



## City of New Bedford

### Department of Planning, Housing & Community Development

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**PATRICK J. SULLIVAN**  
DIRECTOR

## STAFF COMMENTS

### NEW BEDFORD HISTORICAL COMMISSION MEETING

February 1, 2015

**LOCATION:** 18 Johnny Cake Hill (Map 53, Lot 161)

**APPLICANT:** Old Dartmouth Historical Society, also known as the New Bedford Whaling Museum (NBWM)

**OVERVIEW:** The NBWM is seeking to replace a failing HVAC system which maintains the temperature and humidity controls for one-third of the Museum's complex (67,000 sq. feet), specifically the 250-seat theater, entrance gallery, five public galleries and a large climate-controlled collections storage area. The project will include interior and exterior system components.

**EXISTING CONDITIONS:** A new HVAC system was recently placed on the roof of the Bank Building to service the Wattles Jacobs Education Center. Prior mechanical systems are also located in this area. There are no mechanical units on the theatre rooftop.

**PROPOSAL:** Installation of two rooftop HVAC units: a new 240 ton rooftop Chiller HVAC system and structural steel superstructure to be placed on the roof of the Bank Building, between the Bourne and the Wood Buildings, and installation of a new rooftop HVAC system to separately serve the theatre building.



APPROXIMATE LOCATION OF WHALING MUSEUM ROOFTOP HVAC UNITS

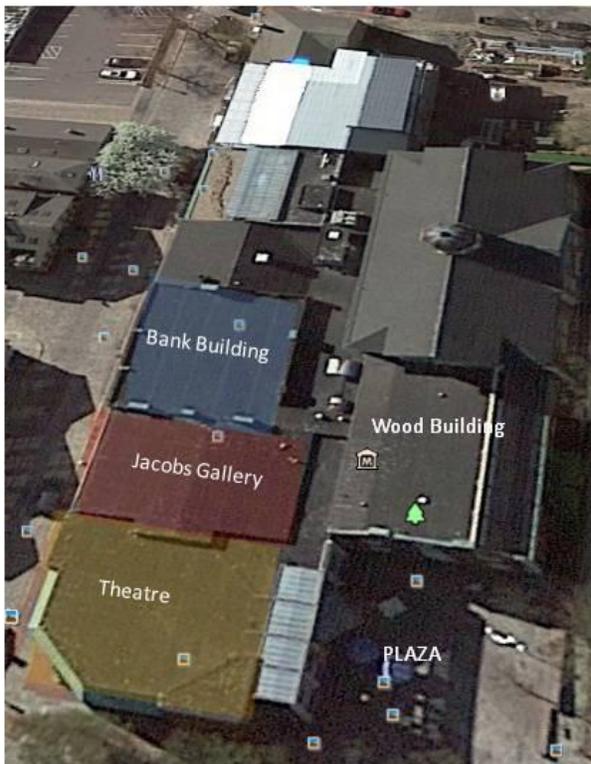
**STATEMENT OF APPLICABLE GUIDELINES:** The Bedford Landing District Design Guidelines state the following: Modern equipment must be located in places which reduce visibility from a public way to the greatest extent possible, and be attached to historic buildings in a manner which does not harm or obscure architectural character-defining features.

**FOR BOARD MEMBER CONSIDERATION:** The Whaling Museum’s application for a Certificate of Appropriateness for the installation of two rooftop HVAC units was submitted with mechanical plans, dated 11/23/15. Those plans indicated that there was a possibility that the rooftop HVAC units would be visible from the public way. Subsequently, revised mechanical plans submitted on January 22, 2016 demonstrate that the rooftop HVAC units and their associate ductwork and piping will not be visible from the public way.

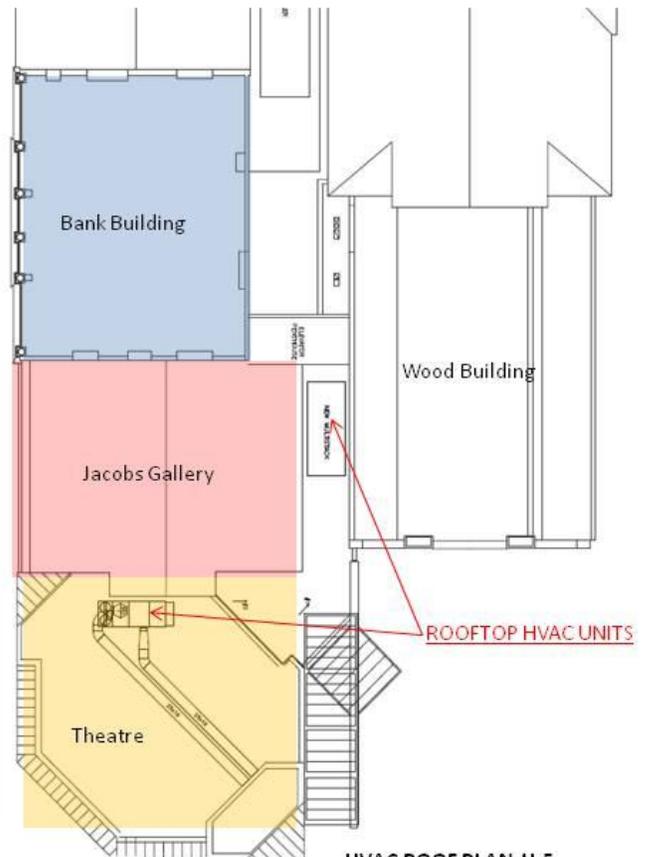
**STAFF RECOMMENDATION:** Because the revised mechanical plans submitted to the Commission on January 22, 2016, now demonstrates that the HVAC located on the roof of the Bank Building will utilize 6” piping to transfer its cooling into the building, not the ductwork originally discussed. The unit’s location on the bank building roof, given sizing and location would no longer be visible from the adjacent public ways.

In addition, although the theatre building rooftop unit will utilize ductwork to transfer its cooling into the theatre, the unit’s location on the theatre roof, along with its associated ductwork will not be visible from the adjacent public ways. The height and mass of neighboring buildings also block any sightlines to the theatre rooftop.

Therefore, due to the lack of visibility from the public way, the proposed HVAC project does not fall under the jurisdiction of the New Bedford Historical Commission; as such, staff recommends that the Whaling Museum be allowed to withdraw its application for a Certificate of Appropriateness without prejudice.



