



CITY OF NEW BEDFORD  
**COMMUNITY PRESERVATION ACT FY26  
PROJECT APPLICATION**

PROJECT INFORMATION			
PROJECT TITLE	Capitol Resilience Hub Storefront Rehabilitation		WARD   2
PROJECT LOCATION	1418-1444 Acushnet Ave.		
LEGAL PROPERTY OWNER OF RECORD	Community Economic Development Center of SE MA, Inc.		
CPA PROGRAM CATEGORY <i>(Select relevant categories for your project)</i>	<input type="checkbox"/> OPEN SPACE	<input checked="" type="checkbox"/> HISTORIC RESOURCE	
	<input type="checkbox"/> RECREATION	<input type="checkbox"/> HOUSING	
ESTIMATED START DATE	11/17/2025	ESTIMATED COMPLETION DATE	12/31/2026

PROJECT APPLICANT			
APPLICANT ORGANIZATION NAME	Community Economic Development Center of SE MA, Inc.		
APPLICANT IS <i>(Check only one)</i>	<input type="checkbox"/> CITY DEPARTMENT	<input checked="" type="checkbox"/> NON-PROFIT	<input type="checkbox"/> PRIVATE GROUP/CITIZEN
CO-APPLICANT ORGANIZATION NAME <i>(If applicable)</i>	N/A		
CO-APPLICANT IS <i>(Check only one)</i>	<input type="checkbox"/> CITY DEPARTMENT	<input type="checkbox"/> NON-PROFIT	<input type="checkbox"/> PRIVATE GROUP/CITIZEN
PROJECT CONTACT PERSON	Corinn Williams		
MAILING ADDRESS <i>(INCLUDE ZIP CODE)</i>	PO Box 63005		
TELEPHONE NUMBER	774-451-8687	EMAIL:	

PROJECT FUNDING	
CPA FUNDING REQUEST <i>(must match CPA request-line 1 of Project Budget on page 8)</i>	\$300,000
TOTAL PROJECT BUDGET	\$754,365, of Phase II cost of \$14,397,874

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/we acknowledge and agree that a permanent restriction may be placed on the property as a condition of funding.		
APPLICANT NAME (printed) Corinn Williams	SIGNATURE <i>Corinn Williams</i>	DATE 11/14/25
CO-APPLICANT NAME (printed)	SIGNATURE	DATE

## Submission Checklist

The following items must be organized on your submitted flash drive in folders named for each applicable section below (e.g., Application, Financial, etc.). Please check each item on this list if it is included in your submission packet. **Note: not all items will apply to each project.**

<b>APPLICATION – All items in this section are required</b>	
<input checked="" type="checkbox"/>	Application Information (page 1)
<input checked="" type="checkbox"/>	Submission Checklist (this page)
<input checked="" type="checkbox"/>	Narrative/Project Management/Category Specific Section/Financial (pages 3-7)
<input checked="" type="checkbox"/>	Project Schedule – Project Budget – Funding Sources Summary (page 8)
<input checked="" type="checkbox"/>	Construction Budget Summary – to be complete for construction projects ONLY (page 9)
<input checked="" type="checkbox"/>	Certificate of Vote of Corporation and Tax Compliance Certification (page 10) must be completed by both applicant and co-applicant if non-municipal applicant. The form must be completed by authorized board member. *Certificate of Vote named person must be different person from signer of the certificate.
<b>FINANCIAL</b>	
<input checked="" type="checkbox"/>	One cost estimate from an architect <b>OR</b> two written vendor/contractor quotes ( <b>Quotes/cost estimates must be submitted with application – late submissions will not be accepted</b> )
<input type="checkbox"/>	Proof of secured funding (commitment letters or bank statements), if applicable. <b>Please redact account numbers and any sensitive information.</b>
<b>OWNERSHIP/OPERATION (NON-CITY)</b>	
<input type="checkbox"/>	If the applicant is not the owner, attach documentation of site control or written consent of owner to undertake the project. <i>Applications will not be reviewed without this documentation.</i>
<input checked="" type="checkbox"/>	Board of Directors listing
<input checked="" type="checkbox"/>	Certificate of Good Standing – available at MA Secretary of State website
<input checked="" type="checkbox"/>	501(c) certification (if operating as a non-profit) or corporate certificate
<input checked="" type="checkbox"/>	Purchase & Sale agreement or copy of current recorded deed, if applicable.
<b>COMMUNITY SUPPORT</b>	
<input checked="" type="checkbox"/>	Letters of support from residents, community groups, city departments, boards or commissions, etc.
<b>PLANS &amp; REPORTS</b> <i>If applicable to your project, please submit in digital format only.</i>	
<input checked="" type="checkbox"/>	Renderings, site plans, engineering plans, design/bidding plans, specifications, and any MAAB variance requests.
<input type="checkbox"/>	Applicable reports (21E, Historic Structure Report, appraisals, survey plan, feasibility studies, etc.)
<b>VISUAL</b> <i>If applicable to your project, please submit in digital format only.</i>	
<input checked="" type="checkbox"/>	Photos of the project site (not more than four views per site) Digital copies <u>only</u> .
<input type="checkbox"/>	Catalog cuts (i.e. recreation equipment) if applicable.
<b>FOR HISTORIC RESOURCE PROJECTS ONLY</b>	
<input checked="" type="checkbox"/>	Documentation stating 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 checked="" type="checkbox"/>	Photos documenting the condition of the property/resource. Digital copies <u>only</u> .
<input type="checkbox"/>	Report or condition assessment by a qualified professional describing the current condition of the property/resource, if available.
<input checked="" type="checkbox"/>	I/We have read the <b><i>U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties</i></b> and understand that planning for and execution of this project must meet these standards.

## PROJECT NARRATIVE

### 1 GENERAL NARRATIVE (1000 Character Maximum)

- Describe the proposed scope of work including the project location, property involved, and the proposed use

This CPA FY-2026 request supports the rehabilitation of six historic storefronts along Acushnet Avenue as part of Phase II of the Capitol Resilience Hub, now under construction. The former Capitol Theater block, long vacant and blighted, sits on a prominent commercial corridor in the Acushnet Avenue neighborhood. Phase I is complete and included abatement, stabilization, new roofs, upgraded utilities, stormwater mitigation, and restoration of the historic masonry parapet walls. CPA FY-26 funds will complete the façade restoration by rehabilitating the historic wood storefronts along Acushnet Avenue and the corner of Deane Street. Historic wood transoms will be restored - repaired and protected. Masonry openings around the storefronts will be restored, including structural header and flashing repairs and brick repointing. Entrance platforms will be modified to improve access per MA AAB requirements outlined in the Variance, attached. Storefront glazing will use aluminum-framed insulated panels, with original transom glass restored and protected with new storm panels.

### 2 COMMUNITY NEED (1000 Character Maximum)

- What community need(s) listed in the current CPA Plan 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.

This project advances key priorities in the CPA Plan, particularly historic preservation and community housing. The Capitol Theater is a significant historic resource, and its long-vacant storefronts occupy a visually prominent stretch of Acushnet Avenue. Restoring these six storefronts addresses a long-standing need by reversing blight and supporting the adaptive reuse of an endangered historic asset. The Capitol Theater restoration includes plans for six new affordable housing units. The rehabilitation will ultimately create a mixed-use property that will include a community health center, credit union, legal services, and CEDC programs. By preserving the historic fabric of the block while laying the groundwork for new affordable housing opportunities, the project serves an underserved population and supports long-term neighborhood stability.

### 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 current Community Preservation Plan?

The goal of this CPA request is to rehabilitate and activate the six historic storefronts of the Capitol Resilience Hub. Objectives include: completing facade and storefront restoration and rehabilitation; improving accessibility along this public corridor; and leasing the commercial spaces to professional, medical, and community-serving tenants within 18 months of the start of construction. CEDC is actively working to secure tenants for these spaces, and we have LOIs for several of the commercial areas. This will transform a long-vacant, blighted historic building into an active, mixed-use asset. The project meets CPA priorities by preserving a significant historic resource on a busy thoroughfare and supporting the creation of new community housing within the Capitol Resilience Hub. Located in a dense North End neighborhood with limited access to healthcare, banking, and essential services, the restored storefronts will deliver needed economic and social benefits to an underserved population.

#### 4 MEASURING SUCCESS (1000 Character Maximum)

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

Success will be measured by the full completion of the historic facade rehabilitation and the activation of a long-vacant building through new commercial occupancy and community use. Within 18 months of construction, success will include: (1) all six storefronts restored; (2) at least 80% of the commercial space leased; and (3) the delivery of essential community services (by CEDC) on site, including free tax preparation, small business assistance, financial literacy classes, ESOL classes, and other CEDC programs. Success will also be measured by securing tenants that expand access to critical services, such as the South Coast Federal Credit Union branch and the New Bedford Community Health Center, and by creating six units of high-quality, affordable housing on the second floor. Together, these outcomes demonstrate both historic preservation impact and improved neighborhood access.



#### 5 COMMUNITY SUPPORT (1000 Character Maximum)

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

The Capitol Resilience Hub project has been an ongoing Community Development for nearly seven years - through a global pandemic and ongoing critical community needs due to the omni-changing funding landscape around community services and programs. This project has received support from the City of New Bedford Office of Sustainability, ARPA Funds, and CPA funds. In addition, this project has received funding from MassDevelopment, MA Historic Tax Credits, and National Park Service Historic Tax Credit programs. The Commonwealth of MA leadership continues to be instrumental in their support of this project, as well as the City of New Bedford administration. The CEDC team is actively pursuing funding from the Massachusetts Neighborhood Stabilization Program, among other foundations and financial Institutions.

#### 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 only, is the property at risk for irreparable loss? If so, please include a condition assessment from a qualified professional if available.*

While much work and monies have been raised to date, the overall Capitol Resilience Hub project has a financial gap that must be filled. The storefronts are particularly vulnerable to failure because of the nature of the vacant building along a busy avenue and the excessive amount of glazing and openings along this facade. The Capitol Resilience Hub project has completed an extensive public bid process and awarded the construction contract. The gap in funding is a critical need so we can proceed to completion on this very important community development project in an under-resourced area of the north end of New Bedford.



# PROJECT MANAGEMENT

## 1 APPLICANT INFORMATION (1000 Character Maximum)

- Describe applicant. Is applicant a public entity, private non-profit, private for-profit, an individual, a partnership, or another type of entity? What is the history and background of the applicant?
- Identify and describe the roles of all participants (applicants, architects, contractors, etc.) including the project manager.
- Describe any past projects of similar type and scale, or experience that demonstrates the applicant's ability to carry out this project.

CEDC is a non-profit, state-certified Community Development Corporation founded in 1997. It helps low- and moderate-income residents build skills to improve employment opportunities or start small businesses. Its VITA free tax preparation program returns over \$2 million annually to seniors and working families. CEDC is also a key resource for immigrants and long-term residents, serving about 360 walk-in clients each week.

The Capitol Resilience Hub project has assembled an experienced professional team, including OPM Joe Homyak of WaypointKLA; general contractor DellbrookJKS; architects Kathryn Duff and Sherry McTigue of studio2sustain inc; preservation specialist Rachel Alison of Post Oak Historic Preservation; and community development finance specialists Gabrielle Geller. This team brings years of extensive expertise to manage this complex and innovative project.



## 2 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.

This project has completed an extensive building stabilization Phase I project, and is currently under construction on a Phase II project with the focus of activating and occupying the two-story building along Acushnet Avenue. The Phase I project included abatement, structural repairs, new roofs, storm water mitigation, new sewer, water, fire suppression, and storm water utility services. This CPA request for the commercial storefront rehabilitation is an important piece of the Phase II project, and would be used to fund the completion of a project currently under construction. This project has an active City of New Bedford Building Permit.

## 3 PROJECT MAINTENANCE (1000 Character Maximum)

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

CEDC has a RFQ prepared to solicit a 3rd party Property Management Company- the RFQ will be issued in December 2025, to ensure we have a company on board by Summer 2026. CEDC was awarded HUD Section 4 LISC Capacity funds to hire a staff person to manage the project and the operational plans of the building once occupied. As part of the Phase II project, CEDC will receive extensive commissioning of all HVAC equipment, as well as training on the air-source heat pump equipment maintenance. CEDC intends to have a staff designated to the management of the building, as well as contracts with building maintenance companies for general maintenance.

## COMPLETE FOR HISTORIC RESOURCE PROJECTS ONLY

### 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, i.e., hiring of a consultant.

The Capitol Resilience Hub project is receiving MA State Historic Tax Credits, as well as Federal (National Park Service) Historic Tax Credits. The project team includes a Preservation Consultant-Post Oak, and a local architect - studio2sustain inc, with extensive experience on HTC projects, specifically historic adaptive reuse projects. CEDC and the whole project team understand the U.S. Secretary of the Interior's Standards for Rehabilitation, and fully intends to abide by these regulations. The Contractor awarded the project is Dellbrook JKS, and they have extensive experience completing HTC projects similar to the Capitol Resilience Hub project.

