



New Bedford Historical Commission

December 7, 2015 – 6:00 PM - **Minutes**

Ashley Room, City Hall, 133 William Street New Bedford, MA

Members Present:

Diana Henry, Chairman
Bill King, Vice Chairman
Bill Barr
James Lopes – 6:40PM
Corey Pacheco

Secretary:

Anne Louro

Members Absent:

Jennifer Clarke
Keri Cox
Janine da Silva

1. Call to Order:

D. Henry called the meeting to order at 6:00 p.m., confirming a quorum. The Chair indicated that J. Clarke would serve in the primary Planning Division position and Bill Barr would serve in the primary Architect position.

2. Approval of Minutes:

The minutes of the November 2, 2015 were not available; pending approval at the next scheduled commission meeting.

MOTION to take the Whaling Museum Plaza Fountain, under New Business, out of order.

Moved by B. King and seconded by C. Pacheco.

Motion passed unanimously on a roll call vote.

Johnny Cake Hill--Whaling Museum Plaza

New Bedford Whaling Museum

Preliminary Review of Fountain

Christina Connett, Curator of Exhibitions and Collections at the New Bedford Whaling Museum, explained that the museum had recently posted a Request for Proposals seeking design services for a fountain sculpture to be located on the plaza in front of the museum's William Street entrance. Ms. Connett indicated that the museum wanted the commission to be aware of the fountain plan and that when a design is selected, the museum would come back before the commission for approval. She briefly discussed the purpose of the fountain and its intention to draw visitors to the city and to the museum. The fountain would replicate a whale with a mist water element, and the goal of the design is for it to be elegant and inspiring. She stated that the fountain would be the main feature of the plaza and that many of the current plaza objects would be removed to eliminate clutter.

There was discussion with the commission regarding the size and scale of the fountain, potential materials and public safety. Ms. Connett indicated that the fountain sculpture would most likely be life-size, however that only a portion of the whale would be visible, and that it would be installed closer to the southwest corner of the plaza in order to keep the museum entry way clear

and safe. A. Louro stated that the design of the fountain sculpture was not under the purview of the commission and that the commission would be reviewing matters such as the size and massing of the sculpture, its potential to obscure architectural features, or detract from the historic setting of Johnny Cake Hill. There was brief discussion regarding the fountain mist, recirculation of water, and the potential need for drainage; which may be dictated by the actual chosen design. Commission members expressed their enthusiasm for the project and their anticipation to review the final design.

MOTION to take the modification of a Certificate of Appropriateness for 22 Centre Street, under Old Business, out of order. Moved by B. King and seconded by B. Barr.
Motion passed unanimously on a roll call vote.

22 Centre Street

Dora and Tripp Millikin

Modification of Certificate of Appropriateness: Relocation of exterior door.

Dora and Tripp Millikin presented a new plan to relocate an exterior door and retain a window on the rear elevation based on physical evidence that has been discovered since they received a Certificate of Appropriateness from the commission in December 2014.

MOTION to open the public hearing. Moved by B. Barr and seconded by C. Pacheco.
Motion passed unanimously on a roll call vote.

Public comments in favor: None

Public comments recorded in favor: None

Public comments not in favor: None

Public comments recorded not in favor: None

MOTION to close the public hearing. Moved by B. King and seconded by B. Barr.
Motion passed unanimously on a roll call vote.

Commission members agreed that the proposed changes were appropriate.

MOTION to approve the modified Certificate of Appropriateness for 22 Centre Street as presented. Moved by C. Pacheco and seconded by B. King.
Motion passed unanimously on a roll call vote.

3. PUBLIC HEARING: CERTIFICATE OF APPROPRIATENESS

The Chairman indicated that the Commission would hear all three applications from the applicant, Mr. Lanagan, and then would open the public hearing for comment. The Commission agreed. A vote on the three items would be entertained by the Chair at the conclusion of all three items.

