



NEW BEDFORD COMMUNITY PRESERVATION COMMITTEE

STEP II

COMMUNITY PRESERVATION ACT PROJECT APPLICATION

FY20

Project Application Deadline:

November 8, 2019 by Noon

No late submissions will be accepted.

Applicants must submit this application no later than Noon on Friday, November 8, 2019. Please review the entire application packet before completing the application.

Applications will not be accepted--regardless of project eligibility--unless the STEP I Project Eligibility Determination Form was submitted and approved by the Community Preservation Committee.

COMMUNITY PRESERVATION COMMITTEE
133 William Street Room 303
(508)979-1488 cpa@newbedford-ma.gov

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CITY OF NEW BEDFORD
COMMUNITY PRESERVATION ACT FY20

PROJECT APPLICATION COVER PAGE

PROJECT INFORMATION			
PROJECT TITLE			WARD
PROJECT LOCATION			
LEGAL PROPERTY OWNER OF RECORD			
CPA PROGRAM CATEGORY (Select relevant categories for your project)	<input type="checkbox"/> OPEN SPACE	<input type="checkbox"/> HISTORIC PRESERVATION	
	<input type="checkbox"/> RECREATION	<input type="checkbox"/> HOUSING	
ESTIMATED START DATE		ESTIMATED COMPLETION DATE	
ONE SENTENCE DESCRIPTION OF PROJECT			

APPLICANT INFORMATION			
APPLICANT IS (Check only one)	<input type="checkbox"/> CITY DEPARTMENT	<input type="checkbox"/> NON-PROFIT 501c3	<input type="checkbox"/> PRIVATE GROUP/CITIZEN
APPLICANT / ORGANIZATION			
CO-APPLICANT NAME/ORGANIZATION (If applicable)			
CO-APPLICANT IS (Check only one)	<input type="checkbox"/> CITY DEPARTMENT	<input type="checkbox"/> NON-PROFIT 501c3	<input type="checkbox"/> PRIVATE GROUP/CITIZEN
CONTACT PERSON			
MAILING ADDRESS			
TELEPHONE #		EMAIL:	

BUDGET SUMMARY	
CPA FUNDING REQUEST (must match CPA request-line 1 of Project Budget on page 8)	\$
TOTAL BUDGET FOR PROJECT	\$

SIGNATURES		
I/we attest that all information provided in this entire submission is true and correct to the best of my/our knowledge and that no information has been excluded, which might reasonably affect funding. I/we authorize the Community Preservation Committee and/or the City of New Bedford to obtain verification from any source provided. I/we acknowledge and agree that a permanent restriction may be placed on the property as a condition of funding.		
APPLICANT NAME (printed)	SIGNATURE	DATE:
CO-APPLICANT NAME (printed)	SIGNATURE	DATE:

Submission Checklist

Application items should be presented in the following order. Please check each item included in your submission packet. Note: not all items will apply to each project.

GENERAL	
<input type="checkbox"/>	Application Cover Page (form provided)
<input type="checkbox"/>	Submission Requirements Checklist (this form)
<input type="checkbox"/>	Narratives (prompts provided)
<input type="checkbox"/>	Project Schedule (form provided)
FINANCIAL	
<input type="checkbox"/>	Budget Summary (form provided)
<input type="checkbox"/>	At least two written quotes for project costs or two detailed cost estimates.
<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.
<input type="checkbox"/>	Certificate of Good Standing (if operating as a corporation)
<input type="checkbox"/>	501(c)(3) certification (if operating as a non-profit)
<input type="checkbox"/>	Purchase & Sale agreement or copy of current recorded deed, if applicable.
COMMUNITY SUPPORT	
<input type="checkbox"/>	Letters of support from residents, community groups, city departments, boards or commissions, etc.
PLANS & REPORTS <i>The following plans and reports, if available, will strength your application. <u>Submit in digital format only.</u> Applicants are encouraged to submit as much detail as possible.</i>	
<input type="checkbox"/>	Renderings, site plans, engineering plans, design/bidding plans, specifications, and any MAAB variance requests.
<input type="checkbox"/>	Applicable reports (21E, Historic Structure Report, appraisals, survey plan, feasibility studies, etc.)
VISUAL	
<input type="checkbox"/>	Map of the property location (if applicable, show wetlands and wetland buffers, flood plain, water bodies, parks, open spaces, rails, and other features pertinent to the project). Applicants may use the City's interactive mapping website .
<input 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.
HISTORIC RESOURCES PROJECTS ONLY	
<input 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 type="checkbox"/>	Photos documenting the condition of the property. Digital copies <u>only</u> .
<input type="checkbox"/>	Report or condition assessment by a qualified professional describing the current condition of the property, if available.
FOR HISTORIC PRESERVATION PROJECTS ONLY	
<input 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 project's location, the property involved and its proposed use.
- Describe the proposed scope of work.

2 COMMUNITY NEED (1000 Character Maximum)

- What community need(s) will this project address? How does the project benefit the public and what populations(s) will it serve? If it serves a population currently underserved, please describe.
- How does the project preserve and enhance the character New Bedford?

3 GOALS & OBJECTIVES (1000 Character Maximum)

- Describe the project's goals and objectives. The objectives must be specific, measurable, achievable and realistic.
- How does the project meet the general and category-specific priorities outlined in the Community Preservation Plan or other current relevant planning documents?

4 MEASURING SUCCESS (1000 Character Maximum)

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

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.*

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.*

PROJECT MANAGEMENT

1 APPLICANT INFORMATION (1000 Character Maximum)

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

2 PROJECT FEASIBILITY (1000 Character Maximum)

- List and explain further actions or steps required for completion of the project, such as environmental assessments, zoning or other permits and approvals, agreement on terms of any required conservation, affordability or historic preservation agreements, subordination agreements, and any known or potential barriers or impediments to project implementation.

3 PROJECT MAINTENANCE (1000 Character Maximum)

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

COMPLETE FOR HISTORIC RESOURCES REHABILITATION 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, including an identification of who will make historic preservation determinations.

COMPLETE FOR PROJECTS WITH ACCESSIBILITY REQUIREMENTS ONLY

CPA Compliance (500 Character Maximum)

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

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).

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 funding over multiple years? If so, provide annual funding requirements.
- What is the basis for the total CPA request?
- How will the project be affected if it does not receive CPA funds or a reduced amount?

PROJECT SCHEDULE – BUDGET – FUNDING SOURCES

PROJECT SCHEDULE

Please provide a project timeline below, noting all project milestones. Please note that because the City Council must approve all appropriations, CPA funds, if awarded, may not be available until up to two months following CPC approval.

	ACTIVITY	ESTIMATED DATE
PROJECT START DATE:		
PROJECT MILESTONE:		
50% COMPLETION STAGE:		
PROJECT MILESTONE:		
PROJECT COMPLETION DATE:		

PROJECT BUDGET

*Please include a **complete itemized budget** of all project expenses, including the proposed funding source for each expense, with your application. 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.*

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

FUNDING SOURCES		EXPENSES				
		STUDY	SOFT COSTS*	ACQUISITION	CONSTRUCTION**	TOTAL
1	NEW BEDFORD CPA***	\$	\$	\$	\$	\$
2		\$	\$	\$	\$	\$
3		\$	\$	\$	\$	\$
4		\$	\$	\$	\$	\$
4		\$	\$	\$	\$	\$
5		\$	\$	\$	\$	\$
6		\$	\$	\$	\$	\$
TOTAL PROJECT COSTS		\$	\$	\$	\$	\$

* Soft costs include design, professional services, permitting fees, closing costs, legal, etc.

