CITY OF NEW BEDFORD
Department of City Planning
133 William Street • Room 303 • New Bedford, MA 02740
508-979-1488 • www.newbedford-ma.gov

HISTORICAL COMMISSION MEMO

Date: April 29, 2021
To: NBHC
From: Anne Louro
RE: Case #2021.08 - 117 Union Street

BACKGROUND:

The project commonly referred to as "117 Union Street" consists of several parcels and structures. For the purposes of this memo the buildings will be referred to as the "Moby Dick Building" and the "one-story buildings". The redevelopment of 117 Union Street into a mixed-use housing project was previously reviewed by the NBHC in 2019-2020, with Certificate #2019.26 issued on 01.08.20 with specific conditions related to future demolition of the one story buildings and the Moby Dick Building façade rehabilitation.

At the time the Certificate was issued there were several project items which had not been fully developed, such as rooftop screening, lighting, etc., with the understanding that a modification to the #2019.26 Certificate would be required prior to demolition (Condition #1). That condition was issued with the assumption that demolition would not occur until all the project plans, including construction documents, were approved by the City and demolition would commence simultaneously with construction start-up.

DEMOLITION:

117 Union Street, LLC which purchased the property on June 20, 2019, has received project permitting through various City Boards and is currently seeking financing to execute the project. Due to the deteriorating condition of the one-story buildings, the property owner was initially seeking a Certificate of Appropriateness for demolition, but based on an Engineer's Conditions Assessment dated 04.14.21, sought an Emergency Demolition from the Commissioner of Buildings. The Preservation Planner and Building Commissioner agreed that the buildings posed a health and safety hazard, and an Emergency Demolition was the correct course of action. The property owner is currently conducting pre-demolition safety inspections and demolition activities are scheduled to begin the week of May 3rd. ***See Schlick Engineering Existing Conditions Assessment for images and further details.***

The current demolition plan of the existing one-story buildings includes the following:

- Provide construction chain link fencing, with green vinyl scrim.
- Demolition and disposal of entire 1 story structure at 117 Union St.
- Slab, footings and foundations will remain, current plan is to remove and excavate these during construction on the main project.
- Fill existing foundation with site materials, providing a flat surface.
- Demolition/clean up duration – approx. 3 weeks

As the development of this site was receiving its permits in late 2019/early 2020, the NBHC sought detailed plans and procedures for the demolition. The NBHC demolition requirements were related to the removal of the one-story buildings and their foundations and the protection of the adjacent Moby Dick Building. ***See Prime Engineering, Inc. Demolition Program, dated 12.10.19 for further details.***

Due to the fact the one -story building foundations and footings will be left in place; the applicant's contractor believes that no additional provisions will be required to ensure that the Moby Dick building remains intact and structurally sound. The contractor has stated that they will take care when removing the wall sections abutting the Moby Dick building, to not damage anything, along with making sure not to overload the existing Slab or foundations.

- ***The NBHC should seek updated information related to specific procedures ensuring the safety of the Moby Dick Building during demolition.***

MOBY DICK BUILDING: In the past few months water infiltration on the roof and within the basement of the Moby Dick Building has been an issue, with the water compromising the brick and terra- cotta façade. The property owner has been pumping water off the roof and from the basement. The water may be infiltrating behind the masonry façade, weaking its attachment. There are areas of terra cotta separating from the façade.

May 3, 2021 CERTIFICATE OF APPROPRIATENESS:

Rehabilitation

The property owner is seeking a Certificate of Appropriateness to perform repointing and repairs to the Moby Dick façade. A scope of work or plan for the masonry/terra-cotta repairs has not yet been provided (Certificate #2019.26 Condition #12). This type of work must be performed by a contractor experienced in historic masonry rehabilitation, following the Secretary of the Interior Standard for Historic Rehabilitation. I have provided an appropriate masonry contractor list to the property owner.

- ***The NBHC should require qualifications of the masonry contractor, seek specifications for repair/ replacement, and an approved field mock-up.***

