



City of New Bedford
Department of Inspectional Services

133 William Street, Room 308
New Bedford, Massachusetts 02740

Tel. 508-979-1540 Fax: 508-961-3143
e-mail: danny.romanowicz@newbedford-ma.gov

DANNY D. ROMANOWICZ
Director

May 5, 2021

Diana Henry,
New Bedford Historical Commission Chair
133 William Street
New Bedford, MA 02740

RE: 115, 117, 121 Union Street Demolition

Dear Ms. Henry:

Pursuant to Massachusetts General Law 143, and New Bedford Zoning Ordinance Section 2-157.5 (Same-Emergency Demolition), I am notifying you that a Conditions Assessment performed at **115, 117, 121 Union Street (Map 53, Lots 41, 215, 216)**, by a licensed engineer has found the building to be a health and safety hazard and should therefore be demolished immediately.

If you have any questions, please free to contact my office.

Sincerely,

Danny D. Romanowicz

Director of Inspectional Services and Commissioner of Buildings

CC: Mayor Jon Mitchell
City Council President Joseph P. Lopes and
Honorable Members of the City Council

BUILDING 508-979-1540
WIRE 508-979-1470 • PLUMBING & GAS 508-979-1518
WEIGHTS & MEASURES 508-991-6144

Services and have been found to comply with all regulations pertaining to the issuance of a building permit. All approvals necessary for the issuance of such building permit, including without limitation, any necessary zoning variances or special permits, must be granted, and all appeals from the granting of such approvals must be concluded, prior to the issuance of a demolition permit under this Section.

- r) A demolition permit is applicable for up to 180 days after issuance. If there is no action taken on said permit after 180 days, an extension must be granted through the Commissioner of Inspectional Services. Any extension granted by the Commissioner of Inspectional Services shall not exceed 185 days. A demolition permit shall be active for no longer than 365 days.

Sec. 2-157.4. Same-Notice.

The Commission shall require that the applicant post on the subject property, a notice, in a form designated by the Commission, visible from the public way, of the public hearing required pursuant to this Ordinance.

Sec. 2-157.5. Same-Emergency Demolition.

Nothing in this Ordinance shall be construed to derogate in any way from the authority of the Building Inspector derived from Chapter 143 of the General Laws; however, the Building Inspector shall make reasonable efforts to inform the Chairperson of the Commission of his intentions to cause demolition before he initiates same.

Sec. 2-157.6. Same-Historic Districts Act.

Nothing in this Ordinance shall be deemed to conflict with the provisions of the Historic Districts Act, Massachusetts General Law, Chapter 40C, with respect to requirements of notice, hearing and issuance by the Commission of a certificate of appropriateness, a certificate of non-applicability or a certificate of hardship prior to the demolition of a building in an Historic District. Any temporary building erected or maintained in an Historic District pursuant to a certificate issued by the Commission may be demolished in a manner consistent with the terms of such certificate.

Sec. 2-157.7. Same-Enforcement.

The New Bedford Historical Commission and/or the Commissioner of Inspectional Services are each specifically authorized to institute any and all actions and proceedings, in law or equity, as they may deem necessary and appropriate to obtain compliance with the requirements of this Ordinance or to prevent a threatened violation thereof.

Sec. 2-157.8. Same-Penalty.

- a) Any owner of a building or structure who causes said building to be demolished without first obtaining a demolition permit in accordance with the provisions of Sections 2-157 through 2-157.9 shall be subject to a fine in the amount of \$300.00 for each offense, each day that the violation exists constituting a separate offense, until a restoration of the demolished building is completed or unless otherwise agreed to by the Commission.

