



NEW BEDFORD COMMUNITY PRESERVATION COMMITTEE

COMMUNITY PRESERVATION ACT PROJECT APPLICATION

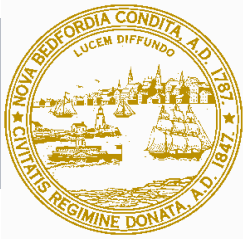
FY18

Application Form Deadline: **December 11, 2017**

Applicants must submit this application no later than 12:00PM on Monday, December 11, 2017. Please refer to Submission Requirements within the Application Packet Instructions.

Full applications will not be accepted--regardless of project eligibility--until the Project Eligibility Determination Form has been submitted and approved.

Department of Planning, Housing & Community Development
608 Pleasant Street, 2nd Floor
Patrick Sullivan, Director



Project Application

Submission Requirements Checklist

Application items should be presented in the following order. Please check each item included in your submission.

| GENERAL | |
|--|---|
| <input type="checkbox"/> | Application Cover Page(form provided) |
| <input type="checkbox"/> | Submission Requirements Checklist (this form) |
| <input type="checkbox"/> | Narratives (prompts provided) |
| <input type="checkbox"/> | Project Schedule(form provided) |
| FINANCIAL | |
| <input type="checkbox"/> | Budget Form (form provided) |
| <input type="checkbox"/> | At least two written quotes for project costs. Detailed cost estimates and/or written quotes. |
| <input type="checkbox"/> | Proof of secured funding (commitment letters or bank statements), if applicable. |
| OWNERSHIP/OPERATION (NON-CITY) | |
| <input type="checkbox"/> | If the applicant is not the owner, attach documentation of site control or written consent of owner to undertake the project. |
| <input type="checkbox"/> | Certificate of Good Standing(if operating as a corporation) |
| <input type="checkbox"/> | 501(c)(3) certification (if operating as a non-profit) |
| <input type="checkbox"/> | Purchase & Sale agreement or copy of current recorded deed, if applicable. |
| COMMUNITY SUPPORT | |
| <input type="checkbox"/> | Letters of support from residents, community groups, city departments, boards or commissions, etc. |
| HISTORIC RESOURCES PROJECTS | |
| <input type="checkbox"/> | Documentation that the project is listed on the State Register of Historic Places or a written determination from the New Bedford Historical Commission that the resource is significant in the history, archeology, architecture, or culture of New Bedford. |
| <input type="checkbox"/> | Photos documenting the condition of the property. |
| <input type="checkbox"/> | Report or condition assessment by a qualified professional describing the current condition of the property, if available. |
| PLANS & REPORTS <i>The following plans and reports, if available, will strength your application, (submit in digital format only). Applicants are encouraged to submit as much detail as possible.</i> | |
| <input type="checkbox"/> | Renderings, site plans, engineering plans, design and bidding plans, specifications, and any MAAB variance requests. |
| <input type="checkbox"/> | Applicable reports (21E, Historic Structure Report, appraisals, survey plan, feasibility studies, etc.) |
| VISUAL | |
| <input type="checkbox"/> | Map of the property location (if applicable, show wetlands and wetland buffers, flood plain, water bodies, parks, open spaces, rails, and other features pertinent to the project). Applicants may use the City's interactive mapping website . |
| <input type="checkbox"/> | Photos of the project site (not more than four views per site) Digital copies required. |
| <input type="checkbox"/> | Catalog cuts (i.e. recreation equipment) if applicable. |



CITY OF NEW BEDFORD
COMMUNITY PRESERVATION FUND FY 2018

Project Application Cover Page

PROJECT INFORMATION

| | | | |
|--|-------------------------------------|--|--|
| PROJECT TITLE: | | | |
| PROJECT LOCATION: | | | |
| LEGAL PROPERTY OWNER OF RECORD | | | |
| CPA PROGRAM CATEGORY (Indicate all categories that apply) | <input type="checkbox"/> OPEN SPACE | <input type="checkbox"/> HISTORIC PRESERVATION | |
| | <input type="checkbox"/> RECREATION | <input type="checkbox"/> HOUSING | |
| ESTIMATED START DATE | | ESTIMATED COMPLETION DATE | |
| ONE SENTENCE DESCRIPTION OF PROJECT | | | |

APPLICANT INFORMATION

| | | | |
|--|---|---|--|
| THE APPLICANT IS: (Check only one) | <input type="checkbox"/> CITY BOARD OR DEPT | <input type="checkbox"/> NON PROFIT 501c3 | <input type="checkbox"/> PRIVATE GROUP/INDIV |
| APPLICANT / ORGANIZATION: | | | |
| CO-APPLICANT NAME/ORGANIZATION: (If applicable) | | | |
| CONTACT PERSON: | | | |
| MAILING ADDRESS: | | | |
| TELEPHONE #: | | EMAIL: | |

BUDGET SUMMARY

| | |
|--|----|
| CPA FUNDING REQUEST (must match CPA request in attached Budget Summary) | \$ |
| TOTAL BUDGET FOR PROJECT | \$ |

SIGNATURES

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

| | | |
|----------------|-----------|-------|
| NAME (printed) | SIGNATURE | DATE: |
| NAME (printed) | SIGNATURE | DATE: |

PROJECT NARRATIVES**Project Description****1 GENERAL NARRATIVE (1000 Character Maximum)**

Provide a description of:

- *The project's location, the property involved and its proposed use.*
- *The proposed scope of work.*

2 COMMUNITY NEED (1000 Character Maximum)

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

PROJECT NARRATIVES**Project Description****3 GOALS & OBJECTIVES (1000 Character Maximum)**

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

4 MEASURING SUCCESS (1000 Character Maximum)

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

PROJECT NARRATIVES**Project Description****5 COMMUNITY SUPPORT (1000 Character Maximum)**

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

6 CRITICAL NEED (1000 Character Maximum)

- *Is this project of an urgent nature?*
- *Is there a deadline or factors not controlled by the applicant (i.e. opportunity for immediate acquisition, opportunity to leverage available non-CPA grant or other financial opportunity)?*
- *For historic resource applications, is the property at risk for irreparable loss? If so, please include a condition assessment from a qualified professional.*

PROJECT NARRATIVES**Financial****① FINANCIAL INFORMATION (2000 Character Maximum)**

- *Describe all successful and unsuccessful attempts to secure funding and/or in-kind contributions, donations, or volunteer labor for the project.*
- *Will the project require funding over multiple years, and if so, provide annual funding requirements.*
- *What is the basis for the total CPA request?*
- *How will the project be affected if it does not receive CPA funds or a reduced amount?*

PROJECT NARRATIVES**Project Management****1 APPLICANT INFORMATION (1000 Character Maximum)**

- *Describe the applicant. Are they public, private non-profit, private for-profit, an individual, a partnership, or another type of entity? What is their history and background?*
- *Identify and describe the roles of all participants (applicants, architects, contractors, etc.), including the project manager.*

2 APPLICANT BACKGROUND (1000 Character Maximum)

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

PROJECT NARRATIVES**Project Management****3 PROJECT FEASIBILITY (1000 Character Maximum)**

- *List and explain further actions or steps required for completion of the project, such as environmental assessments, zoning or other permits and approvals, agreement on terms of any required conservation, affordability or historic preservation agreements, subordination agreements, and any known or potential barriers or impediments to project implementation.*

4 PROJECT MAINTENANCE (1000 Character Maximum)

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

COMMUNITY PRESERVATION FUND ■ PROJECT APPLICATION FY18
PROJECT NARRATIVES

Historic Resources Rehabilitation Projects Requirements

CPA Compliance (1000 Character Maximum)

- Describe how the proposed project complies with the [U.S. Secretary of the Interior's Standards for Rehabilitation](#), as required by the CPA legislation under the definition of rehabilitation.
- Describe how the applicant will ensure compliance with these standards as the project is ongoing, including an identification of who will make historic preservation determinations.

