



JONATHAN F. MITCHELL
MAYOR

City of New Bedford

HISTORICAL COMMISSION

133 William Street, New Bedford, Massachusetts 02740
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MINUTES

April 2, 2018

City Hall, Room 314 -133 William Street

Members Present:

Diana Henry, Chair
Bill King, Vice Chair
Janine da Silva
Alex Jardin
James Lopes

Members Absent:

Bill Barr

Secretary and City Planning Staff:

Anne Louro, *Preservation Planner*

Call to Order:

D. Henry called the meeting to order at 6:00 P.M.

Roll Call:

A formal roll call was conducted confirming a quorum of the members present as stated above.

Approval of Minutes:

The minutes of the March 5, 2018 public meeting were approved.

Continued Public Hearings

Case #2017.06

90 Front Street (Map 53, Lot 231)

Certificate of Appropriateness: Sidewalk Café Modification Continued from the March 5, 2018 meeting.

Jay Lanagan presented the application, explaining that it was modification to the fence barrier to include a Plexiglas panel on top. He stated that he was providing stain samples, but preferred to use a natural sealant on the wood.

In response to D. Henry, Mr. Lanagan stated that the barrier would be permanent and that he was working with the City's Ordinance Committee to revise the Sidewalk Café ordinance to allow for year round outdoor seating. He stated that the temporary structures result in a cheaper presentation, as they use throw away materials. In

comparison, he made note of the outdoor seating at 31 Union Street, which this would be similar in the use of a permanent barrier with planters.

In response to D. Henry and J. da Silva, Mr. Lanagan stated that they no longer intended to install a sail shade structure due to the need to anchor to the building, wind velocity and costs.

There was brief discussion relative to the acrylic panel, its thickness and the potential for clouding. Mr. Lanagan stated that it would be high quality and durable and that the barrier was necessary to provide a visual and audible barrier to nearby J.F. K. Boulevard, and the acrylic panel retained views to the water. A. Louro noted that the solid wood panel was being reduced in height from the previously approved 42" to 36" with the addition of the acrylic panel, therefore visually reducing the massing of the fence barrier.

Members briefly discussed stain options with agreement to use the suggested oil sealant on the rough pine, as a natural sealant.

Members briefly discussed the installation conditions with A. Louro explaining that depending on the installation methods, she is suggesting that potential anchor plates be encased in wood and all poured concrete be colored to match the adjacent brick pavers.

MOTION to open the public hearing. Moved by J. da Silva and seconded by B. King.

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.

Members briefly discussed the installation conditions with A. Louro explaining that depending on the installation methods, she is suggesting that potential anchor plates be encased in wood and all poured concrete be colored to match the adjacent brick.

MOTION to approve Case #2017.06 for 90 Front Street (Map 53, Lot 231), and modify the Certificate of Appropriateness with the following conditions: the use of a natural sealant on the wood; all exposed concrete be dyed to match brick pavers; all anchor plates be encased in wood; the applicant secure any other permitting required for the barrier; the applicant work with staff to ensure installation methods and materials adhere to the design aesthetics of the District; and if substantial changes are required through additional permitting, the applicant may be required to seek a further modification to the Certificate.

Motion moved by J. da Silva and seconded by B. King.

Motion carried.

Public Hearings:

Case #2018.06

36 N Water Street (Map 53, Lot 182)

Certificate of Appropriateness: Signage

Scott Dubois presented the application for new signage explaining that his company recently opened a new office on the second floor of the location and that he wished to replace the existing sign with a new sign. He stated that he was utilizing the same sign company that produced the existing sign and that the sign would utilize the same materials, remain the same size and utilizes the existing bracket.

MOTION to open the public hearing. Moved by B. King 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. Lopes and seconded by J. da Silva.

Motion carried.

Members briefly discussed the sign specifications and the use of high performance vinyl to prevent fading.

MOTION to approve Case #2018.06 for 36 N Water Street (Map 53, Lot 182) and issue a Certificate of Appropriateness for the application as presented.

Motion moved by J. da Silva and seconded by J. Lopes.

