



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

October 6, 2022

CASE # 2022.35: CERTIFICATE OF APPROPRIATENESS
15 Johnny Cake Hill (Map 53 Lot 153)

OWNER/ New Bedford Port Society
APPLICANT: 15 Johnny Cake Hill
New Bedford, MA 02740

APPLICANT'S JMBA Architects
AGENT: 47 N Second Street
New Bedford, MA 02740



OVERVIEW: Restoration of existing carriage house/shed in rear of property.

EXISTING CONDITIONS: The circa 1787 Mariner's Home (William Rotch Jr. House) is sited on the west side and on the crest of Johnny Cake Hill. A one-story wood framed carriage house/shed structure is situated at the northwest corner of the Mariners Home and adjacent to the southwest corner of the structure at 17 Johnny Cake Hill.

PROPOSAL: Approximately 70 square feet of the east portion of the existing shed will be removed, along with the existing doors, to allow room between the shed and the buildings. A new concrete slab will be poured, the east wall rebuilt, and the roof, siding, and trim will be replaced with in-kind materials. New doors will be installed on the south façade. All existing hardscape will be reinstalled.

Please See attached Plans and Images for further detail.

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

Rehabilitation is defined by the Standards "as the act or process of making possible a compatible use for a property through repair, alterations, and additions, while preserving those portions or features which convey its historical, cultural, or architectural values". This approach acknowledges the need to alter or add to a historic building to meet modern uses while retaining a properties character defining features. This approach allows for appropriate change while not destroying or significantly altering historic fabric.

STAFF RECOMMENDATION: The selective demolition of the portions of the shed do not detract from the historical character of the structure. Specifications are required for the asphalt roof and doors.



Existing South Façade- Entrance bump out to be removed and doors replaced.



Existing North Façade- 7 feet of eastern portion to be removed.



Existing East Façade to be set in 7 feet and rebuilt

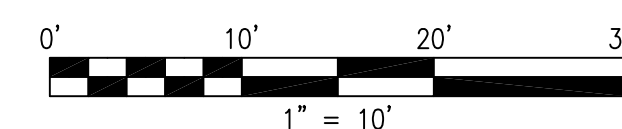
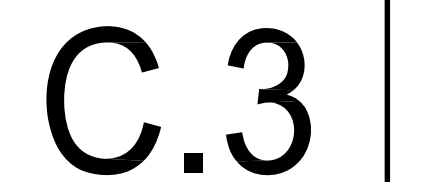


Existing West Facade



Existing South Façade and hardscape

<u>DESCRIPTION</u>	<u>REQUIRED</u>
MINIMUM LOT SIZE	0 S.F.
LOT FRONTAGE	0 FT
FRONT YARD	25 FT
SIDE YARD	25 FT
REAR YARD	25 FT
HEIGHT OF BUILDINGS	100 FT
LOT COVERAGE BY BUILDINGS	50 %
GREEN SPACE	20 %

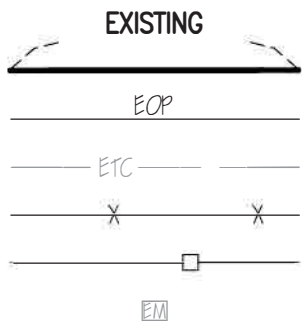
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(MAIN OFFICE) 398 COUNTY STREET, NEW BEDFORD, MA 02740 P.508.717.3479
NEW BEDFORD | TAUNTON | CAMBRIDGE | MARLBOROUGH

LEGEND



DESCRIPTION
PROPERTY LINE
EDGE OF PAVEMENT
ELECTRIC, TELEPHONE &
CABLE
CHAINLINK FENCE
POST AND RAIL FENCE
ELECTRIC METER



RECORD OWNER:
PORTION OF ASSESSORS
MAP 53 LOT 153
NB PORT SOCIETY LLC
15 JOHNNY CAKE HILL
NEW BEDFORD, MA. 02740
DEED BOOK 12013 PAGE 295
ZONE: INDUSTRIAL A

AREA OF
BUILDING TO
BE REMOVED.

82' +/- TO PROPERTY LINE

ORIGINAL AREA OF
BUILDING TO REMAIN

MAP 53
LOT 151
N/F
FREDERICK
MITCHELL

MAP 53 LOT 148
N/F
JO-JEANNE
REALTY LLC

ASSESSORS
MAP 53 LOT 153
(AREA=24,455± S.F.)

#15
MARINERS' HOME

MAP 53 LOT 149
N/F
JOHN M. FOSTER BUILDING LLC
C/O BENJAMIN BAKER

#17
WHALEMEN'S
SHIPPING LIST

55' +/- TO PROPERTY LINE

SIDE WALK

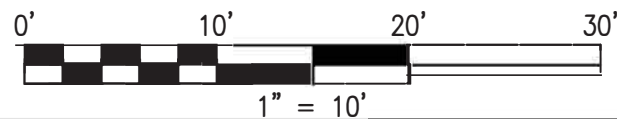
JOHNNY CAKE HILL

~PUBLIC - 40' WIDE~

NOTES:

PROPERTY LINE SURVEY PERFORMED BY FARLAND CORP. IN NOVEMBER OF 2021.