35 Union Street

Jay Lanagan

New signage

Jay Lanagan presented an application for a double-sided blade sign at 35 Union Street which he explained was the original Cultivator business sign previously hung at 94 Front Street and which he has refurbished for its new use. There was discussion regarding the demolition of the current false wall façade with Mr. Lanagan explained that it had been determined that the wall cannot be set back as planned due to door clearances. That led to discussion to the visibility of the pressure treated lumber stairway which exists in that location, with Mr. Lanagan indicating that he would

paint or stain the stairway the same color as the building trim. The sign bracket was discussed and Mr. Lanagan indicated that the sign manufacturer was going to construct the black metal bracket to be a fixed mount bracket. There was brief discussion regarding the hanging location of the sign and the city's required height. C. Pacheco asked that the sign spot lights match the existing building façade lights and there was brief discussion regarding the use of sign lights and whether they should be downward or upward facing, with no consensus. A. Louro suggested that the commission allow staff to work with the applicant to select a sign light fixture which would be appropriate to the building.

94 Front Street

Jay Lanagan

New deck lighting

Jay Lanagan presented his application for lighting on the exterior deck at Rose Alley and A. Louro explained the locations of the lighting relative to the deck and neighboring buildings, noting they had recently been installed. Mr. Lanagan apologized to the commission regarding the installation prior to approval and explained that he had submitted his application for a Certificate of Appropriateness but that in the meantime his electrician, without his (Lanagan's) consent, installed the lighting due to an opening within his schedule.

There was discussion regarding the use of a backing board to the light post to better accept the light fixture. A square black metal back plate was suggested by the commissioners as a way to better finish off the light fixture's attachment to the metal post. Mr. Lanagan agreed that he also was not pleased with the final installed product and would make the suggested change.

SS Rose Alley

Jay Lanagan

Installation trash screening cover.

Jay Lanagan presented his application to install a roof cover to the existing trash enclosure on Rose Alley. Mr. Lanagan explained that since constructing the trash enclosure two years ago, he has found a need to keep out the weather elements and also wanted to use a translucent roof material to allow light in while also screening the trash from visibility.

A. Louro presented a material sample of the corrugated fiberglass panel that the applicant was considering for a roof material. B. King also suggested the use of Lexan, which is available in clear or tinted color, as a more advantageous material to the corrugated fiberglass. There was discussion regarding the structural support system of the trash enclosure and the use of a full roof and need for pitch due to snow loads. The use of cedar or asphalt shingles, in lieu of a plastic material, was discussed, as they are materials already in use within the district and more suitable for Rose Alley.

MOTION to open the public hearing to include 35 Union Street, 94 Front Street and SS Rose Alley. Moved by B. Barr and seconded by C. Pacheco.

Motion passed unanimously on a roll call vote.

Public comments in favor: None

Public comments recorded in favor: None

Public comments not in favor: None

Public comments recorded not in favor: None

MOTION to close the public hearing. Moved by B. King and seconded by B. Barr.

Motion passed unanimously on a roll call vote.

Members discussed the matter of precedent and the use of a translucent roof material on the Whaling Museum's observation deck, which was approved and constructed over a decade ago. B. Barr expressed his concern with the presented roof material for the trash enclosure on Rose Alley. The Chairman indicated that each application presented by Mr. Lanagan would be voted on separately.

MOTION: To approve the Certificate of Appropriateness for signage at 35 Union Street with the use of a fixed mount bracket with the lighting fixture to be approved administratively by staff and relayed back to the Commission, as well as approval of the permanent removal of a false wall façade and for the applicant to work with staff to address the appearance of the exposed stairway with in-kind paint or stain colors. Moved by C. Pacheco and seconded by B. Barr.

Motion passed on a roll call vote with J. Lopes abstaining, as he was tardy and missed the application presentation.

MOTION: To approve the Certificate of Appropriateness for installed deck lighting at 94 Front Street and for the applicant to work with staff to develop a back plate design for the exposed light fixture. Moved by C. Pacheco and seconded by B. King.

Motion passed on a roll call vote with J. Lopes abstaining, as he was tardy and missed the application presentation.

MOTION: To approve the amended Certificate of Appropriateness for a roof cover at SS Rose Alley with a modification to the roof materials and trim to match the adjacent garage and the installation of in-kind materials to the area above the door.

Moved by B. Barr and seconded by C. Pacheco.

Motion passed unanimously on a roll call vote.

89 N Water Street

Amelia Ruvich/Doug Mills

Fence installation

The applicant was not in attendance and A. Louro presented the application. She briefly explained that the applicant was a tenant of the building, and that the application submittal was in response to a violation notice for a visible dumpster and other trash materials. The proposed fence materials; natural cedar with a cap moulding, is similar to other fencing and enclosures within the District.

