

J M Goldson

community preservation
+ planning

December 11, 2015

Steven Boudreau, Administrative Coordinator
Town of Petersham
3 South Main Street, P.O. Box 486
Petersham, MA 01366

Re: Nichewaug Inn & Academy Property Request for Proposals

Dear Mr. Boudreau:

I am pleased to submit this proposal in response to the Town of Petersham's Request for Proposals (RFP) dated November 18, 2015. The Town issued the RFP to seek proposals to help the Town resolve the future of the Nichewaug Inn and Academy property on the historic Town Common. I believe this proposal will serve the goals of the RFP and shall hope to have the opportunity of working on the project.

PROJECT TEAM QUALIFICATIONS

JM Goldson will serve as lead consultant, coordinating and overseeing the work of the project team Brian Pfeiffer, architectural historian, Linda Willett, preservation consultant, and David Traggorth, real estate developer. The team's actions will be coordinated and sequenced by the nature of the problems to be solved on the project, beginning with the central question of what are the preferred uses and outcomes sought by the Town of Petersham and its citizens. Jennifer Goldson will lead the effort to understand community goals and shape community consensus around preferred uses.

Once there is a clearer direction for investigation, Brian Pfeiffer will coordinate sub-consultants in their assessment of preferred uses from the perspectives of their effects on historic architectural fabric, feasibility of proposed uses in the current real estate market, financial options for supporting preferred uses and potential regulatory/statutory requirements that may affect the use of the buildings for preferred uses.

Descriptions of the qualifications of the project team members are summarized below and detailed in the attachments.

JM Goldson community preservation + planning

Jennifer Goldson established JM Goldson community preservation + planning in 2006 to help communities protect community preservation resources and encourage diversity of housing choice in ways that are compatible with community preservation goals. JM Goldson provides client communities with a holistic and thoughtful approach to planning and consensus building. Jennifer Goldson has 20 years of professional experience as a professional planner that combines historic preservation, affordable housing, comprehensive planning, open space conservation, project management, group facilitation, and community participation. Jennifer Goldson is a member of the International Association of Facilitators and certified as a community planner by the American Institute of Certified Planners.

Prior to forming JM Goldson, Jennifer served as program manager for the City of Newton's Community Preservation program and project manager and planner for the Town of Brookline. Beginning her career with a degree in Historic Preservation from Roger Williams University, later earning a Master's in Community Planning, she served as preservation planner for the Newport Collaborative Architects, a full service architecture and planning firm in Rhode Island. JM Goldson's recent projects to help communities acquire and determine reuse strategies for historic properties include the 1783 Keith Homestead in Bridgewater, MA and 1767 Oliver Estate in Middleborough, MA. Both projects combined open space conservation and historic preservation goals. JM Goldson facilitated planning sessions with community members to set direction and determine preferred reuse strategies.

Jennifer uses highly-interactive participation methods to facilitate thoughtful public visioning, deliberation, and consensus-building. Methods include:

- digital group polling
- idea mapping (using visual/graphic templates and worksheets to allow groups to structure thinking)
- sticky notes for group brainstorming exercises
- dot voting for prioritization and narrowing focus
- small group discussion exercises and focus groups



Brian Pfeiffer, Architectural Historian

Brian Pfeiffer is an architectural historian whose work in documenting historic buildings throughout New England, including Central Massachusetts where he served provided technical assistance in historic preservation to towns served by the Central Massachusetts Regional Planning Commission, has led him to focus of historic craft techniques and traditional building materials for the repair and conservation of the region's architecturally important buildings. Brian Pfeiffer has worked with the sale and disposition of historic properties for non-profits and with private owners for more than 30 years, first with the Architectural Conservation Trust (ACT) for Massachusetts which served as a developer of last resort for historically important buildings that stood in weak real estate markets and, later, for the Society for the Preservation of New England Antiquities (now Historic New England) for which he oversaw the de-accession of historically important properties that the museum sought to protect.

In addition, he has worked with small historical societies in New England and New York to develop plans for the management and disposition of historic properties. Mr. Pfeiffer has advised on more than two hundred development projects that have made use of Historic Preservation Tax Credits. Since 1998, Mr. Pfeiffer has been in independent practice under the name of Preservation Advisory Services. During this time, he developed, bid and supervised preservation construction projects for private owners ranging from religious congregations to non-profit charities and private homeowners. His professional biography is attached.

Dave Traggorth, Traggorth Companies, Development Consultant

Dave oversees all of the work of Traggorth Companies with special emphasis on acquisition opportunities, permitting, construction, and historic preservation/adaptive reuse. Prior to forming Traggorth Companies in 2012, Dave Traggorth served as Mitchell Properties' project manager for its Chelsea and Williamstown projects including the historic Cable Mills reuse project, which utilized state and federal historic tax credits. As Director of Development, he oversaw the development activities and managed the advisory work of the firm. Traggorth Companies LLC in order to continue developing high quality mixed-income and mixed-use projects. Mr. Traggorth has worked on the commercial rehabilitation of former shoe factories

in Haverhill, Massachusetts, successfully using historic preservation tax credits to create market-rate commercial and residential space. Among other projects, Mr. Traggorth is currently working with the Roxbury Tenants of Harvard, a non-profit tenant-owned housing cooperative, to plan and supervise the rehabilitation of seventeen historic two and three-family houses in the Fenwood Road area of Boston using a combination of state and federal tax credits in order to syndicate the project and raise additional support from private investors.

Linda Willett, Preservation Consultant

Linda has 30 years of professional experience in historic preservation and building conservation. Ms. Willett began her professional work in the field as a regional caseworker for the National Trust for Historic Preservation's Northeast Regional Office where she worked with local non-profits throughout England and New York. Subsequently recruited to serve as the Preservation Restriction Manager for the Society for the Preservation of New England Antiquities (now Historic New England), Ms. Willett became Curator of Buildings and was responsible for the maintenance and conservation of the organization's forty-four properties. Her responsibilities included the monitoring of all buildings to determine existing conditions, development of scopes of work, budgets and staffing, as well as seeking grants to support the organization's architectural conservation work. At the National Trust for Historic Preservation, Northeast Regional Office, her responsibilities included the development and implementation of regional advisory and field services programs; providing technical assistance; managing the regional Preservation Services Fund grant program; and coordinating the rural preservation program.

In addition to her work as a preservation consultant, Linda currently serves as the Executive Director of Historic Harrisville, where she has successfully re-established the Harrisville General Store as a central element of the village's cultural life. Over the past fifteen years, Ms. Willett has used a combination of private donations, grants and rental income to conserve and re-develop more than 70,000 square feet of the Cheshire Mill Complex with commercial and industrial tenants. In addition, Ms. Willett has developed moderate cost housing in historic buildings in Harrisville to serve her organization's goal of preserving both the National Landmark architecture of Harrisville and the economically diverse life of Harrisville, a rural village of less than 1,000 residents located in the Monadnock Region of New Hampshire.

SCOPE OF WORK

The project schedule and budget, included in the matrix below, was developed with the intent to deliver final report no later than September 30, 2016, assuming contract execution prior to February 1, 2016.

