



JONATHAN F. MITCHELL
MAYOR

City of New Bedford

HISTORICAL COMMISSION

133 William Street, New Bedford, Massachusetts 02740
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MINUTES

October 2, 2017

Room 314, City Hall, 133 William Street

Members Present:

Diana Henry, Chair
Bill Barr
Janine da Silva
Alex Jardin
James Lopes

Members Absent:

Bill King, Vice Chair

Secretary and City Planning Staff:

Anne Louro, *Preservation Planner*

Call to Order:

D. Henry called the meeting to order at 6:02 PM.

Roll Call:

A formal roll call was conducted confirming a quorum of the members present as stated above. The Chair introduced newly appointed member Alex Jardin to the Commission.

Approval of Minutes:

The minutes of the September 11, 2017 public meeting were waived until the November meeting.

Continued Public Hearings

Case # 2017.08

18 Johnny Cake Hill (Map 53, Lot 161)

Certificate of Appropriateness: Expansion of Captain Paul Cuffe Park

A. Louro Advised members that a communication was received from MHC relative to their review of the project, as a preservation restriction exist on the property. The MHC found that the proposed project had "no adverse" effect as presented. A. Louro briefly updated members on the review process to date and that the final plans were now being considered.

Michelle Taylor, Vice President, Operations & CFO of the New Bedford Whaling Museum, presented the drawings, noting the changes from the last hearing in August. Ms. Taylor described the enhanced landscaping in front of the interpretive panels and along the north edge of the parcel. The "bunker" openings along the service entrance had been reduced to a single opening with a gate. Members asked about the window panels and Ms. Taylor stated that a Cuffe Park Advisory Committee had been formed and that appropriate imagery

needed to be determined. J. Lopes asked about the interpretive themes of the park and urged the Whaling Museum to include Native American history. Ms. Taylor acknowledged that would be the case.

MOTION to open the public hearing. Moved by B.Barr 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 J. Lopes and seconded by J. da Silva.

Motion carried.

Members discussed the desire to be able to review the window panel design prior to installation and indicated that they were comfortable approving the final plan.

Motion to approve Case #2017.08 as presented and issue a Certificate of Appropriateness with the condition that the window panel designs receive NBHC review and approval prior to installation.

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

Motion to take Case#2017.19 out of order. Moved by B.Barr and seconded by J. Lopes.

Motion carried.

Public Hearings:

Case #2017.19

249 Mac Arthur Drive

Certificate of Appropriateness: Demolition, New Construction and Site Improvements.

CDM Smith Landscape Architect Kimberley Drake outlined the plans for the Front Street Pumping Station project, explaining its current use serving the downtown area and the need for replacement due to necessary infrastructure and equipment upgrades.

Ms. Drake reviewed the current building and described the need to dismantle a large portion of the structure in order to remove and replace equipment. She noted that approach would trigger building code review and make the project extremely expensive. In addition, most of the building would require reconstruction.

Ms Drake presented the plans for the new pumping station, describing that it would be similar in design to the current building, but slightly larger. She also noted that there would also be equipment placed in underground vaults on the site and indicated their locations on the site plan. Ms. Drake indicated that the building's chimney would hide the odor control systems and that there were color options for the brick and roof materials. She went on to describe the site improvements which would include a reinforced grass turf driveway, continuation of sidewalks, a granite retaining wall and enhanced landscaping.

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

Motion carried.

Manny Silva, Acting Commissioner of Department of Infrastructure, spoke in favor of the project, describing the need to improve the service of the pump, and its critical need to the downtown. He expressed his pleasure with the design of the new building as he felt it addressed the Historic District's design aesthetics.

There were no public comments in opposition to the petition.

MOTION to close the public hearing. Moved by J. da Silva and seconded by J. Lopes

Motion carried.

Members acknowledged CDM's efforts to retain the original design and scale of the original pumping station and recognized the public benefit that the project brought to the City.

A. Louro explained that because the building was not 75 years or older, the city's demolition delay ordinance did not apply to this structure and therefore did not require referral to the City Council. She explained that demolitions within the local historic district, regardless of age, required a Certificate of Appropriateness. A. Louro advised members that they could issue two separate certificates, one for the demolition, and another for the new construction and site improvements, or issue a single certificate for the entire project.

MOTION to approve Case #2017.19 and issue a Certificate of Appropriateness for the demolition of the 1948 pump house and approval of the construction of new pump house and site improvements as presented with the condition that CDM Smith work with Staff to determine brick and roof color selections.

Motion moved by J. da Silva and seconded by J. Lopes.

Case #2016.09

52 Union Street (Map 47, Lot 37)

Modification to Certificate of Appropriateness: Window Rehabilitation

A. Louro advised members that the applicant was seeking a modification to a Certificate which was issued for the exterior rehabilitation of the building and that the originally proposed windows were to have exterior grills. The modification request would be relative to the existing windows which were installed with internal, between the glass grids, and without external grids.

David Slutz, Manager of Moby Dick Brewing, apologized for the deviation from the earlier window proposal, explaining that he thought the internal grid was sufficient, and in his ignorance, did not appreciate the level of detail attributed to window design within the District. Acknowledging the mistake, Mr. Slutz asked not to be required to add exterior grids due to the difficulty and cost of cleaning the windows, which occurs on a weekly basis.

B. Barr expressed his desire for the original window and stated that maintenance expenses such as window cleaning should be factored into general operating costs. B. Barr also asked if the grills could be added, which Mr. Slutz stated that he would have to defer to his architect for that information.

MOTION to open the public hearing. Moved by J. da Silva and seconded by J. Lopes.

