



CITY OF NEW BEDFORD DEPARTMENT OF CITY PLANNING

133 William Street • Room 303 • New Bedford, Massachusetts 02740
(508) 979-1488 • www.newbedford-ma.gov

STAFF REPORT

NEW BEDFORD HISTORICAL COMMISSION MEETING

August 1, 2022

CASE # 2022.17: CERTIFICATE OF APPROPRIATENESS

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

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

OVERVIEW: The applicant is seeking to replace four (4) wood double-hung storefront windows.



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 first story of the west elevation is a heavily fenestrated storefront; while the upper stories, clad in painted dropboard siding, have regularly spaced twelve-over-twelve double-hung aluminum-clad sash with wood sills and flared wood lintels. The interior is accessed by two fifteen-light wood doors, each with one five-light sidelight, topped with a glass transom. Both doors are flanked by double-hung wood sash. All openings in the first story are flanked by engaged pilasters. A horizontal signboard topped with decorative carvings visually divides the first story from the upper stories of the building.

PROPOSAL: To screen the existing ductwork in a similar manner to the recent screening installed at the Cultivator. Materials to consist of metal studs, cement board underlayment, fiber cement siding, white cedar shingles and PVC trim. Black paint for those areas of ductwork which cannot be screened.

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