Task Description	Schedule	Budget
Task 1 Project Kick-Off & Evaluate Historic/Architectural Elements	Early-mid February	\$3,200
JM Goldson to prepare detailed project schedule with key project milestones including deadlines for submission of work products, community meetings, and project meetings.		
<p>Kickoff Project Team Meeting & Site Visit #1: Hold Kickoff Meeting with Town staff/officials serving as town's project management team (and/or a project steering committee, if designated). Attend an initial site visit to be scheduled on the same day as the project kickoff meeting. The purpose of the initial site visit will be to understand the nature of spaces contained within the building and the site with the goal of identifying a range of elements to be classified as:</p> <ul style="list-style-type: none"> ○ essential to the building's historic/architectural character ○ desirable to be retained as part of the building's historic/architectural character ○ not part of the building's historic/architectural character <p>Team members to attend: Jennifer Goldson and Brian Pfeiffer</p> <p>Work Product: Detailed Project Schedule and report from architectural historian detailing property elements essential to the property's historic/architectural character and desirable to be retained.</p>		

Task 2 Initial Public Meeting - Visioning	Early March	\$3,000
<p>Project Team Meeting #2: JM Goldson to present design for public meeting #1 to town's project management team/steering committee to solicit feedback on design of public participation small group exercises and presentation. The purpose of the first public meeting will be to identify the community members' visions for the property's reuse.</p> <p>Public Meeting #1 – Visioning (March): JM Goldson to facilitate an interactive public meeting to help develop ideas for potential reuse scenarios from town boards, town department, and residents early in the process utilizing professional facilitation techniques to maximize the ability of community members to provide meaningful input. This public meeting will be focused on visioning to identify community members' "perfect world thinking" for the best reuse scenario for the property prior to determining feasibility. The consultant team will use the results of the public meeting to evaluate uses regarding town needs, compatibility with town character, and economic market.</p> <p>Work Product: Public meeting summary of results</p>		
Task 3 Evaluation of Potential Uses	March - April	\$7,000
<p>Conduct site visit #2 with additional team members, Linda Willet and Dave Traggorth, to prepare for evaluation of appropriate uses generated in the visioning exercises with at the public meeting.</p> <p>Dave Traggorth, with support from Linda Willet and Brian Pfeiffer, develop preliminary feasibility analysis and market study of potential reuse scenarios as identified through Public Meeting #1 and further discussion with the town's project management team/steering committee. Study to include market analysis of what size and scale project might work at the site and in this town. Determine if it's financially feasible to use all or parts of the existing buildings and analyze the potential economic impact of preserving historic components. Assess the extent of the water supply and septic disposal constraints to developing or redeveloping the site while also evaluating how the property could help address the water and septic needs of the adjacent Petersham Memorial Library.</p> <p>Project Team Meeting #3: JM Goldson to review preliminary Feasibility Analysis and Market Study with town's project management team/steering committee and present design for public meeting #2 participation exercises and presentation.</p> <p>Work Product: Preliminary Feasibility Analysis and Market Study of potential reuse scenarios. (To be submitted by April 22, 2016)</p>		
Task 4 Second Public Meeting - Prioritization	Late April-May	\$6,500
<p>Public Meeting #2 – Feedback on Preliminary Findings (Late April): Consultant team to present preliminary findings of feasibility analysis and market study. JM Goldson to facilitate interactive group discussion exercises to weigh issues and opportunities presented by the reuse scenarios and determine community participants' 2-3 priority scenarios for further evaluation. JM Goldson to prepare summary of results.</p> <p>Final Feasibility Analysis and Market Study for preferred scenario: Team to further assess priority scenarios as determined through Public Meeting #2.</p> <p>Work Product: Summary of Public Meeting #2 and Final Feasibility Analysis and Market Study for Preferred Scenarios</p>		
Task 5 Third Public Meeting – Preferred Scenario	June-July	\$4,700
<p>Project Team Meeting #4: JM Goldson to review final Feasibility Analysis and Market Study with town's project management team/steering committee and present design for public meeting #3 participation exercise and presentation.</p> <p>Public Meeting #3 – Identify Preferred Scenario (June): Consultant team to present findings of final feasibility analysis and market study. JM Goldson to facilitate interactive group discussions exercise to weigh issues and opportunities presented by the reuse scenarios and to identify a preferred scenario. JM Goldson to prepare summary of results.</p> <p>Select Board Meeting: Review public comments received and draft final report, revised per public comments, with Select Board.</p> <p>Work Product: Final report with complete analysis of scenarios and identification of preferred scenario including financing options and implementation scenarios.</p>		
Total Labor Cost		\$24,400
Expenses (not to exceed)		\$500
Total		\$24,900

My colleagues and I believe we bring extensive relevant experience to this project through a wide range of personal experience in working with communities to build consensus and define clear goals for property re-development, to create historic preservation plans that preserve community character, and to initiate realistic and feasible re-use plans that can be carried through to execution at the end of the study period.

From our perspective, this study should not be an abstract exercise in creating a report that lives on a shelf, but rather, it should be the beginning of the property's successful re-development. The final report will be created with the close involvement of Town officials with the goal that they will be ready to move to the next step of development following the report's completion.

Please contact me at 617-872-0958 or jennifer@jmgoldson.com if you have any questions or need additional information.

Sincerely,

A handwritten signature in dark ink, appearing to read "Jennifer M. Goldson", with a long horizontal flourish extending to the right.