## COMPLETE FOR PROJECTS WITH ACCESSIBILITY REQUIREMENTS ONLY

### CPA Compliance (500 Character Maximum)

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

As part of the permitting process for this project, the Capitol Resilience Hub was granted a variance from MA AAB. This variance award is attached to this application. In summary, the Capitol Resilience Hub modifies the historic openings to improve access and still maintain the historic integrity of the building.

## COMPLETE FOR COMMUNITY HOUSING PROJECTS ONLY

### CPA Compliance (500 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).

n/a

## PROJECT FINANCIAL INFORMATION

### 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. A bullet point list is acceptable.
- Will the project require CPA funding over multiple years? If so, provide estimated 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 receives a reduced amount?

CEDC has successfully raised significant funds for the project. The initial \$350,000 CPA acquisition investment enabled us to leverage larger awards, including:

Brownfields RLF: \$375,000

MassDev Collaborative Workspace: \$110,000 (\$10,000 + \$100,000)

MassDev UPP: \$1,675,000 (\$775,000 + \$900,000)

MassDev TDI Equity: \$250,000

City of New Bedford ARPA: \$1,600,000

City of New Bedford CPA: \$470,000 (\$270,000 + \$200,000)

Mass Historic Tax Credits: \$3,049,296.96

Federal Historic Tax Credits: \$2,939,201.70

Mass Community Investment Tax Credit: \$300,000 (to leverage \$600,000)

Eastern Bank has issued a term sheet for a construction loan to bridge tax credit equity, and PCI has offered a \$300,000 loan to close before the end of 2025.

We recently launched a Capital Campaign with a professional development consultant, securing \$100,000 from Bristol County Savings Bank and \$30,000 from the Schrafft Family Fund, with plans to approach additional banks and foundations in 2026. We will also partner with New Bedford Community Health Center and SouthCoast Hospitals to support fundraising for the satellite health center.

A major setback was the loss of the \$4M EPA Community Change application, eliminated by the Trump administration in early 2025. Grant requests to the Smith Family Fund and Amelia Peabody Fund were also not funded.

Despite these efforts to assemble a complex capital stack, a significant funding gap remains. CPA support is critical to advance this project, activate a vacant building, transform a city block, and meet urgent needs in an underserved New Bedford neighborhood.

## PROJECT SCHEDULE – PROJECT BUDGET – FUNDING SOURCE SUMMARY

### PROJECT SCHEDULE

Please provide a project timeline below, noting all project milestones. Please note the City Council must approve all appropriations of CPA funds. Grant funding will not be available for disbursement until after July 1, 2021.

	ACTIVITY	ESTIMATED DATE
PROJECT START DATE:	Submittal Specifications	Spring 2026
PROJECT MILESTONE:	Shop Drawings - Storefronts	Summer 2026
50% COMPLETION STAGE:	Order Storefronts, Frame Openings	Summer 2026-Fall 2026
PROJECT MILESTONE:	Install Storefronts	Fall 2026
PROJECT COMPLETION DATE:	Occupy Storefronts	Winter 2026-2027

### PROJECT BUDGET

Please include an **itemized budget** of all project expenses. Note: CPA funds cannot be used for maintenance. If the project received CPA funds in another fiscal year, please include this amount on a separate line, not on line 1.

FUNDING SOURCES		EXPENSES				
		STUDY	SOFT COSTS*	ACQUISITION	CONSTRUCTION**	TOTAL
1	NEW BEDFORD CPA FY26***	\$	\$	\$	\$300,000	\$300,000
2	Various	\$	\$66,000	\$	\$388,365	\$454,365
3		\$	\$	\$	\$	\$
4		\$	\$	\$	\$	\$
5		\$	\$	\$	\$	\$
6		\$	\$	\$	\$	\$
7		\$	\$	\$	\$	\$
TOTAL PROJECT COSTS		\$	\$	\$	\$	\$754,365

\* 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.

\*\*\*New Bedford CPA (Line 1) amount should match the amount requested on the application cover page.

### ANTICIPATED FUNDING SOURCE SUMMARY

Please explain the current 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	Bristol County Savings Bank	\$100,000 committed
2	TDI Equity	\$250,000 committed
3	CITC/United Way of Mass Bay	\$104,365 pending
4		
5		
6		
7	CPA FY-2026	\$300,000 - Applying

## CONSTRUCTION BUDGET

To be completed for construction projects only

*If you have a construction budget, it may be submitted in lieu of this page.*

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 (See Designer Fee Schedule for guidance):</b> <a href="https://www.mass.gov/files/design_fee_schedule- dsb_2015_2007.pdf">https://www.mass.gov/files/design_fee_schedule- dsb_2015_2007.pdf</a>			
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/Maintenance	\$	\$	\$
Taxes	\$	\$	\$
Insurance	\$	\$	\$
Other	\$	\$	\$
<b>TOTAL</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>



## COST ESTIMATE



### CEDC CAPITOL RESILIENCE HUB PHASE II: STOREFRONT REHABILITATION

Date: 12 November, 2025

Project: CEDC Capitol Resilience Hub Phase II: Rehabilitation

Address: 1114 - 1152 Acushnet Ave., New Bedford, MA, 02746



Trade Division	Cost Estimate
<b>0100 General Conditions:</b>	\$ 36,400.00
<b>0200 Existing Conditions:</b> - Demo existing windows	\$ 6,000.00
<b>0300 Concrete, - 0500 Metals:</b> - n/a	\$ 18,000.00
<b>0400 Masonry:</b> - Re-Point, Paint & Repair Brick Masonry Facades	\$ 39,000.00
<b>0600 Woods &amp; Plastics:</b> - Exterior Trim, Door Panel, Window Trim	\$ 48,500.00
<b>0700 Thermal &amp; Moisture Protection:</b> - Air Sealing, Re-Wiring, & Insulation	\$ 3,000.00
<b>0800 Doors &amp; Windows:</b> - (6) New Aluminum Storefronts & Entrance Doors	\$ 493,215.00
<b>0900 Finishes:</b> - Painting	\$ 7,000.00
<b>1000 Specialties:</b> - n/a	\$ -
<b>1100 Equipment:</b> - n/a	\$ -
<b>1200 Furnishings:</b> - n/a	\$ -
<b>1300 Special Construction:</b> n/a	\$ -
<b>2300 HVAC:</b> n/a	\$ -
<b>2600 Electrical:</b> - Electrical Service	\$ 4,500.00
Cost Estimate - Subtotal:	\$ 655,615.00
Contingency (5%):	\$ 32,750.00
A, E & OPM Fees (10%):	\$ 66,000.00
<b>Total - Project Cost Estimate</b>	<b>\$ 754,365.00</b>
<b>TOTAL CPA FY-2026 Request</b>	<b>\$300,000.00</b>
<b>TOTAL PROJECT FUNDS FROM OTHER SOURCES:</b>	<b>\$ 454,365.00</b>

412 County Street  
New Bedford, MA 02740  
info@studio2sustain.com  
508 999 5145

**CERTIFICATE OF VOTE OF CORPORATION AUTHORIZING  
EXECUTION OF CORPORATE AGREEMENTS**

At a meeting of the Board of Directors of CEDC (organization) duly called and held on November 12, 2025 at which a quorum was present and acting throughout, the following vote was duly adopted.

VOTED: That Corinn Williams (person), the Executive Director (title) of the corporation, be and hereby is authorized to affix the Corporate Seal, sign and deliver in the name and on behalf of the corporation, contract documents with the City of New Bedford, the above mentioned documents to include but not be limited to Bids, Proposals, Deeds, Purchase and Sales Agreements, Agreements, Contracts, Leases, Licenses, Releases and Indemnifications; and also to seal and execute, as above, surety company bonds to secure bids and proposals and the performance of said contract and payment for labor and materials, all in such form and on such terms and conditions as he/she, by the execution thereof, shall deem proper.

A TRUE COPY, ATTEST:

Deirdre Healy  
Name (printed)

Deirdre Healy (Affix Corporate Seal)  
Signature

CEDC  
President Board of Directors  
Title

11/13/25  
Date

=====

**TAX COMPLIANCE CERTIFICATION**

Pursuant to Chapter 62C of the Massachusetts General Laws, Section 49A(b), I, the undersigned, authorized signatory for the below named contractor, do hereby certify under the pains and penalties of perjury that said contractor has complied with all laws of the Commonwealth of Massachusetts relating to taxes, reporting of employees and contractors, and withholding and remitting child support.

[Signature]  
Signature

Corinn Williams  
Print Name

CEDC  
Organization name

04-3371170  
Federal Tax ID #

11/13/25  
Date

**CERTIFICATE OF VOTE OF CORPORATION AUTHORIZING  
EXECUTION OF CORPORATE AGREEMENTS**

At a meeting of the Board of Directors of \_\_\_\_\_(organization) duly called and held on \_\_\_\_\_, 20\_\_\_\_ at which a quorum was present and acting throughout, the following vote was duly adopted.

VOTED: That \_\_\_\_\_(person), the \_\_\_\_\_(title) of the corporation, be and hereby is authorized to affix the Corporate Seal, sign and deliver in the name and on behalf of the corporation, contract documents with the City of New Bedford, the above mentioned documents to include but not be limited to Bids, Proposals, Deeds, Purchase and Sales Agreements, Agreements, Contracts, Leases, Licenses, Releases and Indemnifications; and also to seal and execute, as above, surety company bonds to secure bids and proposals and the performance of said contract and payment for labor and materials, all in such form and on such terms and conditions as he/she, by the execution thereof, shall deem proper.

A TRUE COPY, ATTEST:

\_\_\_\_\_  
Name (printed)

\_\_\_\_\_  
Signature (Affix Corporate Seal)

\_\_\_\_\_  
Title

\_\_\_\_\_  
Date

=====

**TAX COMPLIANCE CERTIFICATION**

Pursuant to Chapter 62C of the Massachusetts General Laws, Section 49A(b), I, the undersigned, authorized signatory for the below named contractor, do hereby certify under the pains and penalties of perjury that said contractor has complied with all laws of the Commonwealth of Massachusetts relating to taxes, reporting of employees and contractors, and withholding and remitting child support.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Organization name

\_\_\_\_\_  
Federal Tax ID #

\_\_\_\_\_  
Date

## COST ESTIMATE



### CEDC CAPITOL RESILIENCE HUB PHASE II: STOREFRONT REHABILITATION

Date: 12 November, 2025

Project: CEDC Capitol Resilience Hub Phase II: Rehabilitation

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412 County Street  
New Bedford, MA 02740  
info@studio2sustain.com  
508 999 5145



Law Office of Alba N. Contreras



305 Dudley St. Boston, MA 02119 – Tel: (508)817-1466 Fax: (508)890-4191 [Acontrerasesq@gmail.com](mailto:Acontrerasesq@gmail.com)

October 26, 2021

**VIA E-MAIL**

Corinn Williams  
Community Economic Development Center  
360 Coggeshall St.  
New Bedford, MA 02746

**RE: Letter of Intent to Rent Space Capitol Building**

To Whom It May Concern:

We are writing this letter to express intent from *The Law Office of Alba N. Contreras*, in respect of renting a commercial space from the Community Economic Development Center (CEDC) in the Capitol Building on Acushnet Ave. New Bedford, MA. WE appreciate the time and energy the CEDC has afforded us in discussing this opportunity and the accommodations provided thus far.

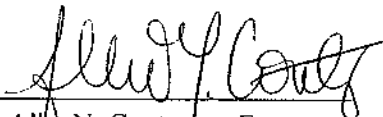
We believe the Law Office of Alba N. Contreras bring unique value to the location, where we would provide immigration legal services to the community.

Transaction Details:

- Commercial office space
- \$10/ Sq. foot

We would like to thank you in advance for your cooperation and diligence in regard to this matter. If you shall have any further questions or concerns, please do not hesitate to contact us at 508-817-1466 at your earliest convenience.

Respectfully Submitted,

  
Alba N. Contreras, Esq





# New Bedford Community Health

August 20, 2025

Corinn Williams  
Executive Director  
Community Economic Development Center  
235 N Front St.  
New Bedford, MA 02746

Re: Letter of Intent – Operation of a Satellite Health Center at the Capital Theatre Facility

Dear Corinn,

On behalf of New Bedford Community Health (NBCH), I am pleased to submit this Letter of Intent ("LOI") expressing our interest and intent to establish and operate a satellite health center at the Capital Theatre facility.

As a community-based health organization, NBCH remains committed to expanding access to high-quality, affordable healthcare for the residents of the Greater New Bedford area. Establishing a presence at the Capital Theatre facility will allow us to extend our comprehensive primary and preventive care services to more individuals and families in a convenient and trusted location.

