



City of New Bedford

Department of Planning, Housing & Community Development

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DIRECTOR

STAFF REPORT

NEW BEDFORD HISTORICAL COMMISSION MEETING December 7, 2015

LOCATION: 66 N Second Street

APPLICANT: William Whelan

OVERVIEW: The property owner is seeking a modification to the Certificate of Appropriateness issued on 05.11.15 for the restoration and rehabilitation of 66 N Second Street.

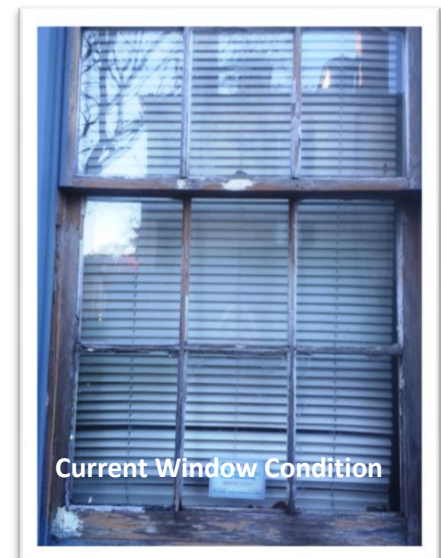
EXISTING CONDITIONS: The Abijah Hathaway House, circa 1846, was originally located on the corner of South Front and South Water Streets. It was moved to its current location in 1979 and its exterior was restored. The current owner is in the midst of rehabilitating both the interior and exterior of the structure and had originally intended to rehabilitate the current windows, which are non-original and installed in 1979.

PROPOSAL: Based on the deteriorated condition of the window, the owner is seeking to modify the Certificate of Appropriateness and install new six over six, double hung wood replacement windows throughout the building.

STATEMENT OF APPLICABLE GUIDELINES: The Bedford Landing District Design Guidelines states the following:

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.
- Glass should be clear, not tinted or frosted and have minimal reflectivity. Low-e glass should appear as standard clear glass and not be visually apparent.
- Wood replacement sashes are preferred. Aluminum clad exteriors are acceptable, provided the profile reasonably matches the existing window muntins.

FOR BOARD MEMBER CONSIDERATION: The proposed windows are from the same manufacturer and have the same specifications as the windows which were previously approved for the abutting property at 70 N Second Street. Please see attached specifications.

STAFF RECOMMENDATION: The current windows are non-original and date from 1979. The proposed replacement windows are a solid mahogany wood with a simulated divided light, and muntin with the appropriate profile. The proposed replacement windows meet the District's Design Guidelines and Staff recommends their approval and the modification of the Certificate of Appropriateness.

REPLACEMENT WINDOW SPECIFICATIONS

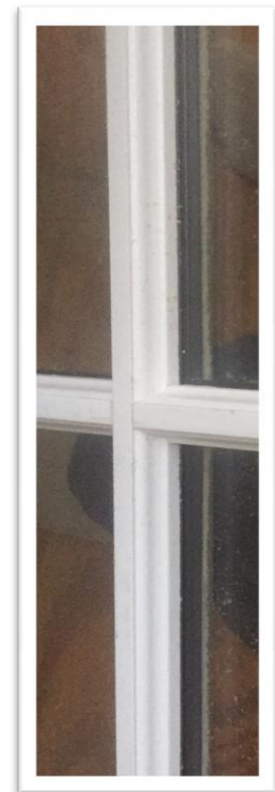
Manufacturer: Boston Sash & Millwork

Wood Type: Mahogany

Glass: Clear insulated glass with 5/8" simulated divided lights



Solid wood Jamb



Muntin Profile

5/8" SDL (Simulated Divided Light)

