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STAFF REPORT

NEW BEDFORD HISTORICAL COMMISSION MEETING

September 12, 2016

LOCATION: 52 Union Street (Map 47 Lot 37)

APPLICANT: David Slutz, President, Moby Dick Brewing Company, Inc.

OWNER: Marder Management Corp.

OVERVIEW: The first floor of 52 Union Street, also known as the E.L. Fisher Building, a contributing resource within the Bedford-Landing Waterfront District, is being adapted for a new use as a brew pub operation.



EXISTING CONDITIONS: Constructed in 1927 as a wholesale produce and fruit market for the E.L. Fisher Company, this vernacular brick commercial building holds a commanding presence as it occupies the entire southeast corner of New Bedford’s original “four corners”, and has elevations along three street fronts. The building stayed within the Fisher family until 1964 and its use changed to small businesses on the first floor and offices on the second floor. The first floor has been vacant for a short period of time and the second floor is occupied with professional office space. Throughout the years the building has experienced modern alterations, particularly to the door and window openings.

The E.L. Fisher building is a two story, flat roof building which has its primary six bay façade on Union Street. This façade is accentuated by a recessed brick arched entrance with a keystone and four central full height bay openings. A corrugated metal overhang supported by cast iron brackets separates the first and second story and a projecting copper cornice finishes the top of the facades. The S Water Street façade is similar to the Union Street façade, with nine bays consisting of a combination of windows and doors. Two former openings have been altered with brick infill and replaced with a smaller sash. The corrugated canopy continues along Commercial Street and has been partially removed to accommodate a fire escape.



Mid-century Commercial St



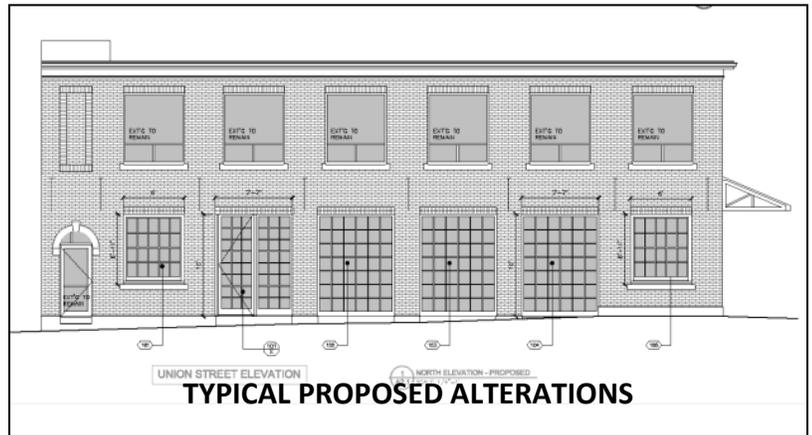
Mid-century Union St

Mid-century photographs depict multi-pane glazing in the building’s window openings. It appears that these were metal windows, which were extremely popular in the early 20th century. These metal windows were most likely

original; confirmed by their existence at nearby 22 Union Street, which was constructed in the same year by the same builder and sharing the same architect.

At some point the original doors and multi-pane window openings on the first floor were replaced with aluminum single pane glass and aluminum panels. The second floor windows were replaced with aluminum combination fixed/casement windows which are to remain, and are not included in this project review.

PROPOSAL: The applicant is seeking to power-wash the brick facade and infill the existing first floor brick openings with new aluminum window and door units per submitted plans. The existing corrugated metal canopy is to be replaced with a proposed similar material in the color black. The canopy's cast-iron support brackets are to remain, be sandblasted, and painted black.



A. WINDOW & DOOR REPLACEMENT

The proposed window replacement is a fixed aluminum frame window with an exterior applied aluminum grid in the color “dark anodized bronze”, which appears black. The applicant is proposing to fill in with matching brick, one non-original and one partial window opening on the S. Water Street façade. Some of the current doors are to be replaced with windows, and some of the window openings to be doors; however none of the masonry openings are being modified. The existing doors on the Union and S. Water Street facades are to remain, with the door entry on Commercial Street being replaced with an aluminum door system to match the proposed windows.