There was discussion regarding the height of the fence and the visibility of an existing chain link fence which surrounds the building's mechanical units. It was 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.

MOTION to open the public hearing. Moved by B. Barr and seconded by B. King.

Motion passed unanimously on a roll call vote.

Public comments in favor: Deborah and Ben Baker, direct abutters to the subject property were in attendance and asked to review the plan. The Bakers expressed concern over the location of the shared property line and the fence's proximity to the wall of their abutting building; but overall were in favor of a fence to screen the applicant's trash area.

Public comments recorded in favor: None

Public comments not in favor: None

Public comments recorded not in favor: None

MOTION to close the public hearing. Moved by B. King and seconded by B. Barr.

Motion passed unanimously on a roll call vote.

A. Louro indicated that she would collaborate with the Bakers and the property owner of 89 N. Water Street to ensure that the fence was installed in a manner that was respectful to the abutter's property.

MOTION: To approve the Certificate of Appropriateness for fencing at 89 N Water Street with the specification that the fence be eight feet in height with the use of black strap hardware as suggested, and that the abutters are involved in the location and method of the fence installation to be determined in the field. Moved by B. Barr and seconded by B. King.
Motion passed unanimously on a roll call vote.

Custom House Square

City of New Bedford-Office of Tourism and Marketing

Holiday decorations

A. Louro submitted the application on behalf of the City and explained that the yearly application is similar to what has been presented in past years except for the artist element, and that the installation is temporary, does not harm historic fabric, nor have an adverse effect on the District. A. Louro suggested that in the future the application be reviewed as a Certificate of Non-Applicability due to its temporary nature and that if there was a significant change in a future application she would bring it to the attention of the Chair.

MOTION to open the public hearing. Moved by B. Barr and seconded by B. King.

Motion passed unanimously on a roll call vote.

Public comments in favor: None

Public comments recorded in favor: None

Public comments not in favor: None

Public comments recorded not in favor: None

MOTION to close the public hearing. Moved by B. King and seconded by B. Barr.

Motion passed unanimously on a roll call vote.

MOTION: To approve the Certificate of Appropriateness for the seasonal decorations at Custom House Square as submitted with the added condition that in the future, the Custom House Square holiday application be submitted as a Certificate of Non-Applicability with a five year time limit for temporary installations. Moved by B. Barr and seconded by J. Lopes.

Motion passed unanimously on a roll call vote.

PUBLIC HEARING: CERTIFICATE OF HARDSHIP

18 Johnny Cake Hill

Jorge Figueiredo/Frank Tedesco

Exposed ductwork

A. Louro presented the application on behalf of the applicant at their request. There was brief discussion regarding the changed location of the ductwork and future requirements for projects to be specific in their mechanical plans prior to approval. B. King expressed concern that a portion of the ductwork had not been fully wrapped in insulation. A. Louro answered that she would follow up with the architect on that matter.

MOTION to open the public hearing. Moved by B. Barr and seconded by B. King.

Motion passed unanimously on a roll call vote.

Public comments in favor: None

Public comments recorded in favor: None

Public comments not in favor: None

Public comments recorded not in favor: None

MOTION to close the public hearing. Moved by B. Barr and seconded by B. King.

Motion passed unanimously on a roll call vote.

MOTION: To approve the Certificate of Hardship for the exposed ductwork at 18 Johnny Cake Hill with confirmation from staff that insulation wrapping is complete.

Moved by J. Lopes and seconded by C. Pacheco.

Motion passed 3 to 1 on a roll call vote.

B. Barr **yes**

B. King **yes**

J. Lopes **yes**

C. Pacheco **no**

4. Old Business:

66 N Second Street

William Whelan

Modification of Certificate of Appropriateness: Window replacement and exterior paint.

A. Louro presented the application on behalf of the applicant at the applicant's request and explained that due to the deteriorated condition of the windows, the owner was seeking to modify an existing Certificate of Appropriateness and install new six over six, double hung wood replacement windows throughout the building and change the approved paint color. She explained that the current windows are non-original, date from 1979 and that the proposed windows are from the same manufacturer and have the same specifications as the windows which were previously approved for the abutting property at 70 N Second Street. The previously approved paint color was a shade of gray, which once applied to the building was not appealing to the applicant. A. Louro suggested several alternate colors and the applicant chose Benjamin Moore "Coventry Gray" with a white trim.

