State of New Hampshire  
Department of Natural and Cultural Resources  
Division of Parks and Recreation – Bureau of Historic Sites  
Fort Constitution State Historic Site  
New Castle, New Hampshire

Request for Qualifications

ISSUE DATE: October 5, 2022  
RESPONSE DATE: November 2, 2022  
ANTICIPATED START DATE: February 1, 2023

INVITATION:
The State of New Hampshire, Department of Natural and Cultural Resources is soliciting qualification statements to prepare a Conditions Assessment with Treatment Recommendations for Fort Constitution State Historic Site. All work to be completed following the Secretary of the Interior’s Standards for Preservation.

The Division of Parks and recreation has received an allocation of American Rescue Plan Act funding, a portion of which is earmarked for masonry restoration at Fort Constitution. Deterioration of the fort’s brick masonry walls is on-going and appears to be accelerating. The Division is seeking historic preservation expertise to provide guidance in developing a strategy for the most effective use of the funds to arrest the masonry deterioration, preserve the remains of the fort, and maintain the historic integrity of the site.

BACKGROUND:
Fort Constitution State Historic Site is a two-acre site located on Fort Point in New Castle, New Hampshire. The Fort was added to the National Register of Historic Places in 1973 (#73000169) and extensive restoration was done in preparation for the US Bicentennial Celebrations.

SCOPE OF WORK FOR CONDITIONS ASSESSMENT:
- Brief history and development of property including:
  - Character-defining features, utilizing National Register nomination and NH Inventory Form, attached.
  - Chronology of site development and repair
- Existing conditions assessment including:
  - A set of systematic digital photographs with a photo key, including drawings/sketches that clarify or better describe and document conditions.
  - Exterior inspection: Note existing conditions, damage, structural problems, materials deterioration, need for repair/stabilization or conservation, and life safety and ADA code compliance deficiencies. Organize by structural component (roof, siding, windows and doors, foundation, etc.).
  - Interior inspection: Note existing conditions, damage, structural problems, materials deterioration, need for repair/stabilization or conservation, and life safety and ADA code compliance deficiencies. Organize by related spaces.
Recommendations (based on existing conditions and preservation objectives):
  o Organize by short-, mid-, and long-range preservation strategies and treatments.
  o Provide rough cost estimates, corresponding to short-, mid-, and long-range preservation recommendations, as well as recommendations for further studies, if appropriate.
  o Note where other licensed professionals might be needed to evaluate renovation/reuse options that impact the building, including life safety, energy, and accessibility codes, ground disturbance that might result in need for archeological investigation, or structural engineering, for example.
  o Whenever possible, explain how recommendations will meet the Secretary of the Interior’s Guidelines for the Treatment of Historic Properties (Standards used will be for Preservation).
  o Include color photographs and descriptive captions to reference specific issues and/or recommendations for treatment.
  o Include any additional suggestions, such as proposed phasing of project, or helpful short-term, low-cost steps that might alleviate some problems in the conditions assessment.
  o Measured architectural drawings of the buildings (including elevations).
  o Plans and specifications for suggested preservation work.
  o Suggested interventions for problems.
  o Initial cost estimate for treatment.

Supplemental Information
  o Include a 1-page copy of the appropriate Secretary of the Interior’s Standards (retrieve a copy of the appropriate Standards at http://www.nps.gov/tps/standards.htm).
  o Previous reports or studies.
  o Include supplemental treatment information such as relevant National Park Service Preservation Briefs (http://www.nps.gov/tps/how-to-preserve/briefs.htm).
  o Other supporting materials as appropriate.

PROPOSAL INSTRUCTIONS:
The following information shall be included in each proposal:
  1. A statement outlining your experience in conducting historic structure condition assessments.
  2. Assessment approach description and project timeline.
  3. Resumes of key project personnel and their professional experience working under the Secretary of the Interior’s Standards for the Treatment of Historic Properties.
  4. List of three clients references for projects similar in scope. Include the name and phone number of the contact person.
  5. Provide between 1 and 3 examples of relevant work products (internet links are acceptable).