Our vision for this satellite center includes:

- Providing primary and preventive care services, including medical, behavioral health, and care coordination.
- Offering patient-centered, culturally competent care aligned with our mission to serve all individuals, regardless of ability to pay.
- Collaborating with community partners to address social determinants of health and enhance the overall well-being of the community.
- Ensuring compliance with federal and state regulatory requirements for health center operations.

This LOI serves as an affirmation of NBCH's intent to move forward with discussions, planning, and formal agreements necessary to bring this project to fruition. We are enthusiastic about the opportunity to work together to advance the health and vitality of our community through the establishment of this satellite health center.

We look forward to continuing this dialogue and to collaborating with in the weeks ahead. Please do not hesitate to contact me directly at [phone/email] with any questions or to discuss next steps.

Sincerely,

Cheryl Bartlett, CEO  
New Bedford Community Health, Inc.



**VIA E-MAIL**

Corinn Williams  
Community Economic Development Center 360  
Coggeshall St.  
New Bedford, MA 02746

Re: Lease Space at the Developed Capital Building

To Whom It May Concern:

The Southcoast Federal Credit Union is committed to extend financial services to the communities served by the Community Economic Development Corporation (CEDC) as eligible members of the credit union. We have begun providing banking services and continue to seek the optimum delivery channels for these members.

As such, it is our belief that a location within the to be developed Capital Building will optimize our outreach and provide comfort and trust to our new membership community. WE are committed to Lease such space from the Community Group at approximately \$300 per month. This will allow us to provide on-site banking services for deposits and loan requests.

We remain appreciative of the cooperation and access the CEDC has provided to our credit union and the members we jointly serve. We look forward to a single stop delivery opportunity.

If there are any questions/clarifications that are required, please contact me directly at 508-525-4310 or at [dsilva@southcoastcu.org](mailto:dsilva@southcoastcu.org).

Respectfully,

*Duarte D. Silva*

Duarte D. Silva  
President/Chief Executive Officer

101 Page Street  
New Bedford, MA 02740  
508-997-4475

363 Highland Avenue  
Fall River, MA 02720  
508-974-9050

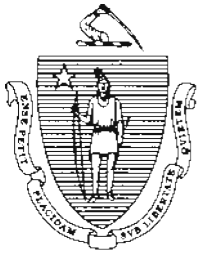
200 Mill Road  
Fairhaven, MA 02719  
508-974-9990

43 High Street  
Wareham, MA 02751  
508-322-1451

Board List of CEDC-SM - 2024

Last Name	First Name	Position on Board	Elected by General Membership (y/n)	Expiration of Term (mm/yyyy)	Street	City/Town	State	Address in Service Area (y/n)	Low/Mod Income (y/n)	Low/Mod Income Status Determined by Census Tract/Neighborhood (y/n)	Census Tract number	Race	Ethnicity	Affiliations	Employer Name (if applicable)	Occupation	State Official (y/n)	If organization owns/ manages housing, is member a current or former resident (y/n) if this is not applicable, put N/A	Has board member used organization's services? (y/n)
Healy	Deirdre	President	Y	09/2027	2 Lafayette Street	Fairhaven	MA	Y	N	No	6552	White	non-Hispanic		University of Massachusetts- Dartmouth	Administrator	N	N/A	Y
Jenney	Brittany	Treasurer	Y	09/2026	278 Balair Street	New Bedford	MA	Y	N	No	6501.02	White	non-Hispanic		New Bedford Public Schools	Administrator	N	N/A	N
de Sa	Maria	Clerk	Y	09/2026	35 Orchard Street	New Bedford	MA	Y	Y	Yes-64%; residents under 80% LMI	6517	White	non-Hispanic	Immigrant	Retired		N	N/A	Y
Benavides	Carlos	Member	Y	09/2025	55 Fenton Street	Dartmouth	MA	Y	N	No	6531.01	Multiracial	Hispanic	Immigrant	University of Massachusetts- Dartmouth	Professor	N	N/A	N
De La Cruz	Estela	Member	Y	09/2026	59 Osane Street	New Bedford	MA	Y	Y	Yes-62%; residents under 80% LMI	6507	Indigenous	Hispanic	Immigrant	Self-Employed	Entrepreneur	N	N/A	Y
Dyson	Deb	Member	Y	09/2026	14 Marion Road	Mattapoisett	MA	Y	N	No	5601	White	non-Hispanic	Immigrant	Hands-Up Mattress	Social Enterprise	N	N/A	N
Mendez	Genaro	Member	Y	09/2027	36 Division Street	New Bedford	MA	Y	Y	Yes-56%; residents under 80% LMI	6526	Indigenous	Hispanic	Immigrant	Ahead Headgear	Manufacturing	N	N/A	Y
Miller	Jacob	Member	Y	09/2026	13 Lindsay Street	New Bedford	MA	Y	N	No	6516	White	non-Hispanic	Immigrant	Vineyard Offshore	Green Energy	N	N/A	Y

\* Please note that address of primary



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

William Francis Galvin  
Secretary of the  
Commonwealth

Date: September 10, 2025

To Whom It May Concern :

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

**COMMUNITY ECONOMIC DEVELOPMENT CENTER OF  
SOUTHEASTERN MASSACHUSETTS, INC.**

is a domestic corporation organized on **June 01, 1997**

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 black ink, reading "William Francis Galvin".

Secretary of the Commonwealth

Certificate Number: 25090218450

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

Processed by: Kma

INTERNAL REVENUE SERVICE  
P. O. BOX 2508  
CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY

Date: JAN 11 2002

COMMUNITY ECONOMIC DEVELOPMENT  
CENTER OF SOUTHEASTERN MASS  
105 WILLIAM ST  
NEW BEDFORD, MA 02740-6257

Employer Identification Number:  
04-3371170  
DLN:  
101360030  
Contact Person:  
BERT W DEVANTIER ID# 31399  
Contact Telephone Number:  
(877) 829-5500  
Our Letter Dated:  
November 1997  
Addendum Applies:  
No

Dear Applicant:

This modifies our letter of the above date in which we stated that you would be treated as an organization that is not a private foundation until the expiration of your advance ruling period.

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. Based on the information you submitted, we have determined that you are not a private foundation within the meaning of section 509(a) of the Code because you are an organization of the type described in section 509(a)(1) and 170(b)(1)(A)(vi).

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.

You are required to make your annual information return, Form 990 or Form 990-EZ, available for public inspection for three years after the later of the due date of the return or the date the return is filed. You are also required to make available for public inspection your exemption application, any supporting documents, and your exemption letter. Copies of these documents are also required to be provided to any individual upon written or in person request without charge other than reasonable fees for copying and postage. You may fulfill this requirement by placing these documents on the Internet. Penalties may be imposed for failure to comply with these requirements. Additional information is available in Publication 557, Tax-Exempt Status for Your Organization, or you may call our toll free number shown above.

If we have indicated in the heading of this letter that an addendum applies, the addendum enclosed is an integral part of this letter.

Letter 1050 (DO/CG)



MASSACHUSETTS EXCISE TAX  
 Bristol ROD South 001  
 Date: 10/22/2019 12:05 PM  
 Ctr# 020222 23438 Doc# 00024287  
 Fee: \$2,052.00 Cons: \$450,000.00



2019 00024287  
 Bk: 12972 Pg: 331 Pg: 1 of 3 BS  
 Doc: DEED 10/22/2019 12:05 PM

## QUITCLAIM DEED

We, HOANG H. TO and LE C. CHAU, being married, of Lakeville, Massachusetts,

for consideration paid and in full consideration of FOUR HUNDRED AND FIFTY THOUSAND AND 00/100 DOLLARS (\$450,000.00)

grant to COMMUNITY ECONOMIC DEVELOPMENT CENTER OF SOUTHEASTERN MASSACHUSETTS, INC. of 1285 Acushnet Avenue, New Bedford, Massachusetts 02746,

with QUITCLAIM COVENANTS

The land in New Bedford, Bristol County, Massachusetts, having an address of 1418-1440 Acushnet Avenue, with all buildings and improvements thereon, bounded and described as follows:

BEGINNING at the northwesterly corner of the premises herein conveyed at a boundstone at the intersection of the easterly line of Acushnet Avenue with the southerly line of Deane Street; thence

EASTERLY in said southerly line of Deane Street, one hundred fifty-four and 15/100 (154.15) feet to a stake at a corner which is one hundred fifty-five (155) feet westerly from a boundstone at the intersection of said southerly line of Deane Street with the westerly line of Front Street; thence from said stake

SOUTHERLY in a line parallel with said Front Street, eighty-five (85) feet to a corner; thence

EASTERLY in a line parallel with said Deane Street, fifty-five (55) feet to a corner; thence

SOUTHERLY in a line parallel with said Front Street, forty-one and 15/100 (41.15) feet to a corner; thence

Property Address: 1418-1440 Acushnet Ave, New Bedford MA 02746

WESTERLY in a straight line by land now or formerly of one Choquette and land now or formerly of one Lamoureux, one hundred eighty-six and 11/100 (186.11) feet to the easterly line of said Acushnet Avenue at a boundstone at an angle in said easterly line of Acushnet Avenue; and thence

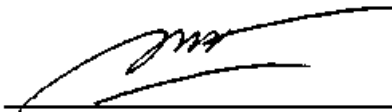
NORTHERLY in said easterly line of Acushnet Avenue, one hundred twenty-seven and 24/100 (127.24) feet to the place of beginning.

CONTAINING 74.12 square rods, more or less.

BEING the same premises conveyed to Grantors by deed of Joshua Nelson, also known as Joshua D. Nelson, and Jonathan Nelson, also known as Jonathan R. Nelson, dated October 27, 2011 and recorded in said Registry of Deeds in Book 10193, Page 48.

Under the pains and penalties of perjury, we, the Grantors named herein, do hereby voluntarily release all our rights of Homestead, if any, as set forth in M.G.L. Chapter 188 and state that there are no other person or persons entitled to any Homestead rights other than those executing this deed.

Witness our hands and common seals this 27 day of September 2019.

  
HOANG H. TO

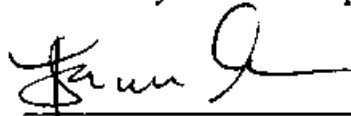
  
LE C. CHAU

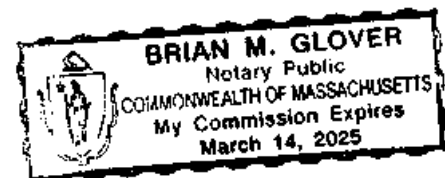
COMMONWEALTH OF MASSACHUSETTS

BRISTOL, ss.

September 27, 2019

On this day before me, the undersigned Notary Public, personally appeared HOANG H. TO, and LE C. CHAU and proved to me through satisfactory evidence of identification, which was a ☒ photographic identification with signature issued by a federal or state governmental agency, ☐ oath or affirmation of a credible witness, ☐ personal knowledge of the undersigned, to be the person(s) whose name(s) is/are signed above and acknowledged to me that he/she/they signed it voluntarily for its stated purpose and it was his/her/their free act and deed.

  
Notary Public: Brian M. Glover  
My Commission Expires: 3/14/25



**Representative Christopher Hendricks**  
11th Bristol District (New Bedford)  
24 Beacon St., Room 26, Boston, MA 02133  
(617) 722-2305 x7715  
Chris.Hendricks@mahouse.gov



**Committee Memberships**  
Vice Chair, House Committee on Steering, Policy & Scheduling  
Economic Development & Emerging Technologies  
Community Development & Small Businesses  
Transportation

November 13, 2025

Rachel E. Madden  
Senior Program Manager  
Strategic Community Investment  
MassHousing  
One Beacon St. Boston, MA 02108

Dear Ms. Madden:

I write in support of the Community Economic Development Center's (CEDC) application to MassHousing Neighborhood Stabilization Program for the Capitol Theater building in New Bedford.

The CEDC has been working on this transformative project that will restore and rehabilitate an historic, 1920 film theater that is presently vacant. The NHP will support the construction costs of six affordable 80% AMI rental residential units, creating new housing in the diverse and vibrant Near North End Neighborhood. In addition, this mixed-use project will create office and program space for the CEDC, a credit union branch, legal services, community training space, and a satellite health center.

The project has already received substantial local and state support. CEDC received \$1,640,000 from ARPA funds and MassDevelopment multi-year investment of \$2,0250,000. The project has recently completed an ambitious Phase I that included hazardous waste removal, building stabilization, roof replacement, and the installation of a live roof for stormwater management.

The project has received an award for State and federal Historic Tax Credits. CEDC has assembled a top-notch professional A & E, real estate development, historic preservation, OPM, and General Contractor team that has worked with the CEDC to revise the original project plan to focus on the residential and commercial phase of the project. CEDC has been granted an amendment to their Federal Historic Tax Credits by the National Park Service. This decision paves the way to "right-size" the project to reach completion and occupancy in the next phase of construction. The MassHousing Neighborhood Stabilization Program will enable the CEDC to complete the six quality second-floor affordable residential units, creating housing in a neighborhood that has been designated as a TDI District.

