



JON MITCHELL
MAYOR

CITY OF NEW BEDFORD

HISTORICAL COMMISSION

133 William Street, New Bedford, Massachusetts 02740
Telephone: (508) 979.1488

MINUTES

February 4, 2019

City Hall, Room 314 -133 William Street

Members Present:

Diana Henry, Chair
Bill King, Vice Chair
Janine da Silva
Tabitha Harkin
Alex Jardin-**arrived 6:18**
James Lopes
Anna Surma

Members Absent:

Bill Barr

Secretary and City Planning Staff:

Anne Louro, *Preservation Planner*

Call to Order:

D. Henry called the meeting to order at 6:03 P.M.

Roll Call:

A formal roll call was conducted confirming a quorum of the members present as stated above.

Approval of Minutes:

The minutes of the January 7, 2019 public meeting were approved.

Public Hearings

Case #2019.02

30 N Water Street, Unit 1 (Map 53, Lot 223A)

Certificate of Appropriateness: Signage

Tammy Gleeson presented the application, explaining that she resides in the building and recently purchased the first floor unit to open an aesthetic medicine business. A. Louro reviewed with members the signage elements included in the application.

Members discussed with Ms. Gleeson the existing exterior lighting on the building, confirming that the blade sign will not be illuminated.

MOTION to open the public hearing. Moved by J. da Silva and seconded by B. King.

Motion carried.

There were no public comments offered or recorded in favor of the petition, nor in opposition to the petition.

MOTION to close the public hearing. Moved by J. da Silva Lopes and seconded by B. King.

Motion carried.

There was no member discussion.

MOTION to approve Case #2019.02 for 30 N Water Street, Unit 1 (Map 53, Lot 223A) as submitted and grant the Certificate of Appropriateness.

Motion moved by J. Lopes and seconded by J. da Silva.

Motion carried.

Case #2018.03

18 Johnny Cake Hill (Map 53, Lot 161)

Certificate of Appropriateness: Building Rehabilitation

Michelle Taylor, representing the Whaling Museum and Jane Gleason, of Civitects Architecture presented the application explaining the scope of work to include the replacement of the window sealants, repairing wood trim and painting n portions of the Bourne and Wood Buildings. She noted the adherence to the Secretary of the Interior Standards, as there is a Preservation Restriction on the buildings and that the work is partially funded through a MHC grant and should begin in March, weather dependant.

A. Surma sought the specifications for the glazing putty with Ms. Gleason noting the use of latex sealants and the window putty to be a single component polyurethane compound with application to match taper of existing window putty. In response to J. da Silva, Ms. Gleason stated that wood repairs are part of the project specifications, and that the type of wood and type of repair would be determined based on the wood species and type of repair needed.

A. Louro noted that MHC will be reviewing and approving the specifications due to the Preservation Restriction and additionally, due to the grant funding, the Whaling Museum must submit a Completion Report to MHC demonstrating that the work was executed in accordance to the approved specifications and followed the Secretary of the Interior Standards.

MOTION to open the public hearing. Moved by J. da Silva and seconded by B. King.

Motion carried.

There were no public comments offered or recorded in favor of the petition, nor in opposition to the petition.

MOTION to close the public hearing. Moved by B. King and seconded by J. da Silva.

Motion carried.

There was no member discussion.

MOTION to approve Case #2018.03 for 18 Johnny Cake Hill (Map 53, Lot 161), accept the rehabilitation plan as submitted and issue a Certificate of Appropriateness.

Motion moved by J. da Silva and seconded by B. King.

Motion carried.

New Business:

Determination of Significance for Community Preservation Act Historic Resources - Capitol Theatre

A. Louro reminded members that properties which are seeking CPA funding and are not listed in State Register of Historic Places must be determined significant by the local Historical Commission. A. Louro explained that numerous historic resources were seeking CPA funding in the current application round and that the Capitol Theater application was the only resource not listed in the State Register.

A. Louro explained that on behalf of the NBHC, she had recently submitted to MHC a CLG Opinion form, making demonstrating the historical significance of the Capitol Theatre and seeking its eligibility to be listed on the National Register of Historic Places. She also noted that WHALE updated the Inventory Form for the Capitol Theatre and that MHC concurred, stating that the theatre was eligible for listing in the National Register. However, the resource, although determined eligible, is not currently listed in the Registers, therefore for the purposes of the CPA funding, the NBHC must determine historical significance.

