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 REPORT

NEW BEDFORD HISTORICAL COMMISSION MEETING
September 12, 2016

LOCATION: 56-62 N Water Street (Map 53 Lot 175)

APPLICANT: John Daley representing property owner, 60 N Water Real Estate Trust.

OWNER: John J. Meldon, Trustee of 60 N Water Street Realty Trust.

OVERVIEW: The property owner of 56-62 N Water Street, widely known as the Double Bank Building, is seeking to construct a roof deck on the southeast section of the roof facing Hamilton Street.

EXISTING CONDITIONS: The Double Bank Building is a two-story, Greek Revival commercial building designed by renowned architect Russell Warren and built between 1831 and 1833 to house the Merchants Bank in the south half and the Mechanics Bank in the north. It is considered to be one of the notable examples of its building type within Massachusetts and physically symbolizes the development of New Bedford as a major port city in the first half of the 19th century. It is currently used for professional offices.

The rectangular temple-front building has a commanding presence within the District, as it occupies the entire block between Rodman and Hamilton streets and faces west at the terminus of William Street. It initially measured seven bays wide by three bays deep; a three-bay extension to the rear (east) added in 1876 doubled the building's depth to 87 ft. The principal architectural feature of the front elevation is the triangular roof pediment supported by eight wood monumental Ionic columns. A classic Ionic-order entablature composed of the molded cornice, a flat board frieze, and a stepped architrave continues along the top of the original three bays on the north and south sides.

The low-pitched end-gable roof is clad in asphalt shingles and has a wood cornice and one brick chimney on the south slope. The metal gutters are built into the wooden cornice. The facade (west) elevation is constructed of smoothly dressed granite blocks laid in a running bond pattern 20 courses tall. The north and south side walls are red brick laid in running bond with granite block returns at the northwest and southwest corners. The building's fenestration consists primarily of symmetrically arranged rectangular openings with wood sash of varying types.

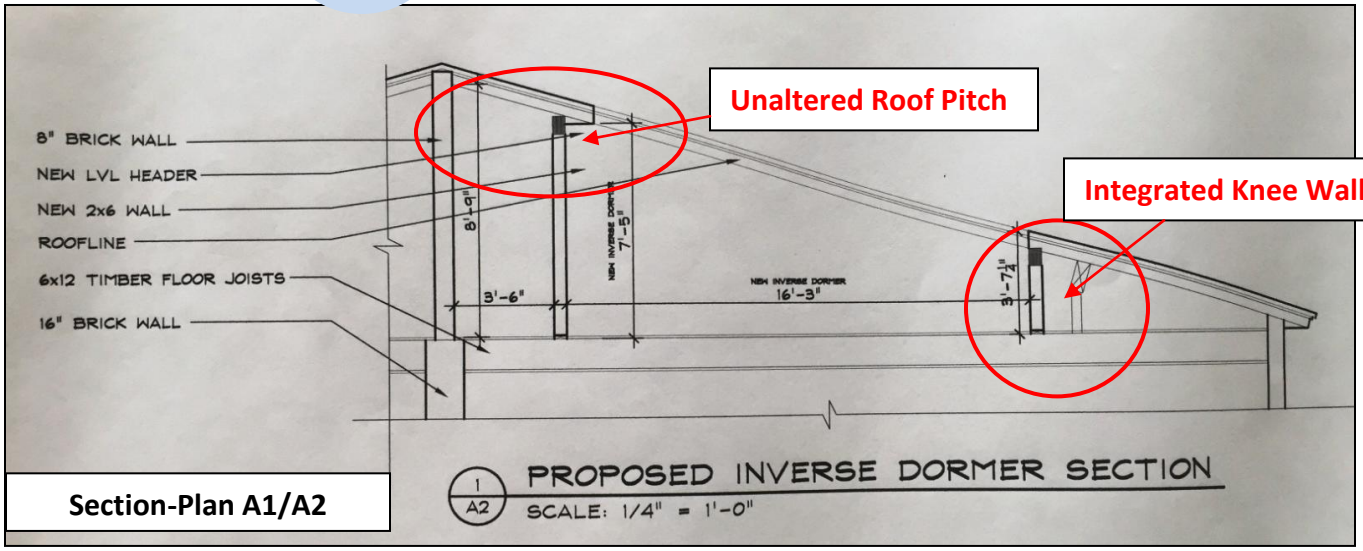
An *Exterior Finishes Investigation* for the Double Bank Building was prepared for the New Bedford Whaling National Historical Park in May 2006 to document the building's exterior paint colors. In addition, the alterations that have occurred to the Double Bank Building in the last two centuries have been documented in the 2009 Historic Structure Report contracted by the New Bedford National Historical Park and written by Architectural Historian, Lauren H. Laham.

PROPOSAL: The applicant has submitted two sets of schematic design plans for a roof deck. Both designs demonstrate the deck's location on the southeast section of the roof. This is the portion of the building which was constructed in 1876 as an extension to the east of the original 1831-1833 bank building. A stamped structural plan has also been submitted.

One plan (A1/A2) proposes a roof deck approximately 13' in width, 15' deep, with one set of French doors and no railing. The edge of the deck is set approximately 8' back from the roof edge and there is no alteration proposed to the building's roof pitch.

