



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

PROJECT INFORMATION			
PROJECT TITLE	New Bedford Superior Courthouse Window Restoration		WARD 5B
PROJECT LOCATION	441-443 County Street, New Bedford, MA 02740		
LEGAL PROPERTY OWNER OF RECORD	Bristol County Commissioners		
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	07.01.2026	ESTIMATED COMPLETION DATE	06.30.2027

PROJECT APPLICANT			
APPLICANT ORGANIZATION NAME	Bristol County Commissioners		
APPLICANT IS <i>(Check only one)</i>	<input type="checkbox"/> CITY DEPARTMENT	<input type="checkbox"/> NON-PROFIT	<input type="checkbox"/> PRIVATE GROUP/CITIZEN
CO-APPLICANT ORGANIZATION NAME <i>(If applicable)</i>			
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	Tammy Moutinho		
MAILING ADDRESS <i>(INCLUDE ZIP CODE)</i>	P.O. Box 208, Taunton, MA 02780		
TELEPHONE NUMBER	508.979.9505	EMAIL:	

PROJECT FUNDING	
CPA FUNDING REQUEST <i>(must match CPA request-line 1 of Project Budget on page 8)</i>	\$200,000
TOTAL PROJECT BUDGET	\$335,000

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) Tammy Moutinho	SIGNATURE	DATE 11.12.25
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.**

APPLICATION – All items in this section are required	
<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 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.
FINANCIAL	
<input checked="" type="checkbox"/>	One cost estimate from an architect OR two written vendor/contractor quotes (Quotes/cost estimates must be submitted with application – late submissions will not be accepted)
<input type="checkbox"/>	Proof of secured funding (commitment letters or bank statements), if applicable. Please redact account numbers and any sensitive information.
OWNERSHIP/OPERATION (NON-CITY)	
<input type="checkbox"/>	If the applicant is not the owner, attach documentation of site control or written consent of owner to undertake the project. <i>Applications will not be reviewed without this documentation.</i>
<input type="checkbox"/>	Board of Directors listing
<input type="checkbox"/>	Certificate of Good Standing – available at MA Secretary of State website
<input type="checkbox"/>	501(c) certification (if operating as a non-profit) or corporate certificate
<input type="checkbox"/>	Purchase & Sale agreement or copy of current recorded deed, if applicable.
COMMUNITY SUPPORT	
<input checked="" type="checkbox"/>	Letters of support from residents, community groups, city departments, boards or commissions, etc.
PLANS & REPORTS <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 checked="" type="checkbox"/>	Applicable reports (21E, Historic Structure Report, appraisals, survey plan, feasibility studies, etc.)
VISUAL <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.
FOR HISTORIC RESOURCE PROJECTS ONLY	
<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 checked="" 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 <i>U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties</i> 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

The New Bedford Superior Courthouse is located at 441-443 County Street New Bedford MA. This prominent institutional building is located within the County Street Historic District (NBE.A). The building is currently and will continue to be an active superior courthouse serving Bristol County.

As the windows appear to be original and are in a historic building, refurbishment would be an appropriate method to restore and improve the current conditions. The installation of an exterior storm sash to protect the outside surfaces of the original windows would provide several benefits.

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 will address the "historic resource" aspect of the FY26 CPA Plan. The public benefit is that the community will have a beautiful, historic, architectural structure at their disposal to enjoy and memorialize New Bedford's past. This project preserves and protects a significant component of New Bedford's timeline to the past which, in turn, paves its future forward. The true classic character that this building exudes is evident of the roots of the New Bedford Community. Historically this building has always been a courthouse serving all demographic populations including those under-served. The diverse character of New Bedford is evident in the architectural design of the Superior Courthouse. It is recognized purely as it was designed in 1828 and constructed in the 1830-31.

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 to not only rejuvenate the aesthetic appeal, but also restore and rehabilitate and help maintain the integrity of the structure. Securing the exterior components of the building will only increase thermal efficiency and assure the long-term stability of the historic structure.

This project will meet the general and historic preservation category-specific priorities as it will focus on a historical courthouse which, in accordance with the '26 CPA Plan, is a threatened class of historic building resource.

4 MEASURING SUCCESS (1000 Character Maximum)

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

Once restored, the aesthetic appeal with large columns, clean cornice lines and ornate cupola, provide strong symbolic facade features setting this building apart as being the Superior Courthouse. Restoration work will retain its captivating civic presence for the public, for tourist, and historians. The building is located on a heavily traveled street, both vehicular and by pedestrians. The rejuvenation will certainly attract attention while providing a sense of pride for the County Street Historic District and the City of New Bedford. Window restoration will provide energy efficiency measures better protecting the interior historic artifacts, structure and aesthetics.

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 county, local and trial court communities are very excited to see the recent improvements that have been or are currently in process with the New Bedford Superior Courthouse. The improvements are long overdue and the appreciation being acknowledged on a daily basis.

It is anticipated that letters of support will be received from:

City of New Bedford Historical Commission
Massachusetts Trial Courts
Massachusetts Bar Association
Bristol County Bar Association

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.*

1) The existing conditions of the building are deteriorated, many building components do require repairs. However, no urgent repairs for life safety are known. The building has been reviewed looking for concerns for immediate failure of elements. At this time no such items exist.

2) The existing conditions as they stand are relatively sound. Active leaks and extremely worn items are monitored closely. With general maintenance many items are in poor enough condition to be repaired or replaced in kind. Or, if possible, components can be restored by matching material and form of significant items. Conditions are not to a point of irreparable loss.

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.

The applicant is a County entity. Bristol County owns seven (7) buildings, six (6) of which are historical. The buildings are located in New Bedford (New Bedford Superior Courthouse, New Bedford Registry of Deeds, New Bedford 3rd District Courthouse), Taunton (Superior Courthouse & the Registry of Deeds), Attleboro (District Courthouse) and Fall River (the former Superior Courthouse). The Bristol County Facilities Superintendent will oversee and solicit the general contractor for this project. The architects of record, RGB Architects (RGB), have completed a window study and will continue as the designer on this project. The Facilities Director has overseen several historical projects in her former position as Project Manager and acting Director of Facilities for the City of Fall River (several roofs, water infiltration, boiler replacement, building restoration, wall restoration, feasibility studies) always utilizing a designer that is knowledgeable and savvy in historic restoration. Current/recent historical restoration projects the Facilities Director has initiated and overseeing are: NEW BEDFORD SUPERIOR COURTHOUSE: facade restoration, roof replacement, cupola restoration, boiler replacement; TAUNTON SUPERIOR COURTHOUSE: Copper Roof replacement, masonry restoration, ornamental copper torch restoration and installation (after a 25 year hiatus), boiler replacements (upgrade to natural gas), mini-splits (in courtroom), law library lighting upgrades; FALL RIVER REGISTRY OF DEEDS: roof replacement; former FALL RIVER SUPERIOR COURTHOUSE: roof repair (CPA funding).

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.

No known physical barriers. Secretary of Interior Standards will be followed for all components of this project.

3 PROJECT MAINTENANCE (1000 Character Maximum)

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

This project will follow the U.S. Secretary of Interior Standards. The architect will work with the Historic Commission to ensure compliance and conformance to these standards for new work. No changes to the historic property of adding conjectural features or false architectural elements will be considered or pursued. A yearly maintenance review will be part of the buildings operation schedule, by the facility superintendent and custodial staff. Any chemical or physical cleaning methods having the potential to damage the historic materials will not be used.

If repair or restoration items are added to aid or provide stability to the structure, these will be undertaken with the understanding these items will not destroy or modify existing historic fabric of the building as it stands. Any considered will be removable in their entirety or dismount able, leaving no permanent mark or damage to the historic materials.

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.

Bristol County's Facilities Superintendent will oversee and solicit the general contractor for this project. This effort will be aided by RGB Architects on this project. The Facilities Director has overseen many historic projects as stated previously (roofs, stone and masonry repair, water intrusion, boiler, building restoration). These projects are typically initiated by conducting feasibility studies to understand the underlying conditions. This work is always performed utilizing a architectural or engineering firm that is knowledgeable and has experience in historic restoration.

COMPLETE FOR PROJECTS WITH ACCESSIBILITY REQUIREMENTS ONLY

CPA Compliance (500 Character Maximum)

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

Fortunately the Superior Court building has both interior and exterior ADA accessible routes. Via use of a ramp on the outside and a powered lift on the interior. While these items are not aesthetically appealing, they are in place and did not destroy any character defining element of the historic 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?

This project is expected to require funding over multiple years. The window study conducted in 2023 estimated construction cost to be at \$1.2 million. This first phase will only cover the front of the 1831 portion of building. This will be the second phase which will cover any remaining windows from phase 1 that may not have been addressed due to budget shortfalls moving on to any courtroom windows that have not been addressed then west facing windows.

The basis for the total CPA request is to complete the entire scope within the time-frame allowed under the grant agreement (preferably within one-year) in anticipation of moving into the next phase of restoration which, at this time, is yet to be determined.

Should the project not receive CPA funds or a reduced award the project will move forward at a much slower pace utilizing the funds that can be garnered, prioritizing select segments of the overall project, resulting in a much slower transition of the preservation and aesthetic appeal of the historical structure and the historic County Street area.

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, 202.

	ACTIVITY	ESTIMATED DATE
PROJECT START DATE:	Bid Advertising	October 2026
PROJECT MILESTONE:	Open Bids, Contract Award	December 2026
50% COMPLETION STAGE:	ongoing construction	February 2027
PROJECT MILESTONE:	punch list & close out items	May 2027
PROJECT COMPLETION DATE:		June 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***	\$	\$	\$	\$ 200,000	\$ 200,000
2	TBD	\$	\$ 35,000	\$	\$	\$ 35,000
3		\$	\$	\$	\$	\$
4	CPA FY '25 AWARD	\$	\$	\$	\$	\$ 100,000
5		\$	\$	\$	\$	\$
6		\$	\$	\$	\$	\$
7		\$	\$	\$	\$	\$
TOTAL PROJECT COSTS		\$	\$	\$	\$	\$ 335,000

* 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	CPA FY '25	\$100,000 AWARDED
2		
3		
4		
5		
6		
7		

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
Acquisition Costs			
Land	\$	\$	\$
Existing Structures	\$	\$	\$
Other acquisition costs	\$	\$	\$
Site Work (not in construction contract)			
Demolition/clearance	\$	\$	\$
Other site costs	\$	\$	\$
Construction/Project Improvement Costs			
New Construction	\$	\$	\$
Rehabilitation	\$ 300,000	\$	\$ 300,000
Performance bond premium	\$	\$	\$
Construction contingency	\$	\$	\$
Other		\$	\$
Architectural and Engineering (See Designer Fee Schedule for guidance): https://www.mass.gov/files/design_fee_schedule- dsb_2015_2007.pdf			
Architect fees	\$	\$ 35000	\$ 35000
Engineering fees	\$	\$	\$
Other A & E fees	\$	\$	\$
Other Owner Costs			
Appraisal fees	\$	\$	\$
Survey	\$	\$	\$
Soil boring/environmental/LBP	\$	\$	\$
Tap fees and impact fees	\$	\$	\$
Permitting fees	\$	\$	\$
Legal fees	\$	\$	\$
Other	\$	\$	\$
Miscellaneous Costs			
Developer fees	\$	\$	\$
Project reserves	\$	\$	\$
Relocation costs	\$	\$	\$
Project Administration & Management Costs			
Marketing/management	\$	\$	\$
Operating/Maintenance	\$	\$	\$
Taxes	\$	\$	\$
Insurance	\$	\$	\$
Other	\$	\$	\$
TOTAL	\$	\$	\$ 335,000

**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



JENNIFER A. SULLIVAN, ESQ.
CLERK OF THE BOARD

PAUL KITCHEN
COUNTY ADMINISTRATOR

The Commonwealth of Massachusetts
OFFICE OF THE
COUNTY COMMISSIONERS OF BRISTOL COUNTY
P.O. BOX 208
TAUNTON, MASSACHUSETTS 02780
TEL: (508) 824-9681
FAX: (508) 821-3101

COMMISSIONERS

CHAIRMAN
JOHN R. MITCHELL
Fall River

JULIE K. RUGGIERO
Somerset


JOHN T. SAUNDERS
NEW BEDFORD

November 12, 2025

Bristol County Commissioners hereby authorize Tammy Moutinho, Facilities Superintendent, to submit the City of New Bedford Community Preservation Act Project Application FY '26 in the amount of \$200,000 for the Phase 2 historic window restoration project at the New Bedford Superior Courthouse. The total project estimated cost is \$1.2 million. County contribution to be determined in the near future for this phase of the restoration project.