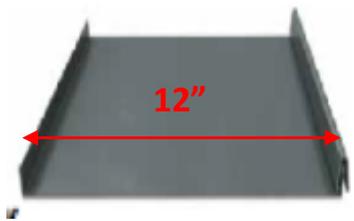
B. CANOPY

The existing corrugated metal canopy is deteriorated and requires replacement. The existing supporting cast-iron brackets are to remain and be refurbished and painted black.

The applicant has proposed for consideration three different canopy panel profiles, all having a factory painted finish in the color black.

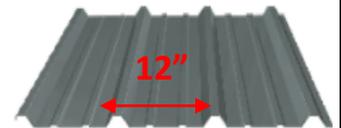


1. A Snap-on-Seam panel system in which the panels snap together in various available widths; with a 12" minimum width available.



Snap-on-Seam Panel

2. A Mighti-Rib panel, available in a 36" width with raised ribs at 12" intervals.



Mighti-Rib Panel

3. A traditional 7/8" corrugated panel with a classic exposed fastening system. This panel system is available in various widths ranging from 26" to 48".



7/8" Corrugated Panel



STATEMENT OF APPLICABLE GUIDELINES: *The Bedford Landing District Design Guidelines* state the following relative to this proposal:

- **STOREFRONTS**

Retain and preserve the variety of storefronts that contribute to the overall historic character, form, and vitality of the District's commercial buildings including their functional and decorative features and details. Repair or replace damaged elements with in-kind materials, matching details and finish. If possible, reuse existing original hardware and locks. If a storefront is completely missing, replace it with a new feature that is based upon historical research and physical evidence of the original or is a new design compatible in scale, material, and detail with the historic character of the building and district.

- **WINDOW REPLACEMENT**

If replacement is necessary, new windows shall match the existing window pattern, proportions and scale, and be in character with the building's style. All parts of the replacement windows (such as exterior molding and/or casing, exterior frame, and exterior sash members) should match the original or existing historic windows. The muntin thickness and profile should closely match those of the original. Muntins, whether structural or applied, must have an exterior three-dimensional profile and a width appropriate to the building's style. New windows with interior applied or removable muntin bars are not acceptable.

- 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.

- CLEANING

Masonry should be cleaned only when it is necessary to halt deterioration and always with the gentlest method possible, such as low pressure water and soft natural bristle brushes. DO NOT SANDBLAST MASONRY UNDER ANY CIRCUMSTANCES.

STAFF RECOMMENDATIONS:

POWER WASHING MASONRY

Cleaning specifications should be submitted to planning staff for review prior to commencement of the work.

WINDOW & DOOR REPLACEMENT

Staff recommends the approval of the proposed window and door replacement, as they closely replicate the original metal storefront openings. In addition, all of the original masonry openings, other than those previously altered and noted on the S Water Street façade, will be retained.

