City of New Bedford
Department of Planning, Housing & Community Development
608 Pleasant St, New Bedford, Massachusetts 02740
Telephone: (508) 979.1500 Facsimile: (508) 979.1575

PATRICK J. SULLIVAN
DIRECTOR

STAFF COMMENTS

NEW BEDFORD HISTORICAL COMMISSION MEETING
February 1, 2016

LOCATION: 89 N Water Street

APPLICANT: Doug Mills

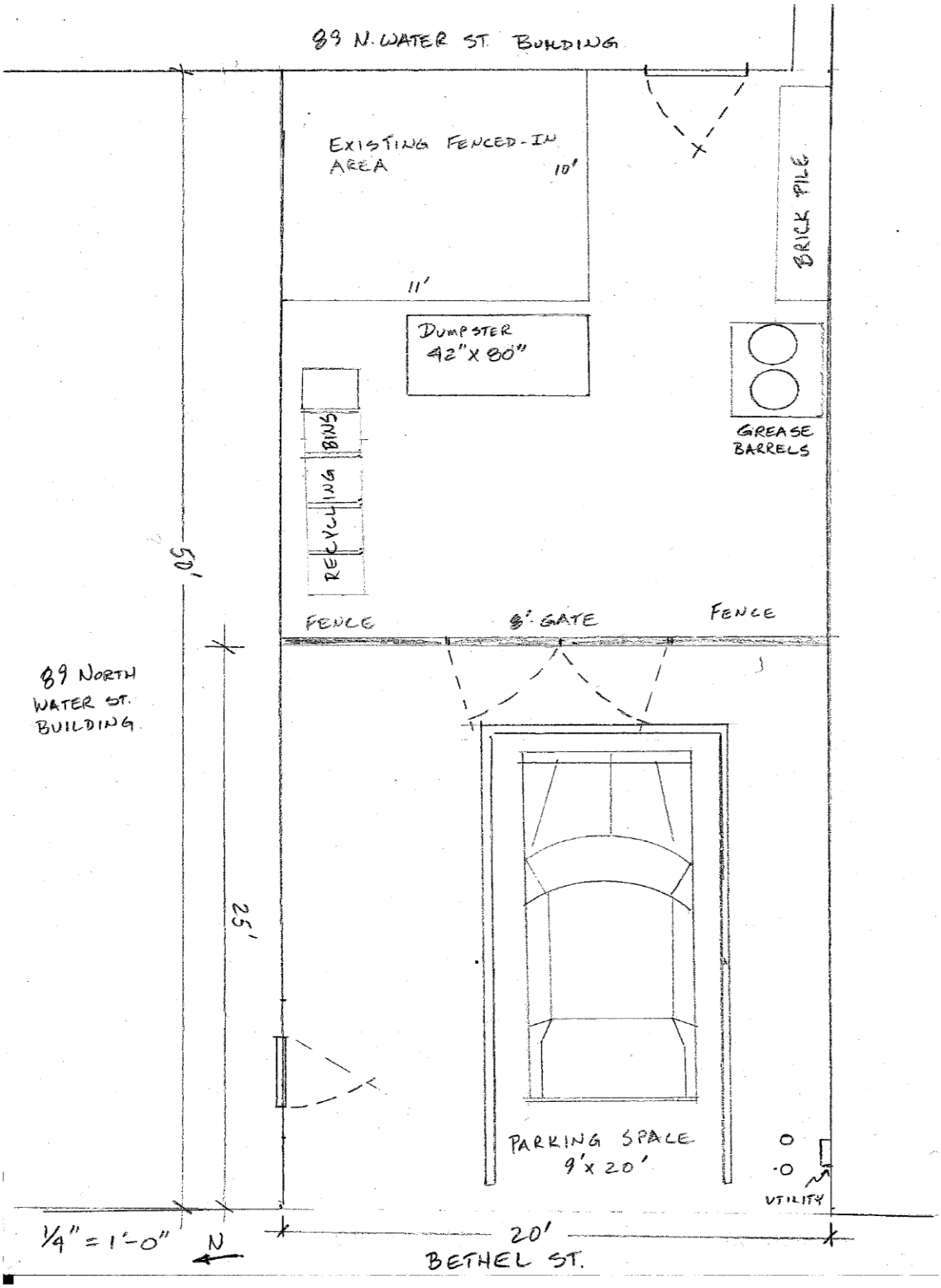
OVERVIEW: Modification to a Certificate of Appropriateness. At the December 7, 2015 NBHC meeting the Commission approved the proposal for a cedar wood fence to be located on the east side of Bethel Street to screen a courtyard between two buildings. The application submittal specified a six foot (6') height fence to be set approximately 25' in from the sidewalk. The applicant was not present at the December 7, 2015 meeting and at that time the Commission approved, and issued a Certificate of Appropriateness for the fence with the modification that the fence be ***eight feet (8')*** in height with cap moulding and black metal strap hardware.

PROPOSAL: The applicant is seeking to modify the Certificate of Appropriateness to allow for a (6') height fence, as originally proposed, due to higher costs and limited stock availability associated with an eight foot height fence.

STATEMENT OF APPLICABLE GUIDELINES: The Bedford Landing District Design Guidelines states the following:

- *New fences and site walls should not prevent or restrict views of buildings from a public way. The design should be appropriate in scale, materials, and architectural style to the building, its site and the surrounding properties.*
- *Modern equipment should, in general, be located to minimize visibility from a public way. Visible elements should be designed or use colors to blend the equipment into its surroundings and/or be screened by an appropriately designed and scaled fence or plant material.*

Courtyard storage materials visible from Bethel Street.

FOR BOARD MEMBER CONSIDERATION: Minutes of the December 7, 2015 meeting indicate discussion regarding the height of the fence and the visibility of an existing chain link fence surrounding the building's mechanical units. The Commission suggested that an eight foot fence was preferable to a six foot fence in order to block the view of the existing chain link fence, and the motion reflected that sentiment.

STAFF RECOMMENDATION: Based on the location of the new cedar fence within the center of the courtyard, and the location of the chain link fence to the rear, Commission Staff believes that a six foot (6') height fence would be adequate to screen the courtyard and the existing chain link fence without placing an undue hardship on the applicant. Staff recommends that the issued Certificate of Appropriateness be modified to reflect a six foot (6') height fence in place of the eight foot (8') height fence.