Restoration of Capitol Theatre would spur additional investment into a neighborhood that has suffered considerable disinvestment over the years. There is a notable shortage of affordable housing development in the city, and residents in the neighborhood have been experiencing sharp increases in rental costs. CEDC is a certified Community Development Corporation in New Bedford.

This unique partnership is building development capacity in a neighborhood that faces urgent needs to create new economic opportunities and rental housing needs. Additionally, in conjunction with Representative Tony Cabral, I have held various meetings with MassHousing regarding the Capitol Theater project and how we can best be of support to get it over the finish line. Even before these meetings took place, I have long recognized the potential for the project to be a transformative one for the City. With that, I wholeheartedly support the CEDC in their endeavor to renovate the former Theater.

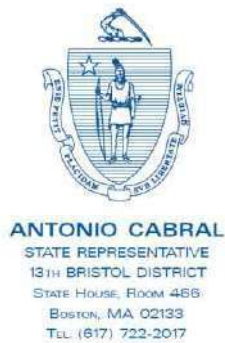
Should you have any questions, please don't hesitate to contact my office at 617-722-2080, x7715.

Sincerely,

A handwritten signature in blue ink, appearing to read "Chris Hendricks", is placed over a light blue rectangular background.

Rep. Chris Hendricks





COMMONWEALTH OF MASSACHUSETTS  
**HOUSE OF REPRESENTATIVES**  
STATE HOUSE, BOSTON 02133-1054

CHAIRMAN  
JOINT COMMITTEE ON STATE ADMINISTRATION  
AND REGULATORY OVERSIGHT  
E-Mail:  
Antonio.Cabral@MAhouse.gov

November 13, 2025

Rachel E. Carson  
Senior Program Manager  
Strategic Community Investment  
MassHousing  
One Beacon St. Boston, MA 02108

Dear Ms. Madden:

I write in support of the Community Economic Development Center's (CEDC) application to MassHousing Neighborhood Stabilization Program (NSP) for the Capitol Theater project

The CEDC has been working on this transformative project that will restore and rehabilitate a historic, 1920 film theater that is presently vacant. The NSP will support the construction costs of six affordable 80% AMI rental residential units, creating new housing in the diverse and vibrant Near North End Neighborhood. In addition, this mixed-use project will create office and program space for the CEDC, a credit union branch, legal services, community training space, and a health center satellite.

The project has already received substantial local and state support. The project has recently completed an ambitious Phase I that included hazardous waste removal, building stabilization, roof replacement, and the installation of a live roof for stormwater management.

The MassHousing NSP will enable the CEDC to complete the six quality second-floor affordable residential units, creating housing in a neighborhood that has been designated as a TDI District. Restoration of Capitol Theatre would spur additional investment into a neighborhood that has suffered considerable disinvestment over the years. This unique partnership is building development capacity in a neighborhood that faces urgent needs to create new economic opportunities and rental housing needs. We welcome this opportunity and the positive impact this project will have on this diverse, multicultural neighborhood.

I appreciate every consideration that you afford this project.

Sincerely,

A handwritten signature in black ink that reads "Tony Cabral".

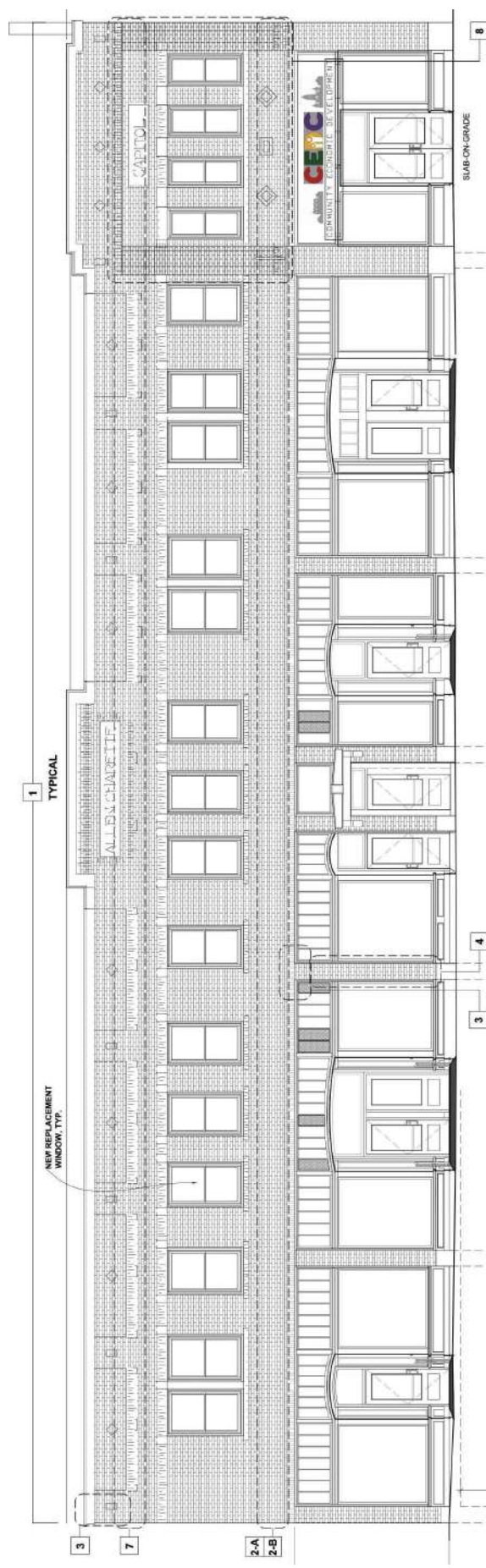
**ANTONIO F.D. CABRAL**  
*State Representative, 13<sup>th</sup> Bristol District*  
*House Chair, Joint Committee on State Administration and Regulatory Oversight*



# CEDC: CAPITOL RESILIENCE HUB

REHABILITATION OF THE HISTORIC CAPITOL THEATER

1418-1440 ACUSHNET AVE, NEW BEDFORD, MA

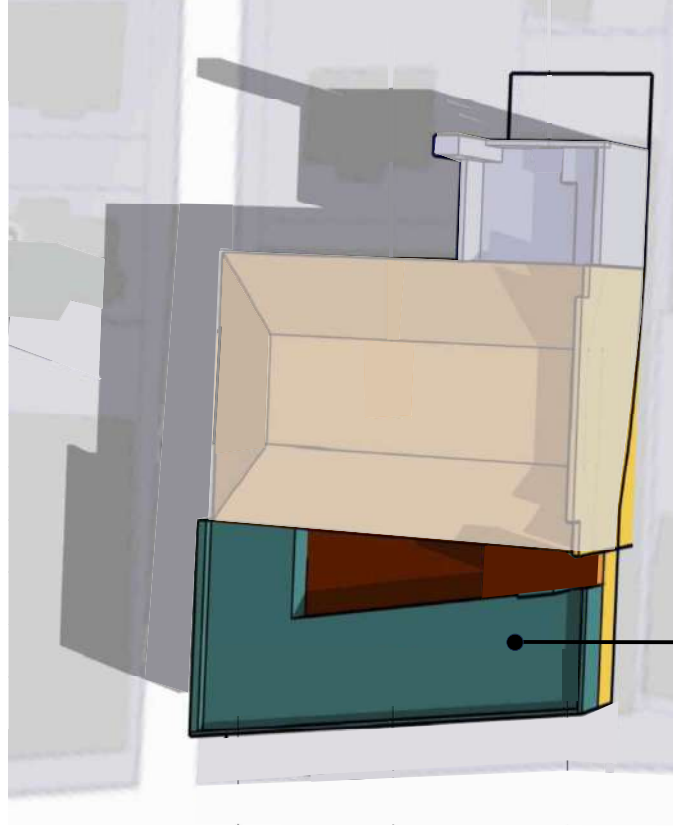
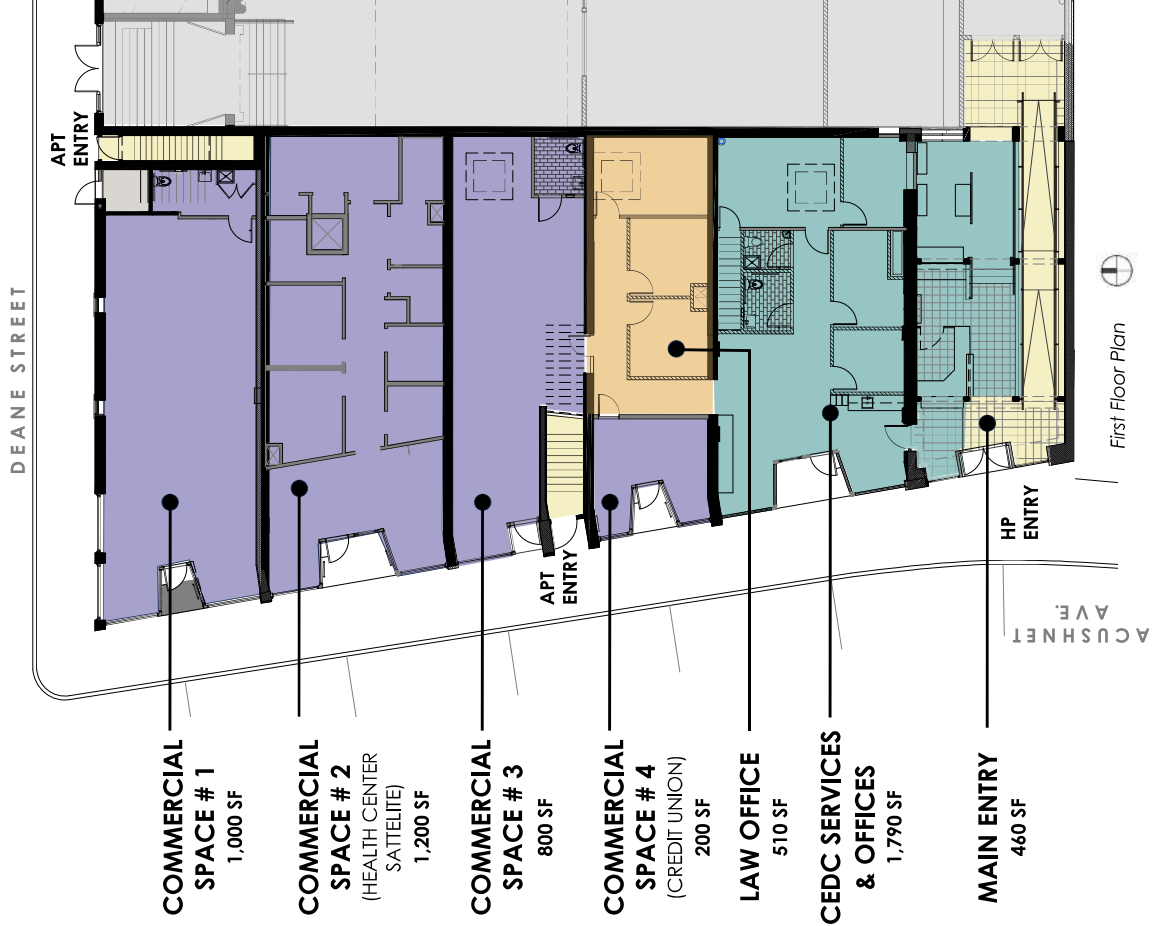


Acushnet Avenue



# CEDC: CAPITOL RESILIENCE HUB

REHABILITATION OF THE ACUSHNET AVENUE BLOCK AT THE HISTORIC CAPITOL THEATER  
1418-1440 ACUSHNET AVE, NEW BEDFORD, MA



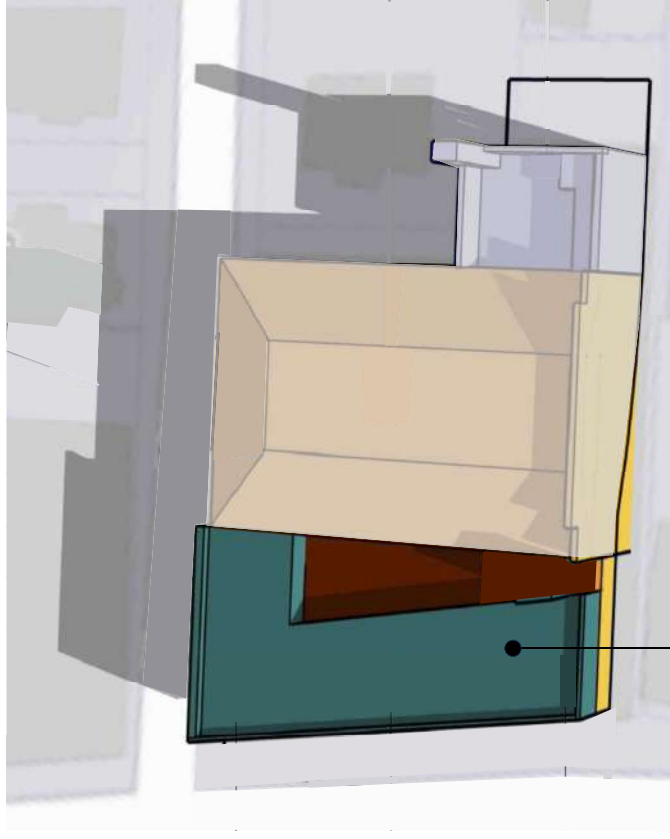
## ACUSHNET AVENUE BLOCK – FIRST FLOOR: CDC SERVICES & LEASABLE SPACE

<span style="color: purple;">●</span> COMMERCIAL SPACES	3,200 SF
<span style="color: teal;">●</span> CDC SERVICES & OFFICES	1,790 SF
<span style="color: orange;">●</span> LAW OFFICE	510 SF
<span style="color: yellow;">●</span> CIRCULATION	600 SF
	<b>6,100 SF</b>