Accessibility Requirements

CPA Compliance (1000 Character Maximum)

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

PROJECT NARRATIVES**Community Housing Projects Requirements****CPA Compliance (1000 Character Maximum)**

- *Describe how the proposed project complies with CPA affordability requirements.(100%of AMI for New Bedford)*
- *Describe the number and types of units (e.g.: 1br, 2br).*
- *Provide a complete Development Budget and an Operating Budget (for rental properties).*

PROJECT SCHEDULE

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

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

PROJECT BUDGET

Please include a complete itemized budget of all project expenses, including the proposed funding source for each expense, in your submission. Note: CPA funds cannot be used for maintenance.

| FUNDING SOURCES | | EXPENSES | | | | |
|---------------------|-----------------|----------|-------------|-------------|----------------|-------|
| | | STUDY | SOFT COSTS* | ACQUISITION | CONSTRUCTION** | TOTAL |
| 1 | NEW BEDFORD CPA | \$ | \$ | \$ | \$ | \$ |
| 2 | | \$ | \$ | \$ | \$ | \$ |
| 3 | | \$ | \$ | \$ | \$ | \$ |
| 4 | | \$ | \$ | \$ | \$ | \$ |
| 5 | | \$ | \$ | \$ | \$ | \$ |
| TOTAL PROJECT COSTS | | \$ | \$ | \$ | \$ | \$ |

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

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

Project Cost Summary

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

| FUNDING SOURCE | STATUS OF FUNDING |
|----------------|-------------------|
| 1 | |
| 2 | |
| 3 | |
| 4 | |
| 5 | |

Construction Projects Only

| ACTIVITY | CPA FUNDS | OTHER FUNDS | TOTAL |
|--|-----------|-------------|-----------|
| Acquisition Costs | | | |
| Land | \$ | \$ | \$ |
| Existing Structures | \$ | \$ | \$ |
| Other acquisition costs | \$ | \$ | \$ |
| Site Work (not in construction contract) | | | |
| Demolition/clearance | \$ | \$ | \$ |
| Other site costs | \$ | \$ | \$ |
| Construction/Project Improvement Costs | | | |
| New Construction | \$ | \$ | \$ |
| Rehabilitation | \$ | \$ | \$ |
| Performance bond premium | \$ | \$ | \$ |
| Construction contingency | \$ | \$ | \$ |
| Other | \$ | \$ | \$ |
| Architectural and Engineering | | | |
| Architect fees | \$ | \$ | \$ |
| Engineering fees | \$ | \$ | \$ |
| Other A & E fees | \$ | \$ | \$ |
| Other Owner Costs | | | |
| Appraisal fees | \$ | \$ | \$ |
| Survey | \$ | \$ | \$ |
| Soil boring/environmental/LBP | \$ | \$ | \$ |
| Tap fees and impact fees | \$ | \$ | \$ |
| Permitting fees | \$ | \$ | \$ |
| Legal fees | \$ | \$ | \$ |
| Other | \$ | \$ | \$ |
| Miscellaneous Costs | | | |
| Developer fees | \$ | \$ | \$ |
| Project reserves | \$ | \$ | \$ |
| Relocation costs | \$ | \$ | \$ |
| Project Administration & Management Costs | | | |
| Marketing/management | \$ | \$ | \$ |
| Operating | \$ | \$ | \$ |
| Taxes | \$ | \$ | \$ |
| Insurance | \$ | \$ | \$ |
| Other | \$ | \$ | \$ |
| TOTAL | \$ | \$ | \$ |



Consulate General of Cabo Verde
Consulado Geral de Cabo Verde

Quincy, November 9th 2017

To Whom It May Concern:

The efforts of this group of leaders of the Cape Verdean Association in New Bedford, to keep the organization alive and their struggle to rehabilitate the Association's headquarters deserve, in my opinion, praise and support.

The contribution of Cape Verdeans to the development of the City of New Bedford is undeniable, and I am very pleased to join elected American officials who also recognize the need for a Cultural Center that would allow the vast Cape Verdean American population, whose ancestry go back two centuries, a place to gather, to connect and search for important historical and cultural information.

The Consulate General of Cabo Verde fully supports the efforts of the Cape Verdean Association in New Bedford, as they seek funding for major infrastructures needed for their building to become operational as well as for program and staff development. I hope that this organization is considered in the decision making process, and please do not hesitate to contact me if I can be of further assistance.

Herminio Monteiro

Consul General



Date: October 14, 2017

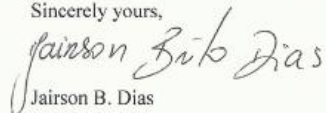
Jairson B. Dias
Cape Verdean Artist
Mindelo, Sao Vicente
Rep. Of Cabo Verde

Dear President Raquel Dias - Board of Director of Cape Verdean Association In New Bedford

I am writing this letter in regards to annual anniversary gala of Cape Verdean Association In New Bedford to allowing me to be one of the performance artists of the night. My participation will help the organization raise funds for the restoration of the Cape Verdean Cultural Center located at 1157 Acushnet Avenue, New Bedford, MA. I support this project one hundred percent.

As a Cape Verdean artist leaving abroad it is important for us to have a Cultural Center that will promote our music, art, and culture. Hopefully, this project will be done soon and the Center will be fully operated in order to serve the community of New Bedford and surrounding areas.

Sincerely yours,


Jairson B. Dias

Candida Rose Baptista
Golden Rose Music
P.O. Box 7560, New Bedford, Ma 02742-7560
Cell no.: (508) 951-7718
Email: candida648@comcast.net
Website: www.candidarose.net

November 6, 2017

Mrs. Raquel Dias, President
Cape Verdean Association of New Bedford
1157 Acushnet Avenue
New Bedford, MA 02740

RE: Cape Verdean Cultural Center

Dear Raquel:

It is with great pleasure and honor that I have the opportunity to write this letter of support for the Cape Verdean Cultural Center located at 1157 Acushnet Avenue, New Bedford, MA. As a 2nd generation American-born Cape Verdean and as an artist and educator promoting Cape Verdean and Cape Verdean/American music, culture, and history, it is my opinion that the work that is being done by the Cape Verdean Association of New Bedford (CVANB) is critically important. The realization and establishment of the Cape Verdean Cultural Center would assist in the continuation of Cape Verdean heritage in New Bedford and surrounding areas, which was begun over 200 years ago by immigrants arriving in this country and particularly on the shores of this city. The Center would offer a place where Cape Verdean culture and history would have a home, be on display, and could be taught by educators, visual and performing artists, historians, authors, and by all culture bearers, in general. However, I understand that the work needed to complete such a monumental undertaking cannot be realized by the CVANB alone. The finalization of such a project is contingent upon the assistance of the Massachusetts Cultural Council and/or other state and federal grant funding agencies to provide the necessary capital. I wholeheartedly support any efforts made by the CVANB to pursue added capital from any of these entities.

I am particularly thankful for the opportunities that the Cape Verdean Association of New Bedford has offered to me and the relationship that we have been able to develop. For several years, the annual fundraising Gala has afforded me the ability to share my love for Cape Verdean music with audiences I may not have reached otherwise. The availability of a Cape Verdean Cultural Center would extend this opportunity even further for me and other artists to have a venue where our gifts, talents, and love for our culture would be shared. I am also excited about the possibility that not only the Cape Verdean community and those interested in learning about Cabo Verde's rich heritage and history would be affected, but that there could also be a cultural exchange of talent between the United States and Cabo Verde.

If you have any questions or comments, or if there is anything else that I can do to assist with the efforts of the Cape Verdean Association of New Bedford, please do not hesitate to contact me at 508-951-7718.

Yours in Music,

Candida Rose Baptista

Candida Rose Baptista
Golden Rose Music

Lori Gomes

Wareham, Massachusetts

774-263-5588

LoriGomesEnsemble@gmail.com

Lori Gomes
87 Sandwich Road
Wareham, Massachusetts 02571

Dear Raquel Dias,

I want to officially thank you for including me in this years anniversary gala for the Cape Verdean Association of New Bedford. It was an amazing celebration! As a jazz musician of Cape Verdean descent, it was an honor to represent my people through your platform. I have always wanted to explore the Cape Verdean language and music genre. Once completed, this cultural center will definitely be the perfect venue to display talent and unite the islands with local non-kreole speaking Cape Verdeans such as myself.

Through this common platform, I personally have been inspired to learn more about my culture and discover my native tongue. There are many people in the Southcoast who are very excited about this project and support it 100%, and I personally as an artist and a woman of Cape Verdean descent, will continue to help raise the funds to complete the restoration of this beautiful theater. Bringing art and culture to all who reside in New Bedford and the surrounding areas is welcomed here by locals and tourists alike. A venue of this kind can only add to the landscape and rich colorful history of New Bedford, for it is a wonderful city!

Sincerely yours,

Lori Gomes



William Francis Galvin
Secretary of the
Commonwealth

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

Date: November 08, 2017

To Whom It May Concern :

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

CAPE VERDEAN ASSOCIATION IN NEW BEDFORD, INC.

is a domestic corporation organized on **September 13, 1990**

I further certify that there are no proceedings presently pending under the Massachusetts General Laws Chapter 180 section 26 A, for revocation of the charter of said corporation; that the State Secretary has not received notice of dissolution of the corporation pursuant to Massachusetts General Laws, Chapter 180, Section 11, 11A, or 11B; that said corporation has filed all annual reports, and paid all fees with respect to such reports, and so far as appears of record said corporation has legal existence and is in good standing with this office.



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

A handwritten signature in cursive script, reading "William Francis Galvin".

Secretary of the Commonwealth

Certificate Number: 17110164890

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

Processed by:

MASSACHUSETTS DISCHARGE OF MORTGAGE REAL ESTATE (CORPORATION)

LUZO COMMUNITY BANK, HOLDER of a mortgage from

CAPE VERDEAN ASSOCIATION

to said LUZO COMMUNITY BANK, dated April 17, 1992

and recorded with the Bristol County Registry of Deeds

Book 2802, Page 0265, acknowledge satisfaction of same.

Prop: 1157 Acushnet Avenue, New Bedford, Massachusetts 02745

IN WITNESS WHEREOF, THE SAID LUZO COMMUNITY BANK has caused
its corporate seal to be hereto affixed and these presents to be
signed in its name and behalf by: Pradaporn S. Payongsith,
its, Treasurer , this 19th day of July, 2005.

LUZO COMMUNITY BANK

By: _____

Treasurer

THE COMMONWEALTH OF MASSACHUSETTS

Bristol, SS.

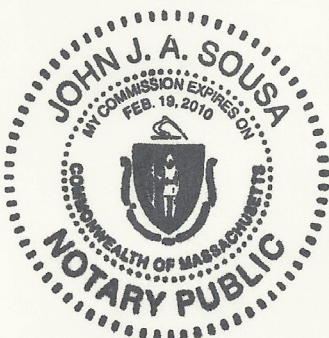
On this 19th day of July, 2005 before me, the undersigned
notary public, personally appeared Pradaporn S. Payongsith, who
is personally known by the undersigned notary public, to be the
person whose name is signed on this document, and acknowledged to
me that she signed it voluntarily for its stated purpose as
Treasure of Lending for Luzo Community Bank of New Bedford,
Mass., a corporation.

Before me

Notary Public

John J.A. Sousa

My Commission Expires: 2/19/2010





IRS Department of the Treasury
Internal Revenue Service

P.O. Box 2508

Cincinnati OH 45201

In reply refer to: 0248344558

Nov. 12, 2010 LTR 4168C E0

04-3105677 000000 00

00014398

BODC: TE

CAPE VERDEAN ASSOCIATION IN NEW

BEDFORD INC

% EMANUEL DIAS

59 SYCAMORE STREET 1FLR

NEW BEDFORD MA 02740-6541

Employer Identification Number: 04-3105677

Person to Contact: Mr. Burns

Toll Free Telephone Number: 1-877-829-5500

Dear Taxpayer:

This is in response to your Nov. 02, 2010, request for information regarding your tax-exempt status.

Our records indicate that you were recognized as exempt under section 501(c)(3) of the Internal Revenue Code in a determination letter issued in August 1995.

Our records also indicate that you are not a private foundation within the meaning of section 509(a) of the Code because you are described in section(s) 509(a)(1) and 170(b)(1)(A)(vi).

Donors may deduct contributions to you as provided in section 170 of the Code. Bequests, legacies, devises, transfers, or gifts to you or for your use are deductible for Federal estate and gift tax purposes if they meet the applicable provisions of sections 2055, 2106, and 2522 of the Code.

Please refer to our website www.irs.gov/eo for information regarding filing requirements. Specifically, section 6033(j) of the Code provides that failure to file an annual information return for three consecutive years results in revocation of tax-exempt status as of the filing due date of the third return for organizations required to file. We will publish a list of organizations whose tax-exempt status was revoked under section 6033(j) of the Code on our website beginning in early 2011.

0248344558
Nov. 12, 2010 LTR 4168C E0
04-3105677 000000 00
00014399

CAPE VERDEAN ASSOCIATION IN NEW
BEDFORD INC
% EMANUEL DIAS
59 SYCAMORE STREET 1FLR
NEW BEDFORD MA 02740-6541

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

Sincerely yours,

Michele M. Sullivan

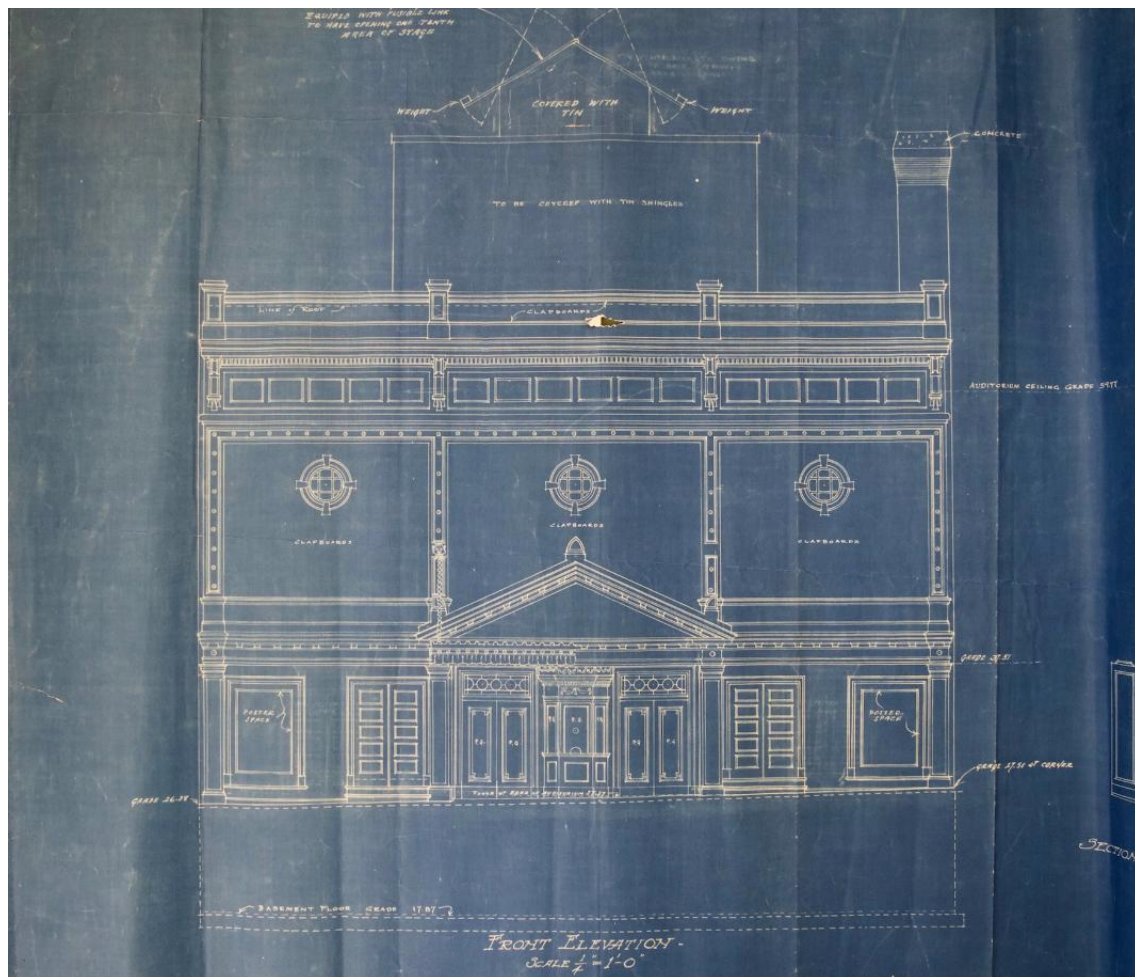
Michele M. Sullivan, Oper. Mgr.
Accounts Management Operations I







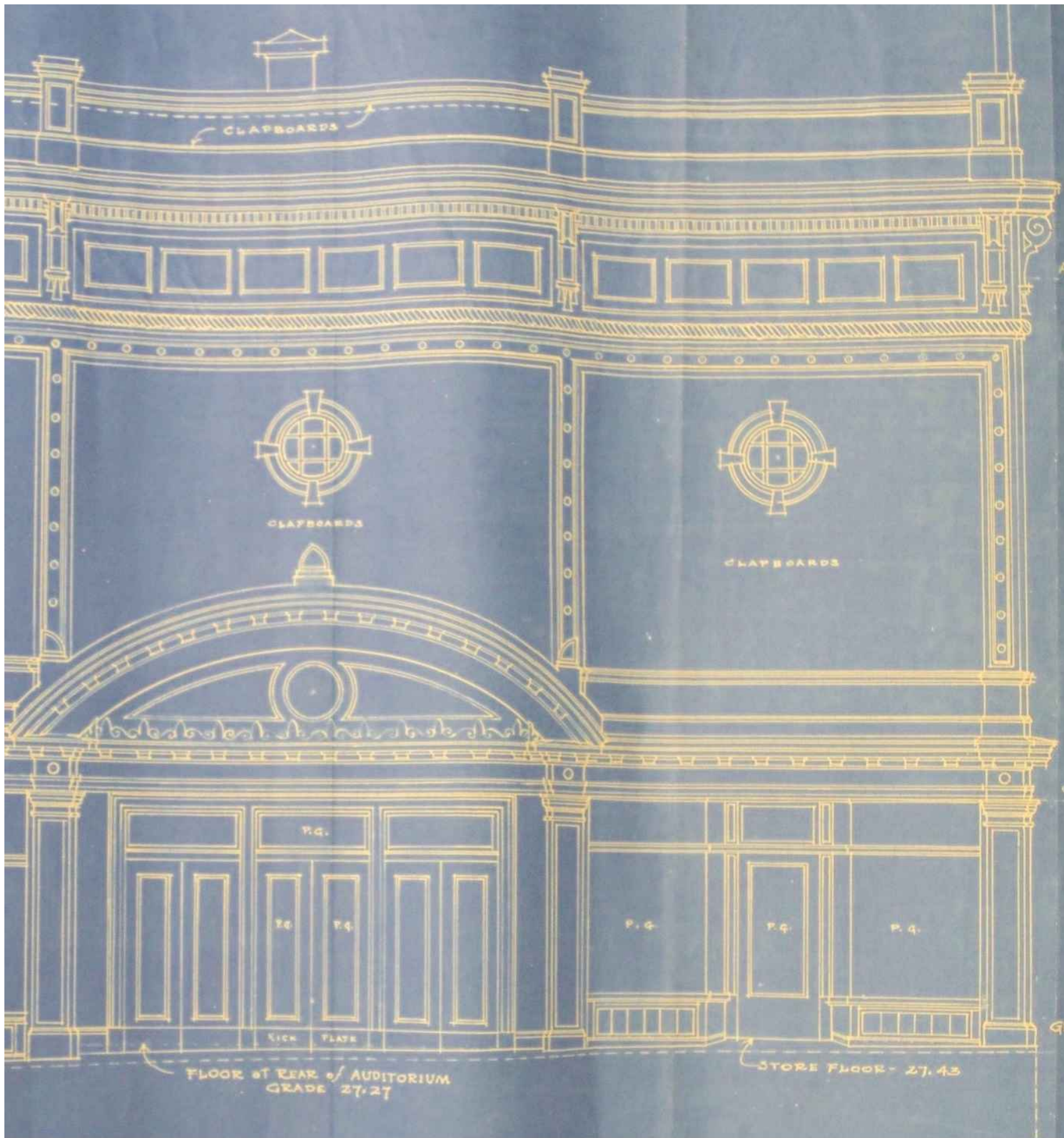




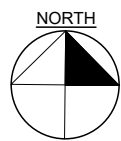


| GENERAL ABBREVIATIONS: | | | |
|------------------------|--------------------|--------|--------------------------|
| AFF | Above Finish Floor | HF | Hem-Fir |
| ALUM | Aluminum | INSUL | Insulation |
| BM | Beam | MTL | Metal |
| CL | Centerline | NTS | Not To Scale |
| COL | Column | PT | Pressure Treated |
| CONC | Concrete | PTD | Painted |
| CONT | Continuous | SCWV | Solid Core Wood Veneer |
| DBL | Double | SPF | Spruce Pine Fir |
| EL | Elevation | SS | Stainless Steel |
| EQ | Equal | SSM | Solid Surfacing Material |
| EXISTG | Existing | STL | Steel |
| FF | Finish Floor | SYP | Southern Yellow Pine |
| FNDN | Foundation | TYP | Typical |
| FOF | Face of Foundation | U.N.O. | Unless Noted Otherwise |
| FOS | Face of Stud | VIF | Verify In Field |
| GALV | Galvanized | WD | Wood |
| GL | Glass | WWF | Welded Wire Fabric |
| GYP | Gypsum Board | | |

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LOCUS MAP - 1157 ACUSHNET AVE. NEW BEDFORD MA, 02746



PROJECT SUMMARY:

PROJECT: RESTORATION OF THE EXISTING STRAND THEATER, INCLUDING RENOVATION AND RESTORATION TO THE INTERIOR THEATER, BACKSTAGE AND LOWER LEVEL BATHROOM FACILITIES INTO A CAPE VERDEAN CULTURAL CENTER. THE EXISTING TWO STORY PERFORMING ARTS BUILDING, LOCATED AT 1157 ACUSHNET AVE IN NEW BEDFORD, MASSACHUSETTS IS AN HISTORIC STRUCTURE. THE SCOPE OF WORK INCLUDES RENOVATION OF EXISTING INTERIOR FIRST AND SECOND FLOOR THEATER WITH NEW CLASSROOM SPACE, AND CONSTRUCTION OF NEW EGRESS STAIR TO MEZZANINE LEVEL TO MEET CODE REQUIREMENTS, RESTORATION OF THE HISTORIC WOOD-FRAME FRONT FACADE AND RE-POINTING OF THE BRICK FACADES AS NEEDED.

LOCATION: 1157 ACUSHNET AVE, NEW BEDFORD, MA, 02746

ZONING CLASSIFICATION: MUB, MIXED USE BUSINESS

USE GROUP CLASSIFICATION: A-1: ASSEMBLY

CONSTRUCTION CLASSIFICATION: TYPE II

1157 ACUSHNET AVE IS A BRICK/MASONRY AND WOOD WALL STRUCTURE WITH HEAVY TIMBER FRAMED ROOF AND FLOORS.

EXPOSURE CATEGORY: URBAN

WIND BORNE DEBRIS REGION: 115 mph BASIC WIND SPEED

ARCHITECT: KATHRYN DUFF, **studio2sustain inc**, 412 COUNTY STREET, NEW BEDFORD, MA 02740. **OFFICE:** 508.999.5145, **FAX:** 508.999.5183, **MA RA #7778**

GENERAL NOTES:

1. ALL WORK, AS DEFINED OR IMPLIED WITHIN THESE CONSTRUCTION DRAWINGS AND BUILDING SPECIFICATIONS IS TO BE PERFORMED IN STRICT ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND NATIONAL BUILDING CODES AND REGULATIONS.

2. ALL DIMENSIONS SHOWN REPRESENT APPROXIMATE DELINEATIONS AND ARE NOT INTENDED TO BE USED FOR CONSTRUCTION PURPOSES. ALL WIDTH DIMENSIONS ARE APPROXIMATE, AS WALLS ARE UNEVEN PLASTER, STONE AND/OR BRICK MASONRY. ALL DIMENSIONS MUST BE VERIFIED IN FIELD (V.I.F.)

3. THE CONTRACTOR SHALL EXAMINE THE ENTIRE SITE, AND WILL TAKE INTO ACCOUNT ALL CONDITIONS THEREON AS MAY AFFECT THE PERFORMANCE OF THE WORK UNDER THE CONTRACT. ALL DIMENSIONS MUST BE VERIFIED IN-FIELD PRIOR TO COMMENCING WORK. CONTRACTOR TO NOTIFY ARCHITECT OF ANY DISCREPANCIES AND/OR DEVIATIONS FROM WHAT IS PRESENTED AND/OR IMPLIED ON THESE DRAWINGS AND SPECIFICATIONS.

4. ALL REPAIR OF EXISTING BRICK TO BE EXECUTED IN STRICT ACCORDANCE WITH THE SECRETARY OF INTERIOR STANDARDS FOR REHABILITATION AND WITH THE SPECIFICATIONS AND CONSTRUCTION DRAWINGS.

5. THESE DRAWINGS ARE INTENDED TO SHOW THE EXISTING CONDITIONS OF THE EXISTING BUILDING LOCATED AT 1157 ACUSHNET AVE., INCLUDING PROPOSED REPAIRS AND RENOVATIONS. ALL DIMENSIONS AND CONDITIONS MUST BE VERIFIED IN FIELD. DO NOT SCALE DRAWINGS. CONTRACTOR TO NOTIFY THE ARCHITECT AND THE OWNER IF ANY CONDITIONS APPEAR CONTRARY TO THE DRAWINGS AND/OR SPECIFICATIONS.

6. THE ARCHITECT AND THE ARCHITECT'S CONSULTANTS SHALL HAVE NO RESPONSIBILITY FOR THE IDENTIFICATION, DISCOVERY, PRESENCE, HANDLING, REMOVAL OR DISPOSAL OF, OR EXPOSURE OF PERSONS TO HAZARDOUS MATERIALS IN ANY FORM AT THE PROJECT SITE.