** Construction refers to new construction, rehabilitation, preservation, restoration work, and/or accessibility related expenses.

FUNDING SOURCE SUMMARY

Please explain the status of each funding source (i.e., submitting application on X date, applied on X date, received award notification on X date, funds on hand, etc.). For sources where funding has been awarded or funds are on hand, please include documentation from the funding source (e.g., commitment letter, bank statement) in application packet.

FUNDING SOURCE	STATUS OF FUNDING
1	
2	
3	
4	
5	

A **Construction Budget Form** is provided on the following page. Additionally, if you have developed a more detailed Pro-Forma/Capital Budget, please include with your application.

CONSTRUCTION BUDGET
To be completed for construction projects only

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 (30%)	\$	\$	\$
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	\$	\$	\$

FEASIBILITY STUDY

Project: Existing Historic James Arnold Mansion structure, located at 427 County Street, New Bedford, MA, to be restored and renovated into a public garden and house history experience for JAMI (James Arnold Mansion Inc.).

Owner: JAMI, 427 County Street, New Bedford, MA, 02740

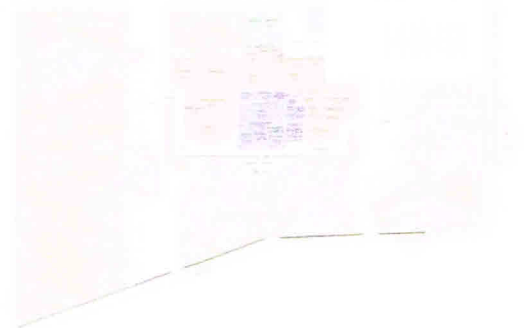
Date: 06 July 2018

The James Arnold Mansion Inc (JAMI) organization is a welcomed arrival to the County Street mansion community. Founded as a non-profit in 2017 to restore the building and grounds of the historic James Arnold property located at 427 County Street, JAMI seeks to make the property open to the public. Through the preservation and restoration process, JAMI intends to develop educational programs that continue the legacy of James Arnold to embrace public involvement – particularly with the horticulture of the grounds. But deferred maintenance is evident nearly everywhere and the time is now to restore both the building and the site. Bravo to JAMI for the vision and the drive to save a New Bedford masterpiece. It is an honor to present our preliminary findings of this magnificent property.



Private Life – Public Vision

The extensive grounds to the North, East (Entrance) and South were once glorious, but have been "cut off" from the house with extensive paving and asphalt parking. The horticulture heritage of the Arnold family (Arnold Arboretum), and their egalitarian legacy of allowing public access to the private estate gardens are great foundations for restoration efforts. The parking areas must be reconfigured to enable handicap access and restoration of the historic landscape.



The James Arnold Mansion is located atop a hill along the main Union Street business corridor, abutting the Seaport Cultural District and within walking distance of downtown, parking and the Whaling National Historic Park. This location celebrates a public garden and historic home/grounds "resting place" overlooking the historic New Bedford seaport - both a destination and an exclamation.



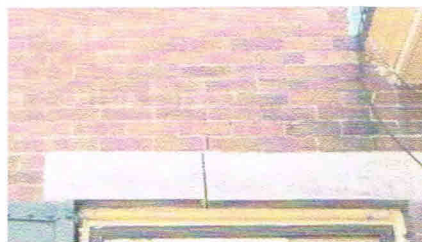
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Because of the historic significance of the site, including the heritage of public access to a private estate, and the historic significance of the structure, the JAMI project must proceed addressing both the site and the house in a manner that honors the history, preserves the structures and landscapes and adapts to a renewed sense of public purpose with expanded access and programming – aligning with JAMI mission. In addition, the James Arnold Mansion must accommodate the Wamsutta Club tenant during building and grounds improvement projects. Hence, the work must be planned, methodical and scaled to least impact day-to-day operations.

Phasing the planned improvements will enable fiscal responsibility, public participation in the process, strategic planning relative to the site and the building adaptive re-use strategic plan, and continued operations by the Wamsutta Club of New Bedford.

Repair & Maintenance: SP1.1, A2.1, A2.2



Water damage from failed masonry, missing/failed roof slates, failed lintels, damaged sills and failing flashing has resulted in masonry and trim damage that must be addressed, repaired and/or restored. All facades need at least partial re-pointing. The Front (East) Façade is most critical because this is where handicap access needs to be installed. Lastly, nearly every window is in need of repair.

Despite the rather extensive deferred maintenance, the glory of the building is evident – ripe for a substantial building & ground restoration.

The connection to the landscape has been severed by the placement of driveways and parking stalls. This connection of building to the gardens must be restored through the site restoration process.

Integrating handicap access into the restoration of the landscape and the building is critical for public engagement. The side entrances will need to be carefully designed to both enable access and preserve the historic front façade. While these are challenging efforts, they are rewarding endeavors that result in expanded appreciation and a more collaborative community.



Restoring a Building, a Garden and a Landmark

Historic properties always have communities connected to the history, and the James Arnold Mansion is a stellar example of a building “with a past.” The many iterations of housing, gardens, clubs and entertainment that have occupied the site atop the hill looking down the axis of commerce - Union Street - have collected a broad and diverse group over many years. JAMI exists to both celebrate and connect these communities in the effort to restore and preserve the “stories” for many generations to come...and make their own...



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The project to restore and renovate the James Arnold Mansion and Gardens is possible, in part, because the projects can be phased into manageable pieces. In addition, the building is in decent condition, functioning and occupied – i.e. generating revenue. The work on the grounds can continue without drastic interruption to the building, and the work on the exterior of the building can happen in phases that ensure continued operation of the building. Disruption is inevitable, but manageable. The total project can be broken down into five phases of similar scope. Please refer to attached Drawings for project descriptions:

In summary:

Project	Estimated Cost	Notes
Phase I – Exterior Front Façade Restoration & Handicap Access <ul style="list-style-type: none">Repair/restore brick façade, including window sills & lintelsInstall AAB/ADA ramps at North & South EntrancesInstall AAB/ADA Parking spacesRenovate North & South Entrances to be AAB/ADA compliant.Renovate toilets for AAB/ADA compliance.	+/- \$700,000.00	This phase of the project is critical for JAMI to be presented as a public non-profit that is accessible and mission-driven relative to the preservation of the James Arnold property.
Phase II – Site Restoration & Renovation <ul style="list-style-type: none">Restore tree-lined sidewalk, granite curbing – West.Remove asphalt drive & restore great lawn – South.Remove asphalt and renovate parking – North.Repair Entrance Drive for AAB/ADA access & Parking.Reconstruct historic Grotto at south lawn.	+/- \$600,000.00	The Site restoration phase should be executed in conjunction with the City of New Bedford relative to Orchard Street repair/restoration.
Phase III - Exterior Repair/Renovations: North, West, South <ul style="list-style-type: none">Re-point brick facades.Repair slate roofs, copper/wood gutters & downspoutsExplore the use of copper and/or aluminum guttersRepair flat roofs.Repair windows, sills & lintels.Repair and paint wood trim.Repair west brick wall – “bulging.”	+/- \$600,000.00	Following the completion of the Site & Front Entrance restorations & renovations, the remaining exterior should be repaired and/or restored prior to completing interior renovations.
Phase IV – Interior Renovations – Upper/Lower Floors & LULA Lift <ul style="list-style-type: none">Install a LULA Elevator system to provide Handicap access to upper levels & lower level.Restore Upper Level Guest Rooms & Conference AreaRestore Upper Level Office Rooms.Upgrade building electrical system.Replace/Upgrade building HVAC systems.	+/- \$600,000.00	Following Site & Building exterior restorations & public access to Lobby & Library, JAMI should install Handicap access to remaining floors and renovate accordingly.
TOTAL: Estimated JAMI Restoration & Renovation Costs:	+/- \$2,500,000.00	

