



CITY OF NEW BEDFORD
COMMUNITY PRESERVATION ACT FY26
PROJECT APPLICATION

PROJECT INFORMATION			
PROJECT TITLE	William H. Carney Lodge		WARD 4
PROJECT LOCATION	293 Cottage Street, New Bedford, MA, 02740		
LEGAL PROPERTY OWNER OF RECORD	William H. Carney Lodge		
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	Spring 2026	ESTIMATED COMPLETION DATE	Winter 2027

PROJECT APPLICANT			
APPLICANT ORGANIZATION NAME	William H. Carney Lodge		
APPLICANT IS (Check only one)	<input type="checkbox"/> CITY DEPARTMENT	<input checked="" type="checkbox"/> NON-PROFIT	<input type="checkbox"/> PRIVATE GROUP/CITIZEN
CO-APPLICANT ORGANIZATION NAME (If applicable)			
CO-APPLICANT IS (Check only one)	<input type="checkbox"/> CITY DEPARTMENT	<input type="checkbox"/> NON-PROFIT	<input type="checkbox"/> PRIVATE GROUP/CITIZEN
PROJECT CONTACT PERSON	William Andrews		
MAILING ADDRESS (INCLUDE ZIP CODE)	P.O. Box 5134, New Bedford, MA, 02742		
TELEPHONE NUMBER	508.415.6733	EMAIL:	

PROJECT FUNDING		
CPA FUNDING REQUEST <i>(must match CPA request-line 1 of Project Budget on page 8)</i>	\$155,000	
TOTAL PROJECT BUDGET	\$194,032	

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)	William Andrews	SIGNATURE William Andrews
CO-APPLICANT NAME (printed)		SIGNATURE
		DATE 11.13.2025
		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 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.
FINANCIAL	
<input checked="" type="checkbox"/>	One cost estimate from an architect OR two written vendor/contractor quotes (<i>Quotes/cost estimates must be submitted with application – late submissions will not be accepted</i>)
<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 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 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*

This scope of work continues the work currently underway to rehabilitate the William H. Carney Lodge (Carney Lodge) building. The Carney Lodge organization has completed a Feasibility Study, Historic Summary & Color report, building stabilization, extensive structural repairs, a new roof, and new building systems (Fire Suppression, Electric, Rough Plumbing). This CPA grant would enable the completion of handicap access, handicap bathrooms, thermal improvements, and historic rehabilitation at the corner “building” of the larger structure, located at the corner of Cottage Street and Mill Street.

The building has been shuttered since COVID 19, and the goal is to reopen the facility to continue the community gathering programs that occurred prior to shut down. This building is the home of the William H. Carney Lodge organization, and is a community gathering space for this West End community - an historic, diversified, and under-resourced community in New Bedford.

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 population(s) will it serve? If it serves a population currently underserved, please describe.*

The William H. Carney Lodge has been a community gathering resource in the West End for over a hundred years. From holiday events like Easter Egg hunts to community celebrations like weddings, graduations, baptisms, etc. This public building is a community resource for the neighborhood of the West End. In addition to the heritage of the William H. Carney Lodge organization in the neighborhood, the structure is, in part, a collection of historic buildings. The most historic of the buildings is the structure at the corner of Cottage Street and Mill Street. This very visible public facade will be rehabilitated as part of the CPA FY-2026 funding.

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 Carney Lodge rehabilitation project is an effort to make the facility functional and occupiable. The building suffered extensive damage during the shut-down. Combined with deferred maintenance, the facility needs substantial work to restore this public resource for gathering and programming. This CPA FY-2026 request will complete the Handicap Toilet upgrades, the Handicap Access Upgrade, and the partial historic rehabilitation of the facility. The most historic aspect of the structure is the corner building at the intersection of Cottage Street and Mill Street. This building will be rehabilitated, along with the remaining elevation along Mill Street - the historic address of the facility.

This facility is an important resource within an environmental justice community, within the historically diversified West End community of New Bedford. Making the building accessible, functional, and historically rehabilitated will enrich the community and enable programming and social gatherings for this dense and historic residential neighborhood of New Bedford.

4 MEASURING SUCCESS (1000 Character Maximum)

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

The rehabilitation of the facility will enable the William H. Carney Lodge organization to provide member and community programs. The success of this effort will be measured by the number of events they will be able to host/coordinate. Additionally, the Carney Lodge has had difficulty keeping pace with the rising utility costs, and the electric and gas services were shut off for a period of time due to payment issues. By installing extensive insulation, air-sealing, and upgraded insulated windows and doors, the building will be significantly improved regarding energy efficiency. These initiatives will be measured in the utility use, demand, and costs moving forward. The Carney Lodge organization is working with Eversource to implement these thermal improvements, and they estimate significant energy savings in the years to come. Measuring Success: A. Building Utilization, B. Building Revenue, C. Hall & Venue Revenue, D. Membership Revenue, and E. New Membership revenue.

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 William H. Carney Lodge rehabilitation is an opportunity for the New Bedford community to support the restoration of this gathering place. The Carney Lodge organization has support from the community, the local leadership, local businesses, and many families and friends that have participated in programs and events over many years.

The William H. Carney organization is attaching letters from supporters to the application. Please consider these in addition to the many letters of support from previous years.

Over the past century, the William H. Carney Lodge has served as a vital gathering place, fostering a strong sense of community. The loss of this gathering place over the past six years is felt throughout the community, underscoring its importance and underscoring the need to rehabilitate the building.

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.*

The William H. Carney Lodge has been closed since 2019. The loss of this community gathering place in the historic West End adds stress to an under resourced area. While much work has been completed, additional funding is needed to complete the necessary building repairs and upgrades. The historic fabric uncovered during the building repairs has provided a foundation for the proposed rehabilitation presented in the Feasibility Study historic summary, and the design documents presented by studio2sustain. The William H. Carney Lodge has a goal of opening the building for programming 2026. The CPA FY-2026 funding is critical for these efforts. The perimeter envelope is being upgraded. The structural repairs are complete. The floor plan has been updated to meet ADA/MAAB accessibility, and the rough plumbing, electrical, fire suppression, and framing work adjusted accordingly. All of this work will create a conditioned building interior, and the foundation for the interior completion and exterior rehabilitation - the focus of CPA FY-2026 request. The organizational plan is to complete the interior and the exterior repairs and rehabilitation. Exterior siding needs to be replaced, and the building needs an ADA/MAAB compliant entrance. The Building Envelope Assessment and Feasibility Study are attached to this Application.

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 William H. Carney Lodge #200 I.B.P.O.W. is a non-profit fraternal organization recognized as a 501(c)(8) that is dedicated to strengthening and supporting our local community. Established in July 1915, the Carney Lodge is an essential and vibrant part of New Bedford's West End and contributes significantly to the well-being of the community and dense residential neighborhood of this area of the West End.

Mr. Williams Andrews and David Bennett serve as the project managers for this grant proposal. They intend to continue working with the City of New Bedford, studio2sustain and their historic consultants and structural engineers, for the completion of the building rehabilitation. They are actively completing the work underway, and anticipate building systems upgrade completions this year.

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.*

The work currently being executed is under an active building permit. This permit includes some site storm water mitigation that has been approved by DPI. The CPA FY-2026 funds will be used to complete the work underway, and under the existing building permit.

In the course of demolition work, a small amount of asbestos was detected, and properly removed by a licensed MA Abatement Contractor. Otherwise, the work is proceeding well, and the repairs are being addressed.

3 PROJECT MAINTENANCE (1000 Character Maximum)

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

The Board of Trustees (of William H. Carney Lodge #200) have a maintenance strategy for the building and grounds. Members of the Building & Grounds Committee are elected. This committee develops annual tasks for the building and grounds maintenance. A budget is allocated, and this budget is reviewed at each monthly Board Meeting. This ensures the facility and grounds are being monitored and maintained.

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 William H. Carney Lodge received CPA funding in 2024 to conduct an envelope assessment. The study was completed by studio2sustain, and included, in part, an historic summary and historic color review for exterior improvements. The team that provided this assessment will continue with the project to ensure compliance with US Secretary of Interior's Standards for Rehabilitation. This architect and preservation consultant have extensive experience with projects pursuing Historic Tax Credits - State and Federal.

The building repairs conducted to-date have preserved the historic fabric of the building, despite the extensive structural repairs needed. Additionally, some historic fabric was uncovered in the process of the repairs that will be used to inform the exterior siding shapes and colors in the facade rehabilitation.

COMPLETE FOR PROJECTS WITH ACCESSIBILITY REQUIREMENTS ONLY

CPA Compliance (500 Character Maximum)

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

The Carney Lodge needs accessible toilets and a compliant accessible entrance. the current ramp is not compliant. The work done to-date is aligned with the design to provide handicap accessible toilets, and the exterior upgrades include a new ADA/MAAB entrance on the Mill Street elevation. The CPA FY-2026 funds will be used to complete the ADA/MAAB toilets and add the ADA/MAAB entrance. The architect, studio2sustain, is providing professional desing services for these elements.

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).*

NA.

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?*

To date this project has received a total of \$350,000. This money has provided necessary resources for the planning, design, engineering and construction services needed to stabilize, repair, and rehabilitate the William Carney Lodge building. To date, the work completed:

CPA Funding 2024, 2025, and ARPA Fudging 2025:

- Structural Repairs: New Roof bracing, Floor Repairs, Beam Repairs
- Architecture Design & Structural Repairs
- Historic Rehabilitation summary
- New Roof
- Electric Utility & Gas Utility Restored
- Rough Plumbing
- Rough Electric
- HVAC Complete
- Storm Water Mitigation - diverting roof leader
- Fire Alarm Complete
- Fire Suppression System - Complete

Successful Funding To-Date:

- Open enrollment for New Members
- Current collections of existing Memberships
- Fundraising promotions and events (Halloween Fundraiser)
- To-Date Donations from Sub-Contractors (Roofers, Framing, Electrical, Plumbing, HVAC) and Project Management: \$50,500
- Continuous community pro bono support.

This current CPA FY-2026 request is needed to get the building open and functioning. While this is a huge milestone, the building and the site will need additional upgrades that require funding, but the need will be significantly less. The site needs upgrading, and the kitchen will need new equipment to be safe and efficient.

The William H. Carney Lodge organization is grateful for the help thus far, and we look forward to working with the City of New Bedford to complete this important project and restore this resource for the West End 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, 2026.

	ACTIVITY	ESTIMATED DATE
PROJECT START DATE:	Construction Plan, Sourcing	Spring 2026
PROJECT MILESTONE:	Interior Rehabilitation	Summer 2026
50% COMPLETION STAGE:	Mill Street HP Entrance	Fall 2026
PROJECT MILESTONE:	Mill Street & Cottage Street Elevations	November 2026
PROJECT COMPLETION DATE:	Close Out	December 2026

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***	\$	\$ 13,500	\$	\$ 141,500	\$ 155,000
2 CPA FY-2025	\$	\$17,000	\$	\$198,000	\$215,00
3 ARPA-2024	\$	\$3,500	\$	\$106,500	\$110,000
4 CPA FY-2024	\$25,000	\$	\$	\$	\$25,000
5 Eversource Inc.	\$	\$	\$	\$39,032	\$39,032
6	\$	\$	\$	\$	\$
7	\$	\$	\$	\$	\$
TOTAL PROJECT COSTS	\$	\$	\$	\$	\$ 544,032

* 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	Eversource Energy Efficiency Pro+	Secured and under contract - planned for 2025
2	CPA 2024: BEA & Feasibility Studi+	Completed
3	CPA 2025: Building Stabilization	Completed. 2025
4	ARPA 2024-2025: Systems Upgr...	Underway. Anticipate Cpmpletion in 2025
5		
6		
7		

See Attached Cost Estimate**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	\$	\$	\$
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	\$	\$	\$
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	\$	\$	\$

COST ESTIMATE



WILLIAM H. CARNEY LODGE REHABILITATION

Date: 10 November, 2025
 Project: WILLIAM H. CARNEY LODGE REHABILITATION
 Address: 293 Cottage Street, New Bedford, MA, 02740



Trade Division	Cost Estimate
0100 General Conditions - Interior & Exterior Rehabilitation	\$ 4,600.00
0200 Existing Conditions: - Demo existing siding, trim, and doors	\$ 5,000.00
0300 Concrete- 0500 Metals: - HP Ramp, Railings,	\$ 5,000.00
0600 Woods & Plastics: - Exterior & Interior Trim, Siding, Egress Stairs & Platforms,	\$ 67,400.00
0700 Thermal & Moisture Protection: - Air Sealing, Re-Wiring, & Insulation	\$ 28,836.00
0800 Doors & Windows: - (4) New Fibreglass Insert Windows & (3) New Entrance Doors	\$ 19,000.00
0900 Finishes: - Painting	\$ 23,000.00
1000 Specialties: - n/a	\$ -
1100 Equipment: - n/a	\$ -
1200 Furnishings: - n/a	\$ -
2200 Plumbing: - n/a	\$ 6,000.00
2300 HVAC: - Upper Hall Heating & Air Conditioning, Ventilation	\$ -
2600 Electrical: - New Sub-panel	\$ 14,196.00
Cost Estimate - Subtotal:	\$ 173,032.00
Contingency (10%):	\$ 7,500.00
A & E Fees (10%):	\$ 13,500.00
Total - Project Cost Estimate	\$ 194,032.00
Funding Raised To-Date - Eversource Incentives & Rebates \$ (39,032.00)	
TOTAL CPA FY-2026 Request	\$ 155,000.00

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 William H. Carney Lodge #200 (organization) duly called and held on 04 October, 2025 at which a quorum was present and acting throughout, the following vote was duly adopted.

William Andrews

Exalted Ruler

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:

William Andrews

Name (printed)

(Affix Corporate Seal)

Signature

Financial Secretary

11.13.2025

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.

William Andrews

Signature

William Andrews

Print Name

William H. Carney Lodge

04 286 4458

Organization name

Federal Tax ID #

11.13.2025

Date

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

At a meeting of the Board of Directors of William Andrews (organization) duly called and held on 10/07, 2025 at which a quorum was present and acting throughout, the following vote was duly adopted.

VOTED: That William Andrews (person), the Exalted Ruler (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:

William Andrews

Name (printed)

William Andrews

(Affix Corporate Seal)

Signature

Exalted Ruler

Title Date

= TAX COMPLIANCE CERTIFICATION

contractors, and withholding and remitting child support.

Signature Print Name

042-86-4458

Organization name Federal Tax ID #

11/14/2025

Date



William H. Carney Lodge No. 200

I.B.P.O.E. of W.
P.O. Box D-134
New Bedford, Massachusetts 02740

November 13, 2025

City of New Bedford Community Preservation Committee, FY26
Department of City Planning, City Hall Room 303
133 William Street, New Bedford, MA 02740

To Whom It May Concern,

My name is William Andrews, the new Exalted Ruler (President) of the William H. Carney Lodge #200 Inc. We respectfully submit a request to the City of New Bedford Community Preservation Committee for a CPA grant to finish the rehabilitation project of our historical building, which is a significant part of our community's heritage. Our goal is to preserve and promote the rich cultural heritage of the City of New Bedford's Cape Verdean Community.

Our Project will rehabilitate our building, located at 293 Cottage Street, in New Bedford, Massachusetts. This project will restore building function, increase access, and rehabilitate much of the historic building that provides programing to preserve our Cape Verdean Heritage, and Culture. The Organization has influenced all generations of Cape Verdeans in this community. We believe that preserving our heritage will not only enhance community pride, but also provide more resources and opportunities for the community to be involved with diversity and inclusion for everyone.

We have made great strides in stabilizing, repairing, upgrading, and rehabilitating our building. Thanks to the generous support from the City of New Bedford CPA grant program, we are on target to restore building systems. But we need these additional funds to complete this project and make our building functional and accessible. The community and the organization are grateful and appreciate what this committee has done. We would not be successful without your support and generosity.

Thank You,

William Andrews

William Andrews, Exalted Ruler (President) of the William H. Carney Lodge #200 Inc.

EVERSOURCE

Energy Efficiency Program for Massachusetts Small Businesses

CUSTOMER INFORMATION

The entity listed below is the: Owner Renter Property Manager

Company Name

WILLIAM H CARNEY LODGE LIGHTING

Federal Tax ID

04-2864458

Contact Person First Name Contact Person Last Name

DAVID

BENNETT

Electric Account #

74018209085

Gas Account #

73000391885

Service Address

159 MILL ST

Project #

CES25-09019

City State Zip

NEW BEDFORD

MA

02740

Contractor Company Name

Contractor Contact Name

Phone

Email

7817068295

DAVIDLGDDDESIGN@GMAIL.COM

833.237.2677 x111

mduffy@cescorp.com

PRIMARY USE

Business Category

CLUB

Sq. Ft. Covered by Application

If Other, Please Specify

Total Facility Sq. Ft.

MEASURE TYPES

ELECTRIC Check All that Apply

Lighting and Controls
 HVAC Controls

Refrigeration
 Motors

Process
 Domestic Hot Water

Weatherization
 Other

GAS Check All that Apply

Domestic Hot Water

Weatherization

HVAC Controls

Other

PROJECT COST

ELECTRIC Cost

\$ 11,828.14

Eversource Contribution

\$ 10,196.00

Customer Contribution

\$ 1,632.14

Estimated Customer Savings

\$ /month

GAS Cost

\$ 0.00

Eversource Contribution

\$ 0.00

Customer Contribution

\$ 0.00

Estimated Customer Savings

\$ /month

Would you like to finance your portion of the project cost?

Note: Maximum loan term is lesser of 1). 24 months or 2). payback period plus one year. See Terms and Conditions for more details.

No, I will pay the Contractor directly in full.

Yes. Choose your preferred terms:

I understand that I may receive a separate monthly bill for my financed portion and will be mailed to:

Gas only project. Financing available through NEIF.

12 months at \$ 0 136.00 /month
 18 months at \$ 0 90.67 /month
 24 months at \$ 0 68.00 /month

Please initial: DB

Questions/Comments? efficiencyma@eversource.com



Energy Efficiency Program for Massachusetts Small Businesses

CUSTOMER ACKNOWLEDGMENT

I acknowledge the costs and customer contribution provided in this agreement are valid and if project cost and/or customer contribution changes, I will provide authorization prior to project completion. Additionally, I certify that all statements made in this application are correct to the best of my knowledge and that I have read and agree to the Terms and Conditions on the back of the form, including those provisions regarding warranties. I further understand and acknowledge that the offer to pay incentives is subject to those Terms and Conditions.

Vendor Name

Complete Energy Services

Customer Name (printed)

DAVID BENNETT

Auditor Name

Pat Travis

Customer signature

Date

7/1/12

CHANGE AUTHORIZATION

Customer acknowledges that the Total Cost has changed during construction. The revised amounts listed below are satisfactory and hereby accepted. Payment will be made as outlined below.

ELECTRIC Cost

\$

Eversource Contribution

\$

Customer Contribution

\$

Estimated Customer Savings

\$ /month

GAS Cost

\$

Eversource Contribution

\$

Customer Contribution

\$

Estimated Customer Savings

\$ /month

Terms

12 months at \$ /month 18 months at \$ /month 24 months at \$ /month

Note: Maximum loan term is lesser of 1). 24 months or 2). payback period plus one year. See Terms and Conditions for more details.

