



*City of New Bedford*  
**HISTORICAL COMMISSION**

133 William Street, New Bedford, Massachusetts 02740  
Telephone: (508) 979.1488

**JONATHAN F. MITCHELL**  
**MAYOR**

**MINUTES**

**March 5, 2018**

City Hall, Ashley Room, 133 William Street

***Members Present:***

Diana Henry, Chair  
Bill King, Vice Chair  
Bill Barr  
Janine da Silva  
Alex Jardin – arrived 6:32  
James Lopes

***Members Absent:***

***Staff:***

Anne Louro, *Secretary & Preservation Planner*

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**Call to Order:**

D. Henry called the meeting to order at 6:01 PM.

**Roll Call:**

A formal roll call was conducted confirming a quorum of the members present as stated above.

**Approval of Minutes:**

The minutes of the February 5, 2018 meeting were approved as amended.

**Public Hearings:**

**Case # 2017.06**

**90 Front Street (Map 53, Lot 231)**

**Certificate of Appropriateness: Sidewalk Café Modification**

The Chair indicated that Case # 2017.06 had been continued to the April 5th meeting at the applicant's request.

**MOTION to take New Business out of order.**

Moved by B. Barr and seconded by J. da Silva.

**Motion carried.**

**New Business:**

Jessica Coelho, owner of Tia Marias, and her fiancé and business partner Ryan Arruda addressed the Commission, stating that they were under the impression that they had followed the correct process for submitting the application for a Certificate. A. Louro provided background information to the members,

explaining that the applicant's architect, Jorge Figueiredo had contacted Staff by phone in late October or early November seeking information regarding a Certificate for venting and ductwork. Based on the architect's description of the work, its location and size, A. Louro considered that a Certificate of Non-applicability would be appropriate. A. Louro explained that Ms. Coelho submitted an application in November, but Staff did not act on it because there were no specifications for the ductwork developed at that time by Horatio's Metalwork. A. Louro explained that the ductwork specifications were submitted to the Department of Inspectional Services but not forwarded to her, and she did not become aware until after its installation. She stated that she regretted not following up more aggressively with the architect or with DIS regarding the specifications submittal.

A. Louro reviewed the different types of ventilation screening methods used by other restaurants within the District, recognizing the need for the ventilation as part of the building's use and operation. She noted that Cork and Rose Alley's rooftop vents were painted black to diminish their visibility, and in the case of Cork and Cultivator, chimney shafts were constructed to shield the ductwork. She explained that the purpose of tonight's discussion was to begin to collaboratively explore potential screening options as a way to mitigate the view of the current ductwork.

Ms. Coelho explained the restaurant's need to switch from electric to gas within the kitchen and stated that her business has grown yearly, therefore necessitating the investment in the kitchen. The new exhaust system was required to meet the building code. She conceded that aesthetically the ductwork's view from Centre Street may not be appealing; however she is willing to work with the Commission relative to screening.

Ms. Coelho stated that she had spoken to Horatio's regarding screening the ductwork and was provided an estimate of \$5-7 thousand dollars, which was not currently within her budget due to the recent costs associated with the kitchen upgrades. Mr. Arruda stated that due to the costs associated with screening, they would like to paint the ductwork at this time and consider other types of screening in the future when it would be financially feasible for them.

In response to B. King's question regarding time-frames, Ms. Coelho stated that based on the estimated cost quote of \$5-7 thousand, she would be unable to install shaft-like screening until the fall. She stated that the screening was not in the project budget, and had she known previously, she would have managed the finances of the project differently to include screening.

Mr. Arruda stated that Horatio's Metalwork had cautioned him about a shaft's potential maintenance challenges and reiterated that painting would be less costly and easier to maintain.

B. King was not convinced that painting the ductwork would make it less visible. There was brief discussion regarding other restaurants within the District that are not well screened and not to code, as they are "grandfathered" and therefore other restaurant's ductwork may not be as elaborate as newer ductwork.

B. Barr stated that there are several examples of exposed ductwork within the District which are painted and that the Commission should come to a shared solution. He also stated that he understood Ms. Coelho's current inability to address a full screening option. He explained the Commission's role to protect the District and recognized the need to support her business. He stated that the ductwork was a surprise to everyone and he hoped to come to some type of mutual solution to soften the visibility of the ductwork now and address a more permanent solution at a later date. Ms. Coelho agreed with that proposal.

There was discussion regarding the potential costs related to a shaft structure with J. da Silva noting that fellow District property owners are often good resources for information and recommended contacting Jay Lanagan, who constructed a shaft on the rear of the Cultivator. She also recommended receiving quotes from various vendors.

B. King asked whether an exterior doorway was moved. Ms. Coelho clarified that there were two doors in the rear of the building and that one of the doors was blocked off. It was verified that the closed off door was located north of the vent and was not visible from the public way.

There was discussion regarding the visibility from Hamilton Street and Ms. Coelho stated that she would seek quotes for screening. Ms. Coelho also noted that many of the businesses within the District which do not have ductwork screening, although their ductwork was smaller due to being older. She recognized that because her ductwork is to the current building code standards, it is larger than others, and perhaps screening should be addressed District wide. Members recognized that the restaurants within the district are supporting the preservation of the buildings through that use, and that ductwork is necessary.

