



City of New Bedford

Department of Planning, Housing & Community Development

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STAFF REPORT

NEW BEDFORD HISTORICAL COMMISSION MEETING

June 6, 2016

LOCATION: 66 N Second Street (Map 53 Lot 258)

APPLICANT: William Whelan

OVERVIEW: The property owner is seeking a modification to the Certificate of Appropriateness issued on 05.11.15 for the restoration and rehabilitation of 66 N Second Street.

EXISTING CONDITIONS: The property recently underwent a full interior and exterior rehabilitation and had originally intended to replace the wood gutters with in-kind materials. During the rehabilitation the wood gutters, which are non-original and installed in 1979, were replaced with an aluminum gutter.

PROPOSAL: Based on the deteriorated condition of the gutters, along with the associated cost and maintenance of a wood gutter, the owner's contractor replaced the wood gutter with an aluminum gutter that closely matched the profile of the wood gutter. The applicant is seeking to modify the Certificate of Appropriateness to reflect the use of the aluminum gutter.

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

GUTTERS AND DOWNSPOUTS

The most common system used in the District is an exterior drainage system, which includes gutters and downspouts, made of wood or metal, and flashing. Gutters are installed along the cornice level of pitched-roof buildings to conduct water to the downspouts. Metal gutters come in a variety of shapes within the District, including half-round or formed ogee, and typically are made of galvanized metal, copper, lead-coated copper or aluminum.

Half-round gutters with round downspouts are a common style on many buildings. A few of the properties



retain their original built-in drainage systems, in which lined gutters are built into the cornice, making the system less visible than external gutter systems. The elements of historic drainage systems contribute to the character of the building, and careful consideration should be given to choosing the same or similar materials when undertaking any repair to the drainage system.

Drainage systems constructed of historic materials should be retained and repaired as necessary. Repairs should be made using in-kind materials, matching the profile and finish as closely as possible.

Refasten loose downspout support brackets in mortar joints. Do not reattach brackets to brick or stone surfaces. Refasten loose gutter support straps under the roofing material. Do not secure to the roof surface. Replace any broken or missing brackets with compatible brackets. If replacement of gutters or downspouts is required, the new gutter should match the original in color, dimensions, and shape.



Seamless metal gutters can be made to match original profiles. Replacing original internal, or boxed-in, gutter systems with suspended gutters is not allowed or recommended.

STAFF RECOMMENDATION: The pre-existing wood gutter was non-original and dated from 1979. The new aluminum gutter has a satisfying profile relative to the style of the building and is incorporated correctly into the cornice. The proposed replacement gutters meet the District’s Design Guidelines and Staff recommends their approval and the modification of the Certificate of Appropriateness.



ALUMINUM GUTTER – 66 N SECOND ST



WOOD GUTTER – 70 N SECOND ST