



CITY OF NEW BEDFORD DEPARTMENT OF CITY PLANNING

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STAFF REPORT

NEW BEDFORD HISTORICAL COMMISSION MEETING

September 14, 2020

CASE # 2020.22: CERTIFICATE OF APPROPRIATENESS

32 William St (Map 53 Lot 147)

OWNER/ Phillip Beauregard
APPLICANT: 32 William Street
New Bedford, MA 02740

APPLICANT'S/ Greg Jones, Architect
AGENT:



32 William Street

OVERVIEW: The applicant is seeking to rehabilitate the building performing work to the following items: Replace gutter, downspouts and soffits; repair and paint roof balustrade; repair/replace dormer window sashes; repoint exterior brick masonry.

EXISTING CONDITIONS: The Andrew Robeson House is a two-story, Federal-style building constructed in 1821 as a residence on William Street (on a lot now occupied by a rear addition to the building at 47 North Second Street) and moved by WHALE in 1977–1978 less than one block to its current location at the southeast corner of North Second and William streets, and constructed a two-story, wood-frame addition at the southwest corner.

The applicant's agent came before the Commission in September for a preliminary review of the proposed scope of work. At that time a brick repointing mock-up by a previous masonry contractor was found to be unsatisfactory by Historical Commission Staff, the applicant and the applicant's architect.

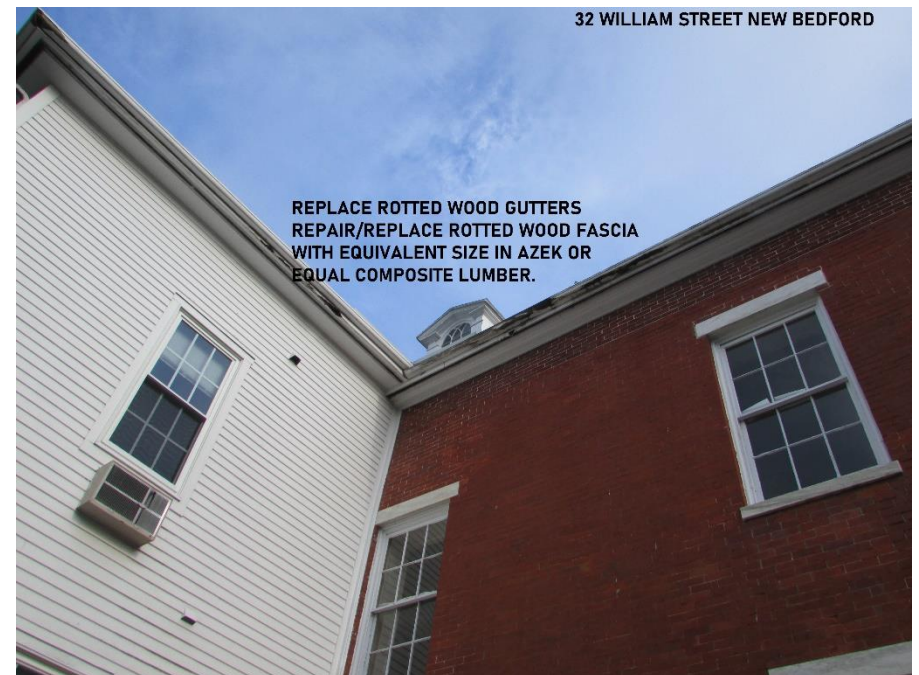
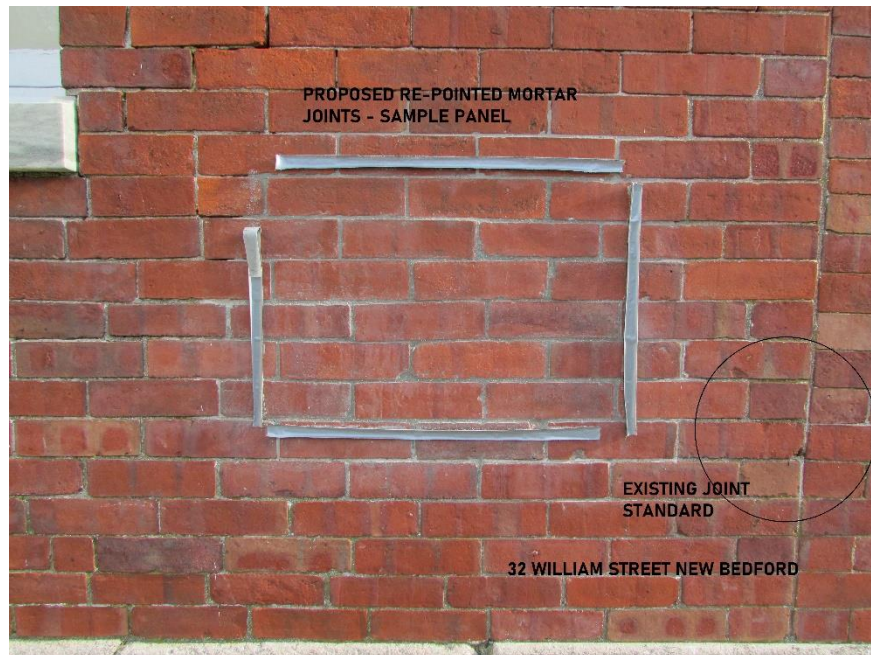
Subsequently, a new masonry contractor has executed a new mock-up which has been found acceptable by Historical Commission Staff and the applicant's architect.