# CEDC: CAPITOL RESILIENCE HUB

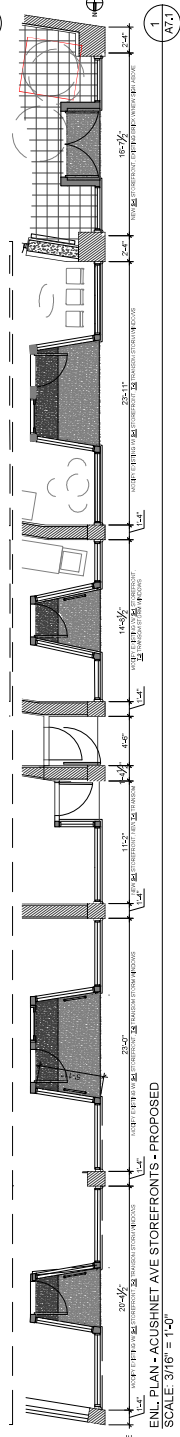
REHABILITATION OF THE ACUSHNET AVENUE BLOCK AT THE HISTORIC CAPITOL THEATER  
1418-1440 ACUSHNET AVE, NEW BEDFORD, MA



## ACUSHNET AVENUE BLOCK – SECOND FLOOR: (6) AFFORDABLE APARTMENTS

ONE-BEDROOM UNITS	1,040 SF
TWO-BEDROOM UNITS	2,970 SF
CIRCULATION	775 SF
	4,785 SF









**STRUCTURE**  
ASAP ENGINEERING  
195 E. BRIDGE ST.  
1303 EDGEMOOR, MA 02448  
508.244.2561

**MEP/FA/FS**  
PRISTINE ENGINEERING  
3 SCHOOL ST.  
TAKATON, MA 02780  
508.207.2683

**SECURITY**  
SAFER SPACES  
10 MAIN ST.  
LAKEVILLE, MA 02347  
508.242.2600

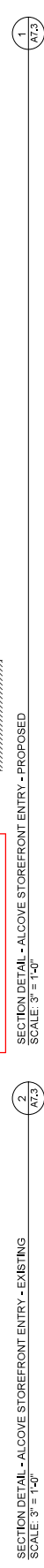
**CEDC - CAPITOL  
RESILIENCE HUB**  
CAPITOL THEATER REHABILITATION  
1418-1440 ACUSHNET AVE.  
NEW BEDFORD, MA 02745

PERMIT SET - CONSTRUCTION DOC'S:  
PHASE II

DATE: 05.16.2025  
REVISED: ADD 3: 02.14.2025

**STOREFRONT ENTRIES**  
**-**  
**EXISTING & PROPOSED**

## IIA 7.3



SECTION DETAIL - ALCOVE STOREFRONT ENTRY - PROPOSED  
SCALE: 3" = 1'-0"

SECTION DETAIL - ALCOVE STOREFRONT ENTRY - EXISTING  
SCALE: 3" = 1'-0"





MAURA HEALEY  
GOVERNOR

KIM DRISCOLL  
LIEUTENANT GOVERNOR

YVONNE HAO  
SECRETARY, EXECUTIVE OFFICE  
OF ECONOMIC DEVELOPMENT

Commonwealth of Massachusetts  
Division of Occupational Licensure  
Office of Public Safety and Inspections  
Architectural Access Board

1000 Washington St., Suite 710  
Boston, Massachusetts 02118

LAYLA R. D'EMILIA  
UNDERSECRETARY OF CONSUMER  
AFFAIRS AND BUSINESS REGULATION

SARAH R. WILKINSON  
COMMISSIONER, DIVISION OF  
OCCUPATIONAL LICENSURE

**FIRST AMENDED NOTICE OF ACTION**

Docket Number V 24 101

**RE: The Capitol Theater , 1418-1440 Acushnet Avenue , New Bedford**

On July 17, 2024 the Architectural Access Board received an additional submission from Petitioner  
The additional documents were reviewed by the Board on August 12, 2024 At that meeting, the Board  
voted as follows:

<u>#</u>	<u>Section</u>	<u>Result</u>
1	25.1	<b>GRANTED</b> as proposed on the condition that: automatic door openers are provided at the three entrances subject to this variance.

**PLEASE NOTE: All documentation (written and visual) verifying that the conditions of the variance have been met must be submitted to the AAB Office as soon as the required work is completed.**

*Any person aggrieved by the above decision may request an adjudicatory hearing before the Board within 30 days of receipt of this decision by filing the attached request for an adjudicatory hearing. If after 30 days, a request for an adjudicatory hearing is not received, the above decision becomes a final decision and the appeal process is through Superior Court.*

Date: August 14, 2024

cc: Local Disability Commission  
Local Building Inspector  
Independent Living Center

Chairperson  
ARCHITECTURAL ACCESS BOARD





RECEIVED

OMB Control No. 1024-0009

HISTORIC PRESERVATION CERTIFICATION APPLICATION  
PART 1 - EVALUATION OF SIGNIFICANCE

MAY 18 2020

MASS. HIST. COMM



Instructions: This page must bear the applicant's original signature and must be dated. The National Park Service certification decision is based on the descriptions in this application form. In the event of any discrepancy between the application form and other, supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form takes precedence. A copy of this form will be provided to the Internal Revenue Service.

NPS Project Number

42389

1. Property Name Capitol Theater

Street 1418-1440 Acushnet Avenue

City New Bedford

County Bristol

State MA

Zip 02746 - 0000

Name of Historic District

☐ National Register district ☐ certified state or local district ☐ potential district

2. Nature of Request (check only one box)

- ☒ certification that the building contributes to the significance of the above-named historic district or National Register property for rehabilitation purposes.  
☐ certification that the building contributes to the significance of the above-named historic district for a charitable contribution for conservation purposes.  
☐ certification that the building does not contribute to the significance of the above-named district.  
☒ preliminary determination for individual listing in the National Register.  
☐ preliminary determination that a building located within a potential historic district contributes to the significance of the district.  
☐ preliminary determination that a building outside the period or area of significance contributes to the significance of the district.

3. Project Contact (if different from applicant)

Name Rachel Alison

Company Waterfront Historic Area League

Street 15 Johnny Cake Hill

City New Bedford

State MA

Zip 02740

Telephone (508) 997-1776

Email Address ralison@waterfrontleague.org

4. Applicant

I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that [check one or both boxes, as applicable]:

- ☒ I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or  
☐ if I am not the fee simple owner of the above described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which (i) either is attached to this application form and incorporated herein, or has been previously submitted, and (ii) meets the requirements of 36 CFR § 67.3(a)(1) (2011).

For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years.

Name Corinn Williams

Signature (Sign in ink) [Signature]

Date 5/18/2020

Applicant Entity Community Economic Development Center

SSN

or TIN

Street 1285 Acushnet Avenue

City New Bedford

State MA

Zip 02746

Telephone (508) 990-0199

Email Address corinncedc@gmail.com

NPS Official Use Only

The National Park Service has reviewed the Historic Preservation Certification Application - Part 1 for the above-named property and has determined that the property:

- ☐ contributes to the significance of the above-named district or National Register property and is a "certified historic structure" for rehabilitation purposes.  
☐ contributes to the significance of the above-named district and is a "certified historic structure" for a charitable contribution for conservation purposes.  
☐ does not contribute to the significance of the above-named district.

Preliminary Determinations:

- ☒ appears to meet the National Register Criteria for Evaluation and will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer according to the procedures set forth in 36 CFR Part 60.  
☐ does not appear to meet the National Register Criteria for Evaluation and will likely not be listed in the National Register.  
☐ appears to contribute to the significance of a potential historic district, which will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer.  
☐ appears to contribute to the significance of a registered historic district if the period or area of significance as documented in the National Register nomination or district documentation on file with the NPS is expanded by the State Historic Preservation Officer.  
☐ does not appear to qualify as a certified historic structure.

Date 7/11/20

National Park Service Authorized Signature (Sign in ink) [Signature]

☐ NPS Comments Attached

RECORDS RETENTION - PERMANENT. Transfer all permanent records to NARA 15 years after closure. (NPS Records Schedule, Resource Management and Lands (Item 1.A.2) (N1-79-08-1)).





HISTORIC PRESERVATION CERTIFICATION APPLICATION  
PART 2 - DESCRIPTION OF REHABILITATION

RECEIVED

MAY 18 2020



Instructions: This page must bear the applicant's original signature and must be dated. The National Park Service certification decision is based on the descriptions in this application form. In the event of any discrepancy between the application form and other, supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form takes precedence. A copy of this form will be provided to the Internal Revenue Service.

MASS HIST COMM

42389

1. Property Name Capitol Theater

Street 1418-1440 Acushnet Avenue

City New Bedford County Bristol State MA Zip 02746

Name of Historic District \_\_\_\_\_

☐ Listed individually in the National Register of Historic Places; date of listing \_\_\_\_\_

☐ Located in a Registered Historic District; name of district \_\_\_\_\_

☒ Part 1 - Evaluation of Significance submitted?

Date submitted 8/31/2019

Date of certification \_\_\_\_\_

2. Project Data

Date of building 1920

Estimated rehabilitation costs (QRE) \$5,686,166

Number of buildings in project 1

Floor area before / after rehabilitation 16,900 / 16,970 sq ft

Start date (estimated) April 2019

Use(s) before / after rehabilitation vacant / mixed use

Completion date (estimated) December 2022

Number of housing units before / after rehabilitation 0 / 6

Number of phases in project 1

Number of low-moderate income housing units before / after rehabilitation 0 / 2

3. Project Contact (if different from applicant)

Name Rachel Alison

Company Waterfront Historic Area League

Street 15 Johnny Cake Hill

City New Bedford

State MA

Zip 02740

Telephone (508) 997-1776

Email Address ralison@waterfrontleague.org

4. Applicant

I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that [check one or both boxes, as applicable]:

☒ I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or

☐ if I am not the fee simple owner of the above described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which (i) either is attached to this application form and incorporated herein, or has been previously submitted, and (ii) meets the requirements of 36 CFR § 67.3(a)(1) (2011).

For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years.

Name Corinn Williams

Signature (Sign in ink) [Signature]

Date 5/8/2020

Applicant Entity Community Economic Development Center

SSN \_\_\_\_\_

or TIN 04-3371170

Street 1285 Acushnet Avenue

City New Bedford

State MA

Zip 02746

Telephone (508) 979-4684

Email Address corinncedc@gmail.com

☐ Applicant, SSN, or TIN has changed since previously submitted application.

NPS Official Use Only

The National Park Service has reviewed the Historic Preservation Certification Application - Part 2 for the above-named property and has determined that:

☐ the rehabilitation described herein is consistent with the historic character of the property and, where applicable, with the district in which it is located and that the project meets the Secretary of the Interior's Standards for Rehabilitation. This letter is a preliminary determination only, since a formal certification of rehabilitation can be issued only to the owner of a "certified historic structure" after rehabilitation work is complete.

☒ the rehabilitation or proposed rehabilitation will meet the Secretary of the Interior's Standards for Rehabilitation if the attached conditions are met.

☐ the rehabilitation described herein is not consistent with the historic character of the property or the district in which it is located and that the project does not meet the Secretary of the Interior's Standards for Rehabilitation.

