



PATRICK J. SULLIVAN
DIRECTOR

City of New Bedford

Department of Planning, Housing & Community Development

608 Pleasant St, New Bedford, Massachusetts 02740
Telephone: (508) 979.1500 Facsimile: (508) 979.1575

STAFF REPORT

NEW BEDFORD HISTORICAL COMMISSION MEETING

December 14, 2017

Case # 2017.23: APPLICATION FOR DEMOLITION

475 Purchase Street (Map 41 Lot 52)
Request to partially demolish roof.

OWNER/ Ben Neves
APPLICANT: 475 Purchase Street
New Bedford, MA 02740

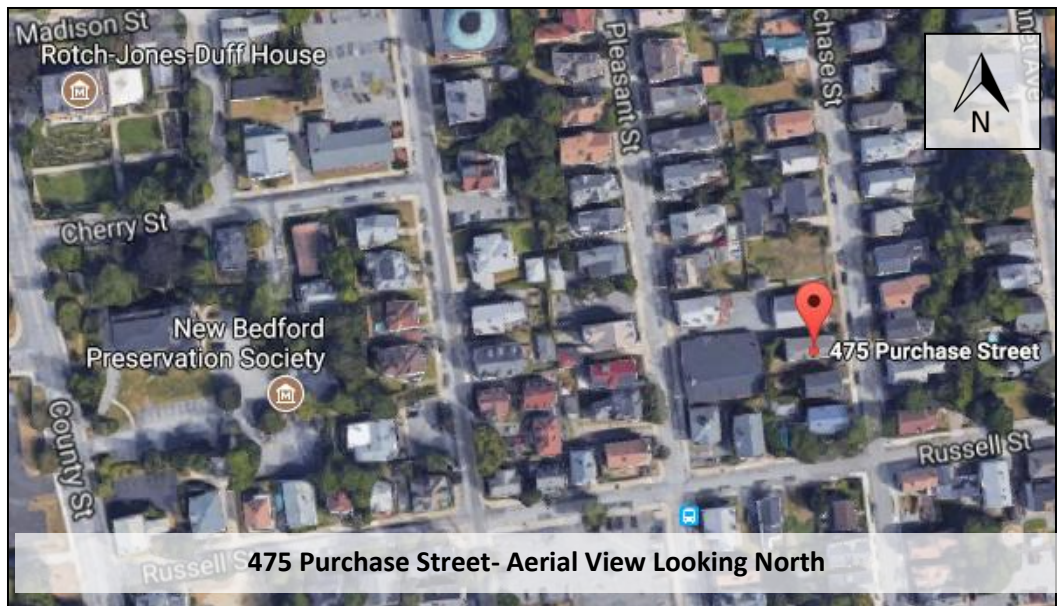
APPLICANT'S Romao Santos
AGENT: 1118 Acushnet Avenue
New Bedford, MA 02746



475 Purchase Street

OVERVIEW OF REQUEST: The applicant is seeking the partial demolition of the roof and the construction of roof shed dormers in order to develop the attic into a third floor living space.

EXISTING CONDITIONS: The Jireh L. Ferguson House was constructed in 1841 in the Greek Revival style and is a contributing resource within the County Street National Register District. It is a two storey wood framed, two family dwelling set on a high granite block foundation due to sloping topography.



475 Purchase Street- Aerial View Looking North

Typical of its adjacent dwellings, it has a three bay façade with a gable end roof, closed pediment with an altered segmental arch window. The original windows have been replaced and vinyl siding applied. The one storey colonnaded porch was likely an early twentieth century addition.

STATEMENT OF APPLICABLE GUIDELINES: *Sec. 2-157. Demolition Delay of Buildings and Structures-Purpose:* The purpose of Sections 2-157 through 2-157.9 is preserving and protecting significant buildings and structures within New Bedford, which constitute or reflect distinctive features of the architectural, cultural, economic, political or social history of the City and limiting the detrimental effect of demolition on the character of the City. Through Sections 2-157 through 2-157.9, owners of Preferably Preserved Historic Buildings and Structures are encouraged to seek out alternative options that will preserve, rehabilitate or restore such buildings, and residents of the City are alerted to impending demolitions of significant buildings.

By preserving and protecting significant buildings, structures, streetscapes and neighborhoods, this Ordinance promotes the public welfare by making the City a more attractive and desirable place in which to live and work. To achieve these purposes, the New Bedford Historical Commission is authorized to advise the City Council with respect to demolition permit applications. The issuance of demolition permits is regulated as provided by this Ordinance.

