



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 (Select relevant categories for your project)	<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 (must match CPA request-line 1 of Project Budget on page 8)	\$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	DATE 11.13.2025
CO-APPLICANT NAME (printed)	SIGNATURE	DATE

Submission Checklist

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

APPLICATION – All items in this section are required	
<input checked="" type="checkbox"/>	Application Information (page 1)
<input checked="" type="checkbox"/>	Submission Checklist (this page)
<input checked="" type="checkbox"/>	Narrative/Project Management/Category Specific Section/Financial (pages 3-7)
<input checked="" type="checkbox"/>	Project Schedule – Project Budget – Funding Sources Summary (page 8)
<input checked="" type="checkbox"/>	Construction Budget Summary – to be complete for construction projects ONLY (page 9)
<input 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 (Quotes/cost estimates must be submitted with application – late submissions will not be accepted)
<input type="checkbox"/>	Proof of secured funding (commitment letters or bank statements), if applicable. Please redact account numbers and any sensitive information.
OWNERSHIP/OPERATION (NON-CITY)	
<input type="checkbox"/>	If the applicant is not the owner, attach documentation of site control or written consent of owner to undertake the project. <i>Applications will not be reviewed without this documentation.</i>
<input 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 populations(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 the 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 design 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 Mangement: \$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, 202.

	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 Stud	Completed
3	CPA 2025: Building Stabilization	Completed. 2025
4	ARPA 2024-2025: Systems Upgre	Underway. Anticipate Cpomletion in 2025
5		
6		
7		

CONSTRUCTION BUDGET

To be completed for construction projects only

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

ACTIVITY	CPA FUNDS	OTHER FUNDS	TOTAL
Acquisition Costs			
Land	\$	\$	\$
Existing Structures	\$	\$	\$
Other acquisition costs	\$	\$	\$
Site Work (not in construction contract)			
Demolition/clearance	\$	\$	\$
Other site costs	\$	\$	\$
Construction/Project Improvement Costs			
New Construction	\$	\$	\$
Rehabilitation	\$	\$	\$
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.

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)

Signature (Affix Corporate Seal)

<u>Financial Secretary</u>	<u>11.13.2025</u>
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
Organization name

04 286 4458
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 10/04 (organization) duly called and held on 25, 2025 at which a quorum was present and acting throughout, the following vote was duly adopted.

VOTED: That William Andrews (person), the Executive Officer (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:

WILUAN ANDREWS
Name (printed)

Signature

(Affix Corporate Seal)

Exalted Ruler

Title Date

= TAX COMPLIANCE CERTIFICATION

contractors, and withholding and remitting child support.

Signature Print Name

Organization name Federal Tax ID #

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 #

Gas Account #

74018209085

73000391885

Service Address

159 MILL ST

Project #

CES25-09019

City

State Zip

NEW BEDFORD

MA

02740

Contractor Company Name

Contractor Contact 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

\$ 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:

- ☐ 12 months at \$ 136.00 /month
☐ 18 months at \$ 90.67 /month
☒ 24 months at \$ 68.00 /month

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

Please initial: DB

Questions/Comments? efficiencyma@eversource.com

EVERSOURCE

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

[Handwritten 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

\$

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

7/1/25

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

Contractor Contact 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:

☒ 12 months at \$ 276.51 /month

☐ 18 months at \$ 181.00 /month

☒ 24 months at \$ 135.76 /month

- ☒ 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.

Please initial: RB

Questions/Comments? efficiencyma@eversource.com

EVERSOURCE

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

[Handwritten 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.

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Eversource Contribution

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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

* 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 Kempton 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 18, 2009 recorded at the Bristol County
(S.D.) Registry of Deeds in Book 165 Page 28 .
Plan

TITLE NOT EXAMINED BY PREPARER OF DEED

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

Return: Justin Perreira
525 Kempton St.
NB 02740

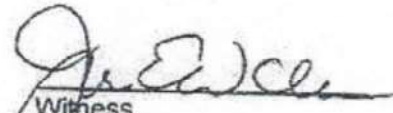
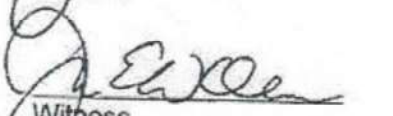
REG OF DEEDS
REG #07
BRISTOL S

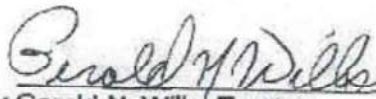
12/03/09 10:54AM 01
000000 47792

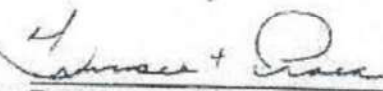
FEE 127.36

CASH \$27.36

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


Witness

Witness


by Gerald N. Wills, Trustee

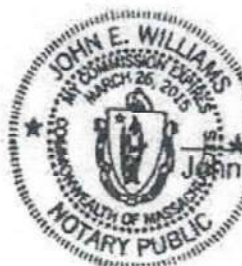

by Francisco T. Graca, Trustee

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

BK 3209PG0213

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.

RECORDS REG 07
BRISTOL SOUTH
12/21/93

TAX 41.04
CASH 41.04
3333A103 12:46
EXCISE TAX

NEW BEDFORD REDEVELOPMENT AUTHORITY

By

Chairman

Not for

Not for

BK3209PG0214

THE COMMONWEALTH OF MASSACHUSETTS

Bristol, SS

December 23, 1993 New Bedford, Mass

Then personally appeared the above Donald Sandette,
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* a.m. in *1* M

ATTEST: *James L. King*

REGISTER

BR3209PG02016

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

292 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

00209PG0205

Mill Street and the westerly line of Cottage Street;

Thence South $81^{\circ} 34' 45''$ West, Two Hundred Twelve and 80/100 (213.80) feet to a point which is the intersection of the northerly line of Mill Street and the easterly line of Cedar Street;

Thence North $08^{\circ} 01' 15''$ 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 $81^{\circ} 15' 30''$ East, Sixty two and 25/100 (62.25) feet to a point in the southerly line of North Street.

Thence South $08^{\circ} 01' 15''$ East, Eighty four and 68/100 (84.68) feet to a point;

Thence North $80^{\circ} 58' 17''$ East, One Hundred Thirty and 48/100 (130.48) feet to a point;

Thence South $17^{\circ} 46' 09''$ East, Eleven and 50/100 (11.50) feet to a point;

Thence North $82^{\circ} 14' 05''$ East, Seventeen feet to a point;

Thence South $08^{\circ} 53' 10''$ 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.

BK3209PG0206

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 1064A, drawn by Frank H. 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,

BK3209PG0208

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.

1. Promptly begin and diligently prosecute 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

BK3209PG0211

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 re-vested 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

BK3209PG02R2

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 reversioning 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: KIM



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

06-07-2024

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
Leading Knight
Loyal Knight
Lecturing Knight
Treasurer
Finacial Secretary
Inner Guard
Tiler
Esquire
Chaplen
Head Trustee
Trustee Clerk
Trustee

William Andrews
Theodore Christian
Ronelino Carter
Landon Arnum
Leonard Ramos
Francisco Graca
Allan Britto
Kenny Langston
Vacant
Vacant
Gregory Pollard
Brett Haitt
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 WILLIAM 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

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



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

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) 771-8868

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

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

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.

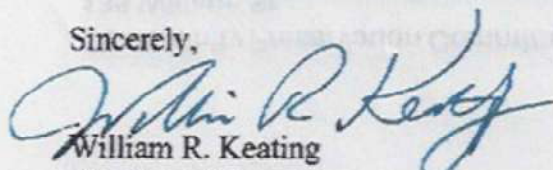
For over 108 years, the Carney Lodge has been a vital resource for our community, providing essential services to senior citizens, students, children, and homebound individuals. However, the Lodge's historic structure is in urgent need of repairs to ensure it remains a safe and welcoming space for all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

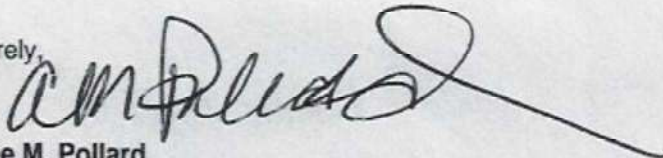
On behalf of **Branco Gardner Insurance Agency**, I am writing to express our full support for the reopening of the **William H. Carney Lodge**. The Lodge has long been a valued cornerstone in our community, providing a welcoming space for gatherings, celebrations, and charitable efforts that benefit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

A handwritten signature in black ink, appearing to read 'Ashlee M. Pollard', with a long, sweeping horizontal line extending to the right.

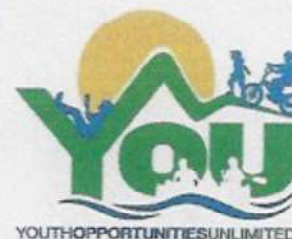
Ashlee M. Pollard

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 Orchard 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.

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 508-415-2660 If you have any questions or need further information.

Thank you.

Deborah Henderson
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 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.

James Blakely

Signature;

November 7, 2025

Mr & Mrs Lanson Arnum
133 E. Clinton 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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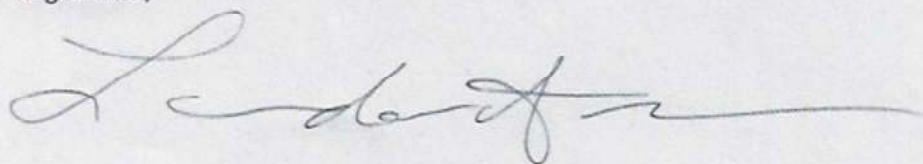
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Thank you for considering his request. With your support, the Lodge can continue to thrive as a cornerstone of our community.

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 dark ink, appearing to be "L. Lanson Arnum", written in a cursive style.

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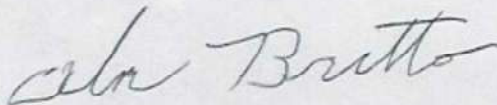
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Thank you for considering his request. With your support, the Lodge can continue to thrive as a cornerstone of our community.

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 cursive script, appearing to read "Allan Britto".

November 7, 2025

Ms. Alicia Kelley
181 Ashley Blvd.
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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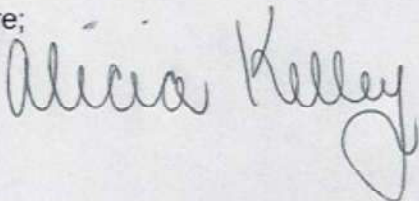
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Thank you for considering his request. With your support, the Lodge can continue to thrive as a cornerstone of our community.

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 cursive script that reads "Alicia Kelley". The signature is written in dark ink and is positioned below the "Signature;" label.

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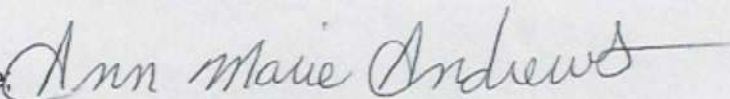
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Thank you for considering this request. Please do not hesitate to reach out to me at _____ If you have any questions or need further information.

Thank you.

Signature: 

November 7, 2025

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

Dear Community Preservation Community:

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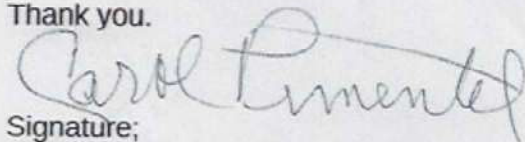
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Thank you for considering this request. Please do not hesitate to reach out to me at _____ If you have any questions or need further information.

Thank you.


Signature;

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

Dear Community Preservation Community:

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 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;

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 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;

Heidi Caldarone
11/11/2023

Name: Lori Pink
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.