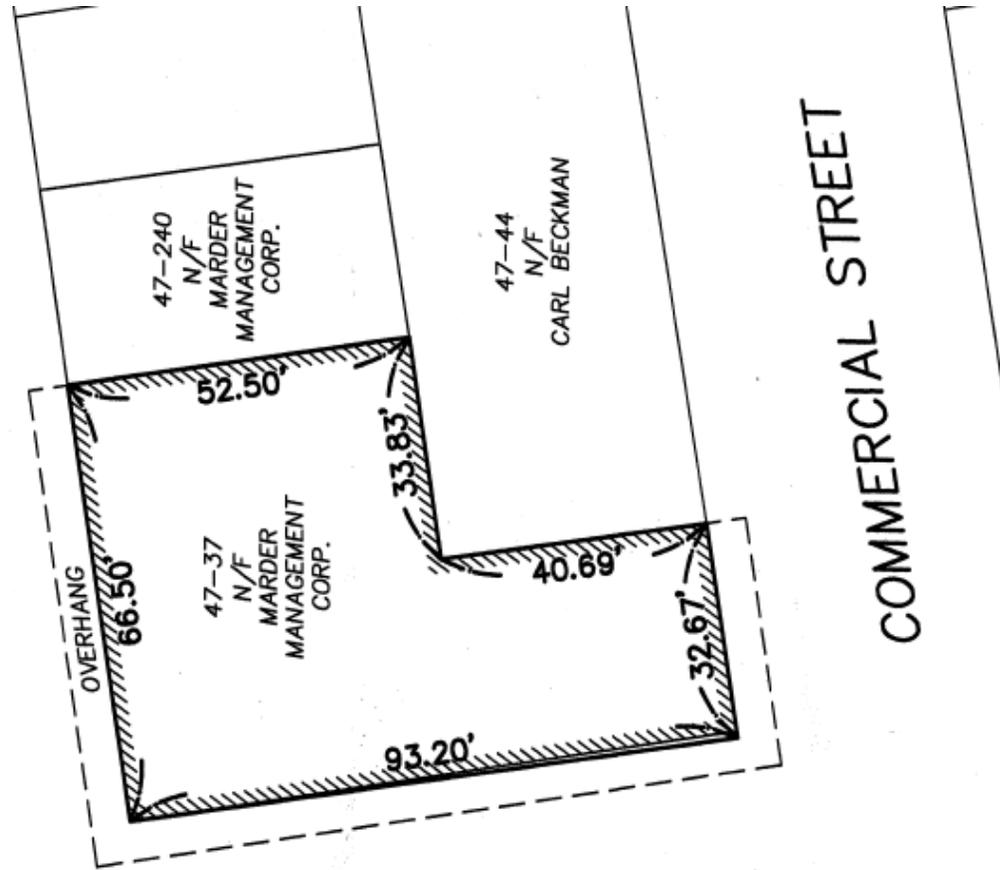
CANOPY

The existing galvanized corrugated metal canopy is a distinguishing feature of the building, and as such, should be replaced in-kind. The applicant has proposed several canopy panel types that do not match the existing corrugated panel in profile or design, and if utilized, will alter the character of this early 20th century storefront. Staff recommends the use of the proposed 7/8" corrugated panel in the color black to replace the existing original corrugated metal panel.

Please Note: Windows on the second story of the building are to remain and are not part of this application. There is also no plan at this time to add lighting to the exterior of the building.

New business signage is in the design and planning stage and will come before the Historical Commission under a separate application at a later date.

