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STAFF REPORT

NEW BEDFORD HISTORICAL COMMISSION MEETING

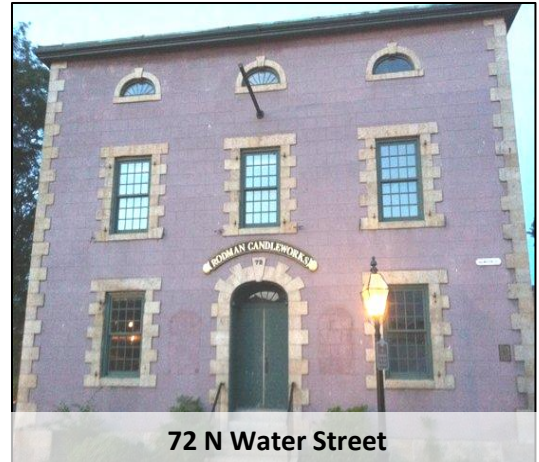
December 10, 2018

CASE # 2018.31: CERTIFICATE OF APPROPRIATENESS

72 N Water Street (Map 53 Lot 68)

OWNER: New Bedford, Inc.
72 N Water Street
New Bedford, MA 02740

APPLICANT: Jorge Figueiredo
Mount Vernon Group Architects
47 N Second Street
New Bedford, MA 02740



72 N Water Street

OVERVIEW: 72 N Water Street, widely known as the Rodman Candleworks, received both a Certificate of Appropriateness and a Certificate of Non-Applicability in the fall of 2015 for its continued use of a restaurant on the lower level and commercial offices on the third story. Bristol County Savings Bank, which is leasing the first and second stories, received a Certificate of Appropriateness in March 2017 for its use as a full service bank branch including a drive-through banking structure. The applicant is seeking to extend the existing one story sunroom to accommodate the installation of a stone hearth oven and walk-up window service.

EXISTING CONDITIONS: The Rodman Candleworks (circa 1815) is distinguished as being the first candleworks in Bedford Village, built for the production and manufacturing of spermaceti candles from whale oil. Constructed in the Federal Style by Samuel Rodman (1753-1835), architect/builder unknown, the building operated as an oil manufacturing business until 1859 and ownership stayed within the Rodman family until 1890.

The Candleworks building is located on the southwest corner of the site which is bounded on four sides by public roadways, three of which are city streets (Rodman Street to the south, North Water Street along its west border, Elm Street to the north) and one which is a state highway (Route 18 -- John F. Kennedy Memorial Highway).

A major rehabilitation to the building occurred in 1978 and again in 2015 when the new owner renovated the lower level to reopen in its longtime use as a restaurant and the third story as office space. Bristol County Savings Bank has leased the first and second stories and operates as a full service bank branch including a drive-thru banking structure situated northeast of the building.

A one story shed-roof "sunroom" addition exists on the north side of the building with an adjacent outdoor seating patio. The sunroom and outdoor patio are screened from the parking lot by a stand of mature trees. This area is below grade of N Water Street due to sloping topography.



Sunroom & Patio Seating Area

PROPOSAL: The applicant is proposing to extend the existing one story sunroom eastward by an overall length of approximately 15'. However, due to the existing set-back of the existing sunroom from the eastern edge of the building, the proposed addition will only extend 8' from the building's east façade. The height and roof slope will remain the same as well as the building materials.

A new interior doorway opening will connect the new addition to the existing sunroom and an exterior door exists on the south side of the addition. Two sliding glass windows are proposed on the north side of the addition with an order counter at one window. The east facing wall is blank with the protrusion of the hearth oven's vent pipe.

An existing air condenser unit which serves the sunroom will be relocated directly to the east of the new addition. The air condenser ductwork will be wrapped in black insulation and a new 6' high fence enclosure will be added to match the existing fence.

No signage is proposed at this time, but may be a consideration in the future.



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

NEW ADDITIONS: A sympathetically designed addition can provide needed functionality and space with minimal alterations to the historic fabric of a structure. Additions to historic buildings are permitted, providing the design, massing, detail and finish is compatible with the design of the original structure and does not detract from the character defining features of the building. An addition may radically alter the building's appearance, and other options, such as altering the interior space or rehabilitating unused basement or attic space should be considered. The need for compatibility with the original structure does not preclude the use of contemporary design.

CONTEXT Begin by looking at the existing building and nearby structures, including the relationship of the building to the site, to other buildings, the setbacks and yard width. If the addition is to appear to be an integral part of the original structure the design and details should mimic the original. If the addition is to be contemporary the design should closely interpret details of the original structure or its neighbors. Reinterpreted elements should not overwhelm original features.