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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;

Lori Pink
11/11/2025

November 12, 2025

Name

Address

New Bedford, MA. 02740

*Kenneth 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 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 12, 2025

Name

Address

New Bedford, MA. 02740

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

Dear Community Preservation Community:

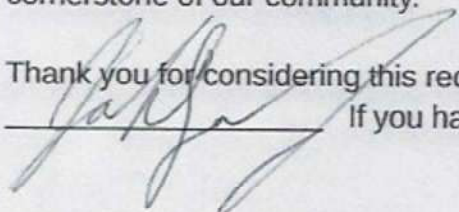
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Thank you for considering this request. Please do not hesitate to reach out to me at  If you have any questions or need further information.

Thank you.

Signature;

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 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;

Greg Pollard

November 7, 2025

Name:

Address:

New Bedford, MA. 02740

Mr & Mrs. FRANCISCO GRACA
296 Emerson 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

THOMAS HAMMILL JR.

Address

New Bedford, MA. 02740

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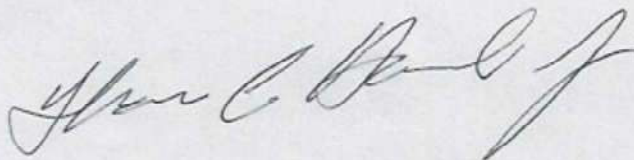
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Thank you for considering this request. Please do not hesitate to reach out to me at _____ If you have any questions or need further information.

Thank you.

Signature;



11-12-2025

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

Dear Community Preservation Community:

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Thank you.

Signature:

T. Russo

November 7, 2025

Mr & Mrs. Barry De Mello
1596 Padanaram Ave
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;

A handwritten signature in dark ink, appearing to read "Barry De Mello", written in a cursive style.

November 12, 2025

Name Mikele Bargassee
Address 101 Phillips Ave. #2W
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.

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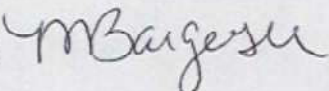
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Thank you for considering his request. With your support, the Lodge can continue to thrive as a cornerstone of our community.

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

Thank you.

Signature; 

November 12, 2025

Name

Joel Jones

Address

12 Ruth St

New Bedford, MA. 02740

Dear Community Preservation Community:

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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 _____ If you have any questions or need further information.

Thank you.

Signature;

Joel Jones

November 12, 2025

Name *Brenda L. Tellier*
Address *12 Ruth St. Apt. 10/12*
New Bedford, MA. 02744

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.

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Thank you.

Signature; *Brenda L. Tellier*

November 12, 2025

Name Catherine Synnott
Address 12 RUTH St apt. 210
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;

Catherine Synnott

November 12, 2025

Name *MARY LESSARD*
Address *12 Ruth Street.*
New Bedford, MA. 02740

Dear Community Preservation Community:

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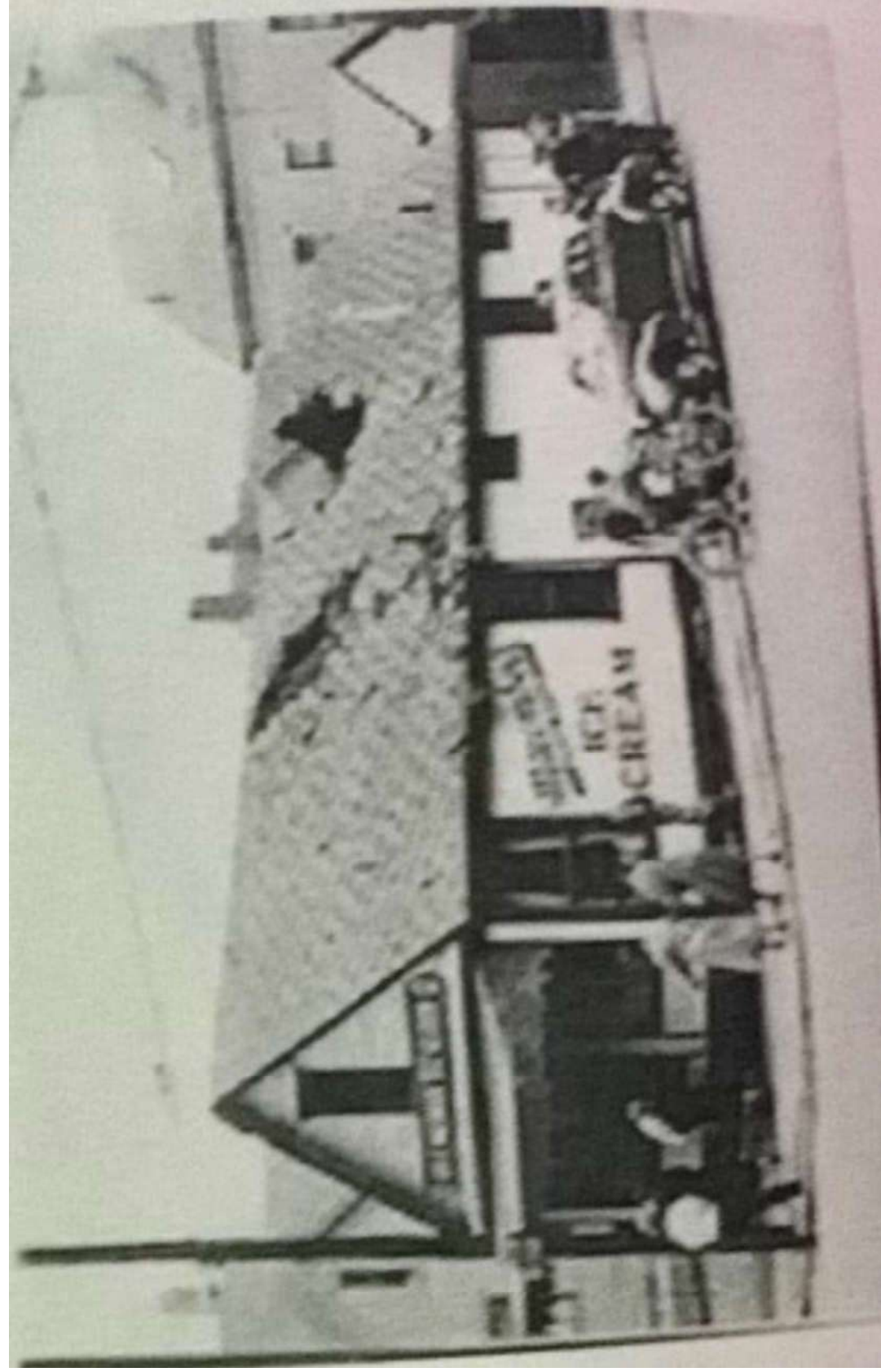
Thank you.

Signature; *Mary Lessard*

William H. Carney Lodge No. 200 Inc. Feasibility Study
May 2025



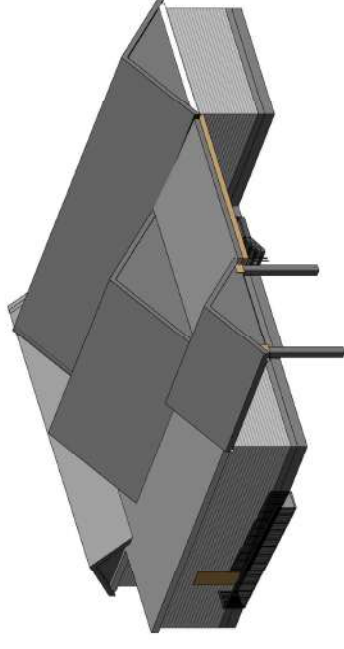
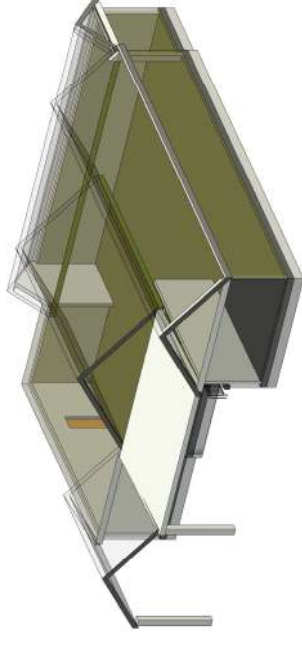
William H. Carney Lodge
159 Mill St., New Bedford, MA, 02740



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

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- Existing Building Assessment
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 - Envelope Repairs
 - Utility Service Restoration
 - Priority II: Building Systems Upgrades
 - Thermal Improvements & Upgrades
 - Electrical, Lighting & HVAC Replacement
 - Fire Separation, Suppression, & Alarm
 - Window & Door Replacement
 - Siding Repairs & Rehabilitation
 - Priority III: Accessibility Upgrades & Kitchen Rehabilitation
 - Handicap Access to South Elevation
 - Restoration of Mill Street Entrance
 - New Handicap Accessible Toilets
 - Community Kitchen Rehabilitation
- Summary
 - About sustainability and the West End community
 - Cost Estimates
- Attachments
 - Structural Report
 - History & Historic Color Report
 - s2s Drawing Set



INTRODUCTION

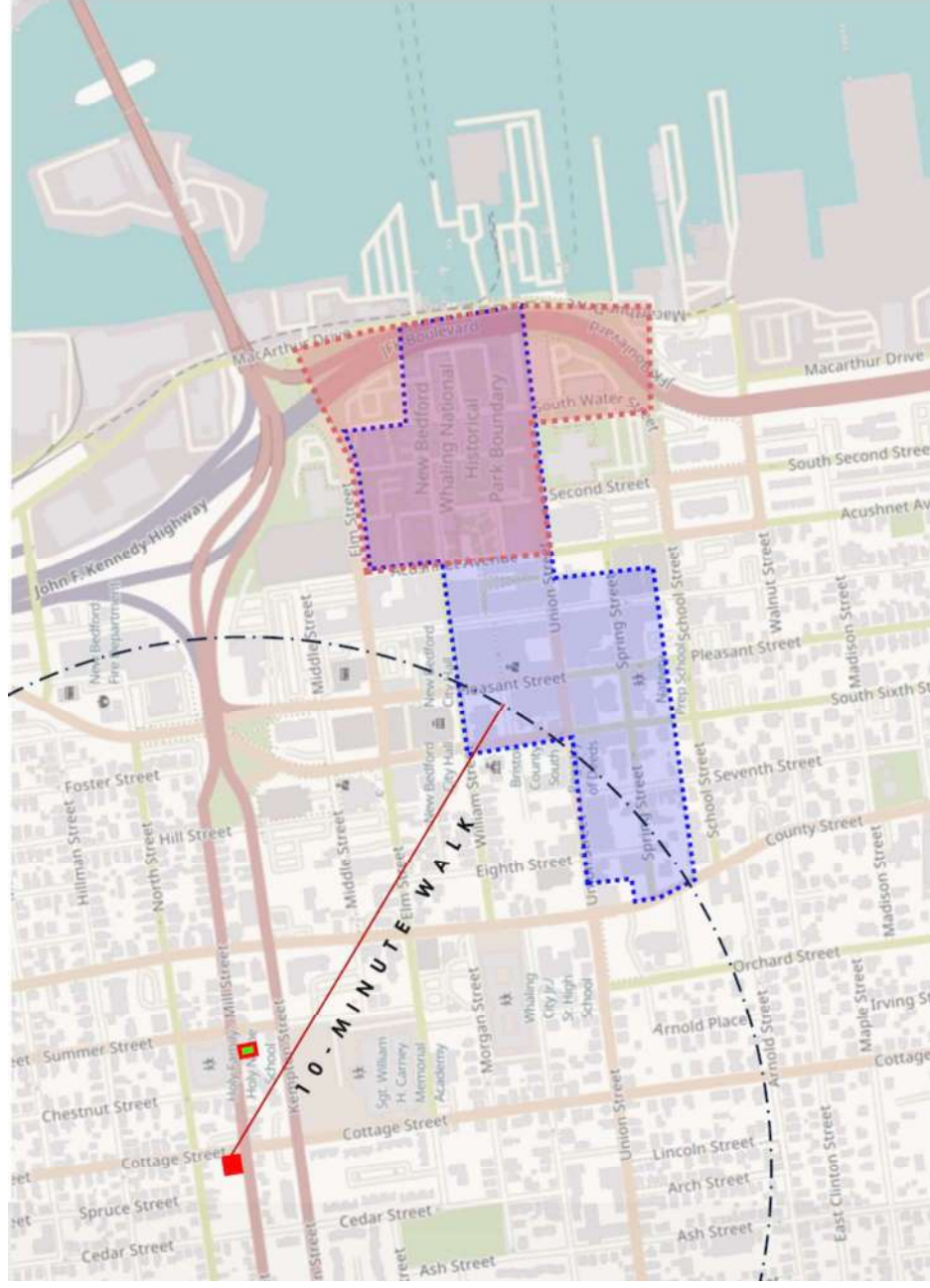
the new bedford west end, history as building, history as community

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 affords 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.