SCHEME #1

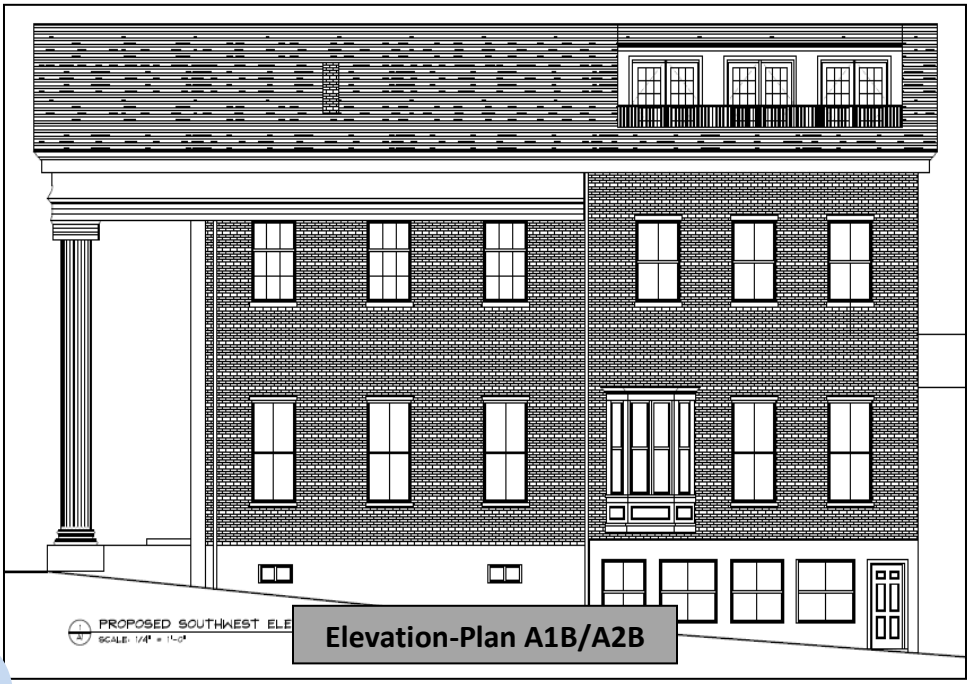
Elevation-Plan A1/A2



Section-Plan A1/A2

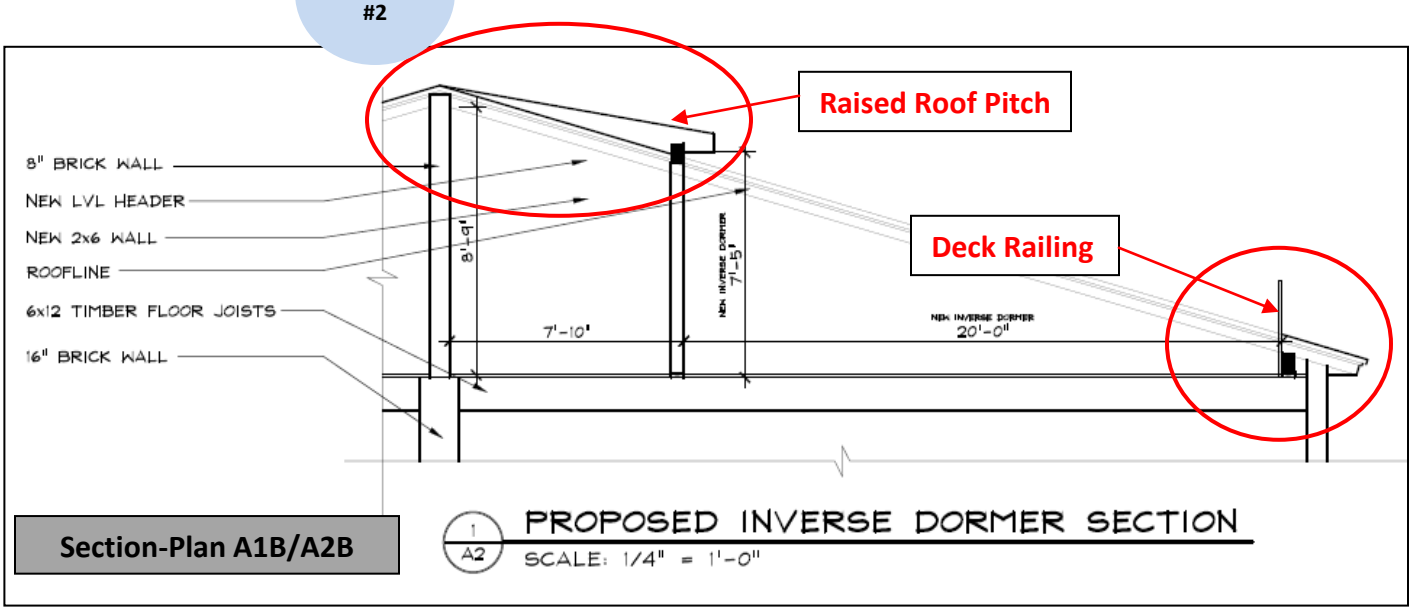
The design of the proposed roof deck as shown in Plan A1, allows the original roof line to remain intact, and due to its set-back from the roof edge, provides a knee wall to take the place of a railing.

The second plan (A1B) proposes a roof deck measuring over 25' in width, 20' deep, with three sets of French doors and a railing situated at the roof's edge. This plan also proposes an alteration to the building's roof pitch.



Elevation-Plan A1B/A2B

SCHEME #2



Section-Plan A1B/A2B

The design of the proposed roof deck as shown in Plan A1B, alters the original roof line, and due to its depth and close proximity to the roof edge, requires the use of a railing.

FOR BOARD MEMBER CONSIDERATION: In 2006, the NBHC formulated and adopted a policy, *The Priority of Historic Structures*, in which all structures within the District were ranked according to their level of historical and architectural significance. The purpose of this ranking is to apply the suitable and consistent standard of review, documentation, and treatment for each individual property.

The Double Bank Building is considered a "Priority 1" structure, as it is individually identified in the National Historic Landmark nomination for the District and is classified as "mission essential" in the New Bedford Whaling National Historical Park's enabling legislation.