AERIAL VIEW OF WHALING MUSEUM ROOFLINES



HVAC ROOF PLAN-H-5  
COMMERCIAL CONSTRUCTION  
CONSULTING, INC.

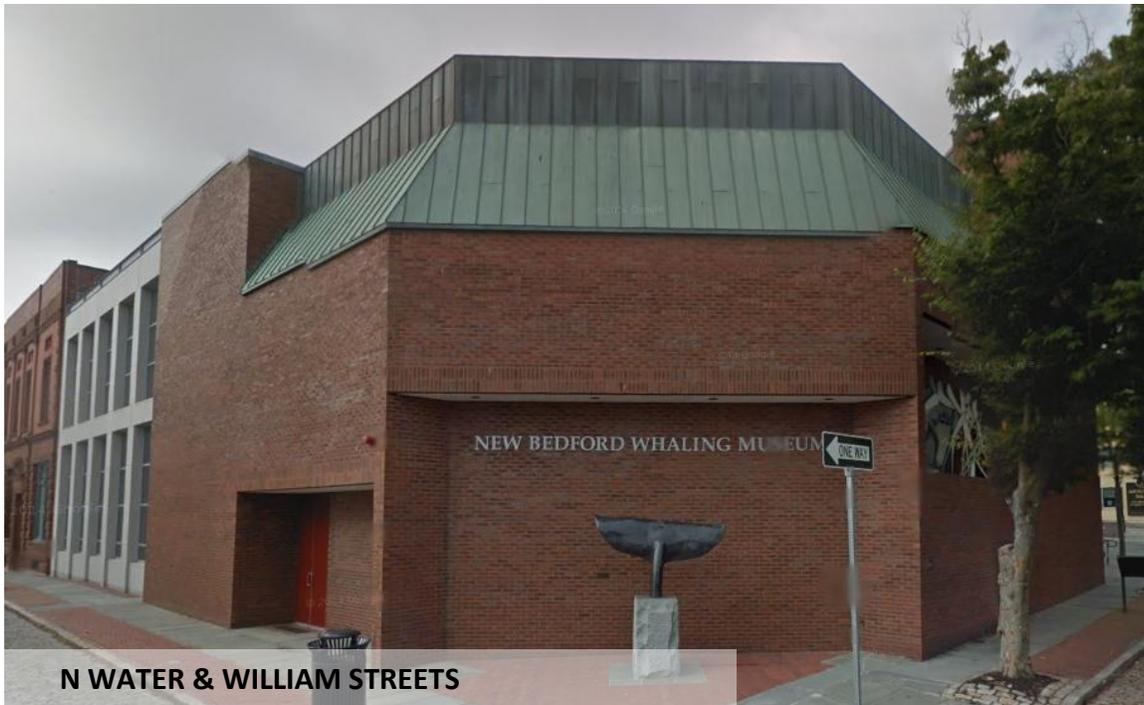
TYPICAL VIEWS FROM THE PUBLIC WAY



WILLIAM STREET

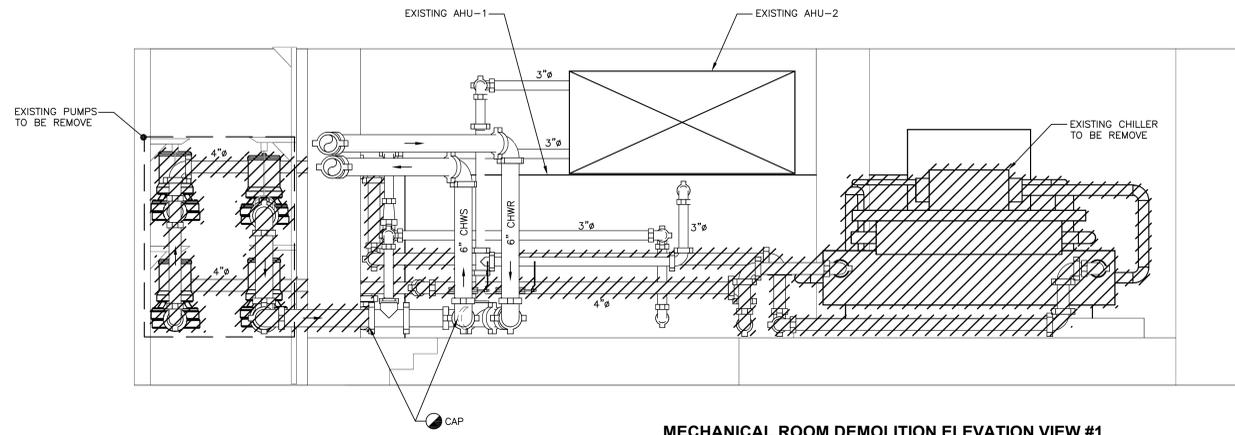