The provisions of the Demolition Delay Ordinance shall apply only to any building or structure that, in whole or in part, was built seventy-five (75) or more years prior to the date of the application for the demolition permit, and is:

- A building or structure listed or eligible to be listed on the National Register of Historic Places, or within an area listed on the National Register of Historic Places, or on the State Register of Historic Places;
- A building or structure importantly associated with one or more historic persons or events, or with the broad architectural, cultural, economic, political or social history of the city, or;
- A building or structure which is historically or architecturally significant in terms of period style, method of building construction or association with a significant architect or builder either by itself or as a part of a group of buildings, or;
- A building or structure located within one hundred fifty (150) feet of a federal, state or local historic district boundary.

FOR BOARD MEMBER CONSIDERATION:

Although the proposal for the property is not a full demolition, the city’s Demolition Delay Ordinance applies due to *Sec. 2-157.1.*, which sets forth the definition for “demolition”.

“Demolition” The intentional act of substantially pulling down, destroying, defacing, removing or razing a building or structure or commencing the work of total, substantial or partial destruction with the intent of completing same. In addition to complete demolition of a building, the following actions shall require a demolition permit:

1. Removal of a roof for the purpose of raising the overall height of a roof; rebuilding the roof to a different pitch; or adding another story to a building.
2. Removal of one or more exterior wall(s) or partition(s) of a building.
3. Gutting of a building’s interior to the point where exterior features (windows, etc.) are impacted.
4. Removal of more than 25% of a structure’s overall gross square footage as determined by the Department of Inspectional Services.
5. The lifting and relocating of a building on its existing site or to another site.

6. Altering a building's key-character defining features, making it non-eligible to be listed in the National Register of Historic Places.

STAFF RECOMMENDATION:

The property at 475 Purchase Street is representative of the building boom which took place during the height of the city's whaling industry. A great proportion of the dwellings in this neighborhood were constructed in the Greek Revival style and are associated with owners who often worked directly in, or within the support industries related to the whaling trade. Although the building's materials have been altered, it retains integrity in its location, design, setting, feeling and association.

The current owner has recently purchased the two-family property and would like to expand on their investment and develop the attic into a third residential unit. The construction of shed dormers, as first presented by the applicant at an informal review by the NBHC, set the dormers approximately 30" from the front gable end of the building. The close proximity of the dormers to the front facade created a visual obstruction that adversely affected the historic building. Recognizing the desire to develop the attic into a residential unit while preserving the historic character of the building, the NBHC members offered suggestions and guidance which the applicant's agent took into consideration in their revised plans.

The revised plans dated 11.15.17, set back the shed dormers five (5) feet from the gable end facade, diminishing their visibility from the street. In addition, the earlier proposed roof shingle siding has been replaced with horizontal vinyl siding to match the building's main body. Although the shed dormers are still visible, setting them back further from the front facade, in conjunction with the building's raised elevation and close proximity to adjacent buildings, aids in limiting the sightlines of the shed dormers.

The property is a contributing structure within a National Register District, retains integrity, and is associated with the broad architectural, cultural, economic, political or social history of the city. As such, staff recommends the following:

- That the Commission renders a determination that the building at 475 Purchase Street be classified as a "Historically Significant, but not a Preferably Preserved Historic Building".
- That in its communication of this finding to the City Council, the Commission further indicate that having already worked with the Commission the applicant has, in his proposed design, mitigated the adverse effect the proposal will have on the property, the Commission endorses this plan, dated 11.15.17, for a partial demolition related to the alteration of the roof.

HISTORICAL COMMISSION

Revised 3rd Floor Design

TYPICAL NOTES

Information on this drawing is property of Romão Santos Architects. Reproduction and use of this information without prior written consent of the Architect is illegal.

PROJECT NUMBER

DRAWN BY

R. Santos

ROMÃO SANTOS ARCHITECTS
1118 Acushnet Avenue
New Bedford, MA 02746
508 996.3673



475 PURCHASE ST
New Bedford MA

DATE
15 NOVEMBER 2017

REVISIONS

SHEET TITLE

SHEET NUMBER

A.2



EAST ELEV. (Front) - Proposed
3/16" = 1'-0"

HISTORICAL COMMISSION

Revised 3rd Floor Design

TYPICAL NOTES

NEW RUBBER MEMBRA
NEW F.G. ROOF SHINGL
EXIST'G CONSTR. TO B
TYP.

EXIST'G ROOF SHINGL
TO REMAIN, V.I.F.
NEW "DORMER" EXTER
SEE EAST ELEVATION.