Due to the Double Bank Building's level of historical and architectural significance, the National Park Service, within its Historic Structures Report, recommends that the treatment approach for the structure is **preservation** as it is defined in *The Secretary of the Interior's Standards for the Treatment of Historic Properties.*

STATEMENT OF APPLICABLE GUIDELINES: *The Bedford -Landing District Design Guidelines*, adopted by the Commission, are based on *The Secretary of the Interior Standards for the Treatment of Historic Properties.* The first treatment, **preservation**, places a high premium on the retention of all historic fabric through conservation, maintenance and repair. It reflects a building's continuum over time, through successive occupancies, and the respectful changes and alterations that are made.

The Standards recommend that all work on historic structures follow these four principles:

- Deteriorated architectural features should be repaired rather than replaced wherever possible.
- When replacement of original building material is necessary, new materials should match the material being replaced in composition, design, color, texture and other visual qualities.
- Replacement of missing architectural features should be accurately duplicated based on historical or physical evidence rather than conjecture.
- Repair methods, such as surface cleaning of the building, should be undertaken using the gentlest methods possible.

Specific to Roof Decks, *The Bedford -Landing District Design Guidelines* states the following*:*

"Adding a deck to the roof of a historic building is very difficult without altering the character of the property. Decks should be located so that they are not visible from the public way, do not significantly alter the massing of the property, and do not result in the alteration or loss of significant architectural features. Roof access structures/stairs should not be visible from the public way. If a roof deck will be visible from the public way, the design of the portion of the deck visible from the street should be compatible with the proportion, scale, materials, color and other character-defining elements of the building."

SIGNIFICANCE and CONTEXT:

The Double Bank Building possesses not only local, but national significance due to its association with maritime commerce related to the whaling industry, as well as individual architectural significance as an example of the work of a noted American architect.

The proposed roof deck location is on the section of the building added in 1876; however there is no physical break in the roof structure or upper cornice delineating the extension of the original 1831-1833 portion of the building from the later addition. Visually the two sections of the building appear as a single building.

Public View of Southwest Roof Area

A low pitch roof is an identifying characteristic feature of the early Greek Revival period. Staff believes raising the roof in order to accommodate the roof deck as proposed in Plan A1B to be inconsistent with the building's architecture. In addition to the pitch change, the proposed deck railing required in Plan A1B would significantly detract from the classical form of the building and its emphasized cornice line.

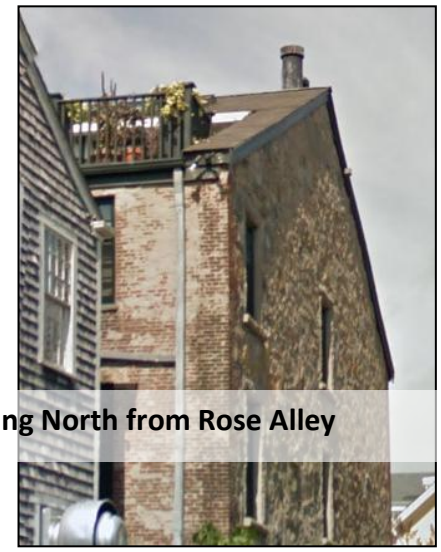
Existing Southwest Roof Area

View Looking West from Front Street

View Looking North from Centre Street

Due to the roof's low pitch and the density of the buildings within proximity of the subject building, there are limited public views of the proposed roof deck location, particularly if the deck opening is set back from the roof edge and there is no use of a railing.

Several properties within the District do have roof decks with the use of railings close to the roof edge. However, the Commission may wish to note that these buildings do not hold the level of significance of the subject building.



Views of 23 & 26 Centre Street Looking North from Rose Alley

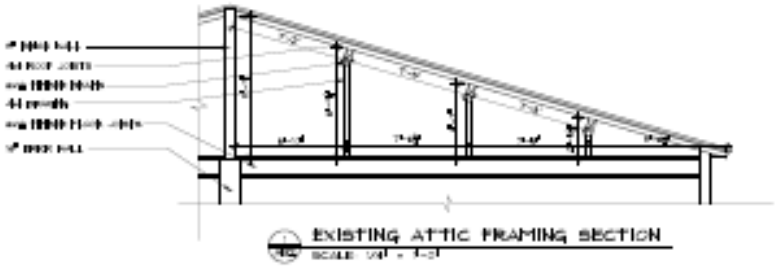
STAFF RECOMMENDATION

In reviewing the information accompanying both schemes submitted, staff recommends that the Commission give consideration to the type of roof deck depicted in these comments as "Scheme #1" in Plan A1/A2 over the alternate Scheme #2. The first scheme's design does not alter the roof pitch, it sets back from the roof edge and does not utilize a railing—all preferable alternatives to the other plan submitted.

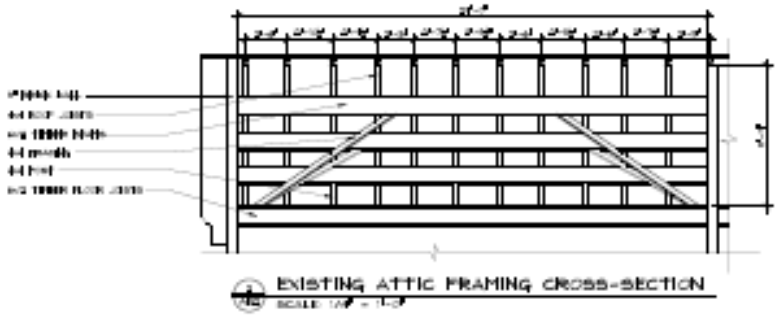
That said, unfortunately the level of detail and information required to render an approval to this type of project within the District remains incomplete at this time. Because the submitted application only provides schematic designs, lacking certain dimensional measurements and without a schedule of materials or their specifications, the plans do not provide details regarding wall siding, trim, doors, gutter and downspouts, type of roof flashing, and lighting necessary for a complete review.

For these stated reasons staff recommends tabling the application to an agreed upon date with the applicant, advising the applicant to further pursue a more detailed plan using the type of roof deck depicted in Plan A1/A2.

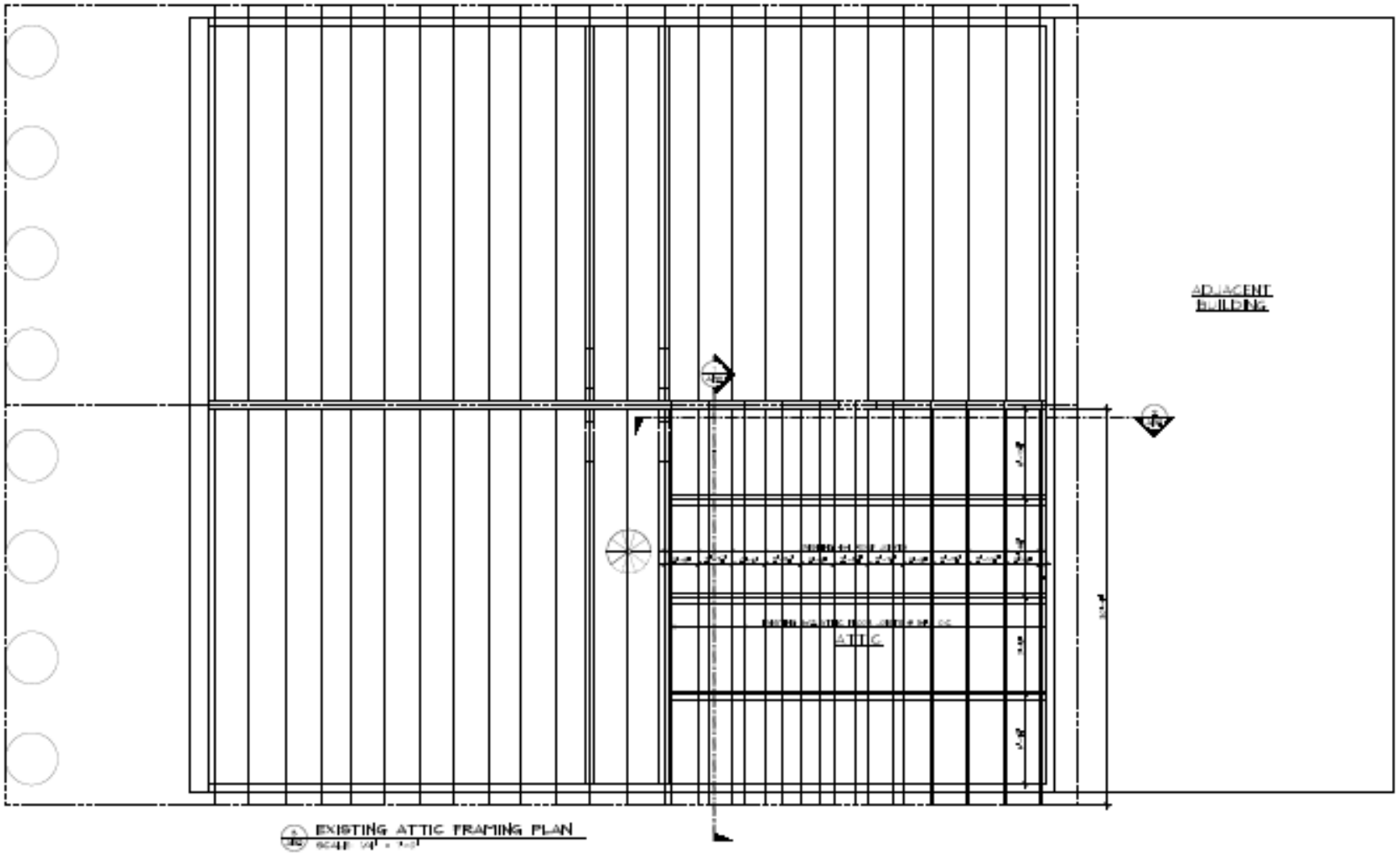
EXISTING SOUTHWEST ELEVATION



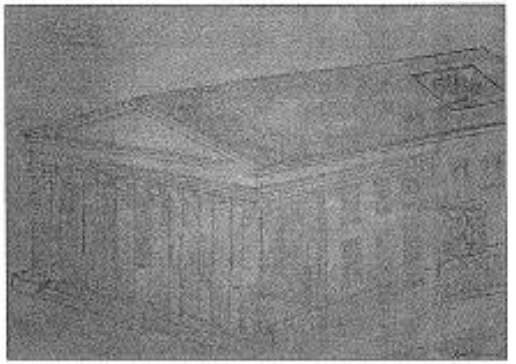
EXISTING ATTIC FRAMING SECTION



EXISTING ATTIC FRAMING CROSS-SECTION



EXISTING ATTIC FRAMING PLAN



ARTISTIC RENDERING OF
PROPOSED INVERSE DORMER
SCALE: 1/4" = 1'-0"

NEW INVERSE DORMER

ADJACENT
BUILDING

PROPOSED SOUTHWEST ELEVATION
SCALE: 1/4" = 1'-0"

RENOVATIONS TO:
TWIN BANK BUILDING
50 NORTH WATER STREET
NEW BEDFORD, MA

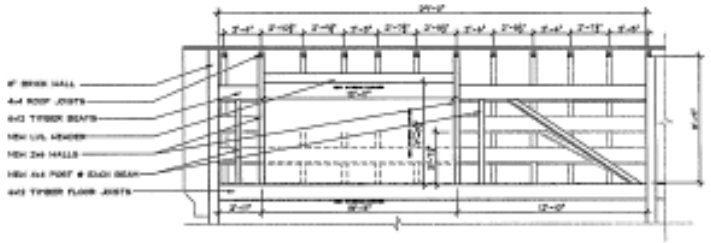
Giampietro Architects
354 Gifford Street
Falmouth, MA 02540

