



City of New Bedford

Department of Planning, Housing & Community Development

608 Pleasant St, New Bedford, Massachusetts 02740

Telephone: (508) 979.1488

PATRICK J. SULLIVAN

DIRECTOR

STAFF REPORT

NEW BEDFORD HISTORICAL COMMISSION MEETING

May 7, 2018

CASE #2018.16: CERTIFICATE OF APPROPRIATENESS

22 Centre Street (Map 53, Lot 191)

APPLICANT/ OWNER: Dora & Trip Millikin
22 Centre Street
New Bedford, MA 02740



OVERVIEW: The applicant is seeking to install a boundary fence along the west line of the property which will serve to divide a driveway which shares a common driveway apron opening with the adjacent property to the west. A small parking sign is also proposed.

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 on the south side of Centre Street in 1974 and its exterior was rehabilitated. The current owner has recently restored the interior and exterior of the structure to its period and is used primarily as a residence with a Zoning Board of Appeals Special Permit for limited use as a pop-up art gallery. The building sits on a raised foundation and a pea stone driveway exists to the west of the building.

PROPOSAL: The applicant is seeking to install a fence in order to divide an existing driveway. The adjacent property to the west (24 Centre Street) recently received NBHC approval to remove a raised planting bed to develop and widen their portion of the driveway which will share the street apron opening with 22 Centre Street. The driveway barrier will inform visitors and clients of both properties to the appropriate driveway/parking locations. Due to the limited



driveway width of 10', a traditional fence would not be functional, therefore the installation of 42" high wrought iron posts and nautical rope to serve as a barrier along the entirety of the west property line is proposed. There will be 11 iron posts, with the first post to be located in alignment with the front façade of the two buildings. A small 4" X 18" painted parking sign is to be attached on the west façade of the building, approximately 24" above grade, below the northwest window.

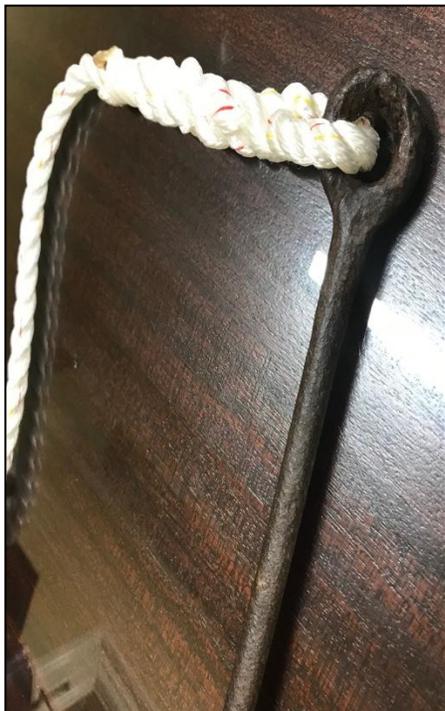
Refer to attached fence and sign specifications.

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

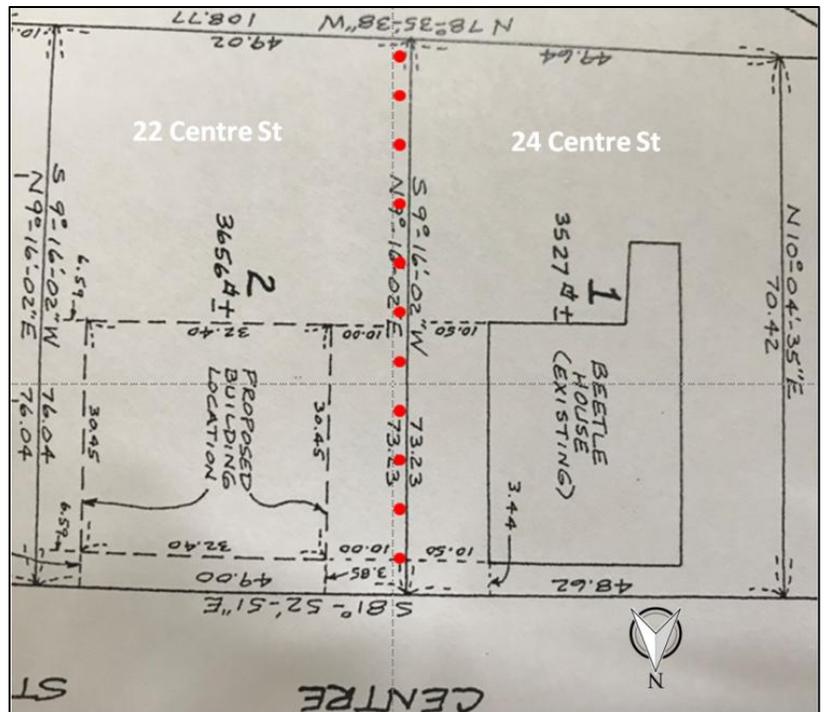
FENCES: New fences and site walls should not prevent or restrict views of buildings from a public way. The design should be appropriate in scale, materials, and architectural style to the building, its site and the surrounding properties.

SIGNAGE: Signs should complement the architecture or site where they are placed as well as make a positive contribution to the District. The overall goal is to create signage which complements the architecture without creating visual clutter and which reflects the historic use of signage in the District.

- All signs shall be installed in such a manner as to ensure that the installation does not create damage or loss of historic fabric and that the installation is temporary or reversible.
- The size and shape of the sign should be proportionate with the scale of the structure.
- Sign materials should be chosen to complement the property that the sign identifies.



Wrought Iron Post and Nautical Rope Prototype



22 and 24 Centre Street Parcel Plan with Wrought Iron Post Locations

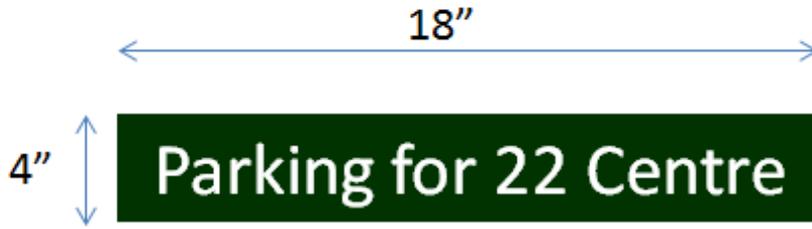
STAFF RECOMMENDATION:

FENCE: The proposed fence is a unique solution to divide the driveway and to inform visitors and clients of both properties the appropriate driveway/parking location. The materials are appropriate to a seaport and do not detract from the site or the District. The applicant plans on supplying a material sample for review.

SIGN: The proposed sign meets the design standards of the District and is appropriate and compatible to the property.

Staff recommends the approval of the application and the issuance of a Certificate of Appropriateness.

22 Centre Street Sign Specifications



Benjamin Moore: Essex Green

22 Centre Street Fence Specifications

Scale: 2" = 1'

East

West

Property Line

3 1/2' (42°)

Ground Level
22 Centre Street

Ground Level
24 Centre Street

1 1/2' (18°)

8"

3-4"