



# 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

**PATRICK J. SULLIVAN**  
DIRECTOR

## AMENDED STAFF REPORT

### NEW BEDFORD HISTORICAL COMMISSION MEETING

January 9, 2017

**LOCATION:** 56-62 N Water Street (Map 53 Lot 175)

**APPLICANT:** John Daley representing property owner, 60 N. Water Real Estate Trust.

**OWNER:** John J. Meldon, Trustee of 60 N Water Street Realty Trust.

**OVERVIEW:** The property owner of 56-62 N Water Street, widely known as the Double Bank Building, is seeking to construct a roof deck on the southeast section of the roof facing Hamilton Street.



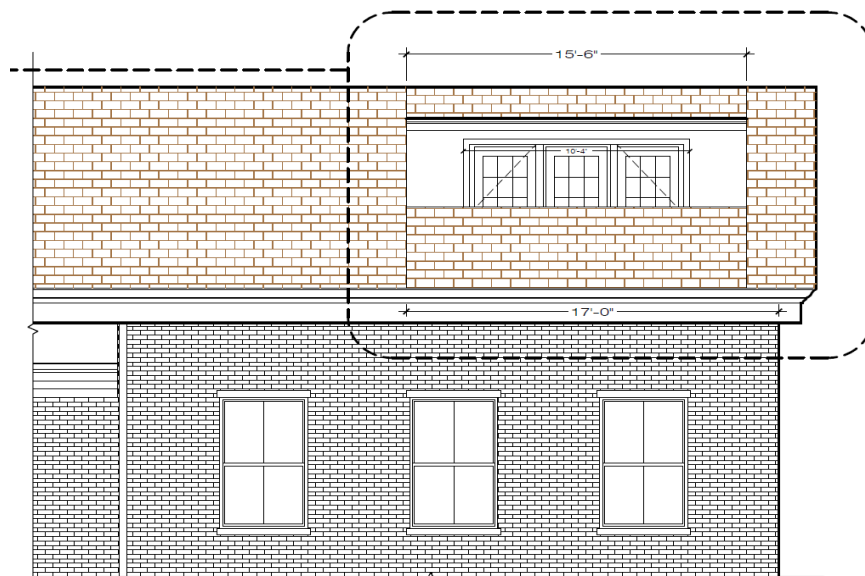
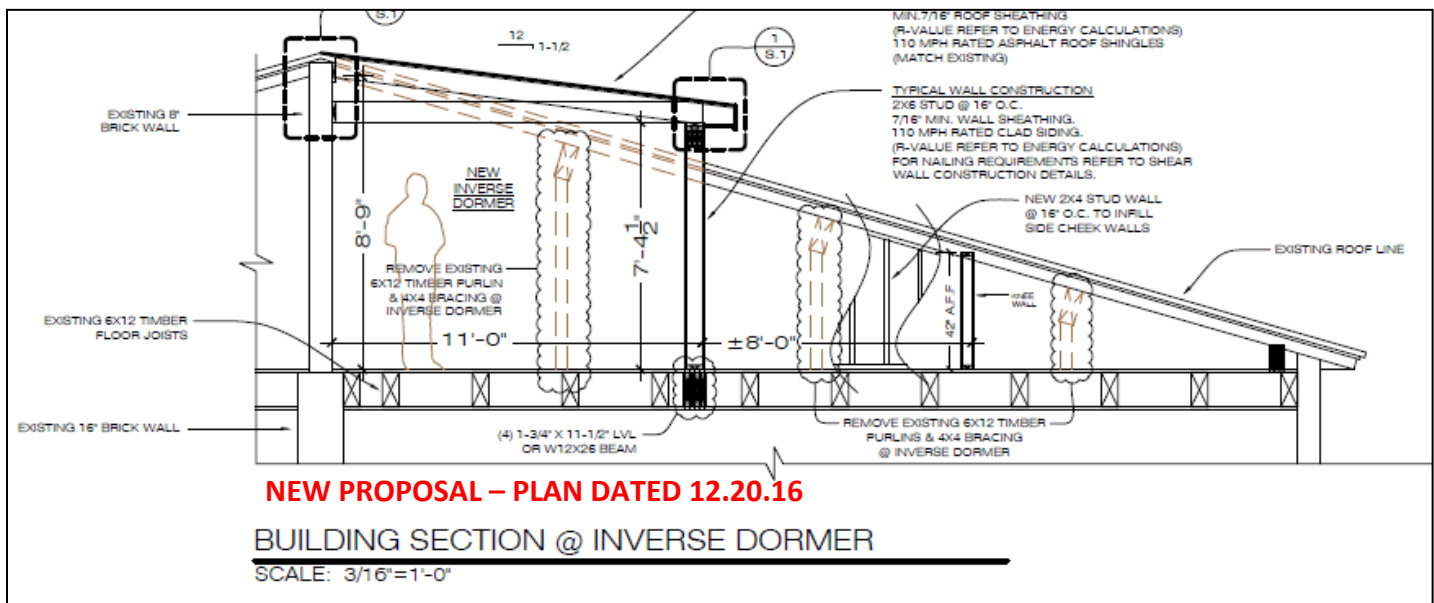
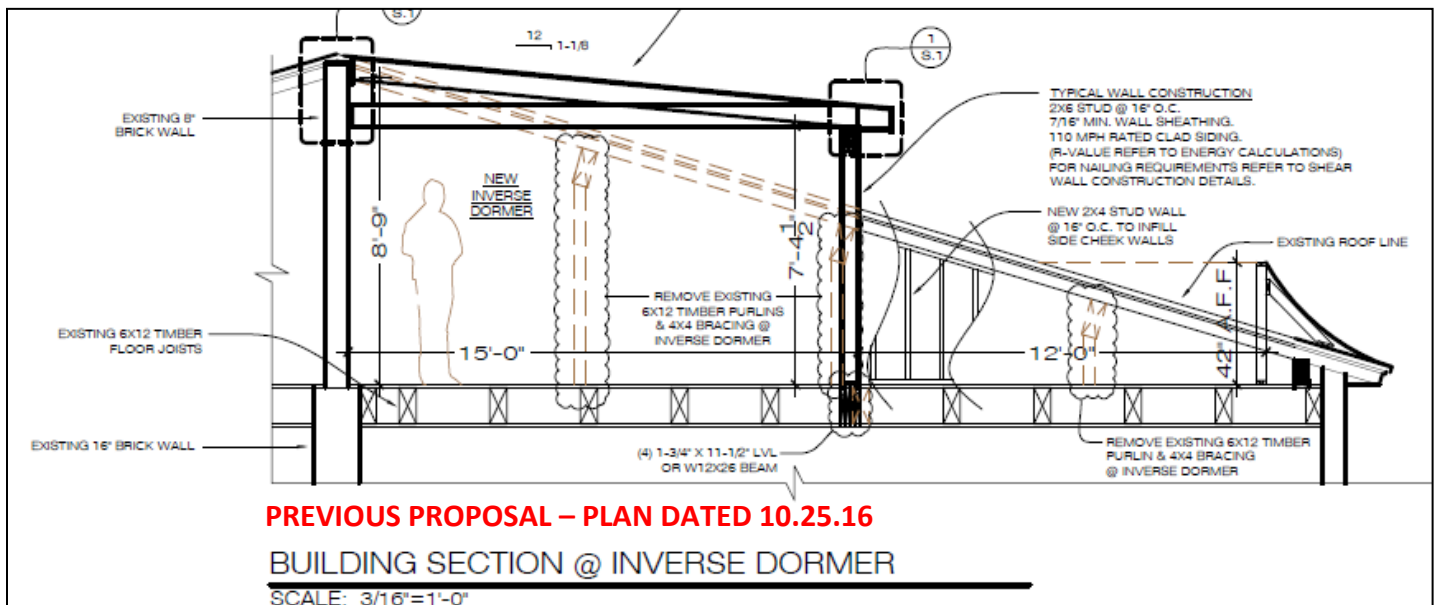
The applicant originally appeared before the Commission for this request in September 2016, at which time the Commission tabled the matter due to insufficient details and to give the applicant additional time to pursue a smaller roof deck plan than what was initially proposed. The applicant appeared before the Commission again in November 2016, and the project was tabled once again to allow staff to work with the applicant's architect to develop appropriate plans and material specifications required for Commission approval.

Staff subsequently met with the applicant and architect in early December 2016 in order to assist the applicant understand the Commission's preferences in this regard. To this end a revised design and roof deck plan was produced and the applicant is prepared to present the revised plan before the Commission at its January 9, 2017 meeting.

**PROPOSAL:** The revised plan, dated 12.20.16, removes any type of deck railing and sets the deck back from the roof edge by approximately eleven feet. The shed dormer roof retains its altered pitch; however the dormer's depth is reduced from fifteen feet to eleven feet.



Existing South Roof Area



**STAFF RECOMMENDATION**

The revised design alters the building’s original roof line to accommodate interior height to the shed dormer; however it is slight, and due to its location, will not be severe in its appearance. The deck depth is now reduced, and due to its set-back from the roof edge, provides a preferred knee wall to take the place of a railing.

Due to the roof’s low pitch and the density of the buildings within proximity of the subject building, there are limited public views of the proposed roof deck location, particularly with a deck opening that is set back from the roof edge and no use of a railing.

In light of these factors, staff recommends approval of a Certificate of Appropriateness to allow the revised roof deck design as shown in Plan S.1, dated 12.20.16.



**Public View of Southwest Roof Area**



**View Looking West from Front Street**



**View Looking North from Centre Street**