DRAWING TITLE:
PROPOSED
INVERSE DORMER

PROJECT No. 1617

A1

1/A2 PROPOSED INVERSE DORMER SECTION
SCALE: 1/4" = 1'-0"



2/A2 PROPOSED ATTIC FRAMING CROSS-SECTION
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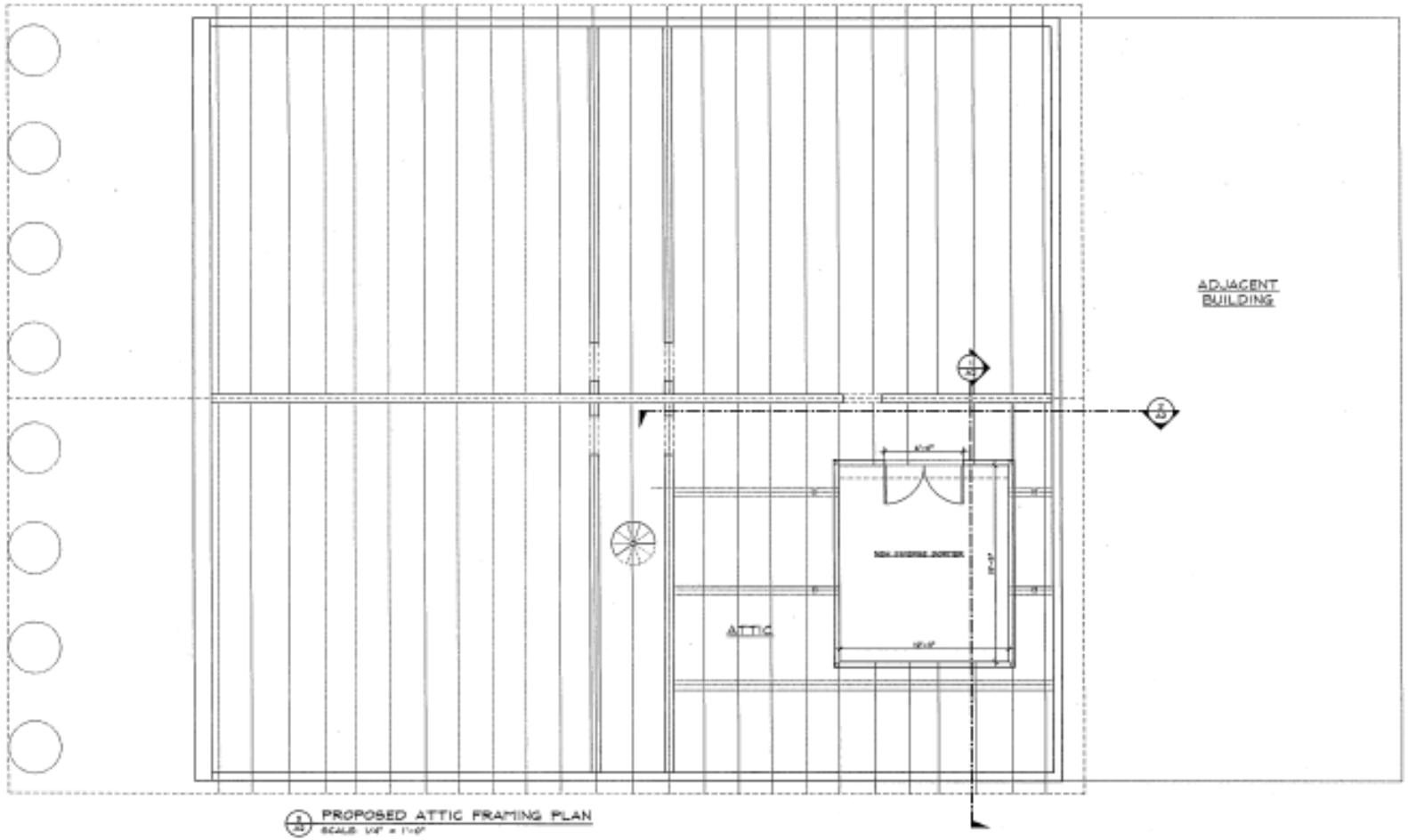


3/A2 PROPOSED ATTIC FRAMING PLAN
SCALE: 1/4" = 1'-0"