EVALUATION PROCEDURE
Proposals will be reviewed by a selection committee. The proposals will be ranked in order of preference based on the criteria listed below.

<table>
<thead>
<tr>
<th>Criteria</th>
<th>Maximum Score</th>
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<tr>
<td>Qualifications</td>
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<tr>
<td>Experience</td>
<td>40</td>
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</table>
AWARDING OF CONTRACT

Fee negotiations will commence with the top ranked firm for a “total not to exceed” contract. If agreement cannot be reached, negotiations will be initiated with the next ranked firm and so on, until an agreement is reached to the satisfaction of the division.

The selected provider will be recommended to the Director of the Division of Parks and Recreation and forwarded to the Governor and Executive Council for approval. The contractor is expected to be able to adhere to the conditions outlined in the State of New Hampshire P-37 Contract Agreement\(^1\). Payment will be on a monthly basis in proportion to the work completed.

The “Scope of Work” is a realistic outline of work to be done, however, the scope may increase or decrease during the term of the final contract agreement. Work is expected to begin **February 1, 2023** and be completed by **June 30, 2023**.

SUBMITTAL INSTRUCTIONS

Digital copy of the proposal must be submitted by **Wednesday, November 2, 2022** by 12:00 p.m.

Johanna Lyons, State Park Planning and Development Specialist
Johanna.Lyons@dnr.nh.gov

*The NH Division of Parks and Recreation reserves the right to reject any and all proposals.*

~ END ~

\(^1\) https://www.nhstateparks.org/getmedia/8b4a2d85-dee5-4b3c-9f50-7883bb014b63/P-37_Contract-Form.pdf
Fort Constitution National Register Nomination

<table>
<thead>
<tr>
<th>Field</th>
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| NAME | Fort Constitution (Fort William and Mary Site)  
| Common: Castle William and Mary (Fort William and Mary) |
| LOCATION | Walbach Street |
| CITY OR TOWN | New Castle  
| STATE | New Hampshire |
| CITY OR TOWN | New Hampshire |
| State | 33  
| County | 015 |
| 3. CLASSIFICATION | CATEGORY | CHECK ONE |
| Site | X |
| Structure | |
| Object | |
| DISTRICT | X |
| BUILDING | |
| SITE | |
| STRUCTURE | |
| OBJECT | |
| Ownership | PUBLIC | X |
| PRIVATE | |
| BOTH | |
| Status | OCCUPIED | X |
| IN PROCESS | |
| BEING CONSIDERED | |
| ACCESSIBLE TO THE PUBLIC | YES: |
| RESTRICTED | |
| UNRESTRICTED | |
| NO | |
| Present Use | AGRICULTURAL | |
| COMMERCIAL | |
| EDUCATIONAL | |
| ENTERTAINMENT | X |
| MUSEUM | |
| SCIENTIFIC | |
| Other (Specify) | |
| Transportation | |
| Other (Specify) | |
| Comments | |
| 4. OWNER OF PROPERTY | Owner's Name | State of New Hampshire  
| Division of Parks | Department of Resources and Economic Development  
| Street and Number | P. O. Box 856  
| City or Town | Concord  
| State | New Hampshire |
| 5. LOCATION OF LEGAL DESCRIPTION | Courthouse, Registry of Deeds, etc. | Rockingham County Registry of Deeds  
| Rockingham County Courthouse | Hampton Road  
| City or Town | Exeter  
| State | New Hampshire |
| 6. REPRESENTATION IN EXISTING SURVEYS | Title of Survey | New Hampshire State Historic Preservation Plan |
| Date of Survey | November 30, 1970 |
| Depository for Survey Records | State of New Hampshire  
| Department of Resources and Economic Development  
| P. O. Box 856  
| City or Town | Concord  
| State | New Hampshire |
7. DESCRIPTION