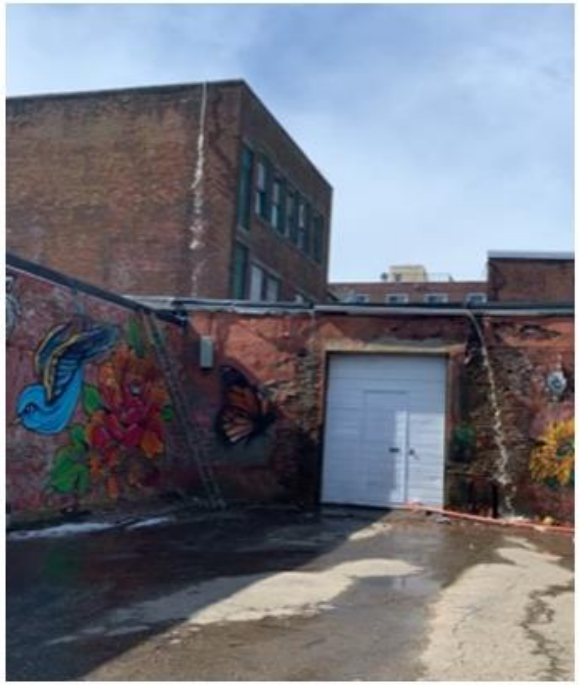
Hardscape

During demolition, the contractor is proposing the erection of a construction-type chain link fencing, with green vinyl scrim. Construction fencing is a necessary safety element, however as a long-term safety barrier it does not meet the aesthetic qualities expected within a Local Historic District, a National Park, or a vibrant commercial district's "main street".

The time period between the demolition of the one-story buildings and the construction of the new building may be a year or longer.

- ***The NBHC may wish to collaborate with City partners and the property owner to develop a more imaginative and creative approach to the site fencing so that it better blends into the urban landscape for the extended period of time in which it will be in place.***

MOBY DICK BUILDING



Façade Conditions and Water Drainage

CONSTRUCTION FENCING POSSIBILITIES

CITY OF NEW BEDFORD

HISTORICAL COMMISSION

133 William Street • Room 303 • New Bedford, Massachusetts 02740

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CERTIFICATE OF APPROPRIATENESS

This Certificate of Appropriateness is issued by the City of New Bedford's Historical Commission and is limited to only the work described in the application whose case number is cited within this Certificate.

Case Number:	**2019.26**	
Address:	115, 117, 127, 127-129 Union Street and 7 N Second Street	
Recorded Owner:	117 Union Street, LLC	
Owner Address:	128 Union Street, Suite 400, New Bedford, MA 02740	
Applicant:	117 Union Street, LLC	
Applicant Address:	128 Union Street, Suite 400, New Bedford, MA 02740	
Application Submittal Date	**Public Hearing Date**	**Decision Date**
11.04.19	12.02.2019 & 01.08.2020	01.08.2020
Assessor's Plot Number	**Lot Number**	**Certificate Number**
53	40,41,215,216,146	**2019.26**

This Certificate of Appropriateness is for a Modification of a previous Certificate of Appropriateness (Case #2019.04) for new construction of a 42,650 SF mixed commercial/residential building and the rehabilitation and conversion of an adjacent 4,924 SF building into a mixed commercial/residential use for a combined total of 51 residential units and two commercial units (retail/restaurant) located at 115, 117, 127, 127-129 Union Street and 7 N Second Street (Map 53, Lots 40,41,215, 216, 146) per the plans and specification submitted at the 05.06.2019, 12.02.2019 and 01.08.2020 hearings.

Action for Case #2019.26: **GRANTED WITH THE FOLLOWING CONDITIONS:**

SPECIFIC CONDITIONS

1. The exterior lighting, signage, storefront awnings, solar panels, cornices, roof top mechanical screening, street amenities (such as trash barrels, bike racks, benches, planters, street trees, and vegetation) have not been approved and will require a separate modification submittal and approval by the NBHC prior to the issuance of a demolition permit.

2. Outdoor sidewalk café seating has not been approved. It will require a separate Sidewalk Café Permit from the Department of Inspectional Services, as well as separate Certificate of Appropriateness from the Historic Commission.

3. Demolition review is required per City Code of Ordinances, Sections 2-157 through 2-157.9.

4. All existing streetscaping materials, including landscape, lighting, hardscape, are to be preserved, retained, or removed as per approval of the Historic Commission and agreement with the Department of Public Infrastructure.

5. Any modifications to the approved sidewalk design will require review by NBHC Staff, Planning Staff, the New Bedford Whaling National Historical Park, and the Department of Public Infrastructure.

6. Brick masonry mock-up for 17 Union St. is to be provided and approved in the field with NBHC Staff and Sub-committee

7. The public art mural on the north wall of 117 Union Street has not been approved. It will require a separate Certificate of Appropriateness from the NBHC.

8. Fence screening for the parking area and potential pad-mount transformer may be required and shall be determined in the field with NBHC staff.

9. Final parking and loading space surface materials are to be reviewed and approved by NBHC staff prior to installation.

10. Evidence of electrical service requirements within the Downtown New Bedford Network is to be provided to NBHC Staff prior to the issuance of a Building Permit to demonstrate the need for a pad-mount transformer.