Authorized Signature

Name (Printed)

Date

CUSTOMER INSTALLATION ACKNOWLEDGMENT

I certify that all energy efficiency measures covered by this application have been installed in a satisfactory manner, and agree to pay the Customer Contribution listed below to the contractor.

Vendor Name

Complete Energy Services

Customer Name (printed)

DAVID BENNETT

Auditor Name

Pat Travis

Customer signature

Date



EVERSOURCE

Energy Efficiency Program for Massachusetts Small Businesses

CUSTOMER INFORMATION

The entity listed below is the: Owner Renter Property Manager

Company Name

WILLIAM H CARNEY LODGE INSULATION

Federal Tax ID

04-2864458

Contact Person First Name Contact Person Last Name

DAVID BENNETT

Electric Account #

74018209085

Gas Account #

73000391885

Service Address

159 MILL St

Project #

CES25-09021

City State Zip

NEW BEDFORD MA 02740

Contractor Company Name

Complete Energy Services Michael Duffy

Phone Email

7817068295 DAVIDLGDDDESIGN@GMAIL.COM

Contractor Phone Contractor Email

833.237.2677 x111 mduffy@cescorp.com

PRIMARY USE

Business Category

CLUB

Sq. Ft. Covered by Application

If Other, Please Specify

Total Facility Sq. Ft.

MEASURE TYPES

ELECTRIC Check All that Apply

- Lighting and Controls
- HVAC Controls

- Refrigeration
- Motors

- Process
- Domestic Hot Water

- Weatherization
- Other

GAS Check All that Apply

- Domestic Hot Water



Weatherization

HVAC Controls

Other

PROJECT COST

ELECTRIC Cost

\$ 0.00

Eversource Contribution

\$ 0.00

Customer Contribution

\$ 0.00

Estimated Customer Savings

\$ /month

GAS Cost

\$ 32,093.91

Eversource Contribution

\$ 28,835.77

Customer Contribution

\$ 3,258.14

Estimated Customer Savings

\$ /month

Would you like to finance your portion of the project cost?

Note: Maximum loan term is lesser of 1). 24 months or 2). payback period plus one year. See Terms and Conditions for more details.

No, I will pay the Contractor directly in full.

Yes. Choose your preferred terms:

I understand that I may receive a separate monthly bill for my financed portion and will be mailed to:

Gas only project, Financing available through NEIF.

- 12 months at \$ 0.276.51 /month
- 18 months at \$ 0.181.00 /month
- 24 months at \$ 0.135.76 /month

Please initial: RB

Questions/Comments? efficiencyma@eversource.com



Energy Efficiency Program for Massachusetts Small Businesses

CUSTOMER ACKNOWLEDGMENT

I acknowledge the costs and customer contribution provided in this agreement are valid and if project cost and/or customer contribution changes, I will provide authorization prior to project completion. Additionally, I certify that all statements made in this application are correct to the best of my knowledge and that I have read and agree to the Terms and Conditions on the back of the form, including those provisions regarding warranties. I further understand and acknowledge that the offer to pay incentives is subject to those Terms and Conditions.

Vendor Name

Complete Energy Services

Customer Name (printed)

DAVID BENNETT

Auditor Name

Pat Travis

Customer signature

Date

7/1/25

CHANGE AUTHORIZATION

Customer acknowledges that the Total Cost has changed during construction. The revised amounts listed below are satisfactory and hereby accepted. Payment will be made as outlined below.

ELECTRIC Cost

\$ [REDACTED]

Eversource Contribution

\$ [REDACTED]

Customer Contribution

\$ [REDACTED]

Estimated Customer Savings

\$ [REDACTED] /month

GAS Cost

\$ [REDACTED]

Eversource Contribution

\$ [REDACTED]

Customer Contribution

\$ [REDACTED]

Estimated Customer Savings

\$ [REDACTED] /month

Terms

12 months at \$ [REDACTED] /month 18 months at \$ [REDACTED] /month 24 months at \$ [REDACTED] /month

Note: Maximum loan term is lesser of 1). 24 months or 2). payback period plus one year. See Terms and Conditions for more details.

Authorized Signature

Name (Printed)

Date

[REDACTED]

CUSTOMER INSTALLATION ACKNOWLEDGMENT

I certify that all energy efficiency measures covered by this application have been installed in a satisfactory manner, and agree to pay the Customer Contribution listed below to the contractor.

Vendor Name

Complete Energy Services

Customer Name (printed)

DAVID BENNETT

Auditor Name

Pat Travis

Customer signature

Date

7/1/25

COST ESTIMATE



WILLIAM H. CARNEY LODGE REHABILITATION

Date: 10 November, 2025
 Project: WILLIAM H. CARNEY LODGE REHABILITATION
 Address: 293 Cottage Street, New Bedford, MA, 02740



Trade Division	Cost Estimate
0100 General Conditions - Interior & Exterior Rehabilitation	\$ 4,600.00
0200 Existing Conditions: - Demo existing siding, trim, and doors	\$ 5,000.00
0300 Concrete- 0500 Metals: - HP Ramp, Railings,	\$ 5,000.00
0600 Woods & Plastics: - Exterior & Interior Trim, Siding, Egress Stairs & Platforms,	\$ 67,400.00
0700 Thermal & Moisture Protection: - Air Sealing, Re-Wiring, & Insulation	\$ 28,836.00
0800 Doors & Windows: - (4) New Fibreglass Insert Windows & (3) New Entrance Doors	\$ 19,000.00
0900 Finishes: - Painting	\$ 23,000.00
1000 Specialties: - n/a	\$ -
1100 Equipment: - n/a	\$ -
1200 Furnishings: - n/a	\$ -
2200 Plumbing: - n/a	\$ 6,000.00
2300 HVAC: - Upper Hall Heating & Air Conditioning, Ventilation	\$ -
2600 Electrical: - New Sub-panel	\$ 14,196.00
Cost Estimate - Subtotal:	\$ 173,032.00
Contingency (10%):	\$ 7,500.00
A & E Fees (10%):	\$ 13,500.00
Total - Project Cost Estimate	\$ 194,032.00
Funding Raised To-Date - Eversource Incentives & Rebates \$ (39,032.00)	
TOTAL CPA FY-2026 Request	\$ 155,000.00

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

BK 9577 PG 99
12/03/09 10:56 DOC. 31391
Bristol Co. S.D.

QUITCLAIM DEED

GERALD N. WILLS, JAMES A. BARGASSE, FRANCISCO T. GRACA, Trustees
of the WILLIAM H. CARNEY LODGE NO. 200 I.B. P. O. E. of W Realty Trust under
Declaration of Trust dated April 10, 1927 and recorded in the Bristol County (S.D.)
Registry of Deeds in Book 609 Page 341

in consideration of Six Thousand and 00/100 Dollars (\$6,000.00)

grant to JUSTIN M. PERREIRA,
525 Kempston Street
New Bedford, Massachusetts

with QUITCLAIM COVENANTS

on North Street
the land, in New Bedford, MA more particularly described as Lot #313, containing
3,344 +/- square feet .07 acres on a plan of land in New Bedford, MA prepared for
William H. Carney Lodge #200 by Danson d/b/a ADM Surveying Associates, P.O. Box
1525, Mattapoisett, MA 02739 dated August 16, 2009 recorded at the Bristol County
(S.D.) Registry of Deeds in Book 169 Page 28
Plan

TITLE NOT EXAMINED BY PREPARER OF DEED.

WITNESS our hands and seals this 22nd day of October, 2009.

REG. OF DEEDS
REG. #07
BRISTOL S

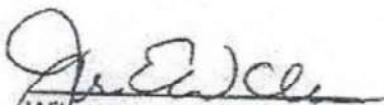
12/03/09 10:56 AM 01
000000 #7772

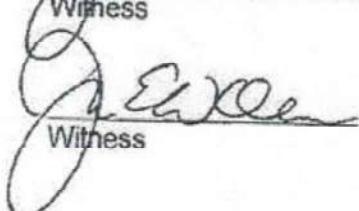
FEE 127.36

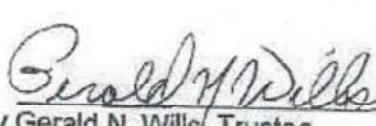
CASH \$27.36

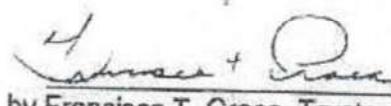
Return: Justin Perreira
525 Kempston St.
NB 02740

William H. Carney Lodge
No. 200 I.B.P.O.E. of W
Realty Trust


Witness


Witness


by Gerald N. Wills, Trustee


by Francisco T. Graca, Trustee

COMMONWEALTH OF MASSACHUSETTS

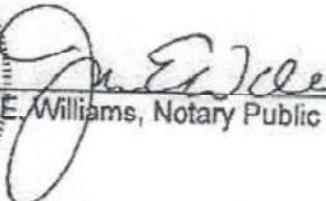
BRISTOL, ss.

October 22, 2009

Then personally appeared the above-named Gerald N. Wills, Trustee and Francisco T. Graca, Trustee who proved to me through satisfactory evidence of identification which was MA Driver's Licenses to be the persons whose names are signed on this document, and acknowledged to me that they signed it voluntarily for its stated purpose before me,



John E. Williams, Notary Public



Bristol South
Registry of Deeds

BK3209PG0213

the Grantor, its successors and assigns, shall not thereafter be entitled to exercise any rights, remedies or controls with respect to such individual part or parcel of the Property, which it would otherwise be entitled to exercise by reason of default or breach by the Grantee except as provided in the Contract for Sale of Land for Private Redevelopment.

F. This conveyance is subject to all the terms, conditions, covenants and stipulations set forth in the Contract for Sale of Land for Private Redevelopment dated August 11, 1993, and recorded in said Registry, immediately prior to the recording of this instrument which terms, conditions, covenants and stipulations are hereby incorporated by reference thereto as fully as those set forth herein. It is expressly agreed, however, that said Contract for Sale of Land for Private Redevelopment shall not merge into this conveyance by reason of its incorporation by reference.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be signed, acknowledged and delivered in its name and behalf, on the 17th day of December, 1993, by Donald Gaudette, its Chairman and its corporate seal to be hereunto affixed.

DEEDS REG #7	41.04
BRISTOL SOUTH	41.04
42/22/93	5325128 12:46
	TAX
	CASH

NEW BEDFORD REDEVELOPMENT AUTHORITY

By Donald Gaudette
Chairman

Bristol South
Registry of Deeds

Not for Official Use

Not for Official Use

Not for Official Use

BK3209PG0214

THE COMMONWEALTH OF MASSACHUSETTS

Bristol, SS

December 23, 1993 New Bedford, Mass

Then personally appeared the above Donald Gaudette,
Chairman, and acknowledged the foregoing instrument to be the free
act and deed of the New Redevelopment Authority.

Before me,


Notary Public

My Commission expires: 12/6/96

Received & Recorded Dec. 23, 1993 at 11:46 AM
ATTEST: James L. Kelley REGISTER

32582

New Bedford Redevelopment Authority

and

William H. Carney Lodge #200

QUITCLAIM DEED

The New Bedford Redevelopment Authority, a public body, politic, and corporate, duly-organized and existing pursuant to the General Laws of the Commonwealth of Massachusetts, Chapter 121B, and having its principal office and place of business at 102 Pope's Island, City of New Bedford, County of Bristol, Commonwealth of Massachusetts, (hereinafter called the "Grantor"), in consideration of Eight Thousand Five Hundred Eighty Dollars (\$8,580.00), paid by William H. Carney Lodge. Having its usual place of business at

482 Cottage Street
New Bedford, MA

(hereinafter called the "Grantee"), grants to Everett Gomes, Willie Greene, and James Pinto, Trustees of William H. Carney Lodge No. 200, I.B.P.O.E. of W. under a Declaration of Trust dated April 10, 1927 and recorded in the Bristol County (S.D.) Registry of Deeds Book 609, Page 341, with quitclaim covenants, a certain parcel of land located within said New Bedford and more particularly bounded and described as follows:

Beginning at a point in the Northerly line of Mill Street which is the Southeasterly corner of the lot to be conveyed which point is 100.78 feet West of the intersection of the northerly line of

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Registry of Deeds

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Registry of Deeds

83209PG0205

Mill Street and the westerly line of Cottage Street;

Thence South 81° 34' 45" West, Two Hundred Twelve and 80/100 (212.80) feet to a point which is the intersection of the northerly line of Mill Street and the easterly line of Cedar Street;

Thence North 08° 01' 15" West, One Hundred Sixty Nine and 65/100 (169.65) feet to a point which is the intersection of the easterly line of Cedar Street and the Southerly line of North Street.

Thence North 81° 15' 30" East, Sixty two and 25/100 (62.25) feet to a point in the southerly line of North Street.

Thence South 08° 01' 15" East, Eighty four and 68/100 (84.68) feet to a point;

Thence North 80° 58' 17" East, One Hundred Thirty and 48/100 (130.48) feet to a point;

Thence South 17° 48' 09" East, Eleven and 50/100 (11.50) feet to a point;

Thence North 82° 14' 05" East, Seventeen feet to a point;

Thence South 08° 53' 10" East, Seventy five and 17/100 (75.17) feet to the point of beginning in the northerly line of Mill Street.

Containing 23,273 square feet more or less.

Being parcel number five on a plan designated "the City of New Bedford, New Bedford Redevelopment Authority, disposition map-parcels 4R & 5 West End Urban Renewal Project, Meridian Engineering Inc. Philadelphia, PA. and New Bedford, MA." which plan is recorded in the Bristol County (S.D.) Registry of Deeds at Book 92, Page 102.

Not for
Official Use

Not for
Official Use

Official Use

Contained within parcel five is a parcel of land which is registered land with the following description.

Southerly by Mill Street, sixty-two and 25/100 (62.25) feet;

Westerly by Cedar Street, thirty-six and 79/100 (36.79) feet;

Northerly by land now or formerly of Angeline C. Parker, sixty-two and 25/100 (62.25) feet; and

Easterly by land now or formerly of Ruth C. Winegar, thirty-six and 83/100 (36.83) feet.

All of said boundaries are determined by the Court to be located as shown on plan 1064, drawn by Frank M. Metcalf, C.E., dated November 6, 1905, as approved by the Court, filed in the Land Registration Office at Boston, a copy of a portion of which is filed in Bristol County (S.D.) Registry of Deeds, in Land Registration Book 1A, Page 527, with Certificate of Title No. 149.

For our title see Transfer Certificate of Title No. 10999 dated April 20, 1972. See document no. 31820.

THIS CONVEYANCE is made under and subject to:

A. Present and future laws, ordinances, resolutions, regulations and orders of all municipal, county, state, federal or other government bodies, boards, agencies, or other authority now or hereafter having jurisdiction.

B. The public easement in public streets and alleys abutting the Property.

C. The following covenants:

1. That the Grantee, covenants and agrees for itself, its successors and assigns to or of the property or any part thereof,

completion of the construction thereof which would constitute a major change in said improvements or in the utilization of the Property except with the written approval of the Grantor.

f. Promptly begin and diligently prosecutes to completion the redevelopment of the Property, the construction of the Improvements thereon; and that such construction shall begin and be completed within the period of time provided in the Contract for Sale of Land for Private Redevelopment.

2. The Grantee, for itself, and its successors and assigns, agrees that the aforementioned restrictions, covenants, and agreements shall be covenants running with the land, and that they shall, in any event, and without regard to technical classification or designation, legal or otherwise, and except only as otherwise provided in the said Contract for Sale of Land for Private Redevelopment itself, to be to the fullest extent permitted by law and equity, binding for the benefit and in favor, and enforceable by, the Grantor, its successors, and assigns, the owner of any other land (or of any interest in such land) in the Project Area which is subject to the land use requirements and restrictions of the Plan and the United States, against the Grantee, and its successors and assigns to or of the Property or any part thereof or any interest therein and any party in possession or occupancy of the Property or any part thereof. The Grantee, for itself, its successors and assigns, further covenants and agrees that the said covenants running with the land shall be in effect until May 28, 2015, the period specified or referred to in the Plan, or until such date thereafter to which it may be

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Registry of Deeds

Bristol South
Registry of Deeds

83209PG0211

as provided in the Contract for Sale of Land for Private Redevelopment, the Grantor, or its successors or assigns, shall have a right of re-entry and the estate hereby conveyed shall be forfeited by reason of the failure of the Grantee, its successors and assigns, to so do, and the title to said estate shall revert to and be reverted in said Grantor, or its successors or assigns.

4. Provided, however, that the rights of forfeiture, re-entry, and reverter of title reserved by the Grantor for a breach of any of the foregoing conditions shall be subject to and shall not impair the lien of any mortgage or trust deed authorized by the aforesaid Contract for Sale of Land for Private Redevelopment in existence at the time of the said breach, and the rights or interests provided in said Contract for Sale of Land for Private Redevelopment for the protection of the holders of any evidence of indebtedness secured by any such mortgage or trust deed.

5. Provided further, that the said rights of forfeiture, re-entry and reverter of title hereby reserved by the Grantor for a breach of any of the foregoing conditions shall not apply to parts or parcels of the Property on which the improvements to be constructed thereon have been completed and which have, pursuant to the authorization contained in the Contract for Sale of Land for Private Redevelopment, been sold, conveyed, or leased to other parties.

6. Provided further, that in the exercise of the said rights of forfeiture, re-entry and reverter of title hereby reserved by the Grantor for a breach of any of the foregoing conditions, the Grantor, its successors and assigns, shall have

the right to execute and record in the Bristol County (S.D.) Registry of Deeds a written declaration of termination of all the rights and title of the Grantee, and except for such individual parts or parcels sold, and subject to such mortgage liens and trust deed interests, as provided in the foregoing provisions, its successors and assigns, in the Property, and the revesting of title thereto in the Grantor.

E. The Grantor, for itself and its successors and assigns, covenants and agrees that after completion of the Improvements on the Property or on an individual part or parcel thereof, as provided for in the Contract for Sale of Land for Private Redevelopment, it will furnish an appropriate instrument so certifying as to the Property or the individual part or parcel respectively. That such certification by the Grantor shall be a conclusive determination of the satisfaction and termination of the restrictions, agreements and covenants with respect to the obligations of the Grantee and its successors and assigns, to construct the Improvements on the Property or individual part of parcel thereof, as the case may be, and shall be in such form as can be recorded in the Bristol County (S.D.) Registry of Deeds. The Grantor, for itself, and its successors and assigns, further covenants and agrees that such certification shall mean and provide that any party purchasing or leasing such individual parts or parcels of the Property, shall not because of such purchase or lease incur any obligations with respect to the construction of the Improvements relating to such part or parcel or to any other part or parcel of the Property, and shall mean and provide that



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

William Francis Galvin
Secretary of the
Commonwealth

July 28, 2025

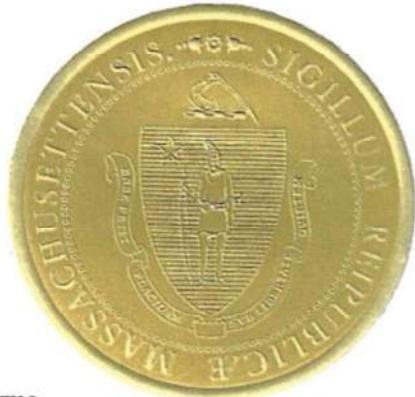
TO WHOM IT MAY CONCERN:

I hereby certify that according to the records of this office

WILLIAM H .CARNEY LODGE 200, I.B.P.O. ELKS OF THE WORLD

is a domestic corporation organized on **June 5, 1972**.

