

**Request for
PERMISSION TO DEMOLISH**

to the

**NEW BEDFORD
HISTORICAL COMMISSION**

**For
CYNTHIA HAWES RITTER
& ANNE E. RITTER**

**2405 Acushnet Ave.
New Bedford, MA**

PLANNING
MAY 01 2019
DEPARTMENT

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L O C K W O O D
A R C H I T E C T S

April 30, 2019

City of New Bedford
Historical Commission
133 William St.
New Bedford, MA 02740

RE: 2405 Acushnet Ave.
Map 127E, Lot 179

Members of the Commission,

Pursuant to your letter of May 10, 2017, and your finding of "Historic Significance," on behalf of my clients, I would request your earliest hearing on the proposed demolition of the existing building on the property.

The Owners' intent is to demolish the existing building and erect a new residence for sale. The Owners believe that there are no practical alternatives to demolition, and that delay would provide no useful benefit to the City, but would cause the Owners certain financial harm.

Attached are various requested and other supporting materials.

Sincerely,
Lockwood Architects

William H. Lockwood, R.A.

Cc: Cynthia Hawes Ritter
Anne E. Ritter



JONATHAN F. MITCHELL
MAYOR

City of New Bedford
HISTORICAL COMMISSION

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

May 10, 2017

Cynthia Hawes Ritter
Anne E. Ritter
31 Wadsworth Lane
Dartmouth, MA 02748

RE: NOTICE OF CLASSIFICATION DETERMINATION FOR DEMOLITION REQUEST
2405 Acushnet Avenue (MAP 127E, LOT 179)

Dear Mses. Ritter:

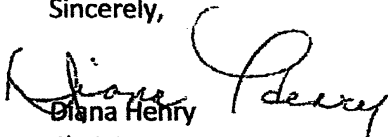
On behalf of the New Bedford Historical Commission (NBHC) and in accordance with the requirements of the New Bedford City Code, Article XI, Section 2-157 (Demolition of Buildings), the city's Preservation Planner, acting as agent for the NBHC, has examined the above-captioned property to determine whether the subject building or structure is regulated as defined within the Ordinance. As a result of this review, the Preservation Planner has classified the subject property as being a Historically Significant building or structure. As such, and in accordance with the city ordinance, the NBHC will schedule a public hearing to be held within forty-five (45) calendar days from the date of receiving three (3) copies of a complete Demolition Plan consisting of the following:

- Scaled map showing the location of the subject buildings or structures and references to abutting properties;
- Statement of the reason for proposed demolition and data supporting said reason, and;
- Narrative description of proposed development plans for the property.

All materials must be presented in an 8.5" x 11" format and submitted to the city's Planning Office in Room 303 in New Bedford City Hall.

Should you have any questions regarding this determination, these application requirements or the subsequent scheduling of a public hearing before the NBHC, please do not hesitate to contact the city's Planning Office at 508-979-1488.

Sincerely,


Diana Henry
Chair

NARRATIVE REGARDING PROJECT and REASONS FOR PROPOSED DEMOLITION

RE: 2405 Acushnet Ave.
Map 127E, Lot 179

INTENT & REASON

The Owners' intent is to develop and sell the property. The Owners are reaching retirement age, and wish to reallocate their assets. In order to accomplish this, they propose to demolish this existing building and erect a new single family residence for sale. The Owners have explored various options, and believe that there are no practical alternatives to demolition, and further that delay would provide no useful benefit to the City, but would cause the Owners certain financial harm.

The existing two-family dwelling is currently unoccupied, and has not been profitably rented in numerous years. It could not be made occupiable at this point without significant work.

GENERAL OVERVIEW OF PROPERTY

The existing two-family dwelling was constructed in several parts commencing in the late nineteenth century. It appears as though two principal cottage structures were joined together, somewhat unkindly, and several additions were attached subsequently. The collective first floor is about 1430 square feet with a second floor of about 570 square feet. Although seemingly a goodly size for a single family dwelling, the existing configuration is a two family, that is, at best, awkward.

The buildings are a typical blend of late nineteenth century New England styles including elements of Gothic Revival, Greek Revival, and Italianate. It has wood shingled sidewalls with asphalt shingle roofing. The windows are principally 2 over 2 double hung. Although little changed, there are few exterior details worthy of note, and less on the interior.

STATEMENT AS TO CONDITION

A number of factors contribute to this structure being an unsuitable candidate for useful renovation, and likewise for resale.

- The basement covers less than half the total house. What basement there is features very low headroom (about 5 feet) with a damp dirt floor and a loose rubble stone foundation. The foundation under the balance of the house is inaccessible and questionable as to its effectiveness. What is visible is that low overall clearance to the ground is causing rot and mold at sill and floor members. There is concerning evidence of insect and moisture rot in visible members, and strong reason to suspect similar or worse conditions in those that are not visible
- The ground floor is a chopped-up collection of small and dark rooms, hampered from utility by the fact that it has been used as a two family structure.
- There are two sets of stairs leading to this second floor both of which are extremely steep and dangerous, and of course Non-Code compliant. Lengthening them to become safe would require major changes to the floor structure.
- The second floor features low headroom (4½ feet average) sloping ceilings that produce non-Code compliant, and unattractive spaces. The connection from one side of the building to the other is essentially non-existent, making any useful configuration difficult at best.