 John R. Mitchell, Chairman

 Julie K. Ruggiero, Commissioner

 John T. Saunders, Commissioner



architecture
project management
interior design

November 12, 2025

Ms. Tammy Moutinho
Facilities Superintendent
County of Bristol
441 County Street
New Bedford, MA 02740

**Re: New Bedford Superior District Court
Continued Construction Services Window Study Restoration**

RGB #6809-1

Dear Tammy,

Thank you for allowing RGB to provide this fee proposal for extended service to our base contract. Our base contract included services from a window study for the entire complex. RGB proposes to prepare construction documents for Phase 2 window restoration of up to 40 windows (5 window types). The work will conform to the secretary of the interior historic standards. RGB will prepare bidding documents, answers to RFI's, and clarification of any issues the contractor(s) may have. RGB will issue any addendums and a bid review and recommendations once the bids are received. If additional time is needed during construction for any product submissions or substitutions, RGB will perform this work. Review and prepare weekly reports or address any issues the contractors may have. Once substantially complete, a punch list will be developed so that all the required work has been completed in accordance with the bidding documents.

Proposed Fee:

The fee for proposed services are as follows:

Construction Documents	\$15,000.00
Bidding Services	\$ 5,000.00
Construction Administration Services	\$15,000.00
Total Proposed	\$35,000.00

If the above is acceptable, please sign a copy and return it to this office so that the work can get scheduled and completed. If additional questions arise, please feel free to contact this office.

Sincerely,

A handwritten signature in black ink, appearing to read 'David L. DeQuattro'.

David L. DeQuattro, AIA, NCARB, LEED AP
CEO / Managing Principal
RGB Architects

Accepted by: _____

Name: _____

Title: _____

Date: _____



Village Green Restoration
34 Currier Rd.
East Falmouth, MA
03536

Estimate:

Project Location

Bristol County Courthouse
441 County St
New Bedford, MA
02740

Estimate # BC1125

Window restoration quote based on 2023 window assessment by RGB Architects and specs/drawings by RGB architects Project #6767-9001 dated 6/19/2023.

Restoration of 1 Type E windows: 1@ \$3600 -	\$3,600
Restoration of 1 Type H window: 1@ \$16,500 -	\$16,500
Restoration of 14 Type D windows: 14@ \$5104-	\$71,456
Restoration of 3 Type F windows: 3@ \$7370-	\$22,110
Restoration of 12 Type G windows: 12@ \$5830-	\$69,960
Removal of hazardous (asbestos) materials: \$38,000	

Total:	\$221,626.00
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Sub Division Summary

New Bedford Superior Court Window Replacement Estimate		23 3010
New Bedford Superior Courthouse 441 County Street New Bedford, MA		
138 EA	Courthouse	Last Updated
Year 2024	Cost File 2024 BOSTON UNION AVERA	4/2/2024 2:01:15 PM

SubDivision	Description	Total	
<u>01 General Requirements</u>		<u>\$63,394</u>	
01 00 00	General Requirements	\$45,847	332.22 EA
01 31 00	Project Management and Coordination	\$11,700	84.78 EA
01 50 00	Temporary Facilities and Controls	\$1,284	9.30 EA
01 52 13	Field Offices and Sheds	\$351	2.54 EA
01 74 00	Cleaning and Waste Management	\$4,212	30.52 EA
<u>02 Existing Conditions</u>		<u>\$33,933</u>	
02 41 19.13	Selective Building Demolition	\$33,933	245.89 EA
<u>05 Metals</u>		<u>\$3,960</u>	
05 10 00	Structural Metal Framing	\$3,960	28.70 EA
<u>06 Wood, Plastics, and Composites</u>		<u>\$47,432</u>	
06 11 00	Wood Framing	\$10,804	78.29 EA
06 40 00	Architectural Woodwork	\$36,629	265.43 EA
<u>07 Thermal and Moisture Protection</u>		<u>\$18,997</u>	
07 27 00	Air Barriers	\$6,185	44.82 EA
07 90 00	Joint Protection	\$10,259	74.34 EA

SubDivision	Description	Total	
07 92 00	Joint Sealants	\$2,552	18.50 EA

08 Openings **\$748,666**

08 50 00	Windows	\$175,500	1,271.74 EA
08 52 00	Wood Windows	\$573,166	4,153.38 EA

09 Finishes **\$26,752**

09 21 16	Gypsum Board Assemblies	\$11,101	80.44 EA
09 90 00	Painting and Coating	\$15,650	113.41 EA

12 Furnishings **\$33,526**

12 24 00	Window Shades	\$33,526	242.94 EA
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26 Electrical **\$2,699**

26 00 00	Electrical	\$2,699	19.56 EA
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Sub Total		979,359	7,096.80 / EA
Overhead & Profit	9 %	88,142	
Bond & Insurance	2 %	19,587	
Design Contingency	8 %	78,349	
Escalation	3 %	29,381	
Grand Total		1,194,818	8,658.10 / EA



New Bedford Superior Court Window Replacement Estimate 23 3010

New Bedford Superior Courthouse
441 County Street
New Bedford, MA

138 EA

Courthouse

Last Updated

Year 2024

Cost File 2024 BOSTON UNION AVERA

4/2/2024 2:01:15 PM

Description

Quantity

Unit

Unit Cost

Extended Cost

01 General Requirements**01 00 00 General Requirements**

Permit fee \$20/m	1000	JOB	10.00	10,000
Forman	30	DAY	1194.90	35,847

01 00 00	General Requirements	45,847
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01 31 00 Project Management and Coordination

Insurance, 1%	10000	JOB	1.17	11,700
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01 31 00	Project Management and Coordination	11,700
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01 50 00 Temporary Facilities and Controls

Cleaning general, site	4	mday	245.89	984
Internet Service	3	Mo.	100.00	300

01 50 00	Temporary Facilities and Controls	1,284
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01 52 13 Field Offices and Sheds

Storage trailer, 28'x10'	3	Mo.	117.00	351
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01 52 13	Field Offices and Sheds	351
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01 74 00 Cleaning and Waste Management

Rubbish removal, 40 cy capacity	6	LOAD	702.00	4,212
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01 74 00	Cleaning and Waste Management	4,212
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02 Existing Conditions

02 Existing Conditions

Description	Quantity	Unit	Unit Cost	Extended Cost
02 41 19.13 Selective Building Demolition				
Remove, windows (2580 SF)	138	EA	245.89	33,933
02 41 19.13 Selective Building Demolition				33,933

05 Metals**05 10 00 Structural Metal Framing**

Scissor lift, 25' high, 1000 lb. capacity w/o operator	30	DAY	132.00	3,960
05 10 00 Structural Metal Framing				3,960

06 Wood, Plastics, and Composites**06 11 00 Wood Framing**

Blocking, wood 2"xs	1.6	MBF	6752.37	10,804
06 11 00 Wood Framing				10,804

06 40 00 Architectural Woodwork

PLAM Finish on Water Resistant Fiberboard	600	SF	50.25	30,148
Plastic laminate, Window Sills	200	LF	32.40	6,481
06 40 00 Architectural Woodwork				36,629

07 Thermal and Moisture Protection**07 27 00 Air Barriers**

Air barrier, peel & stick w.p. membrane f/msbu	1000	SF	6.19	6,185
07 27 00 Air Barriers				6,185

07 90 00 Joint Protection

Caulking, butyl 1/4"x1/2", 154lf/gal	1768	LF	5.80	10,259
07 90 00 Joint Protection				10,259

07 Thermal and Moisture Protection

Description	Quantity	Unit	Unit Cost	Extended Cost
07 92 00 Joint Sealants				
Caulking, backer rod polyethylene 1/2	884	LF	2.89	2,552
07 92 00	Joint Sealants			2,552

08 Openings**08 50 00 Windows**

Storm window, Allowance	1	LS	175500.00	175,500
08 50 00	Windows			175,500

08 52 00 Wood Windows

Wood Window, Type A 3'-8"x2'-8" (9.8 SF)	34	EA	2276.60	77,404
Wood Window, Type B 3'-8"x1'-4" (4.89 SF)	3	EA	1558.22	4,675
Wood Window, Type C 2'-2"x2'-10" (6.17 SF)	7	EA	1745.42	12,218
Wood Window, Type D 3'-8"x5'-6" (20.19 SF)	59	EA	4638.60	273,677
Wood Window, Type E 2'-8"x5'-6" (14.69 SF)	3	EA	3272.58	9,818
Wood Window, Type F 3'-8"x9'-4" (34.28 SF)	6	EA	6700.14	40,201
Wood Window, Type G 3'-8"x7'-4" (26.94 SF)	25	EA	5626.08	140,652
Wood Window, Type H 8'-2"x9'-4" (76.23 SF)	1	EA	14521.14	14,521
08 52 00	Wood Windows			573,166

09 Finishes**09 21 16 Gypsum Board Assemblies**

Part. drywall, 5/8" patching	1250	SF	8.88	11,101
09 21 16	Gypsum Board Assemblies			11,101

09 90 00 Painting and Coating

Labor only, painters ordinary misc.	4	DAY	1133.97	4,536
-------------------------------------	---	-----	---------	-------

09 Finishes

Description	Quantity	Unit	Unit Cost	Extended Cost
Patching, prep for finish around windows	1250	SF	4.95	6,187
Paint, smooth, 2 coat, walls	1250	SF	3.94	4,927
09 90 00	Painting and Coating			15,650