11/13/2020

[Signature]

Date

National Park Service Authorized Signature (Sign in ink)

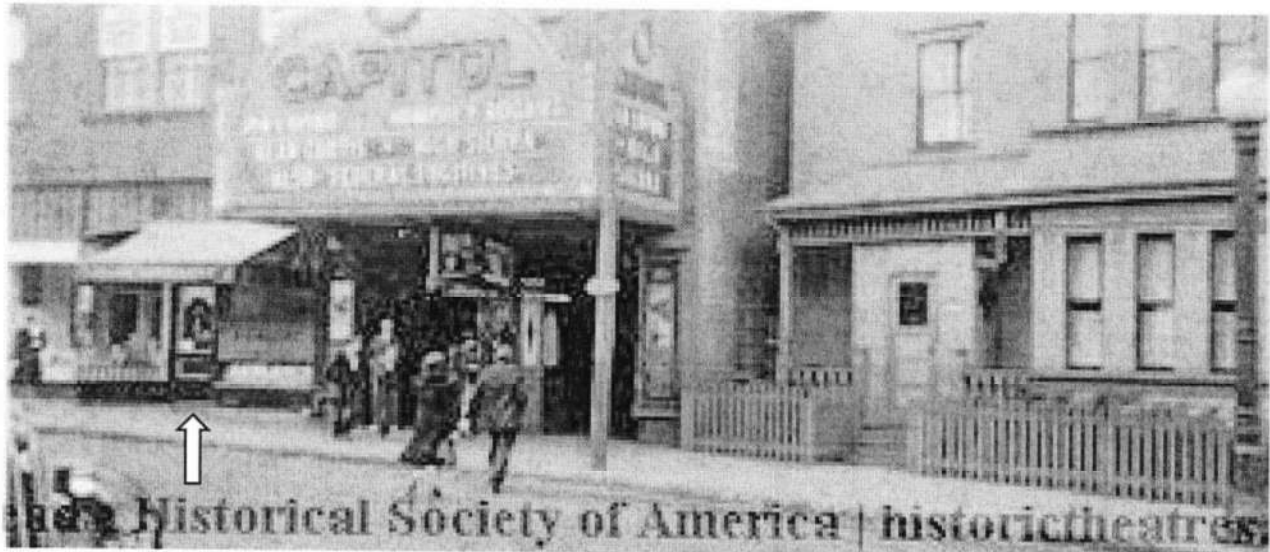
☒ NPS conditions or comments attached

**HISTORIC PRESERVATION CERTIFICATION APPLICATION  
NATIONAL PARK SERVICE  
CONDITIONS**

Property Name Capitol Theater Project Number 42389  
Property Address 1418-1440 Acushnet Avenue, New Bedford, MA 02746

The rehabilitation of this property as described in the Historic Preservation Certification Application will meet the Secretary of the Interior's Standards for Rehabilitation provided that the following condition(s) is/are met:

1. **Exterior storefront doors.** An aluminum fully glazed single-lite door is not appropriate for the storefront doors. The door should be replaced based on the surrounding historic doors seen in the neighborhood or historic photographs. A half-glazed single, or double door with (1) panel similar to the storefront bulkheads would be more appropriate. Please refer to the 1941 MGM card and the storefront with awning adjacent to the theater entrance. **To ensure compliance with the Standards you must submit further information on the exterior replacement doors for review and approval. Please include elevation drawings of the doors for review.**



<http://cinematreasures.org/theaters/6647/photos/226076>

2. **Exterior north doors (former auditorium exits)** must be symmetrical around the apex of the arched tympanum. It is recommended, not required, to install doors that are more compatible with the building's historic character. One option might be as recommended for the exterior storefront doors. Another option might be picking up on the historic paneled doors at the east side and the egress doors flanking the stage.

Photographs documenting that the conditions have been met must be submitted with the Request for Certification of Completed Work.

Requested additional information and any substantive change in the work as described in the application should be brought to the attention of the State Historic Preservation Office (SHPO) and the National Park Service (NPS) in writing, using the Amendment/Advisory Determination form, prior to execution to ensure that the proposed project continues to meet the Standards.

The National Park Service has determined that this project will meet the Secretary of the Interior Standards for Rehabilitation if the condition(s) listed above are met.

11/13/2020  
Date

*Tina Roach*  
Tina Roach, National Park Service

**HISTORIC PRESERVATION CERTIFICATION APPLICATION  
NATIONAL PARK SERVICE  
CONDITIONS**

3. Any location **where a new wall intersects a window** must be done at a mullion, and only if the new wall is narrower than the mullion. To ensure compliance with the Standards you must **submit details that show a typical connection at these locations showing the window mullion and new wall**. If the wall exceeds the width of the mullion it must be relocated off of the window to a wall location.

At the residential units, some proposed partitions appear to encroach on or overlap with the existing window trim. The existing casing, stool and apron for the windows must remain in-situ and must not be concealed or altered to accommodate a new partition. Rather, the new wall must be relocated to avoid the existing casing, stool and apron.

4. At the **second-floor hallway**, the gypsum wallboard surface visible behind the existing interior windows and transoms must be painted a neutral gray.
5. New **apartment doors** must be compatible. **Cut sheet(s) must be submitted to the MHC for review and approval.**
6. **Trim (and wainscots) on new partitions** must not replicate historic adjacent finishes to avoid creating a false sense of historical development. We recommend trim with simplified profiles, such as 1x and no base cap, and/or different heights on new partitions.
7. In the auditorium, the **edge of the stage** must be demarcated where it abuts the new raised floor in the house. Demarcation could consist of a visually distinct change in flooring, or a band of visually distinct flooring.
8. **Ramp and stair railings** within the auditorium and its historic entrance must not detract from their historic character. A simple, neutral design is recommended. **Drawings showing proposed railing(s) must be submitted to MHC for review and approval.**
9. **Plumbing.** New plumbing lines installed to service residential units on the upper floor must not project down or otherwise adversely impact public or private first floor spaces below. The project team must coordinate with sub-contractors to ensure this does not occur. We recommend evaluating the installation of new systems vertically, as opposed to horizontally, by inserting vertical chases that limit travel distances of piping and other utilities.
10. We have not been able to fully review the **first floor tenant space**, details of which have not been submitted for review and approval to the MHC and this office. As these commercial spaces were historically finished spaces, any work done to each space must return it to at least a "white box" state of completion at the time of Part 3 completion. This includes appropriate finishes on the ceiling (such as repaired plaster or drywall), walls, and floor, and no exposed systems. Please submit for review the information regarding any additional work as soon as available to ensure conformance of the overall project with the Secretary's Standards.
11. **This approval does not extend to signage** as no information was provided.

---

Photographs documenting that the conditions have been met must be submitted with the Request for Certification of Completed Work.

Requested additional information and any substantive change in the work as described in the application should be brought to the attention of the State Historic Preservation Office (SHPO) and the National Park Service (NPS) in writing, using the Amendment/Advisory Determination form, prior to execution to ensure that the proposed project continues to meet the Standards.

---

The National Park Service has determined that this project will meet the Secretary of the Interior Standards for Rehabilitation if the condition(s) listed above are met.

11/13/2020  
Date

  
Tina Roach, National Park Service





HISTORIC PRESERVATION CERTIFICATION APPLICATION  
STATE HISTORIC PRESERVATION OFFICE  
REVIEW & RECOMMENDATION SHEET  
SIGNIFICANCE - PART 1



SECTION 1. APPLICATION INFORMATION

PROJECT NUMBER

Property Name CAPITOL THEATER

Property Address 1418-1440 ACUSHNET AVE., NEW BEDFORD, MA 02746

Historic District or National Register Property \_\_\_\_\_

- ☐ National Register District ☐ Certified State or Local District
- ☐ Property with multiple buildings, including individually-listed properties and properties in a historic district (see Section 6)

Date application received by SHPO 4/29/2020

Date(s) additional information requested by SHPO \_\_\_\_\_

Date complete information received by SHPO 5/18/2020

Date of transmittal to NPS 8/19/2020

Property visited by SHPO staff (date) \_\_\_\_\_

Preliminary (date) \_\_\_\_\_

SHPO REVIEW SUMMARY

- ☒ No outstanding concerns
- ☐ In-depth NPS review requested
- ☐ SHPO recommendation differs from applicant's request
- ☐ SHPO recommendation differs from NR documentation on file
- ☒ Applicant informed of SHPO recommendation

SECTION 2. APPLICATION MATERIALS ☒ Photographs ☐ Historic District Map ☐ Other (list) \_\_\_\_\_

- ☐ For properties with more than one building - map or site plan of the entire property and map or site plan of the portion of the property under applicant's ownership or control.

SECTION 3. SHPO RECOMMENDATION

Elizabeth Sherrin

who meets the Secretary of the Interior's Professional Qualification Standards has reviewed this application.

- ☐ The property contributes to the significance of the above-named district or National Register property and is a "certified historic structure" for the purpose of rehabilitation.
- ☐ The property contributes to the significance of the above-named district and is a "certified historic structure" for a charitable contribution for conservation purposes in accordance with the Internal Revenue Code.
- ☐ The property does not contribute to the significance of the above-named district.
- ☐ Insufficient documentation has been provided to evaluate the property.
- ☐ This application is being forwarded without recommendation.

Preliminary Determinations

- ☒ The property appears to meet the National Register Criteria for Evaluation and will be nominated individually.
- ☐ The property does not appear to meet the National Register Criteria for Evaluation and will not be nominated.
- ☐ The property appears to contribute to the significance of a:
- ☐ proposed historic district that appears to meet the National Register Criteria for Evaluation and will likely be nominated.
- ☐ registered historic district, but is outside the period(s) or areas of significance as documented in the National Register nomination or district documentation on file with the NPS. The nomination will be amended.
- ☐ The property is located in a proposed historic district and:
- ☐ the property does not appear to contribute to the significance of the proposed historic district.
- ☐ the proposed historic district does not appear to meet the National Register Criteria for Evaluation and will not be nominated.

8/19/2020  
Date

Berna Simon SHPO  
State Historic Preservation Office Signature

This is a review sheet only and does not constitute an official determination of the significance of the property.



#### SECTION 4. ISSUES

- |   |   |
|---|---|
| <input type="checkbox"/> Extensive loss or deterioration of historic fabric | <input type="checkbox"/> Obscured or covered elevation(s) |
| <input type="checkbox"/> Substantial alterations over time                  | <input type="checkbox"/> Moved property                   |
| <input type="checkbox"/> Significance less than 50 years old                | <input type="checkbox"/> Other (explain) _____            |

#### SECTION 5. HISTORIC DISTRICT OR PDIL INFORMATION

The period(s) of significance of the district is \_\_\_\_\_.

The property is mentioned in the historic district documentation, section \_\_\_\_\_, page \_\_\_\_\_.

- ☐ Supplemental Listing Record requested. The property is located in a registered district, but its current condition is not consistent with the determination that it contributes or does not contribute to the district, as stated in the nomination.
- ☐ Preliminary Determinations. The status of the nomination for the property/historic district is:
- ☐ Nomination was submitted to the NPS on \_\_\_\_\_.
  - ☐ Nomination was submitted to the State Review Board, and will be forwarded to the NPS within \_\_\_\_\_ months. Draft enclosed.
  - ☐ Nomination process will likely be completed within thirty (30) months.
  - ☐ Other, explain \_\_\_\_\_.

#### SECTION 6. SHPO EVALUATION

Describe any problematic issues or concerns. For properties with more than one building, such as a functionally-related complex (identified in Section 1), list all contributing and non-contributing buildings, regardless of ownership, and specify the buildings that are under the applicant's ownership or control.

The MTR concurs with the CLG opinion.  
See attached CLG opinion.

#### SECTION 7. NATIONAL PARK SERVICE EVALUATION

Date

National Park Service Signature

<b>FOR MHC USE ONLY</b>	
Original (pink) form to CLG file	
One copy to the following:	
Eligibility file	
Inventory form	
Town file (with correspondence)	
MACRIS Coordinator	
National Register Director	

**Community:** New Bedford

## **CLG OPINION: ELIGIBILITY FOR NATIONAL REGISTER**

<b>Date Received:</b>		<b>Date Due:</b>		<b>Date Reviewed:</b>	
<b>Type:</b>	Individual	Yes		District (attach map indicating boundaries)	No
<b>Property Name</b>	Allen-Charette Building, aka Capitol Theater			<b>MHC Inv Form #:</b>	NBE.2829
<b>Prop. Address</b>	1418-1440 Acushnet Avenue				

<b>Action</b>	<b>Honor</b>	Yes/No	<b>ITC</b>	Yes/No	<b>Grant</b>	Yes/No	<b>NO</b>
	<b>CLGC initiated</b>		YES		<b>Other</b>	City of New Bedford	

<b>INDIVIDUAL PROPERTIES</b>		<b>DISTRICTS</b>	
Eligible	Yes	Eligible	
Eligible, also in a district		Ineligible	
Eligible only in a district		More Information Needed	
Ineligible			
More Information Needed			

<b>CRITERIA:</b>	A-Yes	B-No	C-Yes	D-No
<b>LEVEL:</b>	Local-Yes	State-No	National-No	

<b>STATEMENT OF SIGNIFICANCE by:</b>	Rachel Alison, WHALE
(Refer to criteria cited above in statement of significance. If more information is needed, use space to describe what is needed to finish eligibility opinion)	
<p>The Capitol Theater building meets criterion A for its historical association with and contribution to the rapid development of the Acushnet Avenue commercial corridor that took place at the turn of the twentieth century. The development occurred in response to the spread of textile mills and the subsequent exploding population of mill workers in the North End of New Bedford, Massachusetts. As several mills opened to the north of the old city, hundreds of houses were built along the intersecting streets of Acushnet Avenue and hundreds of businesses opened and developed in turn along Acushnet Avenue to provide services and entertainment to the growing population.</p>	
Continued on reverse side	