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<tr>
<th>CONDITION</th>
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<th>Fair</th>
<th>Deteriorated</th>
<th>Ruins</th>
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Describe the present and original (if known) physical appearance:

Present and Original Physical Appearance: Fort Constitution, as built in 1808, was apparently a square shaped fortress measuring about 145' on a side. A single bastion, about 32 x 22 feet, projected from the southwest corner on the land side and afforded flanking fire for the 10-foot wide arched gateway located in the center of the west wall. A keystone with the date 1808 is in the center of the arch. A second and smaller gate, the sally port, is situated in the north wall. The original 1808 walls, now standing on three sides of the fort, are comprised of rubble stone topped by red-colored brick. Four brick structures—the ordnance building, laundry, officers' barracks, and enlisted men's barracks—once stood parallel to the south wall and the commanding officer's house was situated near the center of the east wall. All of these structures are gone and only portions of their foundations remain. The brick magazine with its arched ceiling does exist as well as a sentry room.

In 1862-66 alterations were begun but never completed in an effort to modernize Fort Constitution. The 1808 brick and stone wall on the east side was demolished and replaced by a new granite wall built at a lower level, beyond the 1808 wall, and nearer the water. The new granite wall also arched partially around the outside of the 1808 walls on the north and south sides. Never fully completed, the 1862-66 walls contained casemates for about 30 cannon.

Considerably reduced in activity after the Civil War, Fort Constitution today is comprised of the foundations of incomplete alterations from different periods, including the Spanish-American War and World Wars I and II. The aerial photograph shows the 1862 walls around the point. To the right of the apex the wall is incomplete; in front of that opening is a rocky ledge. A road bisects the old fort; foundations of old barracks are on either side. The small 1808 magazine is to the right of the road; to the right of the gateway is the sentry room. The bastion is on the southwest corner. An old mines building is located between the 1808 and 1862 walls on the north side. Just beyond the west wall are Coast Guard buildings. Since the 19th century walls are in poor condition, the fort has been tightly fenced to prevent visitors from wandering into what has been a hazardous area. Recently, the Division of Parks has re-evaluated this site and work is now in progress to make the Fort accessible to the public by this June. Interpretive signs will give the visitor a feeling for the changing kinds of fortification over a period of some 300 years.
6. SIGNIFICANCE

PERIOD (Check One or More as Appropriate)

- [ ] Pre-Columbian
- [ ] 16th Century
- [x] 18th Century
- [ ] 20th Century

SPECIFIC DATES: (If Applicable and Known) December 14 and 15, 1774

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

- [ ] Aboriginal
- [x] Agricultural
- [ ] Historic
- [ ] Architecture
- [ ] Art
- [ ] Commerce
- [x] Communications
- [ ] Conservation
- [ ] Education
- [ ] Engineering
- [ ] Industry
- [ ] Invention
- [ ] Landscape
- [ ] Language
- [ ] Literature
- [ ] Military
- [ ] Music
- [ ] Political
- [ ] Religion/Wi
- [ ] Science
- [ ] Sculpture
- [ ] Social/Human
- [ ] Theater
- [ ] Transportation
- [ ] Urban Planning
- [ ] Other (Specify)

STATEMENT OF SIGNIFICANCE

Military: As a result of information brought by Paul Revere on December 13, 1774 from Boston to the Committee of Safety in Portsmouth, the Sons of Liberty planned an assault which resulted in the capture of Fort William and Mary, December 14, 1774. This uprising against the general authority of the King was probably the first overt act of the American Revolution. Nothing remains of this fort constructed in the 17th century and repaired as needed in later years except the base of its walls which were used when Fort Constitution was built on the same site in 1808. Later modified in 1862-66, Fort Constitution now lies in ruins. However, it serves to remind us that here, from 1632 to 1950, was an armed fort.