Location: 115 UNION ST**Parcel ID:** 53 41**Zoning:** MUB**Fiscal Year:** 2021**Current Owner Information:**

117 UNION STREET LLC

128 UNION STREET SUITE 400

NEW BEDFORD , MA 02740

Current Sales Information:**Sale Date:**

06/20/2019

Sale Price:

\$750,000.00

Legal Reference:

12830-27

Grantor:

117 UNION STREET LLC,

Card No. 1 of 1

This Parcel contains 0.0298 acres of land mainly classified for assessment purposes as RETAIL with a(n) GENERAL RETAIL style building, built about 1920, having Brick exterior, Rubber Sheathing roof cover and 1227 Square Feet, with 1 unit(s), total room(s), total bedroom(s) total bath(s), 0 3/4 baths, and 1 total half bath(s).

Building Value:

64400

Land Value:

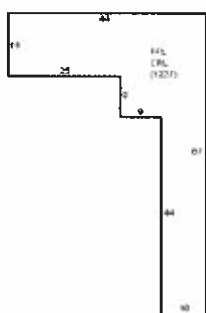
104000

Yard Items Value:

0

Total Value:

168400

**Fiscal Year 2021**

Tax Rate Res.: 15.59
 Tax Rate Com.: 32.76
 Property Code: 325
 Total Bldg Value: 64400
 Total Yard Value: 0
 Total Land Value: 104000
Total Value: 168400
Tax: \$5,516.78

Fiscal Year 2020

Tax Rate Res.: 16.16
 Tax Rate Com.: 33.59
 Property Code: 325
 Total Bldg Value: 69400
 Total Yard Value: 0
 Total Land Value: 103000
Total Value: 172400
Tax: \$5,790.92

Fiscal Year 2019

Tax Rate Res.: 16.47
 Tax Rate Com.: 34.84
 Property Code: 325
 Total Bldg Value: 62800
 Total Yard Value: 0
 Total Land Value: 100100
Total Value: 162900
Tax: \$5,675.44

Disclaimer: Classification is not an indication of uses allowed under city zoning.
 This information is believed to be correct but is subject to change and is not warranted.

Location: 117 UNION ST**Parcel ID:** 53 216**Zoning:** MUB**Fiscal Year:** 2021**Current Owner Information:**

117 UNION STREET LLC

128 UNION STREET SUITE 400

NEW BEDFORD , MA 02740

Current Sales Information:**Sale Date:**

06/20/2019

Sale Price:

\$750,000.00

Legal Reference:

12830-27

Grantor:

117 UNION STREET LLC,

Card No. 1 of 1

This Parcel contains 0.0201 acres of land mainly classified for assessment purposes as RETAIL with a(n) GENERAL RETAIL style building, built about 1930, having Brick exterior, Tar&Gravel roof cover and 873 Square Feet, with 1 unit(s), total room(s), total bedroom(s) total bath(s), 0 3/4 baths, and 1 total half bath(s).

Building Value:

57800

Land Value:

70200

Yard Items Value:

0

Total Value:

128000

**Fiscal Year 2021**

Tax Rate Res.:	15.59
Tax Rate Com.:	32.76
Property Code:	325
Total Bldg Value:	57800
Total Yard Value:	0
Total Land Value:	70200
Total Value:	128000
Tax:	\$4,193.28

Fiscal Year 2020

Tax Rate Res.:	16.16
Tax Rate Com.:	33.59
Property Code:	325
Total Bldg Value:	65400
Total Yard Value:	0
Total Land Value:	69500
Total Value:	134900
Tax:	\$4,531.29

Fiscal Year 2019

Tax Rate Res.:	16.47
Tax Rate Com.:	34.84
Property Code:	325
Total Bldg Value:	59200
Total Yard Value:	0
Total Land Value:	67500
Total Value:	126700
Tax:	\$4,414.23

Disclaimer: Classification is not an indication of uses allowed under city zoning.
This information is believed to be correct but is subject to change and is not warranted.