EXIST'G CORNICE (GUT
TO REMAIN

REMOVE EXIST'G VINY
REPAIR/RESTORE ORR
ARCHITRAVE BOARDS

EXIST'G TRIMWORK, S
WINDOWS TO REMAIN

EXIST'G PORCH TO REI
SEE EAST ELEVATION

REPAIR EXIST'G STON
FOUNDATION WALLS

Information on this drawing is property
of Romão Santos Architects.
Reproduction and use of this
Information without prior written
consent of the Architect is illegal.

PROJECT NUMBER

DRAWN BY

R. Santos

ROMÃO SANTOS ARCHITECTS
1118 Acushnet Avenue
New Bedford, MA 02746
508 996.3673



475 PURCHASE ST
New Bedford MA

DATE
15 NOVEMBER 2017

REVISIONS

SHEET TITLE

SHEET NUMBER

A.3



SOUTH ELEVATION - Proposed
3/16" = 1'-0"

HISTORICAL COMMISSION
Revised 3rd Floor Design

Information on this drawing is property
of Romão Santos Architects.
Reproduction and use of this
information without prior written
consent of the Architect is illegal.

PROJECT NUMBER

DRAWN BY

R. Santos

ROMÃO SANTOS ARCHITECTS
1118 Acushnet Avenue
New Bedford, MA 02746
508 996.3673



475 PURCHASE ST
New Bedford MA

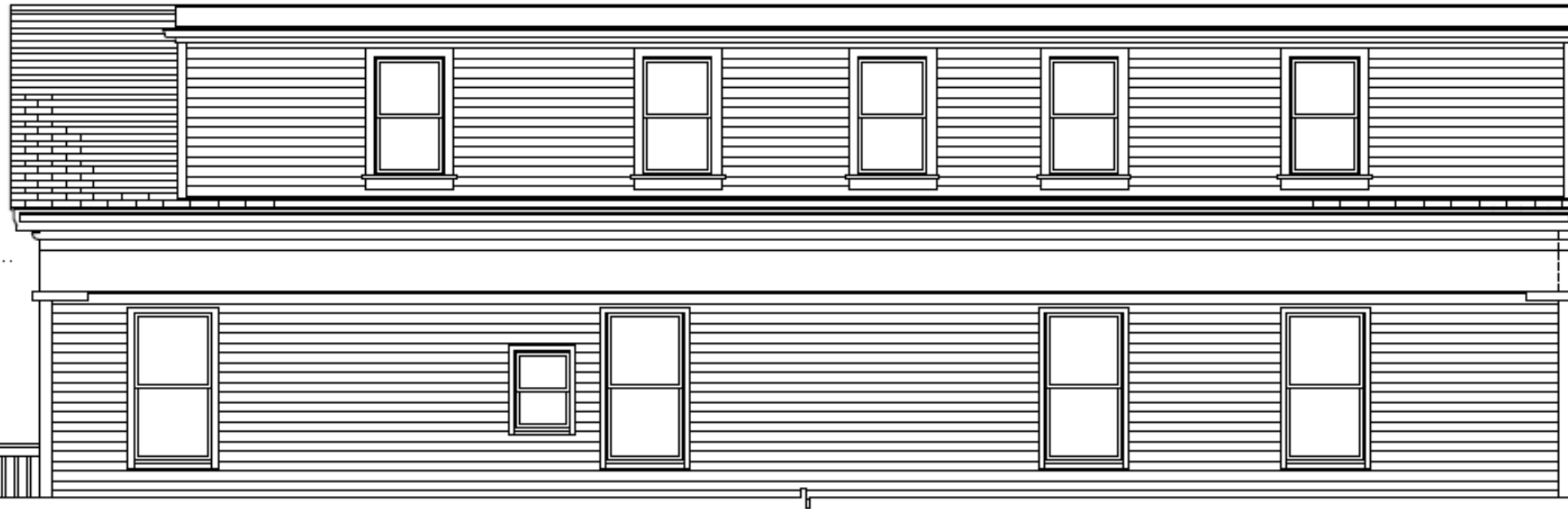
DATE
15 NOVEMBER 2017

REVISIONS

SHEET TITLE

SHEET NUMBER

A.4

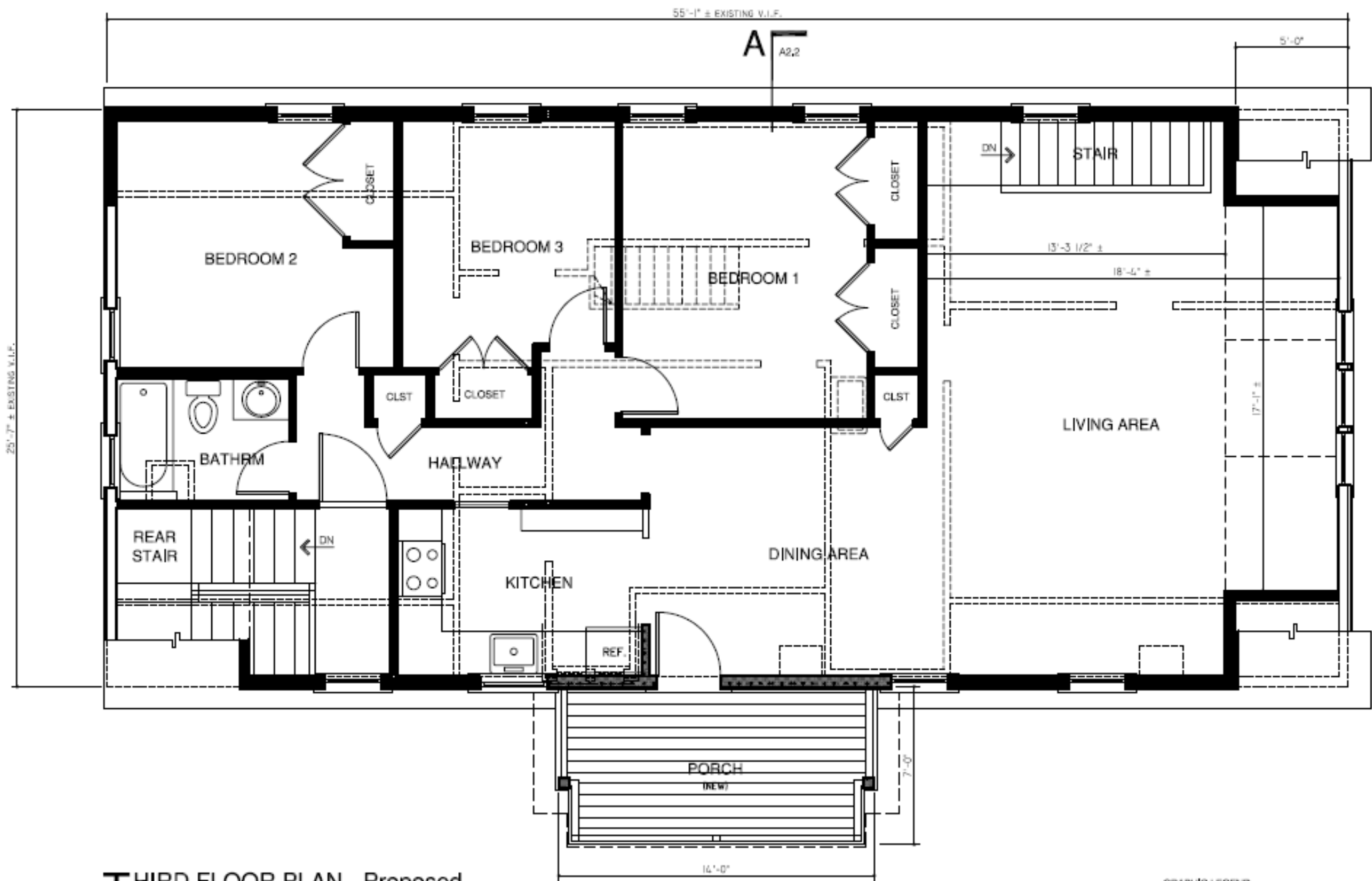


NORTH ELEVATION NO
SIMILAR TO SOUTH EL

NORTH ELEVATION - Proposed
3/16" = 1'-0"

HISTORICAL COMMISSION
 Revised 3rd Floor Design

Information on this drawing is property of Romão Santos Architects. Reproduction and use of this information without prior written consent of the Architect is illegal.



THIRD FLOOR PLAN - Proposed

- GRAPHIC LEGEND
- EXISTING CONSTRUCTION TO REMAIN
 - - - EXISTING CONSTRUCTION TO BE REMOVED
 - █ NEW CONSTRUCTION



PROJECT NUMBER
 DRAWN BY
 R. Santos

ROMÃO SANTOS ARCHITECTS
 1118 Acushnet Avenue
 New Bedford MA 02746
 508 996 2673



475 PURCHASE ST
 New Bedford MA

DATE
 15 NOVEMBER 2017

REVISIONS

SHEET TITLE

SHEET NUMBER

A.1