



Historic Property Criteria

To be considered for the Open-Door Loan Program, a property should generally meet the following:

✓ **Property Age**

The home must be at least 75 years old, consistent with New Bedford's demolition delay ordinance.

✓ **Historic Designation or Recognition**

While there is no requirement for historic designation, priority may be given to properties that are:

- Located within a Local Historic District
- Listed in or eligible for the National Register of Historic Places
- Designated as a Local Landmark
- Located within a recognized historic neighborhood

✓ **Preservation-Focused Scope**

Projects should restore or preserve exterior historic character-defining features such as:

- Original siding
- Porches and columns
- Decorative trim

- Balusters and railings
- Historic windows and doors

✓ **Historic Integrity**

The structure should retain historic and architectural integrity — or the proposed project should meaningfully restore, preserve and or repair important historic elements.

✓ **Local Significance**

Additional consideration may be given to properties with unique local significance or community importance.

Project Criteria

In addition to historic eligibility, projects are evaluated based on clarity, feasibility, and preservation impact.

✓ **Clear Scope of Work**

Projects should have a well-defined, preservation-sensitive scope.

✓ **Contractor & Cost Estimate**

Applicants are encouraged to have a detailed contractor quote, but this is not required. Contractors may be subject to review or approval. WHALE can also assist with identifying contractors.

✓ **Preservation Impact**

The loan should enable preservation, repair, or energy efficiency improvements that might not otherwise be financially accessible.

✓ **Geographic Consideration**

The program seeks to balance impact across neighborhoods in New Bedford.

✓ **Homeowner Engagement**

Participation in a WHALE Historic Homeowner Workshop or meeting with staff may strengthen an application.

Questions? Contact Erin Miranda at emiranda@waterfrontleague.org or call 508-997-1776 x-102.