Location: 121 UNION ST**Parcel ID:** 53 215**Zoning:** MUB**Fiscal Year:** 2021**Current Owner Information:**

117 UNION STREET LLC

128 UNION STREET SUITE 400

NEW BEDFORD , MA 02740

Current Sales Information:**Sale Date:**

06/20/2019

Sale Price:

\$750,000.00

Legal Reference:

12830-27

Grantor:

117 UNION STREET LLC,

Card No. 1 of 1

This Parcel contains 0.0491 acres of land mainly classified for assessment purposes as RETAIL with a(n) GENERAL RETAIL style building, built about 1930, having Brick exterior, Tar&Gravel roof cover and 2074 Square Feet, with 1 unit(s), total room(s), total bedroom(s) total bath(s), 0 3/4 baths, and 0 total half bath(s).

Building Value:

77800

Land Value:

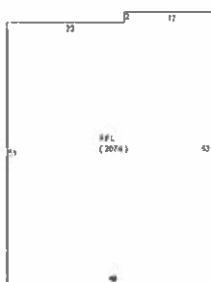
131600

Yard Items Value:

0

Total Value:

209400

**Fiscal Year 2021**

Tax Rate Res.:	15.59
Tax Rate Com.:	32.76
Property Code:	325
Total Bldg Value:	77800
Total Yard Value:	0
Total Land Value:	131600
Total Value:	209400
Tax:	\$6,859.94

Fiscal Year 2020

Tax Rate Res.:	16.16
Tax Rate Com.:	33.59
Property Code:	325
Total Bldg Value:	73800
Total Yard Value:	0
Total Land Value:	130200
Total Value:	204000
Tax:	\$6,852.36

Fiscal Year 2019

Tax Rate Res.:	16.47
Tax Rate Com.:	34.84
Property Code:	325
Total Bldg Value:	66000
Total Yard Value:	0
Total Land Value:	126600
Total Value:	192600
Tax:	\$6,710.18

Disclaimer: Classification is not an indication of uses allowed under city zoning.
This information is believed to be correct but is subject to change and is not warranted.

April 14, 2021

117 Union Street LLC
c/o New Bedford Development Corporation
128 Union Street, 4th Floor
New Bedford, MA 02740
Attn: Steven Beauregard

PROJECT:

SE Project NBDC-221-01
Existing Conditions Assessment
121, 117 & 115 Union Street
7 North 2nd Street
New Bedford, MA

Steven.beauregard@nbha-ma.org

Dear Mr. Beauregard:

Schlick Engineering, LLC (SE) is pleased to submit this Existing Conditions Assessment letter for the referenced project located in New Bedford, MA. Our services were retained to perform an existing conditions assessment on the building referenced above and indicate any structural deficiencies.

I was on site at approximately 9:00 a.m. on Wednesday, April 7, 2021 to perform the existing conditions survey. The buildings were unoccupied, and this inspection was limited to the visual signs of structural deficiencies within the building finishes and any exposed areas. The buildings are single story structures constructed with a combination of wood joists and steel girders supported on steel columns and masonry bearing walls.

STRUCTURAL EVALUATION

Overall, the existing structures were in poor condition. The areas of distress and deterioration are noted as follows (refer to the attached plan for additional information):

121 Union Street

1. The roof framing at the back of the building has collapsed (Photo #1). ***The roof is adjacent to the 3-story building, which causes drifting on to the lower roof. The roof appears to be deteriorated, which is caused by water intrusion thru the roofing membrane. It appears the combination of deteriorated wood framing an overstressing from snow drifting has cause the roof to collapse.***
2. The steel framing and wood framing is severely deteriorated at the front façade of the building (Photo #2 & 3). ***The severe deterioration is causing the entire front façade to pull away from the building approximately 1" (Photo #4, 5 & 6) and will ultimately fall onto the pedestrian sidewalk.***
3. The interior steel girders and columns are severely deteriorated (Photo #7 & 8). ***The deteriorated steel may become overstressed, causing the ceiling to collapse.***

117 Union Street

1. The framing was concealed but the ceiling showed signs of water intrusion, which may be deteriorating the concealed wood framing.