HAMILTON STREET

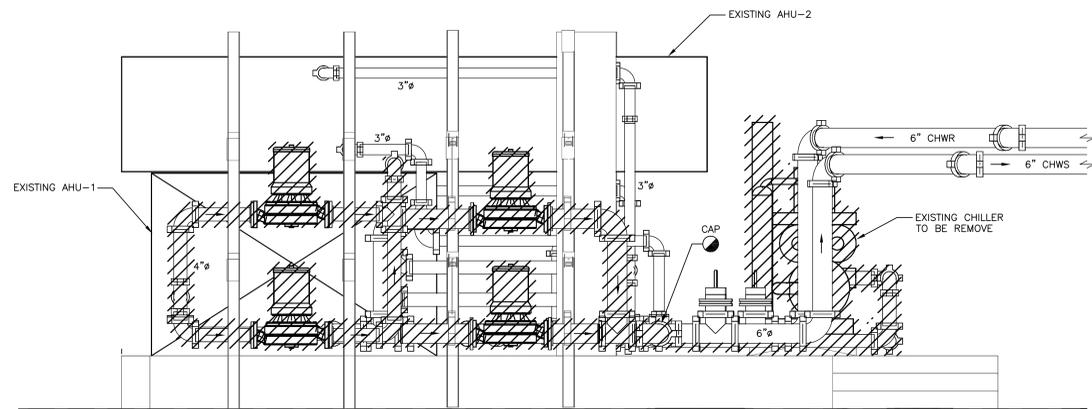


N WATER & WILLIAM STREETS

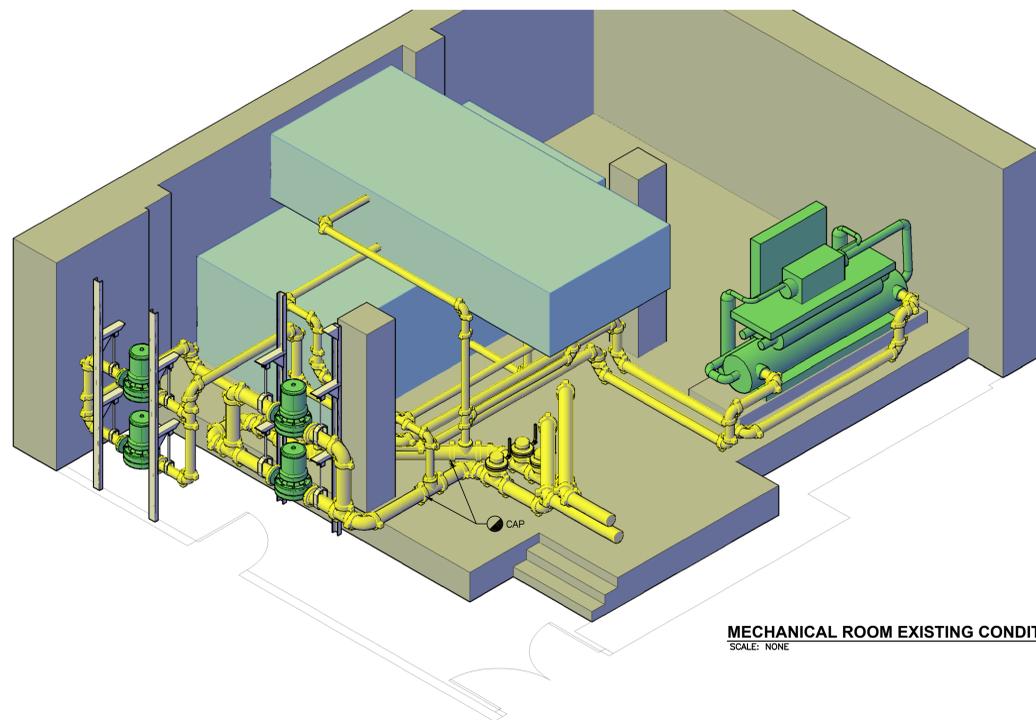




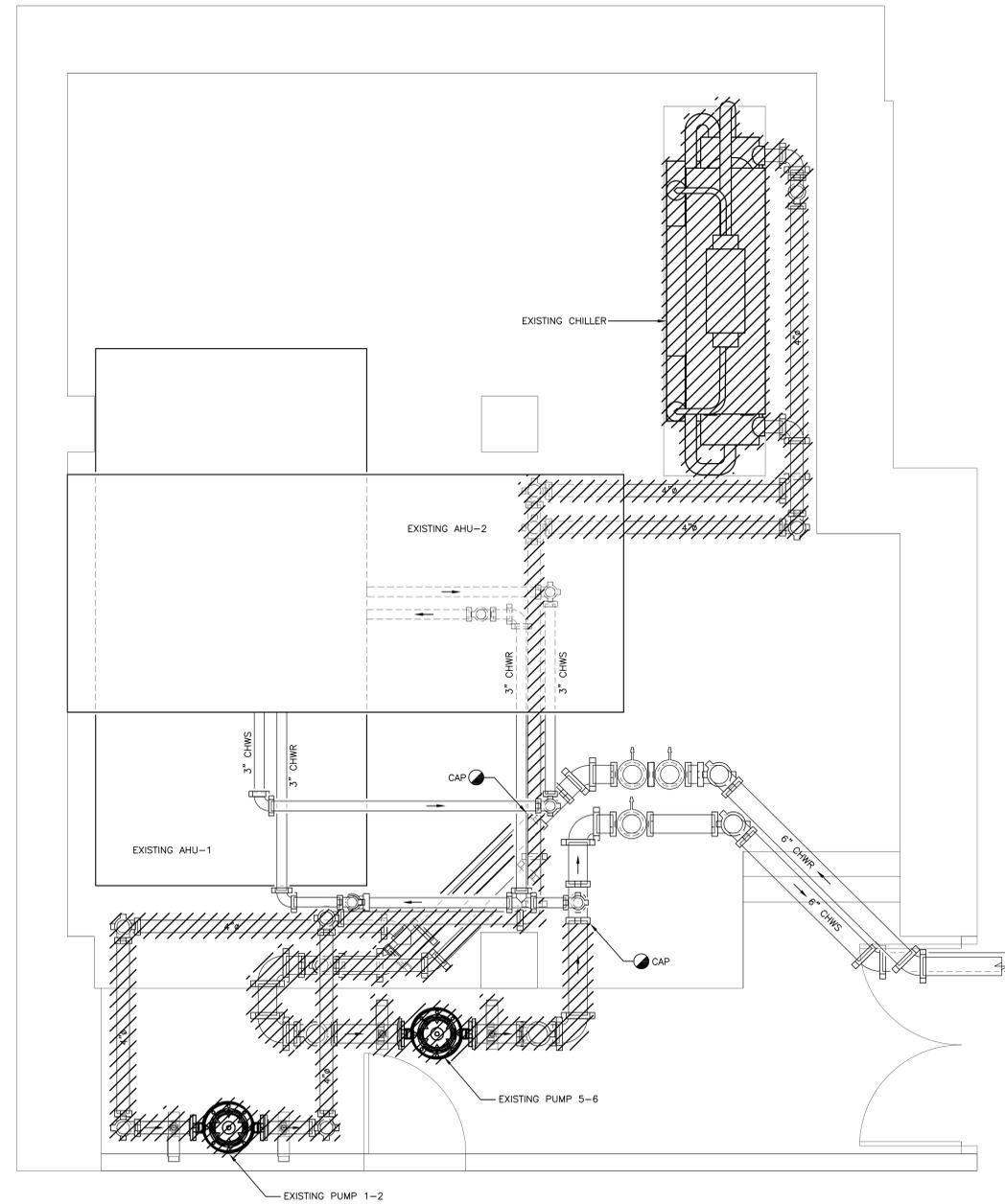
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 SCALE: NONE