- DOWNTOWN NEW BEDFORD**
- ▬ BEDFORD LANDING HISTORIC DISTRICT & N.B. WHALING NAT'L HISTORIC PARK
 - ▬ SEAPORT CULTURAL DISTRICT
 - CARNEY LODGE - ELKS # 200
293 COTTAGE STREET
 - SGT. WILLIAM H. CARNEY HOUSE
128 MILL STREET

EXISTING BUILDING ASSESSMENT repair, protect, and restore

Chronic roof leaks over many years have caused significant damage to the roofs, eaves, fascia, 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.

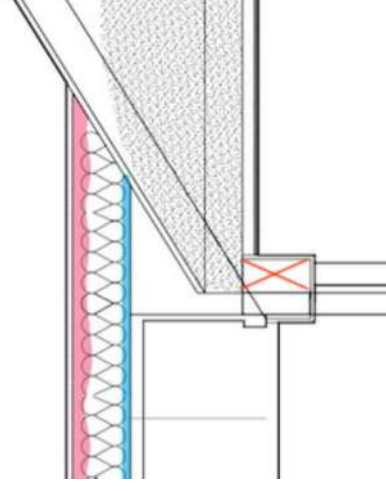
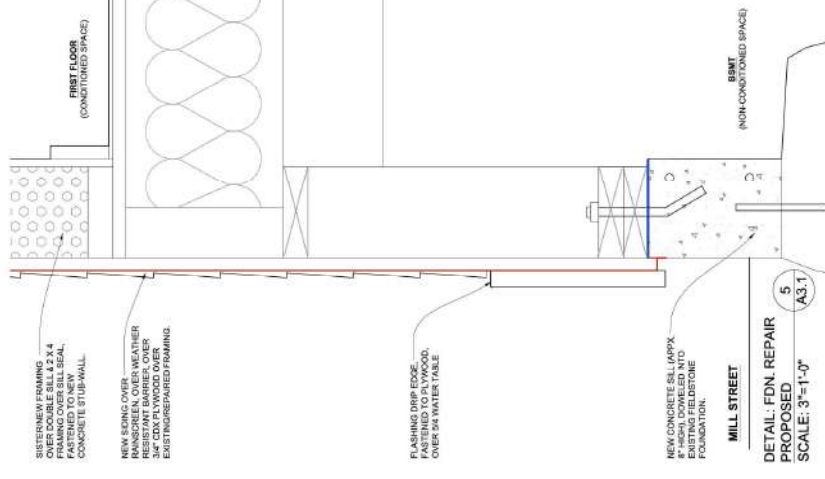
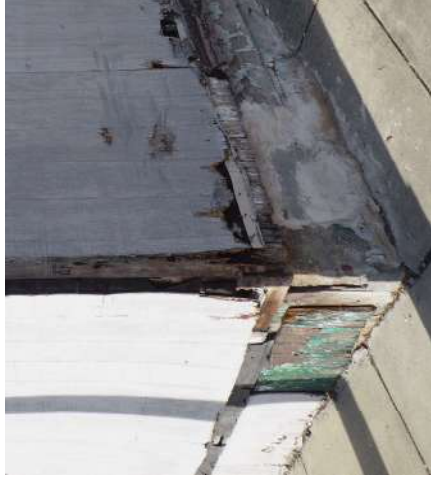


REPAIR & REHABILITATION

priority 1: 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.

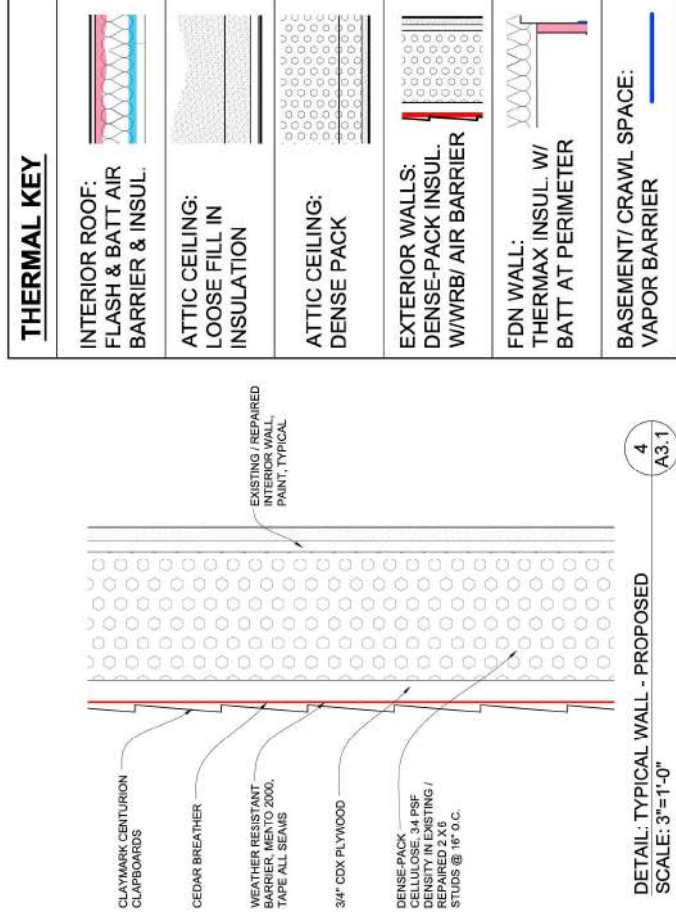
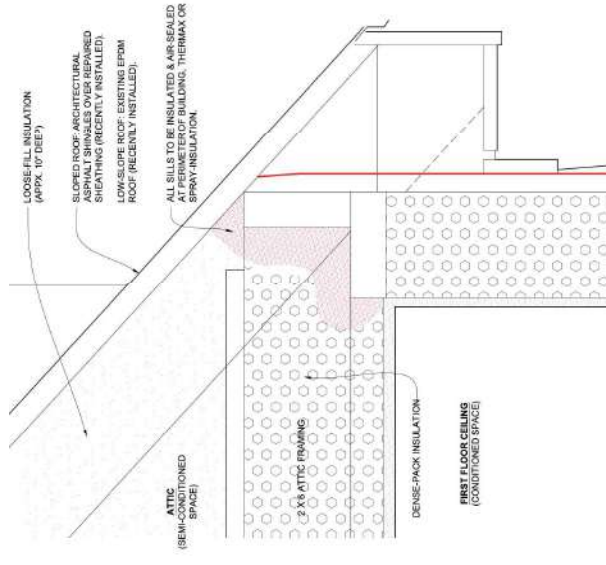


REPAIR & REHABILITATION

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.

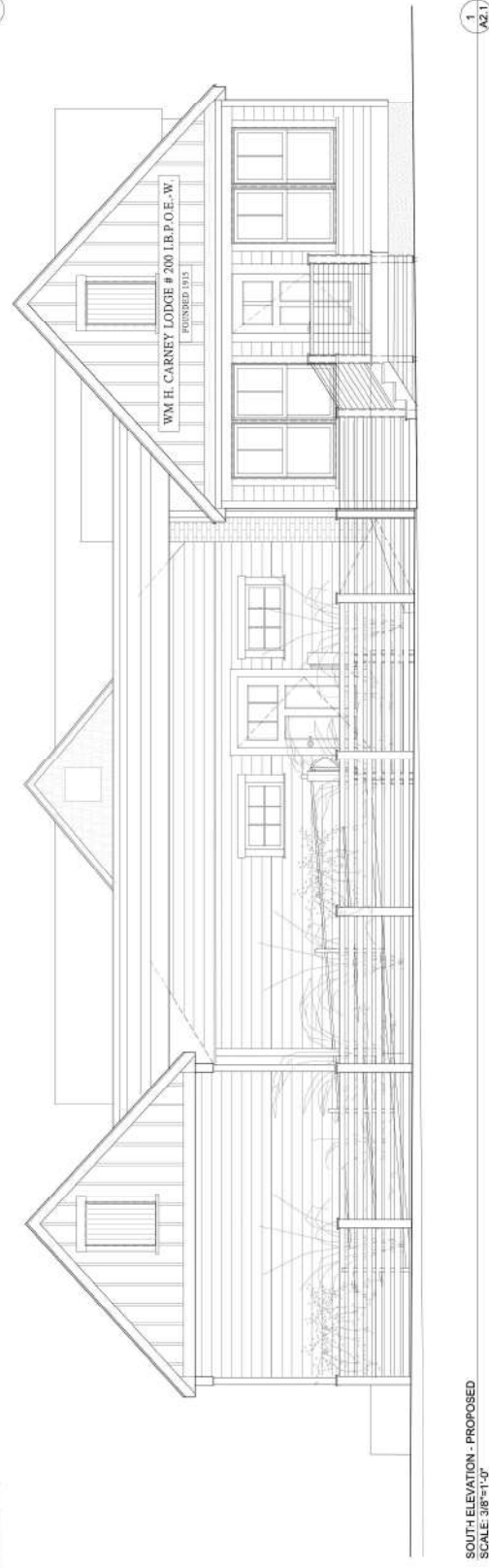
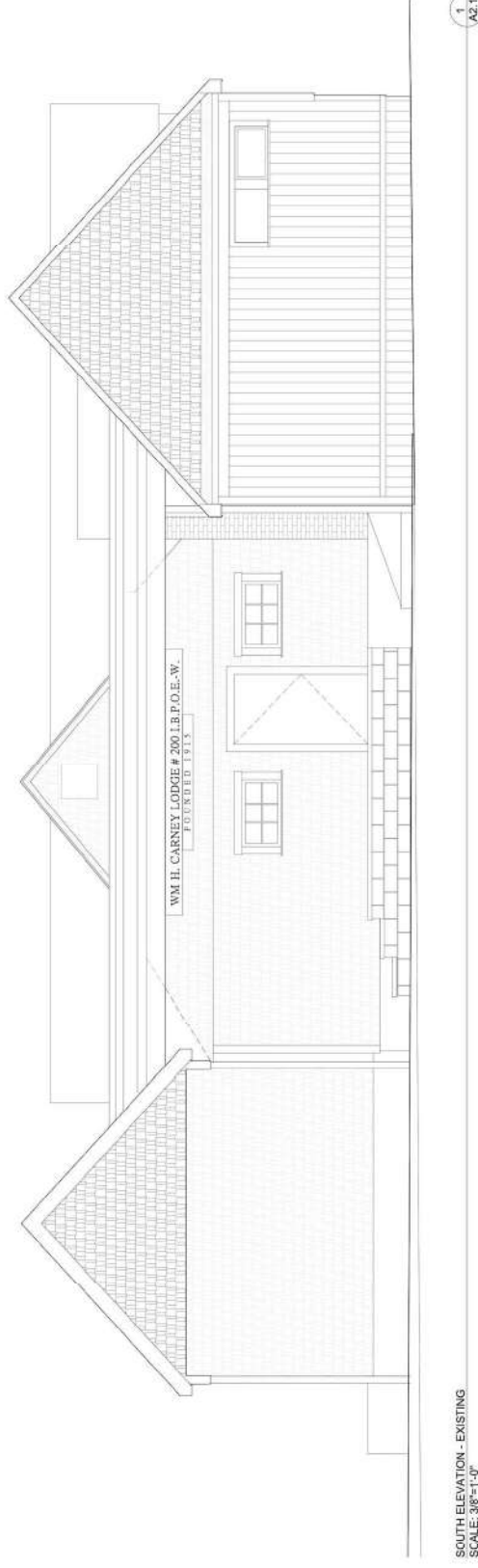
The existing building is not insulated, has no vapor control, and has a dirt floor crawl space/basement. Developing resistance to building rot and costly operations requires implementing continuous air-sealing, vapor control and creating an insulated area around a defined "Conditioned Space." A system 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.