115 Union Street

1. The back wall and ceiling showed signs of water intrusion (Photo #9). ***The water intrusion is most likely deteriorating the concealed wood framing, which would cause a roof collapse. The mortar is deteriorated and adversely affecting the structural integrity of the bearing wall.***
2. The lintel assembly is failing at the front and side of the building. The masonry wall is pulling away from the structure at the front of the building (Photo #10, 11, 12 & 13). The lintels are excessively deflecting, and the masonry has diagonal cracks coming from the failing lintels (Photo #14, 15 & 16). ***The failing lintel assembly is causing the perimeter masonry walls to become unstable and detached, which will ultimately fall onto the pedestrian sidewalk.***

7 North 2nd Street

1. Water intrusion on the roof at the front and back of the building (Photo #17 & 18). ***The water intrusion is most likely deteriorating the concealed wood framing, which would cause a roof collapse.***
2. The side wall has a deteriorated gutter, with no downspouts, and water has been eroding the mortar of the masonry bearing wall (Photo #19). The location of the deteriorated masonry wall is supporting a steel beam (Photo #20). ***The deteriorated masonry wall is spalling and has lost the structural integrity to support the steel beam, which will ultimately cause the roof to collapse.***

3-Story Building

1. We did not perform an inspection of the 3-story building adjacent to 121 Union Street, but we noticed that the masonry band along the front façade is severely deteriorated and spalling (Photo #21 & 22). ***The deteriorated masonry is spalling onto the pedestrian sidewalk.***
2. We walked thru the 3-Story building to get access to the 7 North 2nd Street building. We noticed that the back room, single story portion at the back of the building, showed signs of deterioration and the ceiling was collapsing adjacent to the masonry stack (Photo #23). ***The entire roof shows signs of water damage and it appears this roof is severely deteriorated and starting to collapse.***

STRUCTURAL RECOMMENDATIONS

Based on my evaluation, it is in my professional opinion that the buildings have experienced severe deterioration as indicated in the "Structural Evaluation" of this report, which pose as a public safety hazard. The roof construction has experienced water intrusion for a significant period of time, which has led to sections of the roof to collapse. The water intrusion, within the concealed finishes, was observed throughout the buildings and has most likely deteriorated the wood/steel framing beyond the capacity to support the code prescribed snow loading and additional drifting from the adjacent 3-story building. The perimeter steel lintel assembly, masonry façade and bearing walls are severely deteriorated beyond the extent of rehabilitation. The perimeter walls are bowing outwards and have pulled away from the structure up to approximately 2" in some areas. The perimeter walls adjacent to the pedestrian sidewalk will ultimately fail and collapse into the sidewalk. The following are my recommendations:

- Buildings 121 Union Street, 117 Union Street, 115 Union Street and 7 North 2nd Street should be demolished before the deterioration progresses further and causes harm to the public. The existing adjacent buildings should be reviewed and shored as necessary during the demolition process.
- The masonry façade on the 3-story building should be repointed and retrofitted by a professional mason.

- The single-story building, at the back of the 3-story building, should be demolished or shored up if it is to be retrofitted in the future.

CONCLUSION

The building envelope and roofing have been failing, which is allowing water intrusion into the entire building for a significant period of time. The failed building envelope has deteriorated the masonry façade and structural steel framing beyond rehabilitation. The failed building roofing has deteriorated the wood and steel framing causing sections of the roof to collapse. It is in my professional opinion that the structural integrity of these buildings have been compromised and poses a significant public safety hazard. The existing structure has experienced extensive structural failures that make rehabilitating the building cost prohibitive and it is my opinion that this building be demolished in the immediate future to protect the public from falling objects.

We trust that the information provided in this letter serves the needs of the project at this time. Please contact the undersigned should you have any questions related to the information contained in this letter.

Very truly yours,

SCHLICK ENGINEERING, LLC

A handwritten signature in blue ink, appearing to read 'B. Schlick', with a horizontal line extending to the left.

Benjamin M. Schlick, P.E., LEED AP BD+C
President



Photo #1 – Roof collapse at the back of the building adjacent to the 3-Story Building.



