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**DIRECTOR**

## *City of New Bedford*

### **Department of Planning, Housing & Community Development**

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## **PRELIMINARY REVIEW**

### **NEW BEDFORD HISTORICAL COMMISSION MEETING**

**March 5, 2018**

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

**OWNER/** Jessica Coelho

**APPLICANT:** 42-46 N Water Street  
New Bedford, MA 02740

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

**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 recently upgraded their kitchen requiring the installation of an exterior exhaust vent to the rear façade of the building.



**42-46 N Water Street**

**BACKGROUND INFORMATION:** The applicant's agent spoke to Historical Commission Staff in early November regarding the project and the need for a Certificate related to the exterior exhaust vent. Based upon the information provided, Staff determined that a Certificate of Non-Applicability (CNA) would be the appropriate certificate due to the limited view from the public way. The CNA application was submitted on 11.14.17 but the certificate was not issued as Staff was waiting for further plans and specifications related to the project. The exterior ductwork specifications were submitted to Inspectional Services on 1.22.18, but were not forwarded to Staff. The ductwork was installed prior to 1.24.18, when it came to Staff's attention.

**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 COMMENTS:**

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 at a minimum to paint the ductwork in an effort to mitigate visibility. In several instances, shaft enclosures were utilized to house vertical ductwork, acting as a chimney. The NBHC and the property owner should 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 exterior ductwork located at the rear of 42-46 N Water Street as visible from Centre Street.

