



CITY OF NEW BEDFORD

Department of Planning

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

STAFF REPORT

NEW BEDFORD HISTORICAL COMMISSION MEETING

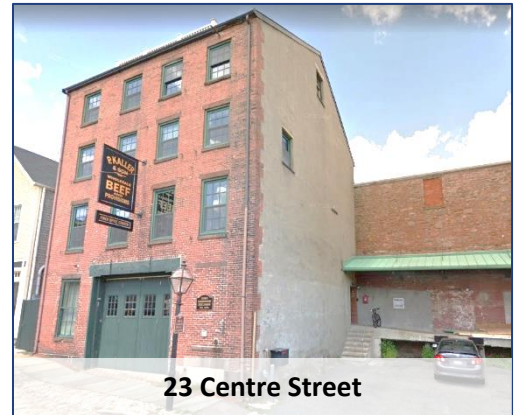
July 8, 2019

CASE # 2019.14: CERTIFICATE OF APPROPRIATENESS

23 Centre Street (Map 53 Lot 184)

APPLICANT: Thomas Waite
23 Centre Street
New Bedford, MA 02740

OWNER: Marjorie A. Waite "Trustee"
The Marjorie A Waite Revocable
23 Centre Street
New Bedford, MA 02740



OVERVIEW: The applicant is seeking approval for a previously installed enclosure located under the Centre Street loading dock. In addition the applicant is seeking to install a window box on the ground floor window on Centre Street and reinstall a previously existing gate to cordon off a Hamilton Street alley way.

EXISTING CONDITIONS: The John Harrison Building at 23 Centre Street was constructed c. 1820 as a commercial warehouse. The south-facing, four-story, side-gable, brick and rubble stone warehouse sits on a granite foundation on the north side of Centre Street. The south elevation is clad in brick, the east elevation is parged, and the north and west elevations are exposed stone. Fenestration consists of six-over-six double-hung sash with brownstone sills and lintels. A one-story, shed-roof addition attached to the north elevation and a two-story, hipped-roof addition attached to the east elevation of the one-story addition open onto Hamilton Street, which serves as a loading dock for the main building protected by a standing-seam metal, shed-roof overhang. A series of doors were recently installed to enclose the space under the loading dock on Centre Street.

PROPOSAL: The applicant is proposing to install a wooden window box on the ground floor window on Centre Street and reinstall a previously existing gate to cordon off a Hamilton Street alley way. The new Hamilton St. gate will match an existing gate located on a Centre Street alley. The proposed window box will be constructed of wood and will be similar to the window boxes found at 26 Centre Street. An enclosure for underneath the Centre Street loading dock, consisting of painted wooden doors was recently installed and the applicant is seeking approval and a Certificate after the fact.

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

FENCES/GATES: The few fences/gates and site retaining walls in the District are significant architectural features and should be repaired or replaced whenever possible with new materials that duplicate the original. Cast iron fences/gates shall be preserved. New fences and site walls should not prevent or restrict views of buildings from a public way. The design should be appropriate in scale, materials, and architectural style to the building, its site and the surrounding properties

STAFF RECOMMENDATION: The previously installed enclosure under the Centre Street loading dock consists of four (4) barn-type double wooden doors painted dark green to match the building's existing trim. The area under the dock was an attractive nuisance and the enclosure prohibits trespassing as well as trash accumulating. Staff recommends approval and the issuance of a Certificate of Appropriateness for the loading dock enclosure.



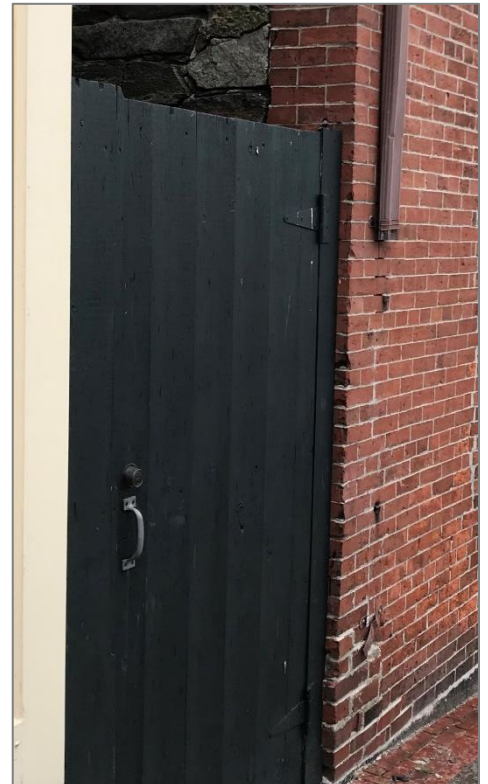
EXISTING CONDITIONS- CENTRE STREET LOADING DOCK



Previous Hamilton St. Gate



Existing Hamilton St. Conditions



Existing Centre St. Gate



Existing Conditions- Centre Street Window



26 Centre Street Window Box Installation Method

The proposed gate to be located on Hamilton Street will replace a previous gate lost to a storm. The replacement gate is proposed to be painted wood and will match an existing gate located at the Centre Street alley way. Staff recommends approval and the issuance of a Certificate of Appropriateness for the gate.

The proposed painted wooden flower box will be similar to those located across the street at 26 Centre Street (Be Jeweled). Due to the existing deterioration of the brownstone window sill installation of the window box must be careful and attach to the window frame in a similar fashion to that at 26 Centre Street. Staff recommends the approval and the issuance Certificate of Appropriateness for the window box with members' consideration of staff's recommendation of the installation method.