Photo #2 – Steel girder, perimeter steel lintel assembly and wood framing deteriorated at front façade.



Photo #3 – Steel girder, perimeter steel lintel assembly and wood framing deteriorated at front façade.



Photo #4 – Front façade pulling away from the building at the failed lintel assembly.



Photo #5 – Façade pulled away from the building approximately 1”.

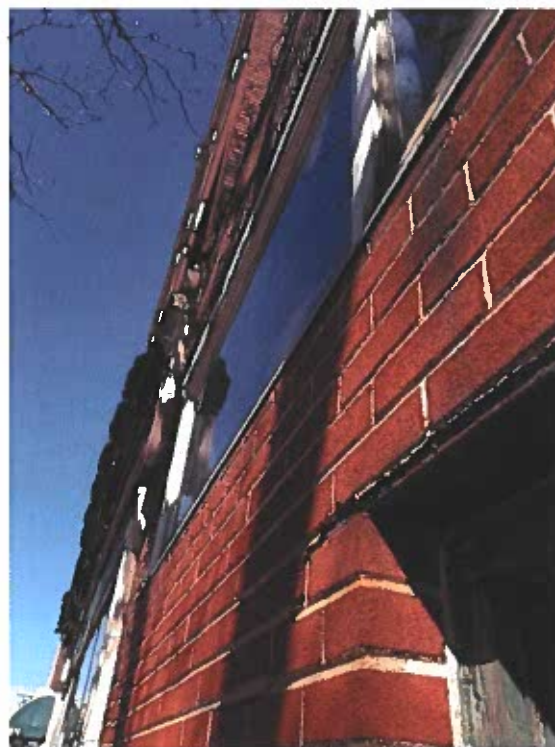


Photo #6 – Façade pulled away from the door lintel approximately 1”.



Photo #7 – Steel girders and columns severely deteriorated.



Photo #8 – Severe deterioration of the steel framing.



Photo #9 – Water intrusion at the back wall.

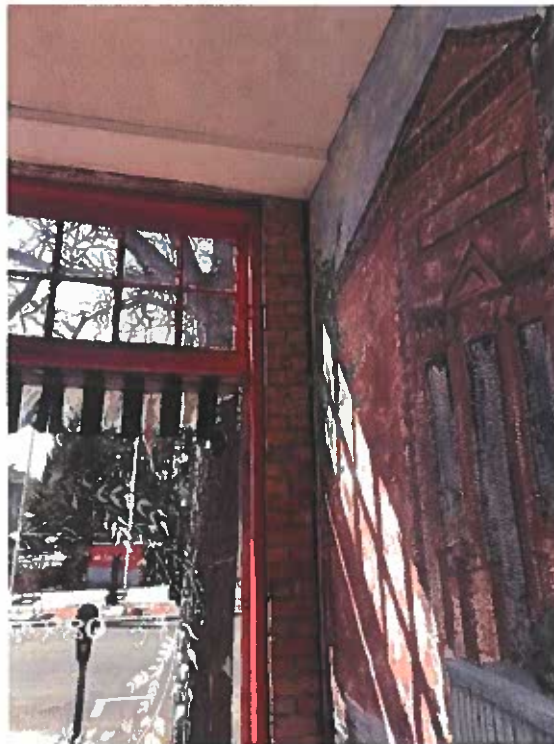


Photo #10 – The front façade is pulling away from the structure.



Photo #11 – Daylight can be seen from the masonry pulling away from the structure.



Photo #12 – Masonry wall pulling away from the front of the structure approximately 2".