12 Furnishings**12 24 00 Window Shades**

Window Treatment Shading	2580	SF	12.99	33,526
12 24 00	Window Shades			33,526

26 Electrical**26 00 00 Electrical**

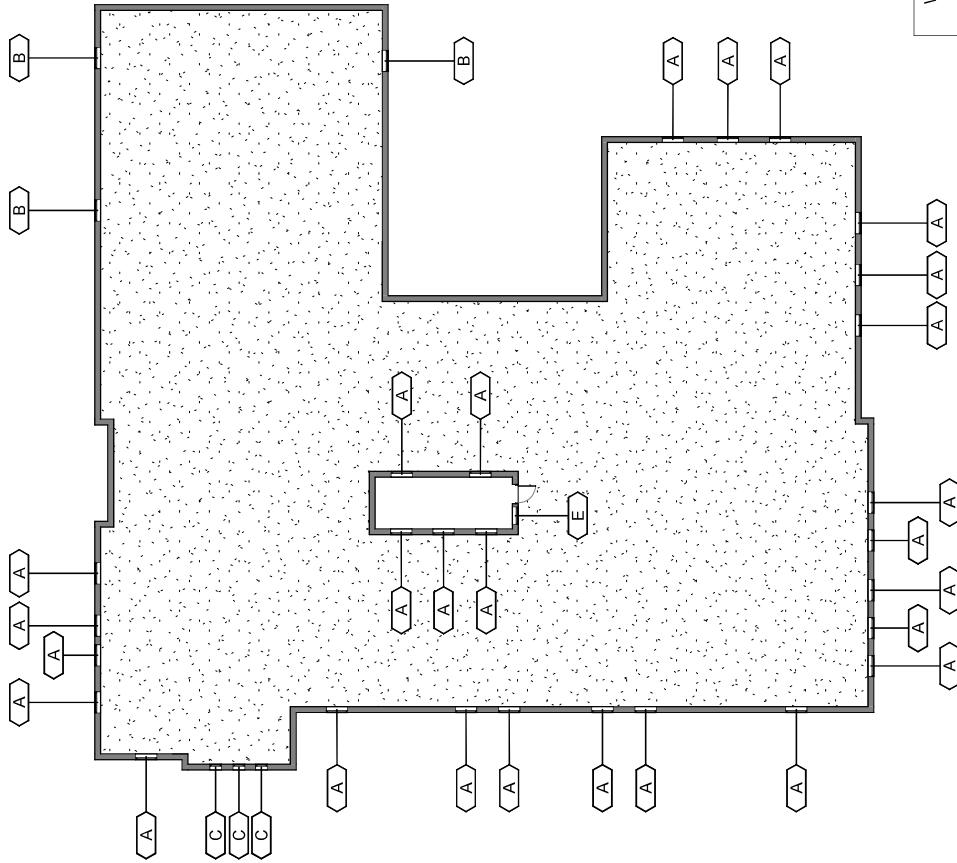
Labor only, electrician	2	DAY	1349.46	2,699
26 00 00	Electrical			2,699

Sub Total		979,359	7,096.80 / EA
Overhead & Profit	9 %	88,142	
Bond & Insurance	2 %	19,587	
Design Contingency	8 %	78,349	
Escalation	3 %	29,381	
Grand Total		1,194,818	8,658.10 / EA

New Bedford Superior Court Window Replacement Estimate			23 3010
New Bedford Superior Courthouse			
441 County Street			
New Bedford, MA			
138 EA		Courthouse	Last Updated
Year	2024	Cost File	2024 BOSTON UNION AVERA 4/2/2024 2:01:15 PM

Project Summary

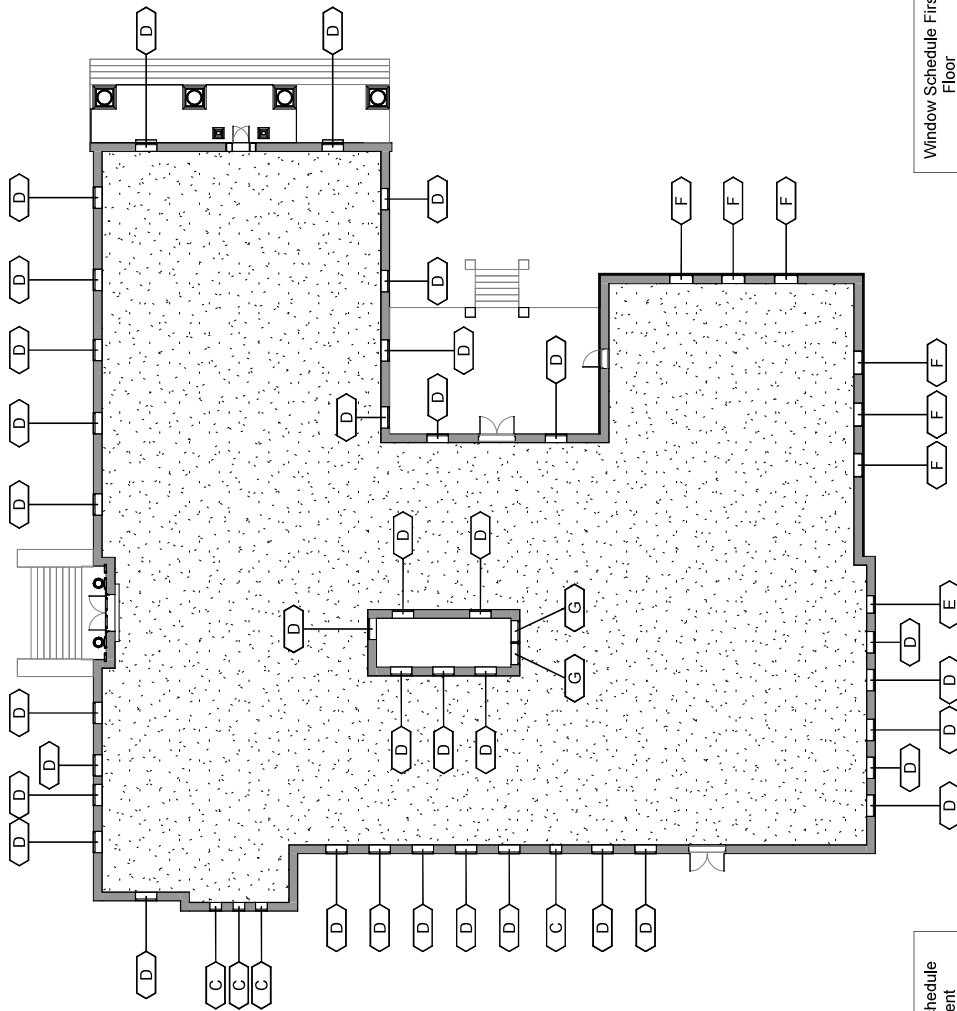
Division	Total		
01 General Requirements	63,394	\$459.37 /SF	6.5 %
02 Existing Conditions	33,933	\$245.89 /SF	3.5 %
05 Metals	3,960	\$28.70 /SF	0.4 %
06 Wood, Plastics, and Composites	47,432	\$343.71 /SF	4.8 %
07 Thermal and Moisture Protection	18,997	\$137.66 /SF	1.9 %
08 Openings	748,666	\$5,425.12 /SF	76.4 %
09 Finishes	26,752	\$193.85 /SF	2.7 %
12 Furnishings	33,526	\$242.94 /SF	3.4 %
26 Electrical	2,699	\$19.56 /SF	0.3 %
Sub Total	979,359	7,096.80 / EA	
Overhead & Profit	9 %	88,142	
Bond & Insurance	2 %	19,587	
Design Contingency	8 %	78,349	
Escalation	3 %	29,381	
Grand Total	1,194,818	8,658.10 / EA	



1 BASEMENT PLAN
3/64" = 1'-0"

Window Schedule Basement	
Type Mark	Count

A	27
B	3
C	3
E	1
Grand total: 34	



2 FIRST FLOOR PLAN
3/64" = 1'-0"

Window Schedule First Floor	
Type Mark	Count

C	4
D	36
E	1
F	6
G	2
Grand total: 49	

CLIENT: BRISTOL COUNTY COMMISSIONERS
9 COURT STREET, TAUNTON MA

PROJECT #: 6767-9001
DATE: 06/19/2023

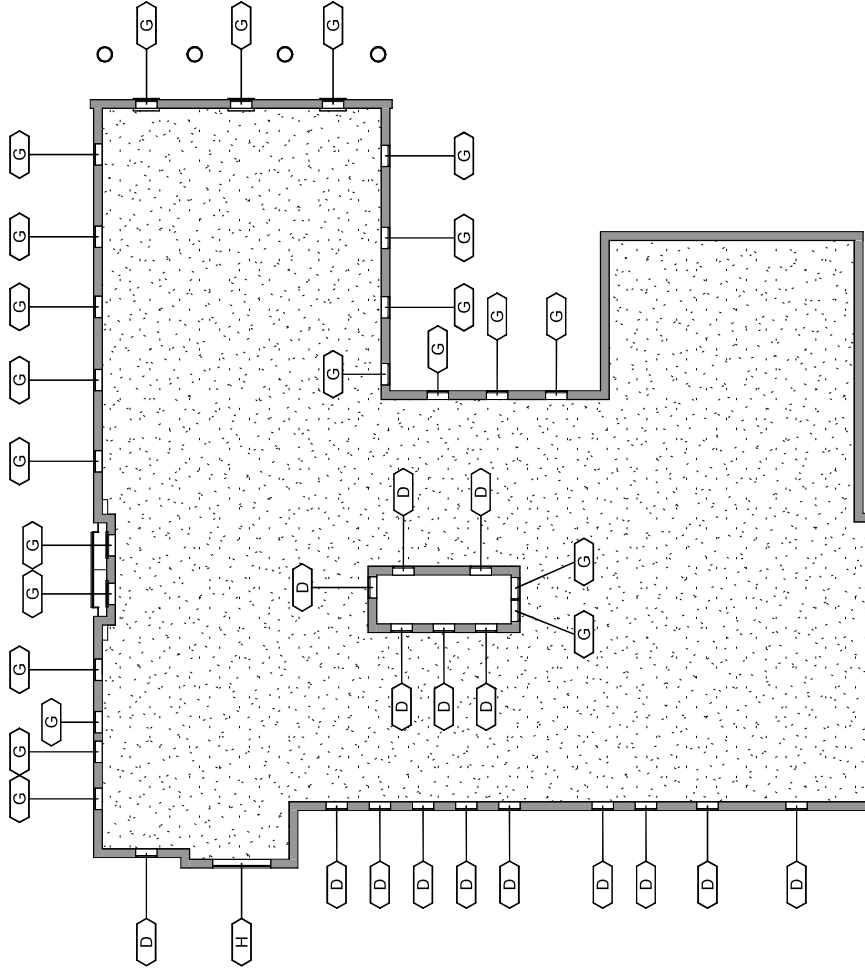
BASEMENT AND FIRST FLOOR PLAN

441 COUNTY ST. NEW
BEDFORD, MA 02740

SHEET #: A100

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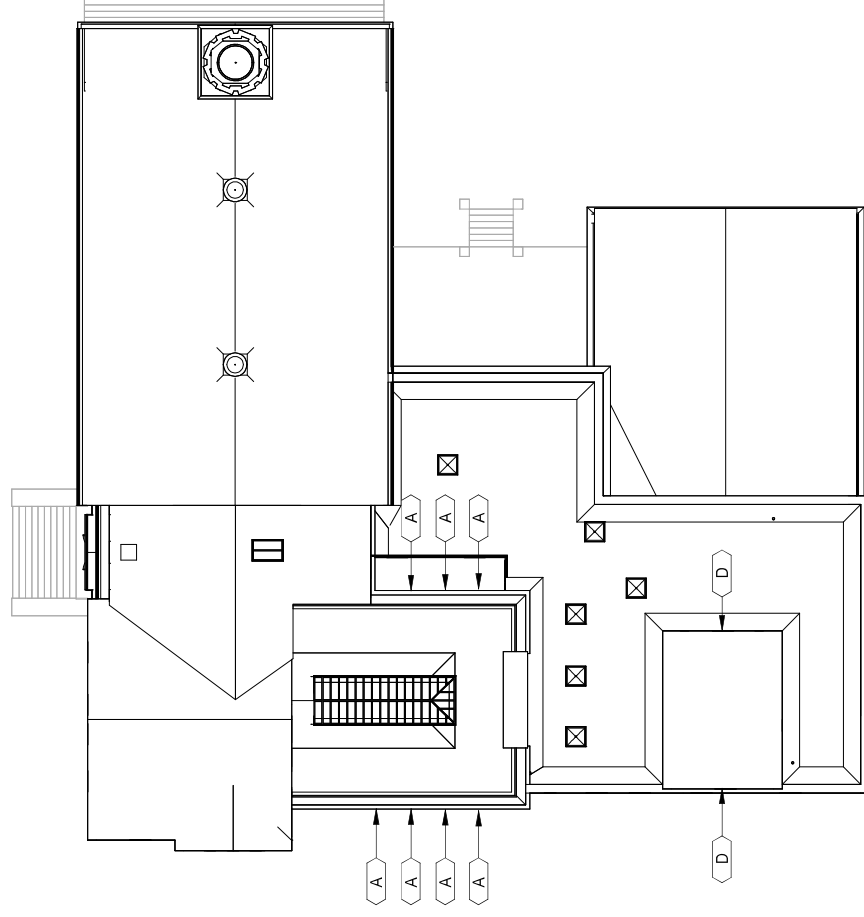
50 HOLDEN STREET, PROVIDENCE, RI 02908 T: 401 272-1730 WWW.RGB.NET



Window Schedule Second Floor		
Type	Mark	Count

D	21
E	1
G	23
H	1
Grand total: 46	

1 SECOND FLOOR PLAN
3/64" = 1'-0"



Window Schedule Roof		
Type	Mark	Count

A	7
D	2
Grand total: 9	

2 ROOF PLAN
3/64" = 1'-0"



CLIENT: BRISTOL COUNTY COMMISSIONERS
9 COURT STREET, TAUNTON MA

PROJECT #: 6767-9001
DATE: 06/19/2023

SECOND FLOOR AND ROOF PLAN

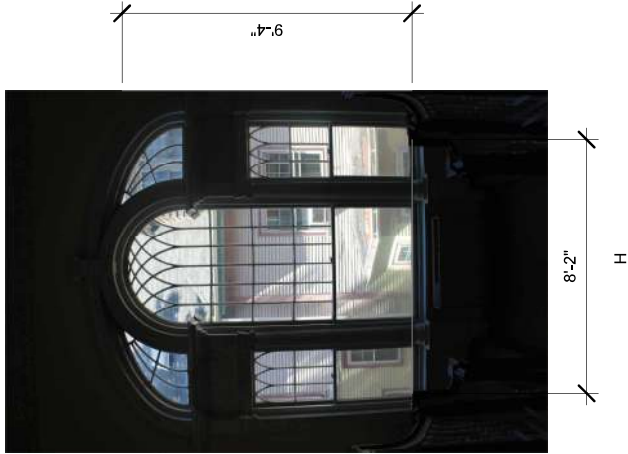
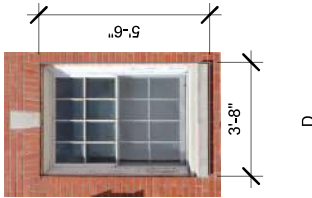
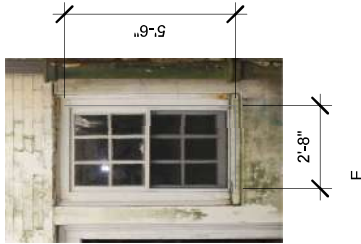
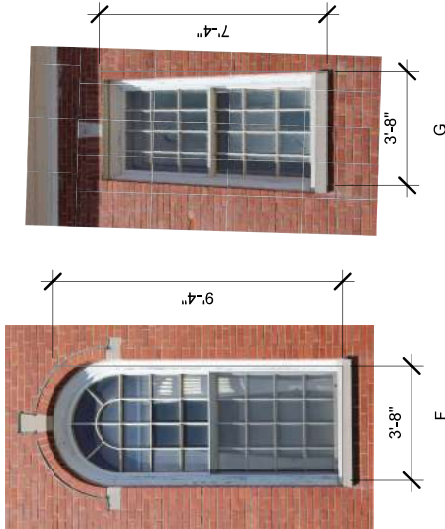
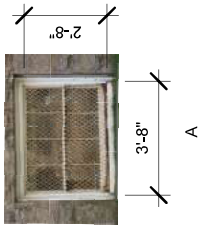
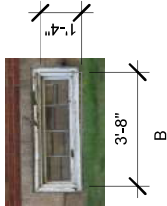
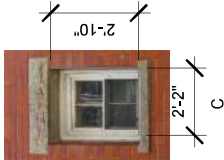
SHEET #: A101

441 COUNTY ST., NEW
BEDFORD, MA 02740

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50 HOLDEN STREET, PROVIDENCE, RI 02908 T: 401 272-1730 WWW.RGB.NET

Window Schedule	
Type Mark	Count
A	34
B	3
C	7
D	59
E	3
F	6
G	25
H	1
Grand total: 138	



1 WINDOW TYPES 1/4" = 1'-0"

CLIENT: BRISTOL COUNTY COMMISSIONERS
9 COURT STREET, TAUNTON MA

PROJECT #: 6767-9001
DATE: 06/19/2023

WINDOW TYPES
441 COUNTY ST., NEW
BEDFORD, MA 02740

SHEET #: A102

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50 HOLDEN STREET, PROVIDENCE, RI 02908 T: 401 272-1730 WWW.RGB.NET



New Bedford Superior Courthouse Building

441 County Street, New Bedford

WINDOW ASSESSMENT – 2023

ASSESSMENT PREPARED FOR:

Bristol County Commissioners

9 Court Street

Taunton, MA 02780

Assessment prepared by: RGB Architects

Overview

The Bristol County Commissioners are assessing where they should spend time, money, and effort to stabilize and secure the historic structures under their care.

This report of the New Bedford Superior Courthouse located at 441 County Street in the city of New Bedford was developed by RGB from the review of the building's interior and exterior. The review was to understand the current conditions of the existing windows throughout the building. The focus was on their relative age, overall condition, and effective use in this day, and cost to rebuild and/or replace.

Building History

The New Bedford Superior Courthouse building was constructed in 1830-31 and represents a fine example of a Greek Revival style structure. It is a landmark civic building, of large size and scale. The building was authorized for design in 1828, being designed by Architect Russell Warren from Rhode Island. An addition to the original building was added in 1899 - 1900 by Nathan C. Smith, and the building was remodeled in 1953 by architect Edward M Corbett. The building's original construction was in 1830, being constructed by the use of light gray cut granite blocks for the foundation, stone for the entry stairs, and loggia, which was introduced at the head and sill window and door conditions. The predominant exterior material for exterior walls is of deep red brick masonry. The use of (white-painted) wood Tuscan-style columns with Ionic capitals adorn the ceremonial front of the building. The pediment, cornice line, windows, and casing trim work are also of wood.

The roof structure is comprised of heavy wood timber trusses and wood plank for the earliest portion of the structure. The use of steel joists and lightweight concrete fill was used on the renovated portion of the building in the 1950s.

The original roofing materials have long since been removed, but the use of heavy gauge copper for flashing, gutter work, and light wells is still evident. The current roofing materials consist of asphalt shingles used on the high-pitch areas (1930's) and EPDM membrane roofing on the low-pitch roof areas (assume 1980's).

Greek Revival design is quite simple in nature and displays the use of classical Greek structures. This style displays the use of gable roofs, steeply pitched roof planes, triangular pediments, and classical order for support columns. This type of design was copied and imitated heavily throughout the United States in the late 1700s to early 1860's. The Greek orders tend to represent civic stability, strength, and order. This building is included on the NBE.A Historic District and was listed on the National Historic Register in 1976. and has been included on the MACRIS of Massachusetts Historical Commission records, Office of the Secretary in the State House of Boston.

The building consists of a sub-basement level with mechanical spaces, and a raised first-floor level continuing to a second-floor level. The building's interior is comprised of a series of rooms and support spaces focused on support of two large courtroom spaces located to the East front portions of the building. Courthouse support rooms include judiciary spaces, judges' rooms, offices, hearing rooms, and a two-story law library.

Existing Conditions and Observations

Our visit and review of the existing windows was done by visual observation only. There was no destructive or invasive investigation undertaken. The New Bedford Superior courthouse has windows of wood construction consistently used about all sides of the building. The windows are double-hung sashes. Their opening and closing operation are by use of a pulley and roped iron counterweight. The weights are used to offset the sash weight and are placed in the window jamb side sash pockets. Typical of this time period, and original to this building.

Each window sash is composed of true “divided lite” units, indicating that each portion of window glass is separated by a wood muntin that divides each piece of glass from the exterior to the interior side of the window. Each window sash is glazed with a single pane of glass. There are various “lite” patterns dependent on the window's location in the building and the relative floor level.

The following window “lite” patterns are the predominant existing types.

- 8 over 2
- 8 over 8
- 12 over 12
- 18 over 16 (Palladian)

The number indicates the sash configuration and number of ‘lites’ per sash and the orientation of the window. For example, 8 over 2 indicates a complete double-hung window with an upper sash divided into 8 glass lites, over a lower sash of 2 glass lites below. Further in the report, refer to the provided drawings for further window configurations and the number of windows of each type found on the building.

From walking the building there is minor evidence of water infiltration from the windows, especially along either the top of the window head locations or at the sill locations where the windows meet the exterior walls. This damage does not look to be from failed windows, it looks to be from condensation and moisture transpiration from the window areas in varying degrees of severity.

In other locations while limited, it is evident that moisture in the exterior walls has caused blistering of wall plaster and paint work. It is suspected that the masonry joints and sealing of the wood around the windows is aged. This is most evident at window sills as a cause of leakage and moisture issues.

Originally all the exterior window joints from muntin to glass pane would be closed by the use of glazing putty and paint which seal the windows, but age and weathering weaken and remove much of the effectiveness of these components. These sealed joints though are integral and are the only way of keeping water out of a building. Most windows look to be operational but are not opened due to building heating and cooling systems in place.

In some locations, there is evidence of water entering along the window casing trim, where the joints meet the walls. The moisture breaks down the interior plaster at window heads, along with the wood jambs, or wall conditions directly opposite the exterior. There are visible stains of water dripping and running down portions of interior walls. Even though no actual wet conditions were observed at the time of this review.

In conditions where the interior wall plasterwork is blistering and peeling this indicates efflorescence behind the plaster and paintwork. Efflorescence is a crystallization of calcium salts and minerals found in water and masonry. This water in any form seeks equilibrium and moves through a wall assembly from high moisture to low moisture condition to seek equilibrium on both sides of the wall, this is known as moisture drive. This moisture moves through the wall and develops on the inner face of the wall. Then the water evaporates out into the air within the building. This condition identifies that water is in fact infiltrating from the masonry of the exterior into the interior wall.

Remediation Recommendations

Based on the field review it is believed that the interior water damage is due to moisture infiltration through the exterior wall and around the windows. This infiltration is normal based on a combination of age and weathering and failing of early sealant at window fenestration joints. Of course, failed, or missing masonry mortar joints, poorly sealing the building allowing water to bypass original flashings, or more recent construction. With these causes identified a method to correct these conditions can be determined to stop the moisture migration to the interior of the building and subsequently continued damage to the interior finish surfaces.