I further certify that there are no proceedings presently pending under the Massachusetts General Laws Chapter 180 section 26A, 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.

William Francis Galvin

Secretary of the Commonwealth

Processed by TH

QC by: KM



**Sgt. William H. Carney Lodge #200
I.B.P.O.E, of W.
New Bedford, MA. 02740**

Exalted Ruler
William J Andrews

Financial Secretary
Francisco "Sam" Gracia

MEMO

Greetings;

June 7, 2024;

On May 25, 2024 District Deputy Jorge Lopes conducted the Election of officers. Attached you will find the results of the election.

Congratulations to the selected brothers.

Let's work together in getting our lodge back on its feet.

Sincerely;

Francisco Gracia
Financial Secretary

William H. Carney Lodge No. 200, Inc.
I.B.P.O.E. of W.
PO Box 5134

The results of the election of officers on May 24.
2025.

Exalted Ruler	William Andrews
Leading Knight	Theodore Christian
Loyal Knight	Ronelino Carter
Lecturing Knight	Landon Arnum
Treasurer	Leonard Ramos
Finacial Secretary	Francisco Graca
Inner Guard	Allan Britto
Tiler	Kenny Langston
Esquire	Vacant
Chaplen	Vacant
Head Trustee	Gregory Pollard
Trustee Clerk	Brett Haitt
Trustee	Vacant
Honorary Member	Richard Ramos

Yours in brotherly love,

Francisco Graca
Finacial Seceretary



Department of the Treasury
Internal Revenue Service
Tax Exempt and Government Entities
P.O. Box 2508
Cincinnati, OH 45201

WILLIAM H CARNEY LODGE
C/O WILLAIM ANDREWS
P O BOX 5134
NEW BEDFORD, MA 02742

Date: 09/26/2024
Employer ID number: 04-2864458
Person to contact:
Name: Jeremiah John
ID number: 5172424
Telephone: 877-829-5500
Accounting period ending:
November 30
Public charity status:
509(a)(2)
Form 990 / 990-EZ / 990-N required:
Yes
Effective date of exemption:
July 21, 2024
Contribution deductibility:
Yes
Addendum applies:
No
DLN:
26053606002034

Dear Applicant:

We're pleased to tell you we determined you're exempt from federal income tax under Internal Revenue Code (IRC) Section 501(c)(3). Donors can deduct contributions they make to you under IRC Section 170. You're also qualified to receive tax deductible bequests, devises, transfers or gifts under Section 2055, 2106, or 2522. This letter could help resolve questions on your exempt status. Please keep it for your records.

Organizations exempt under IRC Section 501(c)(3) are further classified as either public charities or private foundations. We determined you're a public charity under the IRC Section listed at the top of this letter.

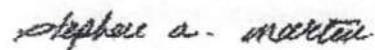
Based on the information you submitted with your application, we approved your request for reinstatement under Revenue Procedure 2014-11. Your effective date of exemption, as listed at the top of this letter, is the postmark date of your application.

If we indicated at the top of this letter that you're required to file Form 990/990-EZ/990-N, our records show you're required to file an annual information return (Form 990 or Form 990-EZ) or electronic notice (Form 990-N, the e-Postcard). If you don't file a required return or notice for three consecutive years, your exempt status will be automatically revoked.

If we indicated at the top of this letter that an addendum applies, the enclosed addendum is an integral part of this letter.

For important information about your responsibilities as a tax-exempt organization, go to www.irs.gov/charities. Enter "4221-PC" in the search bar to view Publication 4221-PC, Compliance Guide for 501(c)(3) Public Charities, which describes your recordkeeping, reporting, and disclosure requirements.

Sincerely,



Stephen A. Martin
Director, Exempt Organizations
Rulings and Agreements

WILLIAM R. KEATING
5TH DISTRICT, MASSACHUSETTS

COMMITTEE ON FOREIGN AFFAIRS

SUBCOMMITTEES
RANKING MEMBER
Europe
Indo-Pacific

COMMITTEE ON ARMED SERVICES

SUBCOMMITTEES
INTELLIGENCE AND SPECIAL OPERATIONS
CYBER, INFORMATION TECHNOLOGIES, AND
INNOVATION



WASHINGTON DC OFFICE
2351 RAYBURN HOUSE OFFICE BUILDING
WASHINGTON, DC 20515
(202) 225-3111

CAPE AND ISLANDS OFFICE
251 STEVENS STREET, SUITE E
HYANNIS, MA 02601
(508) 771-8888

NEW BEDFORD OFFICE
128 UNION STREET, SUITE 103
NEW BEDFORD, MA 02740
(508) 989-6462

PLYMOUTH OFFICE
50 REEDS ROAD, SUITE 103
PLYMOUTH, MA 02360
(508) 746-9000

Congress of the United States
House of Representatives
Washington, DC 20515

November 19, 2024

Janine da Silva, Chair
Community Preservation Committee
133 William Street, Room 303
New Bedford, MA 02740

Dear Chair da Silva,

I am writing in support of William H. Carney Lodge #200, part of the Improved Benevolent and Protective Order of Elks of The World, Inc. (I.B.P.O.E.W.), and their application for funding through the Community Preservation Act.

For over 108 years, the Carney Lodge has been a vital resource for our community, providing essential services to senior citizens, students, children, and homebound individuals. However, the Lodge's historic structure is in urgent need of repairs to ensure it remains a safe and welcoming space for all who use it.

Successful funding would help maintain the integrity of this significant building and support the Lodge's ongoing mission to host community events, educational programs, and private gatherings. These activities foster engagement and connection among residents, enhancing the cultural fabric of our community.

This funding will allow the Lodge to continue to thrive as a cornerstone of our community.

Therefore I ask that you give the application submitted by the William H. Carney Lodge #200 your full and fair consideration. Please reach out to Michael Jackman in my office at 508-746-9000 or michael.jackman@mail.house.gov should you require additional information.

Sincerely,

William R. Keating
Member of Congress



City of New Bedford

Office of City Council

133 William Street • New Bedford, Massachusetts 02740
TEL: 508-979-1455 • FAX 508-979-1451

Brian K. Gomes

Councillor at Large

City Council President - 1998 & 2011
First Vice President - 1999

November 18, 2024

Community Preservation Committee
133 William Street
New Bedford, MA 02740

Dear Community Preservation Committee Members,

I am writing on behalf of William H. Carney Lodge #200, part of the Improved Benevolent and Protective Order of Elks of The World, Inc. (I.B.P.O.E.W.), to express my strong support for their application for funding through the Community Preservation Act.

For over 108 years, the Carney Lodge has been a vital resource for our community, providing essential services to senior citizens, students, children, and homebound individuals. However, the Lodge's historic structure is in urgent need of repairs to ensure it remains a safe and welcoming space for all who use it.

The requested funding would not only help maintain the integrity of this significant building but also support the Lodge's ongoing mission to host community events, educational programs, and private gatherings. These activities foster engagement and connection among residents, enhancing the cultural fabric of our community.

I can attest to their dedication and impact, and I believe that with your support, the Lodge can continue to thrive as a cornerstone of our community.

Thank you for considering this request. Please do not hesitate to reach out to me at 508-990-0441 if you have any questions or need further information.

Sincerely,

Brian K. Gomes
Councillor At-Large
City of New Bedford

BECAUSE NEW BEDFORD IS TOO IMPORTANT TO QUIT!!

YWCA IS ON A MISSION

eliminating racism
empowering women
ywca

November 12, 2025

City of New Bedford
Community Preservation Committee
133 William Street
New Bedford, MA 02740

To Whom It May Concern:

I am writing to express my strong support for the William H. Carney Lodge #200 Inc. CPA grant request to finish the restoration project of their historical building, which is a significant part of our community's heritage.

Carney Lodge has been a cornerstone of New Bedford for generations. The preservation of its historic property is not only a matter of maintaining a building—it is about honoring and sustaining the legacy that the Elks represents.

The YWCA believes that investing in this restoration project is an investment in our shared history and in the vitality of our community. Restoring this building will ensure that the site continues to reflect the dignity, safety, and stability that the Elks provides to all who enter its doors.

I wholeheartedly support the Carney Lodge Restoration Project. Thank you for your consideration and for recognizing the importance of preserving this vital piece of our community's heritage.

Sincerely,

Gail N. Fortes

Gail Fortes
Executive Director

Branco Gardner Insurance Agency

Serving Our Community with Pride

Phone: 774-628-6314

November 07, 2025

To Whom It May Concern:

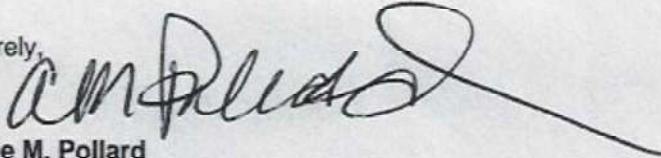
On behalf of **Branco Gardner Insurance Agency**, I am writing to express our full support for the reopening of the **William H. Carney Lodge**. The Lodge has long been a valued cornerstone in our community, providing a welcoming space for gatherings, celebrations, and charitable efforts that benefit residents of all ages.

The William H. Carney Lodge has consistently demonstrated its commitment to community enrichment through organizing **fundraisers, repasses, senior citizens' dinners, wedding receptions, and children's Christmas parties**. These events not only bring people together but also strengthen the bonds that make our community thrive.

As a local business dedicated to serving and uplifting our neighbors, we recognize the important role the Lodge plays in fostering unity, compassion, and support for families in need. We firmly believe that its reopening will have a positive and lasting impact on the area and the residents it serves.

We wholeheartedly support the reopening of the William H. Carney Lodge and look forward to seeing it continue its proud tradition of service and community engagement.

Sincerely,


Ashlee M. Pollard

Insurance Agent

Branco Gardner Insurance Agency

Cell: 774-628-6314

Youth Opportunities Unlimited, Inc.
224 Brock Avenue
New Bedford, MA 02744



November 9, 2025

New Bedford Community Preservation Committee
New Bedford City Hall
New Bedford, MA

Re: Letter of Support for William H. Carney Lodge #200 Restoration Project

Dear Members of the Community Preservation Committee,

On behalf of **Youth Opportunities Unlimited (Y.O.U.)**, I am writing to express our full support for the **William H. Carney Lodge #200 Inc.** as they continue their restoration of this historic building—an important part of New Bedford's rich cultural fabric and African American heritage.

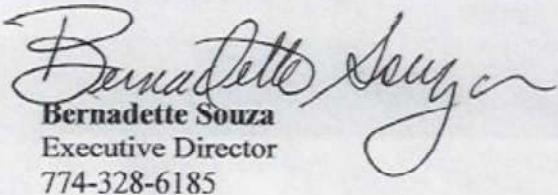
The William H. Carney Lodge #200 stands as a symbol of perseverance, service, and community pride. Its namesake, Sergeant William H. Carney, the first African American to receive the Medal of Honor, represents the very best of New Bedford's legacy—a legacy of courage, leadership, and commitment to justice. Preserving this building honors not only his memory but also the generations of community members who have gathered there in fellowship, service, and civic engagement.

At Youth Opportunities Unlimited, we believe that preserving spaces of cultural and historical significance enriches the lives of our youth and strengthens the entire community. The restoration of the Carney Lodge is more than a renovation project—it is an act of stewardship that ensures future generations will continue to learn from and be inspired by the stories embedded in these walls.

We wholeheartedly endorse their application to the Community Preservation Committee for funding to complete this vital restoration effort. The Carney Lodge is a cornerstone of my shared heritage, and its renewal will stand as a testament to what can be accomplished when a community comes together with pride and purpose.

Thank you for your consideration and continued investment in preserving the places that make New Bedford such a unique and inspiring city.

With gratitude and respect,


Bernadette Souza
Executive Director
774-328-6185

November 10, 2025

Name Deborah Henderson
Address 61 Orchid Street
New Bedford, MA. 02740

Dear Community Preservation Community:

I am writing on behalf of the William H. Carney Lodge #200 Inc #200 Inc., part of the Improved Benevolent Protective Order of the World. To express our strong support for their application for funds through the Community Preservation Community Act.

For over 108 years, the William H. Carney Lodge #200 Inc has been a vital resource for our community, providing essential services to senior citizens, students, children, and home-bound individuals. However, the Lodge's historic structure is in urgent need of repairs to ensure it remains a safe and welcoming space for all who use it.

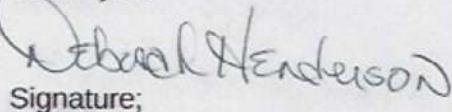
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I can attest to their dedication and the impact they have. With your support, the Lodge can continue to thrive as a cornerstone of our community.

Thank you for considering his request. With your support, the Lodge can continue to thrive as a cornerstone of our community.

Thank you for considering this request. Please do not hesitate to reach out to me at
508-415-2660 If you have any questions or need further information.

Thank you.


Signature;

November 7, 2025

James Blakley
1567 Padanaram Ave
New Bedford, MA. 02740

Dear Community Preservation Community:

I am writing on behalf of the William H. Carney Lodge #200 Inc #200 Inc., part of the Improved Benevolent Protective Order of the World. To express our strong support for their application for funds through the Community Preservation Community Act.

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Thank you for considering this request. Please do not hesitate to reach out to me at
_____ If you have any questions or need further information.

Thank you.

James Blakley

Signature;

November 7, 2025

Mr & Mrs Lanson Arnum
133 E. Clinton St.
New Bedford, MA. 02740

Dear Community Preservation Community:

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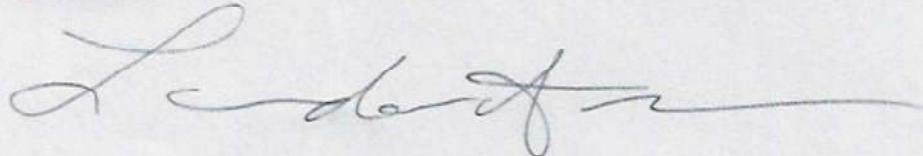
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Thank you for considering his request. With your support, the Lodge can continue to thrive as a cornerstone of our community.

Thank you for considering this request. Please do not hesitate to reach out to me at
_____ If you have any questions or need further information.

Thank you.

Signature:

A handwritten signature in black ink, appearing to read "Linda Arnum".

November 7, 2025

Allan Britto
188 North St.
New Bedford, MA. 02740

Dear Community Preservation Community:

I am writing on behalf of the William H. Carney Lodge #200 Inc #200 Inc., part of the Improved Benevolent Protective Order of the World. To express our strong support for their application for funds through the Community Preservation Community Act.

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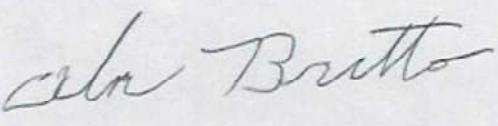
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Thank you for considering this request. Please do not hesitate to reach out to me at
_____ If you have any questions or need further information.

Thank you.

Signature: 

November 7, 2025

Ms. Alicia Kelley
181 Ashley Blvd.
New Bedford, MA. 02740

Dear Community Preservation Community:

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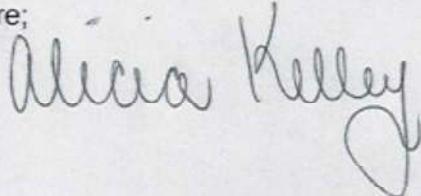
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Thank you for considering this request. Please do not hesitate to reach out to me at
_____ If you have any questions or need further information.

Thank you.

Signature:

A handwritten signature in black ink that reads "Alicia Kelley". The signature is fluid and cursive, with "Alicia" on the top line and "Kelley" on the bottom line, slightly overlapping.

November 7, 2025

Ann Marie Andrews
1567 Padanaram Ave
New Bedford, MA. 02740

Dear Community Preservation Community:

I am writing on behalf of the William H. Carney Lodge #200 Inc #200 Inc., part of the Improved Benevolent Protective Order of the World. To express our strong support for their application for funds through the Community Preservation Community Act.

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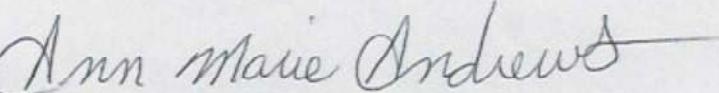
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_____ If you have any questions or need further information.

Thank you.

Signature: 

November 7, 2025

Ms Carol Pimental
57 Cottage St
New Bedford, MA. 02740

Dear Community Preservation Community:

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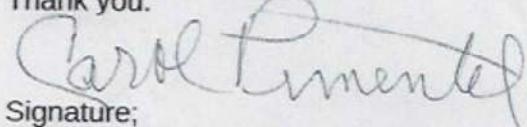
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Thank you for considering this request. Please do not hesitate to reach out to me at
_____ If you have any questions or need further information.

Thank you.


Signature;

Name: *Rene' DeBarros*
Address:
New Bedford, MA. 02740

Dear Community Preservation Community:

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_____ If you have any questions or need further information.

Thank you.

Signature:

Rene' DeBarros
11/11/2025

Name: Heidi Caldarone
Address:
New Bedford, MA. 02740

Dear Community Preservation Community:

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Thank you for considering this request. Please do not hesitate to reach out to me at
_____ If you have any questions or need further information.

Thank you.

Signature:

11/11/2025

Name: *Lori Pink*
Address:
New Bedford, MA. 02740

Dear Community Preservation Community:

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Thank you.

Signature;

Lori Pink
11/11/2023

November 12, 2025

Name
Address
New Bedford, MA. 02740

*Kenney Langston
401 Middle St.*

Dear Community Preservation Community:

I am writing on behalf of the William H. Carney Lodge #200 Inc, part of the Improved Benevolent Protective Order of the World. To express our strong support for their application for funds through the Community Preservation Community Act.

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Thank you.

Signature;

November 12, 2025

Name
Address
New Bedford, MA. 02740

John S. Quarte Jr.
60 South Second St. Apt 3-1

Dear Community Preservation Community:

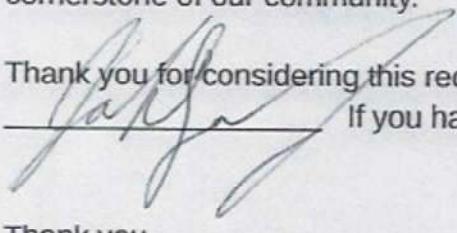
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If you have any questions or need further information.

Thank you.

Signature:

November 12, 2025

Name
Address
New Bedford, MA. 02740

*Greg Pollard
85 Water St.*

Dear Community Preservation Community:

I am writing on behalf of the William H. Carney Lodge #200 Inc, part of the Improved Benevolent Protective Order of the World. To express our strong support for their application for funds through the Community Preservation Community Act.