**MECHANICAL ROOM DEMOLITION ELEVATION VIEW #2**  
 SCALE: NONE



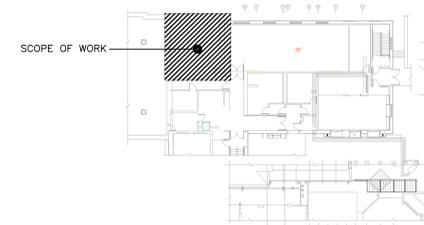
**MECHANICAL ROOM EXISTING CONDITIONS**  
 SCALE: NONE



**MECHANICAL ROOM DEMOLITION PLAN**  
 SCALE: 1/2" = 1'-0"

**DEMOLITION GENERAL NOTES AND LEGEND**

- - LIMIT OF REMOVAL
- /// - REMOVE EXISTING



**KEY PLAN**

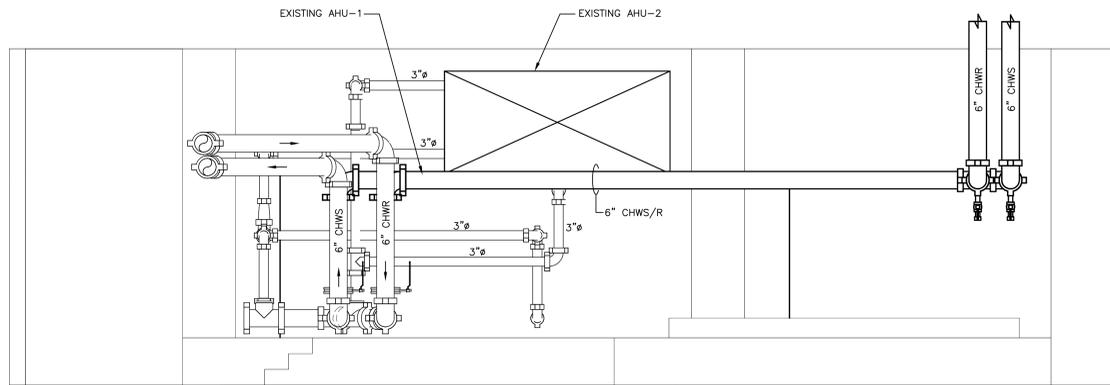
No.	Date	Description	By

**NEW BEDFORD WHALING MUSEUM**  
**CHILLER PLANT**

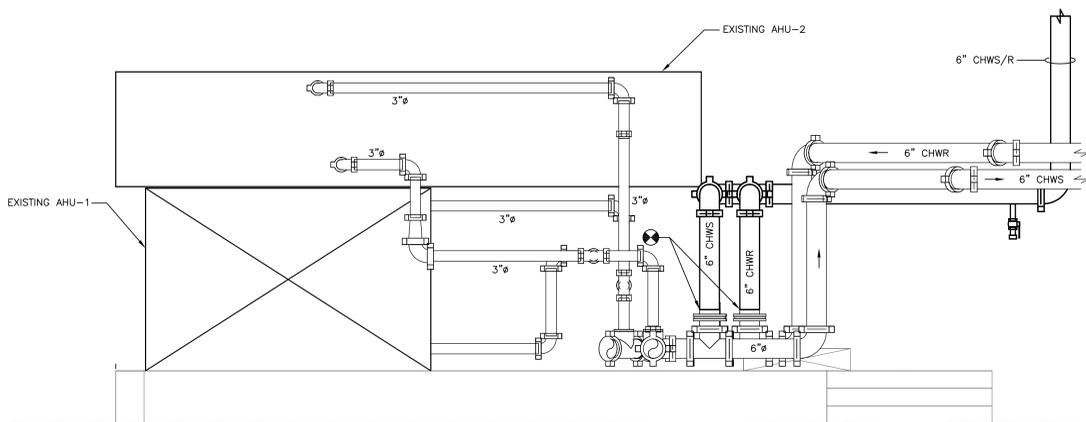
**MECHANICAL ROOM DEMOLITION PLAN & ISOMETRIC VIEWS**

Project No. 9792	Checked XXX	Date 11/23/15
Drawn XXX	Approved XXX	Scale 1/2"=1'-0"