As the windows appear to be original and are in a historic building, refurbishment would be an appropriate method to restore and improve the current conditions. The installation of an exterior storm sash to the outside to protect the original windows would provide several benefits. One would be to protect and keep the repaired original windows from continual UV exposure and weathering. A new storm sash would add a thermal barrier from the original single-pane glazed windows, by providing an air barrier slowing down the transfer of

heat/cooling depending of the season. A new storm sash could also be developed to have inert gasses injected (Nitrogen, Argon) between multiple panes of glass providing for greater U values, and could also have a UV or light reflective coating applied. And one further consideration as a safety measure, the sash panes could be strengthened to provide a level of ballistic impact protection for security.

General Cost Estimate

The provided cost estimate is based on recommended replacements or repairs identified within this report.

The cost estimate is based on work being conducted to the following building components: (Listed in no particular order)

- ❖ Exterior window fenestration repairs, sealing, and prime and paint.
- ❖ Interior window fenestration repairs, sealing, and prime and paint.
- ❖ Exterior storm sash windows

Current existing conditions - The following images offer a general context of the existing conditions:



1. Interior - Moisture damaged plaster at window head.



2. Interior - Court room window casing at window jamb.



3. Exterior – deteriorated wood window casing at basement level.



4. Exterior light well – rusty steel lintel, algae and weak masonry joints at window.



5. Law library – Moisture damage at window casing & sash.



6. Basement – Damaged window frame and sash conditions.



7. Typical conditions of windows in masonry wall.



8. Typical conditions of windows in masonry wall.



9. Westside moisture damage to paint @ ceremonial stair window.



10. Westside ceremonial stair window.



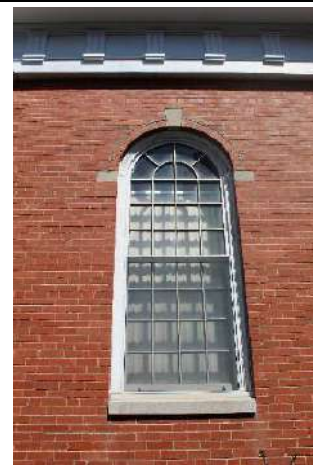
11. Aged window in masonry wall



12. Typical conditions of windows in masonry wall.



13. Typical window in masonry wall.



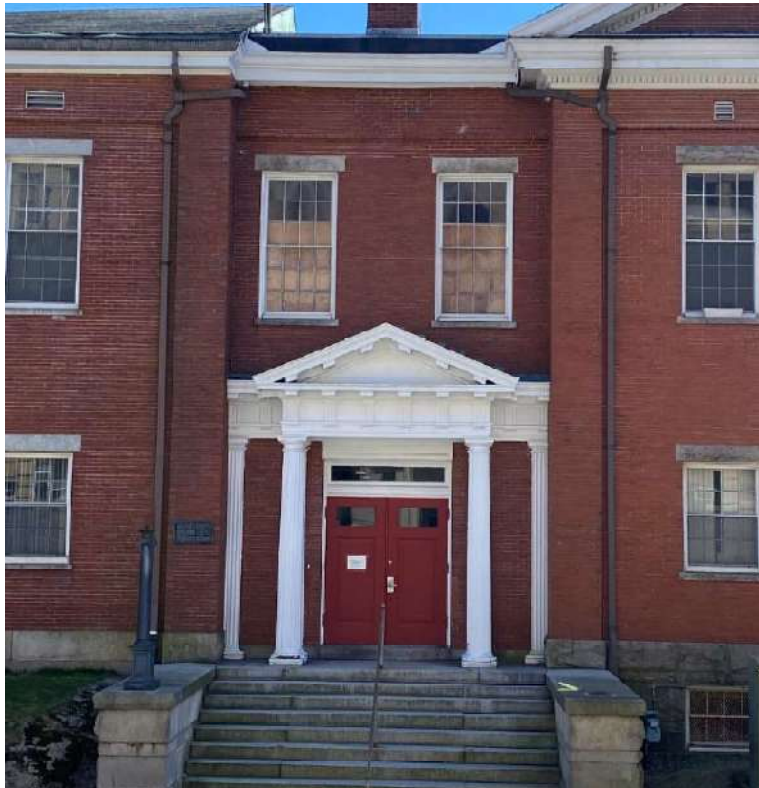
14. Palladian window of court room



15. South side Basement window with security grill



16. North side basement window with security grill



North Side Entry Stair



PLANNING DIRECTOR
JENNIFER CARLONI

CITY OF NEW BEDFORD

DEPARTMENT OF CITY PLANNING

133 William Street • Room 303 • New Bedford, MA 02740
508-979-1488 • www.newbedford-ma.gov

HISTORICAL COMMISSION

November 13, 2025

Ms. Janine da Silva, Chair
City of New Bedford Community Preservation Committee
133 William Street
New Bedford, MA 02740

Re: New Bedford Superior Courthouse

Dear Ms. Da Silva:

On behalf of the City of New Bedford's Historical Commission, I would like to take this opportunity to offer full support of the Bristol County Commissioners in their submission of a Community Preservation Act funding application to continue the exterior rehabilitation of the New Bedford Superior Courthouse.

The applicant has completed a comprehensive conditions assessment of the building's original windows, which is a critical first step in the retention, preservation and rehabilitation of a building's original windows. The applicant will follow the Secretary of the Interior Standards for rehabilitation and additionally will install exterior storm windows as a critical maintenance measure to ensure long-term preservation.

The New Bedford Superior Courthouse is the second oldest operating courthouse in the State, having been built between 1828-1831, during the height of the City's whaling era. The Courthouse was designed by renowned Providence architect Russell Warren, who was a master of the Greek Revival architectural style. This prominent institutional building is located within the County Street Historic District (NBE.A) and has both architectural and historical significance.

The City's Preservation Planner has long identified the Superior Courthouse as a preservation priority, and for several years has been in discussion with County and Courthouse officials relative to the rehabilitation needs and planning for the historic building. The proposed restoration meets all the specific Historic Preservation criteria within the FY24 CPA Plan with the goal to protect, preserve, enhance, and restore a significant historical structure through the full rehabilitation of the exterior porticos.

The Bristol County Commissioners oversee and manage numerous buildings and County budget constraints severely impact the ability of the County to undertake this important work without Community Preservation Act grant support. The Bristol County Commissioners have the expertise as well as the administrative and financial capabilities to manage the proposed project.

The New Bedford Historical Commission urges the Community Preservation Committee to give this application its utmost consideration and thanks you for the opportunity to support the continued preservation work in New Bedford.

Sincerely,

Diana Henry
Chairman



**THE TRIAL COURT OF MASSACHUSETTS
EXECUTIVE OFFICE OF THE TRIAL COURT**

John Adams Courthouse
One Pemberton Square, 1M
Boston, MA 02108

Heidi E. Brieger
Chief Justice of the Trial Court

Thomas G. Ambrosino
Court Administrator

November 12, 2025

Tammy Moutinho, Facilities Superintendent
County of Bristol
441 County Street
New Bedford, Massachusetts 02470

Re: *Restoration of Windows for the New Bedford Superior Courthouse*

Dear Ms. Moutinho:

On behalf of the Massachusetts Trial Court, I am writing to urge favorable consideration for the proposal of the Bristol County Commissioners to rehabilitate the windows of the New Bedford Superior Court.

The historic New Bedford courthouse is currently utilized for important Superior Court Department work, including jury trials. Improving the aesthetic appearance of this historic building's exterior, and specifically the original windows, will enhance the delivery of justice. Both court employees and court users feel better and have a sense of pride when justice is delivered in dignified settings that properly reflect the importance of an independent judicial system to our democratic society.

The Trial Court enthusiastically supports this historic preservation and renovation effort.

Sincerely,

Thomas G. Ambrosino
Court Administrator

cc: The Honorable Chief Justice Heidi E. Brieger
James Millins, Director of Facilities Management & Capital Planning



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EXECUTIVE OFFICE OF THE TRIAL COURT**

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Boston, MA 02108

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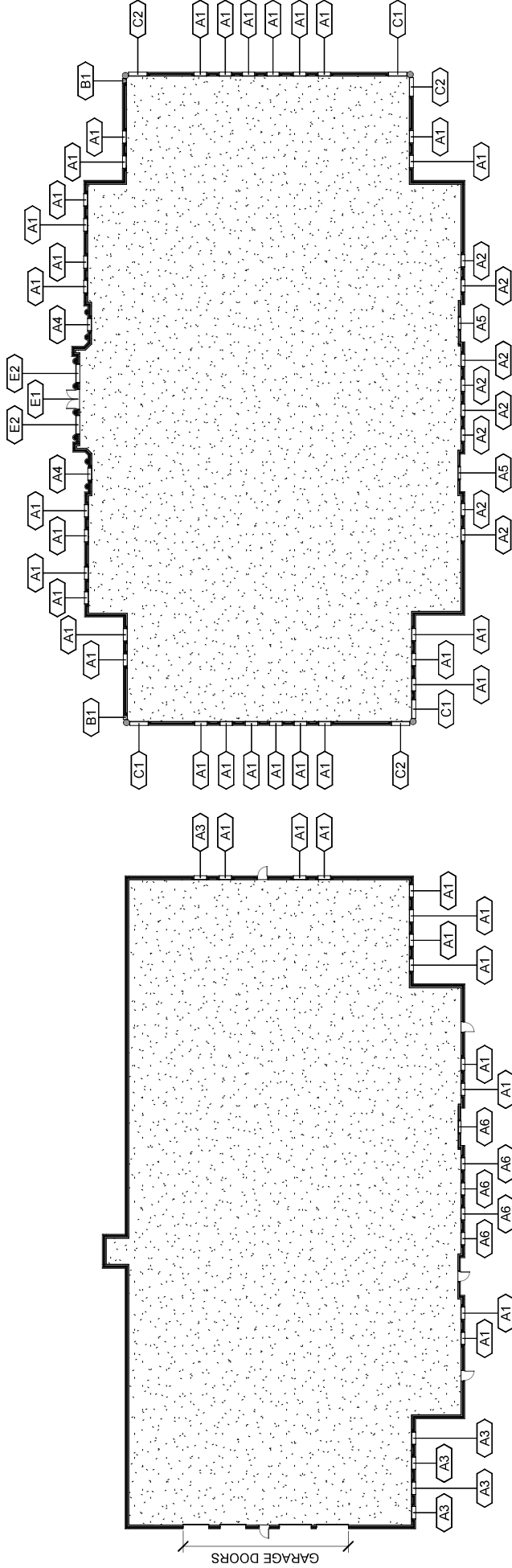
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Court Administrator

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James Millins, Director of Facilities Management & Capital Planning



1 GROUND FLOOR PLAN

1/32" = 1'-0"



Window Schedule Ground Floor		
Type Mark	Count	
A1	11	
A3	5	
A6	5	
Grand total: 21		