11. To ensure the structural stability of the Moby Dick Building during adjacent demolition, excavation and new construction, the applicant shall follow the operations set forth in the Demolition Program prepared by Prime Engineering, dated December 10 2019 and the recommendations provided within the Geotechnical Report prepared by Northeast Geotechnical, Inc., dated September 19, 2019.

12. The terra cotta at the site of the Moby Dick building is to be assessed by a professional conservator, and a full scope of work including repair/replacement schedule and material sample mock-up shall be provided to NBHC Staff for review and approval prior to the commencement of any work on the site.

13. Masonry repointing mock-up for Moby Dick Building shall be prepared for NBHC Staff review and approval prior to executing the repointing.

14. Moby Dick storefront windows to be a tripart in-swing casement window type with a fixed center unit with the use of interior screens only.

GENERAL CONDITIONS

15. The project shall be completed according to the plans, notes, reports, and specifications submitted for consideration and final approval by the NBHC.

16. The applicant shall submit final plan revisions to the NBHC in the following formats: one (1) -11” x 17” Plan Set and one (1) CD or USB with Plan Set in PDF format and shall ensure that these same plans are properly submitted to the Department of Inspectional Services.

17. The applicant shall present any proposed modification from the approved plans for consideration to NBHC Staff for a determination as to whether the modified plan must return before this Board for further review.

18. The rights authorized by the granted approval must be exercised by issuance of a Building Permit by the Department of Inspectional Services and acted upon within one year from the date the decision was granted, or they will lapse.

MATERIALS REVIWED BY THE NEW BEDFORD HISTORICAL COMMISSION

Plans Considered to be Part of the Application

The plans submitted for review by the NBHC at the **05.06.2019, 12.02.2019 & 01.08.2020** hearings consist of the following:

05.06.2019 Meeting

Plan Set – "Proposed Commercial/ Residential Development 117 Union Street New Bedford, MA 02740" dated May 6, 2019. Plans were prepared by Prime Engineering, in Lakeville, MA and Stantec, in Boston, MA. Stamped by Richard Rheaume, PE. The plan set consists of the following sheets:

- Cover Sheet
- Sheet C-1 Existing Conditions & Demolition Plan
- Sheet C-2 Site Layout & Utilities Plan
- Sheet C-3 Details
- Sheet C-4 Details
- Sheet A-101 Floor Plan – Level 1
- Sheet A-102 Floor Plan – Level 2
- Sheet A-103 Floor Plan – Level 3
- Sheet A-104 Floor Plan – Level 4
- Sheet A-105 Floor Plan – Level 5
- Sheet A-106 Roof Plan
- Sheet A-201 Elevations – North & south
- Sheet A-202 Elevations - East & West
- Sheet A-211 Building Sections

Other Documents and Supporting Materials

- Historical Commission Application received February 7, 2019
- Revised Site Plan Review Application, stamped received by City Clerk's Office March 26, 2019
- Certified Abutters List
- Market Study, prepared by Krik & Company, dated April 29, 2019
- Stantec Presentation dated May 6, 2019
- Department of Planning, Housing & Community Development Combined Staff Report dated May 6, 2019
- 117 Union Street Finish Schedule dated April 22,2019

12.02.2019 and 01.08.2020 Meetings

Plan Set - "Proposed Commercial/Residential Facilities 115, 117, 121, 127 Union Street, 7 North Second Street New Bedford, Massachusetts 02740" dated September 25, 2019, last revision dated November 18, 2019 and December 11, 2019. Plans were prepared by Prime Engineering, in Lakeville, MA and STANTEC Architectural and Engineering P.C., in Boston, MA. Stamped by Richard Rheaume, PE. The plan set consists of the following sheets:

- Sheet C-1 Existing Conditions ***Revised 12.11.19***
- Sheet C-2 Demolition Plan ***Revised 12.11.19***
- Sheet C-3 Handicapped Accessibility Plan ***Revised 12.11.19***
- Sheet C-4 Site Layout & Utilities Plan ***Revised 12.11.19***
- Sheet C-5 Site Details ***Revised 12.11.19***
- Sheet C-6 Site Details ***Revised 12.11.19***
- Sheet A-100 Floor Plan – Basement ***Revised 12.11.19***
- Sheet A-101 Floor Plan - Level 1 ***Revised 12.11.19***
- Sheet A-102 Floor Plan – Level 2 ***Revised 12.11.19***
- Sheet A-103 Floor Plan – Level 3 ***Revised 12.11.19***
- Sheet A-104 Floor Plan – Level 4
- Sheet A-105 Floor Plan – Level 5
- