



City of New Bedford

Department of Planning, Housing & Community Development

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PATRICK J. SULLIVAN
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STAFF REPORT

NEW BEDFORD HISTORICAL COMMISSION MEETING

April 2, 2018

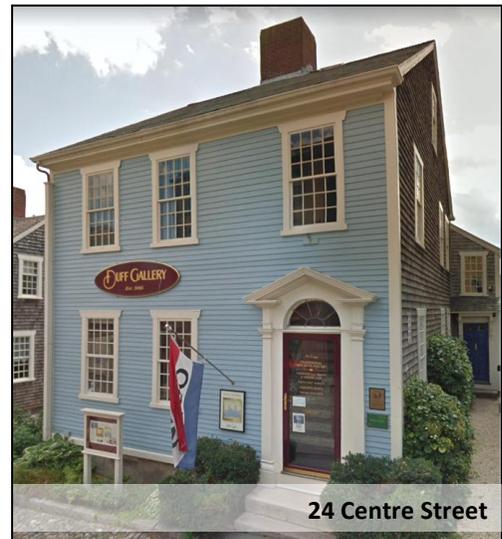
CASE #2018.08: CERTIFICATE OF APPROPRIATENESS

24 Centre Street (Map 53, Lot 28)

APPLICANT/ David & Anne Maynard
APPLICANT: 24 Centre Street LLC
436 Slocum Rd.
Dartmouth, MA 02747

OVERVIEW: The applicant, who recently purchased the building, is seeking to install two metal bollards encased with wood to protect an existing gas meter and furnace vent located on the east side of the building where a driveway is to be installed.

EXISTING CONDITIONS: The Henry Beetle House is a two-story Federal-style building constructed circa 1804 at the corner of North Second and High Streets. The building was moved to its current location on the south side of Centre Street by WHALE in 1972 to save it from demolition during the expansion of Route 18. The property has had commercial uses and the new owner will utilize the building for office space.



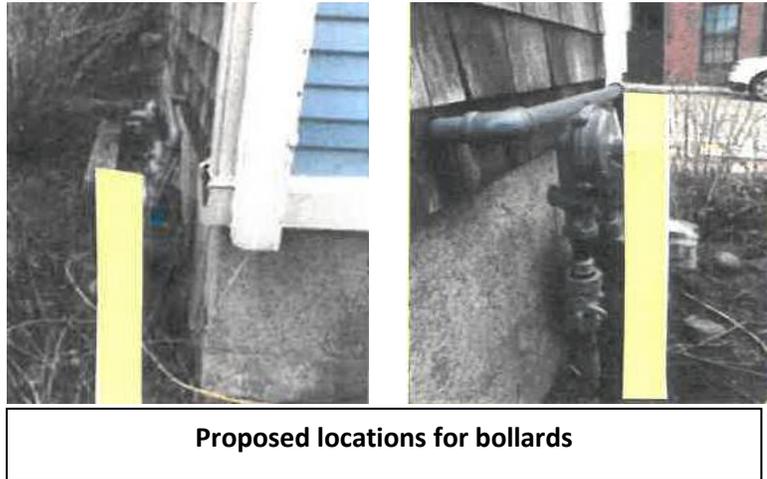
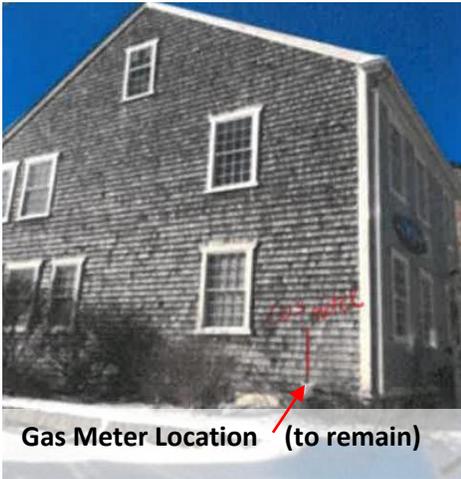
The property received Certificate of Appropriateness (#CA 2017.20) in November 2017 for the installation of a pea stone gravel driveway on the east side of the property to include the removal of a granite stone retaining wall on the property. The gas meter and furnace vent are within the existing retaining wall, screened by shrubs, and will be exposed when the retaining wall is removed. The gas meter and furnace vent are located approximately 3' in from the front façade of the building. Recent adjustment to the gas meter piping by the utility company has reduced the projection of the meter from the building into the driveway from 18" to 10".

PROPOSAL: The applicant is seeking to install two metal bollards encased with wood to protect an existing gas meter and furnace vent on the east side of the building where a driveway is to be installed. The bollards are required to protect the gas meter from being struck by an automobile. The bollards would be encased in wood and be painted the color of the building trim.

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

METERS: Preferably, meters for water, gas and electricity should never be installed on the front facade of a building. Traditionally they have not been, but have been placed on a side wall, near the front facade where they are readily accessible for reading.

PLUMBING AND MECHANICAL VENTS: The Commission needs to approve the location of all visible vent caps, pipes and fan exhausts in the District. Modern equipment must be located in places which reduce visibility from a public way to the greatest extent possible, and be attached to historic buildings in a manner which does not harm or obscure architectural character-defining features. If possible, flues and vents should be concealed in chimneys. The use of unpainted PVC is not allowed.



STAFF RECOMMENDATION: The proposed bollards are required for safety and the proposal to encase them in painted wood will allow them to blend well with the property. Staff recommends the addition of a pyramidal wood cap to finish the posts.

Staff recommends the approval of the application and the issuance of a Certificate of Appropriateness with the condition so noted.