PLACEMENT If possible, the addition should be placed on a secondary or rear elevation to maintain the integrity of the street view of the original. Additions should be attached to existing buildings in such a way that the form and integrity of the original would not be damaged if the addition were removed.

SCALE The scale of the addition should appear secondary in size to the original. An addition can be larger than a historic property if it does not appear so from the public way.

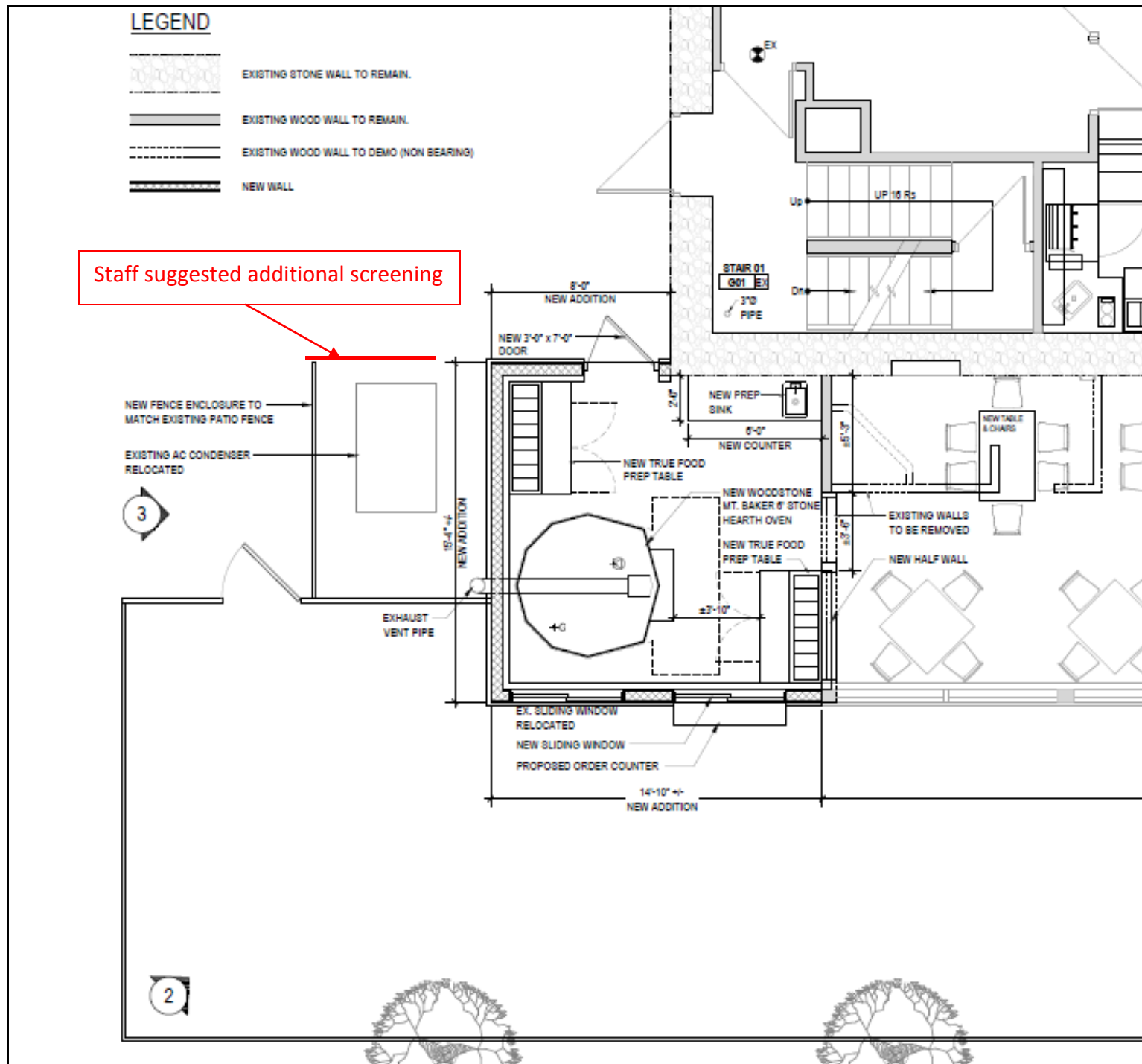
MATERIALS AND TEXTURES Materials and textures should be compatible with the historic structure. If the addition is to appear part of the original structure, original design elements should be replicated as closely as possible. If the addition is to be contemporary, the materials and textures may be contemporary, but should be complementary and harmonious with the original.