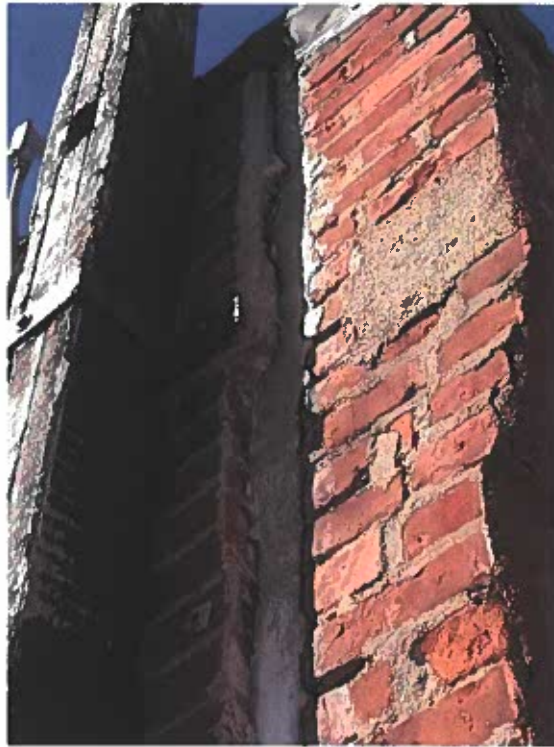


Photo #13 – Masonry wall pulling away from the back of the structure approximately 2”.



Photo #14 – Lintels excessively deflecting and the masonry deteriorated at the supports.

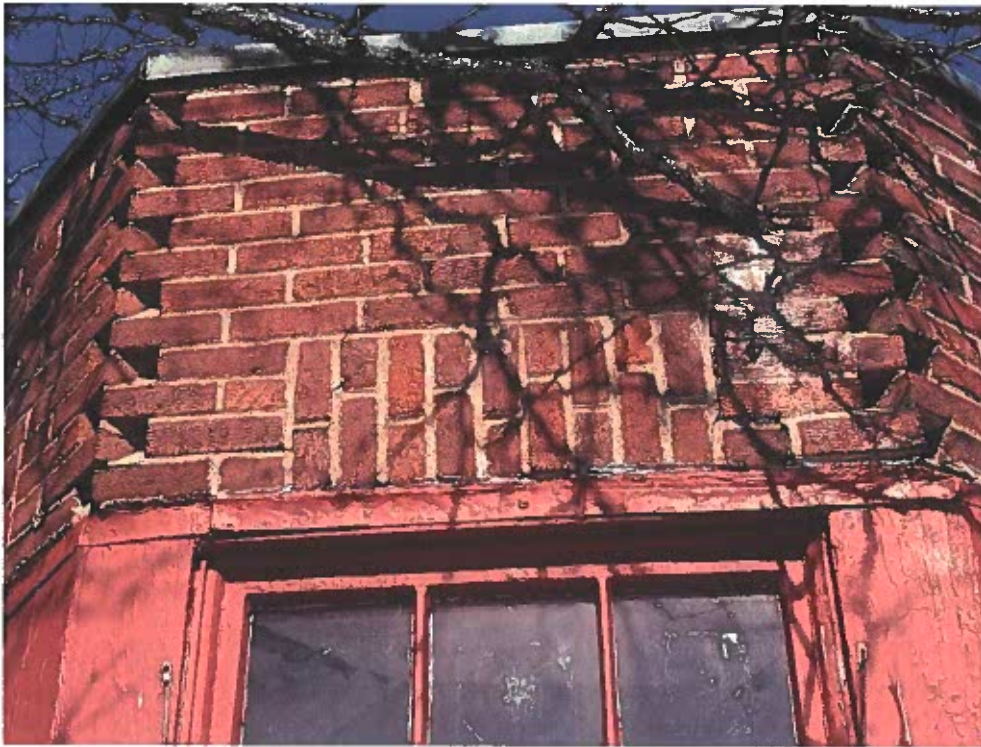


Photo #15 – Diagonal cracking above front lintel assembly.