A. Louro referenced the copy of the CLG Opinion Form she provided to the members which outlined the historical associations the theatre had to both local and national contexts.

MOTION to find the Capitol Theatre historically significant based on the documentation provided by the Preservation Planner.

Motion moved by J. da Silva and seconded by A. Jardin.

Motion carried.

Old Business:

1. Election of Officers

Members confirmed that the current slate of officers was still interested in serving.

MOTION to retain the current slate of officers.

Motion moved by J. Lopes and seconded by J. da Silva.

Motion carried.

2. 117 Union Street Infill Preliminary Design Discussion

A. Louro noted that J. da Silva, due to the federal furlough, had not yet had the opportunity to review the project proposal with the rest of the Commission; however she had reviewed the previous submitted drawings and meeting minutes.

A. Louro informed members that the project proponent intends to submit an application for a Certificate to be reviewed at the March meeting. She stated that an application was submitted earlier in the day, but she did not accept it due to its lacking manufacturer specifications for materials and that she anticipated a complete application submittal within the next few days.

A. Louro used the screen and projector for members to review the plans which were submitted via email to her, noting that she did not believe these to be the final plans for permitting. Members agreed that that they would expect more advanced plans for permitting review purposes.

A. Surma expressed her disappointment that the fifth floor had not been setback sufficiently on all sides. Members agreed that the fifth floor setback was necessary in order for the top story to recede visually.

Members were in agreement that the current cornice on the fourth story may be too shallow and needed to be stronger and deeper.

The first floor façade along Barker's Lane was discussed, with the notation that the utility room door was to be moved around the corner to the west wall and that the architect stated the possibility of adding a window to the north façade to break up the large expanse of wall. While members expressed their appreciation for public art, they agreed that a potential wall mural should not be the basis for the building design. There was consensus that the blank wall along Barker's Lane required further attention.

Members discussed the use of the Hardieplank on the west wall as a cost-savings measure, expressing their desire for the continued use of brick along the west wall.

The proposed parking area was briefly discussed with members having the impression that it may be used as a loading zone. A. Louro confirmed that the Moby Dick Building was part of the overall project and that they were connected internally, but that they would be reviewing the buildings separately.

Members agreed that the N Second Street storefront elevation was monotonous and the possibility of a second entrance should be strongly explored to divide the space and help to activate the sidewalk.

Roof mechanical equipment was discussed, with members noting their location centered on the roof. A. Louro stated that she did not know the heights of the units and questioned their visibility from Custom House Square and perhaps the need for some type of screening.

Building shadow cast onto the park was discussed and the potential for Custom House Square to be negatively impacted.

Members discussed the flush fifth story northeast corner and the possibility of requiring a setback. Review of the fifth story interior demonstrated the possibility that the northeast corner unit could be setback along the east façade. J. da Silva stated her displeasure with the height of the building and that the fifth story was not setback on all facades.

Members reviewed the changes that had been made by the design team and reviewed further changes that may be required. The secondary Union Street door was noted for its weak design and A. Louro stated she was uncertain if there was a brick pattern under the windows. Members wanted the use of brick patterning, but not for it to overpower the elevation.

There was discussion regarding the Juliet Balcony and its use as an aesthetic effect as well as the light and venting requirement for the small units. A. Louro noted that the balcony is a standard formula design in these types of buildings.

Members reviewed the façade materials and the cement fiber board applications. Members voiced their opposition to the use of a wood grain Hardieplank and narrow boards that may appear as wood clapboards, which would not be found in a building such as this. Corrugated or reflective material was not desired on the fifth floor and noted the opportunity to explore different colors, noting the green cement fiber panels that exist on Purchase Street.

Members reviewed the changes they wanted staff to seek from the design team. The setback of the northeast corner was noted as well as the use of a heavier fourth corner cornice, fiber cement panels in place of wood grain planking. The character of the west door on the Union Street façade needed emphasis and the relocation of the utility door from the Barker's Lane façade to the west wall.

Members discussed not being rushed by the developer, as this is a significant project in the downtown and requires careful and deliberate review prior to final approval.

Other:

A. Louro briefly reviewed the support letters sent by the Commission in the last month.

Adjourn

There being no further business, a motion to adjourn was moved by J. da Silva and seconded by B. King. The motion carried. The meeting was adjourned at 8:00 p.m.

NEXT MEETING Monday, March 4, 2019

Respectfully submitted,



Anne Louro

Secretary to the Historical Commission
Preservation Planner