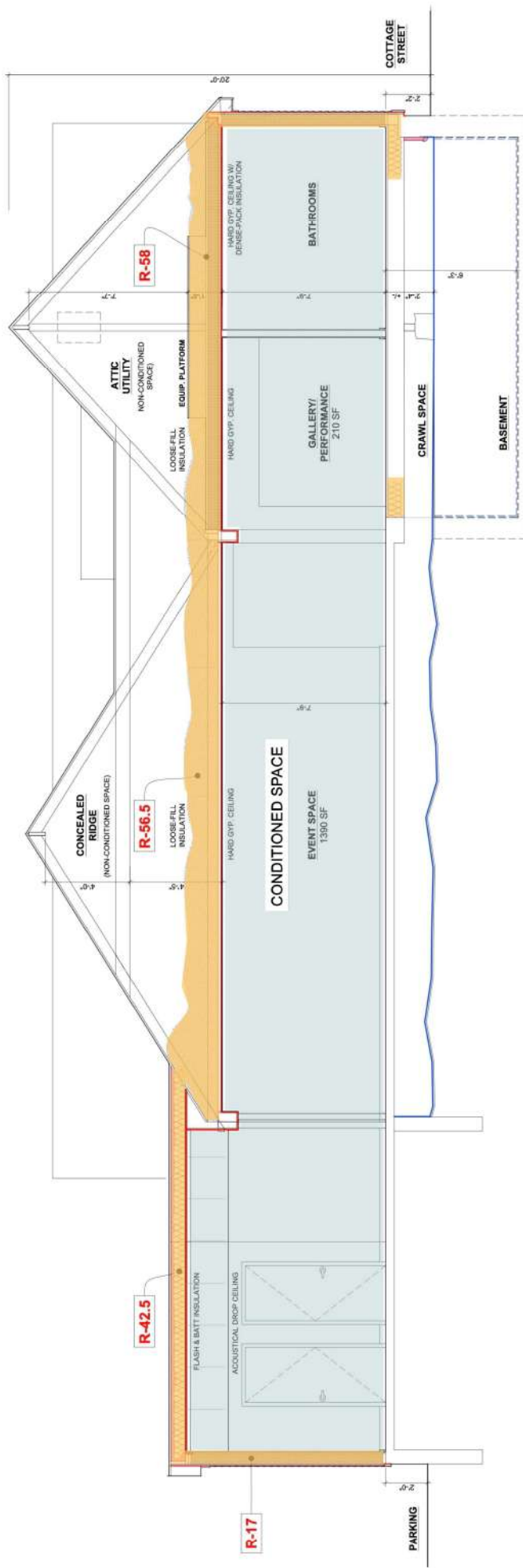


REPAIR & REHABILITATION

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.



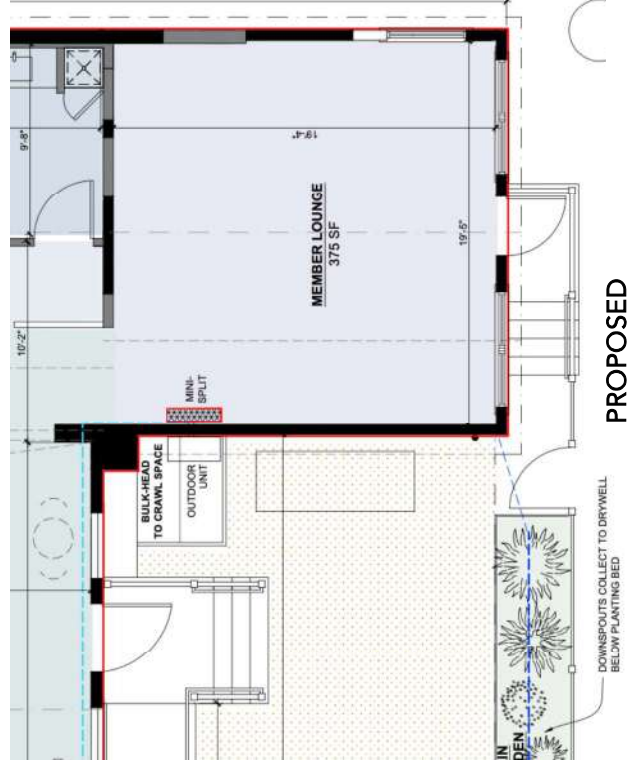
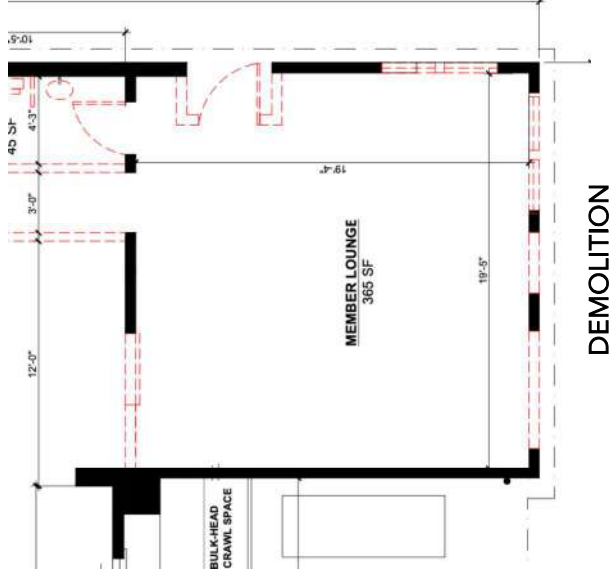


REPAIR & REHABILITATION

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 terrifically 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.



MILL STREET

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.



TOILET REQUIREMENT :

REQUIRED TOILETS: 248 CMR: TABLE 1

USE: ASSEMBLY - MEETING HALL: 152 OCC. TOTAL ~

(F) 1:25 UP TO 200; (M) 1:50 UP TO 200

76 MALE: (2) REQUIRED FIXTURES: -(1) URINAL; (1) HP TLT.

76 FEMALE: (3) REQUIRED FIXTURES: (2) STALLS; (1) HP TLT.

EGRESS CODE REVIEW:

TABLE 1006.3.1 - NUMBER OF EXITS

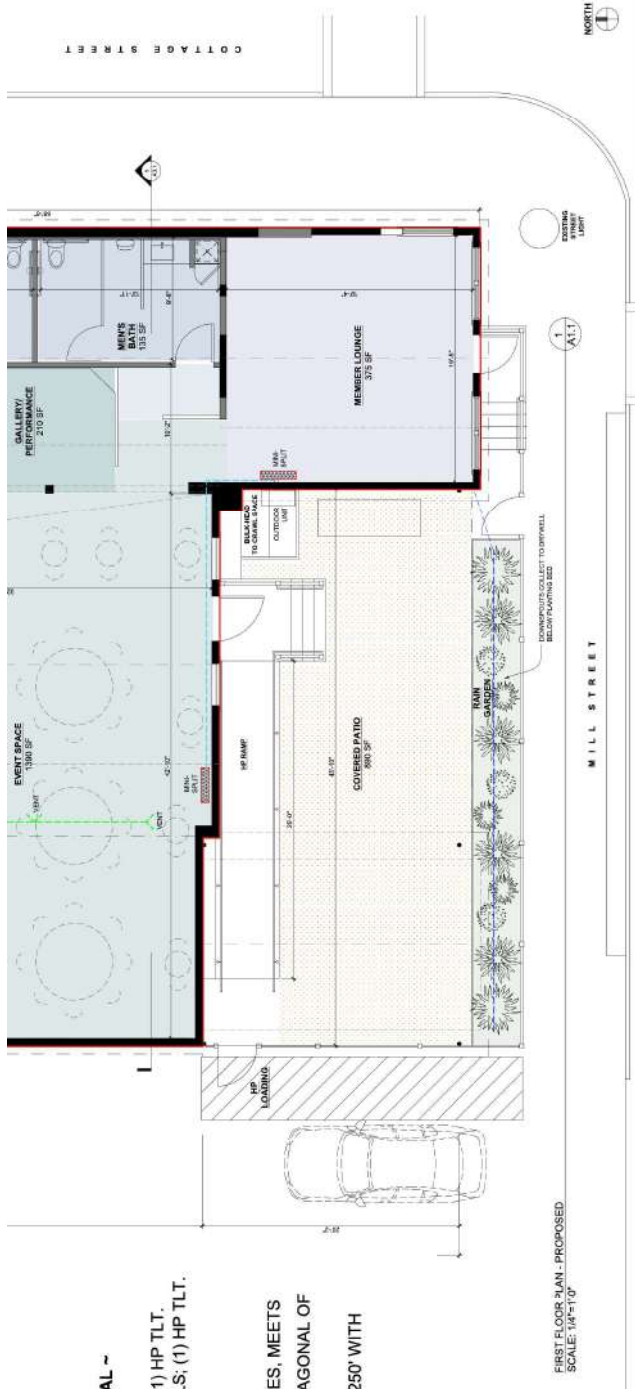
REQUIRES (2) EXITS (152 OCC) > 49 AND <501 : YES, MEETS

1007.1 REMOTENESS OF EGRESS STAIRS: 1/3 DIAGONAL OF

BUILDING = 27' MIN. SEPARATION: YES, MEETS

TABLE 1017.2 EXIT ACCESS TRAVEL DISTANCE: 250' WITH

SPRINKLER SYSTEM: YES, MEETS



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.



