



City of New Bedford

Department of Planning, Housing & Community Development

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STAFF REPORT

NEW BEDFORD HISTORICAL COMMISSION MEETING

October 2, 2017

CASE #2016.09: CERTIFICATE OF APPROPRIATENESS MODIFICATION

52 Union Street
Map 47 Lot 37

APPLICANT: David Slutz, President
Moby Dick Brewing Company, Inc.

OWNER: Marder Management Corp.
22 S Water Street
New Bedford, MA 02740

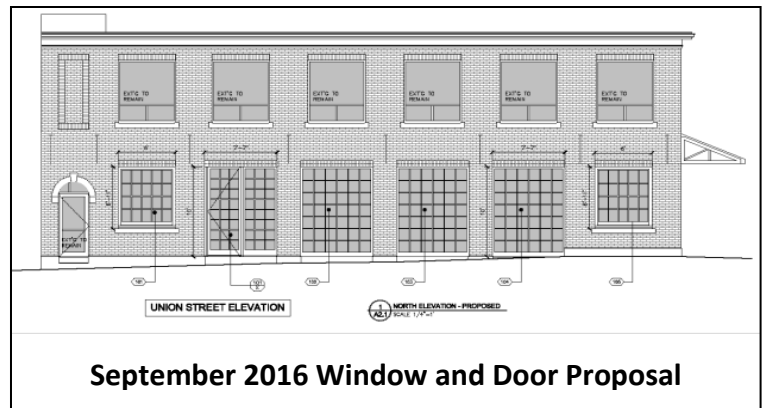


52 UNION STREET

OVERVIEW: The first floor of 52 Union Street, also known as the E.L. Fisher Building, has recently been readapted for its new use as a brewpub. The project came before the Historical Commission in September 2016 for review and received a Certificate of Appropriateness for the exterior rehabilitation of the building. The proposed window replacements for the project, reviewed by the Commission at its September 2016 public hearing, were not installed as presented, and the applicant is seeking a modification to Certificate #2016.09 to reflect the current windows.

EXISTING CONDITIONS: Constructed in 1927 as a wholesale produce and fruit market for the E.L. Fisher Company, this vernacular brick commercial building holds a commanding presence as it occupies the entire southeast corner of New Bedford's original "four corners", and has elevations along three street fronts. The building stayed within the Fisher family until 1964 and its use changed to small businesses on the first floor and offices on the second floor. Throughout the years the building had experienced modern alterations, particularly to the door and window openings.

In 2016 Moby Dick Brewing Company entered into a lease agreement and totally gutted the first floor interior of the building for its redevelopment into a brewpub. Exterior rehabilitation was confined to first story window and door replacements, canopy rehabilitation and signage. The brewpub opened in March 2017. The proposed/existing replacement windows and doors are aluminum frame, double pane insulated glass with internal grilles between the glass.



September 2016 Window and Door Proposal

PROPOSAL: Given that this application seeks approval for an existing condition that was installed without benefit of Commission approval there are no new proposed conditions. See attached **Window Images** for further detail.

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

WINDOW REPLACEMENT

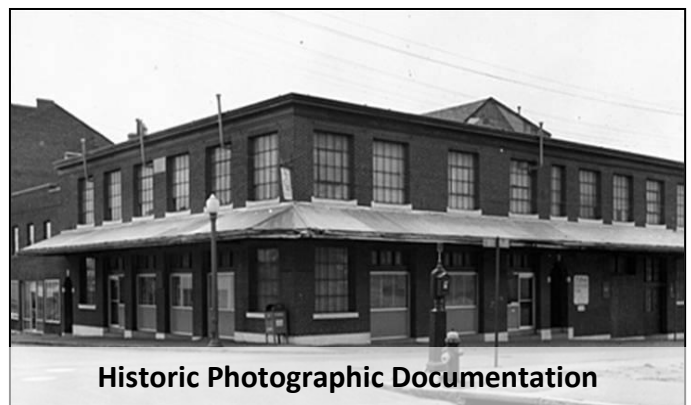
If replacement is necessary, new windows shall match the existing window pattern, proportions and scale, and be in character with the building’s style. All parts of the replacement windows (such as exterior molding and/or casing, exterior frame, and exterior sash members) should match the original or existing historic windows. The muntin thickness and profile should closely match those of the original. Muntins, whether structural or applied, must have an exterior three-dimensional profile and a width appropriate to the building’s style. New windows with interior applied or removable muntin bars are not acceptable.

DOORS

Replacement of original or historically significant doors shall match the existing in material, size, design and location. If doors that are not original or architecturally significant are to be replaced, the replacement door, including design and material of the surround details should be appropriate to the style and use of the building.

STAFF RECOMMENDATIONS:

The existing window and door specifications deviate from what was proposed within the application for the original Certificate of Appropriateness and from the material sample provided to the Historical Commission for review. The previously approved door and window replacements were a fixed aluminum frame window with an exterior applied aluminum grid. The exterior grid window and door replacement was proposed by the applicant based on historic photo documentation, as they closely replicated the original metal storefront openings.



Historic Photographic Documentation

At some point the original doors and multi-pane window openings on the first floor were replaced with aluminum single pane glass and aluminum panels. The second floor windows were replaced with aluminum combination fixed/casement windows which are to remain, and are not included in this project review. All of the original masonry openings, other than those previously altered on the S Water Street façade were retained.



Typical existing storefront openings prior to current replacement

The 2016 proposed windows and doors with an applied exterior grid would have best referenced the original metal true divided lite windows which were documented to have existed on the building. However, the original windows and doors were replaced with a 1960’s aluminum panel/glass combination which diminished the storefront façade.

The interior grids are difficult to see during the day, but are prominent at night when they are backlit from the interior. The existing/proposed windows and doors are an improvement to their replacement, and although the three dimensional exterior grids are preferable, the existing windows do not detract from the historic character of the building. During the rehabilitation of the building for its new use, historic fabric was not altered, none of the masonry units were modified, and the essential forms of the windows and doors remain. The opportunity exists in the future to apply exterior grids and staff encourages that prospect to be considered by the applicant or property owner.

For the reasons stated above, Staff recommends that the Commission consider approving the proposed modification.

WINDOW IMAGES



Existing/Proposed Doors and Windows – Daytime View



Existing/Proposed Doors and Windows – Nighttime View