RENOVATIONS TO:
TWIN BANK BUILDING
50 NORTH WATER STREET
NEW BEDFORD, MA

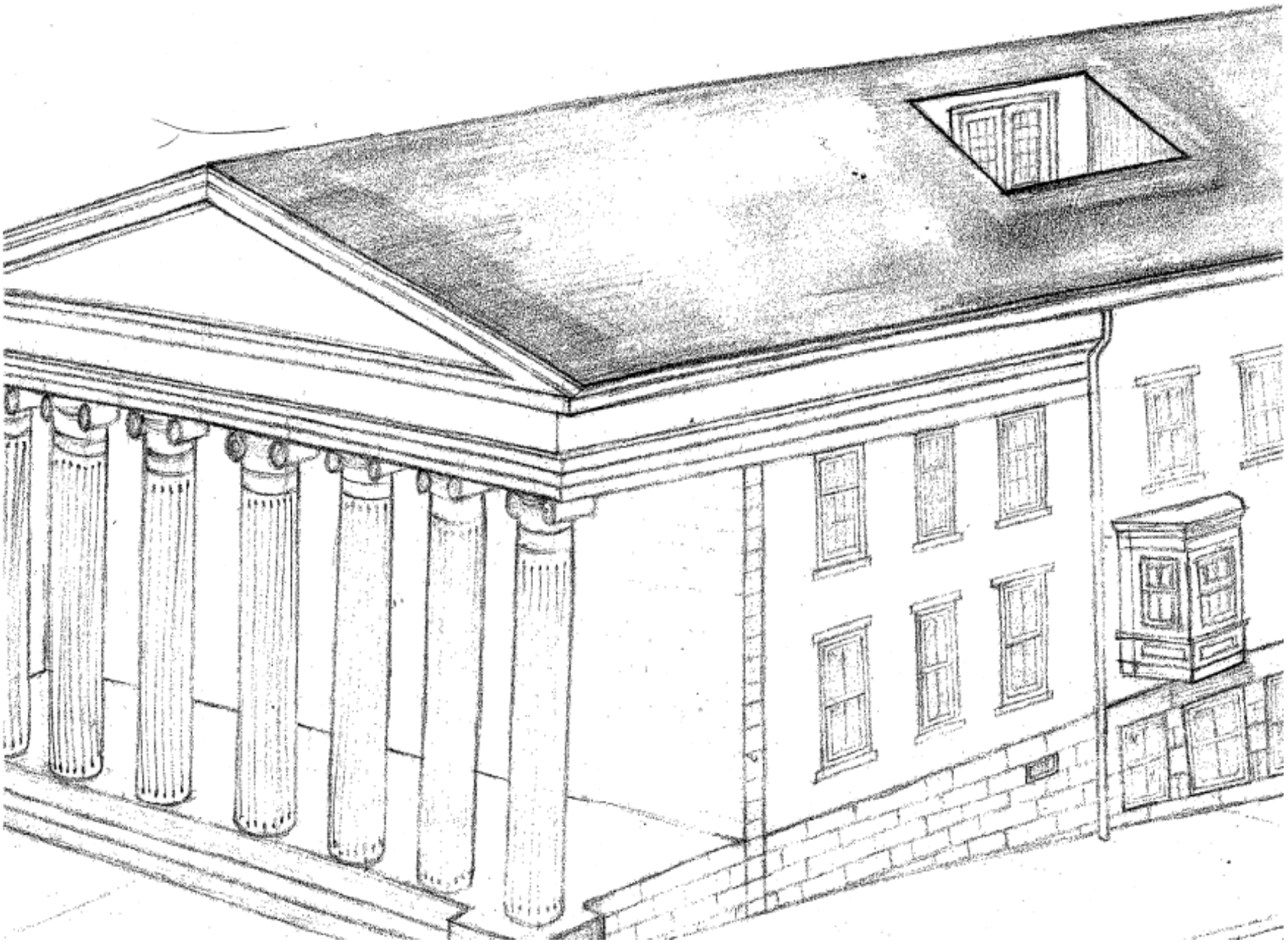
Giampietro Architects
354 Gifford Street
Falmouth, MA 02540
Tel: 508-548-7480
Fax: 508-548-8339

PROPOSED INVERSE DORMER FRAMING

PROJECT No. 1617

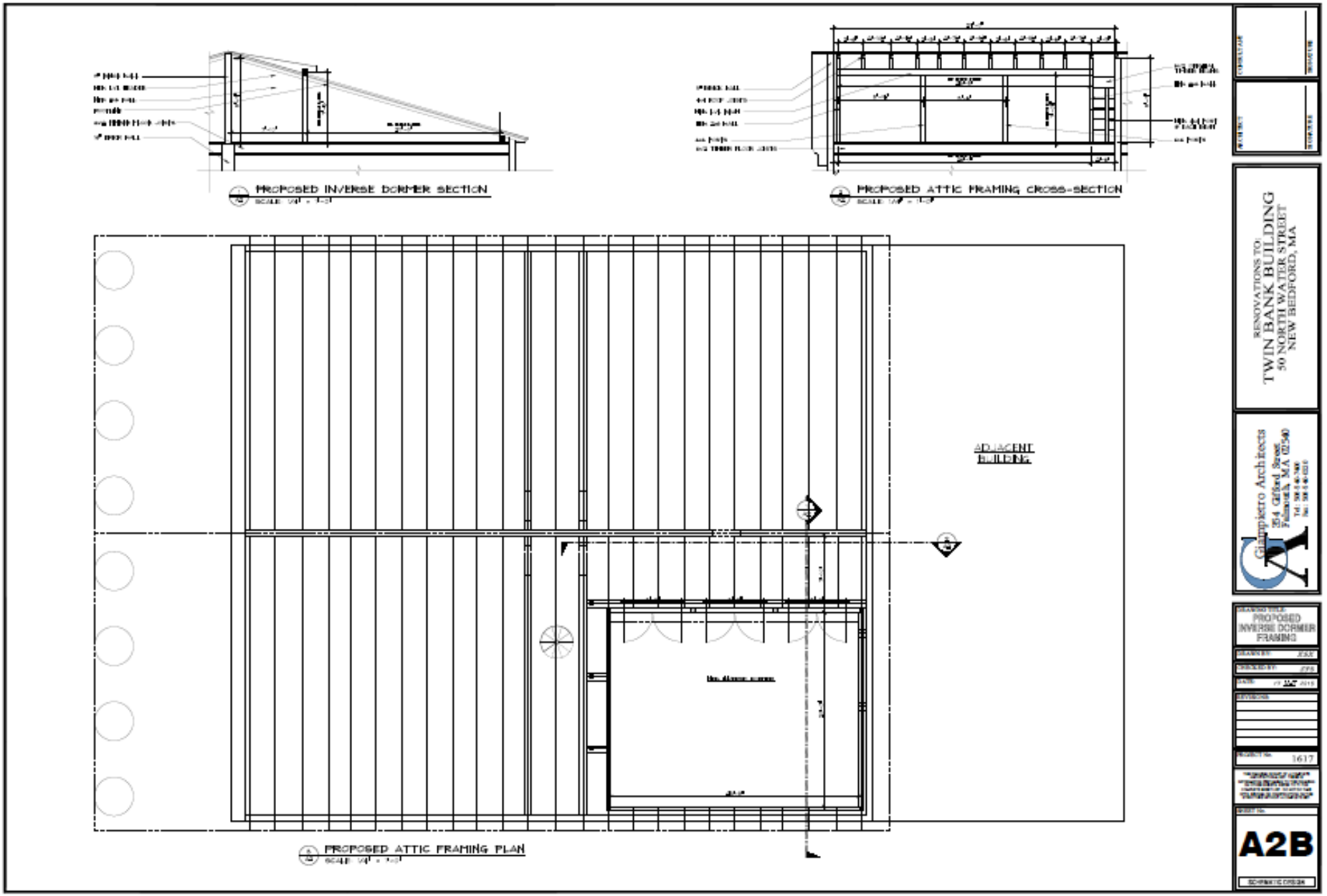
SHEET No.