Thank you for this opportunity to submit this study. It is our pleasure to work with the James Arnold Mansion Inc. group of dedicated volunteers lead by Richard Asquino.

Respectfully,
Kathryn Duff RA CPHC
Director, studio2sustain inc



GENERAL ABBREVIATIONS:	
AF	Above Finish Floor
ALLM	Aluminum
BM	Beam
CL	Centerline
COL	Column
CONC	Concrete
CONT	Continuous
DBL	Double
ELEV	Elevation
EQ	Equal
EXISTG	Existing
FF	Finish Floor
FINDN	Foundation
FOF	Face of Foundation
FOS	Face of Stud
GALV	Galvanized
GL	Glass
GYP	Gypsum Board
HF	Heim-Fir
INSUL	Insulation
MTL	Metal
NIS	Not To Scale
PT	Pressure Treated
PTD	Painted
SCWV	Solid Core Wood Veneer
SPF	Spruce Pine Fir
SS	Stainless Steel
SQ	Solid Surfacing Material
STL	Steel
SYP	Southern Yellow Pine
Typ	Typical
UJNO	Unless Noted Otherwise
VIF	Verify In Field
WD	Wood
WWF	Welded Wire Fabric

PROJECT: THE EXISTING FOUR-STORY MIXED-USE HISTORIC STRUCTURE IS LOCATED AT 427 COUNTRY STREET IN NEW BEDFORD, MASSACHUSETTS. THE PROPOSED WORK INCLUDES THE REMOVAL AND RESTORATION TO THE EXISTING BUILDING AND SITE. THE BUILDING FOOTPRINT REMAINS. ALL EXISTING EXTERIOR, REPAIR AND RESTORATION OF THE HISTORIC BUILDING, INCLUDING HANDICAP ACCESS TO THE SITE AND THE FACILITY, AND RENOVATIONS AND RESTORATION OF THE SITE.

ZONING CLASSIFICATION: A, RESIDENTIAL

USE GROUP CLASSIFICATION: MIXED USE, A: ASSEMBLY, R: RESIDENTIAL, B: BUSINESS.

CONSTRUCTION CLASSIFICATION:

427 COUNTY STREET IS A BRICK/MASONRY WALL STRUCTURE WITH WOOD FRAMED ROOF AND FLOORS.

EXPOSURE CATEGORY: URBAN

WIND BORNE DEBRIS REGION: 115 mph BASIC WIND SPEED

ARCHITECT: KATHRYN DUFF, **studio2sustain inc**, 412 COUNTY STREET, NEW BEDFORD, MA 02740. OFFICE: 508.999.5145, FAX: 508.999.5183, **MA RA #7778**

GENERAL NOTES:
1. ALL WORK, AS DEFINED OR IMPLIED WITHIN THESE CONSTRUCTION DRAWINGS AND BUILDING SPECIFICATIONS IS TO BE PERFORMED IN STRICT ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND NATIONAL BUILDING CODES AND REGULATIONS.

2. ALL DIMENSIONS SHOWN REPRESENT APPROXIMATE DELINEATIONS AND ARE NOT INTENDED TO BE UNEVEN PLASTER, STONE, AND/OR BRICK MASONRY. ALL DIMENSIONS MUST BE VERIFIED IN FIELD (V.A.F.).
3. THE CONTRACTOR SHALL EXAMINE THE ENTIRE SITE, AND WILL TAKE INTO ACCOUNT ALL CONDITIONS HEREON AS WELL AS THE PERFORMANCE OF THE WORK UNDER THE CONTRACT. ALL DIMENSIONS OF THE WORK SHALL BE VERIFIED IN FIELD (V.A.F.).
4. ANY DISCREPANCIES AND/OR DEVIATIONS FROM WHAT IS PRESENTED AND/OR IMPLIED ON THESE DRAWINGS AND SPECIFICATIONS.

4. ALL REPAIR OF EXISTING BRICK TO BE EXECUTED IN STRICT ACCORDANCE WITH THE SECRETARY OF INTERIOR STANDARDS FOR REHABILITATION AND WITH THE SPECIFICATIONS AND CONSTRUCTION DRAWINGS.

5. THESE DRAWINGS ARE INTENDED TO SHOW THE EXISTING CONDITIONS OF THE EXISTING BUILDING LOCATED AT 427 COUNTRY STREET, INCLUDING PROPOSED REPAIRS AND RENOVATIONS. ALL DIMENSIONS AND CONDITIONS MUST BE VERIFIED IN FIELD. DO NOT SCALE DRAWINGS. CONTRACTOR TO NOTIFY THE ARCHITECT AND THE OWNER IF ANY CONDITIONS APPEAR CONTRARY TO THE DRAWINGS AND/OR SPECIFICATIONS.

6. THE ARCHITECT AND THE ARCHITECT'S CONSULTANTS SHALL HAVE NO RESPONSIBILITY FOR THE IDENTIFICATION, DISCOVERY, PRESENCE, HANDLING, REMOVAL OR DISPOSAL OF, OR EXPOSURE OF PERSONS TO HAZARDOUS MATERIALS IN ANY FORM AT THE PROJECT SITE.

A-0.0 COVER SHEET - PROJECT SUMMARY

SP1.1 PROPOSED SITE PLAN

A-1.1 PROPOSED PLANS

A-2.1 PROPOSED ELEVATIONS

A-2.2 PROPOSED ELEVATIONS

A-2.3 EXISTING ELEVATIONS AND IMPROVEMENT INVENTORY



DOWNTOWN
NEW BEDFORD

THEODORE LAMOTHE, 4057 COLE, BOSTON 7, MA 02118 (617/552-1471) 4077 COLE, BOSTON 7, MA 02118 (617/552-1471)

SEABOARD CATHEDRAL DISTRICT

SALES PROMOTION

3. RESULTS & DISCUSSION

Discussion

2011年12月15日 星期四



studied sustain inc

are—conformant state M_1 will be $\{a, b\}$ and M_2 will be $\{a, b, c\}$ —and the set of features