D. Henry stated that she was not convinced that painting the ductwork would be sufficient and stated that a plan and timeframe for screening should be explored. There was brief discussion related to painting it immediately or waiting until a firm plan had been determined. B. King noted his propensity to be flexible in working with the property owner regarding the timeframe. There was consensus that a solution would not be determined at this meeting and acknowledged that there was an abutter in attendance.

**MOTION to open the public hearing.** Moved by B.Barr and seconded by J. Lopes.  
**Motion carried.**

Kirk Whiting, who owns 26 Centre Street, which abuts the rear of Tia Maria's addressed the Commission and stated that he understood the associated costs of rehabilitating properties within the District, as he had invested thousands of dollars in his property, adhering to the District's specifications. He acknowledged the success of Tia Maria's, calling it the "pride of New Bedford", but unfortunately he can view the ductwork from every window of his house and stated that at the very least the ductwork should be painted immediately and noted that even if it is enclosed, the top of the ductwork and the intake unit would need to be painted. Mr. Whiting recommended a shingle clad shaft structure which would blend in with the building and could be constructed by a contractor. He reiterated painting it immediately, and then work out a timeframe in which the property owner could financially address the screening properly.

**There was no response to the Chair's further invitation to speak or be recorded in the matter.**

A. Louro recommended continuing the conversation at the next meeting when the architect could be in attendance. Mr. Arruda asked if there were any City programs which could help fund these types of projects. A. Louro stated that she as aware of one program, but was uncertain if this type of work would qualify; however she would check.

**Public Hearings:**

**Case # 2018.01**

**East Side MacArthur Drive**

**Certificate of Appropriateness: Bike Share Docking System**

A. Louro presented the application, explaining that the City, through the Office of Tourism, had entered into a contract with *Zagster*, a bike sharing company. She briefly explained the difference between the two types of bike sharing programs: dockless and those with docking stations. She noted that the *Zagster* program entails the installation of two docking stations within the city, one at Fort Taber and the one on MacArthur Drive.

B. King expressed concern regarding potential vandalism. B. Barr stated that bike sharing presents a positive image to visitors, demonstrating that the city is bikeable, attractive and friendly city. J. da Silva questioned the location relative to the Fast Ferry and whether people would see it. A. Louro stated that *Zagster* provides the City with marketing materials and would assume that the Fast Ferry and all the City partners would have access

to those materials. There was brief discussion about the docking station location on the east side of the J. F. K. Boulevard with A. Louro stating that these are the initial two locations, and that future locations would be explored.

A. Louro stated that the proposed docking station accommodates ten bikes; she described the dimensions of the dock station, the sign panel, and the requirements for it to be installed on a concrete pad.

J. Lopes directed the discussion to the installation of the station and questioned the Staff recommendations. There was brief discussion regarding the practice of the Commission voting in the affirmative subject to conditions.

A. Louro explained that *Zagster* contractors install the docking station and she recommended that the concrete be dyed to match the adjacent brick. B. Barr asked if the concrete could be stamped, with A. Louro explaining that she thought that a flat surface was required for installation purposes.

**Noting that the public hearing remained open, the Chair sought comments from the audience.**

*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 J. da Silva, and seconded by B. Barr.

**Motion carried.**

**MOTION to approve application #2018.01 and grant the Certificate of Appropriateness for the installation of a bike sharing docking station on the east side of MacArthur Drive with the condition that the concrete footing be colored red to match the existing brick pavers.**

Moved by J. da Silva and seconded by B. Barr.

**Motion carried.**

#### **Old Business:**

J. da Silva updated members on the bluestone assessment which was recently conducted within the District. She described the areas which require replacement and identified the driveway aprons and crosswalks as the areas which were in the worst conditions. She stated that there were more concrete crosswalks than anticipated and suggested the use of 3" thick bluestone on the driveway aprons. There was brief discussion regarding the utility companies removing bluestone and the poor patching as a result. J. da Silva advised members that the cost estimates for repair most likely will exceed the \$28,000 available funding.

#### **Other:**

##### *CNA: 15 Johnny Cake Hill-Roof Replacement*

A. Louro explained that the Mariner's Home had originally planned to seek CPA funding for the roof replacement, but due to the severity of the deterioration, the roof needed to be addressed immediately. There was brief discussion regarding the use of a three tab shingle versus an architectural shingle with A. Louro confirming that the Commission had recently revised its policy relative to the use of architectural shingles, now allowing their limited use to a solid dark gray or black color.

##### *CNA: 33 William Street- Brownstone & Roof Repair*

J. da Silva explained the brownstone repair and the replacement of roof membranes on the Visitor's Center, Corson Center and Link Building, all of which were not visible from the public way.

### Adjourn


**There being no further business, a motion to adjourn was moved by J. da Silva and seconded by J. Lopes. The motion carried.** The meeting was adjourned at 7:17 p.m.

### Documents and Exhibits

- Agenda
- February 5, 2018 Meeting Minutes
- 42 -46 N Water Street Preliminary Review Materials
- Case #2018.01 Staff Report
- District Bluestone Assessment Brief

NEXT MEETING Monday, April 2, 2018

Respectfully submitted,



Anne Louro

Secretary to the Historical Commission

Preservation Planner

*Approved: 04.02.18*