- The roof is aged and failing, and in need of complete replacement. There are some inherent design flaws that are a result of poor decisions in joining or adding to the structure in the past that are not correctable by flashing alone. New framing solutions would need to be sought.
- There is little to no insulation.
- Lead paint is of course found throughout the building that would require abatement and/or replacement of most interior and exterior components such as plaster, doors, windows, casings, and trim.
- Plumbing and heating systems would need to be replaced prior to any significant investment in the building.
- The electrical system is aged, dangerous, and in need of immediate and complete replacement. The fire alarm system is battery powered, and likewise in need of replacement.
- Etc.

ALTERNATIVE TO DEMOLITION COMPLETE RENOVATION

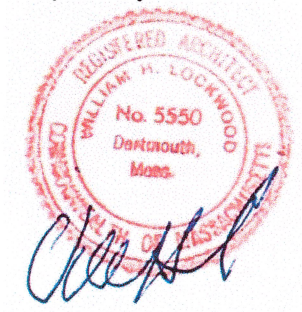
The only useable portion of the structure that could remain would be the wood frame, and that would need to be significantly modified to become structurally sound. To make the structure also useful, it would have to be severely altered, and no longer be the structure that has been deemed "historically significant."

As a renovation plan for this structure, I would recommend that the structure be elevated, set on a new foundation, with the roof raised. It would then need to be sided, new windows and doors installed, plumbed, wired, conditioned, insulated, finished, trimmed and painted. To responsibly rehabilitate in this manner would cost in the range of \$400,000.00, (1980 square feet @\$200.00) which, when added to the value of the land, becomes financially unfeasible.

PROPOSED PLAN FOR DEVELOPMENT

The Owners are proposing to erect a new two story house of similar size, possibly with a garage, that can be constructed for significantly less per square foot, and with greater speed and predictability. They believe that this project will come to market, and be returned to the community quicker,

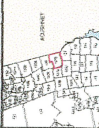
Respectfully submitted,



William H. Lockwood, R.A.
Lockwood Architects



Map Produced By:
City of New Bedford
Department of
Management Information Systems
January 2019



Fiscal Year 2019
This parcel map should be used for planning
and assessment purposes only

City of New Bedford Massachusetts



- Legend**
- Enlarged
 - Planned Subdivision
 - Combined Parcels
 - Master Parcel Linking to Assessing DB
 - Associated Parcels
 - Water Bodies
 - Town Boundary
 - Text Engineering Lot Number
 - Text Lot Area

In order to get a proper print out of this parcel, please be sure to use the print button located directly above this text and not your browser's print option.

Location: 2405 ACUSHNET AVE **Parcel ID:** 127E 179 **Zoning:** RA **Fiscal Year:** 2019

Current Owner Information:

RITTER CYNTHIA HAWES
RITTER ANNE E
31 WADSWORTH LANE

Current Sales Information:

Sale Date: 12/17/2010

Sale Price: \$100.00

Legal Reference: 9936-94

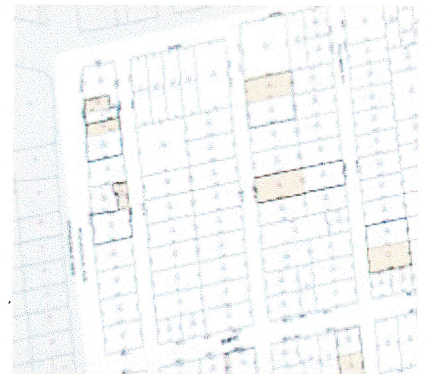
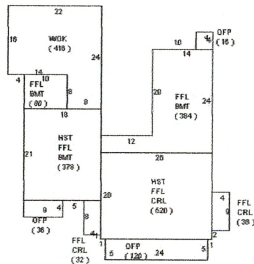
Grantor: HAWES ,ELLEN V

Card No. 1 of 1

SO DARTMOUTH , MA 02748

This Parcel contains 0.213 acres of land mainly classified for assessment purposes as Two Fam with a(n) Two Family style building, built about 1890, having Wood Shingle exterior, Asphalt Shingles roof cover and 2130 Square Feet, with 2 unit(s), 8 total room(s), 4 total bedroom(s) 2 total bath(s), 0 3/4 baths, and 0 total half bath(s).

Building Value: 127700 **Land Value:** 109400 **Yard Items Value:** 6200 **Total Value:** 243300



Fiscal Year 2019

Tax Rate Res.: 16.47
Tax Rate Com.: 34.84
Property Code: 104
Total Bldg Value: 127700
Total Yard Value: 6200
Total Land Value: 109400
Total Value: 243300
Tax: \$4,007.15

Fiscal Year 2018

Tax Rate Res.: 16.63
Tax Rate Com.: 35.65
Property Code: 104
Total Bldg Value: 117200
Total Yard Value: 6200
Total Land Value: 191400
Total Value: 314800
Tax: \$5,235.12

Fiscal Year 2017

Tax Rate Res.: 16.69
Tax Rate Com.: 36.03
Property Code: 104
Total Bldg Value: 100800
Total Yard Value: 5800
Total Land Value: 184000
Total Value: 290600
Tax: \$4,850.11

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.

AERIAL VIEW



NEW BEDFORD HISTORICAL COMMISSION
CYNTHIA HAWES RITTER
2405 Acushnet Ave.

EXISTING PHOTOS



EXTERIOR VIEW FROM ACUSHNET AVE. (SOUTHEAST FRONT).



EXTERIOR VIEW FROM NORTHWEST REAR

NEW BEDFORD HISTORICAL COMMISSION
CYNTHIA HAWES RITTER
2405 Acushnet Ave.

EXISTING PHOTOS



BASEMENT VIEWS



DETAIL AT ROOF CONNECTION

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CYNTHIA HAWES RITTER
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