DATE: 11.27.2017

WAMSLITTA C LIFE

427 COUNTY STREET
NEW BEDFORD, MA
02740

PRELIMINARY
-NOT FOR
CONSTRUCTION-

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architects consultants environmental evangelists



kathryn duff, RA, founder & director, kathryn@studio2sustain.com

PROJECT INFORMATION SHEET

A

DATE: 11.27.2017

JAMI
James Arnold Mansion Inc.
427 COUNTY STREET,
NEW BEDFORD, MA
02740

**PRELIMINARY
-NOT FOR
CONSTRUCTION-**

PLAN KEY

JAMI	
WASWATTA CLUB	
FIELD COMMON SPACE	
EXISTING GREENSPACE	
PROPOSED GREENSPACE	
PROPOSED STONE PATHWAYS	
NEW WOOD DECK	
TREE BUSHES	
DEMOS	
PROPOSED WALLS	
PROPOSED REPAIRS	
EXISTING WALLS	

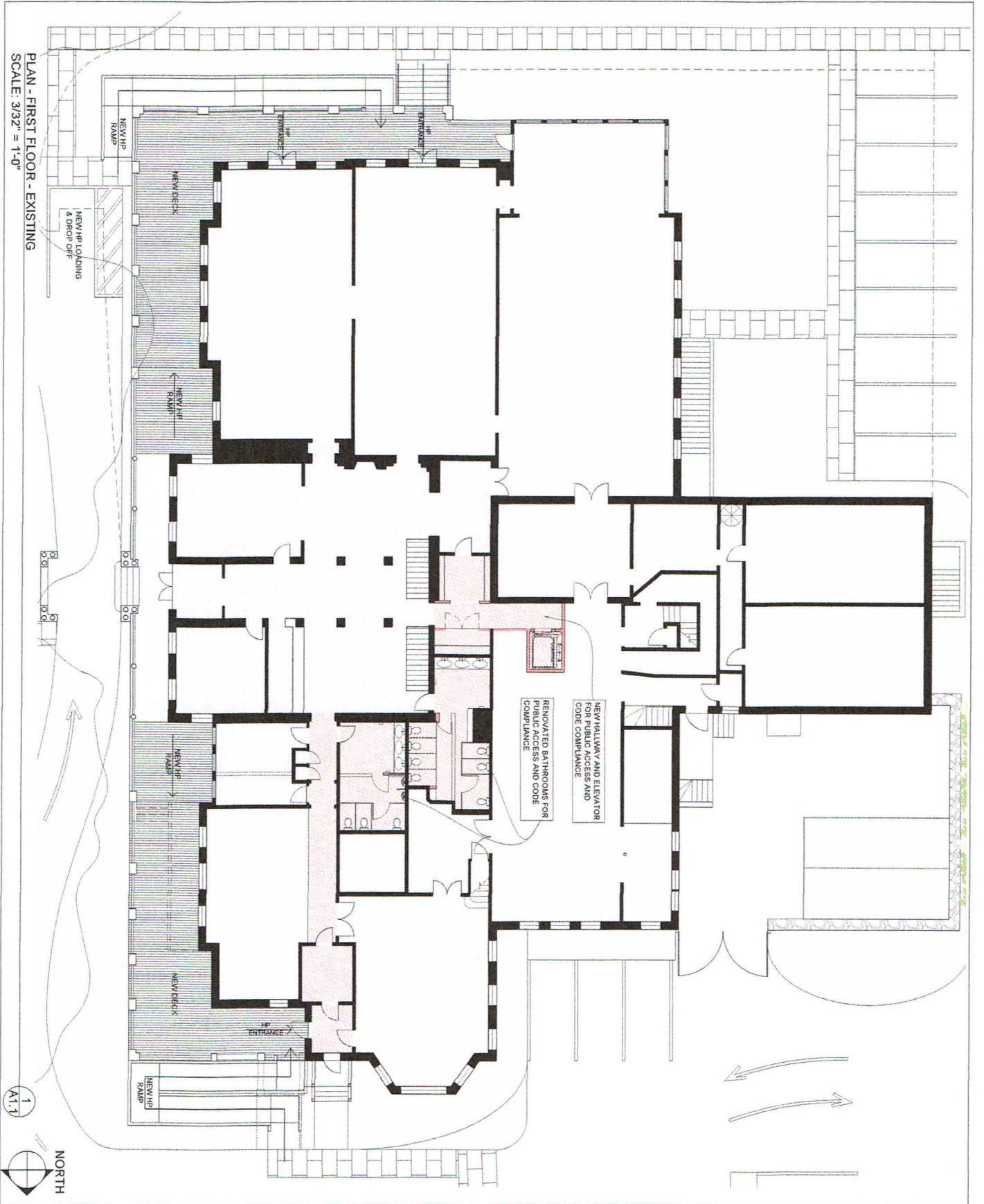


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kathryn duff, RA, founder & director, kathryn@studio2sustain.com
412 county street, new bedford, massachusetts, 02740, 508.999.5145