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Thank you.

Signature:

Greg Pollard

November 7, 2025

Name:
Address:
New Bedford, MA. 02740

MR & MRS. FRANCISCO GRACA
296 CEMERSON ST.

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Thank you for considering this request. Please do not hesitate to reach out to me at
_____ If you have any questions or need further information.

Thank you.

Francisco Graca

Signature:

November 12, 2025

Name *Thomas Hamlin Jr.*
Address
New Bedford, MA. 02740

Dear Community Preservation Community:

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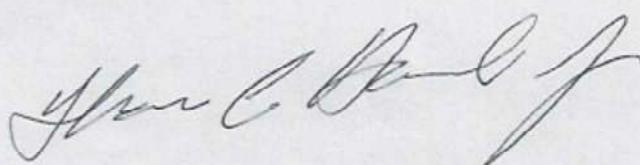
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If you have any questions or need further information.

Thank you.

Signature:



11-12-2025

Name: Terrence Russell
Address: 32 Mohawk Ct.
New Bedford, MA. 02740

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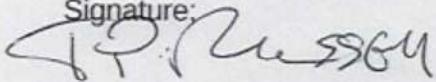
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Signature:



November 7, 2025

Mr & Mrs. Barry De Mello
1596 Padanaram Ave
New Bedford, MA. 02740

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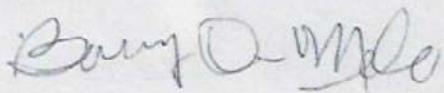
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Thank you for considering this request. Please do not hesitate to reach out to me at
_____ If you have any questions or need further information.

Thank you.

Signature;

A handwritten signature in black ink that reads "Barry De Mello". The signature is fluid and cursive, with "Barry" on the top line and "De Mello" on the bottom line.

November 12, 2025

Name Mikele Bargasse
Address 101 Phillips Ave. #2W
New Bedford, MA. 02740

Dear Community Preservation Community:

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Thank you for considering this request. Please do not hesitate to reach out to me at
508-858-6237 If you have any questions or need further information.

Thank you.

Signature: MBargasse

November 12, 2025

Name

Address

New Bedford, MA. 02740

Dear Community Preservation Community:

I am writing on behalf of the William H. Carney Lodge #200 Inc, part of the Improved Benevolent Protective Order of the World. To express our strong support for their application for funds through the Community Preservation Community Act.

For over 108 years, the William H. Carney Lodge #200 Inc has been a vital resource for our community, providing essential services to senior citizens, students, children, and home-bound individuals. However, the Lodge's historic structure is in urgent need of repairs to ensure it remains a safe and welcoming space for all who use it.

The requested funding would not only maintain the integrity of this significant building but also support the Lodge's ongoing mission to host community events, educational programs, and private gatherings. These activities foster engagement and connection among residents, enhancing the cultural fabric of our community.

I can attest to their dedication and the impact they have. With your support, the Lodge can continue to thrive as a cornerstone of our community.

Thank you for considering his request. With your support, the Lodge can continue to thrive as a cornerstone of our community.

Thank you for considering this request. Please do not hesitate to reach out to me at
_____ If you have any questions or need further information.

Thank you.

Signature;

Joel Jones

November 12, 2025

Name *Brenda L. Tellier*
Address *12 Lu H St. Apt. 1012*
New Bedford, MA. 02740

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Signature: *Brenda L Tellier*

November 12, 2025

Name Katherine Synnott
Address 12 Ruth St apt. 210
New Bedford, MA. 02740

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_____ If you have any questions or need further information.

Thank you.

Signature:

Katherine Synnott

November 12, 2025

Name *Mary Lessard*
Address *12 Ruth Street.*
New Bedford, MA. 02740

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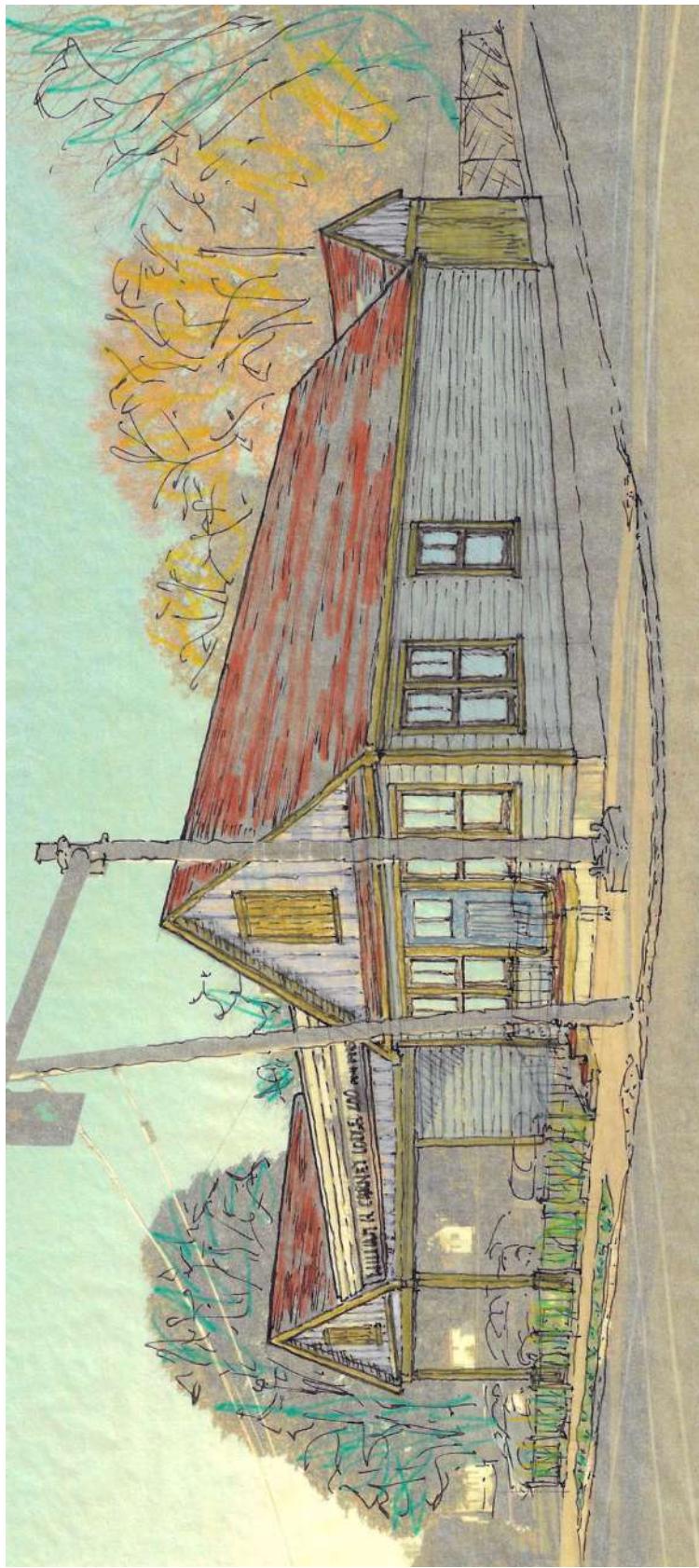
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_____ If you have any questions or need further information.

Thank you.

Signature: *Mary Lessard*

William H. Carney Lodge No. 200 Inc. Feasibility Study

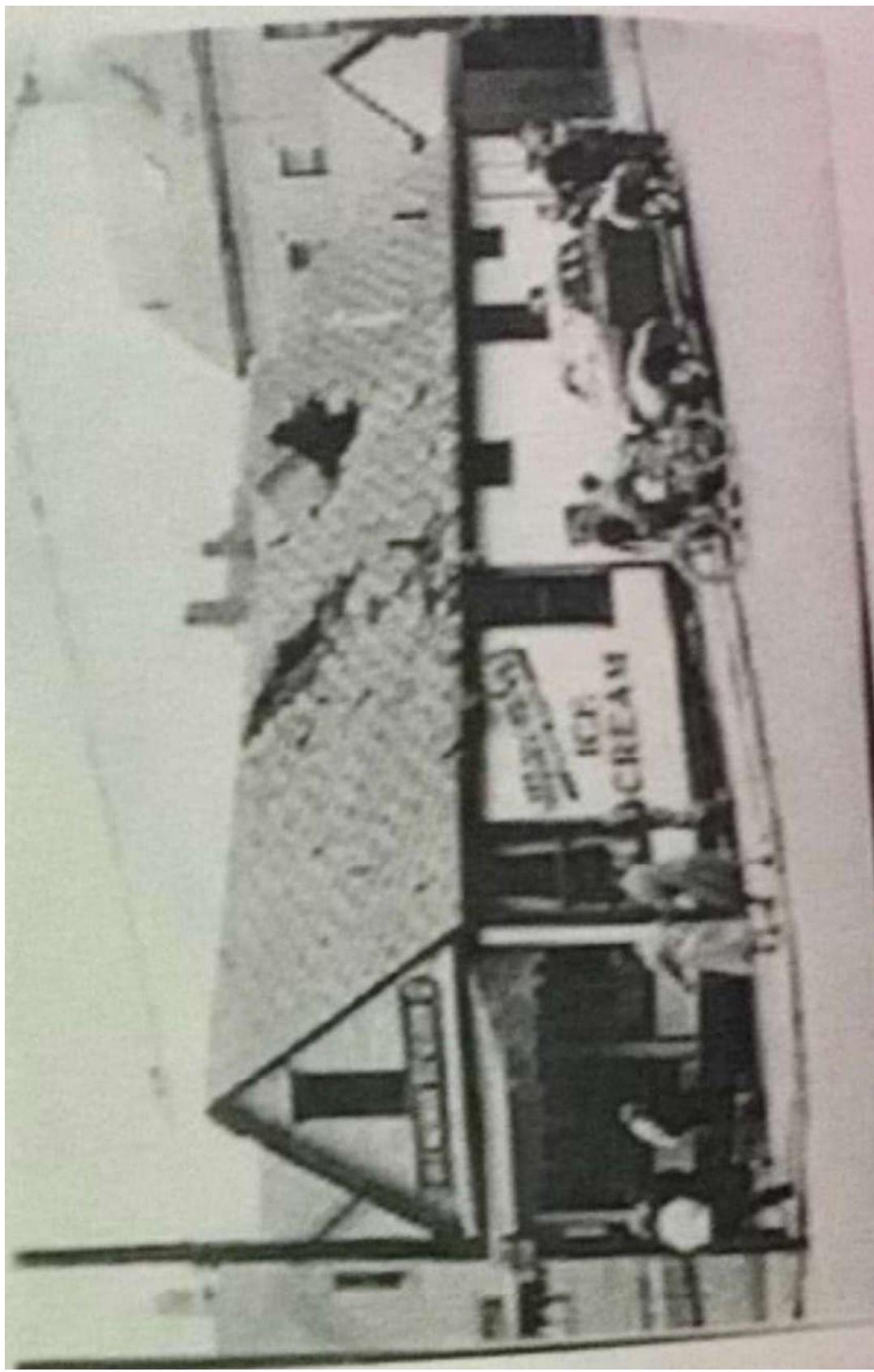
May 2025



William H. Carney Lodge

159 Mill St., New Bedford, MA, 02740

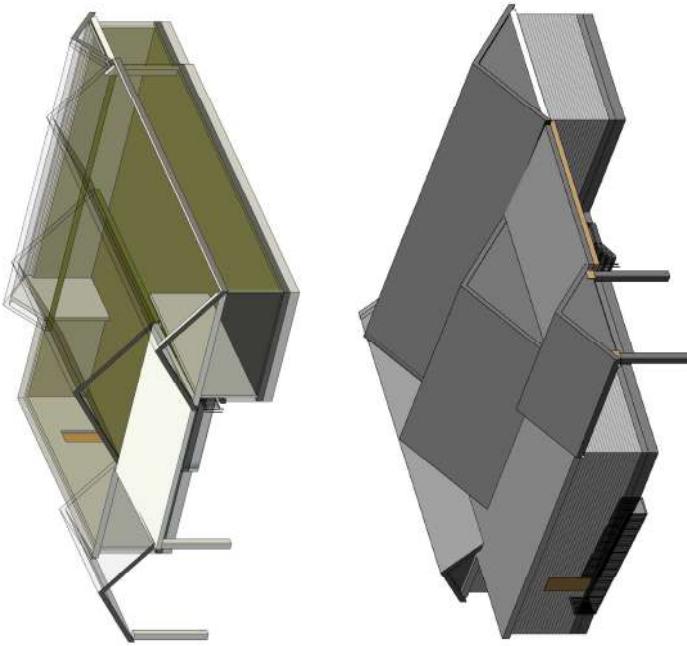
s t u d i o 2 s u s t a i n i n c



Macomber's Ice Cream, 159 Mill Street, New Bedford, MA, Early 20th Century

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- Repair & Rehabilitation
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 - About sustainability and the West End community
 - Cost Estimates
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 - Structural Report
 - History & Historic Color Report
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INTRODUCTION

the new bedford west end, history as building, history as community

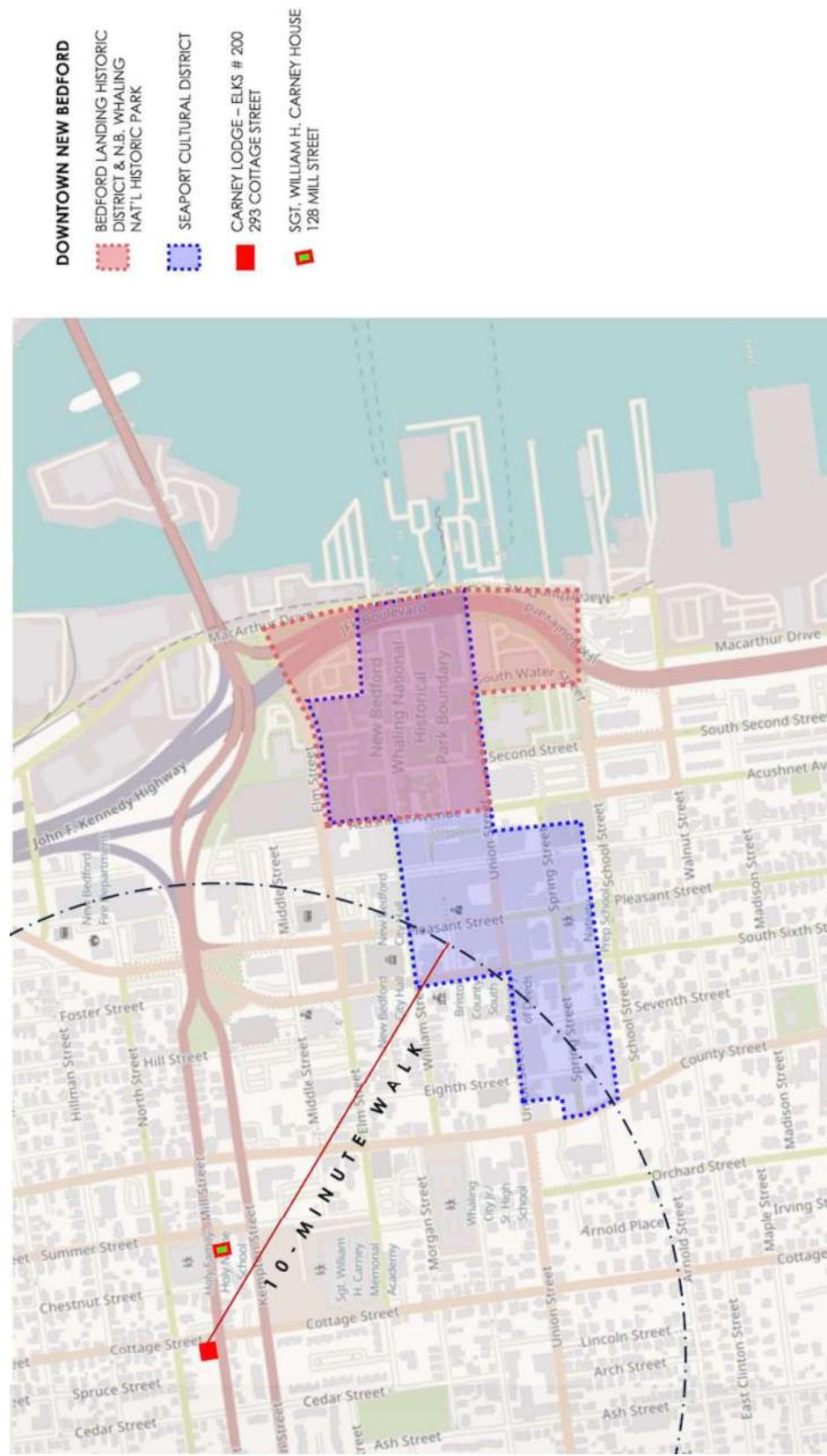
The William H. Carney Lodge facility has been a neighborhood gathering place in the West End of New Bedford for over five decades. The building, as it exists today, is a collection of several historic structures, expansions, and modifications dating back to 1906. The evolution of the structures into the “block” that represents the William H. Carney Lodge parallels the growth, resilience, and perseverance of the William H. Carney Lodge organization. Named in honor of Sgt. William H. Carney Jr., of New Bedford, who served as a member of the 54th

Massachusetts Volunteer Infantry (Civil War) and became the first Black man to receive the Medal of Honor. The William H. Carney Lodge represents a long history of resilience, civil defense, ethnic heritage, and community identity of the West End of New Bedford. This area of the port city is a dense residential neighborhood just west of the center/downtown area that affronts the industrial harbor. The area is served by a large elementary school, with the namesake honoring William H. Carney: Carney Academy, one of three large magnet schools in New Bedford. The other two are North and South, with Carney Academy located in the middle, hence, the West End.

The William H. Carney Lodge facility has been shuttered since 2020 when the COVID 19 shutdown occurred, and the building has fallen into disrepair. The organization, and the building, have struggled to recover, and this report serves as a summary of the building needs, in the context of opportunities for repair and rehabilitation to restore a building and the community resource of the William H. Carney Lodge in the West End of New Bedford.

While elements of historic buildings are evident (crawl space and attics), the Carney Lodge building has been significantly modified into the conglomerate present today. Repairing the structure is a priority, and should proceed prioritizing building stabilization and historic rehabilitation. The building envelope requires repair and upgrades to improve energy efficiency, climate resilience, indoor air health, and operation expenses. Lastly, the facility needs accessibility upgrades to provide handicap access and facilities.

Sustainable communities need spaces to celebrate, gather and collaborate. Carney Lodge was this place, and it will be again. This building assessment provides a framework for repair and highlights opportunities to restore some history, build resilience, and inspire investment in the next generation of success for this West End institution.