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CERTIFIED PLOT PLAN

15 JOHNNY CAKE HILL
ASSESSORS MAP 53 LOT 153
NEW BEDFORD, MASSACHUSETTS



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21 VENTURA DRIVE
DARTMOUTH, MA 02747
P.508.717.3479

- ENGINEERING
- SITEWORK
- LAND SURVEYING
- DEVELOPMENT

PREPARED FOR:

PATRICK GRIME
47 N. SECOND STREET, 4TH FLOOR
NEW BEDFORD, MA 02740



SCALE: 1"=10'

NOVEMBER 22, 2021

DRAWN BY: AJT

JOB NO: 21-755

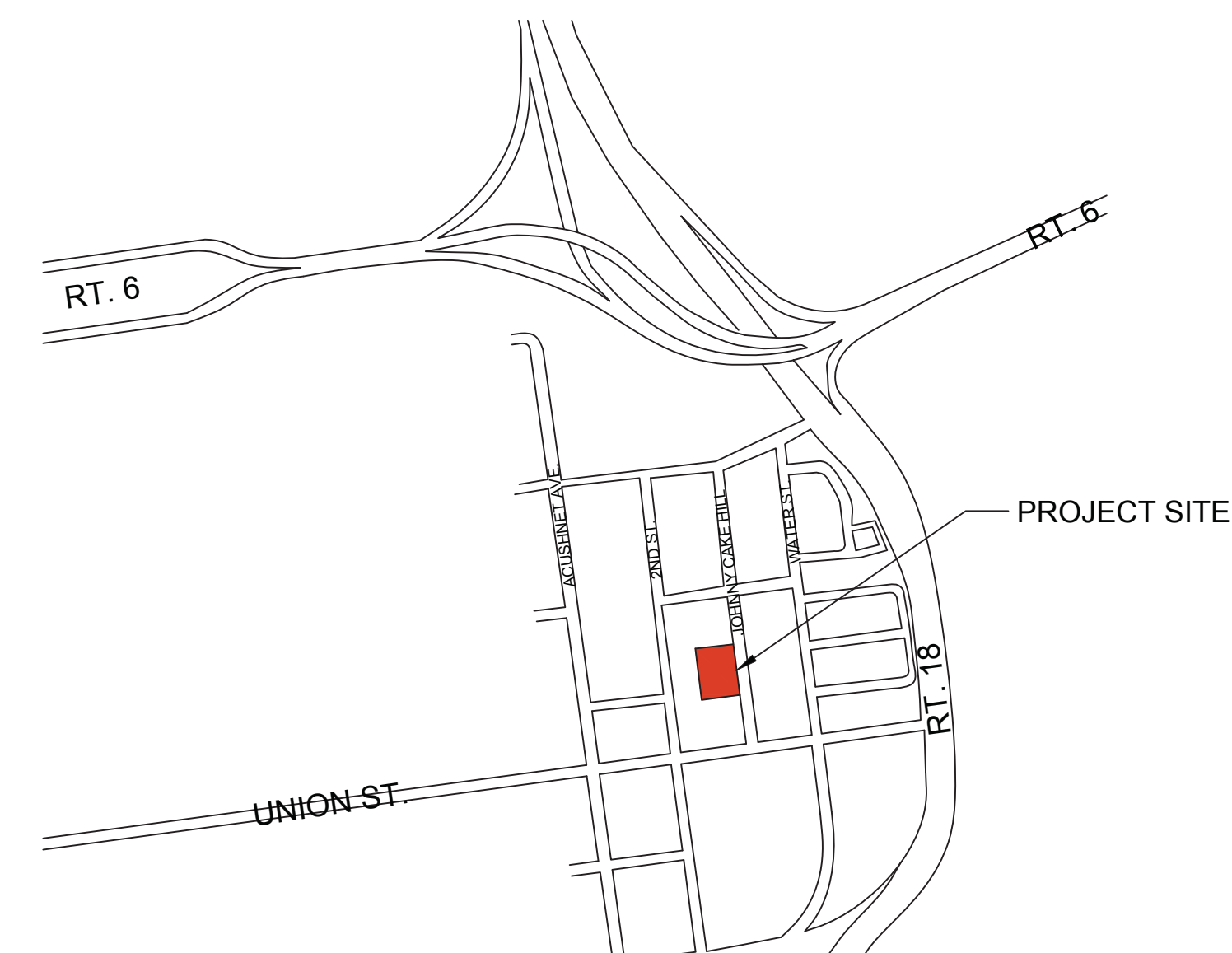
15 JOHNNY CAKE HILL
NEW BEDFORD, MA 02740