**PLAN - FIRST FLOOR
PROPOSED**

A 1.1

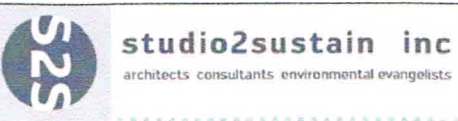


DATE: 08.21.2017

JAMI
James Arnold Mansion Inc.
427 COUNTY STREET,
NEW BEDFORD, MA,
02740

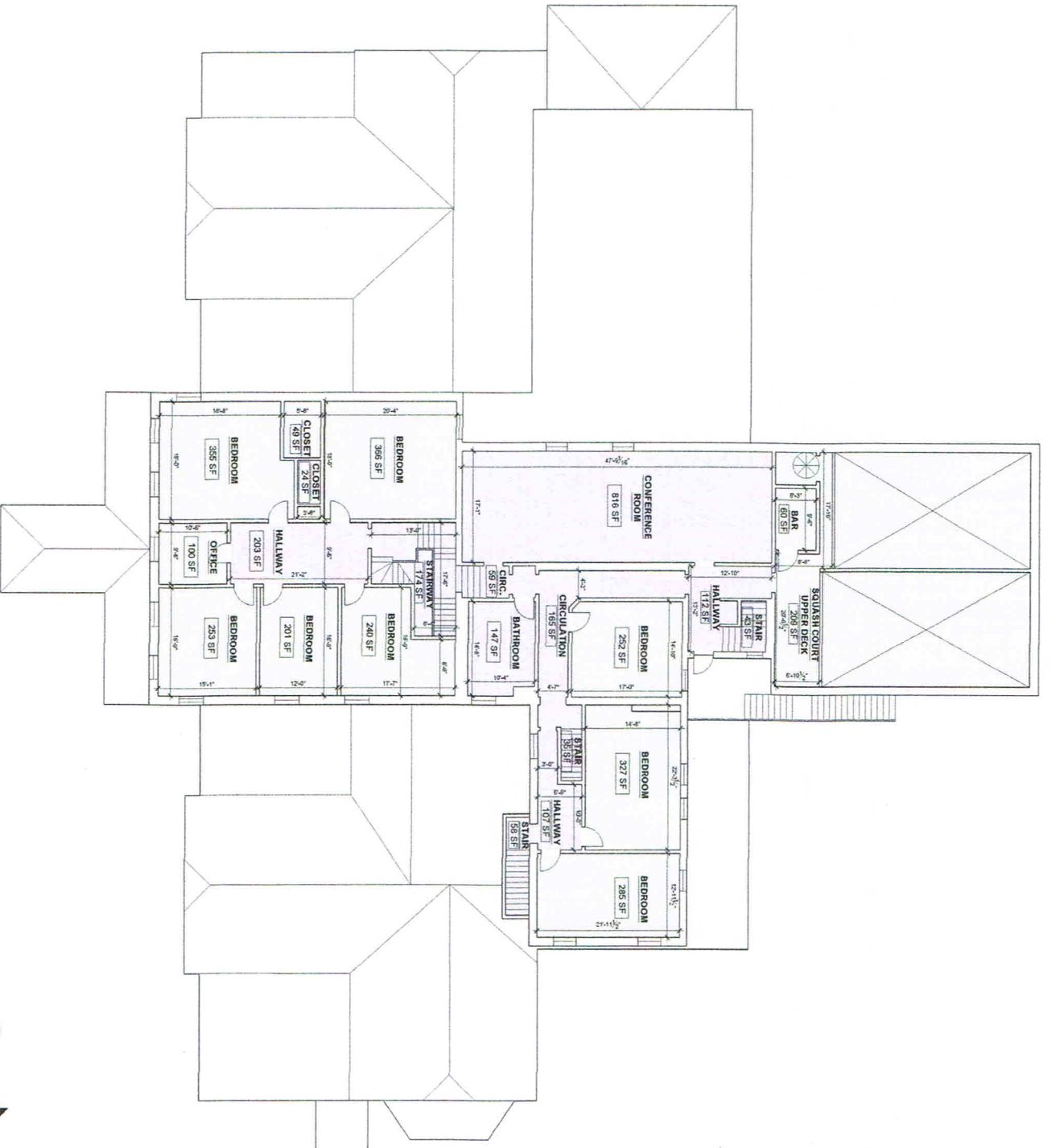
PRELIMINARY
-NOT FOR
CONSTRUCTION-

PLAN KEY	
JAMI	
WASQUITTA CLUB	
COMMON SPACE	
EXISTING GREENSPACE	
PROPOSED GREENSPACE	
PROPOSED STONE PATIOWAYS	
NEW WOOD DECKING	
TREE BUSHES	
DEMCO	



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

SECOND FLOOR PLAN



PLAN - SECOND FLOOR - EXISTING
SCALE: 3/32" = 1'-0"

1
A1.2



NORTH

A 1.2

DATE: 09.21.2017

JAMI
James Arnold Mansion Inc.
427 COUNTY STREET,
NEW BEDFORD, MA,
02740

**PRELIMINARY
-NOT FOR
CONSTRUCTION-**

PLAN KEY	
JAMI	
WABUUTTA CLUB	
COMMON SPACE	
EXISTING GREENSPACE	
PROPOSED GREENSPACE	
PROPOSED STONE PAVEMENT	
NEW WOOD DECKING	
TREE BUSHES	
DEMCO	



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412 county street, new bedford, massachusetts, 02740, 508.999.5145

THIRD FLOOR PLAN

PLAN - THIRD FLOOR - EXISTING
SCALE: 3/32" = 1'-0"

1
A1.3



NORTH


A 1.3

DATE: 09.21.2017

JAMI
James Arnold Mansion Inc.
427 COUNTY STREET,
NEW BEDFORD, MA,
02740

**PRELIMINARY
-NOT FOR
CONSTRUCTION-**

PLAN KEY	
JAMI	
WAMASUTTA CLUB	
COMMON SPACE	
EXISTING GREENSPACE	
PROPOSED GREENSPACE	
PROPOSED STONE PATHWAY	
NEW WOOD DECKING	
TREE BUSHES	
DEMOS	



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kathryn duff, RA, founder & director, kathryn@studio2sustain.com
412 county street, new bedford, massachusetts, 02740, 508 898 5165

FORTH FLOOR PLAN

PLAN - FORTH FLOOR - EXISTING
SCALE: 3/32" = 1'-0"

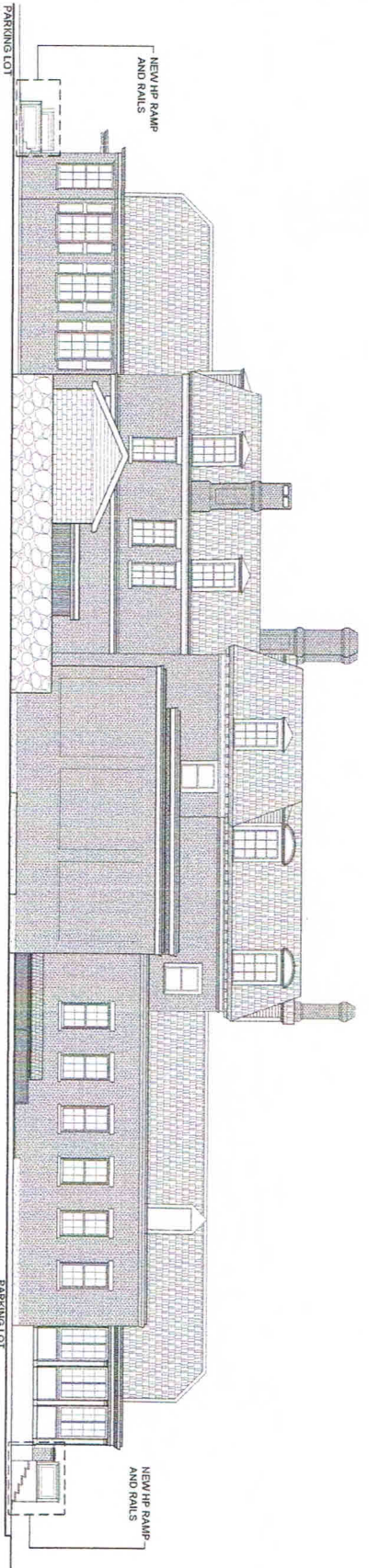
1
A1.3



A 1.4

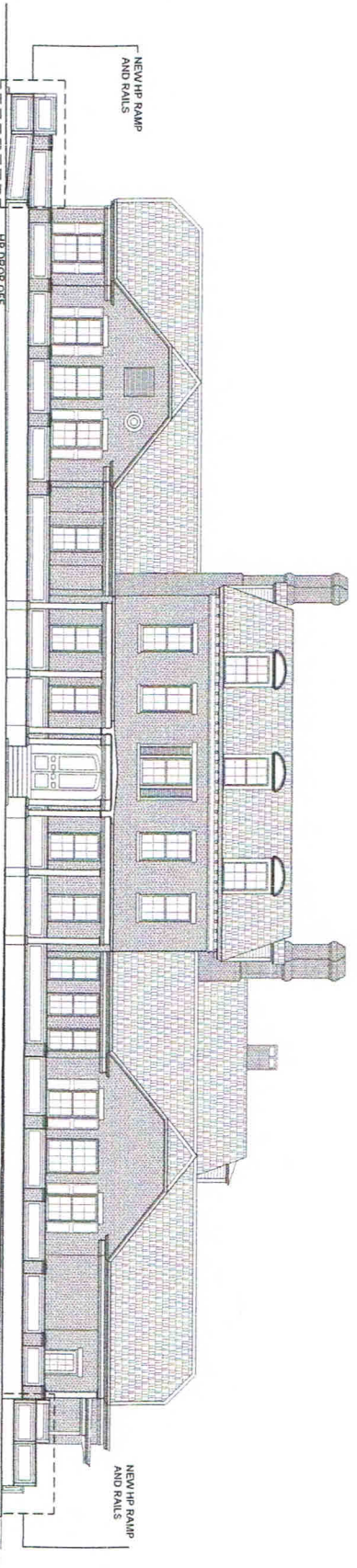
JAMI
James Arnold Mansion Inc.
 427 COUNTY STREET,
 NEW BEDFORD, MA,
 02740