EXISTING BUILDING ASSESSMENT

repair, protect, and restore

Chronic roof leaks over many years have caused significant damage to the roofs, eaves, facia, ceilings, flooring and some of the structure. Combined with deferred building maintenance, the Carney Lodge requires comprehensive rehabilitation. Despite recent roof replacements, some leaks persist. And recent demolition work exposed structural damage that needs immediate attention. The building damage, combined with deferred maintenance creates an opportunity to make necessary building repairs and, most importantly, upgrades.

water damage, building repair, and building upgrades

Roof leaks, combined with deferred maintenance, has resulted in substantial damage to the roofs, ceilings, eaves, and siding. The shuttered building and loss of heating/cooling damaged all building systems. Repair and replacement of failed components and systems is required to make this building habitable. This historic wood building is resilient, and the repairs and upgrades can proceed with relative ease and accessible skill.



complicated roof system and failure

The Carney Lodge building is a collection of several historic buildings with infill areas in between. An expansion occurred circa 1950 – doubling the main gathering space. The organic nature of the growth over time, assembling smaller historic structures, has resulted in a complicated roof system of peaks, valleys, and flat roofs. These roofs are prone to leaks, and require vigilant maintenance. The roofs have been replaced, but there is evidence of continued roof leaks, and the damage inside remains. Further selective demolition and exploration is needed to fully assess the extent of damage, and, hence, the scope of the repair required to restore the building enclosure.



historic corner building - mill street & cottage street

The namesake historic building at the corner of Mill Street and Cottage Street, Macomber's Ice Cream, has an historic basement and attic. These spaces show historic framing, and give insights to the historic layout and character of the building. These rooms provide tools for building rehabilitation, and are evidence of quality framing, materials, and hand tooling.

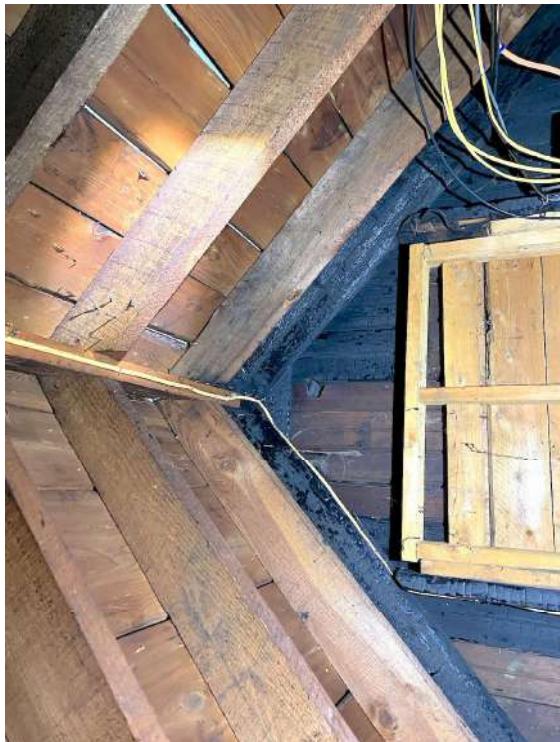
historic attic and past events...

Charred structural members and sheathing appear in the attic and intermittently in other areas. These charred members are just one of the pieces that explain modifications over many years. Additionally, they represent the resilience and resourcefulness of the communities that have been a part of this building. The historic framing is both sound and in need of repair, and a thorough analysis of failed members is needed to develop a structural solution prior to building repairs.

The attic and crawl space areas show evidence of older, abandoned, heating pipes wrapped in what is presumed to be asbestos material. Not surprising, these buildings were probably heated with hot-water systems from a fossil fuel boiler.

historic buildings and energy efficiency

The Carney Lodge has no insulation in the building. There was some insulation in the ceiling/attics, but it has been removed with the damaged ceiling material. It is presumed that no insulation exists in the walls. Further, these historic structures were vapor open, with many air changes each hour. Making these buildings energy efficient will require air-tightness, insulation, and vapor control measures that require mechanical ventilation and measured attic ventilation to make these building safe, healthy, and efficient.

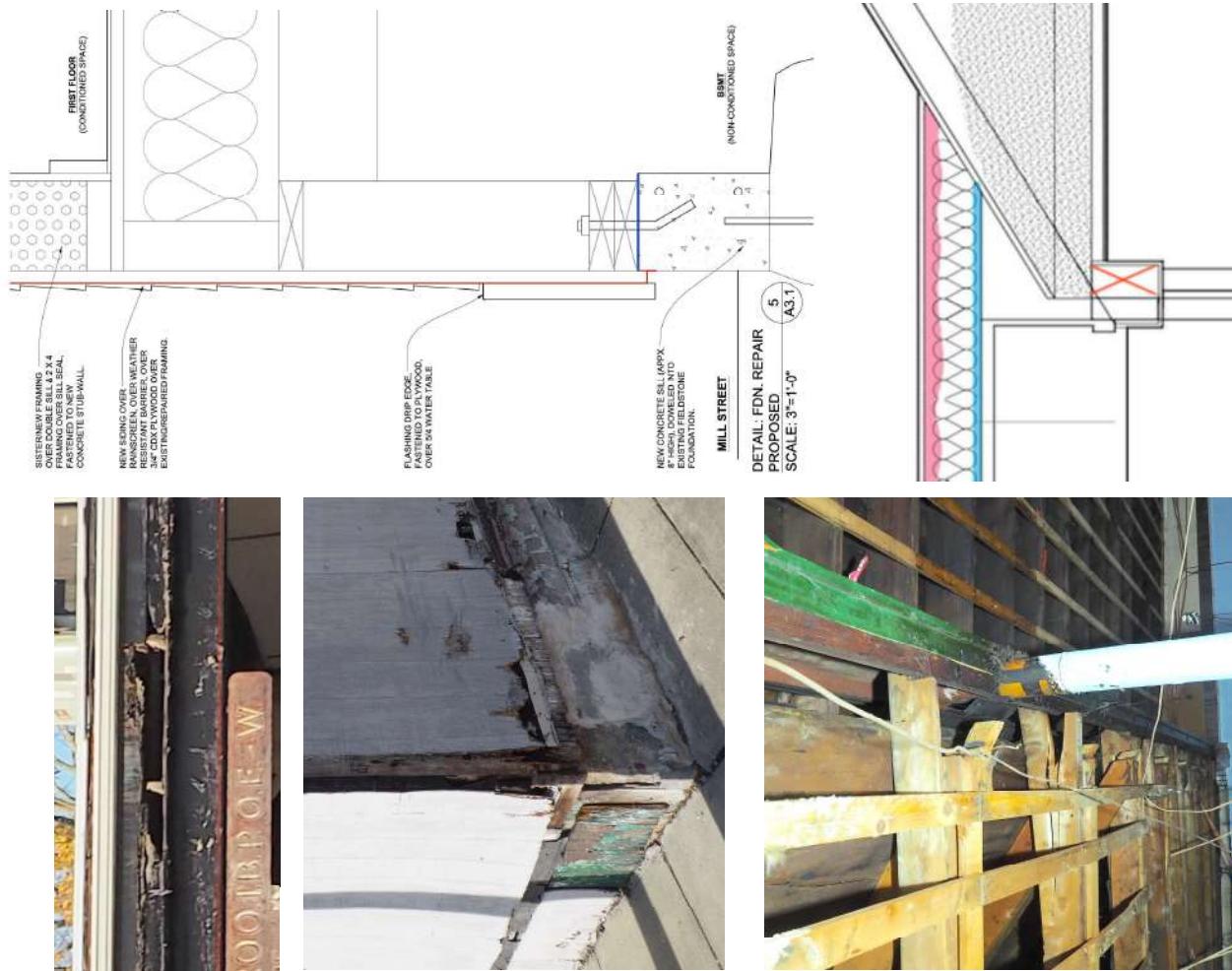


REPAIR & REHABILITATION

Priority I: building & service repair

Substantial roof leaks over many years, building vacancy and utility shut-offs since Covid, have created interior finish failures throughout the building. All of these damaged surfaces, mostly at the ceilings, and the corresponding saturated wet lighting/wiring have recently been removed. The structure exposed after the demolition reveals structural repairs that must be addressed prior to any building renovations. Additionally, older floor beams in the crawl space show failures that need a structural repair. Also, persistent rot at the sill, at the historic building at corner of Mill and Cottage St., and the eave areas needs to be repaired and replaced. The Electric Service has recently been restored, but only to the main panel, and only for building repair services. Water service cannot be restored until hot water mechanical equipment is moved into conditioned space.

The recent demolition work exposed structural failures, principally, at the intersection of the historic building and the 1950 addition-expansion. The historic roof truss end condition is not supported, and a beam needs to be installed. All structure conditions herein need to be engineered and detailed, including the split historic floor beam in the crawl space identified previously.

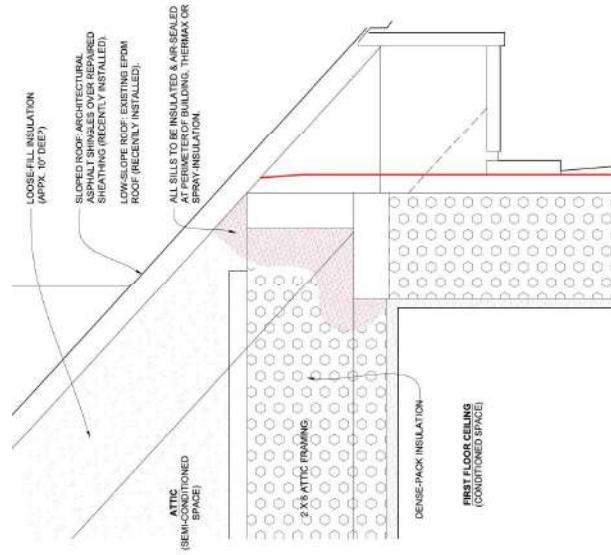


REPAIR & REHABILITATION

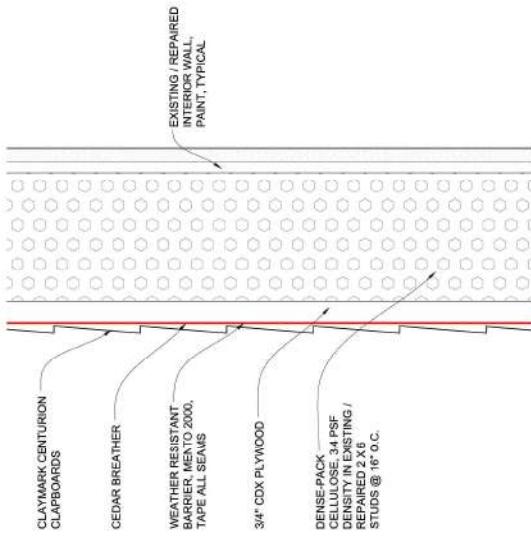
Priority II: building systems upgrades

The most sustainable building is the one that already exists. The key to repairing the Carney Lodge building is to work around the existing conditions and historic fabric, to the extent possible. Keeping existing building components is key for utilizing the MassSave incentives and rebates available for energy efficiency and building upgrades. Effectively, we are methodically prioritizing projects to complete the maximum work for the least amount of cost. This is possible if the Carney Lodge organization works with the MassSave Energy Efficiency incentives and rebates available for small commercial buildings. The Assessment is underway, and the William H. Carney Lodge organization, with assistance from studio2sustain inc, is actively working with Eversource to quantify the program incentives.

The existing building is not insulated, has no vapor control, and has a dirt floor crawl space/basement. Developing resistance to building rot and costly operations requires implementing continuous air-sealing, vapor control and creating an insulated area around a defined "Conditioned Space." A system of insulation solutions, aligned with the MassSave program, will create a comfortable, resilient, and easy to maintain building. These improvements can only be installed once the roof leaks and structure repairs are addressed. The existing crawl space needs to be cleaned out, and a vapor barrier installed over the dirt floor.



THERMAL KEY	
INTERIOR ROOF: FLASH & BATT AIR BARRIER & INSUL.	
ATTIC CEILING: LOOSE FILL IN INSULATION	
ATTIC CEILING: DENSE PACK	
EXTERIOR WALLS: DENSE-PACK INSUL. W/WRB/AIR BARRIER	
FDN WALL: THERMAX INSUL. W/ BATT AT PERIMETER	
BASEMENT/ CRAWL SPACE: VAPOR BARRIER	



DETAIL: TYPICAL WALL - PROPOSED
SCALE: 3"=1'-0"

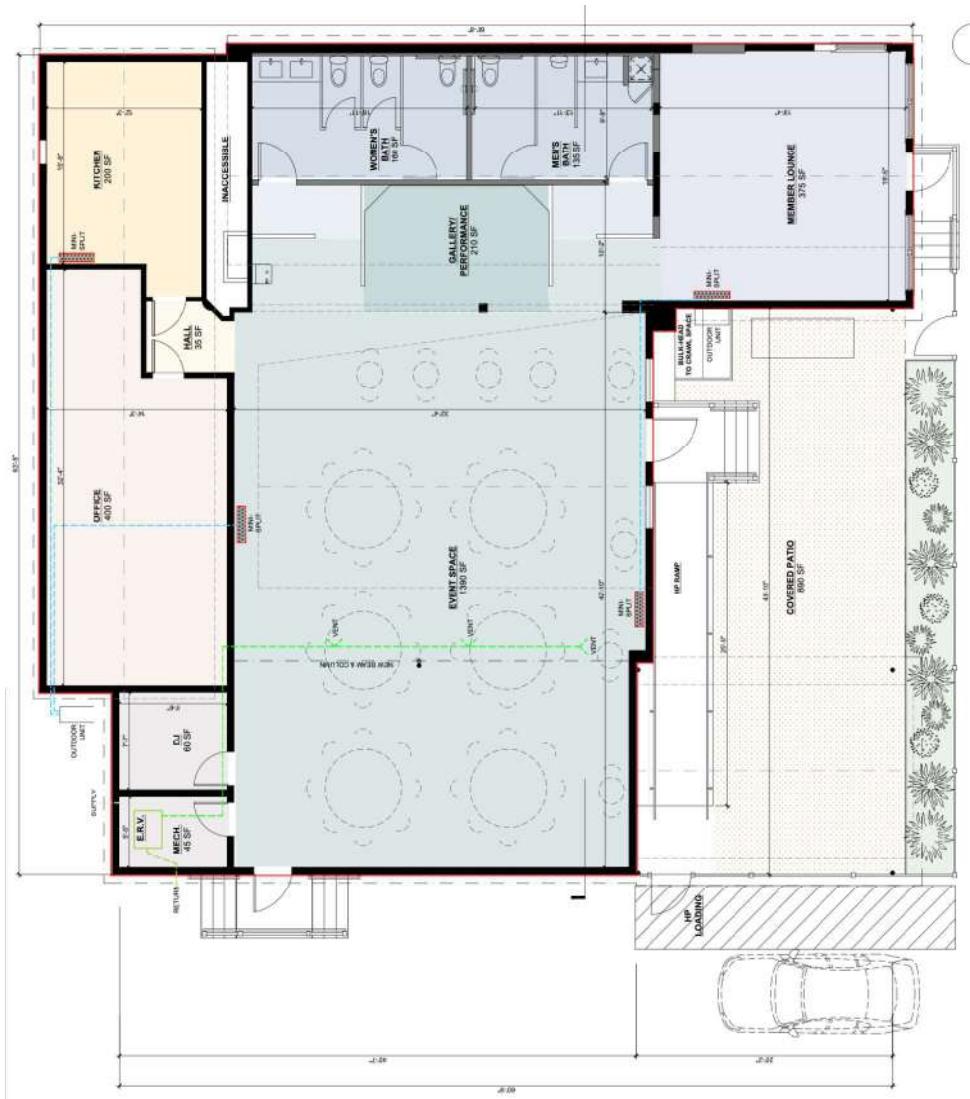
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REPAIR & REHABILITATION

priority II: building systems upgrades

The Carney Lodge building needs upgraded and/or new building systems to meet the current building code regulations, increase safety, provide handicap access and facilitates, and improve building performance for efficiency and indoor air quality. These improvements should be sequenced and prioritize overall building stabilization first, HVAC and fire suppression, followed by interior renovations for handicap access and facilities.

Once the building is insulated and air/vapor controlled, new heating, cooling, and ventilation should be added. The Carney Lodge organization recently reactivated the Eversource Electrical service, and they intend to pursue an all-electric solution for building systems moving forward. The high-performance heat-pump mini-split systems are efficient heating and cooling solutions for the two general areas of the building used for gatherings. Small resistant heating can be added at the bathrooms and kitchen, as needed, and following building renovations to those areas. All hot water storage will be moved to conditioned space, out of the basement. And a whole-building ERV (Energy Recovery Ventilator) will be added to supply fresh air to the building when it is occupied. This ventilation system will be on an occupancy sensor for maximum efficiency.

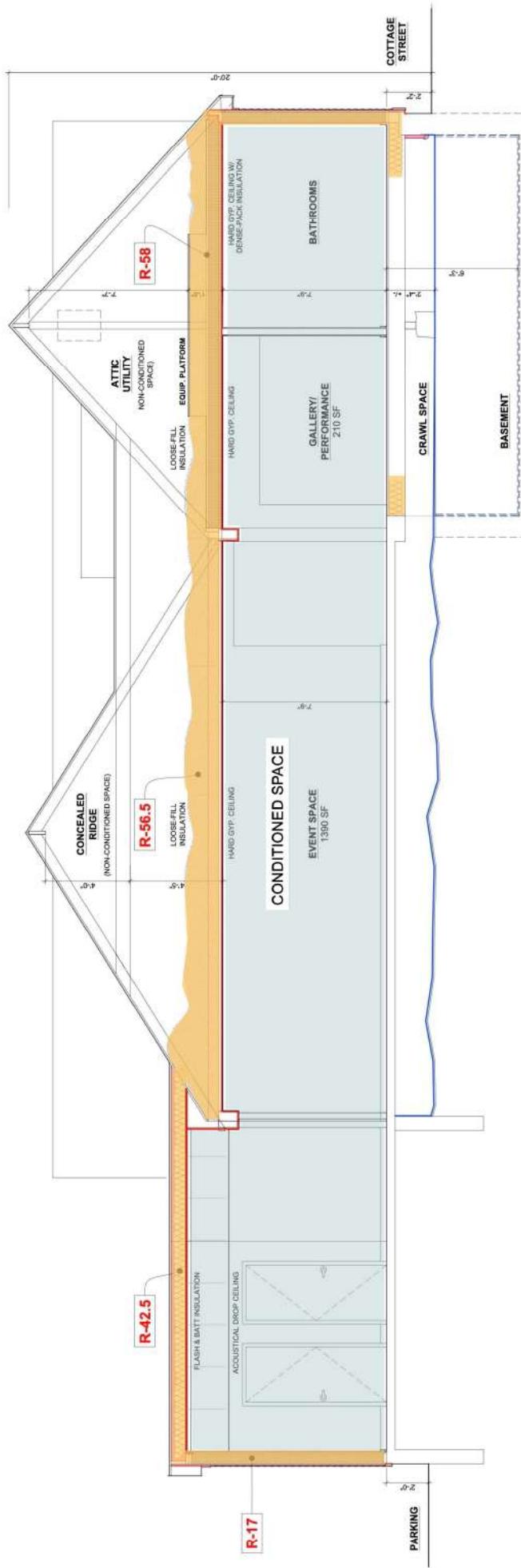


REPAIR & REHABILITATION

Priority II: building systems upgrades

The exterior siding of the Carney Lodge building needs replacement. The shingles (at gables) and T-111 panels are rotted, worn, and/or damaged. This progress should proceed as funding warrants, and should be done in conjunction with historic rehabilitation – see attached report, and vapor control upgrades to the exterior elevations. The installation of high-performance weather resistant barrier (WRB) combined with a “Rain Screen” wrap will add venting at exterior siding. These improvements add durability and decrease maintenance.