A2



Conceptual Sketch Based on Plan A1/A2


ADJACENT
BUILDING
PROPOSED SOUTHWEST ELEVATION
RENOVATIONS TO:
TWIN BANK BUILDING
50 NORTH WATER STREET
NEW BEDFORD, MA
Giampietro Architects
PROPOSED
INVERSE DORMER
1617
A1B


PROPOSED INVERSE DORMER SECTION
PROPOSED ATTIC FRAMING CROSS-SECTION
ADJACENT BUILDING
PROPOSED ATTIC FRAMING PLAN
RENOVATIONS TO
TWIN BANK BUILDING
50 NORTH WATER STREET
NEW BEDFORD, MA
Giampietro Architects
PROPOSED
INVERSE DORMER
FRAMING
1617
A2B

BUILDING CODES/ LIABILITIES

SOUTH COAST ARCHITECTURE SHALL AGREE TO USE REASONABLE CARE TO COMPLY WITH ANY AND ALL FEDERAL, STATE OR LOCAL LAWS, ORDINANCES, RULES, REGULATIONS IN ORDER WHICH ARE APPLICABLE TO THE WORK DONE UNDER THIS CONTRACT. ALL CONSTRUCTION IS TO FOLLOW ALL LOCAL AND STATE BUILDING CODE. ORDINANCES AND REGULATIONS SHALL BE CONSIDERED AS PART OF THE SPECIFICATIONS FOR THIS BUILDING AND TAKE PRECEDENCE OVER ANYTHING SHOWN, DESCRIBED OR IMPLIED. SOUTH COAST ARCHITECTURE SHALL NOT BE LIABLE FOR INCIDENTAL, SPECIAL, CONSEQUENTIAL, OR INDIRECT DAMAGES OF ANY KIND, INCLUDING, BUT NOT LIMITED TO, LOSS OF ANTICIPATED PROFITS, BUSINESS OPPORTUNITY, OR OTHER ECONOMIC LOSS ARISING OUT OF THE USE OF SERVICES OR ANY CONSTRUCTION PLANS RECEIVED FROM SOUTH COAST ARCHITECTURE EVEN IF SOUTH COAST ARCHITECTURE HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGE. IT IS THE OWNER/ BUILDERS RESPONSIBILITY TO ENSURE THE ACCURACY, COMPLIANCE WITH APPLICABLE STATUTE OR REGULATION, AND FITNESS OF PURPOSE OF ANY PLANS OR CONSTRUCTION INFORMATION RECEIVED FROM SOUTH COAST ARCHITECTURE PRIOR TO USE THEREOF.

1.2 FIELD CONDITIONS AND VERIFICATION

THE CONTRACTOR MUST VISIT THE SITE AND BECOME FAMILIAR WITH ALL EXISTING CONDITIONS. THE CONTRACTOR SHALL VERIFY DIMENSIONS ON THE DRAWINGS AND, DURING THE COURSE OF CONSTRUCTION AND MEASUREMENTS AT THE SITE. ANY DIFFERENCES FOUND SHALL BE SUBMITTED TO SOUTH COAST ARCHITECTURE IN SUFFICIENT TIME FOR CONSIDERATION AND DIRECTION BEFORE PROCEEDING WITH THE WORK INVOLVED. THE LOCATION OF APPARATUS, EQUIPMENT, FIXTURES, INCLUDING PLUMBING AND ELECTRICAL FIXTURES, PIPING, DRAINAGE, DUCTS, OUTLETS, ETC., SHOWN OR SPECIFIED BUT NOT SPECIFICALLY DIMENSIONED SHALL BE CONSIDERED AS ONLY APPROXIMATE. THE ACTUAL LOCATION SHALL BE AS DIRECTED BY SOUTH COAST ARCHITECTURE AND AS REQUIRED TO SUIT THE CONDITIONS AT THE TIME OF INSTALLATION, BEFORE INSTALLATION, THE CONTRACTOR SHALL CONSULT SOUTH COAST ARCHITECTURE AND ASCERTAIN THE ACTUAL LOCATION REQUIRED. HE SHALL ALSO CONSULT WITH OTHER TRADE CONTRACTORS AND EXAMINE THEIR DRAWINGS SO AS TO AVOID CONFLICTS WITH OTHER WORK AND APPARATUS. THE CONTRACTOR SHALL PROVIDE ALL SUBCONTRACTORS WITH SUPPORT INFORMATION TO COORDINATE AND COMPLETE ALL ASPECTS OF THE WORK.

EXISTING WALL =
DEMO =
NEW WALL =
EXISTING DOOR =
NEW DOOR =

SCOPE OF WORK

SCOPE OF WORK SHALL BE TO BUILD NEW INVERSE DORMER @ EXISTING ATTIC LEVEL ACCORDING TO THESE PLANS & SPECIFICATIONS. ANY WORK OUTSIDE OF THE INDICATED AREAS SHALL BE OUTSIDE OF THE SCOPE INTENDED BY THESE DOCUMENTS.

