 80-85% complete and has been handled competently thus far.

[x] Does the applicant have site control, or the written consent by the property owner to submit an application?

Yes.

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Historic Preservation Selection Criteria - Check off and Address each criterion as it applies:

☐ Is the building on the National or State Register of Historic Places?

☒ Is the property eligible for listing on the National or State Register of Historic Places?

Yes.

☐ Has the property been included in the local Survey of Historic Properties (MACRIS)?

☐ Is the property in danger of being demolished?

☐ Are there potential archeological artifacts at the site?

☒ Did the property ever play a documented role in the history or is it noted in published histories of the Town?

Yes, it is part of the Manjiro Trail and a home where young John Manjiro stayed for a time with his host family, The Whitfields.

☒ Are there any particularly important historic aspects about the property?

It is particularly important in the larger picture of US/Japan relationships and history for Fairhaven to have played such a vital role in this connection.

☒ Are there other potential uses for the property, which could benefit the Town?

This property could be used as stated before, for cultural classes, art classes, small gatherings, fundraisers. Many possible uses!

☐ Could the building be converted for affordable housing use while still retaining its historic character?

☒ Is the owner interested in preserving the historic integrity of the property?

Yes, we believe the town also believes in preserving this property

☒ Does the proposal conform to the Secretary of the Interior's Standards for the Treatment of Historic Properties? Has previous work on the building conformed to the Standards?

Yes.

☒ Was the structure built before 1921? Has it otherwise been identified as being historic or have cultural value?

Yes, and its historical significance is well know in the Town of Fairhaven.

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Recreation Criteria - Check off and Address each criterion as it applies:

☒ Will more than one age group use the project?

Yes, we believe all age groups can benefit from this cultural center

☒ Can the project be used by more than one activity (multi-use)?

Yes, there are many potential uses.

☒ How many participants will normally use the project at once?

It will likely range from smaller classes of 4-5 and extend to whatever the occupancy limit is for larger events.

☐ Is this project the first of its kind in the Town or County?

☐ Are grants available to help pay for the construction? If so, has application been made for the grant?

☐ Does the project include considerations for additional parking?

☒ Can the project be used more than 1 of the 4 seasons per year?

Yes, all fours seasons

☒ Does the project match the character of the surrounding area?

Yes

☒ Does the project include all normal safety considerations?

Yes

☒ Does the project meet all building and safety codes?

Yes

☒ Is the project accessible by pedestrians, bicycles, transit?

Yes

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Open Space Criteria for Parcel Selection - Check off and Address each criterion as it applies:

- [ ] Is the project within the Nasketucket Watershed Area?
- [ ] Is the project with 100 feet of wetlands? Is the project with 200 feet of a river?
- [ ] Is stream and bank protection an issue? Is vernal pool protection a consideration?
- [ ] Would this proposal enhance protection of any FEMA designated floodway?
- [ ] Does the project include any Area of Critical Environmental Concern?
- [ ] Would this proposal contribute to preservation and/or creation of forested land?
- [ ] Will this proposal protect other parcels? Will this proposal impact other parcels?
- [ ] Does this parcel abut protected land? Does this parcel support a significant wildlife habitat?
- [ ] Is this parcel at risk for development? Did this parcel have a past proposal for development? Is it for sale?
- [ ] Are grants available? If so, has application been made?
- [x] Does the property or structures have historic significance?
- [ ] Are there and stonewalls, old foundations, roads, trails, cart paths or scenic vistas?
- [ ] Are there any active or passive recreation possibilities associated with this parcel?
- [ ] Is this parcel suitable for a community garden or farm?
- [ ] Is this parcel suitable for nature observation and educational programs?

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Affordable Housing Selection Criteria - Check off and Address each criterion as it applies:

- [ ] Will this involve the renovation of an existing building? If so,
  - [ ] Is the building structurally sound?
  - [ ] Is it free of lead paint? Is it free of asbestos, pollutants, and other hazards?
  - [ ] Is there Town sewerage? Or is the septic system in compliance with Title 5?
  - [ ] Does the building comply with building, sanitary and handicap accessibility codes?
  - [ ] Is this a conversion of market rate to affordable housing?
  - [ ] Is this a tax title property?
- [ ] Does this project involve the building of a new structure? If so,
  - [ ] Will the structure be built on tax title property, on Town owned land or donated land?
  - [ ] Will the building be free of environmental hazards?
  - [ ] Are there programs such as Habitat for Humanity involved?
  - [ ] Will the project be built on a previously developed site?
- [ ] Does the project provide housing that is similar in design and scale with the surrounding community?
- [ ] Does this serve the 60% income level population? Does this serve the 80% income level population?
- [ ] Is long-term affordability assured? Will this be geared to one age group?
- [ ] Will there be more than two bedrooms? Will there be multiple units?
- [ ] Will it be located near services (grocery, mass transit, etc.)?
- [ ] Will priority be given to local residents or employees of local businesses?

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Charon Associates, Inc.

