



NEW BEDFORD HISTORICAL COMMISSION

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NBHC POLICY: PRIORITY OF HISTORIC STRUCTURES

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PURPOSE: To provide guidance to property owners and tenants to the historical significance and priority of each structure in the Bedford Landing-Waterfront Historic District due to the wide range of architectural styles and dates of construction for structures within the district. The NBHC has the authority under Chapter 40C of Massachusetts General Law to enact specific policy for the ranking of individual and groups of structures in order to apply suitable and consistent standards of review and treatment of all structures within the district.

The goal of the NBHC is to maintain a historic district that can grow and develop responsive of the changing needs of the property owners and tenants while keeping the architectural and historical integrity of the district intact.

GUIDELINES: All structures within the district are ranked according to their level of historical and architectural significance. The treatment approach, documentation and level of research for a specific project should be consistent with the priority ranking for each individual structure. The priority ranking of structures and the documentation that is expected for proposed project applications is as follows:

Priority 1- Those structures that are identified in the National Historic Landmark nomination for the district or New Bedford Whaling National Historical Park's enabling legislation as "mission essential".

- Proposed treatment must be consistent with the Secretary of the Interiors Standards for Rehabilitation and are encouraged to follow the standards for restoration or preservation, as the structure and proposed project warrant.
- Proposed changes of an existing condition, such as the color of exterior paint, shall be documented by an exterior finishes analysis and research that is specific to the subject structure and shall specify at least two target campaigns.
- Applications should clearly outline the treatment approach for the project. Application materials shall include all necessary drawings, reports, photographs and other materials that are required and shall include sources for all researched materials.

Priority 2- Those structures constructed during the period of significance of New Bedford Whaling NHP (1760-1920) but are not specifically listed as “mission essential”.

- Proposed treatment shall be consistent with the Secretary of the Interiors Standards for Rehabilitation.
- Proposed changes of an existing condition, such as the color of exterior paint, may be documented by analysis and research that is specific to the subject structure or be documented to be consistent with the period and style of the subject structure.
- Applications may outline the treatment approach for the project. Application materials shall include all necessary drawings, reports, photographs and other materials that are required.

Priority 3- Those structures constructed after the period of significance (1921-present) and new construction.

- Proposed treatment must be consistent with the Secretary of the Interiors Standards for Rehabilitation (including new additions).
- Proposed changes of an existing condition, such as the color of exterior paint, shall be documented to be consistent with the period and style of the subject structure and shall be consistent with the character of the district.
- Application materials shall include all necessary drawings, reports, photographs and other materials that are required.

Priority 4- Those structures constructed after the period of significance (1921-present) and are non-contributing structures to the district and have a negative impact on the district in general.

- Proposed treatment must be consistent with the Secretary of the Interiors Standards for Rehabilitation (including new additions) when applicable.
- Proposed changes of an existing condition shall be consistent with the character of the district.
- Application materials shall include all necessary drawings, reports, photographs and other materials that are required.

PROCESS: Proposed projects for ALL structures in the district, regardless of priority/historical significance are to be reviewed and approved by the NBHC by the application process for issuing a Certificate of Appropriateness, Non-Applicability or Hardship as each individual application warrants. Requirements for the various application packages are listed in the *Guidelines for the Bedford Landing-Waterfront Historic District*. Additional information for signs and air conditioners is also provided in additional NBHC policies.

If you are planning a project and have questions in regards to the appropriate treatment of your building or structure, please contact Derek Santos, the NBHC secretary and he will guide you through the application process as with all other changes that may require NBHC approval.

If you have any questions please do not hesitate to call. Derek can be reached at 508.996.4095 ext 11, fax 508.984.1250.

