



JONATHAN F. MITCHELL
MAYOR

City of New Bedford

HISTORICAL COMMISSION

133 William Street, New Bedford, Massachusetts 02740

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MINUTES

December 4, 2017

City Hall, Ashley Room, 133 William Street

Members Present:

Diana Henry, Chair
Bill King, Vice Chair
Janine da Silva
James Lopes

Members Absent:

Bill Barr
Alex Jardin

Staff:

Gloria McPherson, *City Planner*
Anne Louro, *Secretary & Preservation Planner*

Call to Order:

D. Henry called the meeting to order at 6:08 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 November 1, 2017 meeting were approved.

Continued Public Hearings

Case # 2017.18

37 Union Street (Map 53, Lot 197)

Certificate of Appropriateness: Signage and Exterior Rehabilitation

The Chair indicated that Case #2017.18 had been continued to the January 2018 meeting at the applicant's request.

Public Hearings:

Case #2017.23

475 Purchase Street (Map 41, Lot52)

Demolition Request: Partial Demolition of roof, circa 1841 wood framed structure.

Architect and applicant agent, Ricardo Santos, presented revised plans to the Commission for the partial demolition of a roof and addition of shed dormers. The project had previously been before the Commission at the November 1, 2017 meeting for an informal review at which time comments were provided to the architect and property owner for consideration.

Mr. Santos reviewed the revised plans noting that the set back of the shed dormers had increased from 30" to 60" from the gable end façade, diminishing their visibility from the street. In addition, the earlier proposed roof dormer siding has been replaced with horizontal vinyl siding to match the building's main body. Mr. Santos stated that the shed dormers were minimally visible, as the structure sits on a high foundation and that there are adjacent structures close on either side, both conditions reducing the sightlines of the roof from the street and sidewalk.

G. McPherson asked about the need for the proposed square footage and whether it could be reduced to allow for greater set-backs to the dormers, particularly in light of the overall square footage gained by the overall addition of the third floor. Mr. Santos described the property owner's desire for a third bedroom and therefore the need for the proposed square footage.

MOTION to open the public hearing. Moved by J. Lopes 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.

There was brief member discussion regarding the matter with J. Lopes noting that the applicant had complied with the Commission's requests and revised the plans accordingly, while also recognizing the Commission's limited review of the project due to the property's location outside of the Local Historic District. J. da Silva sought clarification relative to the use of vinyl siding with Mr. Santos stating that the roof dormers will utilize vinyl siding to match the existing siding on the rest of the house. Mr. Santos also noted that the property had been previously altered and that this project would attempt to maintain and restore some architectural details such as the porch columns and elliptical widow.

Members discussed the framing of the motion to ensure that it reflected the nature of the project as a partial roof demolition.

MOTION to send a recommendation to City Council finding the structure at 475 Purchase Street to be a Historically Significant, but not a Preferably Preserved structure and that this determination is applicable to demolition of the roof only.

Moved by J. da Silva and seconded by J. Lopes.

Motion carried.

Old Business:

J. da Silva made note that the Cultivator Shoals property still had its outdoor furniture on the sidewalk. A. Louro stated that she would reach out to the property owner, noting that the situation was unique due to the use of posts and planters.

D. Henry asked about outstanding violations and whether communications had been sent relative to a Commission vote regarding signage at 66 N Second Street. A. Louro stated that a letter was not sent. D. Henry expressed her disappointment with the lack of action related to Commission directives and hoped that the new year would bring the opportunity to better address these type of items. A. Louro stated that perhaps it would be helpful to revisit the Commission's violation policy and that she would bring the new City Planner, Gloria McPherson, up to date regarding the matter, which could lead to further discussion.

There was brief discussion regarding vacant properties within the District, the associated "for sale" signage, and concern related to the length of time related to the vacancies.

New Business:*Determination of Significance for Community Preservation Act Historic Resources*

A. Louro explained that the Community Preservation Act (CPA) would be funding its first round of projects and that within the CPA legislation there is a requirement that in order for historic resources to qualify for funding they must be listed in the State Register of Historic Places or have significance determined by the local historical commission. She stated that approximately a dozen historic resource projects were seeking CPA funding, and of those projects, three were not listed in the State Register and required Commission review for significance.