Consulting Engineers

323 Neck Road
Rochester, MA 02770
Phone: 508-763-8362
Fax: 508-763-9582

October 1, 2026

Gerry Rooney, President
Whitfield-Manjiro Friendship Society
11 Cherry Street
Fairhaven, MA 02719

Dear Gerry:

RE: Front Steps Cost Estimate

In accordance with your request, we have received a verbal price quote from LER, Inc.of Acushnet to install the stone steps at the front of the Activity Center.

The cost to set the existing stone slabs on a stone base in front of the new patio doors, including cutting the longer slab to match the length of the shorter slab and leveling both slabs to provide a maximum 8-inch step down from floor level is not to exceed $3,500.00.

The contractor was not able to prepare a quote on his letterhead in time for the CPA deadline, so I am submitting this letter instead.

Please review this proposal and give me a call if you have any questions.

Submitted,

Richard J. Charon, P.E.

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Whitfield-Manjiro Friendship Society
11 Cherry Street
Fairhaven, Ma

October 1, 2026

To the Board of Directors of the Whitfield-Manjiro Friendship Society,

Attached please find a quote for design services to include layout & design of the landscape at 11 Cherry Street in Fairhaven. This will include a complete a plant list as well as access paths/walkways for both buildings.

Respectfully,

Susannah Davis

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Quote for design services
October 1, 2026

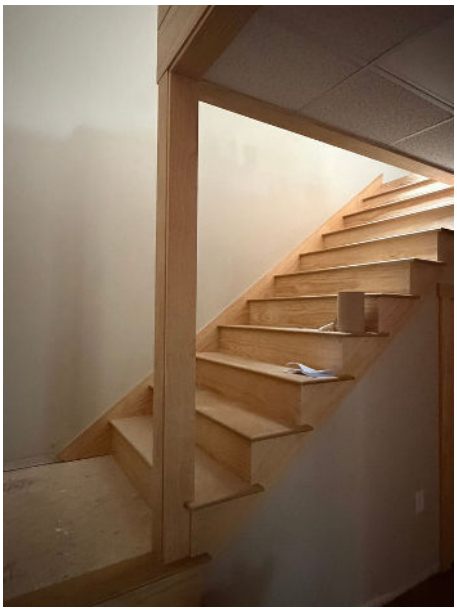
Landscape Plan to include layout & design, walkways, parking, & a complete plant list - $2,800.

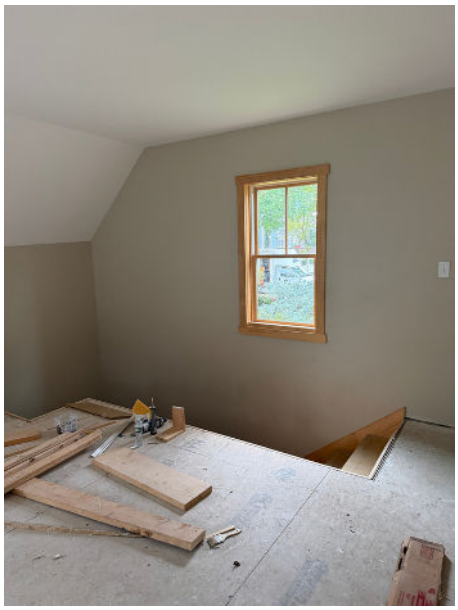
Susannah Davis
Davis Land Design, Inc
17 Cove St.
Marion, MA 02738

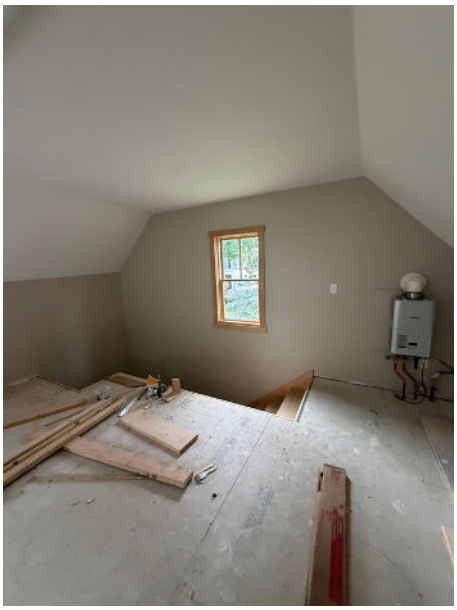
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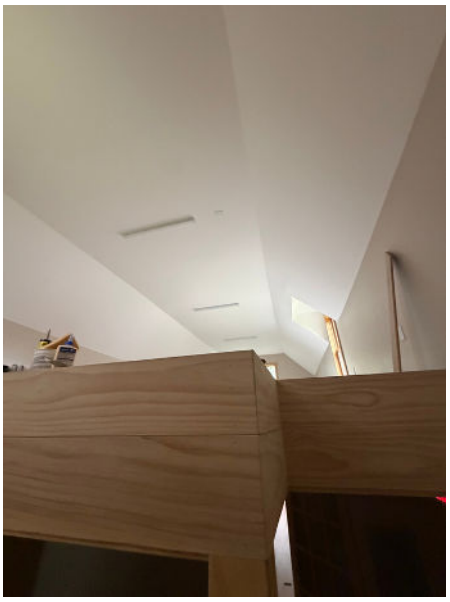
top of stairs carriage house - second floor













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Exterior carriage house









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Rotted trim on Friendship House













md