FRAMING NOTES

1. FRAMED LUMBER
ALL FRAMED LUMBER SHALL BE KILN DRIED 19% MAXIMUM MOISTURE CONTENT. LUMBER SHALL MEET AS A MINIMUM THE FOLLOWING DESIGN VALUES FOR SPRUCE PINE FIR:
A. 2x STUD CONSTRUCTION GRADE Fb=800, Fv=70, Fc=730
B. 2x JOISTS/RAFTERS NO.2 GRADE Fb=1150, Fv=70
C. POSTS NO.2 GRADE Fb=850, Fv=95, Fc=615

DESIGN CRITERIA
FRAMING
JOISTS, RAFTERS & HEADERS TO HAVE MIN. FIBER STRESS OF 1,000 #2 & BETTER SPRUCE

2. CONNECTORS/FASTENERS WITH HIGH EXPOSURE TO OCEAN SALT AIR SHALL BE SIMPSON STRONG-TIE STAINLESS STEEL TYPE 305, 304, 316, OR 316.

3. CONNECTORS FASTENERS WITH EXPOSURE TO NORMAL EXTERIOR WET CONDITIONS SHALL BE MFR. SIMPSON ZMAX/HDG.

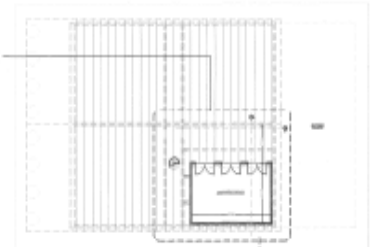
CONSTRUCTION CONTROL NOTES

1) UPON COMPLETION OF FORM CONSTRUCTION & BEFORE POUR, BOND TUBE READY FOR POUR, CONCRETE FOOTAGE AND WALL FORM WORK READY FOR POUR
CONTACT SOUTH COAST ARCHITECTURE 774-202-4868 TO ALLOW FOR VISUAL INSPECTION & DOCUMENTATION

2) UPON COMPLETION OF ALL ROUGH FRAMING INCLUDING INSTALLATION OF FLOOR JOIST, BEAMS, GIRDERS, STRAPPING, COLUMNS & ALL ASSOCIATED FASTENERS & CONNECTORS
CONTACT SOUTH COAST ARCHITECTURE 774-202-4868 TO ALLOW FOR VISUAL INSPECTION & DOCUMENTATION

3) UPON COMPLETION/INSTALLATION OF ALL FINISH ELEMENTS INCLUDING: LIFE SAFETY DEVICES SUCH AS AUTOMATIC SPRINKLER SYSTEM, FIRE CO-S SMOKE DETECTION, EXIT SIGNS, STROBES, HORNS AND EMERGENCY LIGHTING, EGRESS COMPONENTS SUCH AS DOORS, WINDOWS, ADA ELEMENTS SUCH AS RAMPS, GRAB BARS, LIFTS ETC
CONTACT SOUTH COAST ARCHITECTURE 774-202-4868 TO ALLOW FOR VISUAL INSPECTION & DOCUMENTATION

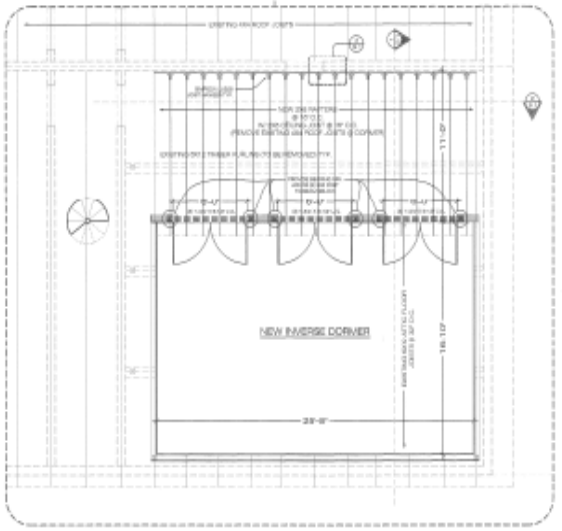
SCOPE OF WORK



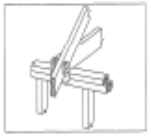
SOUTH [illegible]

ATTIC FRAMING PLAN

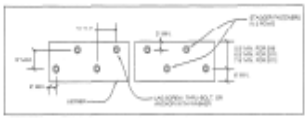
PROPOSED DORMER ELEVATION



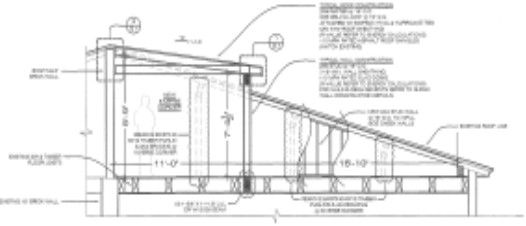
PROPOSED ATTIC FRAMING W/ DORMER ALTERATION



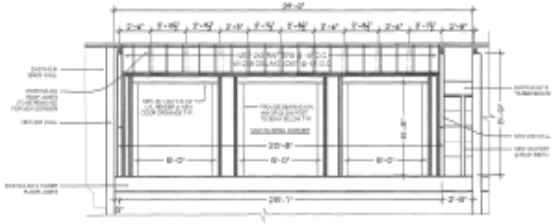
1 / S.1 SIMPSON H10A-2



2 / S.1



S.1 SECTION @ INVERSE DORMER



2 / S.1 SECTION @ ATTIC FRAMING

SOUTH COAST ARCHITECTURE

PERMIT SET
Structural Specifications
110 MPH EXPOSURE CATEGORY B
(Prepared in accordance with IRC2009R301.2.1.1)

PROJECT NAME: BEST
PROJECT #: 691640

OWNER:

LOCATION:
TWIN BANK BUILDING
50 NORTH WATER STREET
NEW BEDFORD, MA 02740

DATE:
6.15.16

DRAWN BY: JG
CHECKED BY: PB

S.1

STRUCTURAL DETAIL