A1	11
A3	5
A6	5
Grand total: 21	

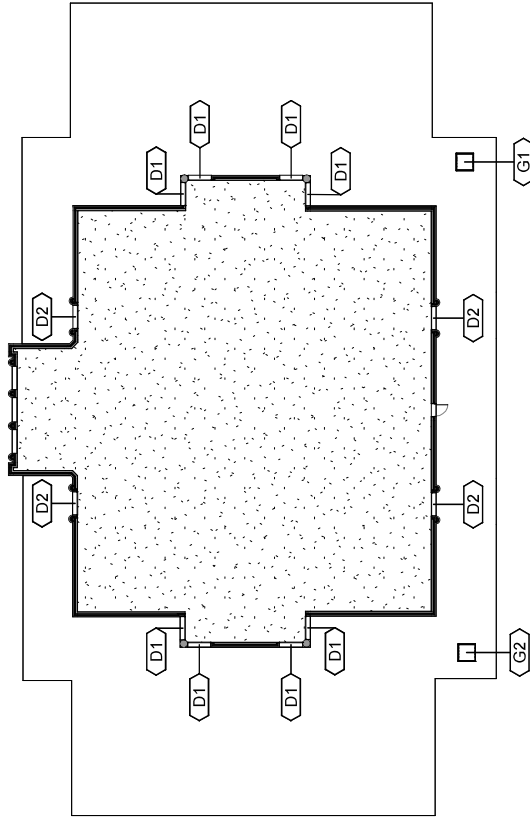
2 FIRST FLOOR PLAN

1/32" = 1'-0"



Window Schedule First Floor		
Type Mark	Count	
A1	29	
A2	8	
A4	2	
A5	2	
B1	2	
C1	3	
C2	3	
E1	1	
E2	2	
Grand total: 52		

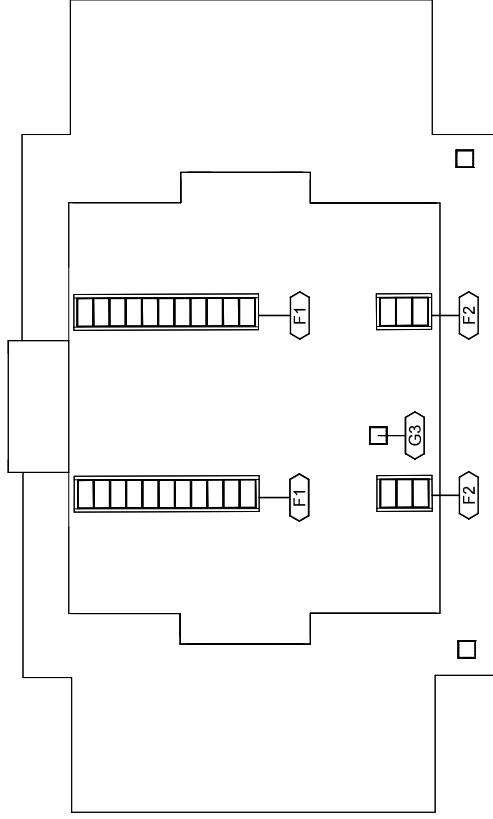
A1	29
A2	8
A4	2
A5	2
B1	2
C1	3
C2	3
E1	1
E2	2
Grand total: 52	



1 SECOND FLOOR PLAN
1/32" = 1'-0"

Window Schedule Second Floor		
Type	Mark	Count

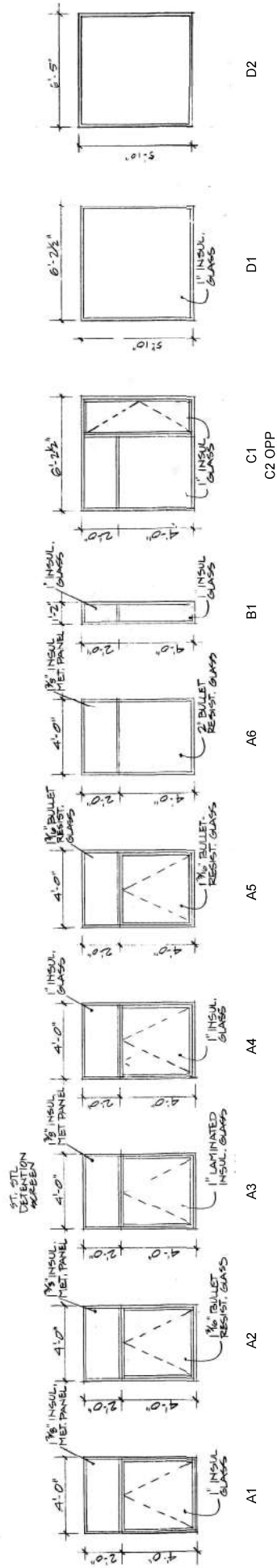
D1	8
D2	4
G1	1
G2	1
Grand total: 14	



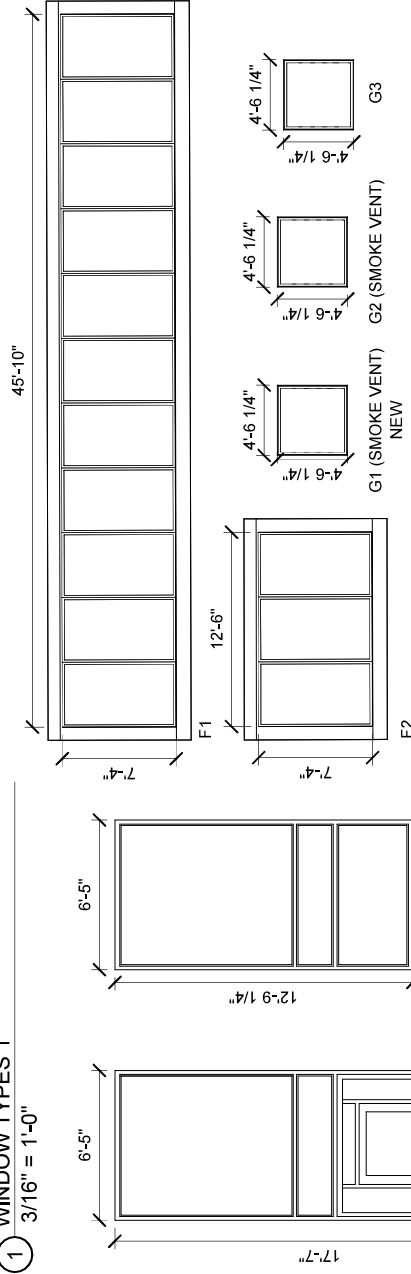
2 ROOF PLAN
1/32" = 1'-0"

Window Schedule Roof		
Type	Mark	Count

F1	2
F2	2
G3	1
Grand total: 5	



1 WINDOW TYPES 1
3/16" = 1'-0"



E1

2 ENTRY WINDOW
3/16" = 1'-0"

3 SKYLIGHT TYPES
1/8" = 1'-0"

Window Schedule		
Type Mark	Count	
A1	40	
A2	8	
A3	5	
A4	2	
A5	2	
A6	5	
B1	2	
C1	3	
C2	3	
D1	8	
D2	4	
E1	1	
E2	2	
F1	2	
F2	2	
G1	1	
G2	1	
G3	1	
Grand total: 92		



New Bedford Superior Courthouse Building

441 County Street, New Bedford

WINDOW ASSESSMENT – 2023

ASSESSMENT PREPARED FOR:

Bristol County Commissioners

9 Court Street

Taunton, MA 02780

Assessment prepared by: RGB Architects

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The roof structure is comprised of heavy wood timber trusses and wood plank for the earliest portion of the structure. The use of steel joists and lightweight concrete fill was used on the renovated portion of the building in the 1950s.

The original roofing materials have long since been removed, but the use of heavy gauge copper for flashing, gutter work, and light wells is still evident. The current roofing materials consist of asphalt shingles used on the high-pitch areas (1930's) and EPDM membrane roofing on the low-pitch roof areas (assume 1980's).

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Existing Conditions and Observations

Our visit and review of the existing windows was done by visual observation only. There was no destructive or invasive investigation undertaken. The New Bedford Superior courthouse has windows of wood construction consistently used about all sides of the building. The windows are double-hung sashes. Their opening and closing operation are by use of a pulley and roped iron counterweight. The weights are used to offset the sash weight and are placed in the window jamb side sash pockets. Typical of this time period, and original to this building.

Each window sash is composed of true “divided lite” units, indicating that each portion of window glass is separated by a wood muntin that divides each piece of glass from the exterior to the interior side of the window. Each window sash is glazed with a single pane of glass. There are various “lite” patterns dependent on the window's location in the building and the relative floor level.

The following window “lite” patterns are the predominant existing types.

- 8 over 2
- 8 over 8
- 12 over 12
- 18 over 16 (Palladian)

The number indicates the sash configuration and number of ‘lites’ per sash and the orientation of the window. For example, 8 over 2 indicates a complete double-hung window with an upper sash divided into 8 glass lites, over a lower sash of 2 glass lites below. Further in the report, refer to the provided drawings for further window configurations and the number of windows of each type found on the building.

From walking the building there is minor evidence of water infiltration from the windows, especially along either the top of the window head locations or at the sill locations where the windows meet the exterior walls. This damage does not look to be from failed windows, it looks to be from condensation and moisture transpiration from the window areas in varying degrees of severity.

In other locations while limited, it is evident that moisture in the exterior walls has caused blistering of wall plaster and paint work. It is suspected that the masonry joints and sealing of the wood around the windows is aged. This is most evident at window sills as a cause of leakage and moisture issues.

Originally all the exterior window joints from muntin to glass pane would be closed by the use of glazing putty and paint which seal the windows, but age and weathering weaken and remove much of the effectiveness of these components. These sealed joints though are integral and are the only way of keeping water out of a building. Most windows look to be operational but are not opened due to building heating and cooling systems in place.

In some locations, there is evidence of water entering along the window casing trim, where the joints meet the walls. The moisture breaks down the interior plaster at window heads, along with the wood jambs, or wall conditions directly opposite the exterior. There are visible stains of water dripping and running down portions of interior walls. Even though no actual wet conditions were observed at the time of this review.

In conditions where the interior wall plasterwork is blistering and peeling this indicates efflorescence behind the plaster and paintwork. Efflorescence is a crystallization of calcium salts and minerals found in water and masonry. This water in any form seeks equilibrium and moves through a wall assembly from high moisture to low moisture condition to seek equilibrium on both sides of the wall, this is known as moisture drive. This moisture moves through the wall and develops on the inner face of the wall. Then the water evaporates out into the air within the building. This condition identifies that water is in fact infiltrating from the masonry of the exterior into the interior wall.

Remediation Recommendations

Based on the field review it is believed that the interior water damage is due to moisture infiltration through the exterior wall and around the windows. This infiltration is normal based on a combination of age and weathering and failing of early sealant at window fenestration joints. Of course, failed, or missing masonry mortar joints, poorly sealing the building allowing water to bypass original flashings, or more recent construction. With these causes identified a method to correct these conditions can be determined to stop the moisture migration to the interior of the building and subsequently continued damage to the interior finish surfaces.

As the windows appear to be original and are in a historic building, refurbishment would be an appropriate method to restore and improve the current conditions. The installation of an exterior storm sash to the outside to protect the original windows would provide several benefits. One would be to protect and keep the repaired original windows from continual UV exposure and weathering. A new storm sash would add a thermal barrier from the original single-pane glazed windows, by providing an air barrier slowing down the transfer of

heat/cooling depending of the season. A new storm sash could also be developed to have inert gasses injected (Nitrogen, Argon) between multiple panes of glass providing for greater U values, and could also have a UV or light reflective coating applied. And one further consideration as a safety measure, the sash panes could be strengthened to provide a level of ballistic impact protection for security.

General Cost Estimate

The provided cost estimate is based on recommended replacements or repairs identified within this report.

