



## NEW BEDFORD COMMUNITY PRESERVATION COMMITTEE

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# COMMUNITY PRESERVATION ACT PROJECT APPLICATION

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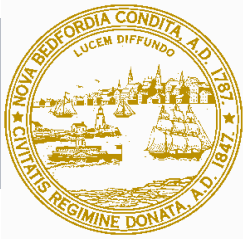
## FY18

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, 2<sup>nd</sup> 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 <a href="#">interactive mapping website</a> .
<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
<b>Acquisition Costs</b>			
Land	\$	\$	\$
Existing Structures	\$	\$	\$
Other acquisition costs	\$	\$	\$
<b>Site Work (not in construction contract)</b>			
Demolition/clearance	\$	\$	\$
Other site costs	\$	\$	\$
<b>Construction/Project Improvement Costs</b>			
New Construction	\$	\$	\$
Rehabilitation	\$	\$	\$
Performance bond premium	\$	\$	\$
Construction contingency	\$	\$	\$
Other	\$	\$	\$
<b>Architectural and Engineering</b>			
Architect fees	\$	\$	\$
Engineering fees	\$	\$	\$
Other A & E fees	\$	\$	\$
<b>Other Owner Costs</b>			
Appraisal fees	\$	\$	\$
Survey	\$	\$	\$
Soil boring/environmental/LBP	\$	\$	\$
Tap fees and impact fees	\$	\$	\$
Permitting fees	\$	\$	\$
Legal fees	\$	\$	\$
Other	\$	\$	\$
<b>Miscellaneous Costs</b>			
Developer fees	\$	\$	\$
Project reserves	\$	\$	\$
Relocation costs	\$	\$	\$
<b>Project Administration &amp; Management Costs</b>			
Marketing/management	\$	\$	\$
Operating	\$	\$	\$
Taxes	\$	\$	\$
Insurance	\$	\$	\$
Other	\$	\$	\$
<b>TOTAL</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>

Department of the Treasury  
Director, Exempt Organizations

Internal Revenue Service  
P.O. Box 2508  
Cincinnati, OH 45201

Date: FEB 11 2000

Southeastern Massachusetts Veterans  
Housing Program, Inc.  
20 Willis St.  
New Bedford, MA 02740-6745203

Employer Identification Number:  
11-1190035  
Document Locator Number:  
17053-031-174200-0  
Contact Person - ID Number:  
Jeffrey D. Sproul - 31-03100  
Contact Telephone Number:  
(877) 829-5500

Dear Sir or Madam:

Based on the information you recently submitted, we have classified your organization as one that is not a private foundation within the meaning of section 509(a) of the Internal Revenue Code. You are not a private foundation because you are an organization of the type described in sections 509(a)(1) and 170(b)(1)(A)(vi).

Your exempt status under section 501(a) of the Internal Revenue Code as an organization described in section 501(c)(3) is still in effect.

This classification is based on the assumption that your operations will continue as you have stated. If your sources of support, or your purposes, character, or method of operation change, please let us know so we can consider the effect of the change on your exempt status and foundation status.

This letter supersedes any previous letter or notice we have issued in which your organization was presumed to be a private foundation.

Grantors and contributors may rely on this determination unless the Internal Revenue Service publishes notice to the contrary. However, if you lose your section 509(a)(1) status, a grantor or contributor may not rely on this determination if he or she was in part responsible for, or was aware of, the act or failure to act, or the substantial or material change on the part of the organization that resulted in your loss of such status, or if he or she acquired knowledge that the Internal Revenue Service had given notice that you would no longer be classified as a section 509(a)(1) organization.

The law requires you to make your annual return available for public inspection without charge for three years after the due date of the return. You are also required to make available for public inspection a copy of your exemption application, any supporting documents and this exemption letter to any individual who requests such documents in person or in writing. You can charge only a reasonable fee for reproduction and actual postage costs for the copied materials. The law does not require you to provide copies of public inspection documents that are made widely available, such as by posting them on the Internet (World Wide Web). You may be liable for a penalty of \$20 a day for each day you do not make these documents available for public inspection (up to a maximum of \$10,000 in the case of an annual return).

Southeastern Massachusetts Veterans Housing Program, Inc.

Because this letter could help resolve any questions about your private foundation status, please keep it in your permanent records.