A. Louro explained that based on other CPA communities review practices, she had developed a set of guidelines for which the commission would use to base their evaluation of historic significance for historic resources seeking funding through CPA. She stated that the proposed guidelines were based on the U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties and the National Park Service's Criteria for Evaluation. She explained that the guidelines were applicable to buildings and structures as well as vessels, real property, documents, and artifacts. She stated that the current properties for review were all buildings and that the future possibility of reviewing significance related to vessels or documents may require expert consultation. She explained that the criteria for determining significance would be based on a resource's age, cultural or historic association, architectural and design quality, and level of integrity.

MOTION to accept the proposed Guidelines for Determination of Historic Significance for Historic Resources Funded through CPA.

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

Motion carried.

A. Louro briefed the Commission on the three properties seeking a determination of significance and made reference to the Staff Reports provided for each property. She stated that the West Beach Bath House was adjacent to the Hazelwood Park National Register District, associated with local noted architect Louis Destremps, and associated with the with the cultural, economic, political and social history related to the city's textile industry, immigrant population and community planning and development practices of the early 20th century. In response to B. King's question seeking information related to the funding use, A. Louro stated that the building would be rehabilitated to support the use of outdoor recreation, specifically the use of kayak and paddle board rentals. She also stated that historic resources seeking funds would be required to have preservation restrictions be recorded and that all rehabilitation work would be required to follow the Secretary of the Interior Standard's for Rehabilitation.

A. Louro stated that the property at 1060 Pleasant Street was also adjacent to a National Register District. J. da Silva stated that she was under the presumption that it was within the North Bedford District, with A. Louro also stating that she thought the same, but confirmed otherwise based on a review of the District's verbal boundary description.

A. Louro noted that the Strand Theatre currently lacks integrity; however the original blueprints depicting the Classical Revival brick façade and interior exist and will serve as the guiding documents in the rehabilitation of the building. She noted that the Secretary of the Interior's Standards for Rehabilitation allows for the replacement of missing features if they are substantiated by documentary, physical, or pictorial evidence.

D. Henry stated that she would need to abstain from voting due to the Waterfront Historic Area League's (WHALE) association with both 1060 Pleasant Street and the Strand Theatre, as she sits on WHALE's board and property committee.

J. Lopes suggested that the evaluation of determination of significance of the three properties be undertaken as a single vote. The Commission members agreed.

MOTION to find the West Beach Bath House, 1060 Pleasant Street and the Strand Theatre historically significant in the history, archaeology, architecture or culture of New Bedford.

Moved by J. Lopes and seconded by J. da Silva.

Motion carried with D. Henry's abstention.

Annual Election of Officers

J. da Silva wished to gauge interest related to the election of officers in order to formally vote on the matter in January. After brief discussion, D. Henry and B. King agreed to stay on as officers.

Other:

A. Louro briefly referred to the demolition request for a non-significant garage at 69 Ryan Street, noting that it was typical of the types of non-significant demolition requests that she reviews on behalf of the commission.

B. King sought information related to the construction work at the property at S Sixth and Spring Streets. A. Louro expressed her disappointment with the work taking place, explaining that the building was having vinyl siding applied and that she unsuccessfully attempted to mitigate the adverse effect through communication with the architect and the property owner.

Adjourn

There being no further business, a motion to adjourn was moved by J. Lopes and seconded by J. da Silva. The motion carried. The meeting was adjourned at 7:26 p.m.

Documents and Exhibits

- Agenda
- November 1, 2017 Meeting Minutes
- 475 Purchase Street Revised Plans
- Guidelines for the Determination of Historic Significance for Historic Resources Funded through CPA
- West Beach Bath House Staff Report
- 1060 Pleasant Street Staff Report
- Strand Theatre Staff Report

NEXT MEETING Monday, January 8, 2018

Respectfully submitted,



Anne Louro

Secretary to the Historical Commission

Preservation Planner

Approved: 01.08.18