UNION STREET



COMMERCIAL STREET

SOUTH WATER STREET

PLOT PLAN-SITE LOCATION



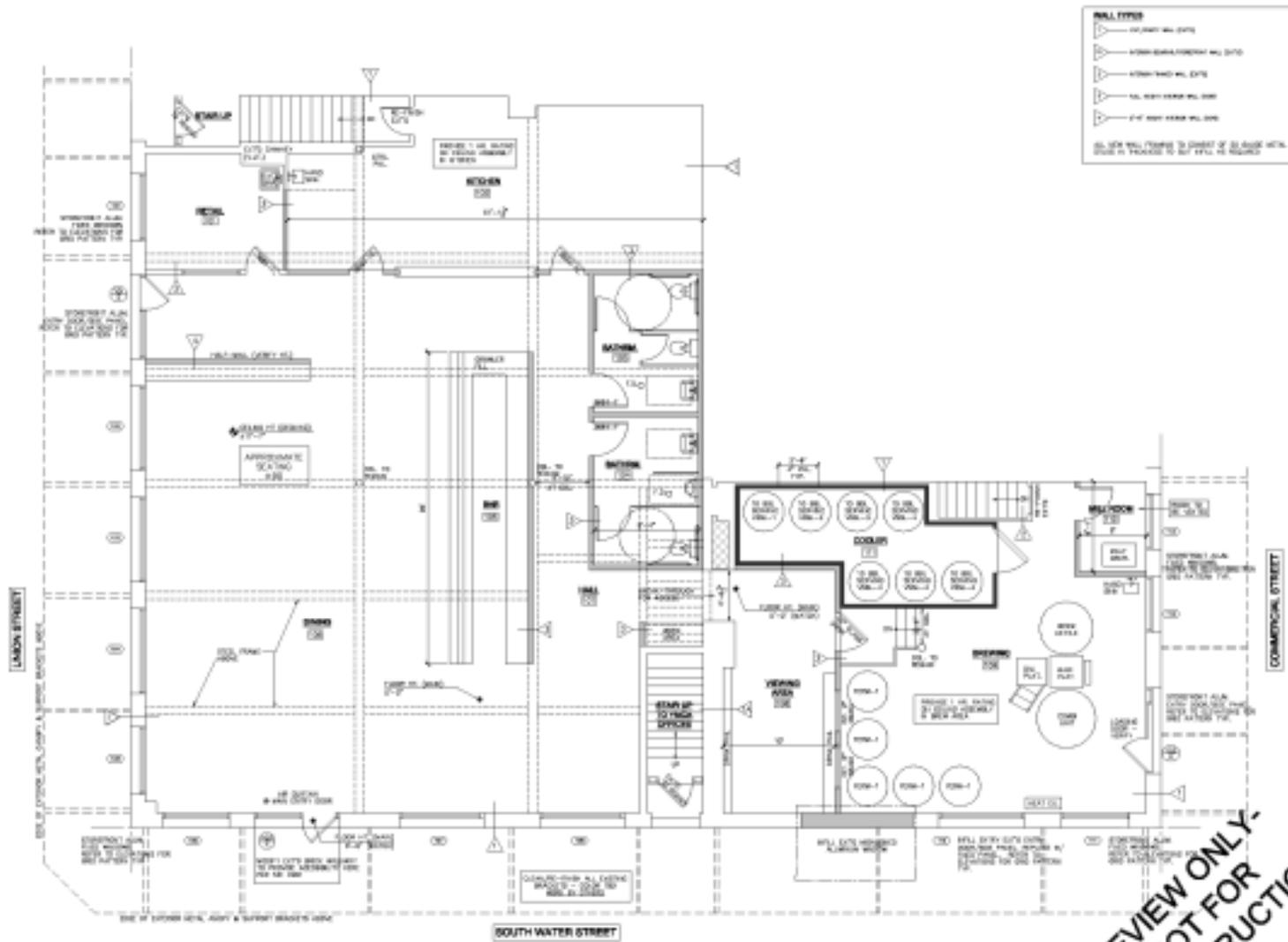
Union & S Water Street Facades



Union Street Facade



Commercial & S Water Street Facades



**REVIEW ONLY -
NOT FOR
CONSTRUCTION**

1 FIRST FLOOR PLAN - PROPOSED
SCALE 1/4"=1'-0"

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ARCHITECTS

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LIMITATION OF USE
This drawing is prepared for the project and site identified herein. It is not to be used for any other project or site without the written consent of the architect.

MOBY DICK BREWING COMPANY, LLC

82 UNION STREET
NEW BEDFORD, MA

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REVISIONS		
#	DATE	DESCRIPTION

A1.1

CONSTRUCTION DRAWINGS

EXTERIOR DOOR SCHEDULE

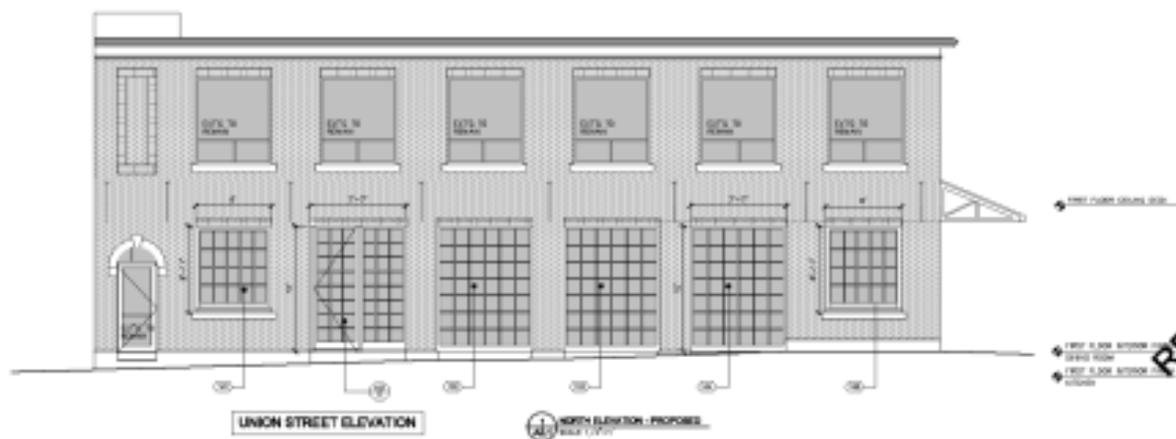
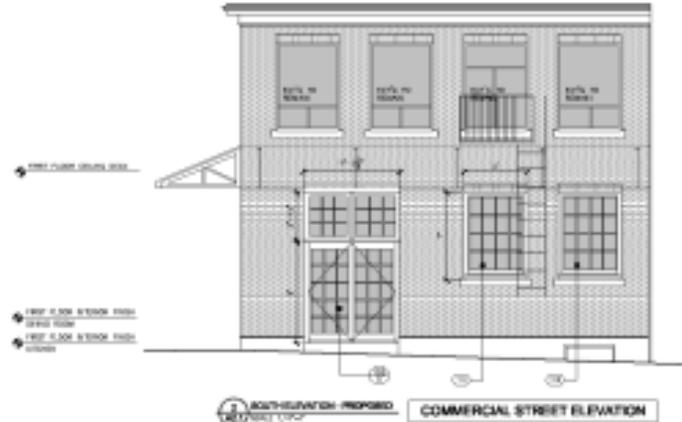
REF #	TYPE	SHAPE, FINISH	MINIMUM OPENING	# STAIR	REMARKS	NOTES
101	DOOR	60" WIDE X 80" H	60" WIDE X 80" H	0	60" WIDE X 80" H	60" WIDE X 80" H
102	DOOR	60" WIDE X 80" H	60" WIDE X 80" H	0	60" WIDE X 80" H	60" WIDE X 80" H
103	DOOR	60" WIDE X 80" H	60" WIDE X 80" H	0	60" WIDE X 80" H	60" WIDE X 80" H

DOOR NOTES - FINISH, SEE SCHEDULE
 SHAW BRIDGE HARDWARE SYSTEM - CUSTOMER APPLIED SHALL FOR SHAW'S CLAY'S SHAW PROFILE, REFER TO QUANTITIES SHEET FOR QUANTITIES
 GLASSING - 1/2" LAMINATED GLASS WITH 1/8" AIR SPACE FOR GLASS BLIND (SCHEDULE 405, ALL GLASS SHOWN WITH GLASS)
 REFER TO SCHEDULE 405 THROUGH 408 FOR DETAILS

WINDOW SCHEDULE

REF #	TYPE	SHAPE, FINISH	MINIMUM OPENING	# STAIR	REMARKS	NOTES
201	WINDOW	36" WIDE X 48" H	36" WIDE X 48" H	0	36" WIDE X 48" H	36" WIDE X 48" H
202	WINDOW	36" WIDE X 48" H	36" WIDE X 48" H	0	36" WIDE X 48" H	36" WIDE X 48" H
203	WINDOW	36" WIDE X 48" H	36" WIDE X 48" H	0	36" WIDE X 48" H	36" WIDE X 48" H
204	WINDOW	36" WIDE X 48" H	36" WIDE X 48" H	0	36" WIDE X 48" H	36" WIDE X 48" H
205	WINDOW	36" WIDE X 48" H	36" WIDE X 48" H	0	36" WIDE X 48" H	36" WIDE X 48" H

WINDOW NOTES - FINISH, SEE SCHEDULE
 SHAW BRIDGE HARDWARE SYSTEM - CUSTOMER APPLIED SHALL FOR SHAW'S CLAY'S SHAW PROFILE, REFER TO QUANTITIES SHEET FOR QUANTITIES
 GLASSING - 1/2" LAMINATED GLASS WITH 1/8" AIR SPACE FOR GLASS BLIND (SCHEDULE 405, ALL GLASS SHOWN WITH GLASS)
 REFER TO SCHEDULE 405 THROUGH 408 FOR DETAILS