If you have any questions, please contact the person whose name, identification number and telephone number are shown in the heading of this letter.

Sincerely yours,

Steven T. Miller

Director, Exempt Organizations



DATE: 12.08.2017

VETERANS  
TRANSITION  
HOUSING  
1060 PLEASANT ST,  
NEW BEDFORD, MA, 02746

PRELIMINARY  
-NOT FOR  
CONSTRUCTION-

PROJECT SUMMARY:

PROJECT: RENOVATION OF THE EXISTING THREE STORY RESIDENTIAL BUILDING, LOCATED AT 1060 PLEASANT STREET IN NEW BEDFORD, MASSACHUSETTS. THE SCOPE OF WORK INCLUDES RENOVATION OF EXISTING INTERIOR FIRST, SECOND AND THIRD FLOORS WITH NEW DWELLING AND LIVING SPACES, CONSTRUCTION OF NEW HANDICAP RAMP, AND RECONSTRUCTION OF EXISTING PORCH AND EGRESS STAIR TO MEET CODE.

LOCATION: 1060 PLEASANT STREET, NEW BEDFORD, MA, 02740

ZONING CLASSIFICATION: MUB, MIXED USE BUSINESS

USE GROUP CLASSIFICATION: R-1: RESIDENTIAL

CONSTRUCTION CLASSIFICATION: TYPE II

1060 PLEASANT STREET IS A WOOD FRAME 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:

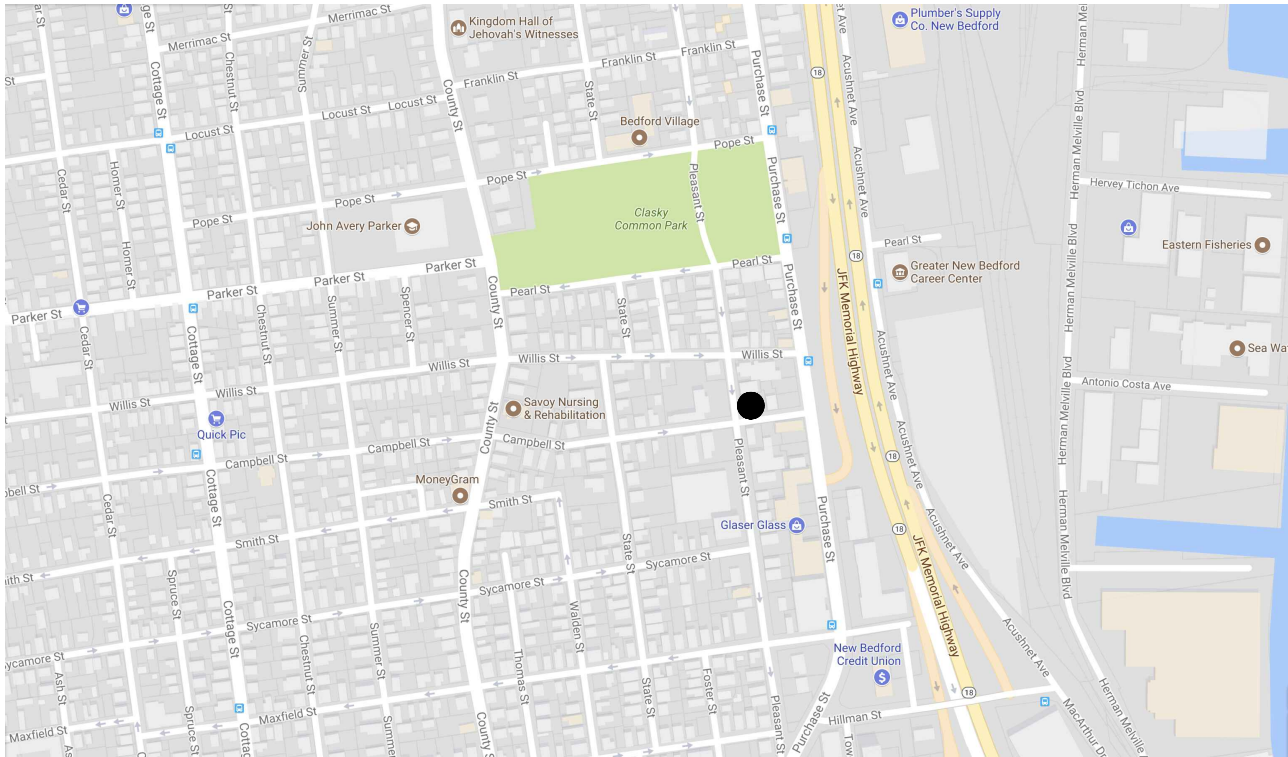
1. ALL WORK, AS DEFINED OR IMPLIED WITHIN THESE CONSTRUCTION DRAWINGS AND BUILDING SPECIFICATIONS IS TO BE PERFORMED IN STRICT ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND NATIONAL BUILDING CODES AND REGULATIONS.
2. ALL DIMENSIONS SHOWN REPRESENT APPROXIMATE DELINEATIONS AND ARE NOT INTENDED TO BE 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 204-206 UNION STREET, 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:

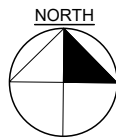
- A-0.0 COVER SHEET - PROJECT SUMMARY  
A-1.1 PLAN 1ST FLOOR EXISTING & PROPOSED  
A-1.2 PLAN 2ND FLOOR EXISTING & PROPOSED  
A-2.1 ELEVATION WEST EXISTING & PROPOSED

GENERAL ABBREVIATIONS:

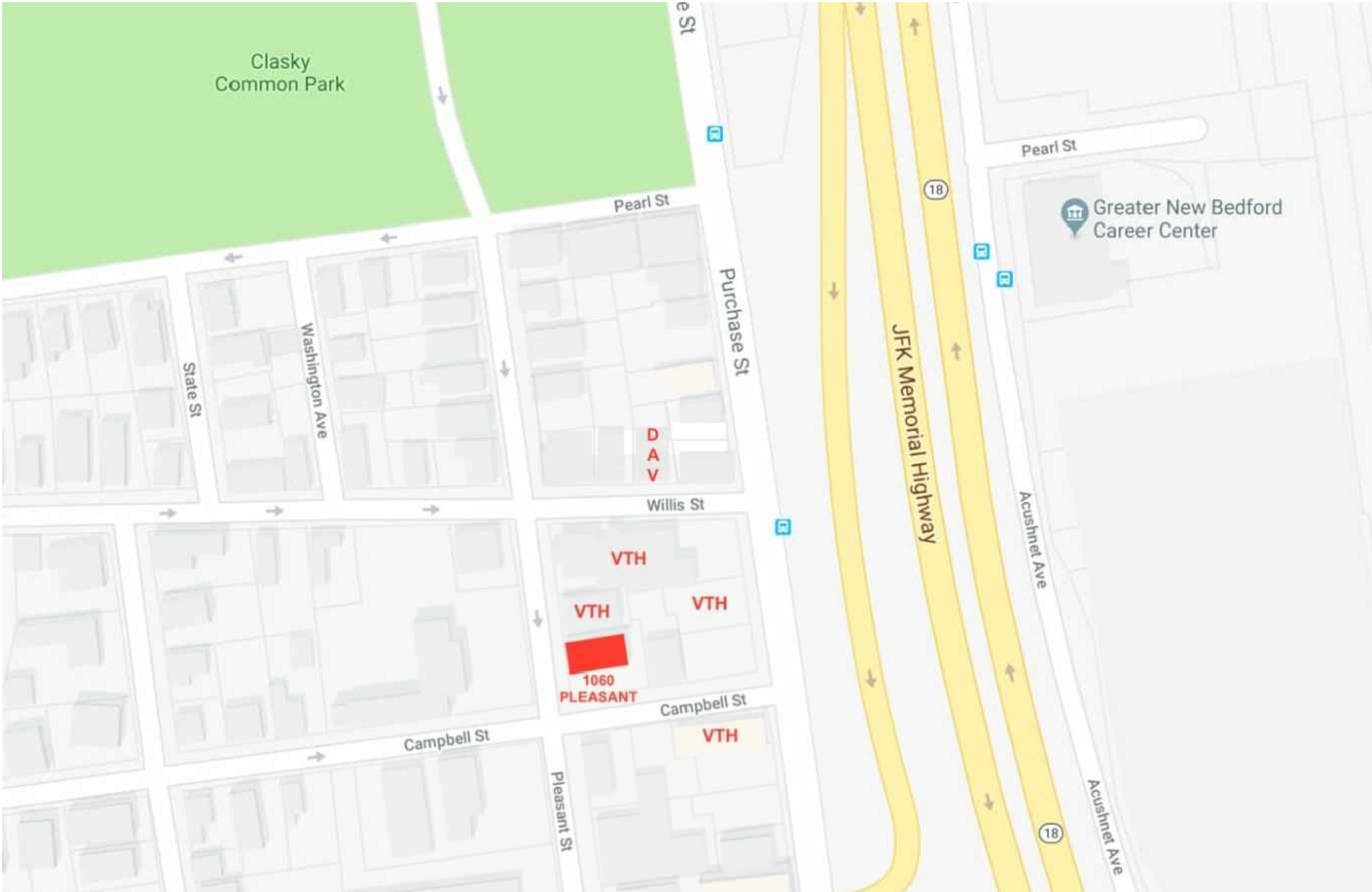
AFF	Above Finish Floor	HF	Hem-Fir
ALUM	Aluminum	INSUL	Insulation
BM	Beam	MTL	Metal
CL	Centerline	NTS	Not To Scale
COL	Column	PT	Pressure Treated
CONC	Concrete	PTD	Painted
CONT	Continuous	SCWV	Solid Core Wood Veneer
DBL	Double	SPF	Spruce Pine Fir
EL	Elevation	SS	Stainless Steel
EQ	Equal	SSM	Solid Surfacing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