**PRELIMINARY
 -NOT FOR
 CONSTRUCTION-**



ELEVATION - WEST - EXISTING AND PROPOSED RENOVATIONS FOR PUBLIC ACCESS
 SCALE: 3/32" = 1'-0"

2
A2.1



ELEVATION - EAST - ENTRANCE - PROPOSED RENOVATIONS INCLUDING PUBLIC ACCESS
 SCALE: 3/32" = 1'-0"

1
A2.1



studio2sustain inc
 architects consultants environmental evangelists

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

**PROPOSED
 EAST & WEST
 ELEVATION**

A 2.1

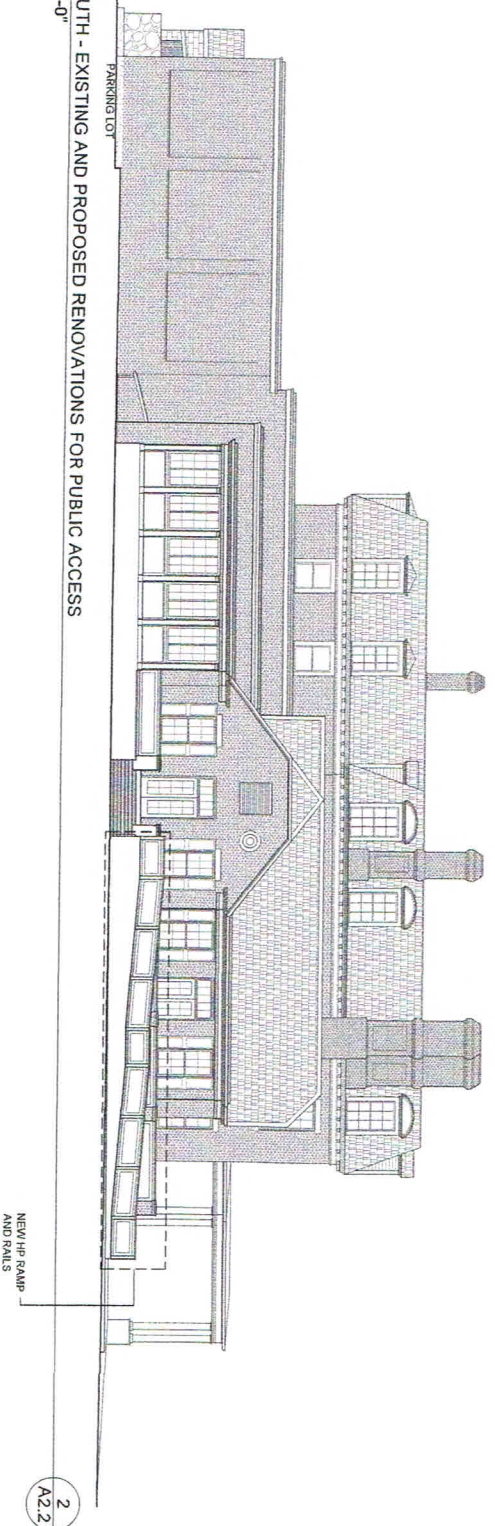
DATE: 11.27.2017

JAMI

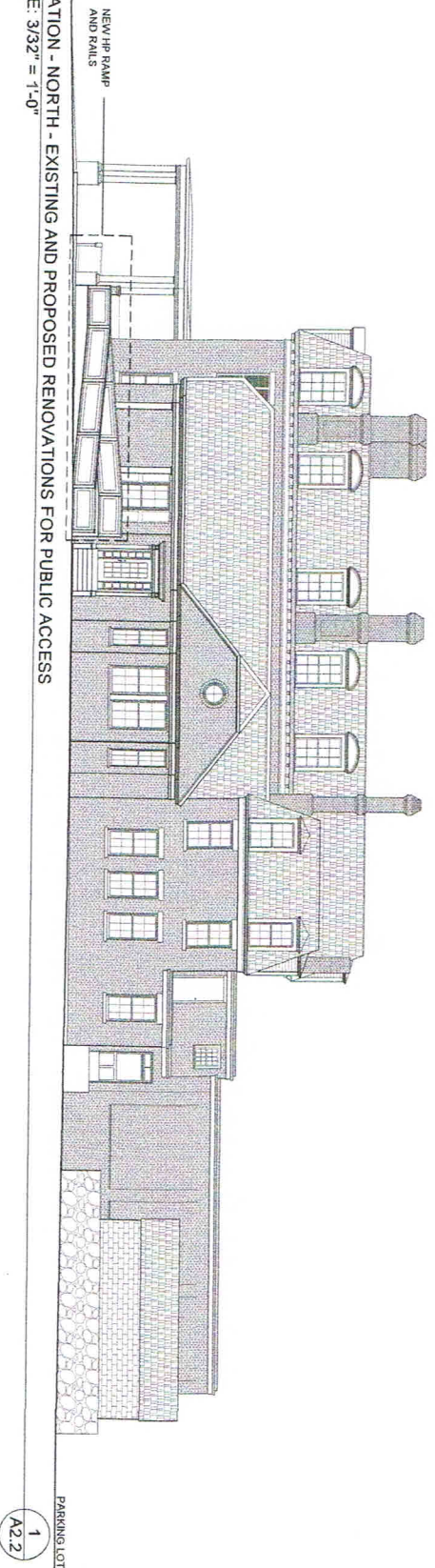
James Arnold Mension Inc.
427 COUNTY STREET,
NEW BEDFORD, MA,
02740

PRELIMINARY
-NOT FOR
CONSTRUCTION-

ELEVATION - SOUTH - EXISTING AND PROPOSED RENOVATIONS FOR PUBLIC ACCESS
SCALE: 3/32" = 1'-0"



ELEVATION - NORTH - EXISTING AND PROPOSED RENOVATIONS FOR PUBLIC ACCESS
SCALE: 3/32" = 1'-0"