THE NEW BEDFORD PORT SOCIETY
15 JOHNNY CAKE HILL
NEW BEDFORD, MA

47 NORTH SECOND ST, 4TH FLOOR
NEW BEDFORD, MASSACHUSETTS 02740
(508) 999-6220

Sheet List Table

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A-201	EXTERIOR ELEVATIONS
A-501	DETAILS



LOCUS MAP

SCALE: NO SCALE



ARCHITECTS

J.M. Booth & Associates Inc.
47 N. Second St, 4th Floor
New Bedford, MA 02740
Tel. No. 508-999-6220
JMBA-ARCHITECTS.COM



ARCHITECTS STAMP

NB PORT SOCIETY CARRIAGE HOUSE

15 JOHNNY CAKE HILL
NEW BEDFORD, MA

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	REVISION

NAME:	TITLE SHEET	DATE: 04/19/2022	SCALE: AS NOTED
		JOB NO 2123	DRAWN BY: ---

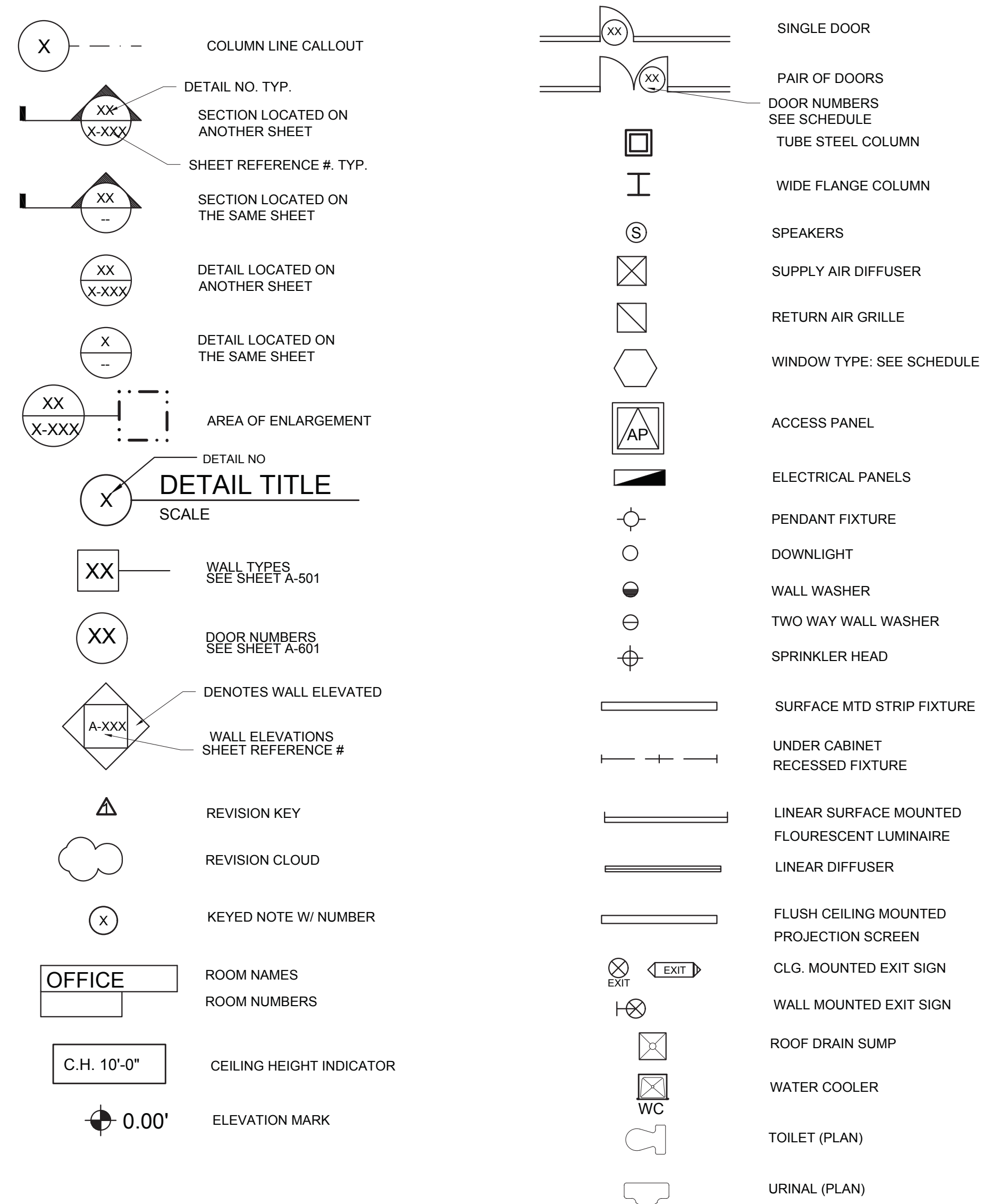
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T-100