Fort William and Mary was situated on a rocky ledge on the northeast point of New Castle Island and about 200 yard south of the main channel of the Placetaqua River, thus guarding the approaches to Portsmouth Harbor. As early as 1632 there is indication that a fort had been built on the northeast point of New Castle Island. By 1694 the harbor defense occupying the point was known as Castle William and Mary in honor of the King and Queen brought to the throne by the Glorious Revolution in 1688.

On December 13, 1774 Paul Revere brought the news of a British embargo on munitions of war and the probable arrival of a large garrison of British troops at Castle William and Mary. This news raised an alarm in the town. The next day the Portsmouth Sons of Liberty, with others from New Castle and Rye, in all about 400 men, under the leadership of the Committee of Safety embarked in two boats for New Castle Island. Coming as something of a surprise in a time of peace, the commander of the Captain John Cochran, realized that he could do nothing with his garrison of five men. Therefore he prudently discharged several cannons well over the heads of the advancing multitude, and permitted the fort and military stores to be taken without further resistance. One hundred barrels of powder, 60 stand of small arms, and 16 cannon were removed over a period of two days and carried to Durham, New Hampshire. From here the supplies were distributed throughout neighboring towns and eventually was used on the British regiments in the Battle of Bunker Hill, June 17, 1775. During four months in the summer of 1775 Fort William and Mary also served as a place of refuge for John Wentworth, the last Royal Governor of New Hampshire, prior to his flight to Boston.

Continued on Continuation Sheet 1
9. MAJOR BIBLIOGRAPHICAL REFERENCES


Irene St. Celiais, "Fort Constitution/William & Mary: Background Information," (Concord, NH: Department of Resources and Economic Development, February 1967).


10. GEOGRAPHICAL DATA

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APPROXIMATE ACREAGE OF NOMINATED PROPERTY: 2 acres

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

<table>
<thead>
<tr>
<th>STATE</th>
<th>CODE</th>
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11. FORM PREPARED BY

Joseph Copley, Nancy C. Merrill, Chairman, and Leonard Rhodes
Fort William and Mary Committee
New Hampshire American Revolution Bicentennial Commission
May 21, 1973
112 Front Street
Exeter, New Hampshire 03833

12. STATE LIAISON OFFICER CERTIFICATION

As the designated State Liaison Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service. The recommended level of significance is National.

Name
Title
Department of Resources and Development
Date June 14, 1973

NATIONAL REGISTER VERIFICATION

I hereby certify that this property is included in the National Register.

Robert St. Utley
Director, Office of Archeology and Historic Preservation
Date 7/2/73

ATTEST:
John R. McQuaid, III
Keeper of the National Register
Date 6/29/73
8. SIGNIFICANCE (continued)
Statement of significance

During the remainder of the War for Independence there was no activity at the Castle, now renamed Fort Hancock and under the jurisdiction of the State of New Hampshire. In 1808, the old 18th century fortification, which had been ceded to the federal government was rebuilt and renamed Fort Constitution in honor of our newly formed government. The work on the new harbor defense was done under the superintendence of LeBaron, a military engineer, and the post commander, Baron John Baptiste de Walbach, an artillery officer in the U.S. Army. Fort Constitution was continuously garrisoned down to the Civil War and during the War itself by successive companies of heavy artillery. Efforts to modernize the fort were made during the Civil War. Alteration began on November 16, 1862; the brick and rock 1808 wall on the east side of the fort was demolished and replaced by a strong granite wall containing some 30 gun casemates. Work on this project was still in progress when the war ended. Between the Civil and Spanish-American Wars it was reduced to caretaker status but reactivated during the latter conflict. It then became a base for coast artillery until 1950.

