

STANDARDS AND GUIDELINES

for the

BEDFORD-LANDING WATERFRONT HISTORIC DISTRICT





STANDARDS AND GUIDELINES

for the

BEDFORD-LANDING WATERFRONT HISTORIC DISTRICT

Prepared for the New Bedford Historical Commission

Adopted July 14, 2014 By the New Bedford Historical Commission

Chair
Vice Chair
William King
Wember
Wember
Member
Member
Member
Member
Member
Member
Member
Member
Secretary

Diana Henry
William King
William Barr
Keri Cox
James Lopes
Anne Louro
Jill Mclean
Corey Pacheco
Jan da Silva

Special thanks to Anne Louro Jan da Silva



Prepared by

ttl-architects, LLC Portland, Maine 2014

All illustrations not credited are from the collections of ttl-architects

Bedford-Landing Waterfront Historic District Standards and Guidelines has been financed in part with Federal funds from the National Park Service, U. S. Department of the Interior, through the Massachusetts Historical Commission, Secretary of the Commonwealth William Francis Galvin, Chairman. However, the contents and opinions do not necessarily reflect the views or policies of the Department of the Interior, of the Massachusetts Historical Commission, nor does the mention of trade names or commercial products constitute endorsements or recommendations by the Department of the Interior, or the Massachusetts Historical Commission. This program receives Federal funds from the National Park Service. The U. S. Department of the Interior prohibits discrimination on the basis of race, color, national origin, age, gender, or handicap in its federally assisted programs. If you believe you have been discriminated against in any programs, activity, or facility as described above, or if you desire further information, please write to: Office for Equal Opportunity, U. S. Department of the Interior, 1849 C Street NW, Room 1324, Washington, DC 20240.

TABLE OF CONTENTS

SECTION I – INTRODUCTION TO THE DISTRICT

	Purpose of the Handbook	1
	Creation of the Historic District	
	History and Character of the Bedford Waterfront Historic District	
	Architecture	
	Federal	
	Greek Revival	
	Italianate	
	Victorian (Eclectic/Vernacular)	
	Renaissance Revival	
	Romanesque RevivalClassical Revival	
SECTION II	THE DESIGN REVIEW AND APPLICATION PROCESS	C
SECTION II -	THE DESIGN REVIEW AND APPLICATION PROCESS	
	Design Review Principles	
	Changes Requiring Historical Commission Approval	
	Certificate of Appropriateness	
	Certificate of Non-Applicability	
	Certificate of Hardship	
	Procedure for Obtaining a Certificate	
	Application Materials for Commission Meetings	
	The Hearing Process	
	After Completion of Work	
	Enforcement	
	Financial Incentives	12
SECTION III -	- DESIGN REVIEW GUIDELINES	
	General Guidelines	13
	Preservation	
	Rehabilitation	
	Restoration	14
	Reconstruction	14
	Accessibility and Life Safety Considerations	15
	Commercial Storefronts	16
	Awnings and Canopies	16
	Doors, Steps, Fire Escapes and Porches	17
	Storm and Screen Doors	17
	Steps, Stairways and Railings	17
	Fire Escapes	
	Porches, Balconies, and Decks	
	Lighting	
	Masonry - Foundations and Elevations	
	Modern Equipment	
	Air Conditioning	21

STANDARDS AND GUIDELINES

	Meters	21
	Plumbing and Mechanical Vents	21
	Satellite Dishes/Antennas	21
	Solar Collectors	21
	Green Roofs	21
	Painting (Color)	
	Roof, Dormers, Roof Decks, Chimney and Gutters	
	Roofs	
	Dormers	
	Skylights	24
	Roof Decks	
	Chimneys	25
	Gutters and Downspouts	
	Signage	
	Permanent Signage	
	Directory Signage	
	Window Signage	
	Temporary Signs	
	Site Improvements	
	Driveways and Parking Lots	
	Fences/Gates and Walls	
	Landscaping (Hardscape)	28
	Alterations to Public Spaces	29
	Light Fixtures	29
	Sidewalks	29
	Street Furniture	29
	Benches	29
	Bike Racks	29
	Public Art and Murals	29
	Trash Cans	29
	Sidewalk Café Seating	29
,	Windows	30
	Windows	30
	Shutters	31
	Storm/Screen Windows	31
,	Walls, Trim and Ornament	32
	Siding	32
	Trim and Ornament	32
SECTION I	V — NEW CONSTRUCTION	
	Scale	
	Massing	
	Setbacks	
	Materials	
	Alignments & Rhythms	
	Roof Form ·····	
	Fenestration ·····	34

N	lew Additions	
	Historic BuildingsContext	.35 25
	Placement	
	Scale	
	Materials	
	Recommendations	.36
SECTION V — D	DEMOLITION	
G	General	.37
SECTION VI —	APPENDICES	
Н	requently Asked Questionslistoric Paint Colorsrchitectural Definitions	.39
В В М	Bedford-Landing Waterfront Historic District Rules and Regulations Bedford-Landing Waterfront Historic District Ordinance	.45 .47 .55
В	Bedford-Landing Waterfront Historic District Map	.64

STANDARDS AND GUIDELINES iii