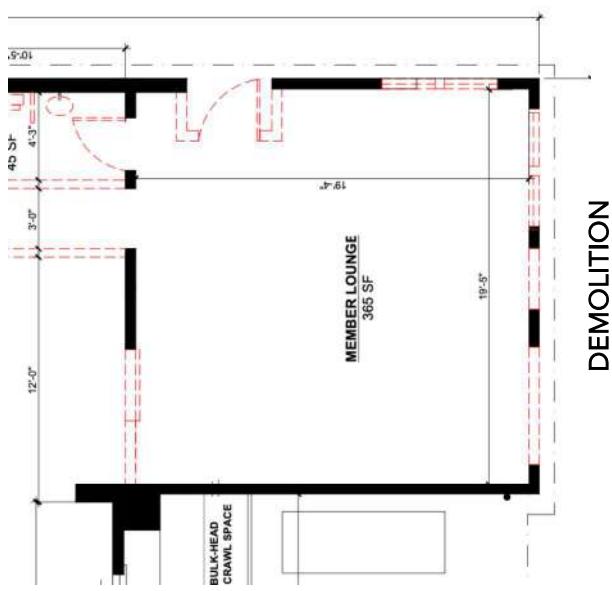
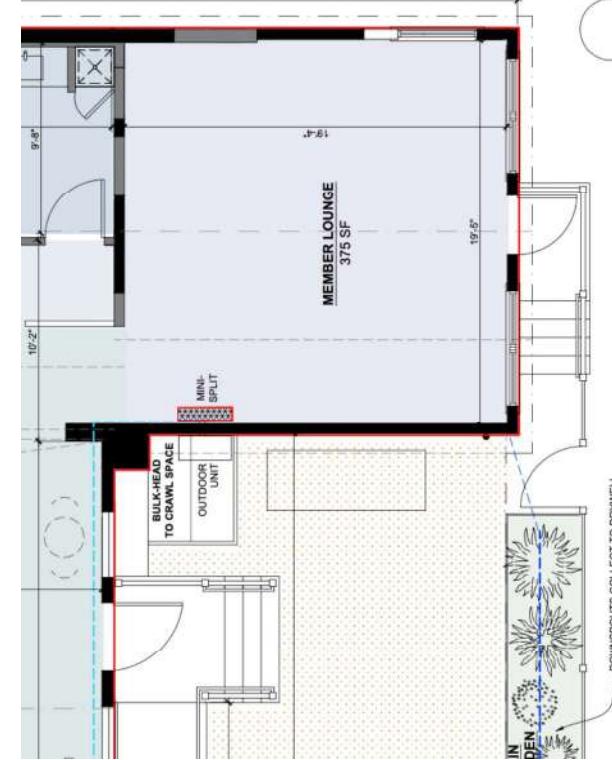


REPAIR & REHABILITATION

Priority II: building systems upgrades

A fire suppression system in the attic, main floor, and basement area will add significant public safety to the assembly use of the building. We recommend a dry system be implemented in unconditioned areas - attic and basement. The main gathering space, bathrooms, lounge, offices, and kitchen can be covered with a wet "traditional" fire suppression system and alarm.

Lastly, the Carney Lodge building does not have many windows. Nearly all of the historic windows have been removed and/or covered. At some point, the original entrance off Mill Street was removed, and replaced with an Entrance/Egress off Cottage Street. This condition is dangerous, as the door exits onto a public way, and Cottage Street is terribly busy. We propose restoring the historic entrance on Mill St., and the corner historic windows flanking this Entrance/Egress, as indicated. Further, we recommend that all Entrances, including the restored Mill Street Entrance, receive new fiberglass insulated doors that discharge within the fenced perimeter of the property – making the use safe for children and families. Green space along Mill Street can mitigate storm water runoff.

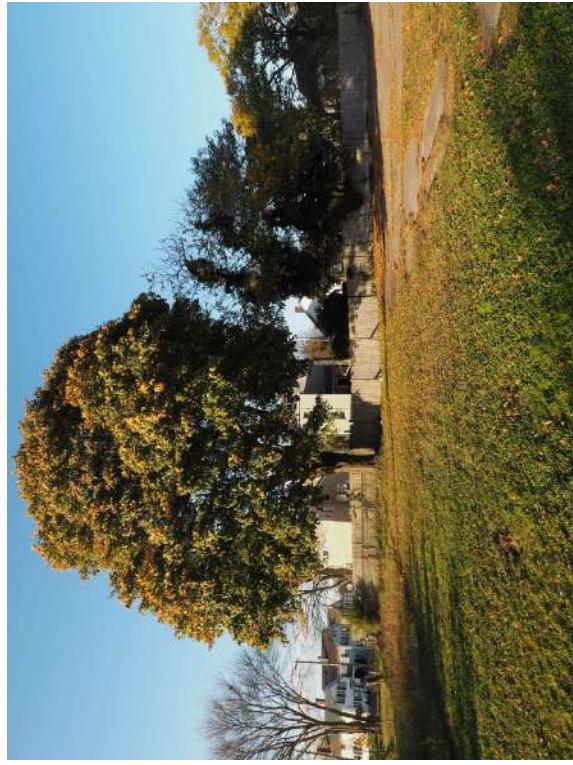


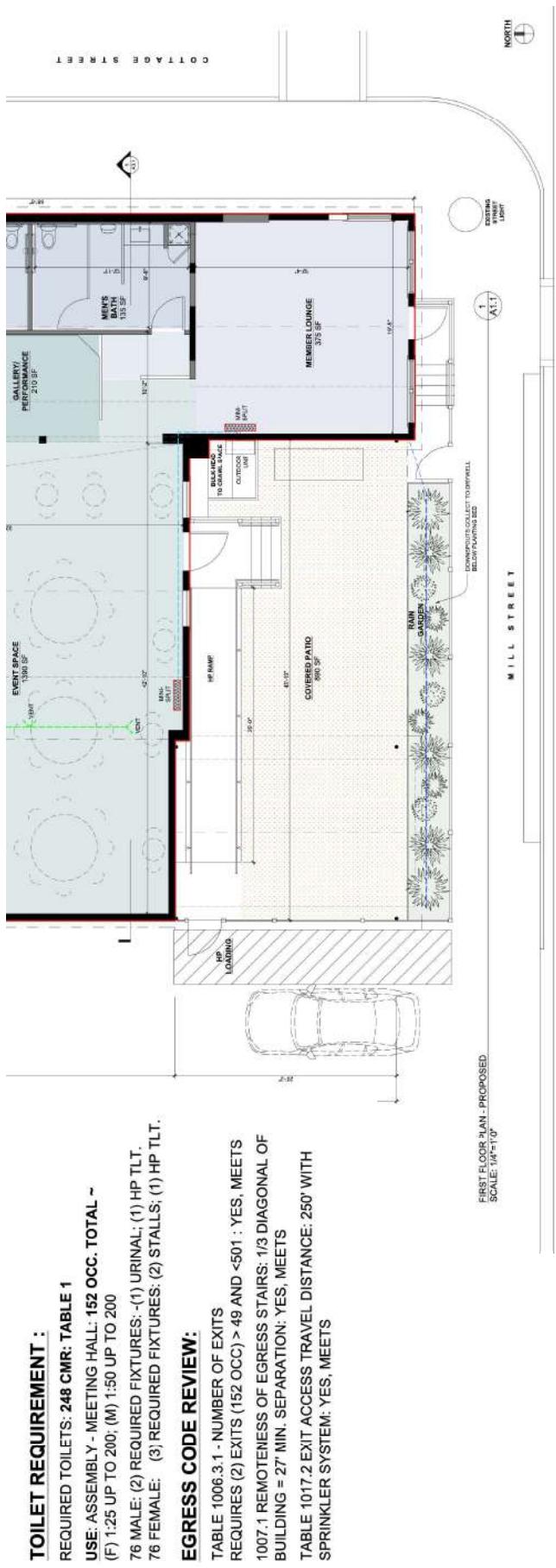
RESTORATION & REHABILITATION

Priority III: Accessibility Upgrades & Strategic Growth

The William H. Carney Lodge building sits at the intersection of Cottage Street and Mill Street. This is the historic location of a vibrant ice cream shop that is now a piece of the Carney Lodge building as we know it. The history of this corner of the West End is a vibrant community gathering space and enhancement – the refreshing sweet treat kind. But the site of the Carney Lodge is quite large, and the greenscape to the north and west of the building is a resource for community retreat, relaxation, and recreation. This resource is largely untapped and provides a great opportunity to expand the programming of the William H. Carney Lodge organization and to extend the indoor space to the exterior.

The existing building has a ramp on the West side of the building. However, this ramp entrance is not compliant with the current MA Architectural Access Board regulations or the federal ADA regulations. Further, it is fully exposed to the weather. Our study proposes moving the Handicap Entrance to the existing door on the south side of the building – Mill Street – and constructing a compliant Handicap Ramp and Entrance under the large canopy that currently exists on the South Elevation. This location would provide safe and protected access to the building while restoring the Mill Street entrance for all.





Outside the scope of this study, but foundational to the William H. Carney Lodge organization is the reactivation of the Kitchen. The gas-fired range is a relic of the past, and the room lacks fire safety, ventilation, and sanitation to meet current code compliance. Further, the Carney Lodge desires to move to an all-electric facility with the possibility of implementing renewable energy in the future. We recommend an all-electric, induction cooking, renovation moving forward. We recommend a kitchen consultant be involved in the design and construction of an induction commercial kitchen.

SUMMARY

As buildings age, so do communities, and the William H. Carney Lodge is facing a juncture where they must evolve and change if they are to thrive. The building and the site have been inaccessible to the community since Covid 19. The pause in operations and the shuttering of the building is an opportunity for a rebirth – of the building and the organization. The need for housing throughout the city must correspond to a need for community resources if a neighborhood is to be sustainable and enduring. This is the desire and the mission of the William H. Carney Lodge building and organization. The proposed upgrades summarized herein are intended to be a vital first step. The mission of the Carney Lodge is to continue the heritage of community resourcefulness and to expand this vision to embrace the goals of resilience to enable these traditions to grow well into the next generation and beyond.

about sustainability

Sustainability is the goal of every project, yet it is rarely achieved and often misunderstood. The William H. Carney Lodge is a building project with community foci and an historic legacy in a largely diverse and underserved neighborhood of the West End. The vision of sustainability for this project begins with saving a building, inspiring an organization to see their resource in the context of neighborhood need and possibilities. The proposed building improvements will expand access, bring efficiencies and building performance improvements that increase the health and resilience of the building and the community.

Lastly, investing in this neighborhood, and this building, is imperative to expanding opportunity and equity for the generations of families in this neighborhood. The roots of this organization are deep. This project is about restoring a neighborhood space that is safe, accessible, and a resource for community history and engagement.

SUSTAINABILITY



COST ESTIMATES

The William H. Carney Lodge building needs immediate repairs, aggressive envelope upgrades, and interior renovations to be a viable public gathering space in the West End. These repairs, replacements, and improvements will enable the William H. Carney building to expand their reach and reopen the facility to the neighborhood. To continue to be a resource, and to expand their mission of ensuring community heritage, community arts, and community celebrations, the building will need to be repaired, upgraded, and renovated.

In summary, this Feasibility Study represents a multi-year vision, with the following preliminary breakdown:

PRIORITY	DESCRIPTION	ESTIMATE
Priority I: Building Stabilization	<ul style="list-style-type: none"> Roof Repairs Electrical Service Restored Structural Repairs Rot Repairs & Asbestos Abatement 	<ul style="list-style-type: none"> Roof Valley Scupper Installed Roof & Floor Beam Repairs Asbestos Abated Rot at Sill & Eave repaired
Priority II: Envelope Repairs & Upgrades	<ul style="list-style-type: none"> MassSave Incentive Assessment Insulation: Wall, Roof, Ceiling, Air-Sealing New Electrical, HVAC, Fire System New Windows, Doors & Siding 	<ul style="list-style-type: none"> Identify Incentives (underway) Insulation/Air-Seal: Walls, Roof, Crawl HVAC & Fire systems 3 Windows, 3 Doors, New Siding
Priority III: Accessibility & Renovations	<ul style="list-style-type: none"> MAAB & ADA Entrance – Mill Street Handicap Toilets Induction Kitchen Site Improvements: Green Space Site Improvements: Parking Area Site Improvements: Grilling Area 	<ul style="list-style-type: none"> Concrete HP Ramp & Rail Interior Renovations – Toilets & Lounge Interior Renovations – Kitchen Recreation Space Parking Area Improvements New Outdoor Grilling Area

ATTACHMENTS

- Structural Report, ASAP Design & Engineering Inc.
- studio2sustain preliminary Feasibility Drawings
- Historic Color report, Rachel Alison

TEAM

studio2sustain inc

studio2sustain inc is an architecture practice specializing in sustainable and high-performance buildings and sites. Located in the historic port city of New Bedford, MA, studio2sustain is a leader in adaptive reuse projects that begin with the sustainable vision to "reuse not remove." s2s integrates design, building science, history, environmental science, and community engagement into all of their projects - fostering a collaborative solutions-based approach to problem solving. studio2sustain has over thirty years of design/construction experience. Founder, Kathryn Duff, is a licensed architect and Certified Passive House Consultant.

ASAP Engineering & Design Co., Inc.

Rob Desrosiers PE, Founder of ASAP, is the structural engineering consultant. Rob has over thirty years of experience working with historic buildings on adaptive reuse projects. Rob brings skill & collaboration to every challenge regardless of size and/or complexity.

Rachel Alison

Rachel Alison is the historic color consultant. Rachel specializes in historic preservation and works throughout North America. Rachel has an MS in Historic Preservation from Roger Williams University. Through her studies and work facilitating historic projects, Rachel has become passionate about the power of historic preservation to revitalize communities and conserve irreplaceable historical and place-making resources.

David Bennett

David is owner of LGD Design Innovations LLC, a construction company located in Hillsborough, NH. David is a member of the William H. Carney Lodge, and providing Project Management services for the Carney Lodge project. David is from New Bedford.

Mr. William Andrews

We gratefully acknowledge the dedication and work of Mr. William Andrews. William is Exalted Ruler of William H. Carney Lodge 200. He is a resilient and dedicated volunteer in all matters of the building and organization. Billy makes himself available with a single phone call, and his commitment to the hard work ahead is inspiring and empowering.

PRELIMINARY STRUCTURAL REPORT



ROBERT M. DESROSIERS, P.E.
Consulting Engineer
Tel. 508-946-3561

April 30, 2025

Project No. 2025-032

Kathryn Duff, RA
studio2sustain, inc.
412 County Street
New Bedford, MA 02740



Re: Preliminary Inspection and Evaluation of W. H. Carney Lodge
Building 293 Cottage Street, New Bedford, MA

Ms. Duff:

You asked me to conduct a preliminary inspection and evaluation of the referenced structure with respect to its overall condition. I understand that you are in the process of evaluating the structure for adaptive re-use. On Tuesday, February 25, 2025, I visited the site to conduct a walk-through inspection. This inspection was preliminary in nature and was intended only to observe the general configuration of the primary structural systems and their overall condition.

The building, which is composed of an original structure, constructed circa 1940, has been enlarged and remodeled multiple times. It is primarily a conventional wood frame structure. The building has one occupied floor plus a partial attic space and partial basement. The framing scheme of the building is varied and consists of conventional stud wall assemblies for the interior and exterior bearing partitions with roof framing scheme consisting of conventional gable construction, flat roof construction, and homemade wood truss construction over the center assembly space. The first floor is a mix of timber beam-supported wood joists in the older sections and concrete slab on grade in the later additions.

Overall, the building is in a deteriorated condition and presents some critical structural challenges. Long term deferred maintenance to the building envelope has allowed significant water damage to occur in approximately 10% of the building area. The apparent origin of building envelope failure is the condition of the flat roof areas and the transitions to the gable roof areas. Water infiltration caused some damage to primary framing consisting of roof joists

and a beam located above a large, cased opening. The site-built wood trusses at the attic level, over the main assembly space, appear to be in fair condition, but are very lightly framed and should receive particular attention when making a final assessment of the building.

The accessible floor framing at the first floor level, under the bar area, is in fair condition, but the main beams and posts at the basement level have shifted and settled and need to be upgraded.

The foundation of the building varies significantly. The original foundation is a thick and robust rubble stone perimeter wall that encloses a basement space with an interior cross wall that defines the balance of a shallow, dirt crawl space. The side fronting Route 6 has a short wood knee wall that is in poor condition. This area should be repaired by a mason to provide a minimum of 8" freeboard to wall finishes. The foundation elsewhere, which is a mix of mortared stone and cast in place concrete appears to be in fair condition, but should be exposed and inspected in depth.

In my view, the building presents an opportunity for adaptive re-use. While more in-depth structural investigation is warranted in order to fine tune the structural scope of work, it appears that 80% to 90% of the roof and floor structure can be utilized as it is. Re-framing of damaged areas can be accomplished utilizing conventional wood framing materials. The overall structural design scheme of the building can be easily modified by addition of steel or engineered lumber reinforcing. In our experience, this work can be completed successfully as long as it is approached in a thoughtful fashion.

In summary, the building has potential. It was reasonably well constructed to meet and exceed the standards of the period. There is significant value in the remaining foundation and wood framing throughout. My experience has been that preserving and augmenting that existing infrastructure as part of a renovation is most likely of the same or less magnitude of cost of than outright demolition and reconstruction. I believe this would be an interesting and rewarding project to undertake.

If you have any questions regarding this report, or if you require additional information, please do not hesitate to call.