The State of New Hampshire acquired Fort Constitution, which comprises about two acres of land for State Park purposes, in 1960. Archeological excavations in 1968-1970 confirmed the locations of buildings constructed in 1808 as well as evidence of pre-Constitution occupations. At the present time, the Division of Parks is making the area safe for visitors; it will be open to the public this coming June.
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<th>Historian</th>
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<th>Archeologist</th>
<th>Review Unit Chief</th>
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- National Register write-up
- Federal Register entry: 8-7-73
- Send-back
- Re-submit
- Entered: JUL 2 1973
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**PROPERTY PHOTOGRAPH FORM**

*Typo all entries attach to or enclose with photograph*

1. **NAME**
   - Common: Fort Constitution (Fort William and Mary Site)
   - And/or Historic: Castle William and Mary (Fort William and Mary)

2. **LOCATION**
   - Street and Number: Walbach Street
   - City or Town: New Castle
   - State: New Hampshire
   - Code: 33
   - County: Rockingham
   - Code: 015

3. **PHOTO REFERENCE**
   - Photo Credit: U.S. Coast Guard Photo
   - Date of Photo: 1972
   - Negative File: First Coast Guard District, Boston, Massachusetts 02203

4. **IDENTIFICATION**
   - Describe View, Direction, Etc.
     - Aerial view facing west
     - Taken from a position facing east

*Signature and Date of Photo: [Stamp]*
UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
PROPERTY PHOTOGRAPH FORM

(Typed all entries - attach to or enclose with photograph)

1. NAME
COMMON: Fort Constitution (Fort William and Mary Site)
AND/OR HISTORIC: Castle William and Mary (Fort William and Mary)

2. LOCATION
STREET AND NUMBER: Wallbach Street
CITY OR TOWN: New Castle
STATE: New Hampshire
COUNTY: Rockingham

3. PHOTO REFERENCE
PHOTO CREDIT: Douglas Armaden
DATE OF PHOTO: March 28, 1968
NEGATIVE FILED AT: Douglas Armaden, Kittery Point, Maine

4. IDENTIFICATION
DESCRIBE VIEW, DIRECTION, ETC.
Front and right side of bastion facing southwest
Taken from a position facing northeast

DATE: JUL 10 1973
# Fort Constitution (Fort William and Mary Site)

## Location
- **Street and Number:** Walbach Street
- **City or Town:** New Castle
- **State:** New Hampshire
- **Code:** 33
- **County:** Rockingham
- **Code:** 015

## Map Reference
- **Source:** U.S.G.S. 7.5' Portsmouth, N.H.-ME.
- **Scale:** 1:24000
- **Date:** 1956

## Requirements
1. Property boundaries where required.
2. North arrow.
3. Latitude and longitude reference.
June 18, 1973

Dr. William J. Murtagh  
Keeper  
National Register of Historic Places  
Department of the Interior  
National Park Service  
18th and C Streets, N.W.  
Washington, D.C. 20240

Dear Dr. Murtagh:

I am pleased to nominate to the National Register of Historic Places Fort Constitution, New Castle, which was approved by the New Hampshire Review Board for Historic Preservation at its June 14, 1973, meeting.

After revision of the application according to the July, 1972, guidelines: How to Complete National Register Forms, both the owner of the property and the authors of the form were notified.

The "F.Y. 1973 Apportionment Warrant Nomination" cover sheet is enclosed. Your immediate attention will be appreciated.

CG: MJ: jv

Enclosures: 8
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<th>Name</th>
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**Also Notified**

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<tr>
<td>Hon. Thomas J. McIntyre</td>
<td>Mr. George Gilman, Commissioner</td>
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<tr>
<td>Hon. Louis C. Wyman</td>
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<td>Director, Northeast Region</td>
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F. Y. 1973
APPORTIONMENT
WARRANT
NOMINATION

(DUE 1 APRIL 1973)

IF YOU HAVE NOT RECEIVED ACKNOWLEDGEMENT OF THIS
NOMINATION BY 1 MAY 73, PLEASE NOTIFY US AT ONCE

INT 3097-72