DRAWING LIST:

- A-0.0** COVER SHEET - PROJECT SUMMARY
- A-1.1** PLAN 1ST FLOOR - EXISTING & PROPOSED
- A-1.2** PLAN 2ND FLOOR - EXISTING & PROPOSED
- A-2.1** ELEVATION EAST - FRONT - EXISTING & PROPOSED
- A-3.1** SECTION LOOKING EAST - STAGE - EXISTING
- A-3.2** SECTION LOOKING SOUTH - EXISTING

DATE: 12.08.2017

STRAND THEATER RESTORATION

- CAPE VERDEAN ASSOCIATION
1157 ACUSHNET AVE,
NEW BEDFORD, MA, 02746

PRELIMINARY -NOT FOR CONSTRUCTION-

studio2sustain inc
architects consultants environmental evangelists

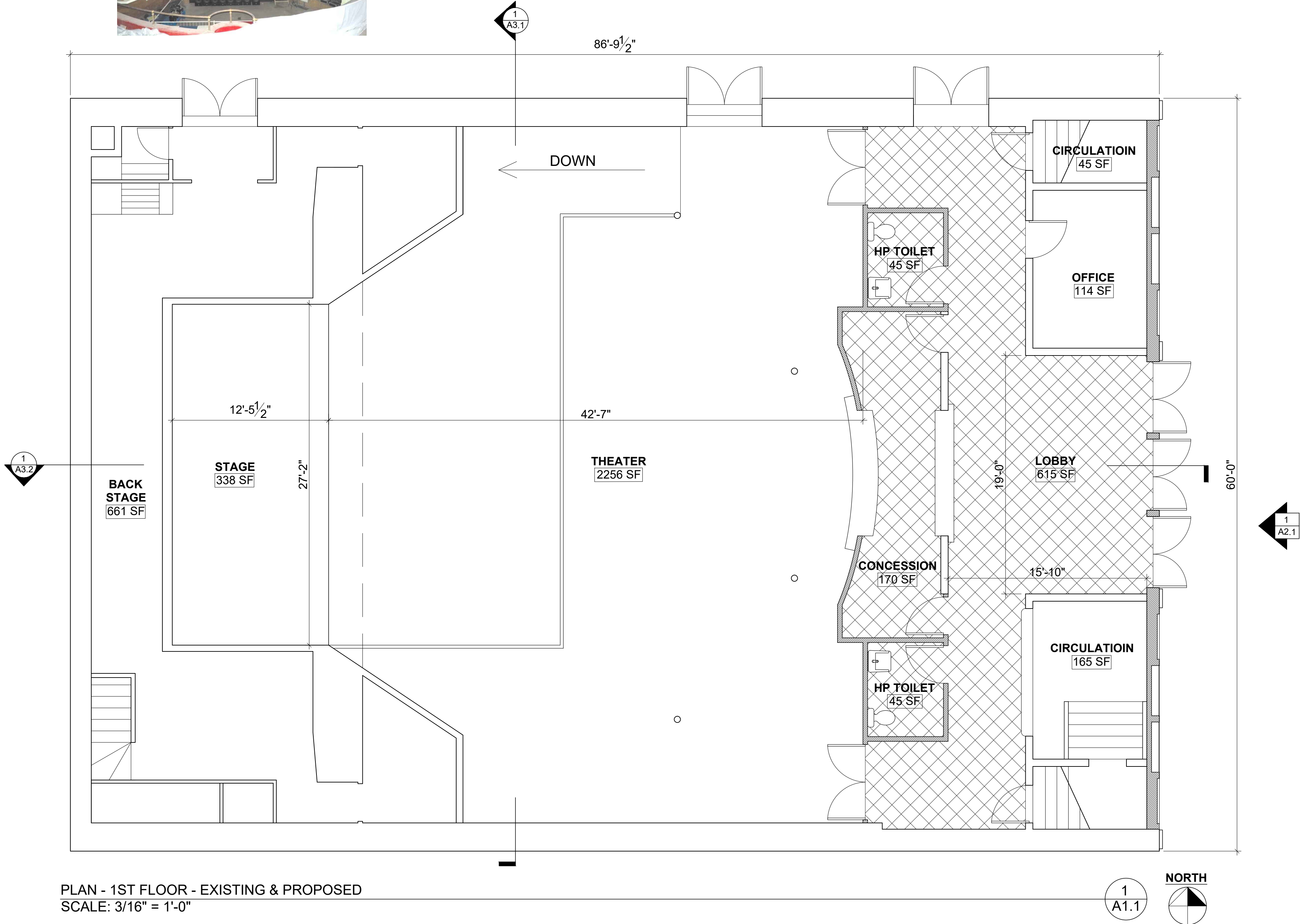
kathryn duff, RA, founder & director, kathryn@studio2sustain.com
412 county street, new bedford, massachusetts, 02740, 508.999.5145

PROJECT INFORMATION SHEET

A 0.0



- GENERAL NOTES:**
1. ALL WORK, AS DEFINED OR IMPLIED WITHIN THESE CONSTRUCTION DRAWINGS AND BUILDING SPECIFICATIONS IS TO BE PERFORMED IN STRICT ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND NATIONAL BUILDING CODES AND REGULATIONS GOVERNING THE RESTORATION OF AN HISTORIC STRUCTURE.
 2. THE STRAND THEATER IS A MASONRY "BOX" WITH A WOOD FRAME FACADE ALONG THE EAST EDGE OF THE PROPERTY. THE WOOD FRAME IS VISIBLE FROM THE INTERIOR, ALTHOUGH THE STRUCTURE HAS BEEN "COVERED" WITH A SYNTHETIC STUCCO MATERIAL. THE ORIGINAL THREE ROUND WINDOWS ARE MISSING, HOWEVER THE ROUGH-OPENING FRAMING IS VISIBLE AT THE INTERIOR.
 3. THIS PLASTER "BAROQUE" STYLE THEATER IS A TERRIFIC SCALE FOR INTIMATE LIVE PERFORMANCE EXPERIENCES. THE INTENTION IS TO RESTORE THE THEATER SPACE, ADD HANDICAP ACCESSIBLE BATHROOMS, OFFICES, TICKET BOOTHS AND CONCESSION SUPPORT AREA TO FACILITATE THE PERFORMANCES.
 4. THE BACKSTAGE AREA IS TO BE RENOVATED INTO SUPPORT ROOMS FOR MUSIC LESSONS, THEATER LESSONS AND OTHER PERFORMING ARTS INSTRUCTION.
 5. THE BUILDING WILL RECEIVE A NEW FIRE-SUPPRESSION SYSTEM, NEW HVAC SYSTEMS, RENOVATED BATHROOMS AND NEW ELECTRIC/LIGHTING SYSTEM.



DATE: 12.08.2017

STRAND THEATER
RESTORATION

CAPE VERDEAN
ASSOCIATION
1157 ACUSHNET AVE,
NEW BEDFORD, MA, 02746

PRELIMINARY
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CONSTRUCTION-

| PLAN KEY | |
|-----------------------------|--|
| EXISTING WALLS | |
| PROPOSED WALLS - FULL HT. | |
| DEMO WALLS | |
| FIRE-RATED FLOOR SEPARATION | |
| 1-HR SEPARATION | |
| 2-HR SEPARATION | |

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PLAN - 1ST FLOOR
EXISTING &
PROPOSED