STAFF RECOMMENDATION: The proposed building addition is an extension of the existing sunroom and minimally impacts the Candleworks resource, as there are no penetrations or intrusions into the Candleworks structure. The proposed addition is located at the rear of the building and site, and maintains the existing form, height and materials of the existing sunroom.

In consideration for the Hamilton Street viewshed, Staff recommends additional fence screening for the air condenser than what is proposed. The height of the hearth oven vent is not specified and should be provided. The window counter material is not specified, and should be of a material that is weather proof yet compatible with the site. The exterior door type and south façade details are not specified and should be provided.

Staff recommends the approval of the application and the granting of a Certificate of Appropriateness with the condition that additional screening is provided, that all visible venting and ductwork be black, and all new building materials match the existing.





ADDITION DETAIL



BEFORE



AFTER

2 FRONT LEFT CORNER RENDERING
SCALE: NTS

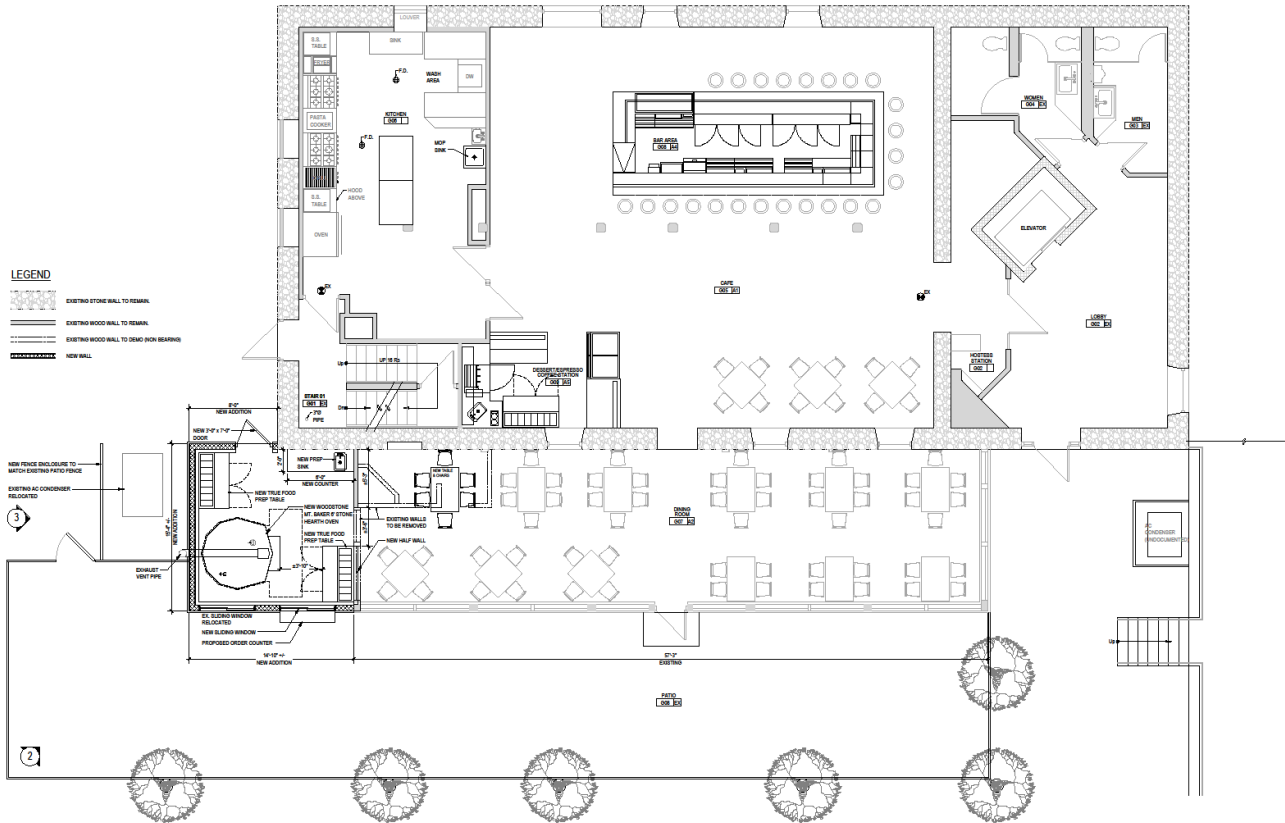


BEFORE



AFTER

3 BACK LEFT SIDE RENDERING
SCALE: NTS



1 GROUND FLOOR PLAN - PROPOSED ADDITION
SCALE: 3/16" = 1'-0"





BEFORE



AFTER

Proposed Addition to East of Sunroom



BEFORE



AFTER

Proposed Screening of HVAC looking West