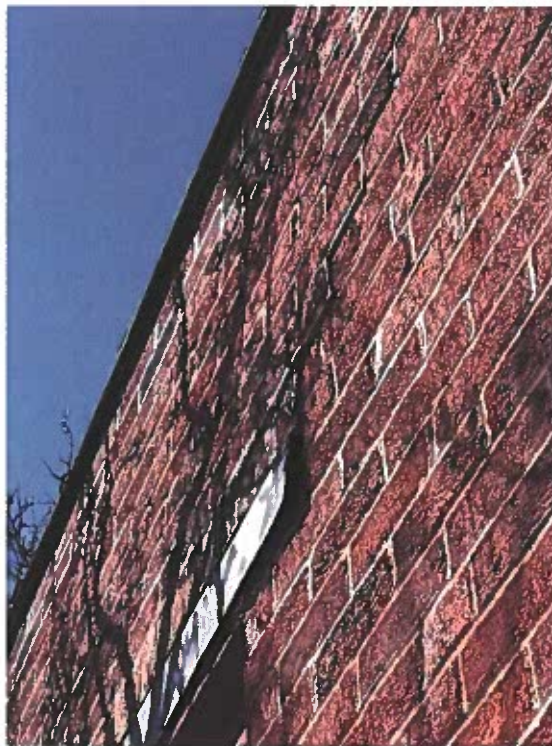


Photo #16 – Diagonal cracking and pulling away from the structure at the side lintel assembly.



Photo #17 – Water intrusion at the front of the building, adjacent to 121 Union street.



Photo #18 – Water intrusion at the back of the building.

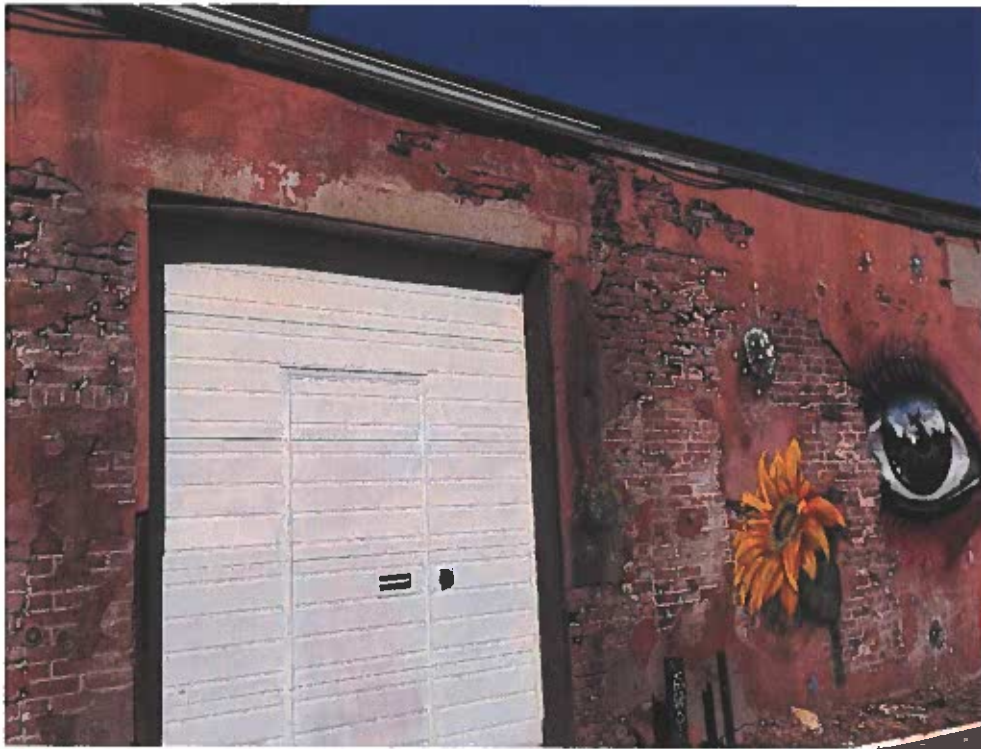


Photo #19 – Gutter above overhead door with no downspout.