### **MHC STAFF OPINION**

<b>Date Received:</b>		<b>Date Reviewed:</b>	
<b>Opinion:</b>	Concur	Disagree	More Information Needed
Use Reverse for Comments			

<b>STATEMENT OF SIGNIFICANCE Continued</b>
<p>The Capitol Theater building meets criterion A for its historical association with the growth and development of the entertainment industry over the twentieth century. It contributed to the explosion of movie house establishments in New Bedford during the first quarter of the twentieth century, a development that was mirrored in cities across the country.</p> <p>Additionally, the Capitol Theater building is significant under criterion A for its historical associations with the ethnically diverse population of the North End. Its store and office tenants, many of them long-term, included Franco-Canadian immigrants, Greek immigrants, and Russian Jewish immigrants.</p> <p>The Capitol Theater building meets criterion C as a representation of a mixed-use American commercial style building. It is also significant as one of the few surviving theater buildings in New Bedford. While over fifteen theaters opened in the city during the first quarter of the twentieth century, the Capitol Theater building is one of only five surviving theater buildings in the city, and one of only two located in the North End. Furthermore, it is the only surviving example of its size, scale, and architectural style in New Bedford. The Capital Theatre interior has undergone alterations, but retains much of its architectural detail, including the stage proscenium.</p>





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

*William Francis Galvin*  
*Secretary of the Commonwealth*

August 19, 2020

Corinn Williams  
Community Economic Development Center  
1285 Acushnet Avenue  
New Bedford, MA 02746

RE: Massachusetts Rehabilitation Tax Credit Application, Capitol Theater, 1418-1440 Acushnet Avenue, New Bedford, MA; MHC# HRC.915

Dear Ms. Williams:

As Chairman of the Massachusetts Historical Commission, I am pleased to inform you that the above referenced project has been selected to receive \$100,000.00 of state rehabilitation tax credit funds. You remain eligible to apply for additional funds in future rounds, not exceeding a total of 20% of the qualified rehabilitation costs for the project.

This allocation is contingent upon the successful completion of the project and the approval of part three of the state rehabilitation tax credit application in accordance with the regulations (830 CMR 63.38R.1).

Once your project is complete and put into service, you may apply for a Part 3 Certification for your project. Part 3 certification and issuance of a Project Certificate by the Massachusetts Historical Commission is the final step of the tax credit process for a single-phase project. See 830 CMR 63.38R.1(4)(c). After the Project Certificate is issued, no additional credits can be allocated.

Please contact Brona Simon, Executive Director of the Massachusetts Historical Commission, if you have any questions concerning the next steps in this process.

We look forward to working with you toward the successful completion of your project. We hope that this allocation will help you to achieve your preservation goals.

Sincerely,

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

William Francis Galvin  
Secretary of the Commonwealth  
Chairman, Massachusetts Historical Commission

cc: Teri Bernart, WHALE



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

*William Francis Galvin*  
*Secretary of the Commonwealth*  
December 29, 2020

Corinn Williams  
Community Economic Development Center  
1285 Acushnet Avenue  
New Bedford, MA 02746

RE: Massachusetts Rehabilitation Tax Credit Application, Capitol Theater,  
1418-1440 Acushnet Avenue, New Bedford, MA; MHC# HRC.915

Dear Ms. Williams:

As Chairman of the Massachusetts Historical Commission, I am pleased to inform you that the above referenced project has been selected to receive an additional \$100,000.00 of state rehabilitation tax credit funds. You remain eligible to apply for additional funds in future rounds, not exceeding a total of 20% of the qualified rehabilitation costs for the project.

This allocation is contingent upon the successful completion of the project and the approval of part three of the state rehabilitation tax credit application in accordance with the regulations (830 CMR 63.38R.1).

Once your project is complete and put into service, you may apply for a Part 3 Certification for your project. Part 3 certification and issuance of a Project Certificate by the Massachusetts Historical Commission is the final step of the tax credit process for a single-phase project. See 830 CMR 63.38R.1(4)(c). After the Project Certificate is issued, no additional credits can be allocated.

Please contact Brona Simon, Executive Director of the Massachusetts Historical Commission, if you have any questions concerning the next steps in this process.

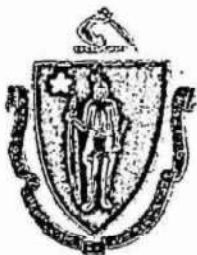
We look forward to working with you toward the successful completion of your project. We hope that this allocation will help you to achieve your preservation goals.

Sincerely,

A handwritten signature in dark ink, appearing to read "William Francis Galvin", written in a cursive style.

William Francis Galvin  
Secretary of the Commonwealth  
Chairman, Massachusetts Historical Commission

xc: Teri Bernart, WHALE



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

*William Francis Galvin*  
*Secretary of the Commonwealth*

April 29, 2021

Corinn Williams  
Community Economic Development Center  
1285 Acushnet Avenue  
New Bedford, MA 02746

RE: Massachusetts Rehabilitation Tax Credit Application, Capitol Theater,  
1418-1440 Acushnet Avenue, New Bedford, MA; MHC# HRC.915

Dear Ms. Williams:

As Chairman of the Massachusetts Historical Commission, I am pleased to inform you that the above referenced project has been selected to receive an additional \$100,000.00 of state rehabilitation tax credit funds. You remain eligible to apply for additional funds in future rounds, not exceeding a total of 20% of the qualified rehabilitation costs for the project.

This allocation is contingent upon the successful completion of the project and the approval of part three of the state rehabilitation tax credit application in accordance with the regulations (830 CMR 63.38R.1).

Once your project is complete and put into service, you may apply for a Part 3 Certification for your project. Part 3 certification and issuance of a Project Certificate by the Massachusetts Historical Commission is the final step of the tax credit process for a single-phase project. See 830 CMR 63.38R.1(4)(c). After the Project Certificate is issued, no additional credits can be allocated.

Please contact Brona Simon, Executive Director of the Massachusetts Historical Commission, if you have any questions concerning the next steps in this process.

We look forward to working with you toward the successful completion of your project. We hope that this allocation will help you to achieve your preservation goals.

Sincerely,

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

William Francis Galvin  
Secretary of the Commonwealth  
Chairman, Massachusetts Historical Commission

xc: Teri Bernart, WHALE



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

*William Francis Galvin*  
*Secretary of the Commonwealth*

August 18, 2021

Corinn Williams  
Community Economic Development Center  
1285 Acushnet Avenue  
New Bedford, MA 02746

RE: Massachusetts Rehabilitation Tax Credit Application,  
Capitol Theater, 1418-1440 Acushnet Avenue, New Bedford, MA; MHC# HRC.915

Dear Ms. Williams:

As Chairman of the Massachusetts Historical Commission, I am pleased to inform you that the above referenced project has been selected to receive an additional \$100,000.00 of state rehabilitation tax credit funds. You remain eligible to apply for additional funds in future rounds, not exceeding a total of 20% of the qualified rehabilitation costs for the project.

This allocation is contingent upon the successful completion of the project and the approval of part three of the state rehabilitation tax credit application in accordance with the regulations (830 CMR 63.38R.1).

Once your project is complete and put into service, you may apply for a Part 3 Certification for your project. Part 3 certification and issuance of a Project Certificate by the Massachusetts Historical Commission is the final step of the tax credit process for a single-phase project. See 830 CMR 63.38R.1(4)(c). After the Project Certificate is issued, no additional credits can be allocated.

Please contact Brona Simon, Executive Director of the Massachusetts Historical Commission, if you have any questions concerning the next steps in this process.

We look forward to working with you toward the successful completion of your project. We hope that this allocation will help you to achieve your preservation goals.

Sincerely,

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

William Francis Galvin  
Secretary of the Commonwealth  
Chairman, Massachusetts Historical Commission

xc: Teri Bernart, WHALE





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

*William Francis Galvin*  
*Secretary of the Commonwealth*

December 28, 2021

Corinn Williams  
Community Economic Development Center  
Post Office Box 63005  
New Bedford, MA 02746

RE: Massachusetts Rehabilitation Tax Credit Application,  
Capitol Theater, 1418-1440 Acushnet Avenue, New Bedford, MA; MHC# HRC.915

Dear Ms. Williams:

As Chairman of the Massachusetts Historical Commission, I am pleased to inform you that the above referenced project has been selected to receive an additional \$100,000.00 of state rehabilitation tax credit funds. You remain eligible to apply for additional funds in future rounds, not exceeding a total of 20% of the qualified rehabilitation costs for the project.

This allocation is contingent upon the successful completion of the project and the approval of part three of the state rehabilitation tax credit application in accordance with the regulations (830 CMR 63.38R.1).

Once your project is complete and put into service, you may apply for a Part 3 Certification for your project. Part 3 certification and issuance of a Project Certificate by the Massachusetts Historical Commission is the final step of the tax credit process for a single-phase project. See 830 CMR 63.38R.1(4)(c). After the Project Certificate is issued, no additional credits can be allocated.

Please contact Brona Simon, Executive Director of the Massachusetts Historical Commission, if you have any questions concerning the next steps in this process.

We look forward to working with you toward the successful completion of your project. We hope that this allocation will help you to achieve your preservation goals.

Sincerely,

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

William Francis Galvin  
Secretary of the Commonwealth  
Chairman, Massachusetts Historical Commission

xc: Teri Bernart, WHALE



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

*William Francis Galvin*  
*Secretary of the Commonwealth*  
April 29, 2022

Corinn Williams  
Community Economic Development Center  
Post Office Box 63005  
New Bedford, MA 02746

RE: Massachusetts Rehabilitation Tax Credit Application,  
Capitol Theater, 1418-1440 Acushnet Avenue, New Bedford, MA; MHC# HRC.915

Dear Ms. Williams:

As Chairman of the Massachusetts Historical Commission, I am pleased to inform you that the above referenced project has been selected to receive an additional \$80,000.00 of state rehabilitation tax credit funds. You remain eligible to apply for additional funds in future rounds, not exceeding a total of 20% of the qualified rehabilitation costs for the project.

This allocation is contingent upon the successful completion of the project and the approval of part three of the state rehabilitation tax credit application in accordance with the regulations (830 CMR 63.38R.1).

Once your project is complete and put into service, you may apply for a Part 3 Certification for your project. Part 3 certification and issuance of a Project Certificate by the Massachusetts Historical Commission is the final step of the tax credit process for a single-phase project. See 830 CMR 63.38R.1(4)(c). After the Project Certificate is issued, no additional credits can be allocated.

Please contact Brona Simon, Executive Director of the Massachusetts Historical Commission, if you have any questions concerning the next steps in this process.

We look forward to working with you toward the successful completion of your project. We hope that this allocation will help you to achieve your preservation goals.

Sincerely,

A handwritten signature in blue ink, reading "William Francis Galvin".

William Francis Galvin  
Secretary of the Commonwealth  
Chairman, Massachusetts Historical Commission

xc: Teri Bernart, WHALE



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

*William Francis Galvin*  
*Secretary of the Commonwealth*

August 30, 2022

Corinn Williams  
Community Economic Development Center  
Post Office Box 63005  
New Bedford, MA 02746

RE: Massachusetts Rehabilitation Tax Credit Application, Capitol Theater,  
1418-1440 Acushnet Avenue, New Bedford, MA; MHC# HRC.915

Dear Ms. Williams:

As Chairman of the Massachusetts Historical Commission, I am pleased to inform you that the above referenced project has been selected to receive an additional \$100,000.00 of state rehabilitation tax credit funds. You remain eligible to apply for additional funds in future rounds, not exceeding a total of 20% of the qualified rehabilitation costs for the project.

This allocation is contingent upon the successful completion of the project and the approval of part three of the state rehabilitation tax credit application in accordance with the regulations (830 CMR 63.38R.1).

Once your project is complete and put into service, you may apply for a Part 3 Certification for your project. Part 3 certification and issuance of a Project Certificate by the Massachusetts Historical Commission is the final step of the tax credit process for a single-phase project. See 830 CMR 63.38R.1(4)(c). After the Project Certificate is issued, no additional credits can be allocated.

Please contact Brona Simon, Executive Director of the Massachusetts Historical Commission, if you have any questions concerning the next steps in this process.

We look forward to working with you toward the successful completion of your project. We hope that this allocation will help you to achieve your preservation goals.

Sincerely,

A handwritten signature in dark ink, appearing to read "William Francis Galvin", written over a horizontal line.