The cost estimate is based on work being conducted to the following building components: (Listed in no particular order)

- ❖ Exterior window fenestration repairs, sealing, and prime and paint.
- ❖ Interior window fenestration repairs, sealing, and prime and paint.
- ❖ Exterior storm sash windows

Current existing conditions - The following images offer a general context of the existing conditions:



1. Interior - Moisture damaged plaster at window head.



2. Interior - Court room window casing at window jamb.



3. Exterior – deteriorated wood window casing at basement level.



4. Exterior light well – rusty steel lintel, algae and weak masonry joints at window.



5. Law library – Moisture damage at window casing & sash.



6. Basement – Damaged window frame and sash conditions.



7. Typical conditions of windows in masonry wall.



8. Typical conditions of windows in masonry wall.



9. Westside moisture damage to paint @ ceremonial stair window.



10. Westside ceremonial stair window.



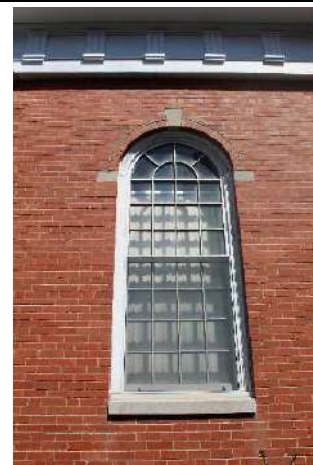
11. Aged window in masonry wall



12. Typical conditions of windows in masonry wall.



13. Typical window in masonry wall.



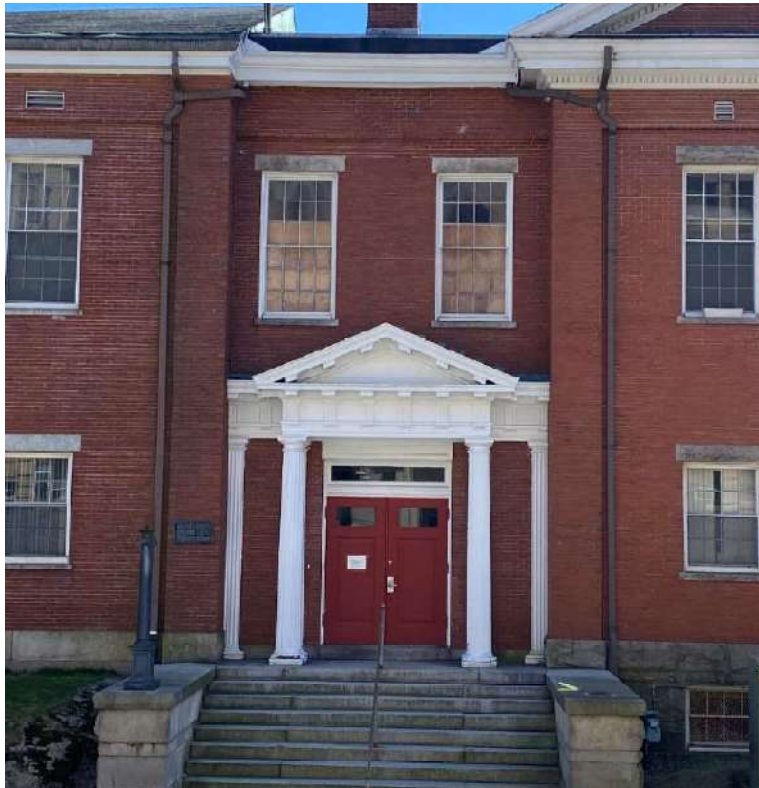
14. Palladian window of court room



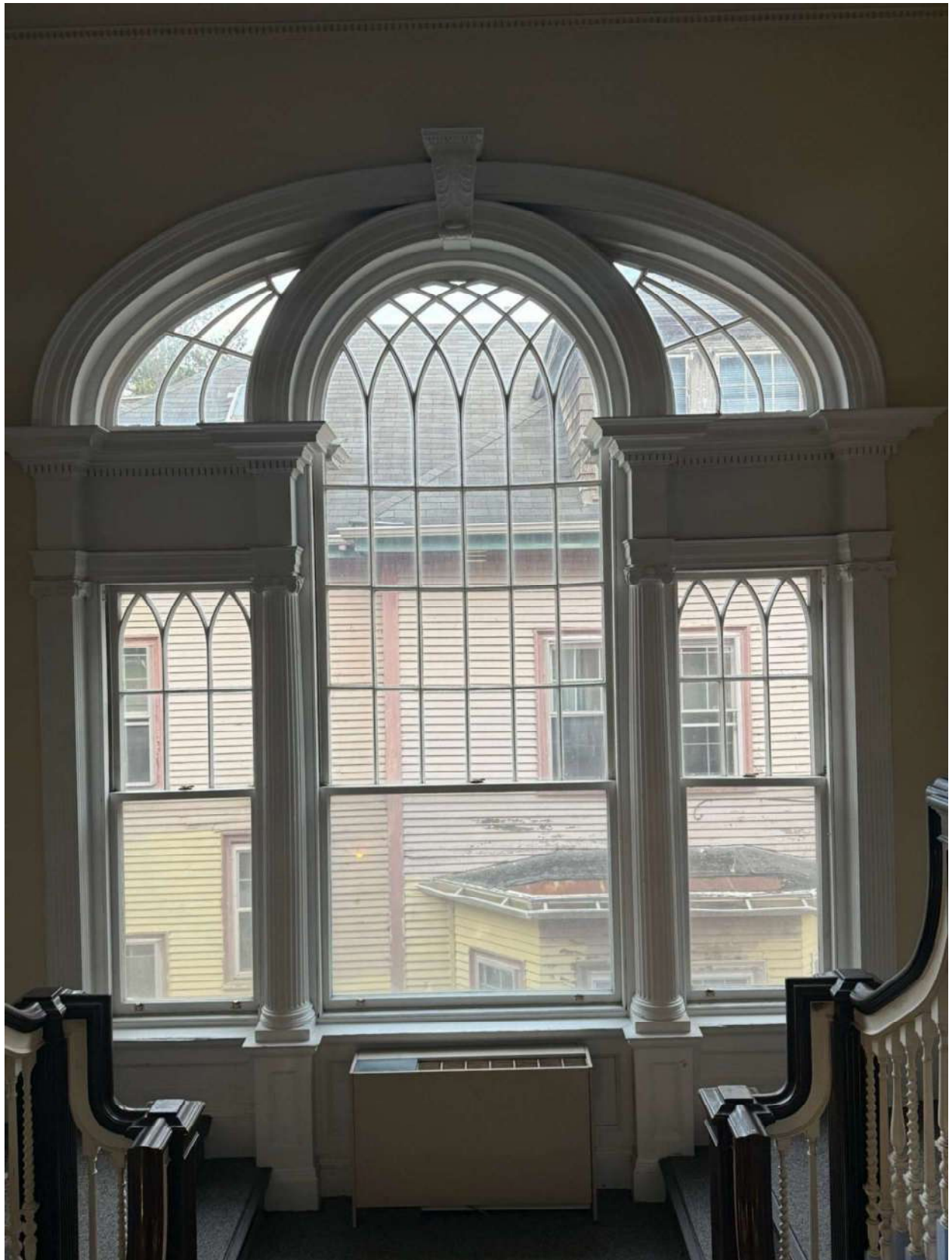
15. South side Basement window with security grill

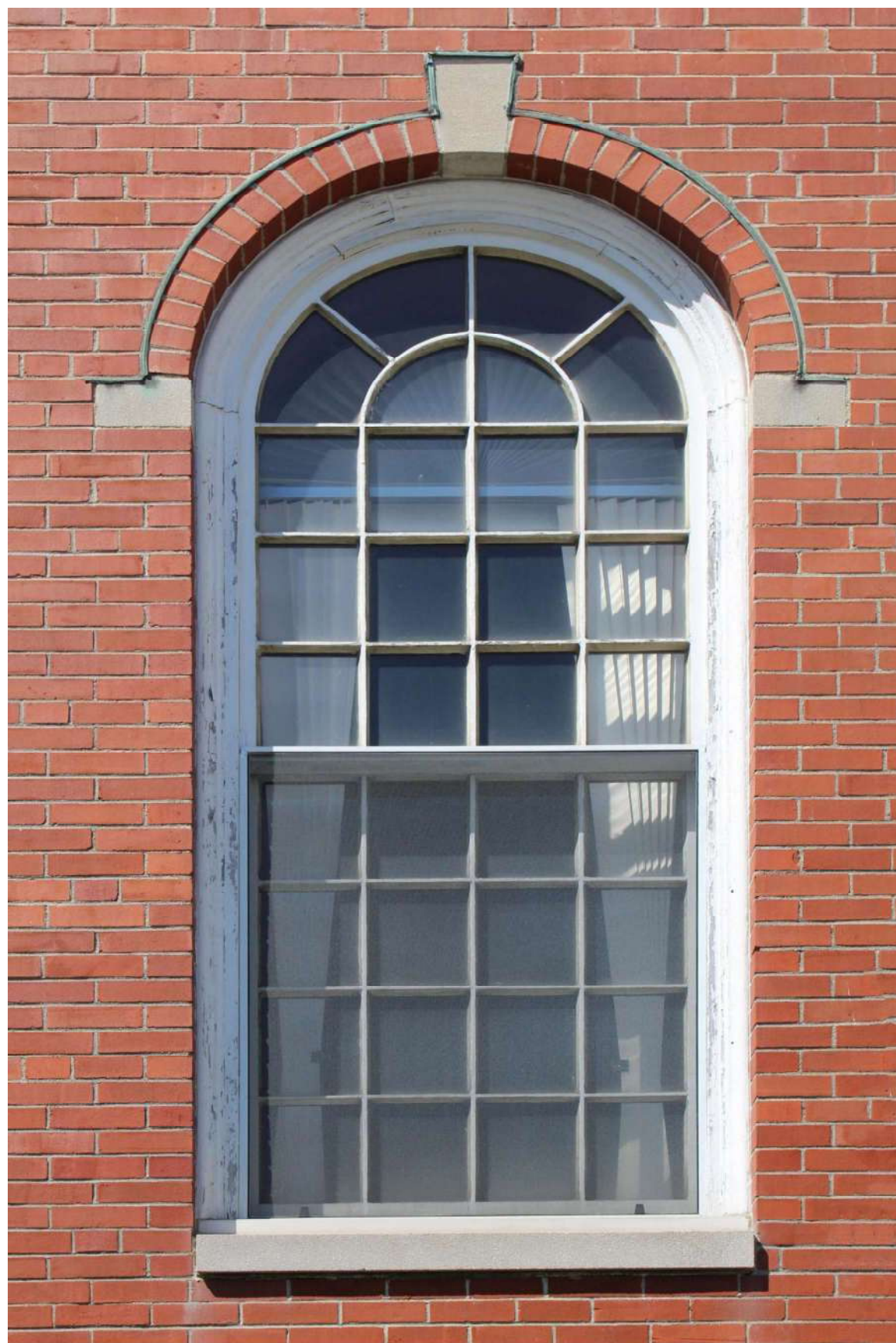


16. North side basement window with security grill



North Side Entry Stair













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

June 13, 2023

Tammy Moutinho
Facilities Superintendent
Bristol County Commission
441 County Street
New Bedford, MA 02740

RE: Bristol County Commission Owned Buildings, Attleboro, Fall River, New Bedford, Taunton, MA; MHC# RC.33233, RC.24325, RC.24276, RC.26200, RC.33639, RC.73218

Dear Ms. Moutinho:

Thank you for your inquiry regarding buildings owned by the Bristol County Commission.

