

CITY OF NEW BEDFORD DEPARTMENT OF CITY PLANNING

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STAFF REPORT

NEW BEDFORD HISTORICAL COMMISSION MEETING

September 14, 2020

CASE # 2020.25: DEMOLITION REQUEST

1123 Old Plainville Rd (Map 125 Lot 36)

APPLICANT: Eric Turgeon

1123 Old Plainville Rd. New Bedford, MA 02745

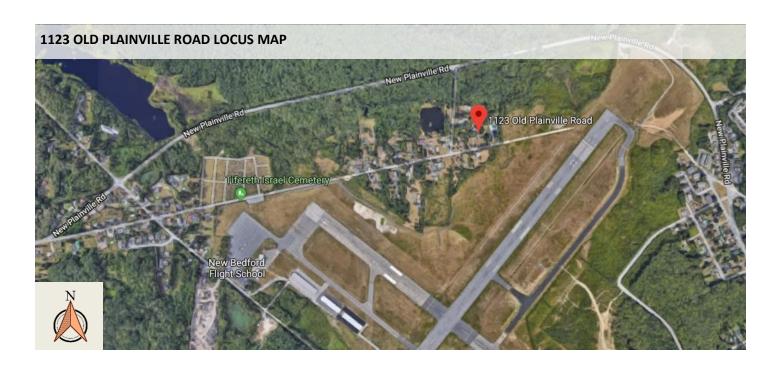
OWNER: Meaghan Turgeon

1123 Old Plainville Rd. New Bedford, MA 02745



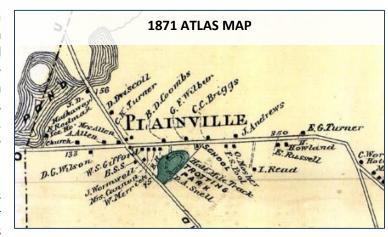
OVERVIEW: The property owner is seeking the demolition of a wood-framed circa 1858 Cape style single family residence due to a combination of age and deferred maintenance. Citing a growing family, outdated mechanical systems, termite damage, foundation structural concerns, and requirement of window and door replacements, the applicant seeks the opportunity to demolish this property to erect a larger new single-family structure to reside in.

EXISTING CONDITIONS: The property is located in the north west section of the city on the north side of Old Plainville Road, adjacent to the municipal airport. There exists two 19th century outbuildings on the property which will remain. The residential structure has been fully altered, with roof extensions, main entry relocation, and contemporary doors and windows. **See attached images provided by applicant.**



HISTORICAL CONTEXT: The subject property is located on the north side of what was once called Allen's Mill Rd in the middle of the 19th century. Allen's Mill was located west of the subject property, near Turner's Pond on the Dartmouth line. By 1871, maps were depicting this area as Plainville Village. The area was characterized by its rural setting of large expanses of farmland, farmhouses, a schoolhouse, post office, and by the later part of the 19th century a horse track.

The Turner family owned several parcels of land in this location, operating shops, grist mills and lumber manufacturing with their residences nearby. The Turner's



owned this property along with adjacent property which all contained primary residences with several outbuildings. This area retained its rural character throughout the early twentieth century, until the municipal airport was developed in 1942, with land taken by eminent domain.

The area has changed significantly in the last decades, as old farmland has been subdivided into house lots. The location is now characterized as a suburban neighborhood with a mix of contemporary houses with a few of the old farmhouses remaining on smaller land parcels.

ARCHITECTURAL SIGNIFICANCE: The residence was constructed as a one story Cape style building but has been completely altered and retains little original historic fabric.

PROPOSED DEVELOPMENT PLANS: The applicant has indicated within the application that a new two-story, single family residence will be constructed in close proximity to the existing building footprint and included images of the potential home styles they are considering.

STATEMENT OF APPLICABLE GUIDELINES: Sec. 2-157. Demolition Delay of Buildings and Structures-Purpose:

The purpose of Sections 2-157 through 2-157.9 is preserving and protecting significant buildings and structures within New Bedford, which constitute or reflect distinctive features of the architectural, cultural, economic, political or social history of the City and limiting the detrimental effect of demolition on the character of the City. Through Sections 2-157 through 2-157.9, owners of Preferably Preserved Historic Buildings and Structures are encouraged to seek out alternative options that will preserve, rehabilitate or restore such buildings, and residents of the City are alerted to impending demolitions of significant buildings.



By preserving and protecting significant buildings, structures, streetscapes and neighborhoods, this Ordinance promotes the public welfare by making the City a more attractive and desirable place in which to live and work. To achieve these purposes, the New Bedford Historical Commission is authorized to advise the City Council with respect to demolition permit applications. The issuance of demolition permits is regulated as provided by this Ordinance.

The provisions of the Demolition Delay Ordinance shall apply only to any building or structure that, in whole or in part, was built seventy-five (75) or more years prior to the date of the application for the demolition permit, and is:

• A building or structure listed or eligible to be listed on the National Register of Historic Places, or within an area listed on the National Register of Historic Places;

- A building or structure importantly associated with one or more historic persons or events, or with the broad architectural, cultural, economic, political or social history of the city, or;
- A building or structure which is historically or architecturally significant in terms of period style, method of building
 construction or association with a significant architect or builder either by itself or as a part of a group of buildings,
 or;
- A building or structure located within one hundred fifty (150) feet of a federal, state or local historic district boundary.

STAFF RECOMMENDATION: The building does not retain integrity in its materials and no longer embodies distinctive characteristics of its type, as it has been significantly altered. The building and its association with the historic setting is not conveyed by its current condition.

Staff recommends that the Commission consider sending a communication to the City Council finding the structure to be neither **Historically Significant nor Preferably Preserved.**

South side of Home



East Side of home



North Side of Home



West Side of Home





1. Floor is sloped 2" in 4' from outside of foundation wall. To lift the floor, it would take moving utilities and most electrical supplies.



2. All windows need to be replaced and walls and sheetrock would have to replaced for water damage.



3. Continuation of water damaged windows.



4. Cracks in rock foundation which would need to repaired. Structural integrity is in question.



5. Front window showing water and rot damage.



6. Continuation of rot damage of front window.



7. Cracks in foundation.



8. Cracks in foundation.



9. Crack in foundation.



10. Bedroom window rot and water damage.



11. Crack in foundation.



12. Sill rot from living room window.



12. Electrical would need to completely removed and rewired.



13. Oil tank in basement.



14. Faulty and unsafe wiring.



15. Crack in foundation.



17. Crack in foundation.



18. Crack in foundation.



19. Crack in foundation.



20. Crack in foundation.



21. Stairs would need to replaced and put to current code.