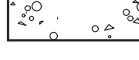
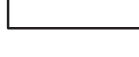
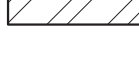
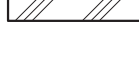
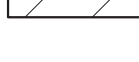
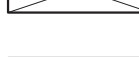
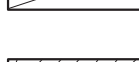
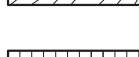
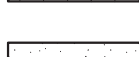
ARCHITECTURAL ABBREVIATIONS

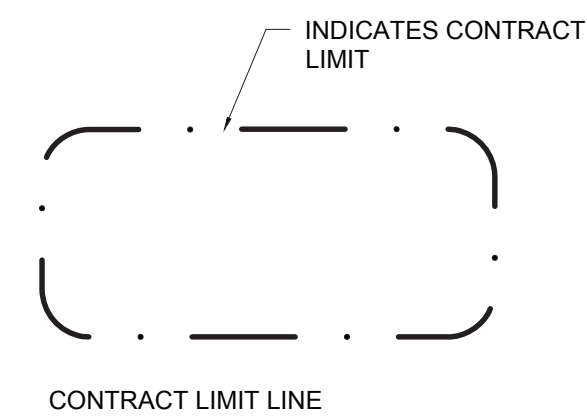
Z	ANGLE	HB	HOSE BIB	R#	THERMAL RESISTANCE # INDICATES VALUE
@	AT	HDWR	HARDWARE	RM	ROOM
ACOUST	ACOUSTICAL	HD	HOT DIPPED	RO	ROUGH OPENING
AFF	ABOVE FINISH FLOOR	HGT,HT	HEIGHT	RUB	RUBBER FLOORING
ALUM	ALUMINUM	HLD	HAND LOTION DISPENSER	(R)	RELOCATED
APPROX	APPROXIMATE	HM	HOLLOW METAL	SC	SKIM COAT
ARCH	ARCHITECTURAL	HR	HANDRAIL	SCHED	SCHEDULE
AUTO	AUTOMATIC	INSUL	INSULATION	SCR	SCREW
		IJ	ISOLATION JOINT	SD	SOAP DISPENSER
BLDG	BUILDING	KF	KRAFT FACED	SECT	SECTION
BLKG	BLOCKING	JT	JOINT	SHT	SHEET
BM	BEAM	LAM	LAMINATED	SH.C.R.	SHOWER CURTAIN ROD
BOT	BOTTOM	LAV	LAVATORY	SIB	STRUCTURAL ISOLATION BREAK
		LF	LIGHT FIXTURE	SIM	SIMILAR
		MATL	MATERIAL	SM	SHEET METAL
		MAX	MAXIMUM	SPECS	SPECIFICATIONS
CAS	CARD ACCESS SYSTEM	MB	MACHINE BOLT	SPM	SINGLE-PLY MEMBRANE ROOF SYSTEM
CH	CHANNEL	MECH	MECHANICAL	SS	STAINLESS STEEL
CJ	CONSTRUCTION JOINT	MET,MTL	METAL	STL GR	STEEL GRATING
CL	CENTER LINE	MANF	MANUFACTURER	STD	STANDARD
CLG	CEILING	MH	MOP AND BROOM HOLDER	STL	STEEL
CLKG	CEILING	MIN	MINIMUM	STRUCT	STRUCTURAL
CLR	CLEARANCE	MISC	MISCELLANEOUS	SUSP	SUSPENDED
CMU	CONCRETE MASONRY UNIT	MNTD	MOUNTED	SV	SHEET VINYL
CNTRFLSHG	COUNTER FLASHING	MS	MACHINE SCREW		
COL	COLUMN	M.O.	MASONRY OPENING		
CONC	CONCRETE				
CONT	CONTINUOUS	(N)	NEW	TEMP	TEMPERED
COORD	COORDINATE	NA	NOT APPLICABLE	THKNS	THICKNESS