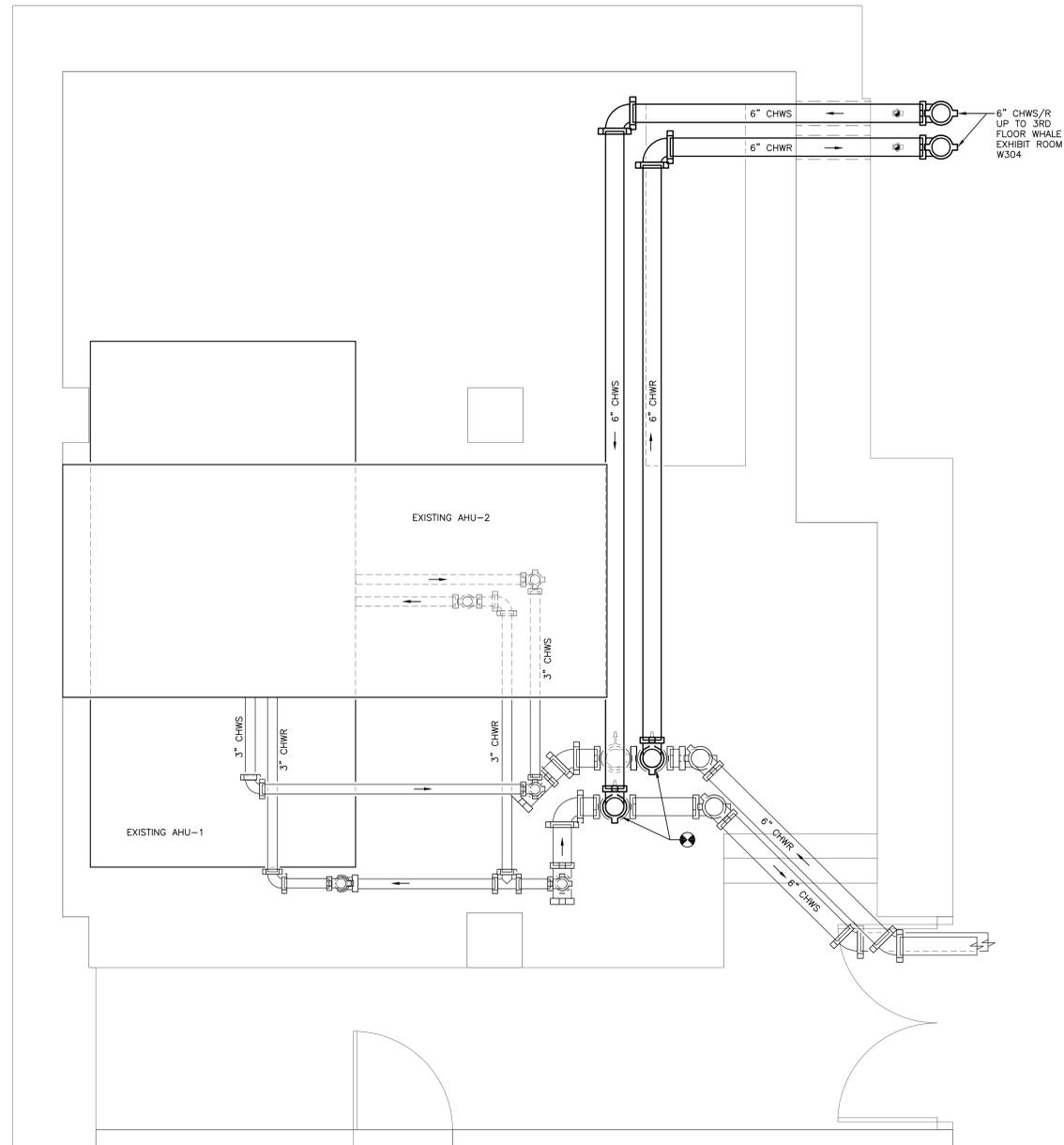
Drawing No.  
**H-2A**



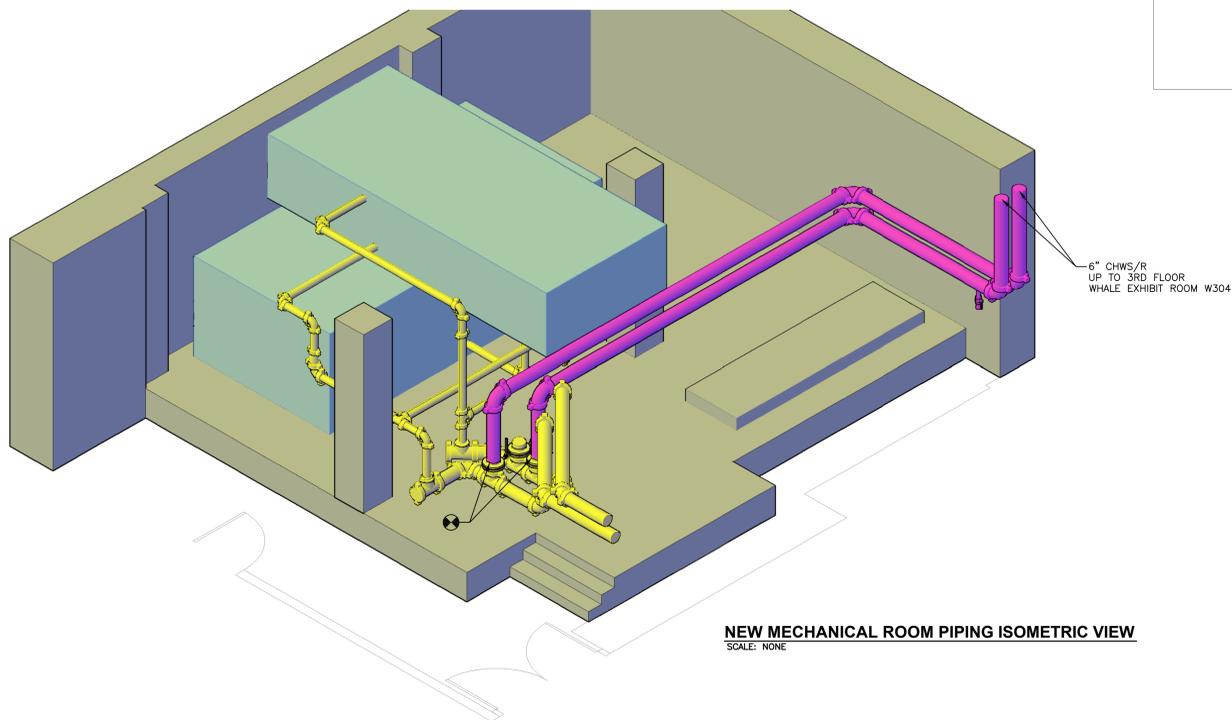
**MECHANICAL ROOM DEMOLITION ELEVATION VIEW #1**  
 SCALE: NONE