Very Truly Yours,

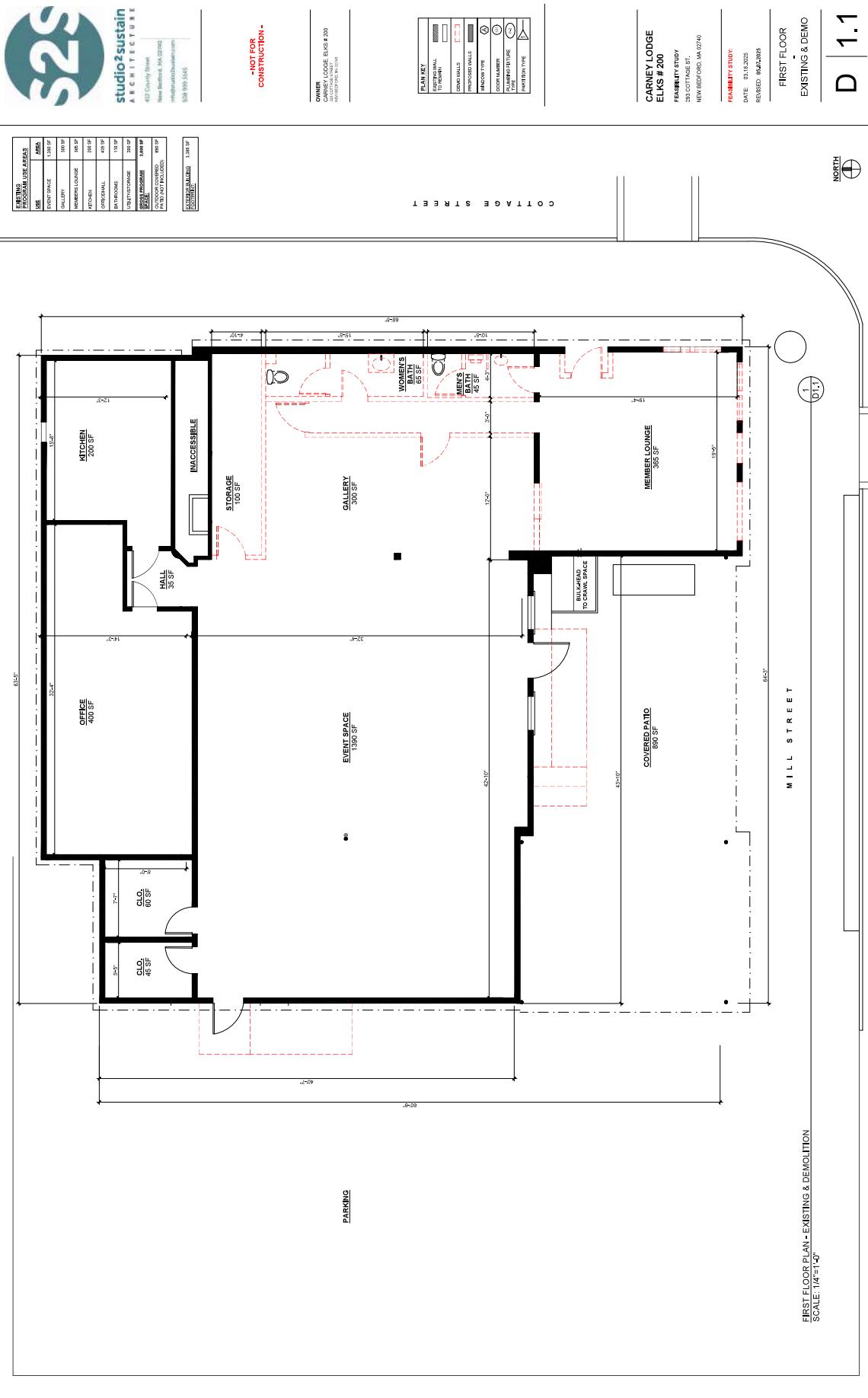
Robert M. Desrosiers, P.E., M. ASCE



April 20, 2015



FEASIBILITY DRAWINGS



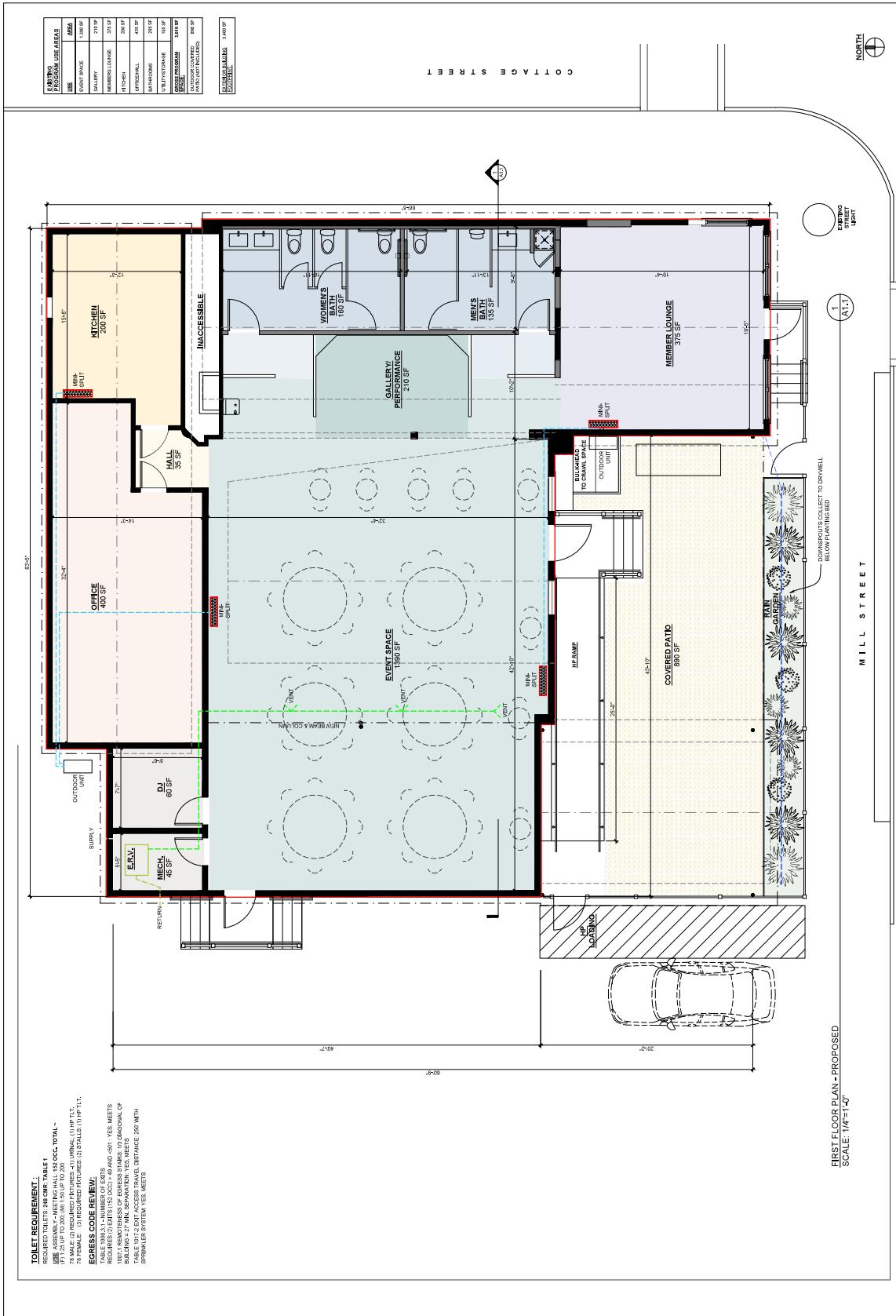


studio2sustain
A HIGH-TECH TUTORIAL

412 County Street
New Bedford, MA 02745

**- NOT FOR
CONSTRUCTION -**

OWNER CARNEY LODGE, ELKS # 200
292 COTTAGE STREET
NEW ROCHELLE, N.Y. (WPA)





studio 2 sustain
ARCHITECTURE

428 County Street
New Berlin, WI 53146
info@studio2sustain.com
515.595.8486

•NOT FOR
CONSTRUCTION•

OWNER
WM. H. CARNEY LODGE # 200
1 B.R.P.O.E.W.
SOUTHERN EXTERIOR
SOUTHERN EXTERIOR

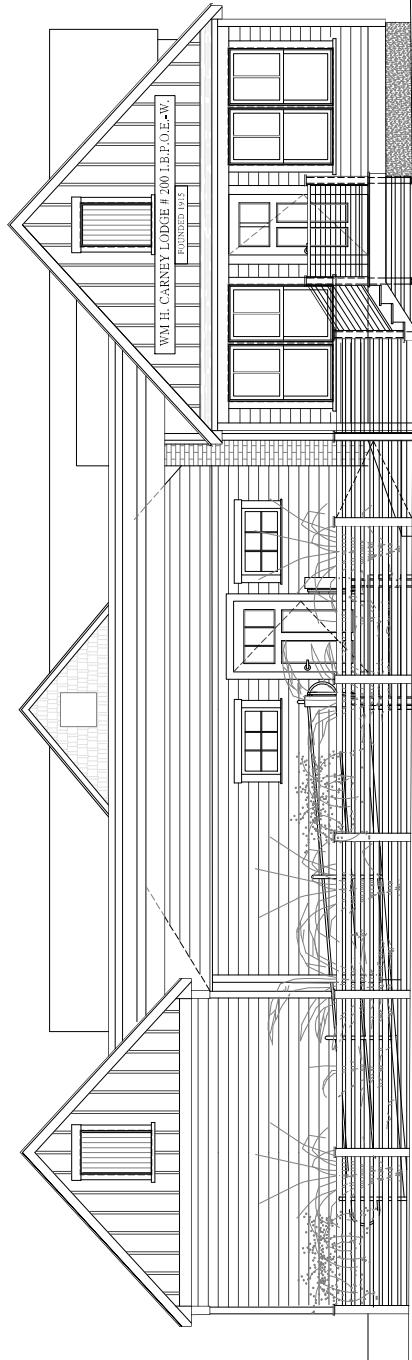
PLAN KEY
EXTERIOR WALL
DEAD WALLS
PROPOSED WALLS
WALL TYPE
DOOR HABIT
CLADDING TYPE
PARTITION TYPE

CARNEY LODGE
ELKS # 200
PLAZA PROPERTY
261 COTTAGE ST.
NEW BERLIN, WI 53146

EXISTING STUDY:
DATE: 01/18/2025
REVISED: 04/26/2025
SOUTH ELEVATION
EXISTING &
PROPOSED

A | 2.1

1
A2.1



SOUTH ELEVATION - PROPOSED
SCALE: 3/8"=1'-0"



SOUTH ELEVATION - EXISTING
SCALE: 3/8"=1'-0"

HISTORIC PAINT COLORS

William H. Carney Lodge #200
293 Cottage Street, New Bedford, MA
April 2025



HISTORY

WILLIAM H. CARNEY LODGE BUILDING

The William H. Carney Lodge building was initially constructed circa 1906 as a 1½-story wood-frame vernacular Greek Revival building at the corner of Mill and Cottage Streets. Originally a rectangular building with a detached storage building at the rear (northwest corner) of the property, additions were constructed to the west of the primary building and to the east of the storage building by 1924. By 1950, the building reached its current overall configuration: the primary building and storage building were combined, and an L-shaped open-air porch or canopy was constructed along the south and west elevations. Sometime since 1950 the northwest portion of the L-shaped canopy was enclosed.

The building originally served as Macomber's Ice Cream from its initial construction until at least 1950. In 1973, the William H. Carney Lodge #200, a fraternal organization of the Improved Benevolent and Protective Order of Elks of the World, purchased the building, which has served as the Lodge's home since. The building also houses the auxiliary Susan A. Sullivan Temple #94.

Founded in 1915, the William H. Carney Lodge was named in honor of Sgt. William H. Carney, Jr. of New Bedford, who served as a member of the 54th Massachusetts Volunteer Infantry in the Civil War and became the first Black man to receive the Medal of Honor. Carney went on to become the first Black postal worker in New Bedford and the second Black man to serve as a messenger in the Massachusetts State House. The William H. Carney Lodge serves as an active and vital community center in New Bedford's West End and provides numerous cultural, political, and economic resources to the community, including social events and charitable functions.

HISTORIC PAINT

Paint has been used to both decorate and act as a protective barrier over the surfaces of buildings for centuries. In colonial North America and the United States through the mid-nineteenth century, paint was hand-mixed on site using a blend of natural pigments and a binder, usually linseed oil. Paint used on the exteriors of buildings remained fairly limited in color range, although some stylistic shifts did take place from era to era. Following the Civil War, the paint industry in the United States drastically changed with the introduction of ready-mixed paints, made possible through a prospering, increasingly industrial northern economy and the spread of railroad transportation. Paint manufacturers developed an increasing number of colors, shades, and tints.

The Greek Revival architectural style was widely popular in the United States mainly during the early and mid-nineteenth century, but was still used through the late nineteenth century, spanning the periods before and after the introduction of ready-mixed paints. Favored paint colors for Greek Revival buildings remained relatively limited in color range and included light whites, greens, grays, and ochres. The most popular paint scheme for Greek Revival buildings was white with green doors and shutters and dark green or black window sashes. Additional colors were also used on clapboards, but trim was still typically white, and doors, shutters, and window sashes were still typically dark.

HISTORIC COLOR RECOMMENDATIONS

The following pages contain example color palettes for the William H. Carney Lodge building, put together using historic color palettes, paint advertisements and color sample cards, and color plates.

Color palettes were created under the assumption that the roof will be replaced, gutters and soffits will be replaced and painted, and most windows will be replaced using Marvin's line of fiberglass windows. Of the available standard colors for Marvin's fiberglass windows, the most historically appropriate color for the building is Bronze. Wood window sash to remain should be painted to match the Marvin replacement windows.

Each example color palette contains four assigned paint colors and placements: one color for clapboards; one color for trim, including cornices and facia, gable belly bands, corner boards, and water tables, as well as railings and fences; one color for doors and shutters; and an accent color for signage. The Marvin fiberglass window color is also included for each palette. It is recommended that gutters and downspouts be painted to match their surroundings to help them blend in.

Four palettes are provided. Palettes one and two more closely follow typical colors used for Greek Revival buildings, with white trim and a low-contrast clapboard color. Palette one demonstrates a low-contrast accent color for signage, while palette two demonstrates a more high-contrast accent. Palette three is slightly darker but still generally follows colors used for Greek Revival buildings. In case soiling and maintenance of lighter colors is a concern, particularly given the close proximity of the

building to both Mill and Cottage Streets, a darker palette, palette four, has been provided. The colors and placement in palette four are more typical of the Arts and Crafts movement that was popular at the time of the building's original construction.

Color swatches and names given are from the Sherwin Williams line of paints. It is not necessarily recommended to use Sherwin Williams over other paint lines; in general, it is usually best to use the paint line your painter recommends and is familiar with using. Your painter can color match from the colors given here to the line of paint they are using.

The colors given here are intended as starting points. Because paint colors on screens and on paint chips tend to look slightly different than painted surfaces in real life, it is recommended to paint swatches on the building, compare painted swatches to samples of Marvin's fiberglass colors, and adjust paint colors as needed before selecting final colors. Painting liberally sized swatches on multiple elevations and observing during different parts of the day and during different weather conditions can give a clearer idea of what a color will look like once painted on the entire building.

Paint as a beautification tool is incredibly subjective, but choosing period-appropriate paint colors for historic buildings helps to place them in their historical context and enhance their architectural styles. Thank you for your interest in historical paint colors and for the opportunity to develop historical color recommendations for your building.



PALETTE ONE



PALETTE TWO

CLAPBOARDS
Mineral Deposit (7652)



TRIM
Neutral Ground (7568)



DOORS/SHUTTERS
Inkwell (6992)



WINDOWS
Bronze



SIGN
Rookwood Terra Cotta (2803)





PALETTE THREE

CLAPBOARDS
Colonial Revival Stone (2827)



TRIM
Sand Beach (7529)



DOORS/SHUTTERS
Rookwood Dark Brown (2808)



WINDOWS
Bronze



SIGN
Rookwood Blue Green (2811)





PALETTE FOUR

CLAPBOARDS
Featherstone (9518)



TRIM
Olympic Range (7750)

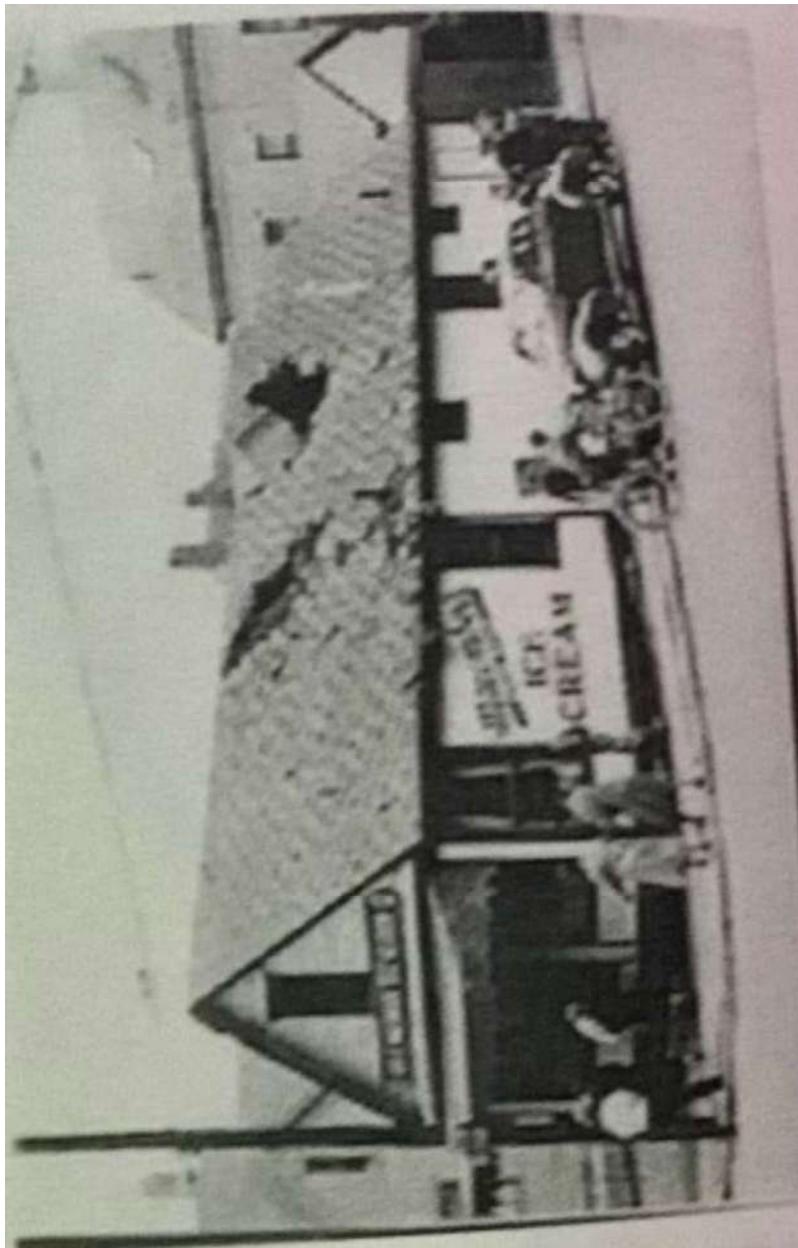


WINDOWS
Bronze



SIGN
Natural Wool (9508)





Prepared for studio2sustain

April 2025

Rachel Alison
raelalison@gmail.com | 319-671-1484

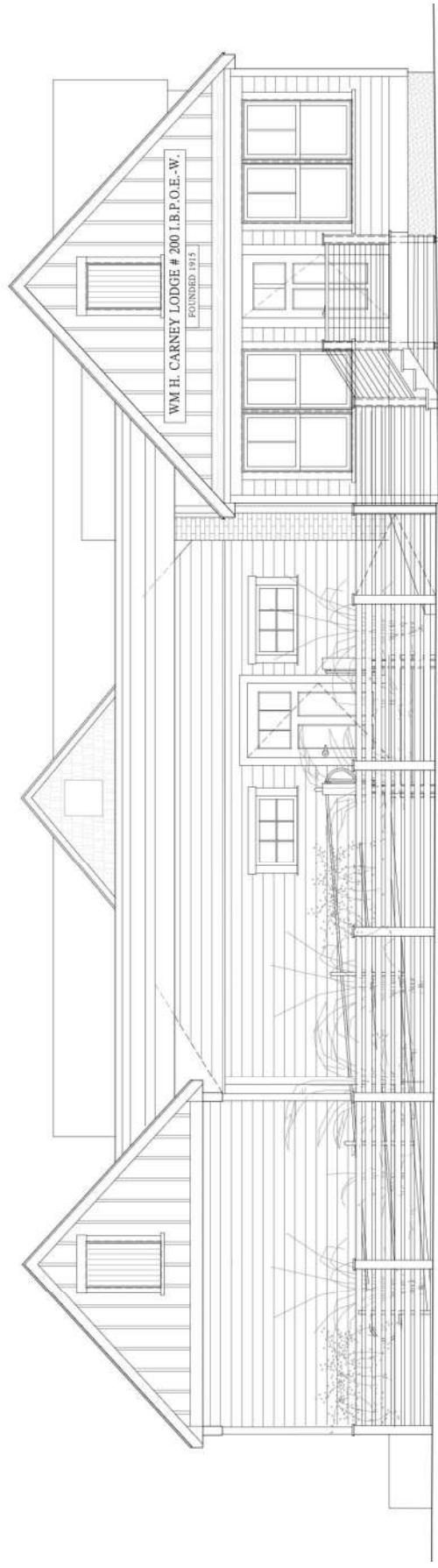
*“...The ancestors remind us, despite the history of pain
We are a going-on people who will rise again.*

And still we rise.”