CS	COUNTERSUNK	NIC	NOT IN CONTRACT	THRESH	THRESHOLD
CT	CERAMIC TILE	NOM	NOMINAL	TO	TOP OF
		NTS	NOT TO SCALE	TOB	TOP OF BRICK
				TOC	TOP OF CONCRETE
DET	DETAIL	OC	ON CENTER	TOP	TOP OF PARAPET
DIA OR Ø	DIAMETER	OPG	OPENING	TOS	TOP OF STEEL
DN	DOWN	OPP	OPPOSITE	TR	TREAD
DR	DOOR			TS	TUBE STEEL
DS	DOWNSPOUT	PC	PRECAST CONCRETE	TYP	TYPICAL
DWG	DRAWING	P	PAINT		
		P-EPOXY	EPOXY PAINT		
		PED	RECESSED FLOORMAT		
		PEN	PENETRATION	UNO	UNLESS NOTED OTHERWISE
EA	EACH	PHB	PRESSED HARD BOARD	UL	UNDERWRITERS LABORATORIES
EL, ELEV	ELEVATION	PL	PLATE		
EMERG	EMERGENCY	PLYWD	PLYWOOD	V	VENT
EQ	EQUAL	PNL	PANEL	VB	VINYL BASE
EEW	EMERGENCY EYEWASH	POLYPRO	POLYPROPYLENE	VCT	VINYL COMPOSITION TILE
EHD	ELECTRIC HAND DRYER	PR	PAIR	VF	VINYL FLOORING
EWC	ELECTRIC WATER COOLER	PREFAB	PREFABRICATED	VP	VENT PIPE
EXP	EXPOSED	PT	PRESSURE TREATED	VTR	VENT THROUGH ROOF
EJ	EXPANSION JOINT	PTD	PAINTED		
EXT	EXTERIOR	PVC	POLYVINYL CHLORIDE		
		RB	RUBBER BASE	W/	WITH
FC	FIRE CODE	RD	ROOF DRAIN	WB	WONDERBOARD
FTY	FACTORY	REF	REFERENCE	W/O	WITHOUT
FD	FLOOR DRAIN	REQD	REQUIRED	WC	WALLCOVERING
FEC	FIRE EXTINGUISHER CABINET			WD	WOOD
FE	FIRE EXTINGUISHER	REV	REVERSE	WF	WIDE FLANGE
FF	FINISH FLOOR	RFG	ROOFING	WK.P.	WORKING POINT
FH	FLATHEAD	RH	ROUND HEAD	WP	WATERPROOF
FHS	FIRE HOSE STATION	RL	RAIN LEADER	WPC	WATERPROOF COATING
FIN	FINISH			WR	WASTE RECEPTACLE
FL	FLASHING			WS	WOOD SCREW
FM	FACTORY MUTUAL			WT	WEIGHT
FLR	FLOOR				
FOB	FACE OF BRICK				
FOC	FACE OF CONCRETE				
FOF	FACE OF FINISH				
FOM	FACE OF MULLION				
FOS	FACE OF STUDS				
FOF	FACE OF FOUNDATION				
FR	FIRE RESISTIVE				
FTF	FACE TO FACE				
GI	GALVANIZED IRON				
GA	GAUGE				
GALV	GALVANIZED				
GWB	GYPSUM WALLBOARD				
GL	GLASS				
GYP	GYPSUM				