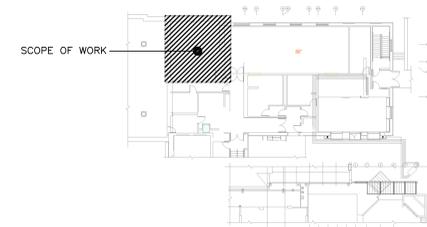
**MECHANICAL ROOM DEMOLITION ELEVATION VIEW #2**  
 SCALE: NONE



**NEW MECHANICAL ROOM PLAN**  
 SCALE: 1/2" = 1'-0"



**NEW MECHANICAL ROOM PIPING ISOMETRIC VIEW**  
 SCALE: NONE



**KEY PLAN**

No.	Date	Description	By

**NEW BEDFORD WHALING MUSEUM  
 CHILLER PLANT**

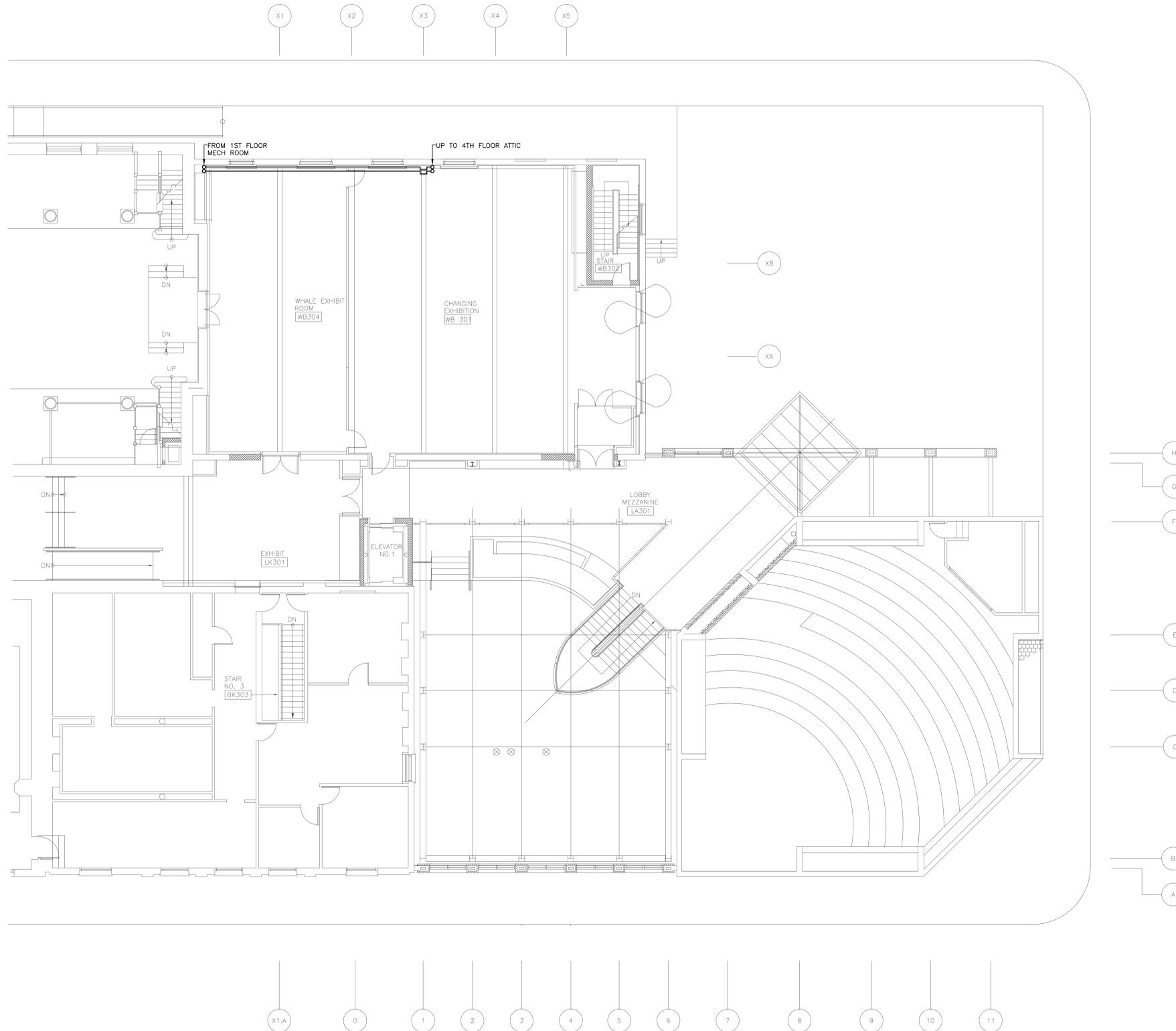
Project

**NEW MECHANICAL ROOM PLAN & ISOMETRIC VIEWS**

Drawing Title

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Drawn XXX	Approved XXX	Scale 1/2" = 1'-0"