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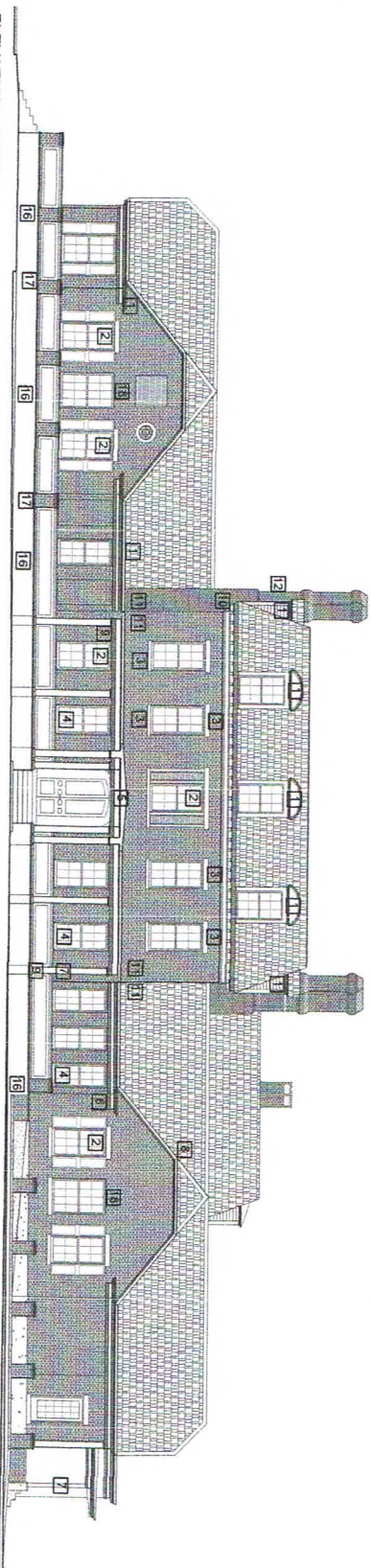
PROPOSED
NORTH & SOUTH
ELEVATION

A 2.2

DATE: 11.27.2017

JAMI
James Arnold Mansion Inc.
427 COUNTY STREET,
NEW BEDFORD, MA,
02740

PRELIMINARY
-NOT FOR
CONSTRUCTION-



ELEVATION - EAST
SCALE: 3/32" = 1'-0"

NUMBER	EXISTING CONDITION PHOTO	UNIT DIM.
1 QUANTITY ALL		PANT PEELING OFF, PREP AND REPAIR AS NEEDED.
2 QUANTITY 5 UNTELS		TOP LINTEL CRACKED, REPLACE AND REPOINT BRICK AS NEEDED.
3 QUANTITY 1989 GSP		DAMAGED BRICKS TO BE REPAIRED WITH HELIBAR-HELIPLEX BRICK REPAIR SYSTEM.
4 QUANTITY 3 SILLS		WINDOW SILL CRACKED, REPAIR AND REPOINT BRICK AS NEEDED.
5 QUANTITY ALL		EXTERIOR CEILING WARPING, REPAIR AS NEEDED.
6 QUANTITY ALL		WATER DAMAGE, REPAIR AS NEEDED.

NUMBER	EXISTING CONDITION PHOTO	UNIT DIM.
7 QUANTITY 2 COLUMNS		CRACK IN STRUCTURAL PORCH COLUMN, REPLACE AND REPAIR AS NEEDED.
8 QUANTITY ALL		SEPARATION OF EXTERIOR WOOD TRIM, REPAIR AND REPLACE AS NEEDED.
9 QUANTITY ALL		ROTTING WOOD TO BE REPLACED, MATCH EXISTING.
10 QUANTITY 0 DENTAL MOLDINGS		MISSING DENTAL MOLDING, REPAIR AND REPLACE TO MATCH EXISTING.
11 QUANTITY 5 BANISTERS		HISTORIC WOOD ROOF BANISTERS, REMOVED, REBUILT AND REPLACE TO MATCH OLD HISTORIC BANISTERS.
12 QUANTITY ALL		SEPARATION OF BRICK, REPAIR AND REPOINT AS NEEDED.

NUMBER	EXISTING CONDITION PHOTO	UNIT DIM.
13 QUANTITY 1 WINDOW		HISTORIC WINDOW INFILLED WITH WOOD LOUVER PANELS, REMOVE AND REPLACE WITH NEW WINDOW, NEW WINDOW TO MATCH EXISTING.
14 QUANTITY ALL		TRIM BOARDS PRIMED BUT NOT PAINTED, PREPARE JOINTS FOR NEW PAINT, NEW PAINT TO MATCH EXISTING.
15 QUANTITY 807 GSP		MISSING OR DAMAGED SLAT ROOF SHINGLES TO BE REPLACED - ASSUME 20%.
16 QUANTITY		CEMENT CRACKING, REPAIR AND REPLACE AS NEEDED.
17 QUANTITY 2 GUTTERS		GUTTERS TAVED AT DECK INTERSECTION, NEW GUTTER FLASHING AT INTERSECTIONS.
18 QUANTITY 2 ARCHES		STRUCTURAL CONCERNS AT ARCHED BRICK OVER WINDOWS.

EXISTING BUILDING CONDITION SCHEDULE
SCALE: N/A

2
A2.1

1
A2.1

studio2sustain inc
architects consultants environmental evangelists

s2s

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

EAST ELEVATION
EXISTING REPAIRS

A 2.3

COST ESTIMATE

Property: Existing historic house-structure to be renovated and restored into an accessible mixed-use facility – building and grounds, located at 427 County Street, New Bedford, MA. Phase I is the Front Elevation restoration.

Owner: JAMI (James Arnold Mansion Inc.), 427 County St., New Bedford, MA.

Trade Division	Cost Estimate
01 General Conditions - Total: <i>Based on 8% of Estimate</i>	\$29,000.00
02 Demolition – Total: ▪ Lead Abatement, Demolition	\$15,000.00
03 Concrete: ▪ HP Ramp Foundation ▪ Foundation Repair	\$6,000.00
04 Masonry: ▪ Brick Re-Pointing (\$55.00/SF): ▪ Granite Lintel & Sill Repair (\$2,000.00/each)	\$126,000.00
05 Metals: ▪ Copper Flashing repair @ roof edge:	\$6,000.00
06 Woods & Plastics – Total (\$32/SF): ▪ Wood Decking (SF @ \$35.00/SF): ▪ New HP Ramps (80 LF @ \$ ▪ New WD Rails (LF @ \$100.00/LF)	\$98,000.00
07 Thermal & Moisture Protection: ▪ Slate Roof Repair (300SF @ \$100.00/SF) ▪ Insulation	\$30,000.00
08 Doors & Windows – Total: ▪ Window Repair, including Painting (24 @ \$250.00/Unit):	\$6,000.00
09 Finishes – Total (\$30/SF): ▪ Painting - Exterior	\$45,000.00
10 Specialties: ▪ HP Rails @ Ramp:	\$20,000.00
11 Equipment:	\$0.0
12 Furnishings:	\$0.0
21 Fire Suppression (\$5/SF):	\$0.00
22 Plumbing (\$10/SF):	\$0.00
23 HVAC (\$5/SF):	\$0.00
26 Electrical (\$10/SF):	\$3,000.00

34 Site Work – Drainage,	\$5,000.00
Contractor Profit & Overhead (10%):	\$36,000.00
Construction Contingency (10%):	\$0.0
TOTAL ESTIMATED BUDGET	\$425,000.00

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

DEPARTMENT OF THE TREASURY

Date:

JUN 05 2017

JAMES ARNOLD MANSION INC
427 COUNTY ST
NEW BEDFORD, MA 02740

Employer Identification Number:

81-4474858

DLN:

17053357365036

Contact Person:

ROGER W VANCE

ID# 31173

Contact Telephone Number:

(877) 829-5500

Accounting Period Ending:

December 31

Public Charity Status:

509(a)(2)

Form 990/990-EZ/990-N Required:

Yes

Effective Date of Exemption:

September 1, 2016

Contribution Deductibility:

Yes

Addendum Applies:

No

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.