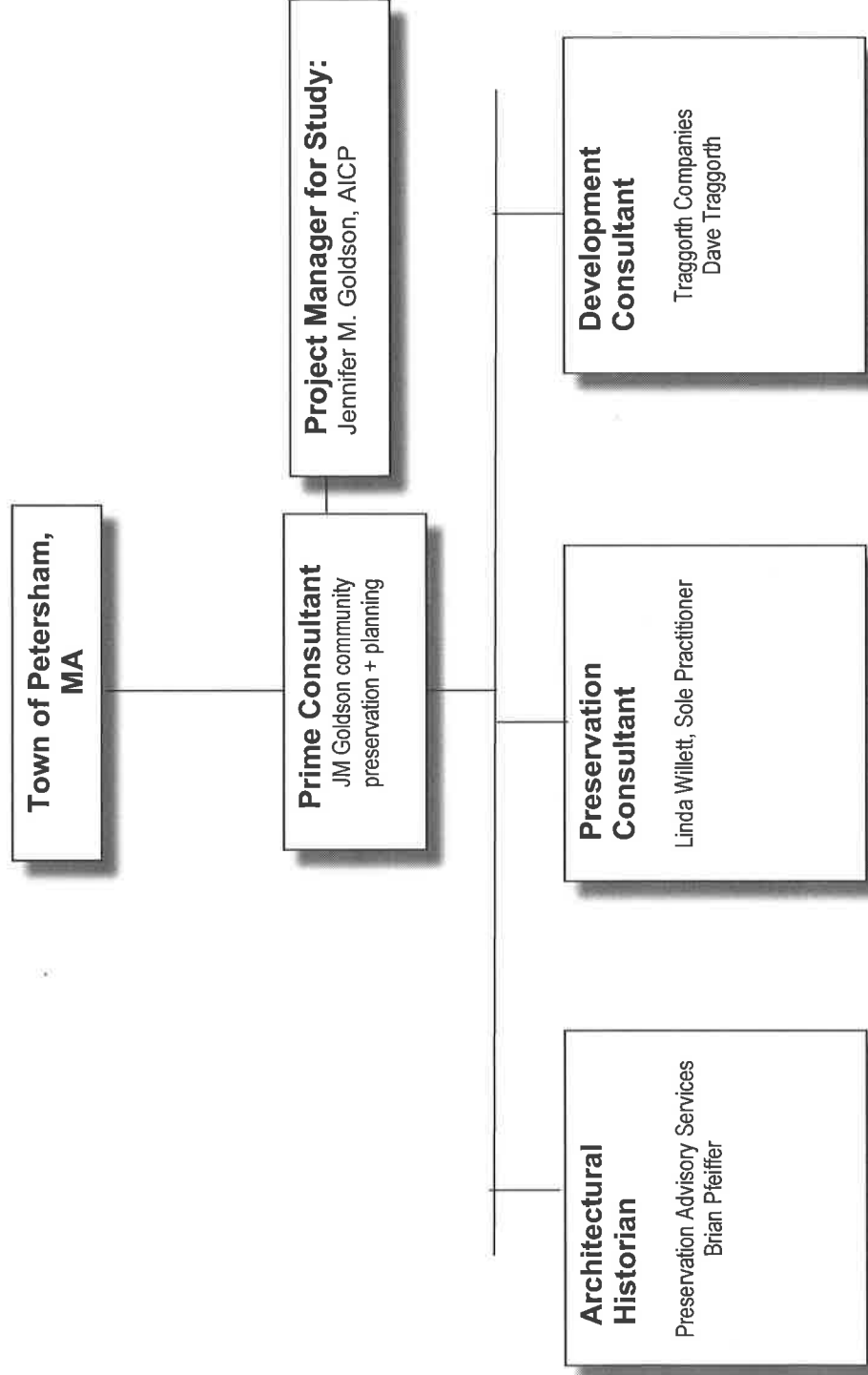
Jennifer M. Goldson, AICP

Principal

JM Goldson community preservation + planning

Commonwealth of Massachusetts DSB Application Form (Updated May 2014)	1. Project Name/Location for Which Firm is Filing: Nichewaung Inn & Academy Property Reuse Study Town of Petersham, MA		2a. DSB # Item #																																																																																																																																																																																																																																						
3a. Firm (Or Joint-Venture) - Name and Address Of Primary Office To Perform The Work: JM Goldson community preservation + planning 217 Beech Street Roslindale, MA 02131		2b. Mass. State Project #																																																																																																																																																																																																																																							
3b. Date Present and Predecessor Firms Were Established: 2006	3e. Name Of Proposed Project Manager: Jennifer M. Goldson, AICP For Study: Jennifer M. Goldson, AICP For Design: Not applicable																																																																																																																																																																																																																																								
3c. Federal ID #: 149-64-2045	3f. Name and Address Of Other Participating Offices Of The Prime Applicant, If Different From Item 3a Above: Not applicable																																																																																																																																																																																																																																								
3d. Name and Title Of Principal-In-Charge Of The Project (MA Registration Required): Jennifer M. Goldson, AICP (not an architect, therefore no registration) Email Address: Jennifer@jmgoldson.com Telephone No: 617-872-0958 Fax No.: none		3g. Name and Address Of Parent Company, If Any: Not applicable																																																																																																																																																																																																																																							
4. Personnel From Prime Firm Included In Question #3a Above By Discipline (List Each Person Only Once, By Primary Function -- Average Number Employed Throughout The Preceding 6 Month Period. Indicate Both The Total Number In Each Discipline And, Within Brackets, The Total Number Holding Massachusetts Registrations): <table border="0"> <tr> <td>Admin. Personnel</td> <td>()</td> <td>()</td> <td>()</td> <td>()</td> <td>()</td> <td>()</td> <td>()</td> <td>()</td> <td>()</td> </tr> <tr> <td>Architects</td> <td>()</td> <td>()</td> <td>()</td> <td>()</td> <td>()</td> <td>()</td> <td>()</td> <td>()</td> <td>()</td> </tr> <tr> <td>Acoustical Engrs.</td> <td>()</td> <td>()</td> <td>()</td> <td>()</td> <td>()</td> <td>()</td> <td>()</td> <td>()</td> <td>()</td> </tr> <tr> <td>Civil Engrs.</td> <td>()</td> <td>()</td> <td>()</td> <td>()</td> <td>()</td> <td>()</td> <td>()</td> <td>()</td> <td>()</td> </tr> <tr> <td>Code Specialists</td> <td>()</td> <td>()</td> <td>()</td> <td>()</td> <td>()</td> <td>()</td> <td>()</td> <td>()</td> <td>()</td> </tr> <tr> <td>Construction Inspectors</td> <td>()</td> <td>()</td> <td>()</td> <td>()</td> <td>()</td> <td>()</td> <td>()</td> <td>()</td> <td>()</td> </tr> <tr> <td>Cost Estimators</td> <td>()</td> <td>()</td> <td>()</td> <td>()</td> <td>()</td> <td>()</td> <td>()</td> <td>()</td> <td>()</td> </tr> <tr> <td>Drafters</td> <td>()</td> <td>()</td> <td>()</td> <td>()</td> <td>()</td> <td>()</td> <td>()</td> <td>()</td> <td>()</td> </tr> <tr> <td>Ecologists</td> <td>()</td> <td>()</td> <td>()</td> <td>()</td> <td>()</td> <td>()</td> <td>()</td> <td>()</td> <td>()</td> </tr> <tr> <td>Electrical Engrs.</td> <td>()</td> <td>()</td> <td>()</td> <td>()</td> <td>()</td> <td>()</td> <td>()</td> <td>()</td> <td>()</td> </tr> <tr> <td>Environmental Engrs.</td> <td>()</td> <td>()</td> <td>()</td> <td>()</td> <td>()</td> <td>()</td> <td>()</td> <td>()</td> <td>()</td> </tr> <tr> <td>Fire Protection Engrs.</td> <td>()</td> <td>()</td> <td>()</td> <td>()</td> <td>()</td> <td>()</td> <td>()</td> <td>()</td> <td>()</td> </tr> <tr> <td>Geotech. Engrs.</td> <td>()</td> <td>()</td> <td>()</td> <td>()</td> <td>()</td> <td>()</td> <td>()</td> <td>()</td> <td>()</td> </tr> <tr> <td>Industrial Hygienists</td> <td>()</td> <td>()</td> <td>()</td> <td>()</td> <td>()</td> <td>()</td> <td>()</td> <td>()</td> <td>()</td> </tr> <tr> <td>Interior Designers</td> <td>()</td> <td>()</td> <td>()</td> <td>()</td> <td>()</td> <td>()</td> <td>()</td> <td>()</td> <td>()</td> </tr> <tr> <td>Landscape Architects</td> <td>()</td> <td>()</td> <td>()</td> <td>()</td> <td>()</td> <td>()</td> <td>()</td> <td>()</td> <td>()</td> </tr> <tr> <td>Licensed Site Profs.</td> <td>()</td> <td>()</td> <td>()</td> <td>()</td> <td>()</td> <td>()</td> <td>()</td> <td>()</td> <td>()</td> </tr> <tr> <td>Mechanical Engrs.</td> <td>()</td> <td>()</td> <td>()</td> <td>()</td> <td>()</td> <td>()</td> <td>()</td> <td>()</td> <td>()</td> </tr> <tr> <td>Planners: Urban./Reg.</td> <td>()</td> <td>()</td> <td>()</td> <td>()</td> <td>()</td> <td>()</td> <td>()</td> <td>()</td> <td>()</td> </tr> <tr> <td>Specification Writers</td> <td>()</td> <td>()</td> <td>()</td> <td>()</td> <td>()</td> <td>()</td> <td>()</td> <td>()</td> <td>()</td> </tr> <tr> <td>Structural Engrs.</td> <td>()</td> <td>()</td> <td>()</td> <td>()</td> <td>()</td> <td>()</td> <td>()</td> <td>()</td> <td>()</td> </tr> <tr> <td>Surveyors</td> <td>()</td> <td>()</td> <td>()</td> <td>()</td> <td>()</td> <td>()</td> <td>()</td> <td>()</td> <td>()</td> </tr> <tr> <td>Total</td> <td>()</td> <td>()</td> <td>()</td> <td>()</td> <td>()</td> <td>()</td> <td>()</td> <td>()</td> <td>()</td> </tr> </table>		Admin. Personnel	()	()	()	()	()	()	()	()	()	Architects	()	()	()	()	()	()	()	()	()	Acoustical Engrs.	()	()	()	()	()	()	()	()	()	Civil Engrs.	()	()	()	()	()	()	()	()	()	Code Specialists	()	()	()	()	()	()	()	()	()	Construction Inspectors	()	()	()	()	()	()	()	()	()	Cost Estimators	()	()	()	()	()	()	()	()	()	Drafters	()	()	()	()	()	()	()	()	()	Ecologists	()	()	()	()	()	()	()	()	()	Electrical Engrs.	()	()	()	()	()	()	()	()	()	Environmental Engrs.	()	()	()	()	()	()	()	()	()	Fire Protection Engrs.	()	()	()	()	()	()	()	()	()	Geotech. Engrs.	()	()	()	()	()	()	()	()	()	Industrial Hygienists	()	()	()	()	()	()	()	()	()	Interior Designers	()	()	()	()	()	()	()	()	()	Landscape Architects	()	()	()	()	()	()	()	()	()	Licensed Site Profs.	()	()	()	()	()	()	()	()	()	Mechanical Engrs.	()	()	()	()	()	()	()	()	()	Planners: Urban./Reg.	()	()	()	()	()	()	()	()	()	Specification Writers	()	()	()	()	()	()	()	()	()	Structural Engrs.	()	()	()	()	()	()	()	()	()	Surveyors	()	()	()	()	()	()	()	()	()	Total	()	()	()	()	()	()	()	()	()	3h. Check Below If Your Firm Is Either: (1) SDO Certified Minority Business Enterprise (MBE) <input type="checkbox"/> (2) SDO Certified Woman Business Enterprise (WBE) <input type="checkbox"/> (3) SDO Certified Minority Woman Business Enterprise (M/WBE) <input type="checkbox"/>	
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6. List **ONLY** Those Prime and Sub-Consultant Personnel Specifically Requested In The Advertisement. This Information Should Be Presented Below In The Form Of An Organizational Chart. Include Name Of Firm and Name Of The One Person In Charge Of The Discipline, With Mass. Registration Number, As Well As MBE/WBE Status, If Applicable:



7. Brief Resume of ONLY those Prime Applicant and Sub-Consultant personnel requested in the Advertisement. Include Resumes of Project Managers. Resumes should be consistent with the persons listed on the Organizational Chart in Question # 6. Additional sheets should be provided only as required for the number of Key Personnel requested in the Advertisement and they must be in the format provided. By including a Firm as a Sub-Consultant, the Prime Applicant certifies that the listed Firm has agreed to work on this Project, should the team be selected.			
a.	Name and Title Within Firm: Jennifer M. Goldson, AICP, Principal Planner	a.	Name and Title Within Firm: All sub-consultant resumes are attached.
b.	Project Assignment: Project Management and Community Engagement	b.	Project Assignment:
c.	Name and Address Of Office In Which Individual Identified In 7a Resides: 217 Beech Street Roslindale, MA 02131	c.	Name and Address Of Office In Which Individual Identified In 7a Resides: MBE <input type="checkbox"/> WBE <input type="checkbox"/>
d.	Years Experience: With This Firm: 9 With Other Firms: 15	d.	Years Experience: With This Firm: With Other Firms:
e.	Education: Degree(s) /Year/Specialization BS in Historic Preservation 1993 Master's of Community Planning 1998	e.	Education: Degree(s) /Year/Specialization
f.	Active Registration: Year First Registered/Discipline/Mass Registration Number None	f.	Active Registration: Year First Registered/Discipline/Mass Registration Number:
g.	Current Work Assignments and Availability For This Project: Agawam Housing Needs Assessment (Lead) Arlington Housing Production Plan (Sub) Stockbridge Community Visioning (Sub) Barnstable Housing Production Plan (Lead) Grafton Housing Trust Action Plan (Lead) Nantucket Housing Production Plan (Sub) Brookline Housing Production Plan (Sub) Middleborough Community Preservation Planning Services (Lead) Amherst Housing Trust Action Plan (Lead) Jennifer is available for the subject project as lead consultant.	g.	Current Work Assignments and Availability For This Project
h.	Other Experience and Qualification Relevant To The Proposed Project: (Identify Firm By Which Employed, If Not Current Firm): See attached Professional Bio.	h.	Other Experience and Qualification Relevant To The Proposed Project: (Identify Firm By Which Employed, If Not Current Firm):

8a. Current and Relevant Work By Prime Applicant Or Joint-Venture Members. Include ONLY Work Which Best Illustrates Current Qualifications In The Areas Listed In The DSB Advertisement (List Up To But Not More Than 5 Projects).					
a. Project Name and Location Principal-In-Charge	b. Brief Description Of Project and Services (Include Reference To Areas Of Experience Listed In DSB Advertisement)	c. Client's Name, Address and Phone Number. Include Name Of Contact Person	d. Completion Date (Actual Or Estimated)	e. Project Cost (In Thousands)	
				Construction Costs(Actual, Or Estimated If Not Completed)	Fee For Work For Which Firm Was Responsible.
(1) Stockbridge Community Visioning Stockbridge, MA Jennifer M. Goldson, AICP	Lead community engagement to develop comprehensive 20-year community vision to lay ground work for a new town master plan.	Town of Stockbridge, MA Jorja Ann P. Marsden, Town Administrator 50 Main Street, Stockbridge jorja.marsden@townofstockbridge.com 413-298-4170 x100	June 2016	NA	\$7,560
(2) Oliver House Reuse Project Middleborough, MA Jennifer M. Goldson, AICP	In her role providing community preservation planning services for the Town of Middleborough, Jennifer is managing strategic planning for town acquisition and reuse of the historic Oliver House.	Middleborough Community Preservation Committee Jane Lopes, Chair janelopes@comcast.net 508-944-0944	Expected July 2016	NA	\$2,577.60 to date (ongoing)
(3) Keith Homestead Reuse Project Bridgewater, MA Jennifer M. Goldson, AICP	In her role providing community preservation planning services for the Town of Bridgewater, Jennifer managed strategic planning for town acquisition and reuse of the historic Keith Homestead.	Bridgewater Community Preservation Committee Marilee Kenney Hunt, former Chair (current Town Clerk) mkhunt@bridgewaterma.org 508-697-0921	May 2014	NA	\$3,594.60
(4) Barnstable Housing Production Plan Barnstable, MA Jennifer M. Goldson, AICP	Prepare Housing Production Plan including design and facilitation of community engagement including focus groups and listening sessions.	Town of Barnstable, Growth Management Department Arden Cadrin, Housing Coordinator arden.cadrin@town.barnstable.ma.us (508) 862-4683	March-April 2016	NA	\$15,000
(5) Hopkinton Community Visioning Hopkinton, MA Jennifer M. Goldson, AICP	Lead community engagement to develop comprehensive 10-year community vision.	Town of Hopkinton, MA Norman Khumalo, Town Manager nkhumalo@hopkintonma.gov 508-497-9701	July 2014	NA	\$4,500