PROPOSAL: The applicant propose to replace existing, rotted, wood gutters around entire perimeter of building with Fiberglass replacement gutters (see sample) and galvanized steel downspouts. Replace existing, rotted +- 1x10 wood fascia with equivalent size fascia with Azek or similar composite lumber. The soffit appears, upon inspection to be in overall good condition, as such replacement of the soffit is not anticipated. Paint to match existing upon completion.

Repair existing wood balustrade along roof edge as required, paint to match existing as required. Replace/repair existing, round-top attic dormer windows with new, wood windows to match existing.

Repair and re-point all masonry on exterior of building. Joints shall be cleaned using hand-tools only, with particular attention to matching existing, pencil-thin mortar joints. Mortar shall match the make-up, texture, color, dimensions and profile of the existing brickwork. A sample panel showing the expected standards to be matched for the balance of the has been executed on the north-east corner of the building. **See photo.**

32 WILLIAM STREET EXISTING CONDITIONS



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

GUTTERS AND DOWNSPOUTS: The elements of historic drainage systems contribute to the character of the building, and careful consideration should be given to choosing the same or similar materials when undertaking any repair to the drainage system.

Drainage systems constructed of historic materials should be retained and repaired as necessary. Repairs should be made using in-kind materials, matching the profile and finish as closely as possible. Refasten loose downspout support brackets in mortar joints. Do not reattach brackets to brick or stone surfaces. Refasten loose gutter support straps under the roofing material. Do not secure to the roof surface. Replace any broken or missing brackets with compatible brackets.

If replacement of gutters or downspouts is required, the new gutter should match the original in color, dimensions, and shape. Seamless metal gutters can be made to match original profiles. Replacing original internal, or boxed-in, gutter systems with suspended gutters is not allowed or recommended.

REPOINTING: Masonry repointing shall be appropriate in terms of the type, color and aggregate of the mortar to be used and the width and profile of the joint. Old mortar shall be duplicated in composition, color, and texture. Joints should not be widened when cutting out old mortar. New mortar should be kept off the face of masonry. Laboratory analysis of samples of original mortar is recommended to ensure that a compatible formula is used in repointing and repair.

Deteriorated mortar should be removed by hand raking the joints. Chisels should be selected that are smaller than the masonry joints, and care should be taken not to damage the edges of the brick. Do not use power tools, such as electric saws to remove mortar. They offer limited control and may cut into the masonry and destroy historic fabric. The use of power grinders may be acceptable along horizontal joints; however, only professionals with demonstrated experience should do all work only after thorough pre-qualification of the craftsman and successful execution of test patches. When use of power tools is approved, care should be given to workman fatigue.

STAFF RECOMMENDATION:

The applicant is proposing the use of a fiberglass gutter. Fiberglass has the ability to match original gutter profiles, is deeper, providing the ability to shed water, and can be painted. Composite materials should be considered in areas where water infiltration is found. Galvanized steel downspouts exist, along with white PVC. The Commission may wish to seek all galvanized steel downspouts to be executed throughout.

The wood balustrade and dormer windows are proposed to be replaced with in-kind materials and painted to match existing white paint color.

The masonry at 32 William Street has a very thin joint, often referred to as a “butter joint”. The thinness of the mortar joints does not allow room for power tools, and hand raking of the joints must be executed carefully.

The site mock-up has been executed well and the Commission may wish to have the masonry contractor contact Commission Staff prior to commencing the work to ensure follow- up consistency in the execution throughout the project.

