



City of New Bedford

IN COMMITTEE

September 14, 2017

The Honorable City Council
133 William Street
New Bedford, MA 02740

Dear Honorable Members of the City Council:

The Committee on Appointments & Briefings at a Meeting held on Thursday, August 24, 2017, held a PUBLIC HEARING on a COMMUNICATION/DEMOLITION New Bedford Historical Commission, to City Council, re: BUILDING DEMOLITION REVIEW OF 899 PLEASANT STREET, (MAP 58/LOT 302), a Circa 1876 Carriage House – advising that “the Humphrey House and its carriage house are contributing resources within the North Bedford National Register District; the carriage house is a rare surviving outbuilding from the period in which prominent citizens built their homes just outside the village center and it also reflects the transition of the North Bedford District from an area of large estates to an area of mixed business and residential uses; because these buildings’ original purpose is now obsolete, these structures are prone particularly to neglect and demolition; the proposed reuse of this vacant property would introduce professional offices in this area of the City which the Master Plan identifies as a commercial corridor, one particularly visible from a Downtown gateway area, due to the site’s high visibility, the retention and preservation of the carriage house would provide a more attractive and historically authentic streetscape for visitors and neighboring residents; to accommodate the City’s parking requirements, the carriage house necessitates removal or relocation; the Commission encourages the applicant to pursue the initial submitted plan to the Planning Board and Zoning Board of Appeals which demonstrated the relocation of the carriage house and its adaptive reuse as a separate office space, and furthermore to consider the available option from the Planning Board to seek a Special Permit which would allow a reduction in the parking requirement, if according to the Ordinance, the Board “finds that the reduction is not inconsistent with public health and safety, or that the reduction promotes a public benefit.”, “in light of these findings, the New Bedford Historical Commission has determined that the structure at 899 Pleasant Street is a historically significant and a Preferably Preserved structure.” (Ref’d 7/20/17)

On motion by Councillor Morad and seconded by Councillor Lopes, the Committee VOTED: To recommend to the City Council to GRANT PERMISSION, for the DEMOLITION of 899 PLEASANT STREET, (MAP 58/LOT 302) a Circa 1876 Carriage House. This motion passed on a Roll Call Vote of Yeas 8, Nays 0.

IN COMMITTEE ON APPOINTMENTS &
BRIEFINGS

Councillor Brian K. Gomes, Chairman

BKG: dmb



City of New Bedford

HISTORICAL COMMISSION

133 William Street, New Bedford, Massachusetts 02740
Telephone: (508) 979.1488 Facsimile: (508) 979.1576

JONATHAN F. MITCHELL
MAYOR

MEMORANDUM

TO: New Bedford City Council
FROM: New Bedford Historical Commission
DATE: July 11, 2017
RE: BUILDING DEMOLITION REVIEW
899 Pleasant Street (Map 58 Lot 302)
Circa 1876 carriage house

CITY CLERKS OFFICE
NEW BEDFORD, MA
2017 JUL 11 P 4:00
CITY CLERK

In accordance with the requirements of the New Bedford City Code, Article XI, Section 2-157 Demolition of Buildings, the New Bedford Historical Commission [NBHC] has examined the structure located at the above-captioned site in order to determine its historical significance and whether it is in the public interest to preserve such structure.

The NBHC reviewed the application for demolition at its July 10, 2017 meeting, and hereby forwards its findings and recommendation in this matter to the New Bedford City Council:

- The Humphrey House and its carriage house are contributing resources within the North Bedford National Register District. The carriage house is a rare surviving outbuilding from the period in which prominent citizens built their homes just outside of the village center and it also reflects the transition of the North Bedford District from an area of large estates to an area of mixed business and residential uses. Because these buildings' original purpose is now obsolete, these structures are prone particularly to neglect and demolition.
- The proposed reuse of this vacant property would introduce professional offices in this area of the city which the Master Plan identifies as a commercial corridor, one particularly visible from a downtown gateway area. Due to the site's high visibility, the retention and preservation of the carriage house would provide a more attractive and historically authentic streetscape for visitors and neighboring residents.
- To accommodate the city's parking requirements, the carriage house necessitates removal or relocation. The Commission encourages the applicant to pursue the initial submitted plan to the Planning Board and Zoning Board of Appeals which demonstrated the relocation of the carriage house and its adaptive reuse as a separate office space, and furthermore to consider the available option from the Planning Board to seek a Special Permit which would allow a reduction in the parking requirement, if according to the ordinance, the Board "finds that the reduction is not inconsistent with public health and safety, or that the reduction promotes a public benefit."

In light of these findings, the New Bedford Historical Commission has determined that the structure at 899 Pleasant Street is a historically significant and a preferably preserved structure.

cc. Architectural Consulting Group, Property Owner Agent
899 Pleasant Street LLC, Property Owner
Department of Inspectional Services
Mayor's Office