LOCUS MAP - 1060 PLEASANT ST. 02740



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studio2sustain inc

architects consultants environmental evangelists

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

COVER SHEET  
-  
PROJECT SUMMARY




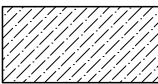



A 0.0



VETERANS  
TRANSITION  
HOUSING

1060 PLEASANT ST,  
NEW BEDFORD, MA, 02740

PRELIMINARY  
-NOT FOR  
CONSTRUCTION-

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

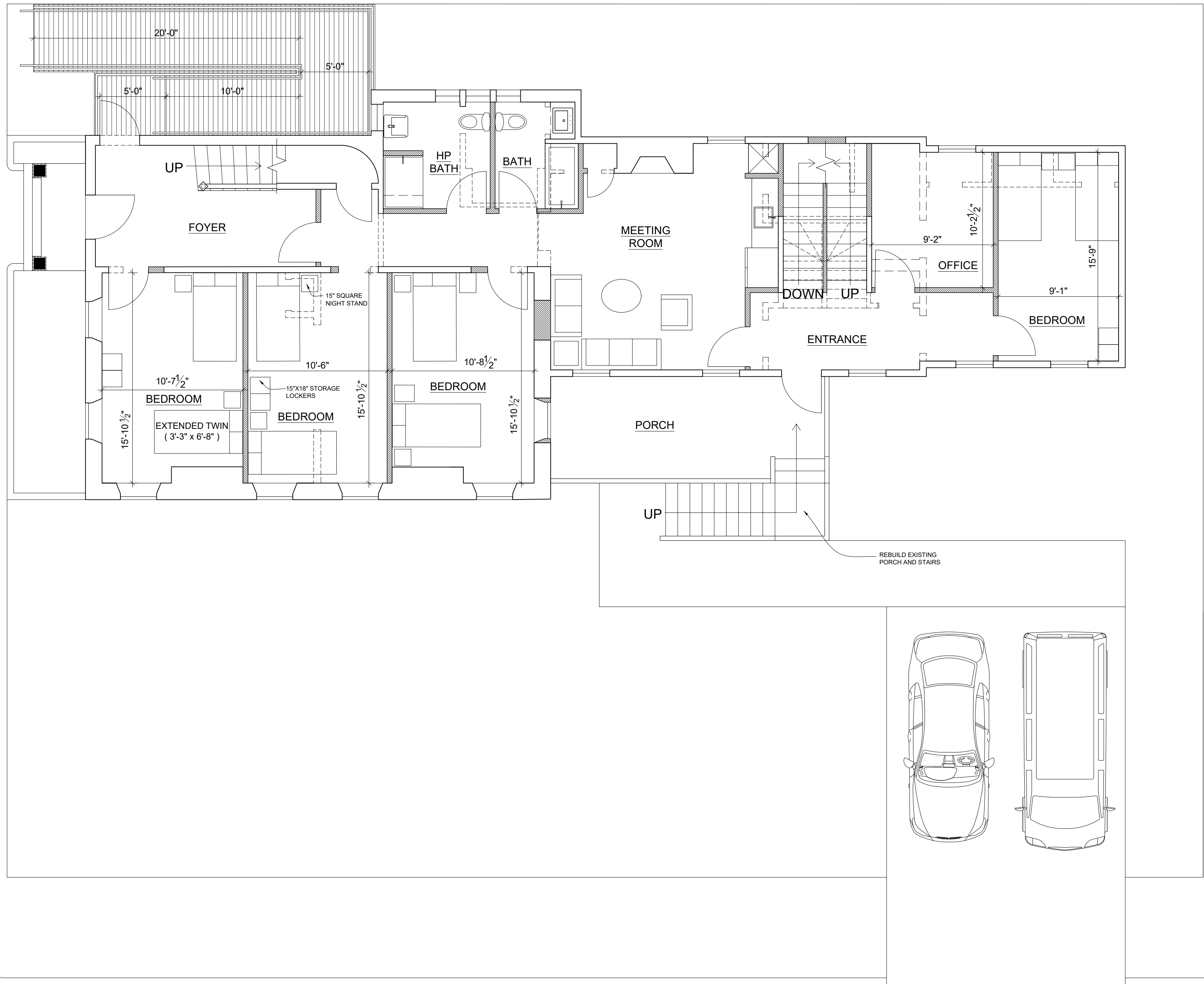
**studio2sustain inc**  
architects consultants environmental evangelists



kathryn duff, RA, founder & director, [kathryn@studio2sustain.com](mailto:kathryn@studio2sustain.com)  
412 county street, new bedford, massachusetts, 02740, 508.999.5145

PLAN  
FIRST FLOOR  
EXISTING &  
PROPOSED

A 1.1



PLAN - FIRST FLOOR - EXISTING & PROPOSED  
SCALE: 3/16" = 1'-0"

1  
A1.1





VETERANS  
TRANSITION  
HOUSING  
1060 PLEASANT ST,  
NEW BEDFORD, MA, 02740

PRELIMINARY  
-NOT FOR  
CONSTRUCTION-

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

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PLAN  
SECOND FLOOR  
EXISTING &  
PROPOSED

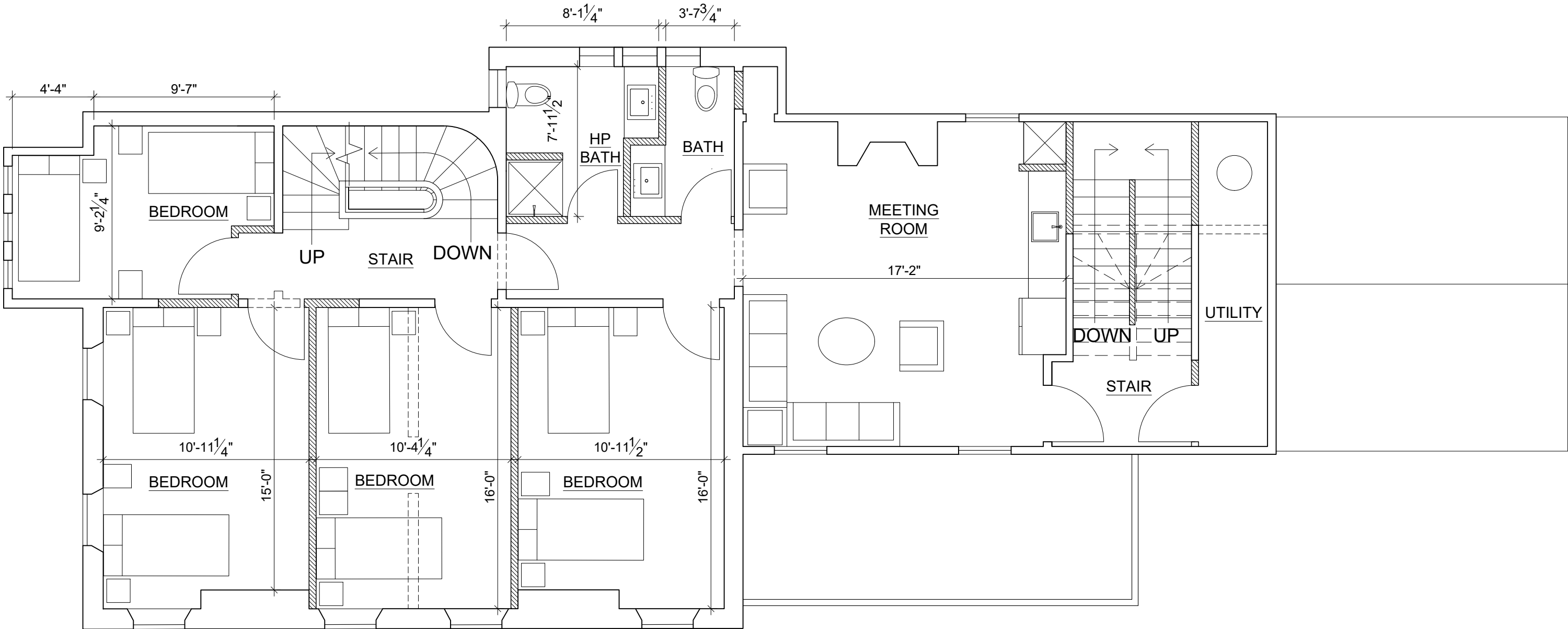
A 1.2



PHOTOS - INTERIOR - EXISTING STRUCUTRE  
NO SCALE

2  
A1.2

- 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, AND THOSE REGULATIONS GOVERNING HISTORIC REHABILITATION.
  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 INTERIOR OF THE STRUCTURE IS TO BE REPAIRED, RESTORED AND RENOVATED, INCLUDING: NEW UTILITIES, NEW FIRE-SUPPRESSION SYSTEM, NEW BATHROOMS & KITCHENETTES, AND NEW EGRESS STAIR, AS INDICATED. EXISTING WOOD FLOORS TO REMAIN AND TO BE RESTORED. WHERE POSSIBLE, EXISTING WOOD TRIM WILL REMAIN, BE DE-LEADED AND BE RESTORED.
  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.



PLAN - PROPOSED - 1ST FLOOR  
SCALE: 3/16" = 1'-0"

1  
A1.2







PHOTOS - EXISTING STRUCTURE  
NO SCALE

3  
A2.1



ELEVATION - EXISTING & PROPOSED - EAST  
SCALE: 1/4" = 1'-0"

1  
A2.1



ELEVATION - PROPOSED - SKETCH  
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, AND THOSE REGULATIONS GOVERNING HISTORIC REHABILITATION.
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  3. THE EXTERIOR OF THE STRUCTURE TO REPAIRED AND RESTORED, INCLUDING: NEW CLAPBOARD SIDING, NEW CLAD WINDOWS, NEW SHINGLE ROOF, AND RECONSTRUCTED ENTRANCE PORCH.
  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.

DATE: 12.08.2017

VETERANS  
TRANSITION  
HOUSING  
1060 PLEASANT ST ,  
NEW BEDFORD, MA, 02740

PRELIMINARY  
-NOT FOR  
CONSTRUCTION-

**studio2sustain inc**  
architects consultants environmental evangelists

**52s**

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

ELEVATION - WEST  
EXISTING &  
PROPOSED

A 2.1



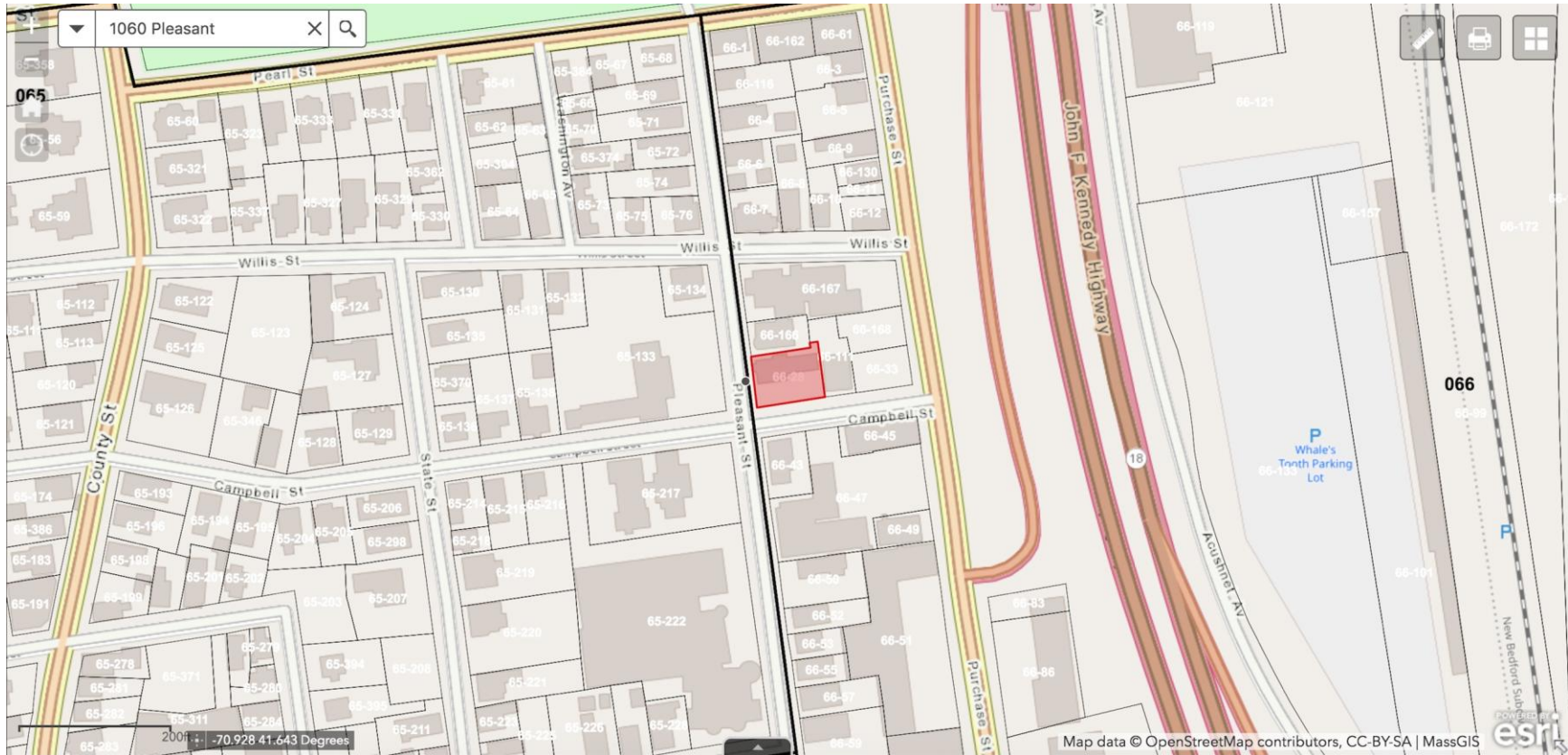
December, 2017

### COST ESTIMATE

Property: Existing house structure to be renovated into Veterans Transition Housing, for 18-20 persons, 1060 Pleasant Street, New Bedford, MA  
Owner: VTH, 20 Willis Street, New Bedford, MA, 02740

Trade Division	Cost Estimate
<b>01 General Conditions - Total:</b> <i>Based on 5% of Estimate</i>	\$26,500.00
<b>02 Demolition – Total:</b> <ul style="list-style-type: none"><li>▪ Lead Abatement</li><li>▪ Demolition</li></ul>	\$55,000.00
<b>03 Concrete:</b>	\$6,000.00
<b>04 Masonry:</b>	\$1,000.00
<b>05 Metals:</b>	\$0.0