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 	Year 1: <ul style="list-style-type: none"> Roof Valley Scupper Installed Roof & Floor Beam Repairs Asbestos Abated Rot at Sill & Eave repaired 	≈ \$75,000
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 	Year 1-2: <ul style="list-style-type: none"> Identify Incentives (underway) Insulation/Air-Seal: Walls, Roof, Crawl HVAC & Fire systems 3 Windows, 3 Doors, New Siding 	≈ \$300,000
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 	Year 1-3: <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 	≈ \$400,000
Total:	Years 1-4:	≈ \$775,00

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. DESROSIER, P.E.
Consulting Engineer
Tel. 508-946-3561

April 30, 2025

Project No. 2025-032

Kathryn Duff, RA
studio2ustain, 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 crawlspace. 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





studio2sustain
ARCHITECTURE
422 County Street
New Bedford, MA 02740
info@studio2sustain.com
508.299.1242

-NOT FOR
CONSTRUCTION-

OWNER
CARNEY LODGE ELKS # 200
100 COTTAGE STREET
NEW BEDFORD, MA 02740

PLAN KEY
EXISTING WALL
EXISTING DOOR
EXISTING WINDOW
PROPOSED WALL
PROPOSED DOOR
PROPOSED WINDOW
DOOR NUMBER
WALL NUMBER
WINDSHIELD TYPE

CARNEY LODGE
ELKS # 200

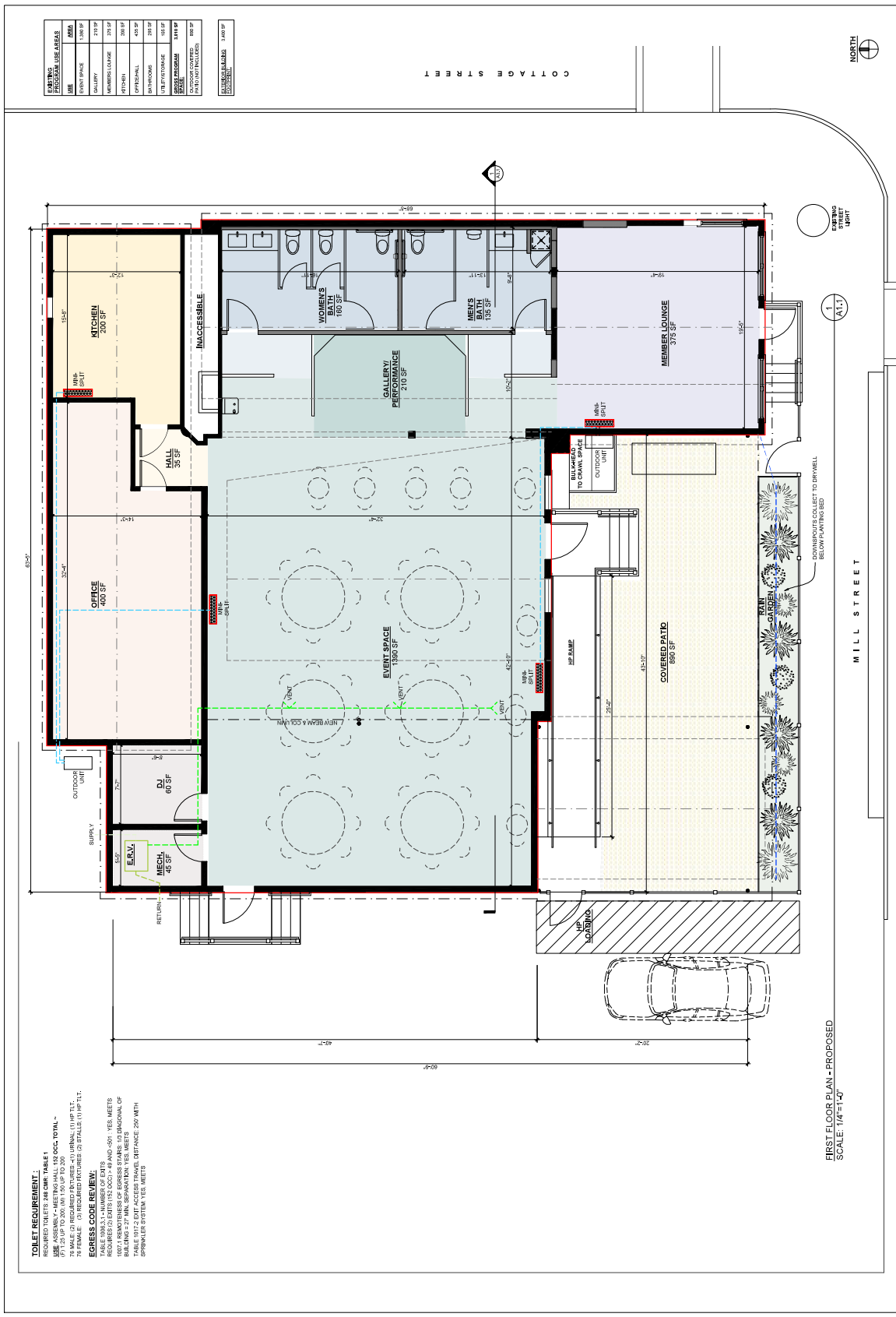
FEASIBILITY STUDY
250 COTTAGE ST.
NEW BEDFORD, MA 02740

FEASIBILITY STUDY

DATE: 03.13.2025
REVISED: 04.22.2025

FIRST FLOOR
EXISTING

A 1.1



EXISTING USE AREAS	
USE	AREA
KITCHEN	200 SF
OFFICE	400 SF
MEMBER LOUNGE	375 SF
RESTROOMS	100 SF
EVENT SPACE	1250 SF
COVERED PATIO	890 SF
RAIN GARDEN	100 SF
TOTAL	3,015 SF

PROPOSED USE AREAS	
USE	AREA
KITCHEN	200 SF
OFFICE	400 SF
MEMBER LOUNGE	375 SF
RESTROOMS	100 SF
EVENT SPACE	1250 SF
COVERED PATIO	890 SF
RAIN GARDEN	100 SF
TOTAL	3,015 SF

TOILET REQUIREMENT:
TABLE 1003.1 - NUMBER OF ENTRIES
TABLE 1003.2 - NUMBER OF ENTRIES
TABLE 1003.3 - NUMBER OF ENTRIES
TABLE 1003.4 - NUMBER OF ENTRIES
TABLE 1003.5 - NUMBER OF ENTRIES
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TABLE 1003.99 - NUMBER OF ENTRIES
TABLE 1003.100 - NUMBER OF ENTRIES

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

NOT FOR
CONSTRUCTION

OWNER

CARNEY LODGE ELKS # 200

100 WEST OAK, NEW BED.

PLAN KEY	
EXISTING WALL	---
EXISTING WINDOW	—○—
EXISTING DOOR	—◯—
PROPOSED WALL	---
PROPOSED WINDOW	—○—
PROPOSED DOOR	—◯—
DOOR HAZARD	⊗
DOOR HAZARD TYPE	⊗
DOOR HAZARD TYPE	⊗
DOOR HAZARD TYPE	⊗

CARNEY LODGE

ELKS # 200

FEASIBILITY STUDY

200 WEST OAK, NEW BED.

100 WEST OAK, NEW BED.

FEASIBILITY STUDY

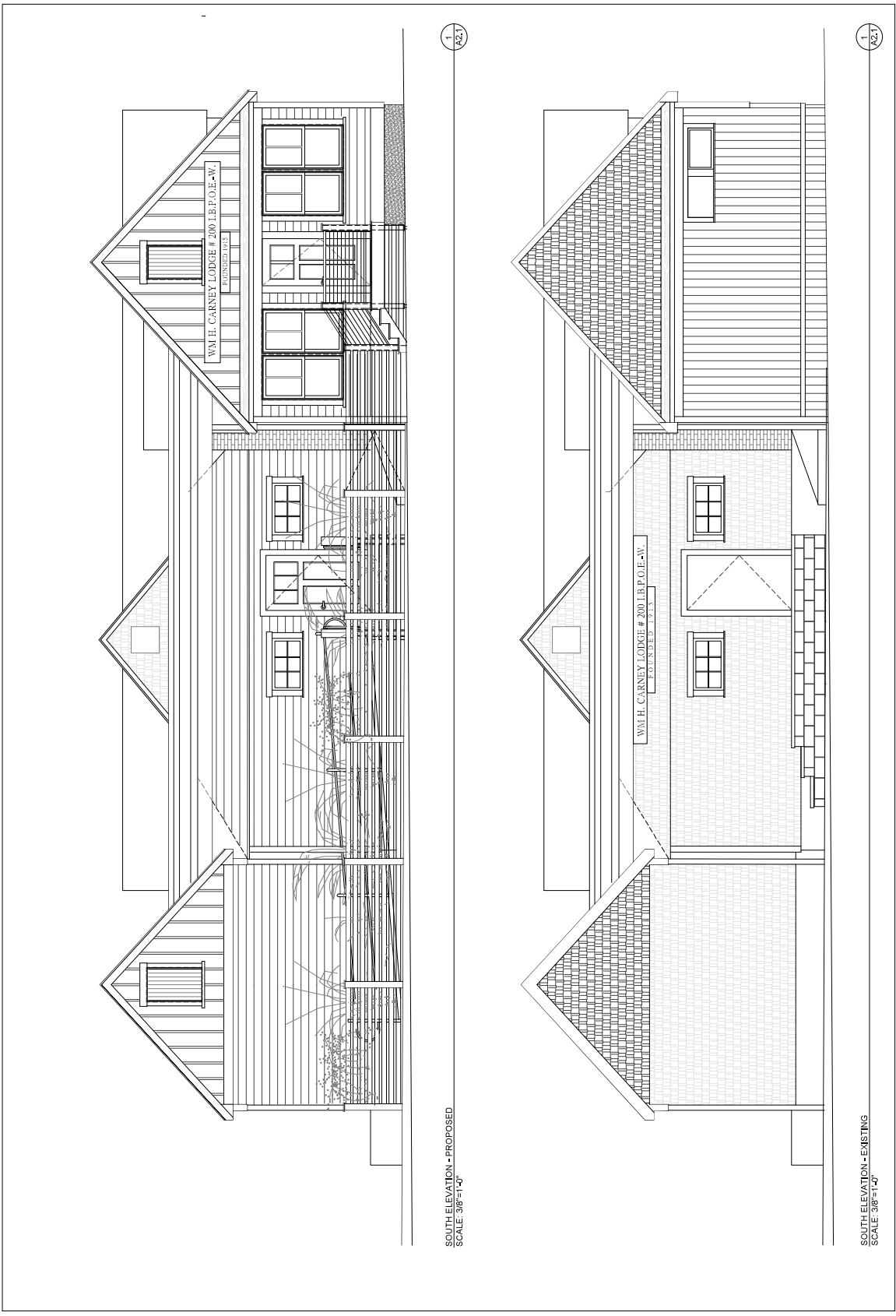
DATE: 03.18.2025

REVISION: 06/24/2025

SOUTH ELEVATION

EXISTING & PROPOSED

A 2.1





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. Sullavou 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 fascia, 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 the 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

CLAPBOARDS
Acanthus (0029)



TRIM
Classical White (2829)



DOORS/SHUTTERS
Jasper (6216)



WINDOWS
Bronze



SIGN
Hazel (6471)





PALETTE TWO

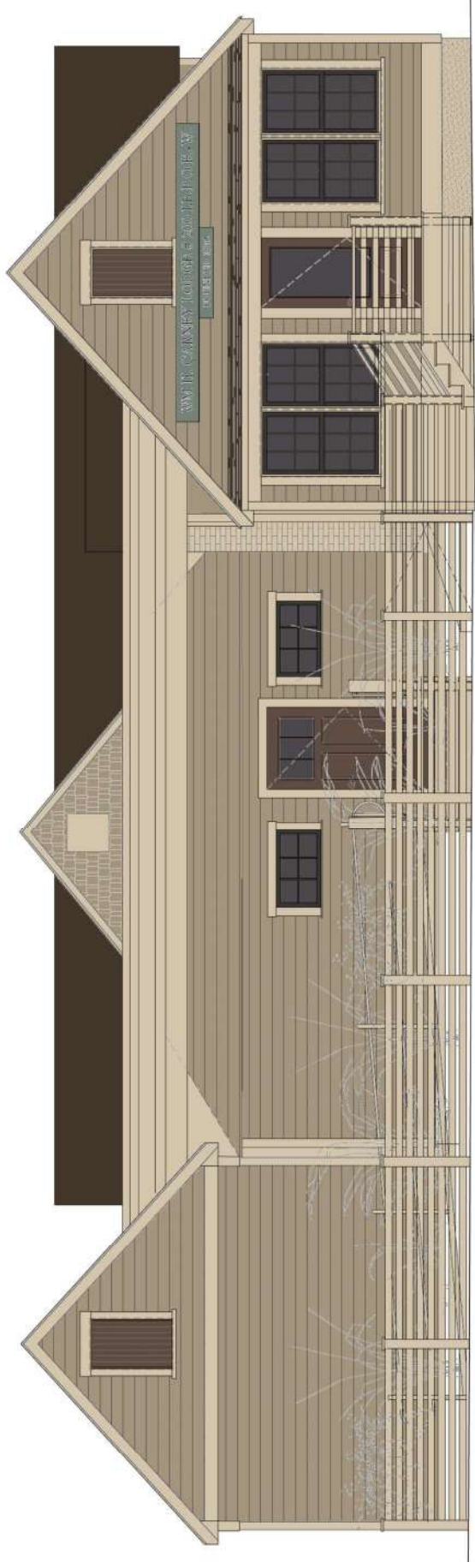
CLAPBOARDS
Mineral Deposit (7652)