8b. List Current and Relevant Work By Sub-Consultants Which Best Illustrates Current Qualifications In The Areas Listed In The Advertisement (Up To But Not More Than 5 Projects For Each Sub-Consultant). Use Additional Sheets Only As Required For The Number Of Sub-Consultants Requested In The Advertisement and They Must Be In The Format Provided.					
Sub-Consultant Name:					
a. Project Name and Location Principal-In-Charge	b. Brief Description Of Project and Services (Include Reference To Areas Of Experience Listed In DSB Advertisement)	c. Client's Name, Address and Phone Number (Include Name Of Contact Person)	d. Completion Date (Actual Or Estimated)	e. Project Cost (In Thousands) Construction Costs (Actual, Or Estimated If Not Completed)	Fee for Work for Which Firm Was Responsible
(1) Historic Unitarian Meetinghouse 11 Orange Street, Nantucket, MA Brian Pfeiffer, Preservation Advisory Services, project manager (617)-661-4753	Assess interior & exterior condition of a 1809 meetinghouse; develop plans for conservation & restoration; solicit bids from contractors & supervise work including re-instatement of 1844 trompe l'oeil painting on interior	Second Congregational Society of Nantucket (Unitarian) c/o David Barham, Building Committee 6 Pine Street, Nantucket, MA Tel. (508) 221-3730	Project completed 2012	\$900,000+	\$70,000+
(2) Cheshire Mills Complex Harrisville, New Hampshire Linda Willett, project manager (603) 882-1294	Supervise Historic Structures Report; develop long-term plan for commercial/industrial re-development; serve as in-house general contractor for rehabilitation & renting of 73,000 sq. ft., mid-19 th century mill complex (now 75% occupied); installation of biomass boilers for renewable energy; wrote grants to fund 65% of energy project cost (\$230,000); re-instated Hydropower - prepared successful Federal Energy Regulatory Commission application that resulted in an <i>Order Granting Exemption From Licensing</i> for 90-kW hydro project	Historic Harrisville, Inc. Kathleen Bollerud, Chairman of the Board of Trustees during project Box 79 Harrisville, NH 03450 Tel. 603-827-3617	Project completed 2015	\$4,580,000	n/a work done in capacity as staff member during project
(3) Harrisville General Store Harrisville, New Hampshire Linda Willett, project manager (603) 882-1294	initiated purchase & rehabilitation (\$887,270) of the 5,500 sq. ft., 1838, Harrisville General Store building which now houses the post office, four apartments, and a general store. Hired managers and continue to oversee the operation of the store and café as important commercial & social center of village	Historic Harrisville, Inc. Kathleen Bollerud, Chairman of the Board of Trustees during project Box 79 Harrisville, NH 03450 Tel. 603-827-3617	2000-2014 Three phases	\$900,000	n/a work done in capacity as staff member during project

(4) Mission Hill Fenwood Road & Francis Street Boston, Massachusetts David Traggorth, project manager (617)-542-6500	Rehabilitation of 81 units of housing in 17 historic buildings owned by non-profit tenants cooperative; develop project plan, schedule & financing utilizing state and federal historic tax credits and 4% low income housing tax credits.	Karen Gately, Executive Director Roxbury Tenants of Harvard (617) 232-4306	2016	\$20,000,000	\$120,000
(5) Cable Mills 160 Water Street Williamstown David Traggorth, Full project management (617)-542-6500	Mixed income 61 unit development utilizing DHCD soft subsidy resources on a nine acre site in Williamstown, MA next to Williams College. Utilized state and federal historic tax credits.	Bart Mitchell, Managing Principal Mitchell Properties (617) 312-9310	2016	\$26,000,000	\$170,000

9. List All Projects Within The Past 5 Years For Which Prime Applicant Has Performed, Or Has Entered Into A Contract To Perform, Any Design Services For All Public Agencies Within The Commonwealth. *******NOT APPLICABLE AS PRIME APPLICANT (JM GOLDSON) IS NOT A PERFORM DESIGN SERVICES.*******

# of Total Projects:		# of Active Projects:		Total Construction Cost (In Thousands) of Active Projects (excluding studies):		
Role P, C, JV *	Phases St., Sch., D.D., C.D., A.C. *	Project Name, Location and Principal-In-Charge:		Awarding Authority (Include Contact Name and Phone Number)	Construction Costs (In Thousands) (Actual, or Estimated if Not	Completion Date (Actual or Estimated) (R)Renovation or (N)New
		1.				
		2.				
		3.				
		4.				
		5.				
		6.				
		7.				
		8.				
		9.				
		10.				

* P = Principal; C = Consultant; JV = Joint Venture; St = Study; Sch. = Schematic; D.D. = Design Development; C.D. = Construction Documents; A.C. = Administration of Contract

10.	Use This Space To Provide Any Additional Information Or Description Of Resources Supporting The Qualifications Of Your Firm And That Of Your Sub-Consultants For The Proposed Project. If Needed, Up To Three, Double-Sided 8 1/2" X 11" Supplementary Sheets Will Be Accepted. APPLICANTS ARE ENCOURAGED TO RESPOND SPECIFICALLY IN THIS SECTION TO THE APPLICATION EVALUATION - PROJECT EXPERIENCE REQUESTED IN THE ADVERTISEMENT.				
Be specific – No Boiler Plate					
11.	Professional Liability Insurance:				
	Name of Company: Travelers	Aggregate Amount \$2M (plus "excess liability umbrella \$1M)	Policy Number 680-0D296255-15-42	Expiration Date 4/12/16	
12.	Have monies been paid by you, or on your behalf, as a result of Professional Liability Claims (in any jurisdiction) occurring within the last 5 years and in excess of \$50,000 per incident? Answer YES or NO . If YES, please include the name(s) of the Project(s) and Client(s), and an explanation (attach separate sheet if necessary).				
	No				
13.	Name Of Sole Proprietor Or Names Of All Firm Partners and Officers:				
	Name	Title	Status/Discipline	Name	Status/Discipline
	a. Jennifer M. Goldson, Principal Planner	not an architect	community planner	d.	
	b.			e.	
	c.			f.	
14.	If Corporation, Provide Names Of All Members Of The Board Of Directors:				
	Name	Title	Status/Discipline	Name	Status/Discipline
	a.			d.	
	b.			e.	
	c.			f.	
15.	Names Of All Owners (Stocks Or Other Ownership):				
	Name and Title	% Ownership	MA Reg.#	Name and Title	% Ownership
	a.			d.	
	b.			e.	
	c.			f.	
16.	I hereby certify that the undersigned is an Authorized Signatory of Firm and is a Principal or Officer of Firm. I further certify that this firm is a "Designer", as that term is defined in Chapter 7C, Section 44 of the General Laws, or that the services required are limited to construction management or the preparation of master plans, studies, surveys, soil tests, cost estimates or programs. The information contained in this application is true, accurate and sworn to by the undersigned under the pains and penalties of perjury.				
	Submitted By (Signature)	Jennifer M. Goldson, AICP, Principal Planner		12/11/15 Date	

The following forms MUST be attached to only ONE (ORIGINAL Copy) application: 1. SDO Certification required for MBE/WBE Firms; 2. Sub-Consultant Acknowledgment.

DSB
S-CA

Commonwealth of Massachusetts
Designer Selection Board SUB-CONSULTANT ACKNOWLEDGMENT

Project:

Nichewaug Inn & Academy Property Reuse
Study, Town of Petersham, MA

Applicant Designer:

JM Goldson

Sub-consultant:

Brian Pfeiffer

SUB-CONSULTANT ACKNOWLEDGMENT

The sub-consultant named above hereby certifies that it has been notified by the Applicant Designer that it has been nominated to perform work on the Applicant Designer's team for the above Project, which is under consideration at the Designer Selection Board.


Signature of Sub-Consultant Duly Authorized Representative

Brian Pfeiffer
Print Name and Title Architectural Historian

3

I, a requirement that all applicants supply this document signed, attached to the Original application, for each of the listed sub-consultants stating that they are aware and agree to being nominated by said applicant designer. Electronic signatures are accepted.

DSB S-CA	Commonwealth of Massachusetts Designer Selection Board SUB-CONSULTANT ACKNOWLEDGMENT
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Project: Nichewaug Inn & Academy Property Reuse
Study, Town of Petersham, MA

Applicant Designer: JM Goldson

Sub-consultant: TRAGGOKTIT COMPANIES LLC

SUB-CONSULTANT ACKNOWLEDGMENT

The sub-consultant named above hereby certifies that it has been notified by the Applicant Designer that it has been nominated to perform work on the Applicant Designer's team for the above Project, which is under consideration at the Designer Selection Board.