LEGEND



ARCHITECTURAL MATERIAL SYMBOLS

	EARTH
	GRAVEL
	ROCK
	CONCRETE
	MASONRY UNIT
	RIGID INSULATION
	BATT INSULATION OR MINERAL FIREPROOFING
	STEEL
	ALUMINUM
	PLYWOOD
	WOOD, ROUGH CONTINUOUS
	WOOD, ROUGH NON-CONTINUOUS
	WOOD, FINISHED
	ACOUSTICAL TILE
	GYPSUM WALLBOARD



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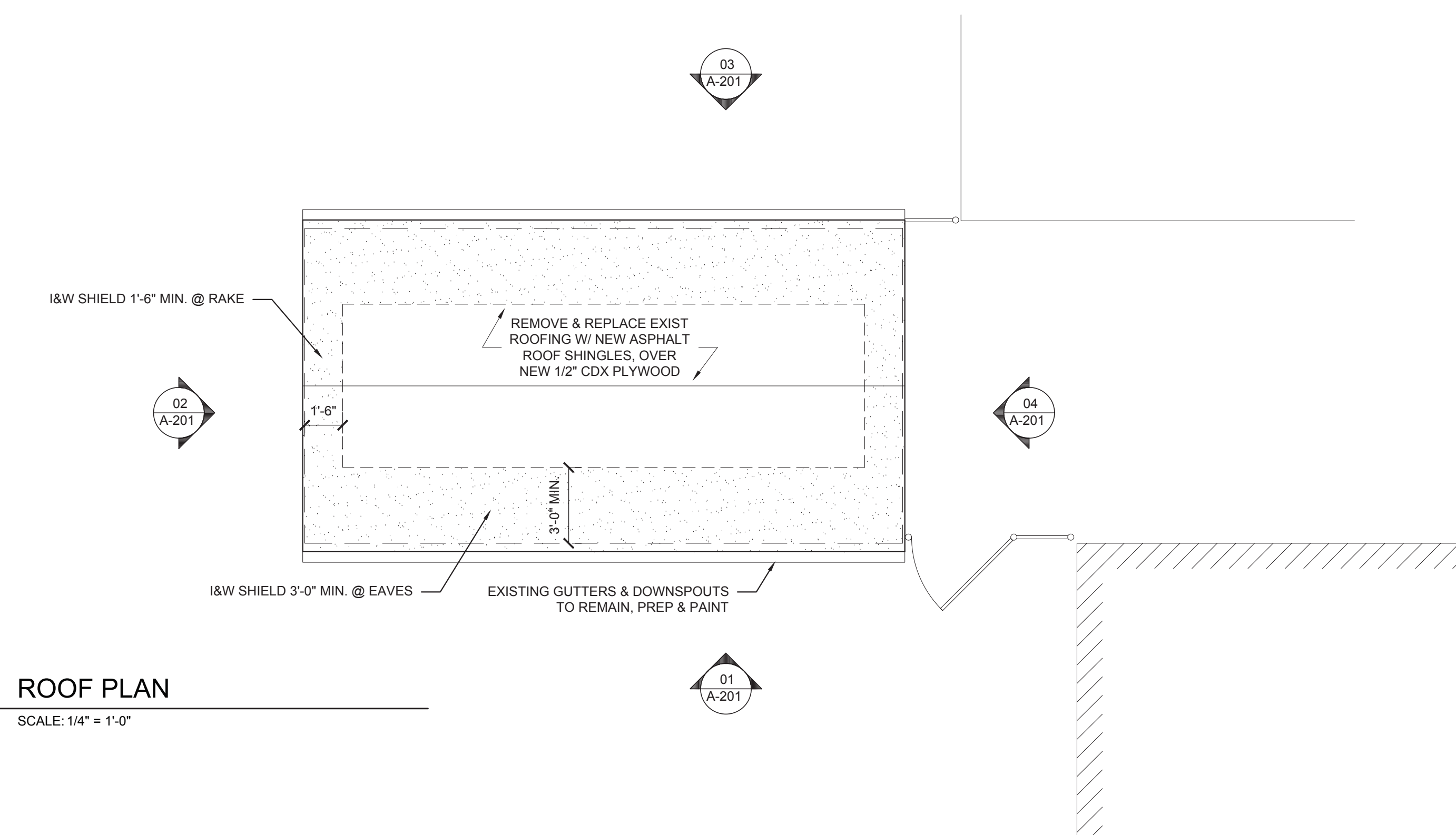
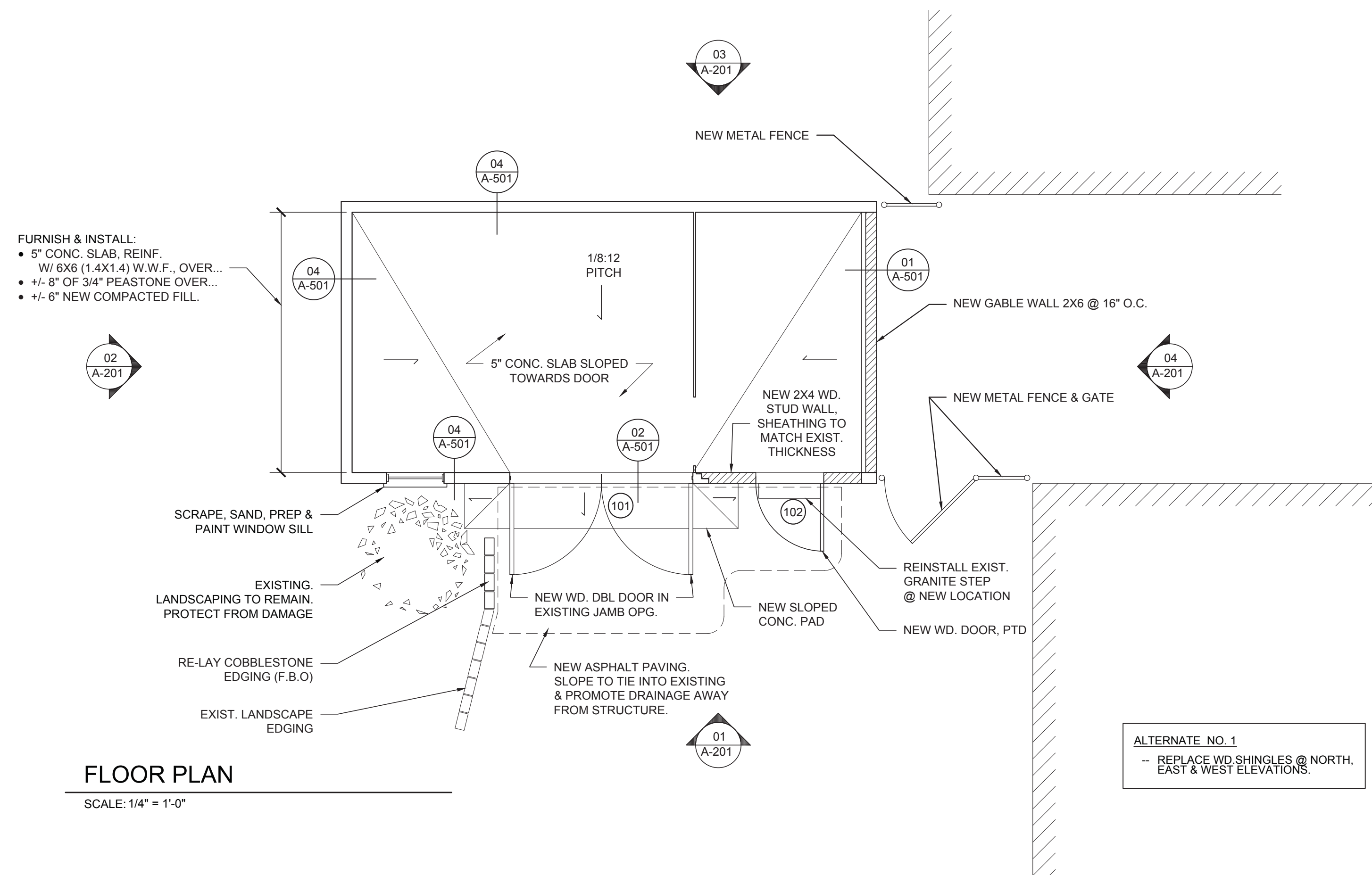
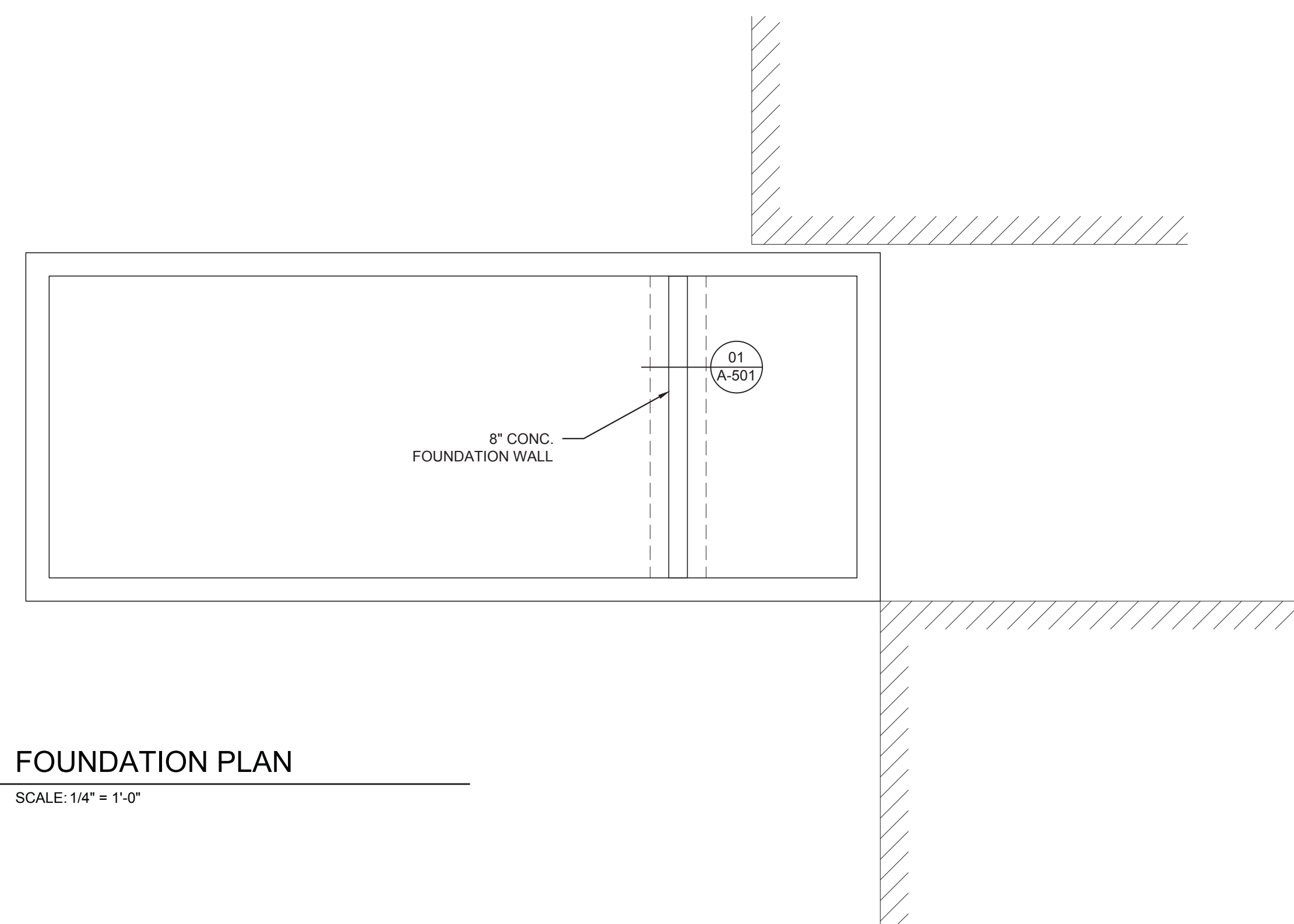
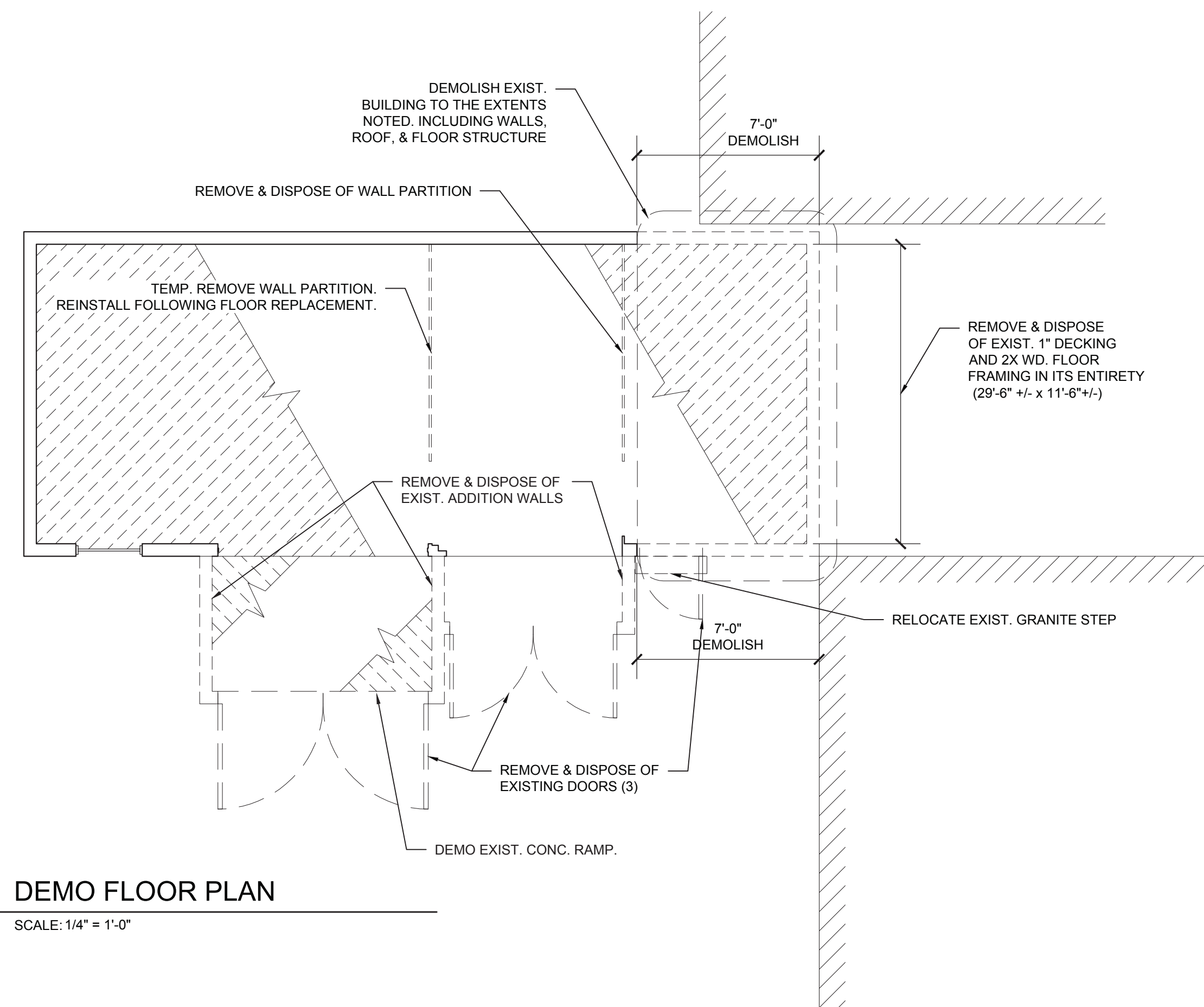
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RAWING NO.

GN-101

02 4120: SELECTIVE BUILDING DEMOLITION

GN-102 OUTLINE SPECIFICATIONS.dwg 3



NAME: FLOOR PLAN	REVISION	
DATE: 04/19/2022	SCALE: AS NOTED	
JOB NO 2123	DRAWN BY: <i>[Signature]</i>	

