



City of New Bedford

Department of Planning, Housing & Community Development

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STAFF REPORT

NEW BEDFORD HISTORICAL COMMISSION MEETING

July 11, 2016

LOCATION: 22 Centre Street (Map 53 Lot 191)

APPLICANT: Dora & Trip Millikin

OVERVIEW: The property owner is seeking a modification to the Certificate of Appropriateness #2014.30, issued on 12.08.14 for the restoration and rehabilitation of 22 Centre Street.

EXISTING CONDITIONS: The Caleb Spooner House, circa 1806, was originally located on the SW corner of North and Pleasant Street. It was moved to its current location in 1974 and its exterior was rehabilitated. The current owner is in the midst of restoring both the interior and exterior of the structure and has based the scope of work according to the time period of the structure, as well as the physical evidence that has presented itself during the restoration.



PROPOSAL: The applicant is seeking the addition of storm windows to be applied to the exterior of the previously approved reproduction true-divided mahogany sash windows and the replacement of the existing non-original front door with a period accurate six panel solid mahogany door with wrought iron hardware. *Please see attached drawings, images and specifications.*

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

- **STORM WINDOWS:** Storm windows reduce air infiltration, a major factor of heat loss in single glazed historic windows. The addition of a good quality storm window to a restored historic window can result in better insulating properties than a new double pane window will achieve. Exterior storm windows also reduce noise and protect historic windows from weathering.

Storm/screen windows should be selected with frames that are similar in width and finish to the original window unit, and should fit tightly. Meeting rails should align with the primary sash. Color of the exterior frames should match the exterior window frames, and the glass of the storm should be clear. Storm/screen windows that detract from the original design of the window are not recommended.

Full insect screens are not recommended. Half screens are preferred and should be a dark, recessive color.

- **DOORS:** Replacement of original or historically significant doors shall match the existing in material, size, design and location. If doors that are not original or architecturally significant are to be replaced, the replacement door, including design and material of the surround details and other decorative trim should be appropriate to the style and use of the building.

STAFF RECOMMENDATIONS:

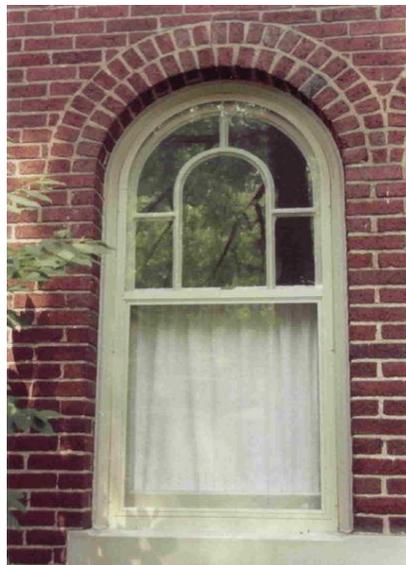
STORM WINDOW: The proposed storm window is a trim-lined aluminum product specifically designed for historic installations. The top part of the storm window is fixed and the bottom will have a removable screen. The storm will have a factory painted finish of off-white to closely match the painted wood sash (*Benjamin Moore, Arcadia White*) and the meeting rails will align to the sash. The glazing will be clear and there will be no UV films applied. The proposed storm window meets the requirements of the District Design Guidelines and staff recommends the granting of a Certificate of Appropriateness.

DOOR: The current six panel front door was installed in 1976. The proposed replacement is a six-panel, solid mahogany door, whose panel design is more accurately proportioned for the Federal period style of architecture. The door will be hung with hand forged, period accurate wrought iron hardware. The proposed door meets the requirements of the District Design Guidelines and staff recommends the granting of a Certificate of Appropriateness.

STORM WINDOW SPECIFICATIONS



Current two-part storm window.