Signature of Sub-Consultant Duty Authorized Representative

DAVID TRAGGOKTITI, PRINCIPAL
Print Name and Title

Date 12/10/15

It is a requirement that all applicants supply this document signed, attached to the Original application, for each of the listed sub-consultants stating that they are aware and agree to being nominated by said applicant designer. Electronic signatures are accepted.

DSB S-CA	Commonwealth of Massachusetts Designer Selection Board SUB-CONSULTANT ACKNOWLEDGMENT
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Project: Nichewaug Inn & Academy Property Reuse Study, Town of Petersham, MA

Applicant Designer: JM Goldson

Sub-consultant: Linda Willett

SUB-CONSULTANT ACKNOWLEDGMENT

The sub-consultant named above hereby certifies that it has been notified by the Applicant Designer that it has been nominated to perform work on the Applicant Designer's team for the above Project, which is under consideration at the Designer Selection Board.

Linda Willett
Signature of Sub-Consultant Duly Authorized Representative

Linda Willett
Print Name and Title

December 11, 2015
Date

It is a requirement that all applicants supply this document signed, attached to the Original application, for each of the listed sub-consultants stating that they are aware and agree to being nominated by said applicant designer. Electronic signatures are accepted.

J M Goldson

community preservation
+ planning

JENNIFER M. GOLDSON, AICP, PRINCIPAL PLANNER

PROFESSIONAL PROFILE

Jennifer Goldson formed JM Goldson community preservation + planning in 2006 to help communities create successful community preservation programs and address affordable housing needs. Her 20+ year professional background blends affordable housing, comprehensive planning, historic preservation, open space conservation, community engagement, and implementation of the Massachusetts Community Preservation Act. Jennifer is certified by the American Institute of Certified Planners and is a member of the International Association of Facilitators.

JM Goldson provides client communities with a holistic and thoughtful approach to planning. JM Goldson's approach focuses on protecting community assets and enhancing housing choice in ways that are compatible with other community and regional goals. JM Goldson is known for facilitating highly-interactive public engagement, bringing clarity to ambiguous situations, and customizing work products to best meet client communities' needs.

JM Goldson has a strong track record assisting communities with community preservation and affordable housing planning and implementation, including Housing Production Plans, Housing Needs Assessments, Community Preservation Plans, and Affordable Housing Trust Action Plans. Jennifer is the primary author of Massachusetts Housing Partnership's (MHP) *Municipal Affordable Housing Trust Guidebook*, which received the 2010 Outstanding Planning Award from the Massachusetts Chapter of the American Planning Association. Jennifer is also the primary author of MHP's *Municipal Affordable Housing Trust Implementation Manual*, released in November 2015, and the updated MHP and CHAPA *Community Preservation and Affordable Housing Guidebook*, planned for release in early 2016.

Among JM Goldson's municipal clients are Agawam, Amherst, Arlington, Barnstable, Bridgewater, Brookline, Concord, Eastham, Easton, Hopkinton, Grafton, Manchester-by-the-Sea, Medway, Middleborough, Norwood, Pelham, Stockbridge, Stoughton, Somerville, Southborough, Sudbury, West Bridgewater, Westford, Westport, and Williamstown. In 2008, Jennifer was the primary author of the Community Preservation Coalition's *CPA Update*, a monthly email-newsletter subscribed to by Community Preservation Committees across the state.

Prior to forming JM Goldson, Jennifer managed the City of Newton's Community Preservation program, one of the first and largest CPA programs in Massachusetts. Under her management, Newton's CPA program funded over \$12 million in community housing, open space, recreation, and historic preservation projects, including the city's purchase of Angino Farm, the last farm in Newton, and Kessler Woods. Working with the city from inception of the CPA program, she established and administered a clear and effective evaluation and review process that the Community Preservation Committee relied on to select projects in highly competitive funding rounds.

As project manager for the Town of Brookline's comprehensive planning initiative, Jennifer worked closely with the Comprehensive Plan Committee, town officials, and neighborhood groups to identify issues and opportunities in the areas of affordable housing, parks and

open space, historic preservation, transportation, economic development, and community facilities. Jennifer was primary author of *The Brookline Plan: Program & Progress*, a document culminating the first phase of the comprehensive planning process.

In addition to her experience in local government, Jennifer has extensive experience in the private sector. She was a preservation planner for the Newport Collaborative Architects, a full-service architecture and planning firm in Newport, Rhode Island, where she prepared community visioning and master plans. She also developed town-wide historic resource surveys for the Connecticut Historical Commission and prepared historic tax credit applications for rehabilitation projects in Rhode Island. Prior to that, Jennifer was a preservation research associate for the Conservation Technology Group in Newport, a firm specializing in the conservation of historic sites, architecture, and monuments.

Jennifer earned a Master's degree in Community Planning from the University of Rhode Island and a BS in Historic Preservation with a minor in Architecture from Roger Williams University. She was editor of the New England Planning Newsletter and served on the Board of the Massachusetts chapter of the American Planning Association.

In her hometown, Jennifer served as vice president of the Roslindale Village Main Street (RVMS) Board of Directors, co-chair of the RVMS Design Committee, and was appointed by Mayor Menino as a member of the Roslindale Advisory Group for Strategic Planning & Rezoning. She was recognized by Mayor Menino for her contributions to the RVMS Design Committee as volunteer of the year.

BRIAN PFEIFFER

PRESERVATION ADVISORY SERVICES

EXPERIENCE

- 1998 - Present **Independent consultant in architectural history, preservation covenants building conservation & development of historic properties**
Representative Projects: Historic Boston, Incorporated [Boston, MA] – on-going consultation regarding the management and development of the organization's program of holding historic preservation restrictions; South Church Preservation Fund [Nantucket, MA] – survey & repair specifications of building fabric for the Historic Unitarian Meetinghouse, bidding & supervision of repairs to tower (budget \$450,000) & interior *trompe l'oeil* decoration (budget \$400,000); Harvard University's Harvard Capital Planning and Project Management [Cambridge, MA] – survey of 18th to 21st century interiors for all buildings on Harvard's Cambridge, Allston, Medical School and Arboretum campuses & preservation recommendations for 750+ interiors; Nantucket Preservation Trust [Nantucket, MA] – on-going preparation of preservation restriction agreements; Preservation Massachusetts, Inc. [Boston, MA] – on-going administration of preservation restrictions; Historic Harrisville, Inc. [Harrisville, NH] – survey of Cheshire Mill complex & preparation of Historic Structure Report; and contributing writer *Apollo Magazine*.
- 2006- Present **Boston Architectural College, Boston, Massachusetts**
Instructor in architectural history
- 1987 - 1998 **Society for the Preservation of New England Antiquities (SPNEA)**
Vice President for Conservation and Preservation Services: supervised SPNEA's architectural conservation programs (annual budget \$1,500,000) including Property Care Department (care & maintenance of 45 museum properties), Conservation Services (analysis & treatment of architecture & furniture), and Stewardship (administration of more than 60 preservation restrictions); responsible for special projects including development *Historic Colors of America* Paint Chart; participation in segments of Bob Vila's *Home Again*; de-accessioning properties; negotiation of private donations and grants related to architectural preservation.
- 1997 **Northeastern University, Department of Public History**
Lecturer in historic preservation for a graduate course in the history, philosophy and practice of architectural preservation.
- 1981 - 1987 **Architectural Conservation Trust for Massachusetts (ACT)**
Consultant for non-profit revolving fund: established a preservation easement program and a consulting service that advised on more than 200 private historic preservation projects, including applications for the National Register of Historic Places, Historic Preservation Tax Credits & Federal 106 Review.