The New Bedford Superior Court (NBE.2486), historically known as the Bristol County Court House, at 441 County Street in New Bedford is listed in the State and National Registers of Historic Places as a contributing element of the County Street Historic District (NBE.A).

The New Bedford Registry of Deeds (NBE.731), historically known as the Bristol County Registry of Deeds, at 25 North Sixth Street is listed in the State and National Registers of Historic Places as a contributing element of the Central New Bedford Historic District (NBE.AC).

The Fall River Registry of Deeds (FLR.254), historically known as the Bristol County Superior Courthouse and Registry, at 441 North Main Street is individually listed in the State and National Registers of Historic Places.

The Taunton Superior Court (TAU.23), historically known as the Bristol County Superior Court House, at 9 Court Street is listed in the State and National Registers of Historic Places as a contributing element of the Bristol County Courthouse Complex (TAU.B). Additionally, the Massachusetts Historical Commission (MHC) holds a preservation restriction (M.G.L. Chapter 184, sections 31-33) on this building and parcel. The preservation restriction was recorded in the Northern Bristol County Registry of Deeds, Book 15767, Page 278 on April 10, 2006. The active preservation restriction agreement entitles the MHC review and approval authority prior to implementation of any major alterations to the property.

The Taunton Registry of Deeds (TAU.25), historically known as the Bristol County Registry of Deeds Building, at 11 Court Street is listed in the State and National Registers of Historic Places as a contributing element of the Bristol County Courthouse Complex (TAU.B).

The Attleboro District Court (ATT.17), historically known as the Fourth District Court of Bristol County, at 88 North Main Street is included in MHC's *Inventory of Historic and Archaeological Assets of the Commonwealth*.

220 Morrissey Boulevard, Boston, Massachusetts 02125
(617) 727-8470 • Fax: (617) 727-5128
www.sec.state.ma.us/mhc

If a project is receiving any state and/or federal funding, licensing, or permitting, review by this office is required, in accordance with Section 106 of the National Historic Preservation Act of 1966, as amended (36 CFR 800), and M.G.L. Chapter 9, sections 26-27C (950 CMR 71).

These comments are offered to assist in compliance with Section 106 of the National Historic Preservation Act of 1966 (36 CFR 800), M.G.L. Chapter 9, sections 26-27C (950 CMR 71.00), and the terms of the preservation restriction. Please do not hesitate to contact me if you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Elizabeth Sherva", with a stylized flourish at the end.

Elizabeth Sherva
Deputy State Historic Preservation Officer
Director of Architectural Review
Massachusetts Historical Commission

Enclosure

ID		WPA #	Historic Name	Common Name	Address	Designations	Architectural Style
1		NBE.2486	Bristol County Court House		443 County St New Bedford	NRDIS (1976)	Greek Revival;






Secretary of the Commonwealth of Massachusetts
William Francis Galvin

Massachusetts Historical Commission
MACRIS: Massachusetts Cultural Resource Information System

Historic Building Detail: NBE.2486

Bristol County Court House

MHC ID	NBE.2486	MACRIS Maps for NBE.2486	 No Photos Available
Cross Reference	NBE.A	has additional information about this resource	
Historic Name	Bristol County Court House		
Common Name	-		
Street Address	443 County St		
City/Town	-		
Village/Neighborhood	New Bedford		
Local Number	A		
Year Constructed	1830		
Architects	-		
Architectural Styles	Greek Revival;		
Uses	Courthouse;		
Significance	Architecture; Law; Politics Government;		
Areas	NBE.A; County Street Historic District	NR: 	Inventory: 
Designations	Natl Register District (08/11/1976);		
Building Materials Roof	-		
Building Materials Wall	Brick;		
Building Materials Foundation	-		
Demolished	No		

8. SIGNIFICANCE

PERIOD (Check One or More as Appropriate)

- ☐ Pre-Columbian | ☐ 16th Century | ☒ 18th Century | ☐ 20th Century
☐ 15th Century | ☐ 17th Century | ☒ 19th Century

SPECIFIC DATE(S) (If Applicable and Known)

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

- | | | | |
|--|--|---|--|
| <input type="checkbox"/> Aboriginal | <input type="checkbox"/> Education | <input type="checkbox"/> Political | <input type="checkbox"/> Urban Planning |
| <input type="checkbox"/> Prehistoric | <input type="checkbox"/> Engineering | <input checked="" type="checkbox"/> Religion/Philosophy | <input type="checkbox"/> Other (Specify) _____ |
| <input type="checkbox"/> Historic | <input type="checkbox"/> Industry | <input type="checkbox"/> Science | _____ |
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Invention | <input type="checkbox"/> Sculpture | _____ |
| <input checked="" type="checkbox"/> Architecture | <input checked="" type="checkbox"/> Landscape Architecture | <input type="checkbox"/> Social/Humanitarian | _____ |
| <input type="checkbox"/> Art | <input type="checkbox"/> Literature | <input type="checkbox"/> Theater | _____ |
| <input checked="" type="checkbox"/> Commerce | <input type="checkbox"/> Military | <input type="checkbox"/> Transportation | _____ |
| <input type="checkbox"/> Communications | <input type="checkbox"/> Music | | |
| <input type="checkbox"/> Conservation | | | |

STATEMENT OF SIGNIFICANCE

New Bedford was divided into eleven farms in 1711, and until 1760 these farm houses were the only dwellings that existed in the city. Joseph Russell's sale of 10 acres near the waterfront to Joseph Rotch in 1765, was the beginning of the Bedford Village. Before his death in 1806, Joseph Russell, grandson of the original landowner, had sold as house lots substantially all his farm east of County and North of Madison.

The growth and development of this area occurred in three major phases corresponding geographically to the areas east of County Street, along County Street, and west of County Street.

The area east of County Street contains many of the oldest dwellings remaining in New Bedford, several of which were built prior to the War of 1812. The first buildings in the town were built close to the water, and the British invasion during the Revolution resulted in the burning and destruction of much of the village. After the War of Independence the most thickly settled portion of the town was south of Union Street. With few exceptions all the section west of County Street was a forest.

During the period between the two wars with England, New Bedford enjoyed great maritime prosperity and the foundation of future whaling fortunes was laid. Wealthy men of this era constructed homes throughout this area usually of similar design. A history of New Bedford relates that "Apparently it was satisfactory that all good homes should be exactly alike, and the reason is not hard to discover. It was an expression of the dominant influence on the social, religious, and business life of New Bedford of the society of Friends, more general than has been supposed, and of such vitality and persistence that it can be observed at the present day when the visible appearance of the Quakers had disappeared. While Friends had claimed to strive only for plainness and to avoid ostentation, yet in their zeal to

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Bristol

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DATE

(Continuation Sheet)

(Number all entries)

8. Significance

accomplish their purpose, they became technical observers of rigid uniformity in dress, speech, made of living and style of housebuilding. It was no hardship to them if their houses were all built on the same plan. A skillful carpenter who could construct that style in a desirable manner was in demand but there was no employment for an architect whose object was to secure variety."

County Street has been a major thoroughfare since it was laid out as a road in 1717 along an existing Indian Trail. As the Whaling Industry flourished following the War of 1812, fortunes were spent on imposing mansions; first along Sixth and Seventh Streets and later on County Street and further west. Still called County Road in 1820, its position at the crest of the hill overlooking the Harbor made it a natural site for the homes of wealthy merchant-mariners. Several of the luxurious Mansions erected during the years 1825-50 are of the monumental Greek Revival style; two of the many which remain today were designed by the famous Providence architect, Russell Warren. During these years, 1825-60, the size and scale of new houses increased to reflect the opulence and grandeur of the wealthiest men in the wealthiest per capita city in the country.

As the population of New Bedford increased, residential construction expanded to the area west of County Street. Several major changes took place in New Bedford near the middle of the nineteenth century. In New Bedford, as well as across the country, the Victorian era led to a growing diversity in styles of architecture. Freed of external restrictions of form and ornament, these styles gained popularity and allowed owners a greater degree of individual expression in the construction of their residences. With the growth of the textile industry in the latter half of the nineteenth century, additional demand for substantial homes led to the development of the western area as well as an increased density in the other two areas.

The buildings in all three areas were the most fashionable residences of the time when they were built, and reflected the best in domestic architecture of the era. Since there have been few buildings erected in this area after the early years of the twentieth century, the scale and settings blend harmoniously and continue to give an air of dignity and quiet distinction to this residential section of New Bedford.

7. DESCRIPTION	
CONDITION	(Check One) <input type="checkbox"/> Excellent <input type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Deteriorated <input type="checkbox"/> Ruins <input type="checkbox"/> Unexposed
	(Check One) <input type="checkbox"/> Altered <input type="checkbox"/> Unaltered
	(Check One) <input type="checkbox"/> Moved <input type="checkbox"/> Original Site
DESCRIBE THE PRESENT AND ORIGINAL (if known) PHYSICAL APPEARANCE	
<p>The residential area reflects the historical and architectural growth of New Bedford from the years 1780-1890. The oldest homes remaining in this area were the residences of the city's wealthy men from 1780-1820. There were no local architects in this period, resulting in plain substantial houses all of the same style. They were two story, peak roof dwellings, with two large chimneys, one near each end. This arrangement located the front door in the middle of one side and provided a central hall.</p> <p>This style of house, while exceedingly convenient and comfortable, presented one slight disadvantage which was remedied in the next style. In the former style, owing to position of the two chimneys, it was not possible to open into a front and back parlor. If a large number of guests were being entertained it was therefore necessary that they be placed in separate rooms which connected only by means of central hall-ways. Then the position of chimneys were changed to the end of the house. The body of the house was divided into four corner rooms, two on each side of the center chimney at the outer end. This would give four chimneys in the body of the house which usually had an ell containing the kitchen.</p> <p>A number of historic mansions that were built between 1820-1860 reflect the period of classic architecture, when whaling fortunes were used in constructing lasting dwellings of brick, wood and stone. Many of the homes built between 1810-1835 were of the Federal style, especially notable by elliptical fanlights over doorways and projecting curvilinear bays on the sides or rear of the house. The six over six windows are narrow with slender mullions and glazing bars, and several of the larger homes contain elaborate Palladian windows.</p> <p>From about 1830 to 1860 the Greek Revival style overshadowed all other styles. First popular in New Bedford for public buildings, this style was soon adapted and modified for house construction. The variations within this style are numerous, with examples of many modifications to be found in this area. Many were set with the gable end toward the street, incorporating the front entrance either in the middle or at the side of the building. In this way it was possible to make the gable into an impressive pediment, which would either remain flat or be extended to accomodate a row of supporting columns, thus forming a portico.</p> <p>The latter half of the nineteenth century embraced a wide variety of related styles classified as Victorian. As the size and wealth of New Bedford grew with the whaling and</p>	

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7.

Description

textile industries, homes were built that reflected the individuality and wealth of their successful owners. Beginning with the Victorian Gothic, houses soon contained details from Italian, French, Tudor, Moorish, Oriental and Swiss influences. One of the Victorian style's chief merits was that it gave the architect and builders a great deal of freedom in developing a floor plan to meet a variety of needs and to utilize the recent technical innovations in materials and construction techniques. In contrast to earlier styles where exterior dimensions and window and door placements were restricted, the Victorian styles could be planned from the inside out, with additions possible in any direction. Wings, bays and projections of any kind could be stacked on at any angle, and the whole unified by the exterior decoration. Local builders had access to a wide variety of ready-made designs and building manuals whose plans were often modified to meet local conditions and owner's whims.