Proposed example of *Allied Historic One Lite (HOL)* storm window



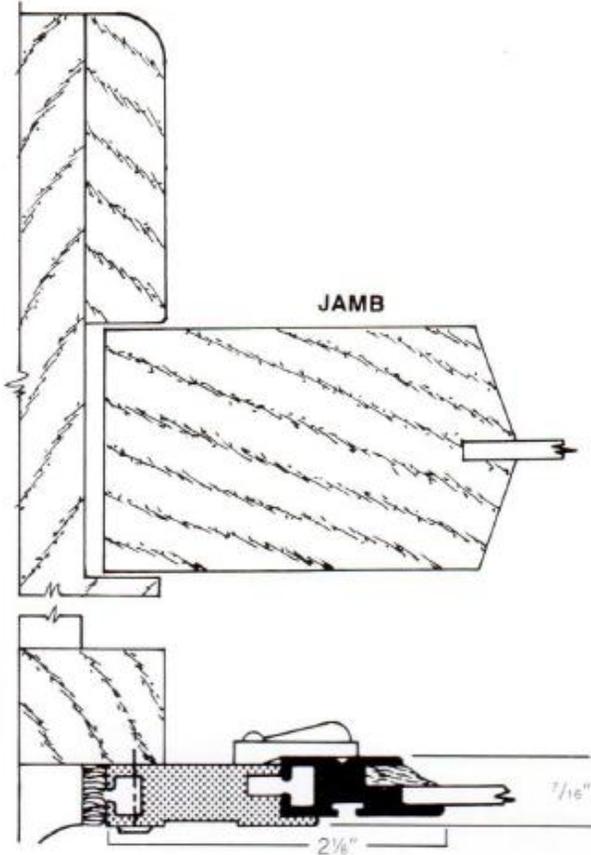
Cut-away of *Allied Historic One Lite (HOL)* storm window

HISTORIC ONE LITE "HOL"

Approved for exterior installation on historic renovation projects certified by the Department of the Interior (National Park Service)

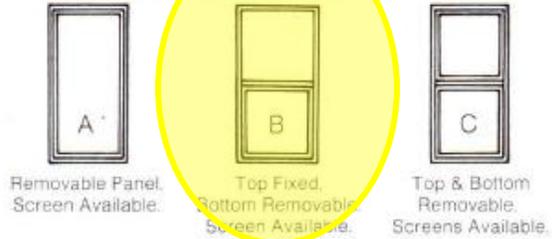
The Historic One Lite (HOL) has been designed specifically for double-hung windows on historic commercial, industrial and residential buildings.

- Custom colors and shapes.
- Custom engineered.
- Trim lines — *practically invisible*.
- Unit projects only $\frac{3}{8}$ ".
- Panels remove to interior.
- No hardware on exterior.
- Interchangeable screen and glass.
- Frames and corners are heavy extrusions.
- Special glazing available.
- Glazing muntin available.
- Top sash of prime double-hung **must** be operable.