- 1974 - 1981 **Independent consultant in architectural history projects**
 Representative projects: Massachusetts Historical Commission [Boston, MA] – architectural consultant for initial development of a regional survey of historic resources in eastern Massachusetts; Shepley, Bulfinch, Richardson & Abbott, Architects [Boston, MA] – historical survey of Lowell textile mills & associated housing for the creation of a then-proposed National Park; Museum of Afro-American History [Boston, MA] historical research for archaeological dig along Southwest Corridor of Boston; National Park Service, Northeast Regional Office [Boston, MA] – historical surveys of the Cape Cod National Seashore and Acadia National Park; community-wide historical inventories for the communities of: Meriden, CT; Lynn, MA; Medford, MA; Uxbridge, MA; Wilmington, MA; Worcester, MA; Nashua, NH.

EDUCATION

- 2009, 2010
 & 2011 **Breadloaf Writers' Conference, Middlebury, Vermont** – participating writer
 - manuscripts accepted in non-fiction
- 1994 **International Center for the Study of the Preservation and Restoration of Cultural Property, Rome, Italy** Science for conservators, intensive review of chemistry as applied to the conservation of historic building materials, works of art and finishes.
- 1992 **University of York, Institute of Advanced Architectural Studies, York, England**
 Directed study in building conservation.
- 1990-1992 **Goethe Institute, Boston, MA**
 Instruction in German language.
- 1982-1983 **RESTORE Restoration Skills Training Program, New York, NY**
 Instruction in the analysis, repair, conservation and cleaning of historic masonry materials.
- 1976 & 1982 **Boston Architectural Center, Boston, MA**
 Studio instruction in architectural design and architectural drawing.
- 1976 **University Per Stranieri, Perugia, Italy**
 Instruction in Italian language.
- 1971-1974 **Boston University, College of Liberal Arts, Boston, MA**
 Bachelor of Arts Magna Cum Laude with distinction in Fine Arts.

LECTURES & ARTICLES

- October 2012 **"Reflections on 40 Years of Preservation"** talk for the celebration of the 40th anniversary of Historic Harrisville, Inc.
- January 2012 **"A Return to Splendor: the Isabella Stewart Gardner Museum"** *Apollo Magazine*
- January 2010 **"Archive of Endeavour"** *Apollo Magazine*
- March 2008 **Training Session in the Historic Uses of Lime** – Shepherdstown, West Virginia, Traditional Timber Frame Advisory Group

June 2008	"Building with Lime" <i>Timber Framing: Journal of the Timber Framers' Guild</i> No. 88
June 2007	"Philip Johnson's Glass House" <i>Apollo Magazine</i>
October 2006	"At Home on Chestnut Street" <i>Apollo Magazine</i>
August 2006	"The East Brick, Nantucket" <i>Antiques & Fine Arts</i>
2006	"Can Our Historic Buildings Survive Another Century of Our Care?" Egan Institute of Maritime Studies, Nantucket, Massachusetts
2003	"How Quickly We Forget" Building Limes Forum Bury St. Edmunds, United Kingdom
2002	"Historic Masonry Buildings in New England – Can They Survive Any More of Our Care?" American Lime Conference Virginia Lime Works, Amherst, Virginia
1999	"Historic Uses of Lime in New England Building" Workshop Historic Harrisville, Inc., Harrisville, New Hampshire
1999	"Innovation & Building Conservation in New England" Annual Building Conservation Conference National Trust for Scotland, Aberdeenshire, Scotland
1996	"The New England House and its Interior" Professional Development Conference - Institute of Advanced Architectural Studies, York, England

MEMBERSHIPS

Past President, Shirley-Eustis House Association, Roxbury, MA
 Past member of Governing Committee, Building Limes Forum, UK
 Cambridge Historical Society, Cambridge, MA
 Historic New England, Boston, MA
 Nantucket Historical Association
 National Trust for Historic Preservation
 Life Member, Society for the Protection of Ancient Buildings, London, UK
 Society of Architectural Historians, Chicago, IL
 Timber Framers' Guild, Becket MA
 Royal Oak Society, New York
 Göttingen Handel-Gesellschaft, Göttingen, Germany
 Les Amis de Versailles, Versailles, France



Traggorth Companies LLC

Traggorth Companies LLC (TC), headquartered in Boston, provides high-quality real estate advisory services for residential, commercial, and mixed use ventures. In addition, TC takes on projects for its own account.

50 Summer Street
Boston, MA 02110

(o) 617-542-6500
(w) traggorthcompanies.com

TC consulting projects typically involve mixed-use, mixed-income developments with a focus on multi-family in cities and towns where the use of alternative finance structures or public/private partnerships “unlocks” projects.

Dave Traggorth and Dan Hubbard are Traggorth Companies’ principals and have a successful track record developing successful mixed-use, mixed-income real estate projects.

Competitive Advantages as a Consultant

Relationships: TC has long-established relationships with government agencies, investors, banks, architects & engineers, contractors, lawyers, marketing agents, and other professionals. This enables us to assemble the right team for each venture and execute quickly.

Private & Public Finance: TC has experience in and understands the full spectrum of real estate finance from purely market rate transactions to entirely publically financed transactions and has directly managed projects with a mix of both.

Design & Construction: TC has specialized skills in design & construction based on years of experience in the field and shepherding projects through the entire process from concept to occupancy. TC has a comprehensive checklist utilized on every project of lessons learned that get incorporated into the design and construction process.

Marketing & Public Relations: TC has a proven track record in leading marketing campaigns associated with the opening or rebranding of a real estate asset and achieving high occupancy very quickly. TC is experienced in working through community process related to approvals and responding constructively to community feedback.

Financial Sustainability: TC continues to asset manage many of its projects post occupancy. It understands the impacts of financial, design, and construction decisions well after the project is completed and occupied.

Efficient and Effective: TC understands how valuable efficient, effective, and proactive project management up front can save significantly in the long-run.

References for TC are available upon request.

Linda Willett
4 Davis Court
Nashua, New Hampshire 03064
(603) 882-1294

Experience

- 1999-Present Historic Harrisville, Inc. (Harrisville, New Hampshire)
Executive Director: responsibilities include managing Historic Harrisville's National Historic Landmark mills and mill-related buildings; preparing and administering the foundation's budget; planning and implementing major improvements; preparing building assessments and documentation; writing specifications and contracts; supervising staff and contractors; managing tenants and leases; and grant writing and administration.
- Recent Projects: Cheshire Mills Complex - wrote grants, collaborated on Historic Structures Report, wrote specifications, and acted as general contractor for the \$4,580,000 rehabilitation of the 70,000 sq. ft., mid-19th century mill complex (currently 75% occupied.) Initiated and carried out the installation of biomass boilers to provide renewable energy for the complex; wrote grant that funded 65% of the project cost (\$230,000), reduced heating costs by 20%. Hydropower - responsible for the preparation of a successful Federal Energy Regulatory Commission application that resulted in an *Order Granting Exemption From Licensing* for a 90-kW hydro project; continue to work on the civil works and installation of the equipment necessary to reestablish hydropower as a source of renewable energy for the mill complex. Harrisville General Store Building - initiated the purchase and rehabilitation (\$887,270) of the 5,500 sq. ft., 1838, Harrisville General Store building which now houses the post office, four apartments, and a general store. Hired managers and continue to oversee the operation of the store and café. Responsible for the completion of numerous projects involving lime mortar, slate roofs, timber repairs, carpentry repairs, interior fit-ups, renovations and system upgrades. Historic Harrisville's 13 buildings house 40 tenants, nine affordable housing units, 31 businesses and studios; 80 people work in HHI's 13 buildings.
- 1989-1999 Society for the Preservation of New England Antiquities (SPNEA – Historic New England)
Curator of Buildings: responsibilities included the care of all SPNEA properties; the monitoring of all buildings to determine existing conditions, scope of work, budget and personnel needs; preparation of specifications, plans, and major improvement schedules; assembling and analyzing contract bids, interviewing contractors and preparing contracts; coordinating photographic and written documentation of past and current maintenance and major improvement histories and techniques; supervising Property Care Manager, Paint and Carpentry Crews and contractors; responsible for the overall direction, coordination, and evaluation of all Property Care personnel; and the planning and administration of all Property Care budgets.
- 1987-1989 National Trust for Historic Preservation, Northeast Regional Office
Program Associate: responsibilities included the development and implementation of regional advisory and field services programs; providing technical assistance; managing the regional Preservation Services Fund grant program; and coordinating the rural preservation program.