- Maya Angelou,

taken from Million Man March poem

studiostain inc





**kathryn duff ra cphc
-PERMIT SET-**

WILLIAM H. CARNEY LODGE NO. 200 INC., ELKS
293 COTTAGE STREET, NEW BEDFORD, MA 02740

REHABILITATION - PHASE II: PERMIT SET STRUCTURAL REPAIRS & FRAMING

CLIENT: WILLIAM H. CARNEY LODGE NO. 200 INC. I.B.P.O.E. OF W.
P.O. BOX 5134 NEW BEDFORD MA 02740

ZONING CLASSIFICATION: RESIDENTIAL-C
USE GROUP CLASSIFICATION: A-3 ASSEMBLY MEETING SPACE, EXISTING USE TO REMAIN
CONSTRUCTION CLASSIFICATION: TYPE 4A-B
229 COTTAGE STREET IS A 1-1/2 STORY WOOD FRAMED STRUCTURE ON SLABFIELDSTONE FOUNDATION, THE BUILDING
CONSTRUCTION CONSISTS OF SEVERAL STRUCTURES BUILT OVER A CENTURY, WITH SOME HISTORIC 1906
COMPONENTS.
EXPOSURE CATEGORY: URBAN
WIND BORNE DEBRIS DESIGN: 115 mph BASIC WIND SPEED
ARCHITECT: KATHRYN DUFE, studio2sustain inc, 412 COUNTY STREET, NEW BEDFORD, MA 02740, OFFICE: 508.969.25145,
PHONE: 508.968.1813, MA RA #7778

STRUCTURAL: ASAP ENGINEERING & DESIGN CO. 155 EAST GROVE ST, SUITE 3, MIDDLEBORO, MA OFFICE: 508-445-6551

BUILDING OWNER: WILLIAM H. CARNEY LOOSE NO. 200 INC.
studio2sustain inc. - 2025 COPYRIGHT:
THESE PLANS/IDEAS, DRAWINGS, DESIGNS, ARRANGEMENTS AND ANY RELATED DOCUMENTS ARE TO REMAIN THE SOLE PROPERTY
OF studio2sustain inc. AND ARE NOT TO BE USED, REUSED, REPRODUCED OR PUBLISHED IN WHOLE OR IN PART, WITHOUT
DRAWING: A-00 CO
DATE: A-11 PI

GENERAL NOTES:

A-1.1 ALL WORK AS DEFINED OR IMPLIED WITHIN THESE CONSTRUCTION DRAWINGS AND BUILDING
SPECIFICATIONS IS TO BE PERFORMED IN STRICT ACCORDANCE WITH ALL APPLICABLE LOCAL STATE,
AND NATIONAL BUILDING CODES, AND REGULATIONS. ALL WORK FOR HISTORIC REHABILITATION IS TO BE
PERFORMED IN ACCORDANCE WITH THE APPROPRIATE HISTORIC PRESERVATION REGULATIONS.

A-2.1 EX-
A-3.1 PR-

AND REHABILITATION OF HISTORIC PROPERTIES.

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

TOILET R
REQUIRE
USE ASSE

1. TCCF COMMANDS ARE INSTRUCTED TO QUALITY CONTROL CONDITIONS OF THE EGRESS REQUIREMENT.

DOWNTOWN NEW BEDFORD

BEDFORD LANDING HISTORIC DISTRICT (pink) L. & W. WALKING
NAT'L HISTORIC PARK

SEAPORT CULTURAL DISTRICT (blue) CARNET LODGE, ELUS # 200
395 COTTAGER STREET
SCZ, WILLIAM H. CARNETT HOUSE
128 WELL STREET

NORTH

10-MINUTE WALK

The map illustrates the 10-Minute Walk area in downtown New Bedford, Massachusetts. The area is bounded by a dashed red line and includes several historic districts: Bedford Landing (pink), Seaport Cultural District (blue), and the National Historic Park (light green). The map shows a dense network of streets including Middle Street, High Street, Pleasant Street, and Acushnet Street. Key landmarks like the Carnet Lodge, Elus # 200, and the William H. Carnett House are marked. A compass rose indicates the North direction.

LOCUS MAP - 293 COTTAGE STREET

00
A



Ratmyn dñrra cpnc
-PERMIT SET-
OWNER
CARNYER LODGE, ELKS #250
1964 COTTAGE STREET
NEW BEDFORD, MA 02740

S1.2 NOTES - GENERAL FDN & FIRST FLOOR FRAMING NOTES:

BY END DATE 7/21/25 FILE SHEET 1 OF 1 SUBJECT CHARTER LOGEE

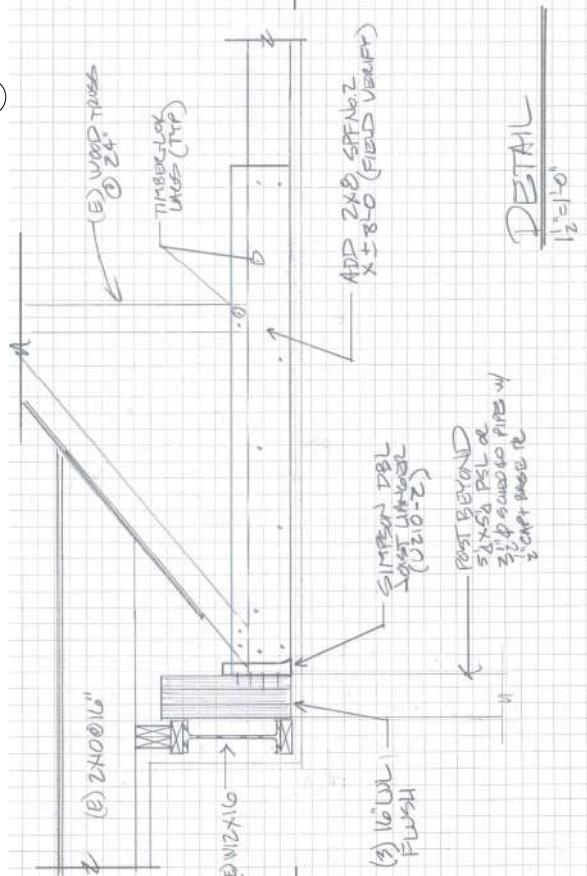
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3700 METOK

$$\begin{array}{r} 3-24.75 \\ \hline 3-94.75 \end{array}$$

POSTS TO WIRE SIMPLY CAP + BASE
FOOTINGS TO WIRE 3 #5 BARS BRIEFLY

SECTION DIAGRAM
SCALE: N.T.S.



DETAIL - PROPOSED
SCAI E-1112-E110

FRAMING & FOUNDATION PLAN - FIRST FLOOR - PROPOSED
SCALE: 1/4"=1'-0"

12
5

**REHABILITATION - PHASE II:
STRUCTURAL REPAIR & FRAMING**

**REHABILITATION - PHASE II:
STRUCTURAL REPAIR & FRAMING**



studio2sustain

ANCHITECTURE
412 County Street
New Bedford, MA 02740
info@anchitecture.com
508.979.8147



kathryn duff ra cphc

-PERMIT SET-

PLAN KEY

REMAN
EMO WALLS
PROPOSED WALL
WINDOW TYPE
DOOR NUMBER
PLUMBING FIXTURE
PARTITION TYPE

CARNEY | ONGE

ELKS # 200
CONSTRUCTION DOCUMENTS
293 COTTAGE ST.
NEW BEDFORD, MA 02740

REHAU[®] ILLUMI- PHASE II: STRUCTURAL REPAIR & FRAMING

DATE: 08.01.2025
REVISED: 09.02.2025

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21



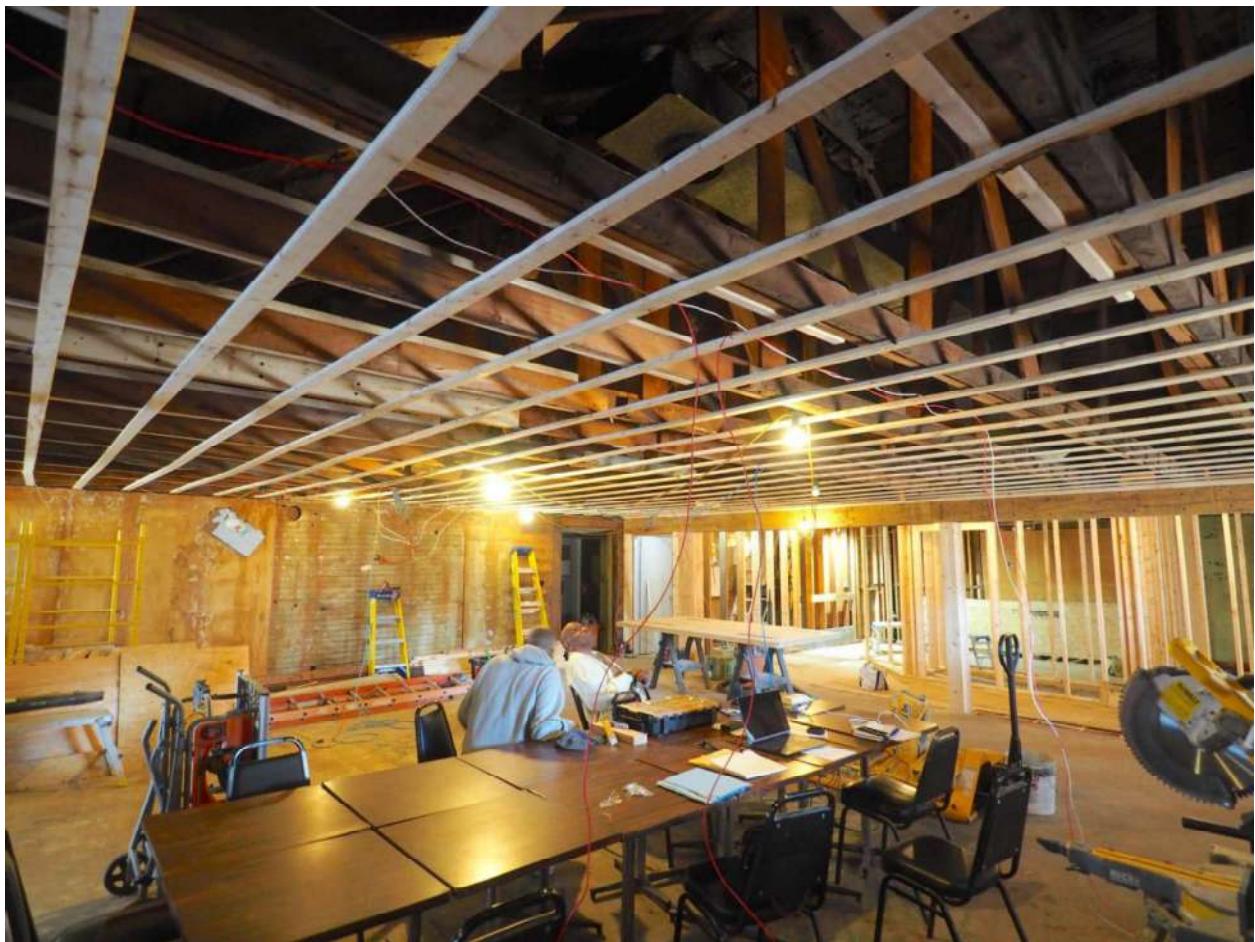
ENIC

SOUTH ELEVATION - PROPOSED (FUTURE, N.I.C.)
SCALE: 3/8"-1'-0"



SOUTH ELEVATION - EXISTING
SCALE: 3/8"=1'-0"







CPA HISTORIC RESOURCE EVALUATION FORM

Historic Resource Information	
PROPERTY NAME:	William H. Carney Lodge
PROPERTY LOCATION:	293 Cottage Street
PROPERTY AGE:	C 1900
PROPERTY TYPE:	Fraternal Social Club

YES	NO	Buildings and Structures
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Resource is associated with historic events or activities such as the broad cultural, economic, industrial, political or social history of the City of New Bedford.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Resource is associated with important persons.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Resource possesses distinctive design or physical characteristics in terms of period, style, method of building construction or association with a famous architect or builder, either by itself or in the context of a group of buildings or structures.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Resource retains integrity.

Vessels, Real Property, Documents, and Artifacts	
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	Resource is a complete set of materials.
<input type="checkbox"/>	Resource illustrates the site of an important historic event.
<input type="checkbox"/>	Resource identifies a person or group of persons who have impacted the community.
<input type="checkbox"/>	Resource exemplifies the cultural, economic, industrial, social, or political heritage of the City.
<input type="checkbox"/>	Resource represents the work of a master craftsman, artist, etc.
<input type="checkbox"/>	Resource possesses high artistic values.
<input type="checkbox"/>	Resource can be used to inform an area of scholarship.
<input type="checkbox"/>	Resource retains integrity.

NBHC Determination of Significance	
NOTES:	<p>The WILLIAM H. CARNEY LODGE #200 is a fraternal Organization of the Improved Benevolent Proactive Order of Elks of the world. Established in July of 1915 and named after Sergeant William H. Carney, a member of the 54th Massachusetts Volunteer Infantry. The lodge was initially located at 133 Union street, then at Cedar and Mill Streets, and purchased the current property in 1973. The Lodge serves as a cultural, political, and social meeting place in New Bedford's West End. The Lodge assists families and hosts numerous charitable events. Its significance emanates from its cultural and social ties to the community.</p> <p>The building first appears in the 1906 atlas map with ownership by George E. Macomber, which later operated as Macomber's Ice Cream.</p> <p>The NBHC has determined that the property is historically significant based on its cultural and social associations to the community.</p>

HISTORIC PAINT COLORS

William H. Carney Lodge #200
293 Cottage Street, New Bedford, MA
April 2025



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PALLETTE ONE

CLAPBOARDS
Acanthus (0029)



TRIM
Classical White (2829)



DOORS/SHUTTERS
Jasper (6216)



WINDOWS
Bronze



SIGN
Hazel (6471)





PALLETTE TWO

CLAPBOARDS
Mineral Deposit (7652)

TRIM
Neutral Ground (7568)

DOORS/SHUTTERS
Inkwell (6992)

WINDOWS
Bronze

SIGN
Rookwood Terra Cotta (2803)



PALETTE THREE



PALLETTE FOUR

CLAPBOARDS
Featherstone (9518)



TRIM
Olympic Range (7750)



DOORS/SHUTTERS
Olympic Range (7750)

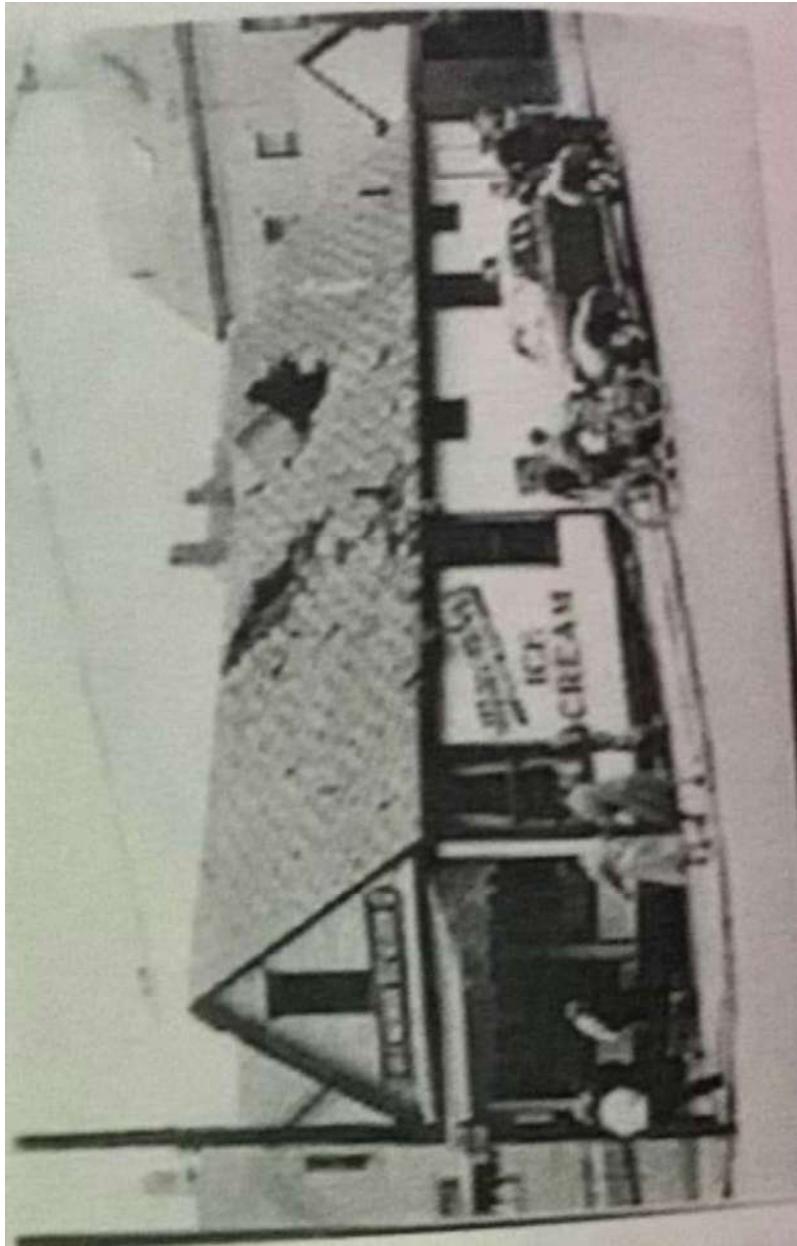


WINDOWS
Bronze



SIGN
Natural Wool (9508)





Prepared for studio2sustain

April 2025

Rachel Alison
raelalison@gmail.com | 319-671-1484