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 J. Lopes and seconded by J. da Silva.

Motion carried.

Members expressed their disappointment with the current windows and the effect that it had on the District's integrity. B. Barr was worried that it would set a precedent for future window replacements. A. Jardin recognized the cleaning maintenance issue and stated that the current windows, although they do not have the exterior grid, retain the building's historic aesthetic.

MOTION to approve the modification to Certificate #2016.09 relative to the windows.

Motion moved by J. Lopes and seconded by J. da Siva.

Motion carried 3 to 1.

Case #2017.04

72 N Water Street (Map 53, Lot 68)

Modification to Certificate of Appropriateness: Signage

Kathryn Duff, architect from Studio 2 Sustain, along with Don Smyth and Michelle Roberts from Bristol County Savings Bank, presented the modification request to the Commission relative to new directional signage being proposed for the site. Ms. Duff explained that directional ground signs were presented before the Commission in March as part of the overall rehabilitation proposal, and that there were a couple of additional signs to the project. K. Duff reviewed the locations of the signs noting that the overall design did not change. There was discussion regarding the use of the logo on the N Water Street directional sign, with the applicants stating that they did not believe that the graphic in its entirety comprised a logo, and that they could reduce the size if necessary.

A. Louro explained that the directional ground signs may require Site Plan Review and approval through the Planning Board. Members questioned the need for the internal directional ground sign, and after review of the site's internal traffic patterns and discussion with the applicant, agreed with its placement.

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

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 J. da Silva and seconded by J. Lopes.

Motion carried.

Members indicated that all their questions had been addressed within the presentation and that a motion could be entertained.

MOTION to approve the modification to Certificate #2017.04 to allow the addition of two wall signs, a post sign and the modification to the previously approved directional ground signs.

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

Motion carried.

Case #2017.15

66 N Second Street (Map 53, Lot 258)

Certificate of Appropriateness: Parking Sign

A. Louro explained the circumstances regarding a previously withdrawn application for a ground sign attributed to this property. A. Louro explained that she had a discussion with the property owner, who indicated that the building's lessee was responsible for the ground sign, and that he would like the two projects to be reviewed separately. A. Louro explained the need for private property parking signs within the District and that although the property owner was unavailable to attend the meeting to present the application, she encouraged the Commission to review the application.

MOTION to open the public hearing. Moved by B. Barr 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 J. Lopes and seconded by J. da Silva.

Motion carried.

B. Barr acknowledged the District property owner's need for "no parking" signage, and suggested that the Commission develop a uniform sign type for property owners to utilize. A. Jardin agreed and volunteered to aid in the design of such signage.

MOTION to approve Case #2017.15 and issue a Certificate of Appropriateness for the signage as presented.

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

Case #2017.17

50 N Second Street (Map 53, Lot 99)

Certificate of Appropriateness: Signage

A. Louro briefed members relative to the application, explaining that the parking signage had recently been installed without approval. She noted that this was a similar case as discussed earlier, in which unauthorized parking in the downtown had become a challenge and the property owner's need for signage.

J. da Silva asked about the sign attached to the Livery Building, with A. Louro responding that there was an assumption on her part that the property owner assented to its installation.

MOTION to open the public hearing. Moved by B. Barr 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 J. Lopes and seconded by J. da Silva.

Motion carried.

There was no member discussion regarding the matter.

MOTION to approve Case #2017.17 and issue a Certificate of Appropriateness for the signage as presented.

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

New Business:

139-141 Union Street-Preliminary Review of Signage.

Teri Bernert, Executive Director of the Waterfront Historic Area League (WHALE) and Paul Luszc of Zebra Visuals presented the Commission with preliminary building signage for the project known as the Co Creative Center. Kathryn Duff, architect from Studio 2 Sustain, accompanied the proponents in the presentation. T. Bernert explained that the project was to be completed in early to mid November and that there were a total of nine tenants combined within the two buildings.

Mr. Luszc reviewed the locations of signs and there was discussion regarding the materials, sizes, and types of brackets proposed. Mr. Luszc stated that all of the signs would be fabricated from high density urethane and painted, except for the Duende Glass Sign. The glass sign led to a further discussion regarding the District Design Guideline's relative to signage. A. Louro explained that the Commission did not limit signs to a specific material in an effort to allow businesses a certain amount of expression, as long as the signage was compatible with the building and the District as a whole.

After review of the signage proposal it was agreed that the two signs proposed for People's Press would be limited to one sign to be located on the Union Street storefront. All of the blade sign brackets would be consistent in design and that the hanging bracket proposed for Duende Glass would be changed to a fixed bracket. It was also agreed that all of the dimensional lettering proposed for within the storefront's signboard would be a consistent typeface and the lettering within the wall directories would also have consistent type.

Ms. Bernert expressed her desire to come before the Commission at the November meeting to present a final proposal based on the current discussion and recommendations. Mr. Luszcz indicated that he could accommodate that time schedule in redeveloping the sign proposal.

Other:

The upcoming Board Training was briefly discussed with A. Louro noting that the November 6th scheduled Commission meeting would require rescheduling to accommodate one of the board training sessions. Members reviewed their calendars and it was determined that a quorum of members could meet on Wednesday November 1st instead of November 6th.

Adjourn

There being no further business, a motion to adjourn was moved by J. Lopes and seconded by B. Barr. The motion carried. The meeting was adjourned at 8:22 p.m.

NEXT MEETING Wednesday, November 1, 2017

Respectfully submitted,



Anne Louro
Secretary to the Historical Commission
Preservation Planner
Approved: 11.01.17