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STAFF REPORT

NEW BEDFORD HISTORICAL COMMISSION MEETING

September 10, 2018

CASE # 2018.27: CERTIFICATE OF APPROPRIATENESS

42-46 N Water Street (Map 53 Lot 180)

**OWNER/
APPLICANT:** Jessica Coelho Arruda
42-46 N Water Street
New Bedford, MA 02740

**APPLICANT'S
AGENT:** Jorge Figueiredo,
Mount Vernon Group
47 N Second Street
New Bedford, MA 02740



42-46 N Water Street

OVERVIEW: In January 2018, exterior ductwork was installed on the rear of the building without a Certificate. Since that time, the property owner has been constructively working with the Commission to explore applicable means within the building code to mitigate the view of the existing exterior ductwork from Centre Street and seek a Certificate of Appropriateness for such work.

EXISTING CONDITIONS: The Frederick Bryant and Lysander Washburn Building is a circa 1825, two-and-one-half-story, end-gable, wood-frame, commercial building located on the east side of N Water Street in the center of the block. The building currently houses Tia Maria's Restaurant which in January 2018 upgraded their kitchen requiring the installation of an exterior exhaust vent to the rear façade of the building.

PROPOSAL: The applicant is proposing the construction of a shaft enclosure to screen the exposed ductwork. The screening will consist of a plywood underlayment sided with natural cedar shingles and white pine painted trim to match the building's existing trim. The sections of ductwork which cannot be screened, the intake and top vent, will be painted black.

STATEMENT OF APPLICABLE GUIDELINES: 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:

Updated building codes require certain clearances for exhaust ductwork relative to windows, roof lines, and air intake vents due to fire safety. Recognizing the need for restaurants to meet code requirements as part of their commercial operations, the NBHC has asked property owners to work with Staff to mitigate visibility. The proposed shaft enclosure materials match the existing building and the painted exposed ductwork recedes in visibility. For these stated reasons, staff recommends the approval of the application and the issuance of a Certificate of Appropriateness.



Existing exterior ductwork located at the rear of 42-46 N Water Street as visible from Centre Street.



Proposed ductwork screening shaft enclosure with exposed ductwork painted black.