



CITY OF NEW BEDFORD
Department of Planning, Housing & Community Development
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STAFF REPORT

NEW BEDFORD HISTORICAL COMMISSION MEETING

April 1, 2019

CASE # 2019.07: DEMOLITION REQUEST

4597 Acushnet Avenue (Map 137 Lot 23)

APPLICANT/ Joseph Figueiredo
OWNER: PO Box 485
N Dighton, MA 02764

OVERVIEW: The applicant is seeking the demolition of this vacant, deteriorated property to redevelop the parcel for townhouse-style housing.

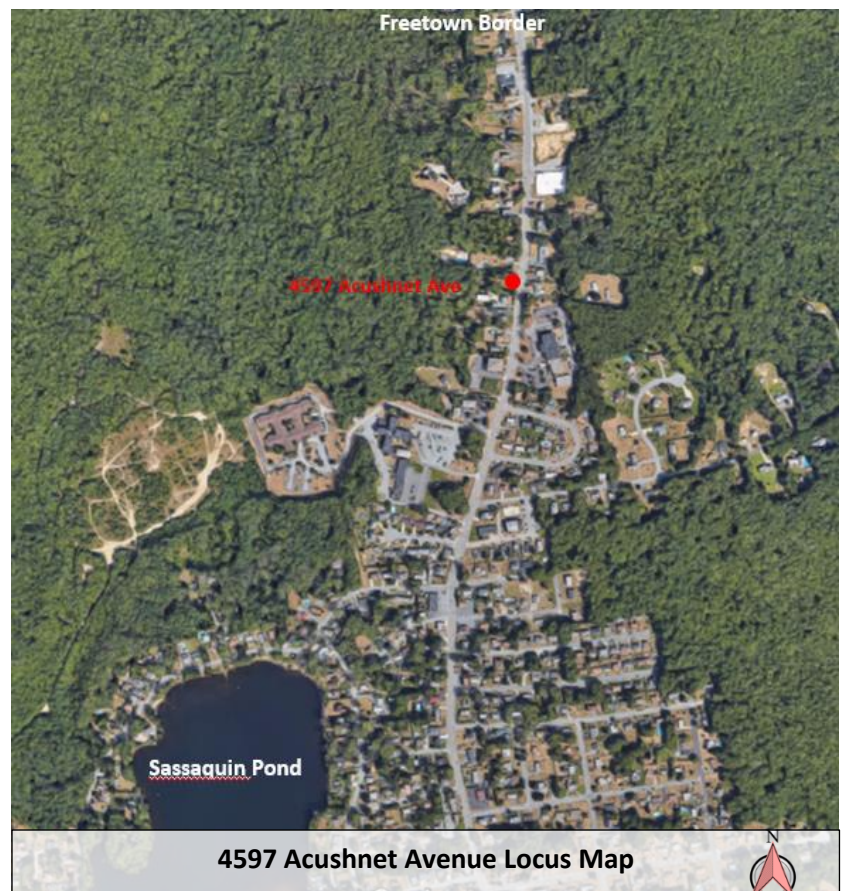


4597 Acushnet Avenue

EXISTING CONDITIONS: This property is located in the far north end, close to the Freetown border. The one-story, wood-framed residence has been vacant for an unknown amount of time and has experienced significant deterioration. The land is overgrown, has numerous fallen trees and is difficult to traverse. Large sections of the building's roof have collapsed, leaving the interior exposed to the elements.

HISTORICAL CONTEXT: The property and adjacent parcels were once owned by the New Bedford Anti-tuberculosis Association, which had a nearby hospital. This area was subdivided into housing lots in 1908, as the city's population rapidly expanded to accommodate the textile industry workforce. The subject building was constructed in 1922.

ARCHITECTURAL SIGNIFICANCE: The residence is a one-story wood-framed structure with a peaked roof and a rear ell. It is a typical vernacular residence and has no architectural significance.



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, 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 structure has minimal historic significance related to its association with the growth of neighborhoods in response to burgeoning textile industry in the early 20th century. The structure is in poor condition due to extensive deferred maintenance and restoration or preservation efforts would be impractical due to the existing condition of the structure.

Staff recommends that the Historical Commission consider the structure at 4597 Acushnet Avenue to be neither Historically Significant nor a Preferably Preserved Structure.



EXISTING CONDITIONS