Drawing No.  
**H-2B**

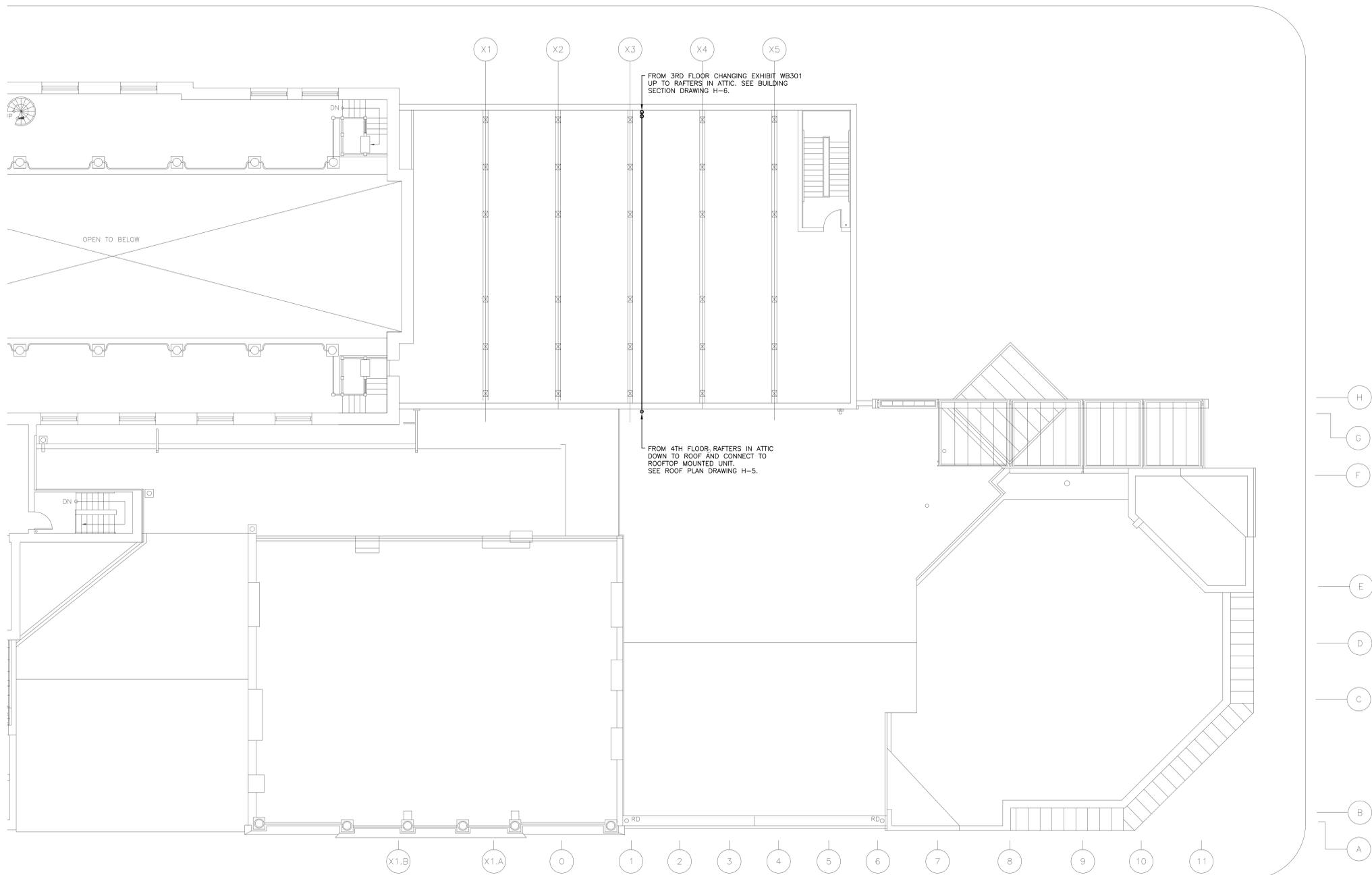


No.	Date	Description	By

**NEW BEDFORD WHALING MUSEUM**  
**CHILLER PLANT**

Project  
**HVAC 3RD FLOOR PLAN**  
 Drawing Title

Project No. 9792	Checked XXX	Date 11/23/15
Drawn XXX	Approved XXX	Scale 1/8"=1'-0"
Drawing No. <b>H-3</b>		Seal



No.	Date	Description	By

**NEW BEDFORD WHALING MUSEUM**

**CHILLER PLANT**

Project

**HVAC**

**4TH FLOOR PLAN**

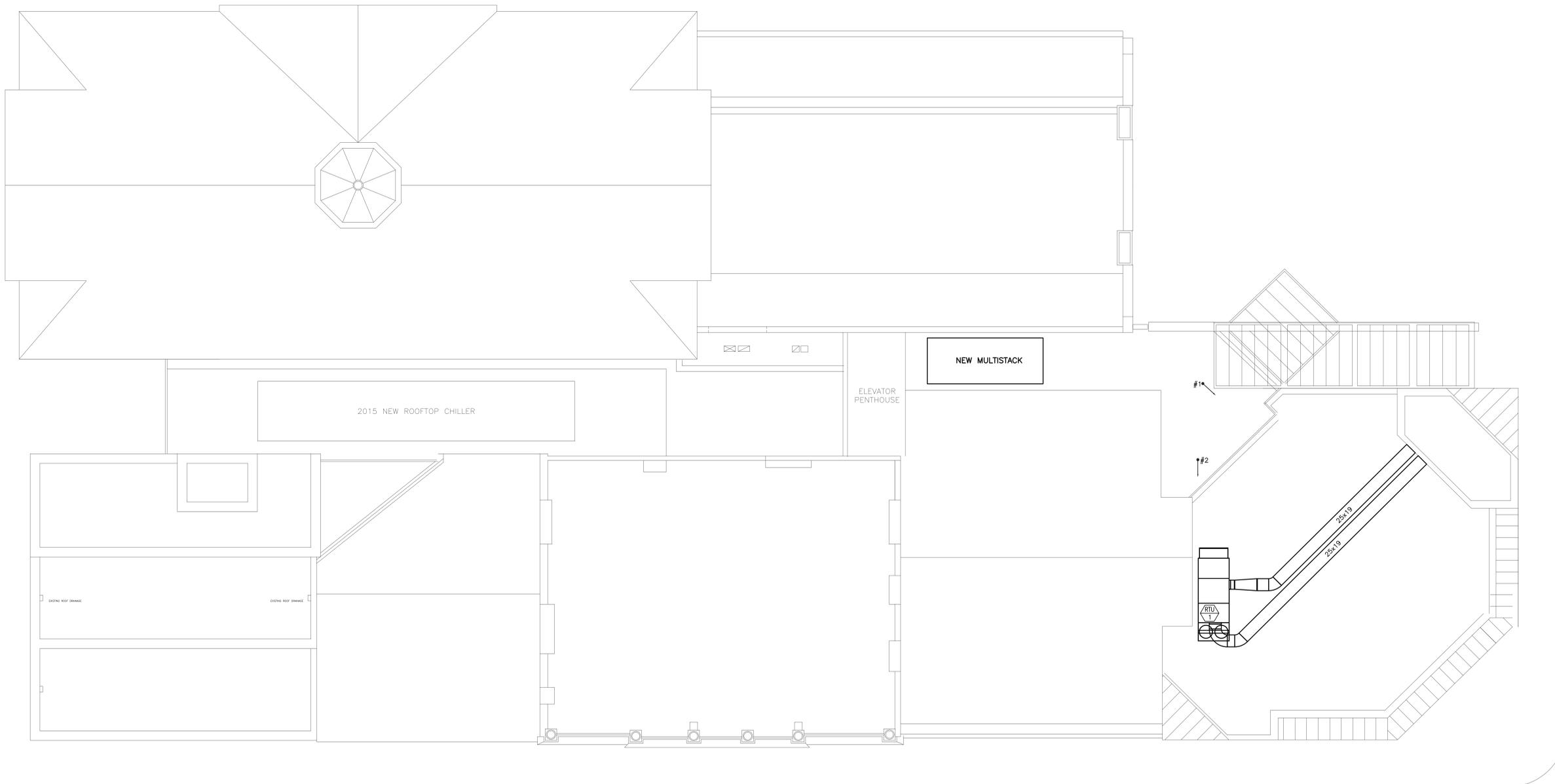
Drawing Title

Project No. 9792	Checked XXX	Date 11/23/15
Drawn XXX	Approved XXX	Scale 1/8"=1'-0"

Drawing No.