Board Memberships

- 2014-present New Hampshire State Historical Resources Council
1992-1999 Hunt Building Restoration Committee
Chairman 1993-1996, Building Committee Chairman 1993-1999,
Renovation of Ralph Adams Cram library building

1984-1992	Inherit New Hampshire Chairman 1989-1992. Statewide historic preservation organization (now known as New Hampshire Preservation Alliance)
1987-1992	Burbank Advisory Committee Advised library trustees on public art purchases
1984 -1987	New Hampshire Public Radio, WEVO Secretary and member of Executive and Planning Committees
1983-1987	Board of Aldermen, Nashua, New Hampshire Ward 3 Alderman, two terms. Chairman Planning and Economic Development Committee Reviewed land use proposals, master plan, and zoning legislation Chairman of the Elementary School Coordinating Committee Oversaw the \$3.2 million renovation of Mt. Pleasant School
1981- 1984	Nashua Historic District Commission Secretary. Project Director of cultural resource survey, assisted in the establishment of local and national historic districts.

Education

1970-1974	University of New Hampshire, School of Arts and Sciences, Durham, NH. Bachelor of Arts in Philosophy, Minor in English Literature
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Professional Training

2003	Quinque Foundation Fellowship Administered by Historic Scotland for the study of building conservation
1993	Institute of Advanced Architectural Studies, York University, York England Timber Frame Repair Course
1991	Masonry Conservation Training Course National Park Service
1991	Wood Conservation Training Course National Park Service
1990	Architectural Drawing Harvard Graduate School of Design

The Marais

Project Profile *Completed*

Located in Boston's South End, this seven story wing of the former St. James Hotel had been abandoned since the mid-1990's.

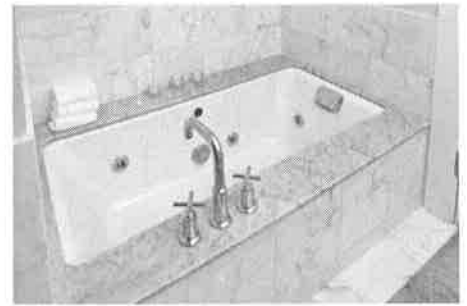
After more than a year of construction and restoration, the building features eight luxury residences next to some of New England's finest award-winning dining, fascinating boutiques, and innovative galleries.

Amenities include sweeping views of the Back Bay, a pet spa, garage parking, dry cleaning service, and private elevator access into each residence.

Apartments feature historic windows, massive private balconies, gas fireplaces with restored marble mantle pieces, 9+ ft ceilings, stainless appliances with gas cooking, marble bathrooms with radiant heating

Since opening in late 2011, the project has been 100% occupied with rents ranging from \$3,500 to \$8,000.

TC Staff provided full project management services throughout development and continues to provide asset management services.



The Traggoth Companies
LLC
50 Summer Street
Boston, MA 02110
(617) 617-542-6500

Atlas Lofts

Project Profile *Completed*

Located in Chelsea, MA, the building that is now Atlas Lofts was in the early 1900's a paper box factory that served much of New England.

Situated in an abandoned industrial area, it is now part of the Box District neighborhood and a thriving 53 unit, loft-style apartment building.

Amenities include a roof deck, fitness center, community room, WIFI, bike storage, and basement storage. The building is also powered by solar electricity on the roof.

Each loft features massive windows, tall ceilings with exposed brick and beam construction, concrete floors, granite counters, extra tall cabinets, and gas cooking.

Since opening in late 2010, the project has been 98% occupied with rents ranging from \$1,400 to \$2,000.

TC staff provided full project management services throughout development and continues to provide asset management services.

For more information visit www.atlas-lofts.com



Before



After



The Traggorth Companies LLC
50 Summer Street
Boston, MA 02110
(o) 617-542-6500
(w) traggorthcompanies.com

Mosaic

Project Profile *In Construction*

Mosaic brings high quality market rate and affordable for-sale and rental housing options for the diverse and growing workforce of the Longwood Medical Area of Boston's Mission Hill Neighborhood.

Of the 145 residential units, 43 will be affordable condos, 43 market rate condos, and 60 will be low income tax credit rentals. The ground floor will contain a childcare center which will serve approximately 100 children, a significant portion of which will be low-income.

Project development costs exceed \$63M with funding sources that include city and state subsidy, federal low-income housing tax credits, grant funding from the Brigham and Women's Hospital, and private construction debt.

The project started construction in early 2015 and occupancy is expected in late 2016.

Roxbury Tenants of Harvard, a tenant controlled non-profit is the developer. TC staff oversees all aspects of the project from planning through marketing.



The Traggorth Companies LLC
50 Summer Street
Boston, MA 02110
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(w) traggorthcompanies.com



MOSAIC
ON THE RIVERWAY
AN RTH COMMUNITY

37 Washington

Project Profile *In-Construction*

Traggorth Companies is the direct developer of 37 Washington Street, originally built in 1882, and located in the heart of Haverhill's Historic Washington Street corridor.

Underutilized and vacant on the upper floors, the project involves the complete rehabilitation of the 20,000+ SF building into ground floor retail and 18 lofts ranging from 500 – 1000 square feet.

The building will feature tall 10+ ft ceilings, exposed brick, large efficient windows with generous natural light, high efficiency mechanical systems, a full service elevator to each floor, and well appointed kitchens and baths.

Construction is expected to be completed in the early Summer 2016.

The project is widely supported in the community as the next step in the Haverhill Renaissance and successfully received zoning and planning approvals.

To the right are renderings of proposed exterior and interior details and plans along with an image of its current façade and boarded up windows.



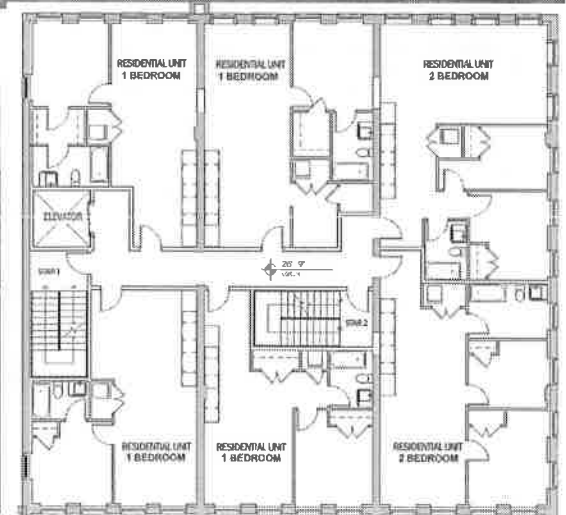
Proposed Façade



RETAIL 1



Before



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