



# CITY OF NEW BEDFORD

## HISTORICAL COMMISSION

133 William Street, New Bedford, Massachusetts 02740

(508) 979.1488

### MINUTES

June 3, 2019

City Hall, Room 314, 133 William Street

**Members Present:**

Diana Henry, Chair  
Bill King, Vice Chair  
Alex Jardin  
James Lopes  
Janine da Silva  
Bill Barr  
Tabitha Harkin

**Secretary:**

Anne Louro, *Preservation Planner*

**Members Absent:**

Anna Surma

---

**Call to Order:**

D. Henry called the meeting to order at 6:05 P.M.

**Roll Call:**

A formal roll call was conducted confirming a quorum of the members present as stated above with the Chair indicating that A. Jardin would fill the Architect member position.

**Approval of Minutes:**

The minutes of the April 1, 2019 public meeting were approved.

**Public Hearings:**

**Case #2013.15– 1 Johnny Cake Hill (Map 53, Lot 222)**

**Modification to Certificate of Appropriateness: Signage**

Tracy Furtado, Executive Director of Dream Out Loud, presented the application to the Commission. A. Louro supplemented Ms. Furtado's presentation with information relative to the 2015 NBHC review, at which time a blade sign and a wall sign were approved. Due to questions relative to the size and location of the wall sign, A. Louro felt it would be prudent to review the modification request.

There was discussion relative to which building the wall sign should be placed due to visibility and clarity of the organization's entrance. Ms. Furtado stated her desire to place the wall sign on the west wall of the Egger's Building, where several other business signs were located. A. Louro noted the uniformity of the existing signs to be 15" X 60" and that the Dream Out Loud sign should be that size as well. Members agreed and asked if Ms. Furtado could change the dimensions. Due to the potential costs related to the dimension change, A. Louro mentioned the use of the City's Storefront program to subsidize the extra costs for the wall sign modification.

**MOTION to open the public hearing.** Moved by B. King and seconded by J. da Silva

**Motion carried.**

*There were no public comments offered or recorded in favor of the petition, nor in opposition to the petition.*

**MOTION to close the public hearing.** Moved B. King and seconded by J. da Silva.

**Motion carried.**

Members briefly discussed their approval of the submitted specifications of the blade sign on the existing bracket and the fabrication of a wall sign with the 15" X 60" dimensions to be installed on the west wall of the Egger's building in line with the existing wall signs.

**MOTION to approve Case #2013.15 for 1 Johnny Cake Hill (Map 53, Lot 222) and grant the modification to the Certificate of Appropriateness for one (1) blade sign per plans submitted and a 15" X 60" wall sign to located on the west elevation of the Eggers Building with the condition that the a mock-up of the wall sign be submitted to staff and subject to staff's approval.**

Motion moved by J. da Silva and seconded by B. Barr.

**Motion carried.**

**Case #2017.08 – 31-35 Union St (Map 53, Lot 198)**

**Modification Certificate of Appropriateness: Sidewalk Café Seating**

The applicant was absent, and the application was tabled.

**MOTION to table the application.** Moved by J. Lopes and seconded by T. Harkin.

**Motion carried.**

The applicant arrived late, and the Commission removed the application from the table to be heard.

**MOTION to remove the application from the table.** Moved by B. King and seconded by j. da Silva.

**Motion carried.**

A. Jardin stated that he would recuse himself from the matter, as he was an employee of the applicant.

Jay Lanagan, owner of the Cultivator, presented the application explaining that the business was expanding into the adjacent space and would be occupying the entirety of the first floor; therefore, seeking the expansion of the sidewalk café seating. Mr. Lanagan explained the need for the "barrier"- type design for the café seating due to the traffic and noise along Union Street. However, he would be open to design suggestions. B. Barr stated that he did not like the aesthetics of the current barrier system, as its height and solid panels block the view of the historic building. He noted that he was not opposed to the expansion and appreciated the merits of outdoor dining, but he hoped to have a more aesthetically sensitive and uniform barrier system District-wide that would allow greater visibility of the historic resources.

There was discussion relative to the potential use of planters, the barrier's height, the barrier's location and paint color to be a marine grade Kirby paint in a dark green, the potential use of a plexi-glass panel and confirmation that a second sail shade would be installed on the east storefront in a similar fashion to the existing sail shade.

**MOTION to open the public hearing.** Moved by J. Lopes and seconded by B. King.

**Motion carried.**

*There were no public comments offered or recorded in favor of the petition, nor in opposition to the petition.*

**MOTION to close the public hearing.** Moved by B. King and seconded by A. Jardin.  
**Motion carried.**

Members discussed the design of the barrier and Mr. Lanagan agreed to the use of a 24" high panel with 12" or more of plexi-glass on top on the new section of seating and agreed that he would modify the existing barrier to match at a later date. He also agreed to provide a mock-up of the new design to the Commission for approval.

**MOTION to approve Case #2017.08 for 31-35 Union St (Map 53, Lot 198) and grant the Certificate of Appropriateness for the extension of outdoor seating with the condition that an architectural rendering of the proposed café seating barrier be submitted to staff and subject to the review and approval of a subcommittee consisting of B. Barr, J. da Silva and T. Harkin.**

Motion moved by B. Barr and seconded by J. Lopes.

**Motion carried**

**Case #2019.10 – 82-86 Front Street (Map 53, Lot 200)**

**Certificate of Appropriateness: Signage**

The applicant was unable to attend, and A. Louro presented the application on behalf of the owner. A. Louro explained that two signs had recently been installed without a Certificate and that the applicant responded immediately to Staff's request to comply with the District regulations. A. Louro informed members that the wall sign which existed at their previous location, which was approved by the Commission, was reinstalled above the Front Street entrance and a new 36" round wall sign was installed on the second story of the Union Street façade where the previous business's sign was located. A. Louro described the sign materials to be painted wood with gold relief.

**MOTION to open the public hearing.** Moved by J. Lopes and seconded by B. King.

**Motion carried.**

*There were no public comments offered or recorded in favor of the petition, nor in opposition to the petition.*

**MOTION to close the public hearing.** Moved by B. King and seconded by A. Jardin.  
**Motion carried.**

There was no member discussion.

**MOTION to approve Case #2019.10 for 82-86 Front Street (Map 53, Lot 200) and grant a Certificate of Appropriateness for existing installed signage.**

Motion moved by A. Jardin and seconded by B. King.

**Motion carried.**

**Case #2019.11 – 2405 Acushnet Ave. (Map 127E, Lot 179)**

**Demolition Request: circa 1860 wood frame structure**

The property owners, Jonathan Hawes Ritter and Cynthia Hawes Ritter, were accompanied by their architect, William Lockwood, in presenting the application for demolition. Mr. Lockwood described the condition of the building and the desire of the owners to demolish and to build with new construction as it is more profitable. Mr. Lockwood stated that the building was not code compliant and that it would be more costly to rehabilitate than to construct a new building. The owners stated that their family has owned the property since the early part of the 19<sup>th</sup> century and that they have rented the property in the past. In response to Commission members, the owners stated that they have not placed the property on the real estate market, and based on one architect's review and a builder, determined that it was not a good candidate for rehabilitation. In

response to A. Louro, the owners affirmed that the adjacent similar aged structure was in the midst of being rehabilitated by a contractor who recently purchased the property.

**MOTION to open the public hearing.** Moved by B. King and seconded by J. da Silva.

**Motion carried.**

*There were no public comments offered or recorded in favor of the petition, nor in opposition to the petition.*

**MOTION to close the public hearing.** Moved by B. King and seconded by J. da Silva.

**Motion carried**

Members stated their recognition of the historic significance of the property due to its association with the early development of the Head of the River. They also noted their pragmatism regarding the difficulty of rehabilitating 19<sup>th</sup> century properties, however they were disappointed that the property had not been marketed for sale, as there could be the possibility of a buyer who would preserve and rehabilitate the structure.

**MOTION to send a communication to the City Council recommending that the property located at 2405 Acushnet Avenue is historically significant and preferably preserved.**

Motion moved by A. Jardin and seconded by J. Lopes.

**Motion carried.**

**Other:**

*Custom House Square Poetic Kinetics Sculpture CNA Informative Presentation by DATMA*  
Roger and Gayle Mandle, Co-founders of DATMA, described the proposed “Summer Winds” art installation at Custom House Square and brought a sample of the materials for the members to review.

The Mandles described the design process and their collaboration with various city departments and engineering firms to ensure the appropriate anchoring methods which includes the installation of a 40’ high center pole and the connection to the top of the Customs Building and various trees with the park. They also described the national promotion of the three month installation to attract visitors to the city and DATMA’s collaboration with other organizations to present associated programming throughout the summer.

A. Louro described the Commission’s standard approach of issuing Certificates of Non-Applicability to art installations within the District through an internal staff review, however due to the magnitude of this particular project, asked the proponents to present the proposal to the commission and provide the ability to DATMA to answer any questions or address potential member concerns.

**MOTION to grant a Certificate of Non-Applicability for the temporary “Summer Winds’ art installation within Custom House Square**

Motion moved by B. Barr and seconded by A. Jardin.

**Motion carried.**

*Community Preservation Act Priorities Discussion*

J. da Silva, the Commission’s representative to the CPC, described the annual update of the Community Preservation’s annual Plan and asked for Commission member’s input relative to city-wide priorities associated with historic preservation. Members discussed the need for financial incentives and the establishment of low or no-interest loans to promote historic preservation.

*Massachusetts Rehabilitation Tax Credit Support Letters:*

*Manomet Mill #1; Kilburn Mill; Wamsutta Cloth & Harness Room; 109 Hillman Street*

A. Louro informed members that on behalf of the Commission she had sent support letters for the aforementioned applications.

*New Bedford Armory Request for Proposals Update*

A. Louro updated members relative to DCAMM's disposition of the property and the probable adaptive reuse of the property for housing. She stated that the City was working closely with DCAMM and the sole RFP respondent to determine appropriate uses.

*Modification to Certificate #2019.05-4 & 18 S Water Street Café Seating Permit*

A. Louro made members aware that the applicant had sought an amendment to their Certificate to allow for the purchase of metal planters in the color black in place of the approved wood planters.

*Double Bank Building Rehabilitation Update*

A. Louro informed members that the property owner received a building permit to remove the wood trim surrounding the bay window to allow an engineer to examine the construction, as the bay had experienced water damage and would require attention. She noted that the repair would require a separate building permit and a Certificate from the Commission.

**Adjourn**

**There being no further business, a motion to adjourn was moved by B. King and seconded by J. Lopes. The motion carried.** The meeting was adjourned at 8:15 p.m.

NEXT MEETING Monday, July 8, 2019

Respectfully submitted,



Anne Louro

Secretary to the Historical Commission

Preservation Planner

*Approved: July 8, 2019*