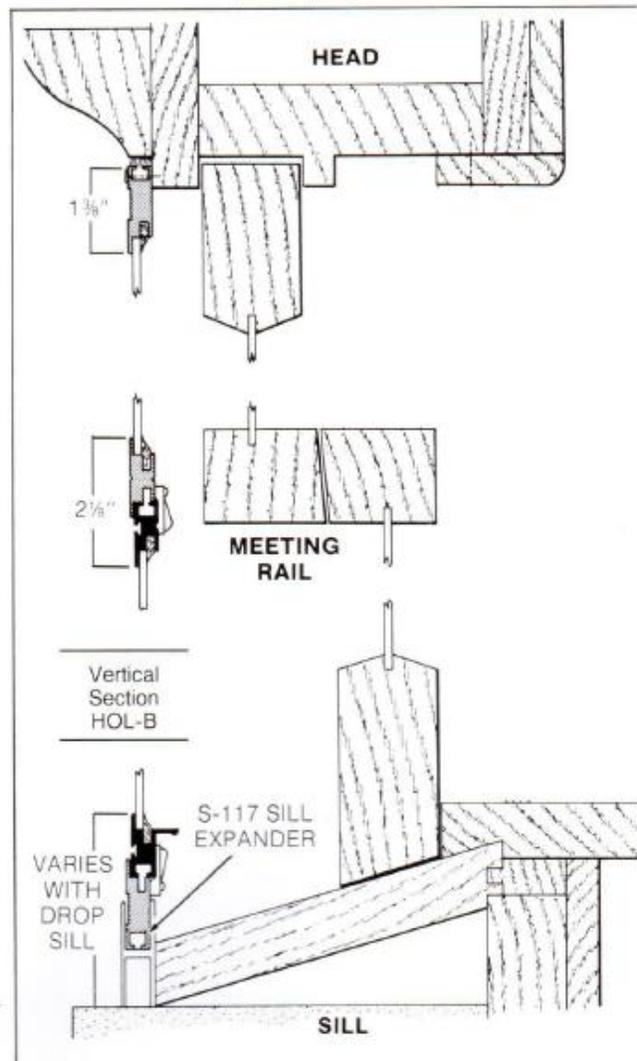


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STANDARD DESIGNS



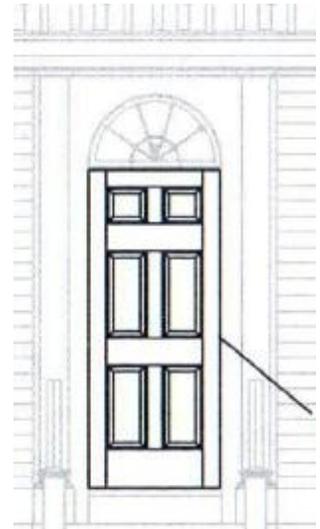
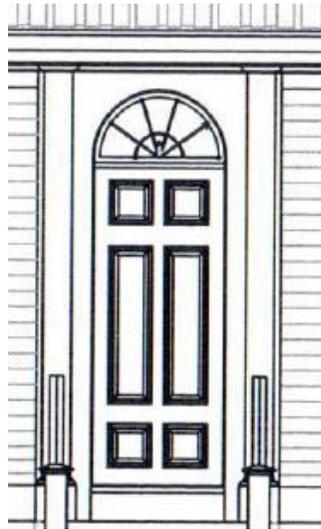
SPECIAL DESIGNS: Special shapes such as circle-top, eyebrow, gothic, circular, trapezoid, etc. are available. Multiple units can be designed to suit virtually any sized opening.



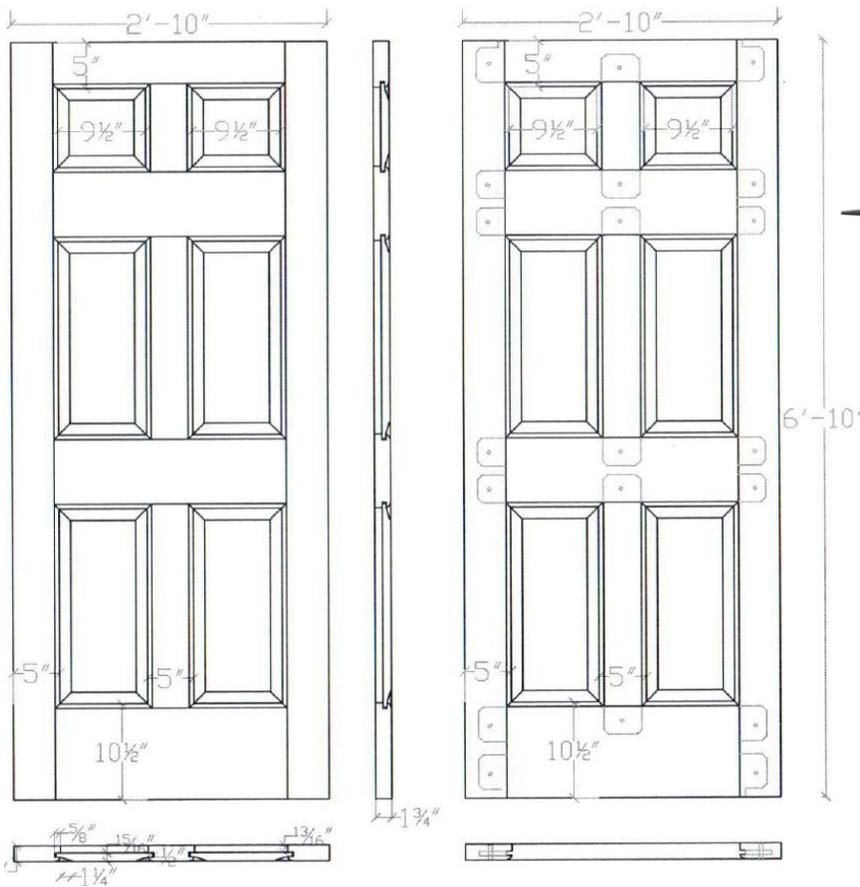
DOOR REPLACEMENT SPECIFICATIONS



Current six-panel door
Fan light to remain



Proposed more period accurate
six-panel door



Solid mahogany door dimensions
and panel specifications.



24" wrought iron strap hinge
door hardware



9" Bean wrought iron latch
door hardware