Motion carried.

Case #2018.07

24 Centre Street (Map 53, Lot 28)

Certificate of Appropriateness: Signage

David Maynard presented the application explaining that he is moving his current business from 84 Front Street to 24 Centre Street, and was working with Signature Signs to develop new signage. The color of the sign would be Benjamin Moore *Classic Burgundy* with gold lettering. He stated the proposed sign was 36" X 48" in size and would extend from the building in order to be visible from Centre Street and Rt. 18.

B. King voiced his concern regarding the length of the sign and the extension width from the building. A. Louro explained that the proposed sign distance from the building is 12" and she was suggesting a 6" distance. Mr. Maynard noted the existence of a downspout at the corner, however A. Louro did not think that would affect sign visibility. B. King suggested placing the signs between the windows, however J. da Silva and A. Louro felt that location would detract from the façade.

Members briefly discussed the signage with Mr. Maynard stating that he would work with Signature signs to reduce the size and J. da Silva suggested the use of a burgundy background for the "No Parking" sign and B. King approved of the relocation of that sign as suggested within the Staff report.

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

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. Lopes and seconded by J. da Silva.

Motion carried.

There was member discussion regarding the use of a plain black double bracket and potential concern with stability and wind. A. Louro noted that the sign is PVC, not as heavy as wood, but would discuss with the sign company relative to installation. D. Henry also noted the existence of the display case and its removal.

MOTION to approve Case #2018.07 for 24 Centre Street (Map 53, Lot 28) and issue a Certificate of Appropriateness for signage with the accepted modifications for a 36" X 42" sign with *Classic Burgundy* background and gold lettering with reduced bracket distance from 12" to 6" from building, to be located at the eastern edge of the north façade, below the second floor window sill; the No Parking sign to be burgundy background with white lettering and to be located south of the west façade's first window. Staff to confer with the sign company relative to installation and the existing display case is to be removed.

Motion moved by A. Jardin and seconded by J. Lopes.

Motion carried.

Case #2018.08

24 Centre Street (Map 53, Lot 28)

Certificate of Appropriateness: Installation of Bollards

David Maynard presented the application explaining that a driveway is being installed and a gas meter exists on the east side of the building which requires protection. Two metal bollards will be installed encased in wood, painted to match the building trim. A. Louro noted the suggested addition of a pre-made pyramidal cap to finish off the bollard posts with Mr. Maynard's agreement. There was brief discussion regarding the earlier proposal of moving the meter to the west side of the building, with the applicant informing members that the utility company was able to reduce the extension of the meter from 18" to approximately 10".

MOTION to open the public hearing. Moved by B. King 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 B. King and seconded by J. da Silva.

Motion carried.

There was no member discussion.

MOTION to approve Case #2018.08 for 24 Centre Street (Map 53, Lot 28) and issue a Certificate of Appropriateness for the installation of two bollards with the condition that the bollards be encased with painted wood and pyramidal wood caps.

Motion moved by J. Lopes and seconded by B. King.

Motion carried.

MOTION to take Agenda items out of order. Moved by B. King and seconded by J. da Silva.

Motion carried.

Case #2018.10 – 2904 Acushnet Avenue (Map 130D, Lot 247)

Demolition Request: Circa 1908 two storey residence

Case #2018.11 – 2914 Acushnet Avenue (Map 130D, Lot 248)

Demolition Request: Circa 1905 two storey residence and barn

A. Louro informed members that they would be discussing the two demolition requests together but would vote on the two items individually. The applicant, Christian Farland, presented the demolition requests. He stated that he had considered preparing a presentation for the Commission, but after reviewing the Staff Report, realized it was unnecessary, as he felt the Staff Report presented the matter thoroughly. He acknowledged the significance of the city's history and the relationship to the Spooner family. He noted his development of the rear property for housing and the front parcel being considered for demolition to be developed for commercial use. He noted the current adjacent commercial uses, the loss of the area's rural character, and that the two residential parcels being an "island" unto themselves. He stated his regret in having to demolish the properties, but stated that the buildings lack integrity due to the surrounding commercial district. Expressed willingness to gift homes and informed members that the barn is being dismantled and potentially reconstructed on another property the current property owner owns. In response to J. da Silva, Mr. Farland affirmed access to NBHC to photo-document the barn.