<b>06 Woods &amp; Plastics – Total (\$32/SF):</b>	\$144,000.00
<b>07 Thermal &amp; Moisture Protection:</b> <ul style="list-style-type: none"><li>▪ Roof</li><li>▪ Insulation</li></ul>	\$54,000.00
<b>08 Doors &amp; Windows – Total:</b> <ul style="list-style-type: none"><li>▪ Doors</li></ul>	\$40,000.00
<b>09 Finishes – Total (\$30/SF):</b> <ul style="list-style-type: none"><li>▪ Gypsum</li><li>▪ Millwork</li><li>▪ Framing</li></ul>	\$160,000.00
<b>10 Specialties:</b> <ul style="list-style-type: none"><li>▪ Bath Accessories</li><li>▪ Lockers, Cabinets, Project Screens</li></ul>	\$5,000.00
<b>11 Equipment:</b>	\$0.0
<b>12 Furnishings:</b>	\$0.0
<b>21 Fire Suppression (\$5/SF):</b>	\$22,500.00
<b>22 Plumbing (\$10/SF):</b>	\$45,000.00
<b>23 HVAC (\$5/SF):</b>	\$22,500.00
<b>26 Electrical (\$10/SF):</b>	\$45,000.00
<b>Contractor Profit &amp; Overhead (10%):</b>	\$63,000.00
<b>Construction Contingency (10%):</b>	\$0.0
<b>TOTAL ESTIMATED BUDGET</b>	<b>\$689,500.00</b>