A 1.1



PHOTOS - EXISTING STRAND THEATER
NO SCALE

2
A1.2

DATE: 12.08.2017

STRAND THEATER
RESTORATION

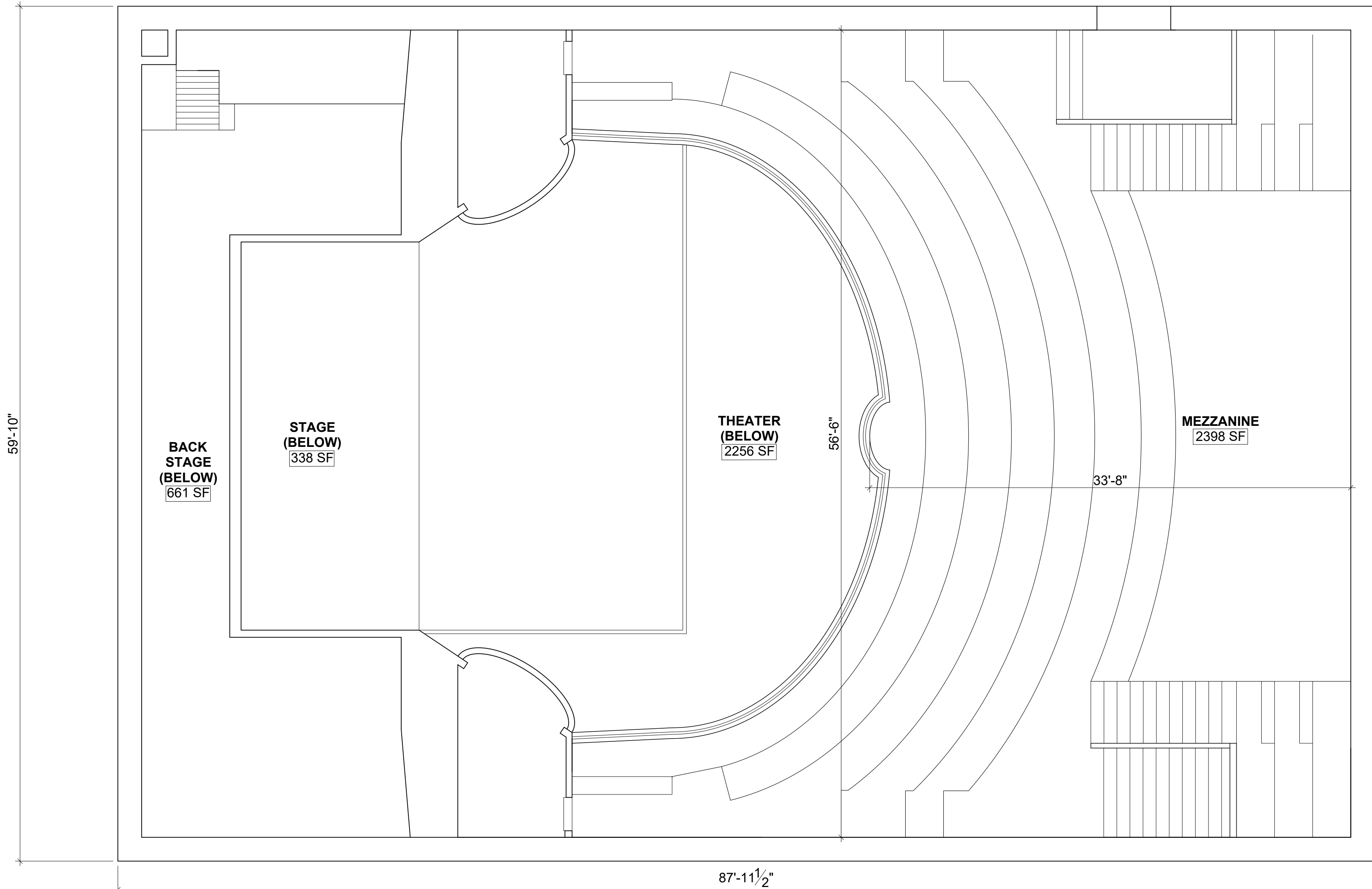
CAPE VERDEAN
ASSOCIATION

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NEW BEDFORD, MA, 02746

PRELIMINARY
-NOT FOR
CONSTRUCTION-

PLAN KEY

| | |
|-----------------------------|--|
| EXISTING WALLS | |
| PROPOSED WALLS - FULL HT. | |
| DEMO WALLS | |
| FIRE-RATED FLOOR SEPARATION | |
| 1-HR SEPARATION | |
| 2-HR SEPARATION | |
| ADJACENT BUILDINGS | |



PLAN - 2ND FLOOR MEZZANINE - EXISTING
SCALE: 3/16" = 1'-0"

1
A1.2



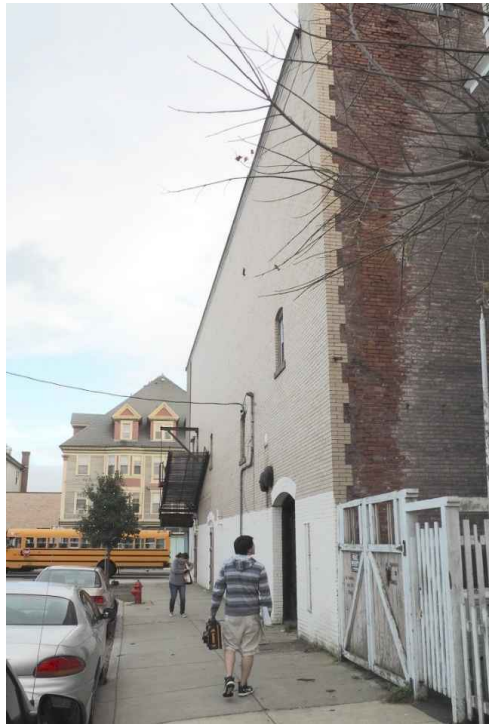
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PLAN
MEZZANINE
-
EXISTING

A 1.2



PHOTOS - EXISTING STRAND THEATER EXTERIOR
NO SCALE

2
A2.1

GENERAL NOTES:

1. ALL WORK, AS DEFINED OR IMPLIED WITHIN THESE CONSTRUCTION DRAWINGS AND BUILDING SPECIFICATIONS IS TO BE PERFORMED IN STRICT ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND NATIONAL BUILDING CODES AND REGULATIONS GOVERNING THE RESTORATION OF AN HISTORIC STRUCTURE.
2. THE STRAND THEATER IS A MASONRY "BOX" WITH A WOOD FRAME FACADE ALONG THE EAST EDGE OF THE PROPERTY. THE WOOD FRAME IS VISIBLE FROM THE INTERIOR, ALTHOUGH THE STRUCTURE HAS BEEN "COVERED" WITH A SYNTHETIC STUCCO MATERIAL. THE ORIGINAL THREE ROUND WINDOWS ARE MISSING, HOWEVER THE ROUGH-OPENING FRAMING IS VISIBLE AT THE INTERIOR.
3. IN ADDITION TO RESTORING THE HISTORIC FACADE, THE INTENTION IS TO USE CONTEMPORARY BUILDING EFFICIENCY STANDARDS AND DURABLE BUILDING MATERIALS ACCEPTABLE TO THE COMMONWEALTH OF MASSACHUSETTS HISTORIC STANDARDS. THE FRONT FACADE WOULD BE PAINTED.
4. THE ARCHITECT AND THE ARCHITECT'S CONSULTANTS SHALL HAVE NO RESPONSIBILITY FOR THE IDENTIFICATION, DISCOVERY, PRESENCE, HANDLING, REMOVAL OR DISPOSAL OF, OR EXPOSURE OF PERSONS TO HAZARDOUS MATERIALS IN ANY FORM AT THE PROJECT SITE.



ELEVATION - EAST - FRONT - ENTRANCE - PROPOSED RESTORATION OF HISTORIC FACADE
SCALE: 1/4" = 1'-0"

1
A2.1

DATE: 12.08.2017

STRAND THEATER
RESTORATION
-
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ELEVATION
FRONT-EAST
PROPOSED
RESTORATION

A 2.1



PHOTOS - EXISTING STRAND THEATER
NO SCALE



3
A3.1



DETAIL - ENLARGED CHERUB
SCALE: 3/4" = 1'-0"

2
A3.1

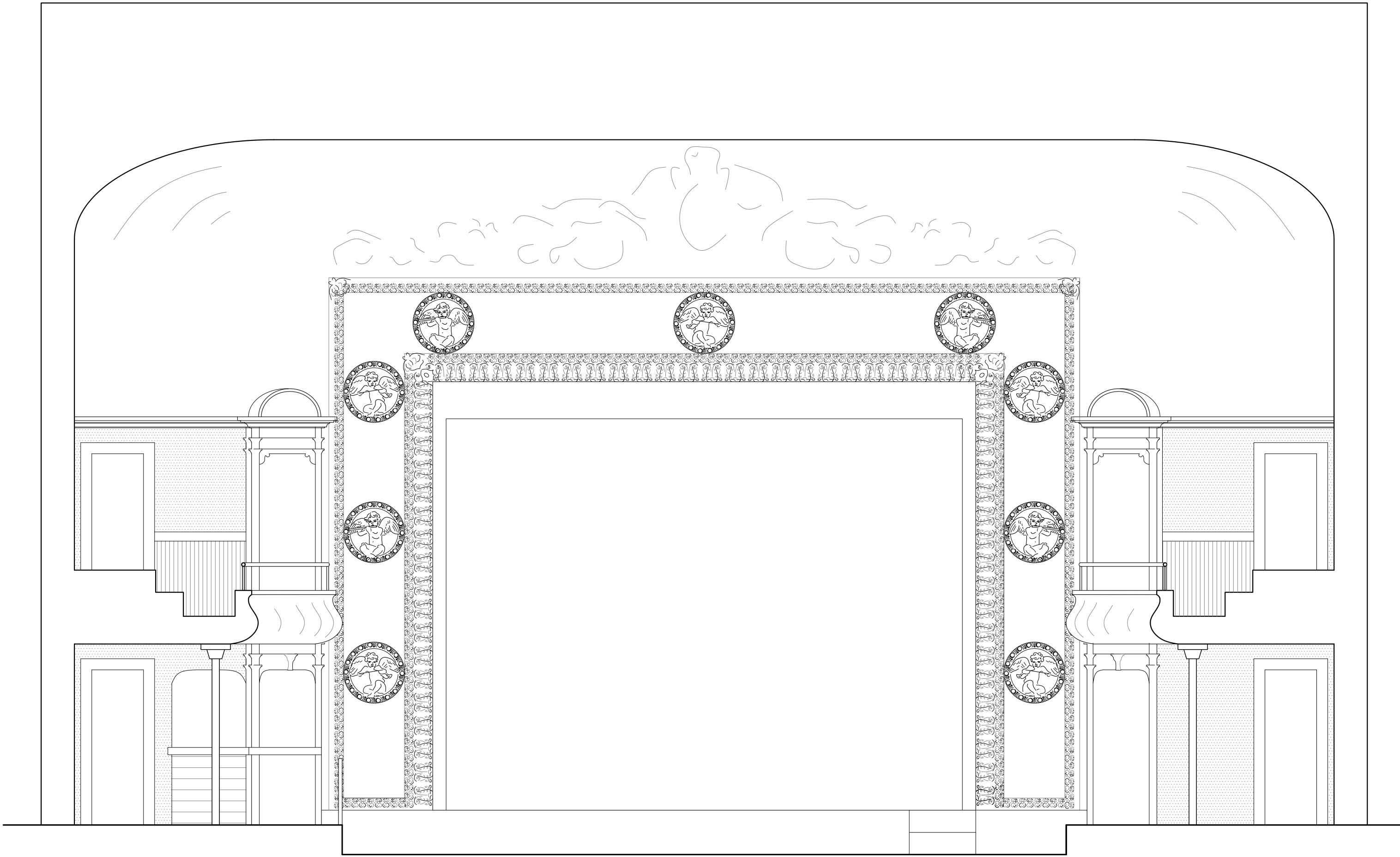
GENERAL NOTES:

1. ALL WORK, AS DEFINED OR IMPLIED WITHIN THESE CONSTRUCTION DRAWINGS AND BUILDING SPECIFICATIONS IS TO BE PERFORMED IN STRICT ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND NATIONAL BUILDING CODES AND REGULATIONS GOVERNING THE RESTORATION OF AN HISTORIC STRUCTURE.

2. THE STRAND THEATER IS A MASONRY "BOX" WITH A WOOD FRAME FACADE ALONG THE EAST EDGE OF THE PROPERTY. THE INTERIOR STAGE SURROUND IS AN ELABORATE PLASTER FREEZE WITH A SERIES OF CHERUB FIGURES IN MEDALLION CIRCLES. THE INTERIOR OF THE THEATER IS COVERED IN BLACK SOOT FROM A FIRE, BUT THE PLASTER WORK THAT EXISTS APPEARS TO BE IN GOOD CONDITION.

3. IN ADDITION TO RESTORING THE HISTORIC FACADE, THE INTENTION IS TO CLEAN AND RESTORE THE THEATER INTERIOR, WITH PARTICULAR EMPHASIS ON THE RESTORATION OF THE PLASTER STAGE SURROUND. THE EXPOSED BRICK MASONRY "BOX" ON THE SIDES WOULD BE REPAIRED AND REMAIN EXPOSED BRICK.

4. THE ARCHITECT AND THE ARCHITECT'S CONSULTANTS SHALL HAVE NO RESPONSIBILITY FOR THE IDENTIFICATION, DISCOVERY, PRESENCE, HANDLING, REMOVAL OR DISPOSAL OF, OR EXPOSURE OF PERSONS TO HAZARDOUS MATERIALS IN ANY FORM AT THE PROJECT SITE.



SECTION - LOOKING SOUTH
SCALE: 1/4" = 1'-0"

1
A3.1

DATE: 12.08.2017

**STRAND THEATER
RESTORATION**

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**SECTION
LOOKING EAST
STAGE
EXISTING**

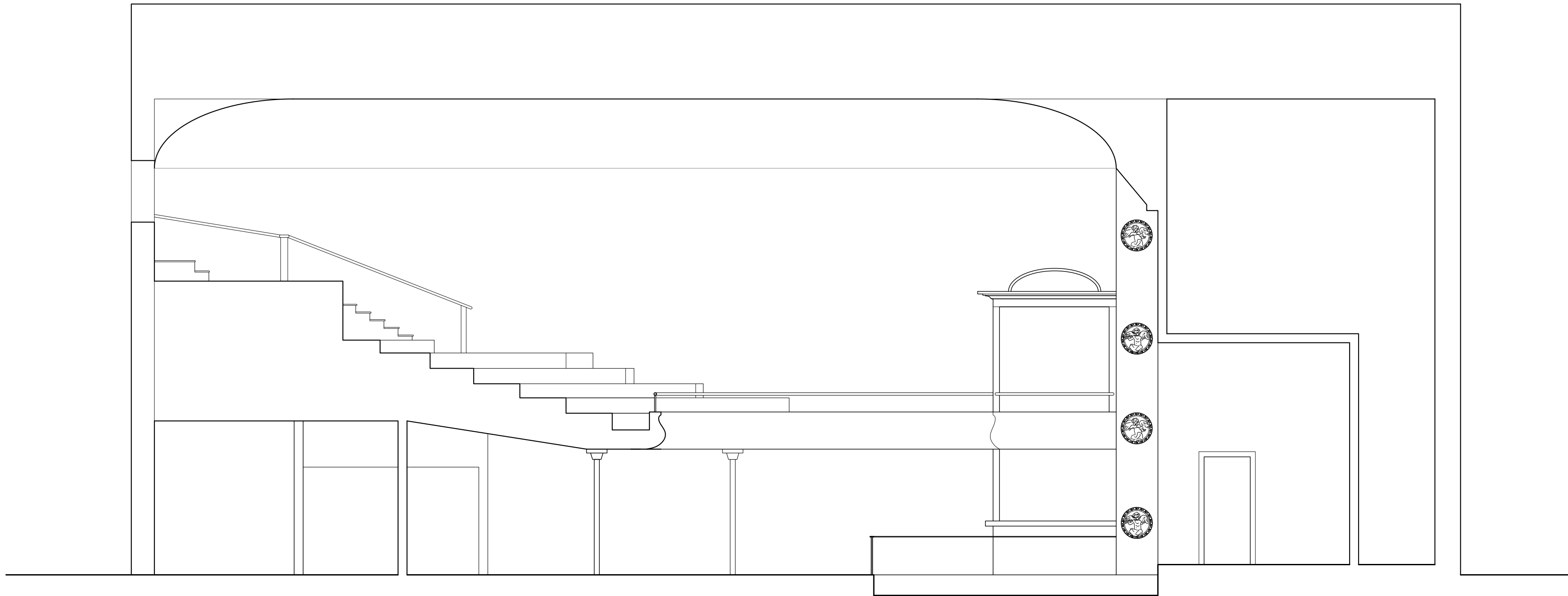
A

3.1



PHOTOGRAPHS - EXISTING STRAND THEATER - INTERIOR
NO SCALE

2
A3.2



SECTION - LOOKING SOUTH
SCALE: 1/4" = 1'-0"

1
A3.2

DATE: 12.08.2017

STRAND THEATER RESTORATION

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SECTION
LOOKING SOUTH
EXISTING

