



New Bedford Historical Commission

January 9, 2017 – 6:01 PM – **Minutes**
City Hall, 133 William Street, Ashley Room

MINUTES

January 9, 2017

Room 314, City Hall, 133 William Street

Members Present:

Bill King, Vice Chair

Keri Cox

Janine da Silva

James Lopes

Secretary and City Planning Staff:

Anne Louro, *Preservation Planner*

Members Absent:

Diana Henry, Chairman

Call to Order:

B. King called the meeting to order at 6:01 PM.

Roll Call:

A formal roll call was conducted confirming a quorum of the members present as stated above. The Chair indicated that K. Cox would serve in the primary historical organization position.

Approval of Minutes:

The minutes of the December 5, 2016 public meeting was approved.

Public Hearings:

CASE #2016.21

56-62 N Water St (Map 53 Lot 175)

Certificate of Appropriateness: Installation of Roof Deck

The property owner's agent, Mr. Jack Daley, presented a revised plan (dated 12.20.16) to the members which scaled back the shed dormer to an eleven foot depth, allowing an eight foot deck opening and the use of a knee wall as a balcony. He explained that there would be exterior lighting, a rubber roof, and a gutter system to drain water.

In response to B. King, Mr. Daley stated that the shed roof rises approximately eighteen inches from the original roof line. A. Louro confirmed this scaled measurement and noted that the proposed shed dormer was set back further from the roof edge than the earlier plan. Mr. Daley confirmed that the shed dormer roof would be a rubber roof, color to match the new asphalt shingle roof, and that the dormer's gutter would tie into the new roof gutter which was recently installed.

A. Louro informed the members that she did not seek the deck's door, lighting or siding specifications, as she did not believe that those items would be visible from the public way.

MOTION to open the public hearing. Moved by K. Cox and seconded by J. da Silva

Motion carried.

There were no public comments offered or recorded in favor of the petition, nor in opposition to the petition.

MOTION to close the public hearing. Moved by J. da Silva, and seconded by J. Lopes.

Motion carried.

J. da Silva stated that she felt the new plan was a good compromise and better than the previous presented plans. A. Louro noted that that in order to address members' previous concerns with the original plan, this revised plan used a knee wall, instead of a railing, set back to allow a natural roofline. She also stated the edge of the deck was set back approximately eleven feet from the roof edge and that the shed dormer's depth was reduced from fifteen feet to eleven feet.

J. da Silva questioned the need to know the color of the deck doors and whether they should match the building trim color. Members voiced their consensus that the color white would be preferable.

MOTION to approve the Certificate of Appropriateness for Case #2016.21 at 56-62 N Water Street for the installation of a roof deck as presented with the condition that the applicant work in unison with the Department of Inspectional Services and Historical Commission Staff in the field to review construction measurements and installation methods to ensure consistency with approved plans.

Moved by J. da Silva and seconded by J. Lopes.

Motion passed.

New Business:

CANDLEWORKS SITE

Preliminary review of exterior changes to accommodate a new tenant.

A. Louro explained that this project, in addition to Historical Commission approval, will also require Planning Board approval as well as review from the Massachusetts Historical Commission (MHC), which holds a Preservation Restriction on the property. The applicants wished to provide a preliminary concept plan to the Commission in order to gain useful feedback prior to developing the plans to greater detail.

Kathryn Duff, architect from Studio 2 Sustain, along with Don Smyth and Michelle Roberts from Bristol County Savings Bank, presented a preliminary plan associated with the use of the site as a new full service bank branch. Ms. Duff presented a site plan which showed the proposed location of a two lane drive-through to be located on the east line of the property. She noted that the existing parking lot does not considerably change and that consideration was given to siting the drive-through away from the Candleworks so that it would not be in the same sightlines. Ms. Duff also presented elevations which demonstrated the location, scale and massing of the drive-through structure in comparison to the Candleworks.

Ms. Duff explained that the design of the drive-through was based on historical images of 19th century waterfront "outbuildings." The drive-through structure materials of cedar shingles, bricks and cedar trim also play off the interior materials of the Candleworks as well as the historic images. The standing seam roof with signage also was inspired from historic images.

Ms. Duff reviewed signage concepts for the building, which also were inspired from historic 19th century images. She presented two wall signs flanking the N Water Street entrance as well as signs for the east and north facades. Directional signage was briefly discussed, as Rodman Street is intended to be the main entry into the site. There was brief discussion regarding the widening of the Rodman Street curb cut and continuing the slate sidewalk along the site.

In response to B. King, Ms. Roberts explained that the first floor would be the public area and the second floor would be bank offices. She explained that there would be shared parking and that the elevator on the lower level would probably be the main entry to the bank, and that the Rodman Street entry would be an emergency entrance.

Ms. Duff stated that the existing windows on the second floor were a double-pane replacement window and that some of the existing windows on the first floor were being considered for replacement, due to their being a single pane glass. A. Louro noted the window replacement would be reviewed closely due to the Preservation Restriction and that the National Park Service Historic Structures Report states that the approach to the building should be "preservation." Therefore, a single-pane, true divided lite window would be the preferred type of replacement window in this case. J. da Silva mentioned the use of an interior storm window. Ms. Duff noted that the first story windows were in bad shape and not easily repairable. Ms. Duff also stated that they were considering changing the N Water Street entry doors to a single door.

Members provided positive feedback regarding the drive-through structure and the proposed signage with minor suggestions regarding the size and locations of some of the signage. J. da Silva noted that consistent lighting was preferred on the drive-through and A. Louro noted that the proposed door replacement on N Water Street should be based on historical evidence which could be provided to the applicant and the architect by Commission staff.

There was brief discussion regarding MHC's review of the project, the possible review timeline, and that the Commission would provide comments to MHC.

Other:

A. Louro briefed members on the requirement that members take the State ethics test. She also updated members on the support letters which were drafted for Manomet Mill #1 and 222 Union Street for their applications for state historic tax credits. A support letter was also provided on behalf of the Commission for the Martha Briggs Educational Club, which was seeking a grant for the Sgt. William H. Carney House. A. Louro explained that MHC followed up on the Whaling Museum's HVAC screening and sought information regarding the Commission's approval of the screening, which A. Louro sent to them.

Adjourn

There being no further business, a motion to adjourn was moved by J. Lopes and seconded by J. da Silva. The motion carried. The meeting was adjourned at 7:25 p.m.

NEXT MEETING Monday, March 6, 2017

Respectfully submitted,



Anne Louro

Secretary to the Historical Commission

Preservation Planner

Approved: 03.06.17