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.

JAMES ARNOLD MANSION INC

Sincerely,

Stephen A. Martin

Director, Exempt Organizations
Rulings and Agreements



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

William Francis Galvin
Secretary of the
Commonwealth

Date: November 13, 2018

To Whom It May Concern :

I hereby certify that according to the records of this office,
JAMES ARNOLD MANSION, INC.

is a domestic corporation organized on **September 01, 2016**

I further certify that there are no proceedings presently pending under the Massachusetts General Laws Chapter 180 section 26 A, for revocation of the charter of said corporation; that the State Secretary has not received notice of dissolution of the corporation pursuant to Massachusetts General Laws, Chapter 180, Section 11, 11A, or 11B; that said corporation has filed all annual reports, and paid all fees with respect to such reports, and so far as appears of record said corporation has legal existence and is in good standing with this office.



In testimony of which,
I have hereunto affixed the
Great Seal of the Commonwealth
on the date first above written.

William Francis Galvin

Secretary of the Commonwealth

Certificate Number: 18110227790

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

Processed by:



Commonwealth of Massachusetts
Department of Revenue
Christopher C. Harding, Commissioner

mass.gov/dor

Letter ID: L1432760192
Notice Date: September 18, 2019
Case ID: 0-000-867-034



CERTIFICATE OF GOOD STANDING AND/OR TAX COMPLIANCE



JAMES ARNOLD MANSION, INC
427 COUNTY ST
NEW BEDFORD MA 02740-5001

Why did I receive this notice?

The Commissioner of Revenue certifies that, as of the date of this certificate, JAMES ARNOLD MANSION, INC is in compliance with its tax obligations under Chapter 62C of the Massachusetts General Laws.

This certificate doesn't certify that the taxpayer is compliant in taxes such as unemployment insurance administered by agencies other than the Department of Revenue, or taxes under any other provisions of law.

This is not a waiver of lien issued under Chapter 62C, section 52 of the Massachusetts General Laws.

What if I have questions?

If you have questions, call us at (617) 887-6400 or toll-free in Massachusetts at (800) 392-6089, Monday through Friday, 8:30 a.m. to 4:30 p.m..

Visit us online!

Visit mass.gov/dor to learn more about Massachusetts tax laws and DOR policies and procedures, including your Taxpayer Bill of Rights, and MassTaxConnect for easy access to your account:

- Review or update your account
- Contact us using e-message
- Sign up for e-billing to save paper
- Make payments or set up autopay

Edward W. Coyle, Jr., Chief
Collections Bureau

Use the confirmation code below to print another copy of this letter or to review your submission.



Commonwealth of Massachusetts
Department of Revenue
Christopher C. Harding, Commissioner

mass.gov/dor

Letter ID: L1432760192
Notice Date: September 18, 2019
Case ID: 0-000-867-034



CERTIFICATE OF GOOD STANDING AND/OR TAX COMPLIANCE



JAMES ARNOLD MANSION, INC
427 COUNTY ST
NEW BEDFORD MA 02740-5001

Confirmation Code: 8v7n4g













The **ARNOLD**
ARBORETUM
of HARVARD UNIVERSITY

125 Arborway
Boston, MA 02130-3500
tel: 617.524.1718
fax: 617.524.1418
www.arboretum.harvard.edu

November 15, 2018

City of New Bedford
Community Preservation Committee
133 William Street
New Bedford, MA 02740
Re: Restoration of the James Arnold Mansion – Phase 2 – Masonry Repair

Dear Committee members,

I write on behalf of the staff of the Arnold Arboretum of Harvard University to offer our support of efforts by The James Arnold Mansion, Inc., a 501-c-3 organization in the City of New Bedford, to secure funding for masonry repair of the James Arnold Mansion. We are thrilled by the efforts of the James Arnold Mansion, Inc. to honor the legacy of the Arboretum's namesake and benefactor through the restoration of his New Bedford home and its once legendary gardens as a critical historical and cultural link to the Arboretum and to the vocation of public horticulture in America.

James Arnold was a renowned plantsman and founding member of the New Bedford Horticultural Society, and was noted for his work in experimental agriculture. His vision for a public museum of trees, which became a reality in Boston through his munificence, was foreshadowed by his own magnificent living collection of plants at his estate in New Bedford. During his life, he opened his private gardens to the public, an unusual and highly regarded act at the time. On his death 1868, Arnold's estate was lauded as "a home, the most conspicuous among all our homes, for culture, for hospitality, for charity." Arnold's will provided a significant bequest which was to be directed to the advancement of horticulture in New England, and thus the Arnold Arboretum was established in his name on property donated to Harvard University by Boston merchant Benjamin Bussey. Without Arnold's generosity and passion for plants and their cultivation—garnered through his own experience creating a garden of singular character at his estate in New Bedford—the Arnold Arboretum may never have been created, and this touchstone for the study and appreciation of plants and our environment would not be a part of our cultural heritage in the Commonwealth.

Therefore, we strongly urge the Community Preservation Committee to consider the application of the James Arnold Mansion, Inc. for funding masonry repair to the property, a critical component of preserving the integrity of this important and historically significant property. We applaud the tireless work of the James Arnold Mansion, Inc. to honor the life and legacy of James Arnold, a monumental figure in the history of New Bedford, the Arnold Arboretum, and gardening in New England.

With best wishes,

Jon M. Hetman
Director of External Relations and Communications

THE ROTCH-JONES-DUFF HOUSE & GARDEN MUSEUM

October 24, 2019

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

Re: Restoration of the James Arnold Mansion – Phase 2 – Masonry

To Whom It May Concern:

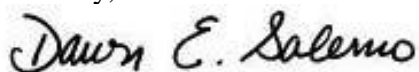
I am writing to support the CPA grant application of the James Arnold Mansion (JAMI). With a building just blocks away and a Rotch family relation to the Arnolds, the RJD has much in common with the JAMI. We share their concern for historic preservation and value their building as another architectural treasure, creating a sense of place in New Bedford's downtown area.

I have followed their progress since becoming a 501 (c) 3 organization dedicated to preserving the building and grounds, and to community outreach and education. Maintaining a building's exterior is essential for assuring the integrity of our historic buildings and the James Arnold Mansion has lived through too many years of deferred maintenance. JAMI is working to correct these conditions. The CPA funds requested will help them remedy critical areas and conditions of its masonry exterior.

While focusing on the essential preservation and maintenance of their historic property, the JAMI is also laying ground for a more extensive education program, raising awareness of the significance of the family and connecting to local school curriculum. Last August, we collaborated with them to host an open house at both our mansions. Many visiting our sites that day were visiting for the very first time and had been unaware of the connection between the Rotch and Arnold families, or even of the impact of James Arnold on New Bedford's landscape.

As the director of an historic site myself, I am well aware of the overwhelming task to keep historic properties properly maintained. Grant funds for capital improvements are scarce and the applications for them competitive. Community Preservation funds are vital to keeping this historic property continually preserved. I do hope you will grant their request for funds this year

Sincerely,



Dawn E. Salerno
Executive Director