MOTION to open the public hearing. Moved by B. Barr and seconded by B. King.

Motion passed unanimously on a roll call vote.

Public comments in favor: None

Public comments recorded in favor: None

Public comments not in favor: None

Public comments recorded not in favor: None

MOTION to close the public hearing. Moved by B. King and seconded by J. Lopes.

Motion passed unanimously on a roll call vote.

MOTION: To approve the modification to the Certificate of Appropriateness for 66 N Second Street as presented for the window and paint change. Moved by B. Barr and

seconded by B. King.

Motion passed 3 to 1 on a roll call vote.

B. Barr **yes**

B. King **yes**

J. Lopes **yes**

C. Pacheco **no**

Certificates of Non-Applicability

B. King asked that Certificates of Non-Applicability issued by staff be distributed to commission members. A. Louro indicated that she would include those items on the agenda in the future.

5. New Business:

139 & 141 Union Street

Waterfront Historic Area League

Preliminary review of rehabilitation.

Teri Bernert, Director of the Waterfront Historic Area League (WHALE) and Kathryn Duff, consulting architect for WHALE, presented a PowerPoint presentation to the commission outlining the plans for rehabilitating the properties at 139 and 141 Union Street. Ms. Bernert explained that the vacant buildings will be adapted for use as a Co-Creative Center which will be a mixed-use development of gallery and artist maker space, retail, office, and meeting spaces, as well as affordable housing units. Ms. Bernert explained that this was a \$2.5 million dollar project utilizing several funding sources, including Massachusetts Historic Rehabilitation Tax Credits; and possibly federal tax credits as well. Construction was to begin on July 2016. Ms. Duff detailed the current condition of the buildings and the rehabilitation scope of work. Historic images show large awnings above the storefronts of the subject properties and Ms. Duff illustrated several examples of awning use in rehabilitated historic buildings utilizing various types of materials in New York. Ms. Bernert explained that WHALE has submitted applications for state tax credits in the last two rounds, and would be submitting once again in January and was seeking the commission's comments to incorporate into the plan.

A. Louro explained to the commission that the Massachusetts Historical Commission (MHC) has previously commented on the project, stating that the planned awnings do not comply with the Secretary of the Interior Standards for Rehabilitation. A. Louro also stated that there is a National Park Service Technical Brief for the Use of Awnings on Historic Buildings which MHC most likely references. Based on the information provided within that brief, along with the Secretary of the Interior Guidelines; A. Louro indicated that she did not believe that MHC would approve the current designed awnings proposed for the project. Ms. Bernert indicated that the awnings would be removed from the design in order to comply and be eligible for the state tax credits.

C. Pacheco asked about the planned location of the HVAC units. Ms. Duff indicated that due to the building efficiencies, only a small pump unit would be required, and that it would be located on the roof of each building and not be visible from the public way. Ms. Bernert questioned the use of fiber-cement board siding. A. Louro indicated that the commission normally approves fiber-cement board siding for new construction only.

B. Barr stated that he would like to see awnings on the building that emulated the original awnings, but in a more scaled-back manner. A. Louro stated that awnings would be allowed as long as the materials and design were compatible with the character of the building, and would not have to mimic the size and large scale of the documented original awnings. Ms. Duff indicated that she would consider a flat type of awning in strategic window locations particularly in gallery spaces. T. Bernert questioned whether WHALE should seek a Certificate of Approval from the commission prior to, or after, they receive all the approvals from MHC. The Commission agreed that they would prefer to incorporate all of MHC's final comments into their approval. A. Louro stated that the commission only required a twenty one day notice in order to

place an item on an agenda for review and approval. The commission thanked Ms. Bernert and Ms. Duff for their comprehensive presentation.

6. Communications:

None

7. Date of Next Meeting: The next regular commission meeting was scheduled for January 4, 2016

There being no further business, a motion to adjourn was moved by J. Lopes and seconded by C. Pacheco. All voted in favor and the motion passed. The meeting was adjourned at 8:45 p.m.

Respectfully submitted,

Anne Louro
Secretary to the Historical Commission
Approved: 01.04.16