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)



DOORS/SHUTTERS

Olympic Range (7750)



WINDOWS

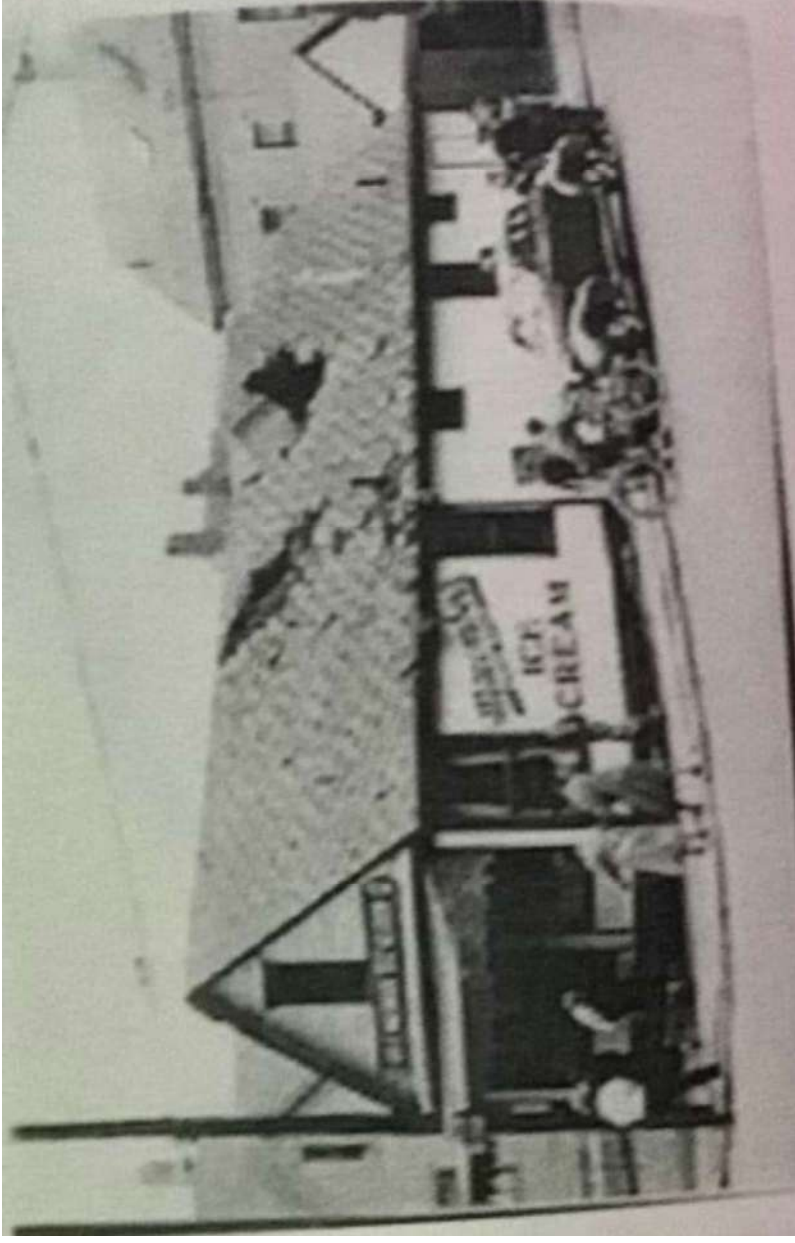
Bronze



SIGN

Natural Wool (9508)





Prepared for studio2sustain

April 2025

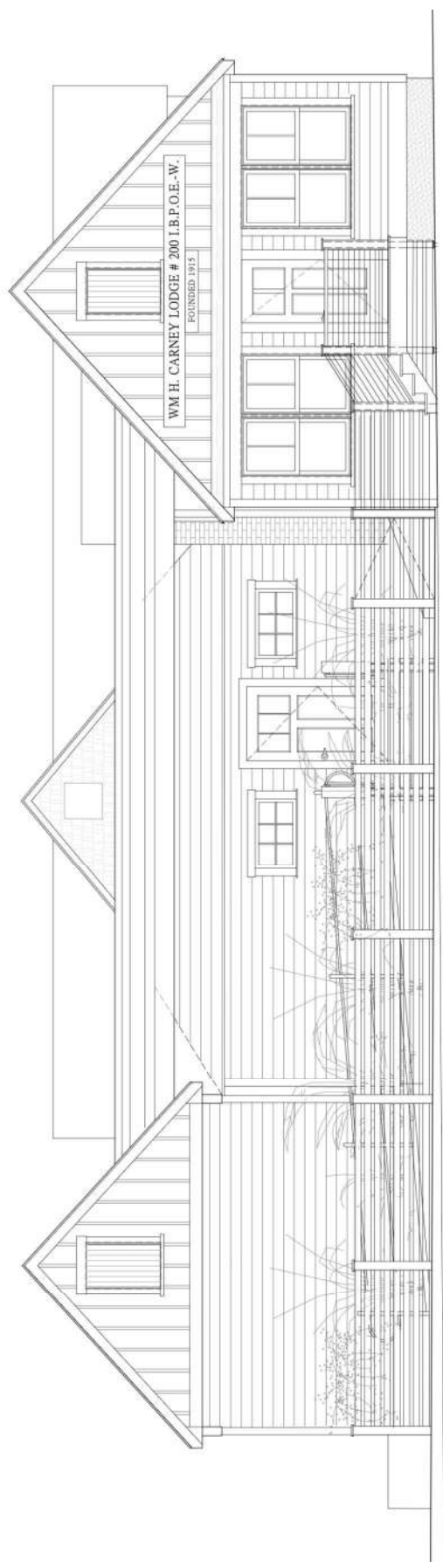
Rachel Alison
raelalison@gmail.com | 319-671-1484

" ...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



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

PROJECT SUMMARY:
EXISTING 3,885 SF HISTORY BUILDING TO RECEIVE SELECTIVE DEMOLITION OF INTERIOR PARTITIONS, FLOORING, CEILING, AND ROOFING. NEW FRAMING AND ROOFING TO BE INSTALLED. NEW ROUGH FRAMING MEMBERS, REPLACEMENT OF SELECTIVE STRUCTURAL BEAMS, INCLUDING SEVERAL NEW FOOTINGS, NEW ROUGH FRAMING ONLY TO BE INSTALLED ON THE FIRST FLOOR AT BATHROOMS, ALL FLOORING, SURFACES, EQUIPMENT, PLUMBING FIXTURES AND ASSOCIATED MATERIALS ARE FUTURE WORK, NOT IN CONTRACT.
LOCATION: 293 COTTAGE STREET, NEW BEDFORD, MA 02740

ZONING CLASSIFICATION: RESIDENTIAL "C"
USE GROUP CLASSIFICATION: A-3 ASSEMBLY MEETING SPACE, EXISTING USE TO REMAIN

CONSTRUCTION CLASSIFICATION: TYPE V-48
293 COTTAGE STREET IS A 1-STORY WOOD-FRAMED STRUCTURE ON SLAB/PIEDSTONE FOUNDATION. THE BUILDING CONSTRUCTION CONSISTS OF SEVERAL STRUCTURES BUILT OVER A CENTURY, WITH SOME HISTORIC 1906 COMPONENTS.

EXPOSURE CATEGORY: URBAN

WIND BORNE DEBRIS REGION: 115 mph BASIC WIND SPEED

ARCHITECT: KATHRYN LODGE, studio2sustain inc. 412 COUNTY STREET, NEW BEDFORD, MA 02740, OFFICE: 508.999.5145, FAX: 508.999.5103, MA RA #7778

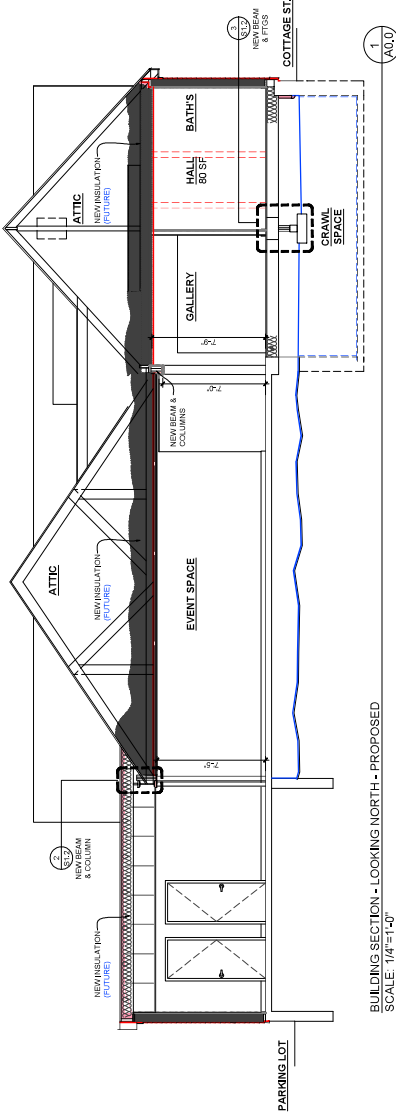
CONSULTANTS:
STRUCTURAL: ASAP ENGINEERING & DESIGN CO., 155 EAST GROVE ST., SUITE 3, MIDDLEBORO, MA OFFICE: 508.460-3561
HISTORIC COLOR CONSULTANT: RACHEL ALISON, HISTORIC PRESERVATIONIST

BUILDING OWNER: WILLIAM H. CARNEY LODGE NO. 200 INC.

studio2sustain inc. - 2025 COPYRIGHT:
THESE PLANS, DESIGNS, DRAWINGS, ARRANGEMENTS AND ANY RELATED DOCUMENTS ARE TO REMAIN THE SOLE PROPERTY OF THE ARCHITECT. NO PART OF THESE PLANS, DESIGNS, DRAWINGS, ARRANGEMENTS OR ANY RELATED DOCUMENTS MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT AND/OR CONSULTANT.

GENERAL NOTES:

1. ALL WORK AS DEFINED OR IMPLIED WITHIN THESE CONSTRUCTION DRAWINGS AND BUILDING SPECIFICATIONS IS TO BE PERFORMED IN STRICT ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL BUILDING AND CONSTRUCTION CODES. ALL WORK FOR HISTORIC REHABILITATION IS TO BE PERFORMED IN ACCORDANCE WITH THE SECRETARY OF THE INTERIOR STANDARDS FOR RESTORATION, AND REHABILITATION OF HISTORIC PROPERTIES.
2. ALL DIMENSIONS SHOWN REPRESENT APPROXIMATE DELINEATIONS AND ARE NOT INTENDED TO BE CONSIDERED AS EXACT. ALL DIMENSIONS MUST BE VERIFIED IN FIELD (V.I.F.) UNLESS OTHERWISE NOTED. UNLESS OTHERWISE NOTED, ALL DIMENSIONS MUST BE VERIFIED IN FIELD (V.I.F.).
3. THE CONTRACTOR SHALL EXAMINE THE ENTIRE SITE AND WILL TAKE INTO ACCOUNT ALL CONDITIONS AND CONSTRAINTS OF THE SITE AND THE BUILDING. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES AND/OR DEVIATIONS FROM WHAT IS PRESENTED AND/OR IMPLIED ON THESE DRAWINGS AND SPECIFICATIONS.
4. THESE DRAWINGS ARE INTENDED TO SHOW THE EXISTING CONDITIONS OF THE EXISTING BUILDING, INCLUDING PROPOSED REPAIRS AND RENOVATIONS. ALL DIMENSIONS AND CONDITIONS MUST BE VERIFIED IN FIELD, DO NOT SCALE DRAWINGS. CONTRACTOR TO NOTIFY THE ARCHITECT AND THE OWNER IF ANY CONDITIONS APPEAR CONTRARY TO THE DRAWINGS AND/OR SPECIFICATIONS.
5. THE ARCHITECT AND THE ARCHITECT'S CONSULTANTS SHALL HAVE NO RESPONSIBILITY FOR THE IDENTIFICATION, DISCOVERY, PRESENCE, HANDLING, REMOVAL OR DISPOSAL OF, OR EXPOSURE OF PERSONS TO HAZARDOUS MATERIALS IN ANY FORM AT THE PROJECT SITE.