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

Motion carried.

Neil and Erica Meunier, property owners of 2914 Acushnet Avenue addressed the Commission and stated that their house was a family home dating back to the original owners and when approached with the purchase offer they saw it as an opportunity to move to a residential area better suited for a family. They lamented the evolving commercial development and expressed their favor for the demolition.

There were no public comments offered or recorded in opposition to the petition.

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

Motion carried.

There was no discussion amongst members.

MOTION to send a recommendation to the City Council finding that the structures at 2904 Acushnet Avenue are Historically Significant, but are not Preferably Preserved structures. Moved by J. da Silva and seconded by J. Lopes.

Motion carried.

MOTION to send a recommendation to the City Council finding that the structure at 2914 Acushnet Avenue is Historically Significant, but is not a Preferably Preserved structure. Moved by J. Lopes and seconded by J. da Silva.

Motion carried.

New Business:

Discussion regarding the potential screening of exterior venting at 141 Union Street

Teri Bernert, Executive Director of WHALE, addressed the Commission relative to the mechanical unit located on the roof of the Co-Creative Center which is visible from Barker's lane. She explained its placement due to its weight and the roof slope. She noted her hesitancy to pierce the new rubber roof with a screen structure as well as placing a screen across the entire roof, as it would alter the rear elevation.

There was brief discussion regarding painting the unit or placing a panel in front of the unit, which would just make a bigger box. Ms. Bernert and members agreed that the façade should not be treated as a rear elevation due to its location on Barker's Lane. There was discussion relative to other District properties and their screening options. B. King proposed the installation of signage to screen the unit. Ms. Bernert and the members agreed that a sign was a potential solution. She stated that she would develop a sign design and determine installation methods and return to the Commission with that proposal when it is complete.

Case #2018.09 – 34 Union Street (Map 47, Lot 39)

Certificate of Appropriateness: Café Seating

A. Louro explained that the applicant was out of the country and at the Chair's discretion would present the application. She explained that there were proposed changes to the City's Café Seating Ordinance which would allow for a year round permit. Therefore applicants were seeking more permanent type structures in response. A. Louro explained the proposed design to be similar to the Cultivator across the street, without the sail shade. A. Louro informed members that her research of café seating, demonstrated that permanent-like panels and structures were used in warmer climates where year-round use was the norm, versus the bollard and chain installation. She noted the change in the ordinance is being reflected in the greater investment in the materials and design for the outdoor seating.

There was brief discussion relative to the need for picnic tables due to the sloped topography and the desire for permanency due to the inability to store tables inside at night. Members discussed the size and number of proposed tables. B. King voiced his dislike of the proposed bistro string lighting.

Members also discussed the additional window screening that was installed without a Certificate and the need for the property owner to formalize the installation with an application and Certificate. It was determined that questions relative to tables and seating were better suited to the applicant.

MOTION to table the application for 34 Union Street until the May 8, 2018 meeting. Moved by B. King and seconded by J. Lopes.

Motion carried.

Old Business:

Discussion regarding the potential screening of exterior venting at 42-46 N Water Street

A. Louro informed members that Jessica Coelho did not yet have quotes for the screening and would return the next month.

Other:

A. Louro briefly reviewed the letters of support drafted by the Commission, as well as the non-historic demolitions reviewed by Staff and the Commission. She informed members that the City has met with the Department of Capital Management regarding the disposition of the New Bedford Armory. The RFP will be reviewed by the City and the Massachusetts Historical Commission prior to its release.

Adjourn

There being no further business, a motion to adjourn was moved by J. Lopes and seconded by B. King. The motion carried. The meeting was adjourned at 8:14 p.m.

NEXT MEETING Monday, May 7, 2018

Respectfully submitted,



Anne Louro

Secretary to the Historical Commission

Preservation Planner

Approved: May 7, 2018