**H-4**

Seal



X6

X7



Site Photo #1

THEATER ROOF PHOTOGRAPH LOOKING NORTH-EAST



Site Photo #2

THEATER ROOF LOOKING EAST; THE NEW THEATER ROOF MECHANICAL EQUIPMENT WILL BE TIGHT TO THE UPPER ROOF SHOWN HERE ON THE RIGHT.

No.	Date	Description	By

**NEW BEDFORD WHALING MUSEUM  
 CHILLER PLANT**

Project

**HVAC  
 ROOF PLAN**

Drawing Title

Project No. 9792	Checked BS	Date 01/22/16
Drawn CLG	Approved BS	Scale 1/8"=1'-0"

Drawing No.  
**H-5**



Site Photo #1

VIEW OF THE WOOD BUILDING ROOF LINE FROM JOHNNY CAKE HILL



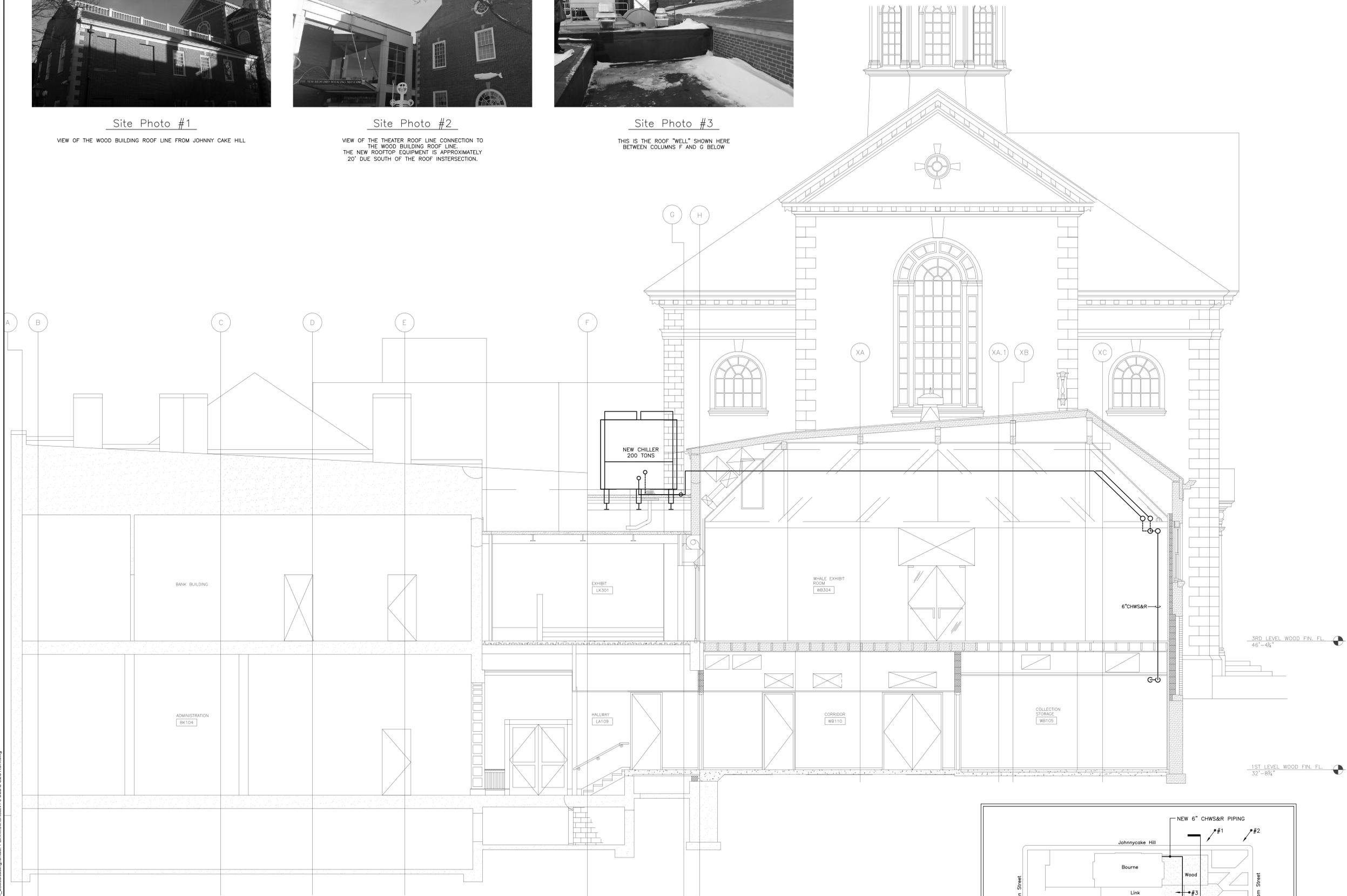
Site Photo #2

VIEW OF THE THEATER ROOF LINE CONNECTION TO THE WOOD BUILDING ROOF LINE. THE NEW ROOFTOP EQUIPMENT IS APPROXIMATELY 20' DUE SOUTH OF THE ROOF INTERSECTION.

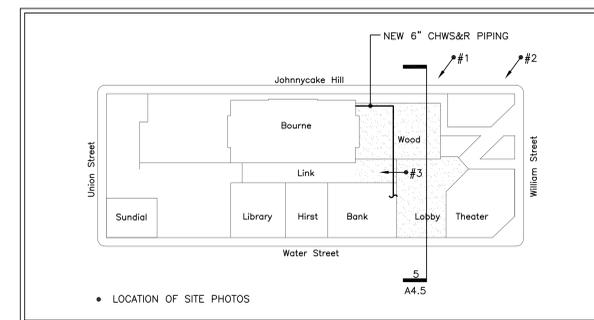


Site Photo #3

THIS IS THE ROOF "WELL" SHOWN HERE BETWEEN COLUMNS F AND G BELOW



1 Section: Bank & Wood Buildings  
 1/4" = 1'-0"



No.	Date	Description	By

**NEW BEDFORD WHALING MUSEUM  
 CHILLER PLANT**

**BUILDING SECTION**

Project No. 9792	Checked BS	Date 01/22/16
Drawn CLG	Approved BS	Scale 1/4" = 1'-0"

Drawing No.  
**H-6**

F:\JOBS\New Bedford Whaling Museum\_BaseBuilding\Chiller Plant\Mechanical-H-BLDG SECTION.dwg