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REVISIONS

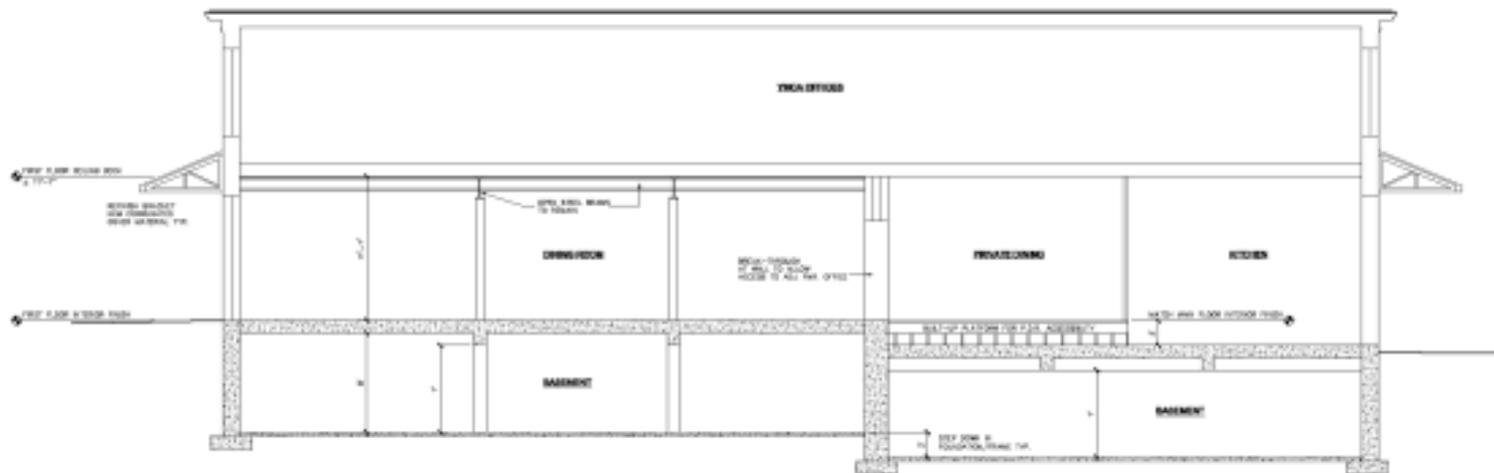
#	DATE	REVISION

Project No: **MOBY DICK 301-07**
 Date: **8/15/2014**
 Scale: **AS NOTED** / **MG/RS**

A2.1

CONSTRUCTION DRAWINGS

REVIEW ONLY - NOT FOR CONSTRUCTION



1. BUILDING SECTION - PROPOSED
SCALE: 1/8" = 1'-0"



SOUTH WATER STREET ELEVATION

1. BUILDING ELEVATION - PROPOSED
SCALE: 1/8" = 1'-0"

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REVISIONS	
#	DATE

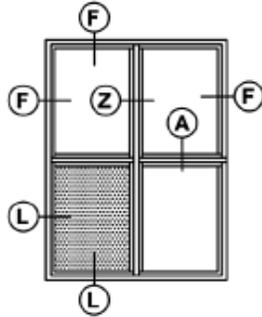
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 CHECKED BY: MGV/SC