William Francis Galvin  
Secretary of the Commonwealth  
Chairman, Massachusetts Historical Commission

xc: Teri Bernart, WHALE





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

*William Francis Galvin*  
*Secretary of the Commonwealth*

December 30, 2022

Corinn Williams  
Community Economic Development Center  
Post Office Box 63005  
New Bedford, MA 02746

RE: Massachusetts Rehabilitation Tax Credit Application, Capitol Theater,  
1418-1440 Acushnet Avenue, New Bedford, MA; MHC# HRC.915

Dear Ms. Williams:

As Chairman of the Massachusetts Historical Commission, I am pleased to inform you that the above referenced project has been selected to receive an additional \$100,000.00 of state rehabilitation tax credit funds. You remain eligible to apply for additional funds in future rounds, not exceeding a total of 20% of the qualified rehabilitation costs for the project.

This allocation is contingent upon the successful completion of the project and the approval of part three of the state rehabilitation tax credit application in accordance with the regulations (830 CMR 63.38R.1).

Once your project is complete and put into service, you may apply for a Part 3 Certification for your project. Part 3 certification and issuance of a Project Certificate by the Massachusetts Historical Commission is the final step of the tax credit process for a single-phase project. See 830 CMR 63.38R.1(4)(c). After the Project Certificate is issued, no additional credits can be allocated.

Please contact Brona Simon, Executive Director of the Massachusetts Historical Commission, if you have any questions concerning the next steps in this process.

We look forward to working with you toward the successful completion of your project. We hope that this allocation will help you to achieve your preservation goals.

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William Francis Galvin  
Secretary of the Commonwealth  
Chairman, Massachusetts Historical Commission

xc: Teri Bernart, WHALE



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

*William Francis Galvin*  
*Secretary of the Commonwealth*

April 21, 2023

Corinn Williams  
Community Economic Development Center  
Post Office Box 63005  
New Bedford, MA 02746

RE: Massachusetts Rehabilitation Tax Credit Application, Capitol Theater,  
1418-1440 Acushnet Avenue, New Bedford, MA; MHC# HRC.915

Dear Ms. Williams:

As Chairman of the Massachusetts Historical Commission, I am pleased to inform you that the above referenced project has been selected to receive an additional \$100,000.00 of state rehabilitation tax credit funds. You remain eligible to apply for additional funds in future rounds, not exceeding a total of 20% of the qualified rehabilitation costs for the project.

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Please contact Brona Simon, Executive Director of the Massachusetts Historical Commission, if you have any questions concerning the next steps in this process.

We look forward to working with you toward the successful completion of your project. We hope that this allocation will help you to achieve your preservation goals.

Sincerely,

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William Francis Galvin  
Secretary of the Commonwealth  
Chairman, Massachusetts Historical Commission

xc: Teri Bernart, WHALE





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

*William Francis Galvin*  
*Secretary of the Commonwealth*

August 24, 2023

Corinn Williams  
Community Economic Development Center  
Post Office Box 63005  
New Bedford, MA 02746

RE: Massachusetts Rehabilitation Tax Credit Application, Capitol Theater,  
1418-1440 Acushnet Avenue, New Bedford, MA; MHC# HRC.915

Dear Ms. Williams:

As Chairman of the Massachusetts Historical Commission, I am pleased to inform you that the above referenced project has been selected to receive an additional \$100,000.00 of state rehabilitation tax credit funds. You remain eligible to apply for additional funds in future rounds, not exceeding a total of 20% of the qualified rehabilitation costs for the project.

This allocation is contingent upon the successful completion of the project and the approval of part three of the state rehabilitation tax credit application in accordance with the regulations (830 CMR 63.38R.1).

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Please contact Brona Simon, Executive Director of the Massachusetts Historical Commission, if you have any questions concerning the next steps in this process.

We look forward to working with you toward the successful completion of your project. We hope that this allocation will help you to achieve your preservation goals.

Sincerely,

A handwritten signature in blue ink that reads "William Francis Galvin".

William Francis Galvin  
Secretary of the Commonwealth  
Chairman, Massachusetts Historical Commission

xc: Rebecca Barnes, WHALE



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

*William Francis Galvin*  
*Secretary of the Commonwealth*

December 29, 2023

Corinn Williams  
Community Economic Development Center  
Post Office Box 63005  
New Bedford, MA 02746

RE: Massachusetts Rehabilitation Tax Credit Application, Capitol Theater,  
1418-1440 Acushnet Avenue, New Bedford, MA; MHC# HRC.915

Dear Ms. Williams:

As Chairman of the Massachusetts Historical Commission, I am pleased to inform you that the above referenced project has been selected to receive an additional \$100,000.00 of state rehabilitation tax credit funds. You remain eligible to apply for additional funds in future rounds, not exceeding a total of 20% of the qualified rehabilitation costs for the project.

This allocation is contingent upon the successful completion of the project and the approval of part three of the state rehabilitation tax credit application in accordance with the regulations (830 CMR 63.38R.1).

Once your project is complete and put into service, you may apply for a Part 3 Certification for your project. Part 3 certification and issuance of a Project Certificate by the Massachusetts Historical Commission is the final step of the tax credit process for a single-phase project. See 830 CMR 63.38R.1(4)(c). After the Project Certificate is issued, no additional credits can be allocated.

Please contact Brona Simon, Executive Director of the Massachusetts Historical Commission, if you have any questions concerning the next steps in this process.

We look forward to working with you toward the successful completion of your project. We hope that this allocation will help you to achieve your preservation goals.

Sincerely,

A handwritten signature in blue ink that reads "William Francis Galvin".

William Francis Galvin  
Secretary of the Commonwealth  
Chairman, Massachusetts Historical Commission

xc: Rachel Alison, Post Oak Preservation Services





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

*William Francis Galvin*  
*Secretary of the Commonwealth*

April 23, 2024

Corinn Williams  
Community Economic Development Center  
Post Office Box 63005  
New Bedford, MA 02746

RE: Massachusetts Rehabilitation Tax Credit Application, Capital Theater,  
1418-1440 Acushnet Avenue, New Bedford, MA; MHC# HRC.915

Dear Ms. Williams:

As Chairman of the Massachusetts Historical Commission, I am pleased to inform you that the above referenced project has been selected to receive an additional \$100,000.00 of state rehabilitation tax credit funds. You remain eligible to apply for additional funds in future rounds, not exceeding a total of 20% of the qualified rehabilitation costs for the project.

This allocation is contingent upon the successful completion of the project and the approval of part three of the state rehabilitation tax credit application in accordance with the regulations (830 CMR 63.38R.1).

Once your project is complete and put into service, you may apply for a Part 3 Certification for your project. Part 3 certification and issuance of a Project Certificate by the Massachusetts Historical Commission is the final step of the tax credit process for a single-phase project. See 830 CMR 63.38R.1(4)(c). After the Project Certificate is issued, no additional credits can be allocated.

Please contact Brona Simon, Executive Director of the Massachusetts Historical Commission, if you have any questions concerning the next steps in this process.

We look forward to working with you toward the successful completion of your project. We hope that this allocation will help you to achieve your preservation goals.

Sincerely,

A handwritten signature in blue ink that reads "William Francis Galvin".

William Francis Galvin  
Secretary of the Commonwealth  
Chairman, Massachusetts Historical Commission

xc: Rachel Alison, Post Oak Preservation Services



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

*William Francis Galvin*  
*Secretary of the Commonwealth*

August 14, 2024

Corinn Williams  
Community Economic Development Center  
Post Office Box 63005  
New Bedford, MA 02746

RE: Massachusetts Rehabilitation Tax Credit Application, Capital Theater,  
1418-1440 Acushnet Avenue, New Bedford, MA; MHC# HRC.915

Dear Ms. Williams:

As Chairman of the Massachusetts Historical Commission, I am pleased to inform you that the above referenced project has been selected to receive an additional \$100,000.00 of state rehabilitation tax credit funds. You remain eligible to apply for additional funds in future rounds, not exceeding a total of 20% of the qualified rehabilitation costs for the project.

This allocation is contingent upon the successful completion of the project and the approval of part three of the state rehabilitation tax credit application in accordance with the regulations (830 CMR 63.38R.1).

Once your project is complete and put into service, you may apply for a Part 3 Certification for your project. Part 3 certification and issuance of a Project Certificate by the Massachusetts Historical Commission is the final step of the tax credit process for a single-phase project. See 830 CMR 63.38R.1(4)(c). After the Project Certificate is issued, no additional credits can be allocated.

Please contact Brona Simon, Executive Director of the Massachusetts Historical Commission, if you have any questions concerning the next steps in this process.

We look forward to working with you toward the successful completion of your project. We hope that this allocation will help you to achieve your preservation goals.

Sincerely,

A handwritten signature in blue ink that reads "William Francis Galvin".

William Francis Galvin  
Secretary of the Commonwealth  
Chairman, Massachusetts Historical Commission

xc: Rachel Alison, Post Oak Preservation Services



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

*William Francis Galvin*  
*Secretary of the Commonwealth*

December 23, 2024

Corinn Williams  
Community Economic Development Center  
Post Office Box 63005  
New Bedford, MA 02746

RE: Massachusetts Rehabilitation Tax Credit Application, Capital Theater,  
1418-1440 Acushnet Avenue, New Bedford, MA; MHC# HRC.915

Dear Ms. Williams:

As Chairman of the Massachusetts Historical Commission, I am pleased to inform you that the above referenced project has been selected to receive an additional \$150,000.00 of state rehabilitation tax credit funds. You remain eligible to apply for additional funds in future rounds, not exceeding a total of 20% of the qualified rehabilitation costs for the project.

This allocation is contingent upon the successful completion of the project and the approval of part three of the state rehabilitation tax credit application in accordance with the regulations (830 CMR 63.38R.1).

Once your project is complete and put into service, you may apply for a Part 3 Certification for your project. Part 3 certification and issuance of a Project Certificate by the Massachusetts Historical Commission is the final step of the tax credit process for a single-phase project. See 830 CMR 63.38R.1(4)(c). After the Project Certificate is issued, no additional credits can be allocated.

Please contact Brona Simon, Executive Director of the Massachusetts Historical Commission, if you have any questions concerning the next steps in this process.

We look forward to working with you toward the successful completion of your project. We hope that this allocation will help you to achieve your preservation goals.

Sincerely,

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

William Francis Galvin  
Secretary of the Commonwealth  
Chairman, Massachusetts Historical Commission

xc: Rachel Alison, Post Oak Preservation Services





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

*William Francis Galvin*  
*Secretary of the Commonwealth*

April 30, 2025

Corinn Williams  
Community Economic Development Center  
Post Office Box 63005  
New Bedford, MA 02746

RE: Massachusetts Rehabilitation Tax Credit Application, Capital Theater,  
1418-1440 Acushnet Avenue, New Bedford, MA; MHC# HRC.915

Dear Ms. Williams:

As Chairman of the Massachusetts Historical Commission, I am pleased to inform you that the above referenced project has been selected to receive an additional \$300,000.00 of state rehabilitation tax credit funds. You remain eligible to apply for additional funds in future rounds, not exceeding a total of 20% of the qualified rehabilitation costs for the project.

This allocation is contingent upon the successful completion of the project and the approval of part three of the state rehabilitation tax credit application in accordance with the regulations (830 CMR 63.38R.1).

Once your project is complete and put into service, you may apply for a Part 3 Certification for your project. Part 3 certification and issuance of a Project Certificate by the Massachusetts Historical Commission is the final step of the tax credit process for a single-phase project. See 830 CMR 63.38R.1(4)(c). After the Project Certificate is issued, no additional credits can be allocated.

Please contact Brona Simon, Executive Director of the Massachusetts Historical Commission, if you have any questions concerning the next steps in this process.

We look forward to working with you toward the successful completion of your project. We hope that this allocation will help you to achieve your preservation goals.

Sincerely,

A handwritten signature in blue ink that reads "William Francis Galvin".

William Francis Galvin  
Secretary of the Commonwealth  
Chairman, Massachusetts Historical Commission

xc: Rachel Alison, Post Oak Preservation Services





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

*William Francis Galvin*  
*Secretary of the Commonwealth*

August 21, 2025

Corinn Williams  
Community Economic Development Center  
Post Office Box 63005  
New Bedford, MA 02746

RE: Massachusetts Rehabilitation Tax Credit Application, Capital Theater,  
1418-1440 Acushnet Avenue, New Bedford, MA; MHC# HRC.915

Dear Ms. Williams:

As Chairman of the Massachusetts Historical Commission, I am pleased to inform you that the above referenced project has been selected to receive an additional \$300,000.00 of state rehabilitation tax credit funds. You remain eligible to apply for additional funds in future rounds, not exceeding a total of 20% of the qualified rehabilitation costs for the project.

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Please contact Brona Simon, Executive Director of the Massachusetts Historical Commission, if you have any questions concerning the next steps in this process.

We look forward to working with you toward the successful completion of your project. We hope that this allocation will help you to achieve your preservation goals.

Sincerely,

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

William Francis Galvin  
Secretary of the Commonwealth  
Chairman, Massachusetts Historical Commission

cc: Rachel Allison, Post Oak Preservation Services



