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STAFF COMMENTS

NEW BEDFORD HISTORICAL COMMISSION MEETING

December 7, 2015

LOCATION: SS Rose Alley

APPLICANT: Jay Lanagan

OVERVIEW: Installation of a translucent corrugated fiberglass roof on an existing trash enclosure.

EXISTING CONDITIONS: A two-walled trash enclosure is attached to the garage of 90 Front Street, which fronts Rose Alley. The trash enclosure consists of 8' high cedar planked boards with a single access door. There is no roof cover to keep out the elements.

PROPOSAL: Installation of heavy duty corrugated translucent fiberglass panels to act as a sloped roof cover to the trash enclosure.

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

- **ADDITIONS:** *Materials and textures should be compatible with the historic structure. If the addition is to appear part of the original structure, original design elements should be replicated as closely as possible. If the additions is to be contemporary, the materials and textures may be contemporary, but should be complementary and harmonious with the original.*

The Secretary of the Interior Standards for Rehabilitation states the following:

- *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*



FOR BOARD MEMBER CONSIDERATION: The applicant is proposing the fiberglass material due to its light weight and transparency. The current trash enclosure fence posts are set in concrete footings; however the structure only consists of two freestanding walls, with one wall tied into the garage and the other into the retaining wall. There is also no exterior lighting in the enclosure.

The District Guidelines and the Secretary of the Interior provide the opportunity for new construction to be differentiated from the old and materials to be contemporary. The use of fiberglass paneling is a material not traditionally used in the district, but fulfils the construction requirements of the enclosure due to its light weight and transparency.

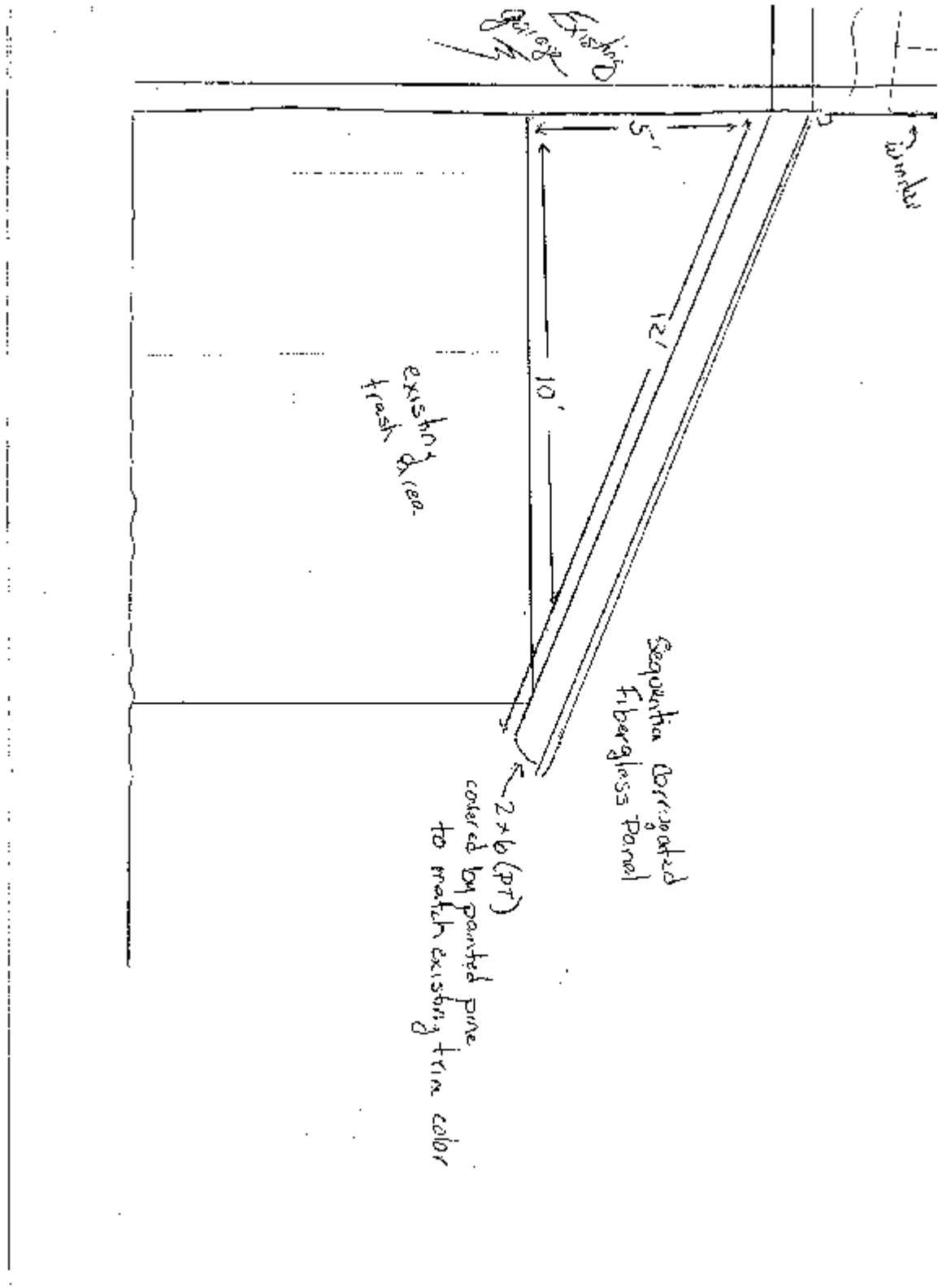
STAFF RECOMMENDATION: While staff believes the request for a pitched roof in this location is appropriate; and although the proposed roof material is being used on a new accessory structure, the proposed material may conflict with the historic streetscape of Rose Alley. Accessory buildings that are visible from the public way should be constructed using materials and finishes that are in keeping with the main building they serve, and that are appropriate to the district. Commissioners may want to consider working with the applicant to determine an alternative material.



Proposed roof panel size, scale and massing.



ROOF DIMENSIONS- North Facade



ROOF DIMENSIONS- West Facade