## Expansion of Veterans Transition House, 1060 Pleasant Street, New Bedford, MA



Map of 1060 Pleasant Street, New Bedford, MA. Property shaded in red.













**PATRICK J. SULLIVAN**  
**DIRECTOR**

## *City of New Bedford*

### **Department of Planning, Housing & Community Development**

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## **STAFF REPORT**

### **NEW BEDFORD HISTORICAL COMMISSION MEETING December 4, 2017**

#### **Determination of Historic Significance for Historic Resources Funded through CPA**

<b>Historic Resource Information</b>	
PROPERTY NAME:	Susan Tripp House
PROPERTY LOCATION:	1060 Pleasant Street
PROPERTY AGE:	Constructed circa 1845
PROPERTY TYPE:	Wood Framed Residence

The Susan Tripp House is located on the northeast corner of Pleasant and Campbell Streets. The property is located directly adjacent to the North Bedford National Register District (NRD). A jog in the east boundary of the District exists, and the entire east side block of Pleasant Street between Willis and Campbell Streets where the property is located was not included within the boundaries of the NRD. This is most likely due to the location of the more contemporary hospital buildings.

The land on which the house was built was transferred to Susan Tripp by Sylvia Ann Howland, who owned and lived at the Russell/Howland House (NBE.794) directly across at 1057-1061 Pleasant Street. Susan Tripp, a widow, must have immediately built the house, as she is listed in the 1845 City Directory as residing in that location.

Upon Tripp's death in 1862, the property was sold to Lemuel and Helen Kollock. Lemuel Kollock was the treasurer of the Gosnold Mill, which manufactured iron goods and was involved in civic matters throughout the city. In 1866 the property was sold to Edward Cannon who owned a rigging company located at Commercial Wharf.

Built in the Greek Revival style, the building is two and 1/2 stories, three bay wide with and off center entrance, with corner pilasters and a deep cornice. A rear ell exists, and may be original to the building, as it appears in an 1850 map. The front door entry has been altered, a projecting bay attached to the front façade and roof dormers added. These changes appear to date from the late 19<sup>th</sup> and early 20<sup>th</sup> century.

This area of the city is significant as a major unaltered representation of a middle class 19<sup>th</sup> century residential development in New Bedford. The juxtaposition of styles and periods was caused by infill construction as the area grew during the 19<sup>th</sup> century in response to the enormous economic growth of the city resulting from the rise of the whaling and textile industries. Throughout this period, this neighborhood remained the home of such persons affiliated with support in industries such as caulking, ropemaking, blacksmithing, and house building.

The building has a demonstrated association with the cultural, economic, political and social history related to the city's whaling industry and retains integrity. Staff recommends that the NBHC find the Susan Tripp House to be a Significant Historic Resource.



## CPA HISTORIC RESOURCE EVALUATION FORM

Historic Resource Information	
PROPERTY NAME:	Susan Tripp House
PROPERTY LOCATION:	1060 Pleasant Street
PROPERTY AGE:	Constructed circa 1845
PROPERTY TYPE:	Wood Framed Residence

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 checked="" type="checkbox"/>	<input type="checkbox"/>	Resource possesses distinctive design or physical characteristics in terms of period, style, or method of building construction.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Resource is associated with a famous architect or builder.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Resource possesses high artistic values.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Resource has architectural significance, either by itself or in the context of a group of buildings or structures.
Integrity:		
<input checked="" type="checkbox"/>	<input 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"/>	
<div style="display: flex;"> <div style="width: 15%; padding-right: 5px;">NOTES:</div> <div style="flex-grow: 1;"></div> </div>		