



PLANNING DIRECTOR
TABITHA HARKIN

CITY OF NEW BEDFORD DEPARTMENT OF CITY PLANNING

133 William Street • Room 303 • New Bedford, MA 02740
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HISTORICAL COMMISSION

MEMORANDUM

TO: New Bedford City Council
FROM: New Bedford Historical Commission
DATE: September 28, 2020
RE: **BUILDING DEMOLITION REVIEW**
1123 Old Plainville Rd (Map 125 Lot 36)
Circa 1858 wood framed one story residence

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 structures.

The NBHC reviewed the application for demolition at its September 14, 2020 meeting, and hereby forwards its findings and recommendation in this matter to the New Bedford City Council:

- The building's location was once part of Plainville Village, an area which was characterized by its rural setting consisting of large expanses of farmland, farmhouses, a schoolhouse, post office, and by the later part of the 19th century a horse track.
- The building has been significantly altered and does not retain integrity in its materials and no longer embodies distinctive characteristics of its type. The building and its association with the historic setting is not conveyed by its current condition.

In light of these findings, the New Bedford Historical Commission has determined that the building at 1123 Old Plainville Road is neither an Historically Significant nor a Preferably Preserved Historic Building.

cc. Eric Turgeon, Applicant
Brad Markey, Ward Councilor
Department of Inspectional Service
Mayor's Office

Encl: NBHC Staff Report



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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



1123 Old Plainville Road

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 Citing a growing family, outdated mechanical systems, termite damage, foundation structural concerns, and requirement of window and door replacements, the applicant seeks the opportunity to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.*

1123 OLD PLAINVILLE ROAD LOCUS MAP



1871 ATLAS MAP

The map shows the town of **PLAINVILLE** at its center. To the north, there are hills and a road passing through them. Several names are written along this northern route: D. Boscail, Turner, S. DeLoombé, G. F. Wilbur, C.C. Briggs, J. Andrews, E.G. Turner, and C. Worthington. To the west, a road leads towards "Katharine's Pond" and "Medford Church". Other names in this western section include D.C. Wilson, W.S. Coffin, B.S., J. Hornwell, Mrs. O'Brien, and W. Merrick. To the east, a road passes through "East Windsor" and "East Windsor Center". Names here include R. Russell, I. Read, and A. Snell. The map also shows a river or stream flowing from the northwest towards the southeast, and several smaller roads connecting these areas.

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.

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.

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.

- 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, or on the State 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 be replaced for water damage.



3. Continuation of water damaged windows.



4. Cracks in rock foundation which would need to be 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 be replaced and put to current code.