SD2

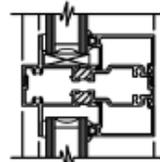
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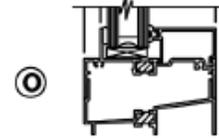
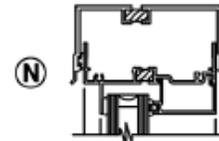
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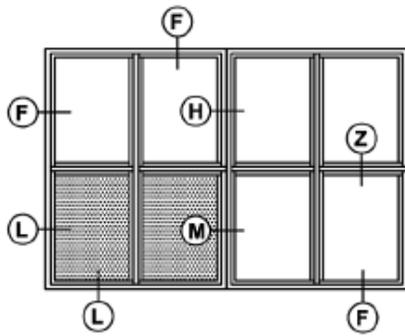
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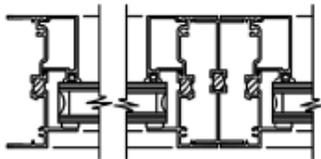
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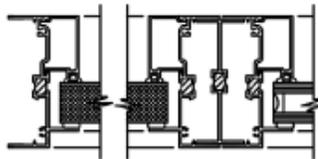


FIXED MULLED TOGETHER



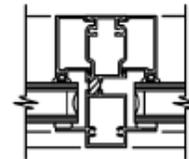
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FABRAL[®] SNAP-ON-SEAM

BRIEF PRODUCT SPECIFICATION

FABRAL
CORE

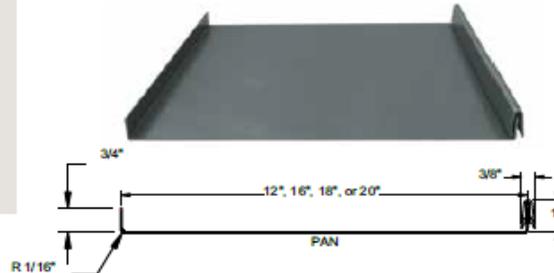
**You challenge us.
And we like it.**

Your vision for a building and what you want to achieve makes us think harder. It'd be easy to say - That won't work. Instead we go with - Let's see what we can do.

Fabral.com
800.884.4484

STANDING SEAM ROOF PANEL SNAP-ON-SEAM

Snap-On-Seam, a classic two-component design combines classic design and high performance. Panel seams snap together for easy installation with no mechanical seaming tools required. With standard 12", 16", 18" and 20" widths available, panels can be tapered as needed and this particular design allows for easy removal of individual panels when necessary. Stiffening ribs or shadow lines available to meet various aesthetic and performance requirements.



DESIGN INFORMATION

- Roof Slope: Minimum required - 3:12
- Requires solid decking
- Field Curving: Minimum radius 25' convex, 35' concave
- Factory Curving: Minimum radius 5'
- High Seam Option: 1 3/4" Seam Height available
- Panel Length: Maximum - 47' Minimum - 6'
- Panel Width: 12", 16", 18", 20"

RECENT PROJECTS TO REFERENCE

Segment	Project Name	Location	Quantity	Architect/Distributor
Recreation	New York Botanical Gardens	Bronx, NY	252 sq	Long Island Tinsmith Co, Inc.
Industrial	Cahoon Plantation	Chesapeake, VA	180 sq	Roof Services Corp.
Education	Bastrop High School Gymnasium	Bastrop, LA	306 sq	Central Roofing, LLC
Education	Lovett School- Lower Building	Atlanta, GA	760 sq	Orion Associates, Inc.

(Product details on reverse)

FABRAL

FABRAL MIGHTI-RIB®

BRIEF PRODUCT SPECIFICATION



Safeguard Self Storage, New Orleans, LA, USA

Fabral's Mighti-Rib® panel is perfect for use in Self Storage buildings as well as other industrial and government design projects. 280 squares of Mighti-Rib® in Slate Gray were used to complete this large project. Mighti-Rib's versatility makes it easy to specify and easy to install.

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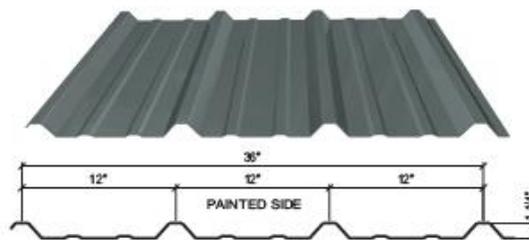
**You challenge us.
And we like it.**

Your vision for a building and what you want to achieve makes us think harder. In some cases to rethink metal altogether. It'd be easy to say - That won't work. Instead we go with - Let's see what we can do.