A

3.2

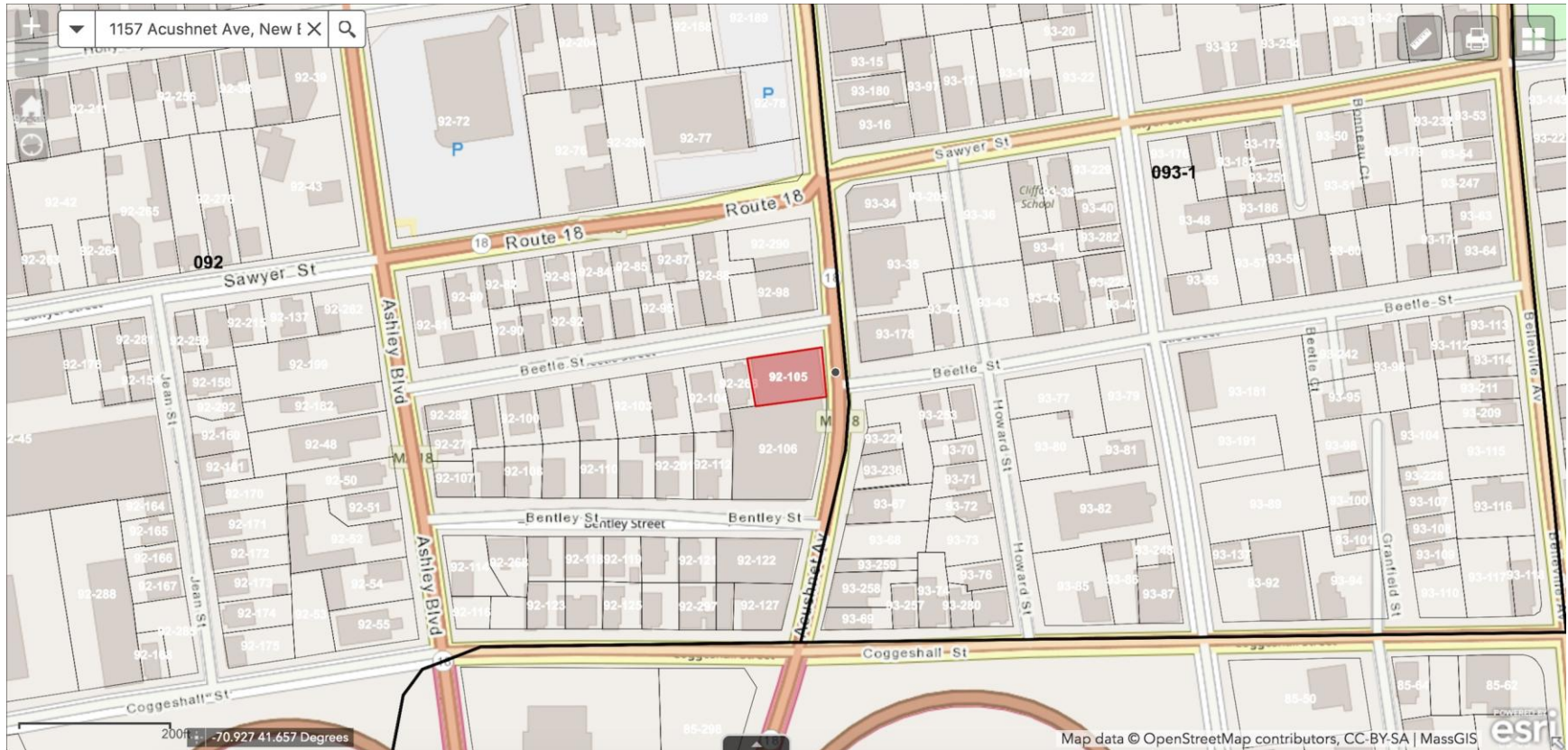
COST ESTIMATE

Property: Existing Historic Strand Theater structure, located at 1157 Acushnet Avenue, New Bedford, MA, to be restored and renovated into a Cape Verdean Cultural Center for performing arts.

Owner: Cape Verdean Associations, 1157 Acushnet Avenue, New Bedford, MA, 02742

| Trade Division | Cost Estimate |
|--|-----------------------|
| 01 General Conditions - Total: <i>Based on 5% of Estimate</i> | \$40,800.00 |
| 02 Demolition – Total: <ul style="list-style-type: none"> Stucco Façade, Storefront, Metal Panels Partial interior partitions | \$55,000.00 |
| 03 Concrete: <ul style="list-style-type: none"> Partial concrete slab – Crawl Space: | \$12,000.00 |
| 04 Masonry: <ul style="list-style-type: none"> Selective re-pointing (\$50.00/SF) | \$40,000.00 |
| 05 Metals: <ul style="list-style-type: none"> Structural Columns - Beams | \$5,000.00 |
| 06 Woods & Plastics – Total: <ul style="list-style-type: none"> Front Façade Restoration (\$90.00/SF) Minor Interior Renovations (\$20.00/SF) | \$220,000.00 |
| 07 Thermal & Moisture Protection: <ul style="list-style-type: none"> Front Façade Restoration Insulation Vapor Barrier – Crawl Space | \$40,000.00 |
| 08 Doors & Windows – Total: <ul style="list-style-type: none"> Windows & Doors Storefront Restoration | \$35,000.00 |
| 09 Finishes – Total (\$20/SF): <ul style="list-style-type: none"> Gypsum, Millwork, Painting | \$90,000.00 |
| 10 Specialties: <ul style="list-style-type: none"> Plaster Restoration & Cleaning Stage Lighting | \$80,000.00 |
| 11 Equipment: | \$0.0 |
| 12 Furnishings: | \$0.0 |
| 21 Fire Suppression (\$6/SF): | \$31,200.00 |
| 22 Plumbing (\$10/SF): | \$52,000.00 |
| 23 HVAC (\$20/SF): | \$104,000.00 |
| 26 Electrical (\$20/SF): | \$104,000.00 |
| Contractor Profit & Overhead (10%): | \$91,000.00 |
| Construction Contingency (10%): | \$0.0 |
| TOTAL ESTIMATED BUDGET | \$1,000,000.00 |

Strand Theater as Cape Verdean Cultural Center, New Bedford, MA



Map of the Strand Theater, 1157 Acushnet Avenue, New Bedford, MA. Property shaded in red.



PATRICK J. SULLIVAN
DIRECTOR

City of New Bedford

Department of Planning, Housing & Community Development

608 Pleasant St, New Bedford, Massachusetts 02740
Telephone: (508) 979.1500 Facsimile: (508) 979.1575

STAFF REPORT

NEW BEDFORD HISTORICAL COMMISSION MEETING December 4, 2017

Determination of Historic Significance for Historic Resources Funded through CPA

| Historic Resource Information | |
|--------------------------------------|---|
| PROPERTY NAME: | Strand Theatre (also Vien's Theater & Lowes Center Theater) |
| PROPERTY LOCATION: | 1157 Acushnet Avenue |
| PROPERTY AGE: | Constructed in 1910 |
| PROPERTY TYPE: | Theatre Building |

The Strand Theater is located on the southwest corner of Acushnet Avenue and Beetle Street, diagonally opposite the Waverly Hotel (NBE.507, NR listed 1990). It was completed in 1910 by E.H. Vien & Co., a real estate company owned by the Franco-American Vien family. Fuller & Delano of Worcester was the architect.

Vien's Theatre was the second theater to open in that part of New Bedford's North End north of Coggeshall Street which presented dramatic performances and vaudeville acts along with motion pictures.

The Viens also owned the Waverly Hotel across Acushnet Avenue, and seized other commercial opportunities in the neighborhood as they took advantage of the remarkable population growth then underway in New Bedford, itself triggered by the equally remarkable growth in the city's textile industry. Between 1900 and 1910, seventeen new mill corporations were founded, and the population rose from 66,442 to 96,565 people, or by nearly 55 percent. By 1900, 90 percent of all foreign-born New Bedford residents lived in the North End and the South End, and 97 percent of all New Bedford textile workers were first- or second-generation immigrants. By 1914 fourteen textile mills operated within easy walking distance of this part of Acushnet Avenue.

Few features of architectural distinction survive on the exterior. The front façade was parged over, and latest marquee was removed. Seats were removed from the interior. The building is presently undergoing renovation for use as a Cape Verdean cultural center with damaged interior walls now covered with gypsum board. The proscenium arch and balcony front have been well preserved. The original blueprints depicting the Classical Revival brick façade and interior exist and will serve as the guiding documents in the rehabilitation of the building.

The building has a demonstrated association with the cultural, economic, political and social history related to the city's textile industry and immigrant population, and although the building currently lacks integrity, the Secretary of the Interior's Standards for Rehabilitation allows for the replacement of missing features if they are substantiated by documentary, physical, or pictorial evidence. Staff recommends that the NBHC find the Strand Theatre to be a Significant Historic Resource.



Strand Theatre



Original Blueprint

CPA HISTORIC RESOURCE EVALUATION FORM

| Historic Resource Information | |
|-------------------------------|---|
| PROPERTY NAME: | Strand Theatre (also Vien's Theater & Lowes Center Theater) |
| PROPERTY LOCATION: | 1157 Acushnet Avenue |
| PROPERTY AGE: | Constructed in 1910 |
| PROPERTY TYPE: | Theatre Building |

| YES | NO | Buildings and Structures |
|-------------------------------------|-------------------------------------|--|
| Cultural or Historic Association: | | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Resource is associated with the broad architectural, cultural, economic, industrial, political or social history of the City of New Bedford. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Resource is associated with one or more important persons or events. |
| Architectural/Design Quality: | | |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Resource possesses distinctive design or physical characteristics in terms of period, style, or method of building construction. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Resource is associated with a famous architect or builder. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Resource possesses high artistic values. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Resource has architectural significance, either by itself or in the context of a group of buildings or structures. |
| Integrity: | | |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Resource retains integrity. |

| YES | NO | Vessels, Real Property, Documents, and Artifacts |
|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | Resource is a complete set of materials or records. |
| <input type="checkbox"/> | <input type="checkbox"/> | Resource illustrates the site of an important historic event. |
| <input type="checkbox"/> | <input type="checkbox"/> | Resource identifies a person or group of persons who have impacted the community. |
| <input type="checkbox"/> | <input type="checkbox"/> | Resource exemplifies the cultural, economic, industrial, social, or political heritage of the City. |
| <input type="checkbox"/> | <input type="checkbox"/> | Resource represents the work of a master craftsman, artist, etc. |
| <input type="checkbox"/> | <input type="checkbox"/> | Resource possesses high artistic values. |
| <input type="checkbox"/> | <input type="checkbox"/> | Resource can be used to inform an area of scholarship. |
| <input type="checkbox"/> | <input type="checkbox"/> | Resource retains integrity. |

| YES | NO | NBHC Determination of Significance |
|-------------------------------------|--------------------------|------------------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| NOTES: | | |