BUILDING SECTION - LOOKING NORTH - PROPOSED
SCALE: 1/4"=1'-0"



LOCUS MAP - 293 COTTAGE STREET

- DRAWING LIST:
- A-0.0 COVER SHEET - PROJECT SUMMARY
 - A-1.1 PLAN - FIRST FLOOR, WALL TYPES - PROPOSED
 - S-1.1 FRAMING PLAN - CEILING - PROPOSED
 - S-1.2 FRAMING & FEM PLAN - FIRST FLOOR, DETAILS - PROPOSED
 - A-2.1 EXISTING & PROPOSED ELEVATIONS - (FUTURE, NLC)
 - A-2.1 PROPOSED INSULATION - SECTION - (FUTURE, NLC)

OCCUPANCY (FUTURE, NLC)
REQUIRED TOILETS: 248 CBR, TABLE 1 USE: 248 CBR, MEETING SPACE, 200 78 MALE (2) REQUIRED FIXTURES - (1) URINAL, (1) HP TLT, 78 FEMALE (2) REQUIRED FIXTURES, (2) STALLS, (1) HP TLT, EGRESS CODE REVIEW: TABLE 1008.3.1 - NUMBER OF EXITS REQUIRES (1) EXITS (152 OCC) - 48 AND -501 - YES, MEETS 1007.1 REMOTENESS OF EGRESS STAIRS: 10 DIAGONAL OF BUILDING = 27 MIN. SEPARATION, YES, MEETS TABLE 1017.2 EXIT ACCESS TRAVEL DISTANCE: 250 WITH SPRINKLER SYSTEM: YES, MEETS



KATHRYN LODGE I.B.P.O.E.
- PERMIT SET -
OWNER: WILLIAM H. CARNEY LODGE ELKS # 200
NEW BEDFORD, MA 02740

PLAN KEY
EXISTING WALL
NEW WALL
DOOR WALL
DOOR FRAME
PLUMBING FIXTURE
NOTATION TYPE

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

REHABILITATION - PHASE II:
STRUCTURAL REPAIRS & FRAMING
DATE: 08/1/2025
REVISED: 09/02/2025

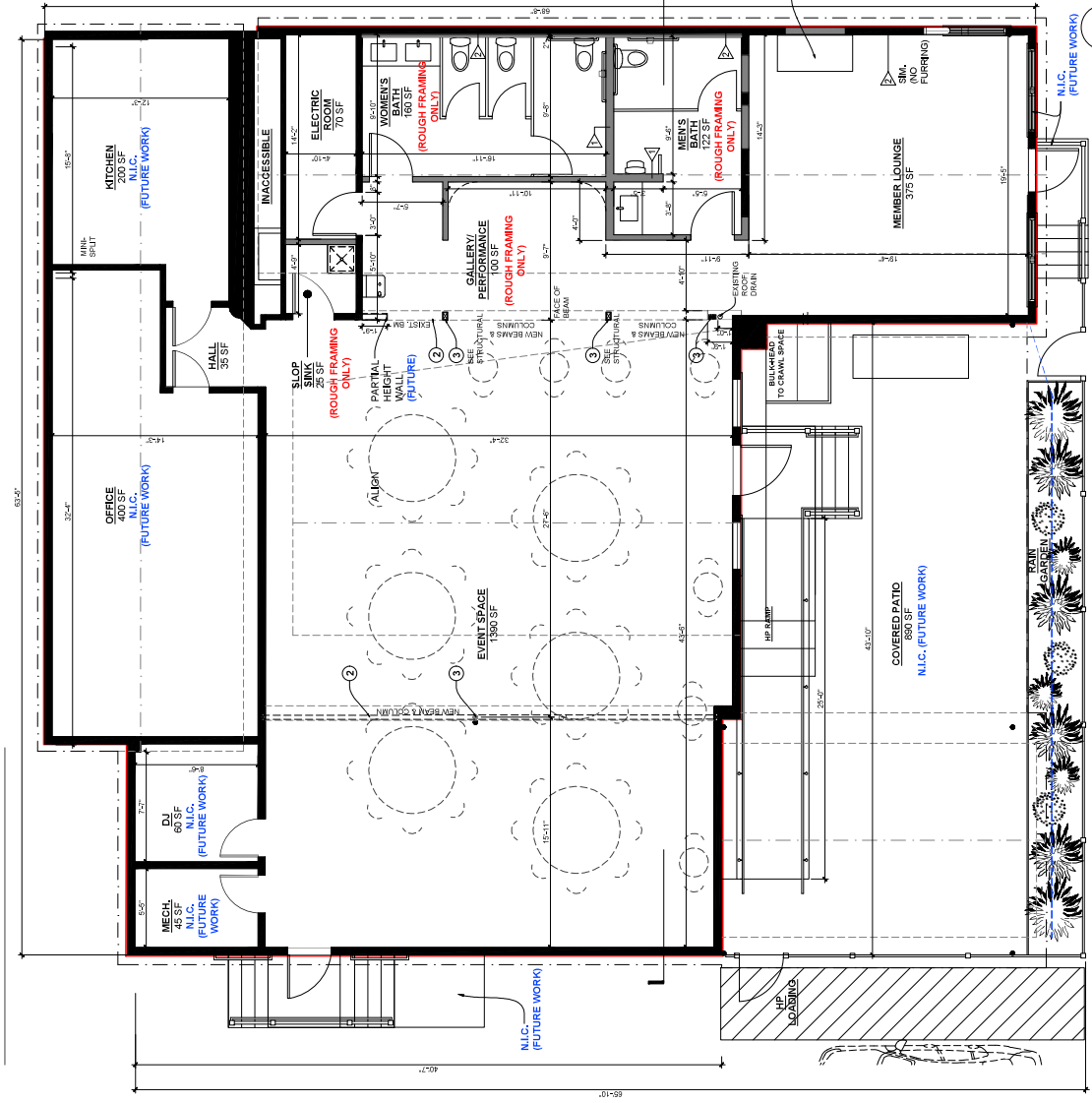
COVER
PROJECT SUMMARY

PROPOSED NOTES:

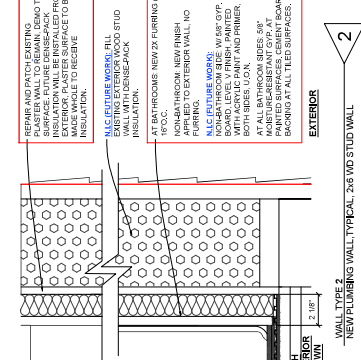
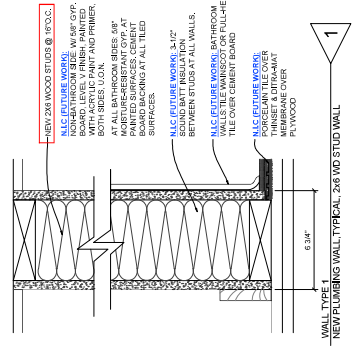
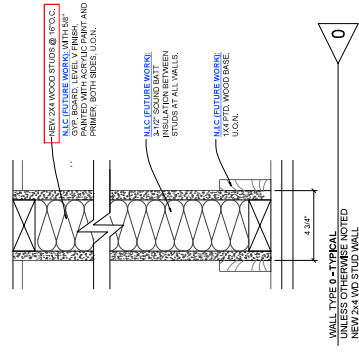
GENERAL SCOPE OF WORK: REPAIRING OF WALLS AT BATHROOMS, NEW COLUMNS AND FRAMING REPAIRS. SEE STRUCTURAL DRAWINGS. NOTE: PROPOSED INTERIOR WORK SHOWN IS FUTURE. WITH EXCEPTION OF EVENT SPACE/BATHROOM WALLS. SEE WALL NOTE.

GENERAL ROUGH FRAMING NOTE:
WALLS ARE MEASURED TO FACE OF WALL FINISH. DEDUCT DEPTH OF FINISH FOR ROUGH FRAMING. SEE WALL TYPES.

- 1 PATCH IN EXTERIOR WALL AND FLOOR FRAMING AT EXISTING WALLS. PATCH IN EXTERIOR WALLS WITH PLYWOOD SHEETING OVER NEW 2X6 STUDS @ 16" O.C. SEE STRUCTURAL DRAWINGS FOR FLOOR FRAMING. CONSTRUCTION OF NEW WALLS TO BE COMPLETED DURING CONSTRUCTION.
- 2 PATCH IN EXTERIOR WALL AND FLOOR FRAMING AT EXISTING WALLS. PATCH IN EXTERIOR WALLS WITH PLYWOOD SHEETING OVER NEW 2X6 STUDS @ 16" O.C. SEE STRUCTURAL DRAWINGS FOR FLOOR FRAMING. CONSTRUCTION OF NEW WALLS TO BE COMPLETED DURING CONSTRUCTION.
- 3 PATCH IN EXTERIOR WALL AND FLOOR FRAMING AT EXISTING WALLS. PATCH IN EXTERIOR WALLS WITH PLYWOOD SHEETING OVER NEW 2X6 STUDS @ 16" O.C. SEE STRUCTURAL DRAWINGS FOR FLOOR FRAMING. CONSTRUCTION OF NEW WALLS TO BE COMPLETED DURING CONSTRUCTION.