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EXPOSED FASTENER ROOFING & SIDING PANEL MIGHTI-RIB®

Fabral® Mighti-Rib® panels are economical and versatile exposed fastener panels that can be used on both wall and roof applications. With exceptional durability and unlimited color options, Fabral's Mighti-Rib® panel would be the perfect choice for function and creativity. The traditional look of this panel will give your project a classic touch. It is available with multiple perforation options for even more design flexibility. With Mighti-Rib® panels your vision is limitless.



(Product details on reverse)

FABRAL

FABRAL® 7/8" CORRUGATED

BRIEF PRODUCT SPECIFICATION



Allegan Water Treatment Facility, Allegan, MI, USA

"For the Allegan Water Treatment Plant, we conceived a barn-like feel to fit the context of the surrounding pastoral landscape. Metal was the first material that came to mind with its durability, low maintenance and color availability."

Jane M. Graham, A.I.A., Hubbell, Roth & Clark, Inc.

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And we like it.**

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EXPOSED FASTENER ROOFING & SIDING PANEL 7/8" CORRUGATED

Fabral® Corrugated panels are classically designed exposed fastener panels with multiple coverage and spacing options to choose from. With exceptional durability and unlimited color options, any one of Fabral's corrugated panels would be the perfect choice for function and creativity. The construction of corrugated panels allows them to follow every curve of your design where needed when installed vertically. And it's suitable for use on both wall and roof applications. With corrugated panels your vision is limitless.



(Product details on reverse)

FABRAL

Core Colors

				
Colonial Red[†] SR: .34 IE: .86 SRI: 35	Banner Red SR: .42 IE: .84 SRI: 45	Brandywine SR: .26 IE: .85 SRI: 24	Patina Green[†] SR: .29 IE: .87 SRI: 29	Classic Green SR: .26 IE: .84 SRI: 24
				
Hartford Green[†] SR: .10 IE: .82 SRI: 2	Regal Blue SR: .28 IE: .86 SRI: 27	Slate Blue SR: .26 IE: .85 SRI: 24	Stone Gray[†] SR: .36 IE: .84 SRI: 37	Slate Gray[†] SR: .37 IE: .86 SRI: 39
				
Charcoal[†] SR: .32 IE: .85 SRI: 32	Matte Black SR: .27 IE: .86 SRI: 26	Dark Bronze SR: .26 IE: .84 SRI: 24	Mansard Brown[†] SR: .29 IE: .86 SRI: 29	Medium Bronze[†] SR: .30 IE: .87 SRI: 31
				
Sierra Tan[†] SR: .35 IE: .86 SRI: 37	Surrey Beige[†] SR: .40 IE: .86 SRI: 43	Sandstone[†] SR: .54 IE: .86 SRI: 63	Almond[†] SR: .63 IE: .86 SRI: 75	Bone White[‡] SR: .72 IE: .84 SRI: 87
	<p>[†] Featuring a pearlescent mica finish; subject to premium pricing. Colors shown are as close to actual colors as allowed by the printing process. Actual metal samples are available. Colors may appear different when viewed at different angles and under different lighting conditions. Due to product improvements, changes and other factors, we reserve the right to change or delete information herein without prior notice.</p> <p> [†]All Standard Stocked colors are ENERGY STAR[®] approved except Hartford Green. [‡] LEED[®] compliant for low slope and steep slope. [§] LEED[®] compliant for steep slope only.</p>			
Regal White[‡] SR: .68 IE: .86 SRI: 82				

Mica Colors'

				
Pewter[†] SR: .36 IE: .85 SRI: 38	Bright Silver[†] SR: .60 IE: .77 SRI: 68	Silversmith[†] SR: .53 IE: .78 SRI: 59	Champagne[†] SR: .37 IE: .83 SRI: 38	Bright Copper[†] SR: .49 IE: .85 SRI: 55

Custom Colors



Can't find your color? Fabral can tackle the most challenging custom color orders, expertly matching your samples for limitless possibilities.
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SR = Solar Reflectivity
IE = Initial Emissivity
SRI = Solar Reflective Index