



CITY OF NEW BEDFORD DEPARTMENT OF CITY PLANNING

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STAFF REPORT

NEW BEDFORD HISTORICAL COMMISSION MEETING

August 1, 2022

CASE # 2022.20: CERTIFICATE OF APPROPRIATENESS

36 N Water Street (Map 53 Lot 182)

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

OVERVIEW: The applicant is seeking to rehabilitate the exterior facades of the building.



EXISTING CONDITIONS: The Burroughs & Cushman Store at 36 North Water Street was constructed c. 1820–1835 as a commercial dry goods store and rehabilitated in 1998. The two-and-one-half-story, end-gable, wood-frame building at the northeast corner of Centre and North Water streets has a brick foundation and faces west. The gable roof is clad in asphalt shingles. The painted clapboard-clad building has a storefront at the first story of the west elevation framed by a simple Greek Revival entablature that contains a centered door flanked by two-over-two double-hung windows. Other Greek Revival elements include deep cornice returns and engaged pilasters along the storefront. Later Italianate details include decorative brackets at the intersection of the corner boards and cornice returns, bracketed window lintels, and a diamond-shaped window in the west gable peak. Fenestration consists of two-over-two and one-over-one double-hung wood sash.

PROPOSAL:

- Replace/repair existing clapboard siding as needed with red cedar bevel clapboard with 4" exposure.
- Remove Asbestos siding from east façade.
- Replace existing flat stock window trim, jambs and sills with flat stock trim.
- Replace existing corner boards with flat stock trim.
- Repair fascia on Centre Street façade
- Install new gutter on Centre Street façade.
- Paint color to be determined.
- NOTE: All decorative window trim to REMAIN. All upper trim at soffit/rakes to REMAIN.

Please refer to accompanying photos demonstrating scope of work proposal.

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

SIDING

Original siding materials shall be retained whenever possible and deteriorated siding shall be repaired or replaced with new materials that duplicate or match the original materials as closely as possible. Appropriate siding materials are clapboard, brick, and on certain historical building styles; wood shingles. Siding materials such as aluminum, vinyl, asphalt, mineral or synthetics that were unavailable when a building was originally constructed are not appropriate and their installation will not be approved. Removal of inappropriate siding is encouraged. Exception: Composite siding materials may be considered on a case by case basis. Determining factors include but are not limited to its recessive appearance, durability, application, and visibility of the material from a public way. Samples of composite siding materials must be submitted for consideration.

TRIM & ORNAMENT

Trim and ornament are essential architectural features that give scale to the exterior of a building and identify the historical style. Trim and decorative elements shall be retained. Property owners considering rehabilitation should preserve existing trim or replace it to closely match the original. Applicants are strongly encouraged to replicate missing trim or ornamentation and shall base restoration design on historic photographic evidence.

PAINT COLOR

Paint color, appropriate for the structure's age and architectural style, is recommended. Original paint color can sometimes be determined by scraping underneath clapboards or in corners where paint has built up. Laboratory paint analysis provides the most accurate means of determining original color. Paint analysis is recommended for selecting finish color on architecturally significant buildings. An appropriate historic color palette for the District has been developed by the New Bedford Preservation Coalition and can be in the District Design Guidelines on the Historic Commission's webpage.

STAFF RECOMMENDATION: The building's asphalt roof was replaced in 2016, and other than that work, the building has suffered from deferred maintenance. Much of the siding and trim has deteriorated and warrants replacement with appropriate materials. Members may wish to clarify the following:

- The existing wood gutter on the Centre Street façade is being replaced. There is an assumption that it will be wood, but no material is specified.
- Window trim is to be removed and replaced, yet integral decorative moldings are to be retained. Members may wish to seek clarification as to the methods of retention.
- Same issue with corner board trim.
- Paint color will require a future approval.
- Street signs attached to building must be retained and reapplied post rehabilitation.



Replace Fascia/
New Downspout
Along building.

Remove Siding/
Clapboard

Remove/Replace
Flat Stock Trim

Salvage all decorative trim

Remove/Replace Siding Entire Elevation





Salvage .. Scrape/
Sand/Paint/Bondo/
Caulk



New Siding above storefront

Replace all base trim

NO. WATER ST.

CENTRE ST.

36