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



WALL TYPES - PROPOSED
SCALE: 3/8"=1'-0"



PLAN KEY	
EXISTING WALL TO REMAIN	
DEMO WALLS	
PROPOSED WALLS	
WINDOW TYPE	
DOOR NUMBER	
PLUMBING FIXTURE TYPE	
PARTITION TYPE	

**CARNEY LODGE
ELKS # 200**

CONSTRUCTION DOCUMENTS

293 COTTAGE ST.
NEW BEDFORD, MA 02740

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

DATE: 08.01.2025

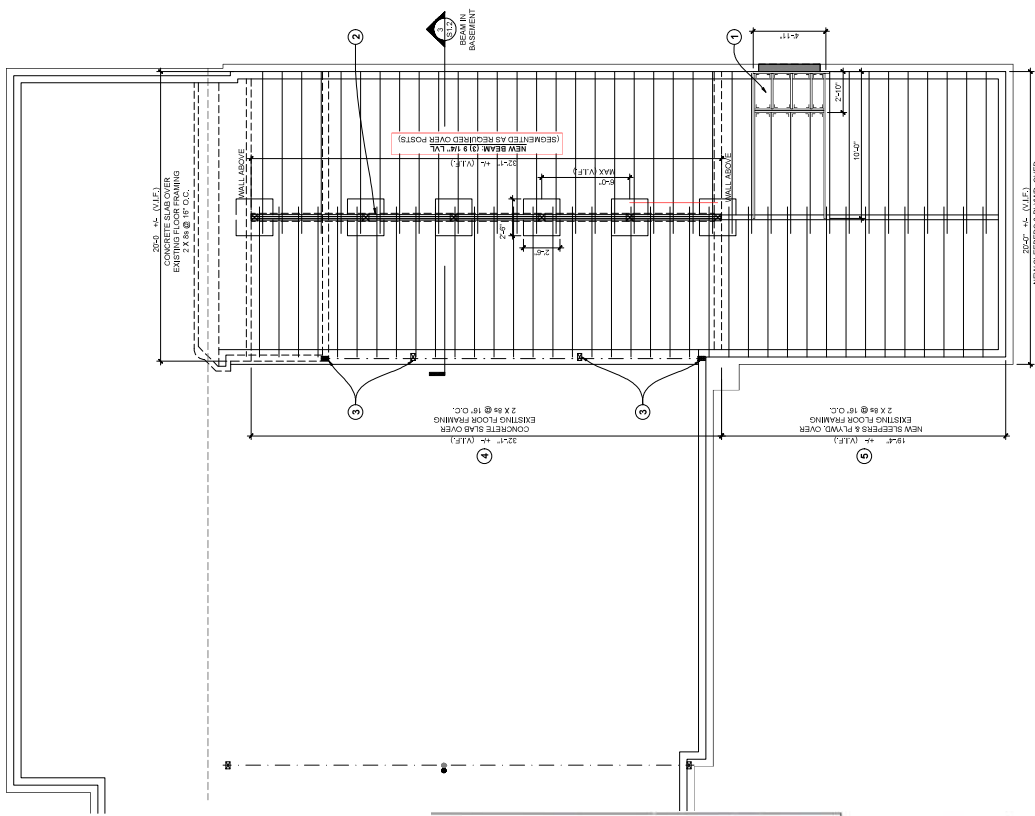
REVISED: 08.07.2025

STRUCTURAL - DETAILS

1.25

- 1 PATCH IN FLOOR FRAMING TO MATCH DEPTH OF EXISTING FRAMING. INSTALL LEADER, HEAD-OF-FRAMING AS SHOWN, OR SISTER NEW FRAMING TO EXISTING FRAMING WITH "TIMBER LOKS" @ 12" O.C. STAGGERED. COVER PATCH WITH 3/4" PLYWOOD.
- 2 REMOVE EXISTING FAILED BEAM FROM ABOVE AND PIERS, SALVAGE ANY GRANITE PIECES, MEATLY STORE IN BASEMENT. INSTALL NEW FOOTINGS, POSTS, AND BEAMS. SEE DETAIL 361.2. CONFIRM ON-SITE BEAM LENGTH, BEAM TO BE (3) 9' x 12" VL. OVER 6X6 POSTS OVER FOOTINGS TO BE SPACED AT 6' INTERVALS. 3" W X 3" L x 12" DEEP. WITH THREE # 5 BARS EACH WAY. POSTS TO HAVE SIMPSON, 3/4" W X 30" L x 12" DEEP.

- 3 INSTALL SOLID BLOCKING TO NEW/OLD CURB JOISTS AND COLUMNS TO SOLID CONCRETE WALL. MAKE WHOLE FOR FLOOR BEAMS.
- 4 EXISTING CONCRETE SLAB ABOVE FLOOR FRAMING TO REMAIN. ANY PATCHING TO BE WITH SLEEPERS AND PLYWOOD OR LIGHTWEIGHT CONCRETE. IF ANY EXISTING 2 X 8 JOISTS ARE DAMAGED, REMOVE AND REPLACE WITH NEW 2 X 8 STOCK, LAGGED TO EXISTING WITH THIMBERS @ 12" O.C. STAGGERED.
- 5 REMOVE LAYERS OF FLOORING DOWN TO FRAMING. INSTALL SLEEPERS TO NECESSARY HEIGHT. 2 X 6 JOISTS ARE NOTCHED OUT, OR WATER DAMAGED. RISTER WITH NEW 2 X 6 STOCK, LAGGED TO EXISTING WITH THIMBERS @ 12" O.C. STAGGERED.



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

DETAIL - PROPOSED
SCALE: 1-1/2"=1'-0"

BY RD	DATE 7/21/25	FILE	SHEET 1 of 1
SUBJECT CHRYSLER LODGE			

ASAP Engineering & Design Co., Inc.

BEAM OPTIONS:

0' spans:	3-7 1/2" LVL w/ 6x6 PT post	2'4" x 10' FTG
8' spans:	3-9 1/2" LVL w/ 6x6 PT post	2'4" x 2'3" x 10' FTG
10' spans:	3-11 1/2" LVL w/ 6x6 PT post	2'6" x 2'6" x 12' FTG

POINTS TO WAVE SIMPSON CAP + BASE
FOOTINGS TO WAVE 3 #5 BARS EACH WAY








SECTION DIAGRAM
SCALE: N.T.S.

BY RD	DATE 7/24/25	FILE	SHEET 19
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ASAP ENGINEERING & DESIGN CO., INC.
20701 NW 27th Ave.
Miami, FL 33186
Tel: 305-445-1031 • Fax: 305-445-1033



OWNER
CARNEY LODGE, ELKS # 200
260 COTTAGE STREET
NEW BEDFORD, MA 02740

PLAN KEY	
	EXISTING WALL TO REMAIN
	DEMO WALLS
	PROPOSED WALLS
	WINDOW TYPE
	DOOR NUMBER
	PLUMBING FIXTURE TYPE
	PARTITION TYPE

**CARNEY LODGE
ELKS # 200**
CONSTRUCTION DOCUMENT
283 COTTAGE ST.
NEW BEDFORD, MA 02740

REHABILITATION - PHASE II:
STRUCTURAL REPAIR & FRAMING

DATE: 08.01.2025

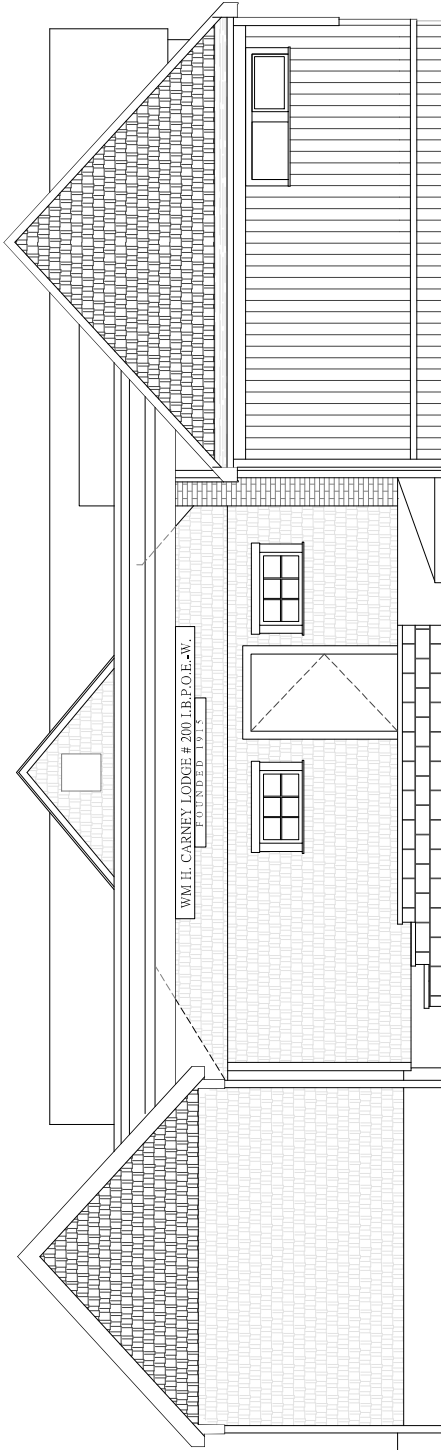
REVISED: 09.07.2025

(FUTURE, N.I.C.)
SOUTH ELEVATION
-
EXISTING & PROPOSE

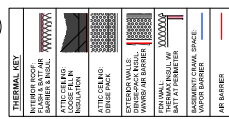
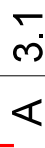
A 2.1



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.

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

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

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. Sullavou 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 fascia, 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.

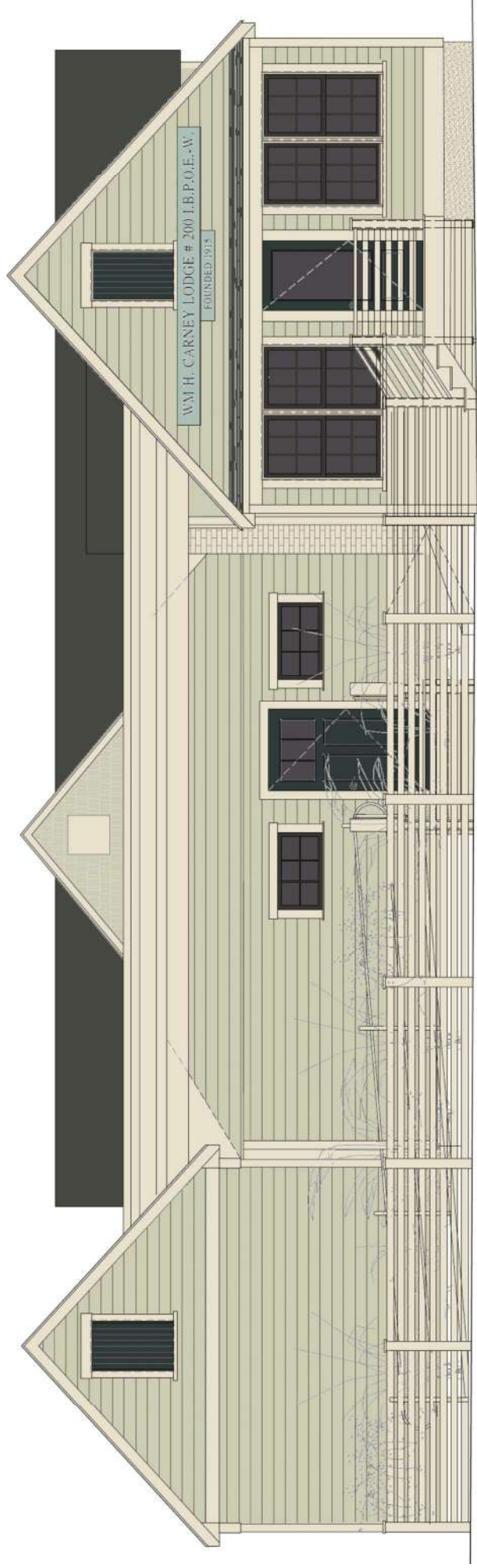
Four palettes are provided. Palettes one and two more closely follow typical colors used for Greek Revival buildings, with white trim and a low-contrast clapboard color. Palette one demonstrates a low-contrast accent color for signage, while palette two demonstrates a more high-contrast accent. Palette 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.

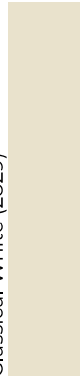


PALETTE ONE

CLAPBOARDS
Acanthus (0029)



TRIM
Classical White (2829)



DOORS/SHUTTERS
Jasper (6216)



WINDOWS
Bronze



SIGN
Hazel (6471)





PALETTE TWO

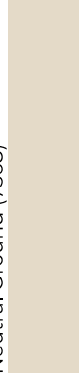
CLAPBOARDS

Mineral Deposit (7652)



TRIM

Neutral Ground (7568)



DOORS/SHUTTERS

Inkwell (6992)



WINDOWS

Bronze



SIGN

Rockwood 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

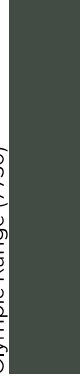
CLAPBOARDS
Featherstone (9518)



TRIM
Olympic Range (7750)



DOORS/SHUTTERS
Olympic Range (7750)



WINDOWS
Bronze



SIGN
Natural Wool (9508)





Prepared for studio2sustain

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