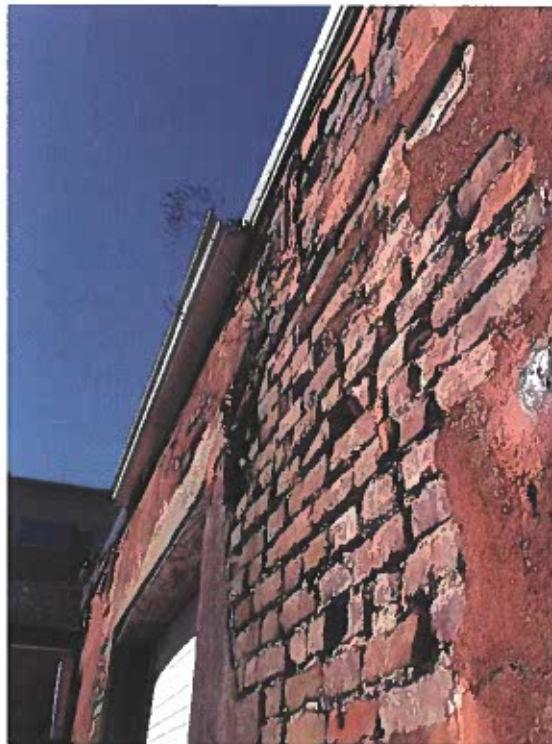


Photo #20 – Water eroded the mortar directly below a beam and causing wall instability at the support.

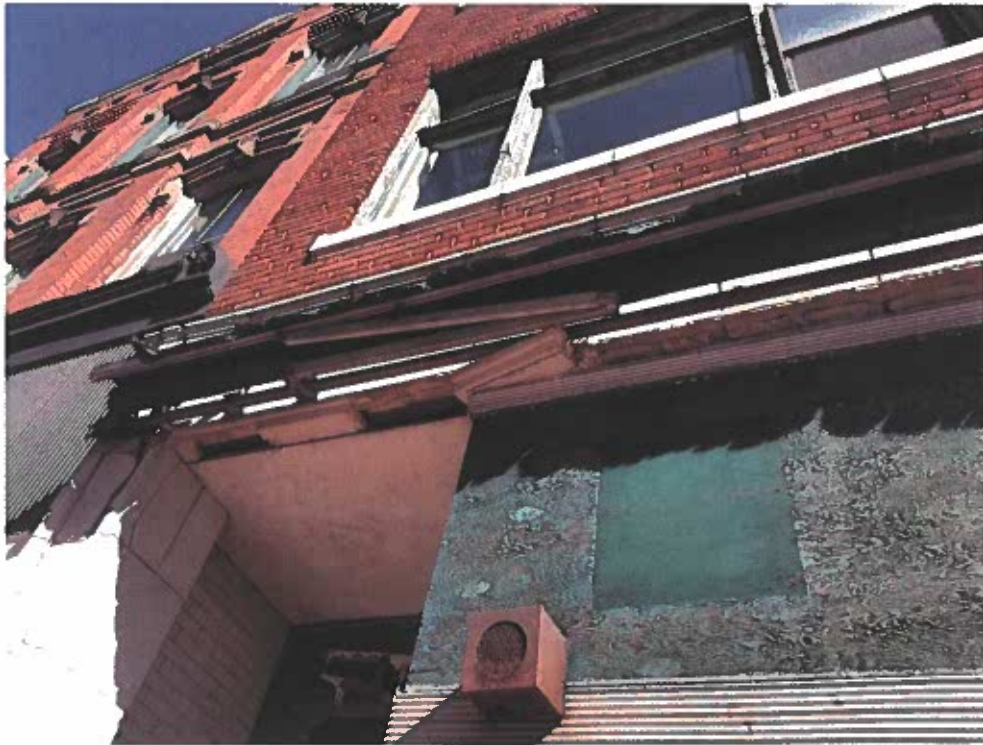


Photo #21 – Masonry band is deteriorated and spalling off the building.



Photo #22 – Masonry band is deteriorated and spalling off the building.



Photo #23 – The wood framing is deteriorated and starting to collapse.

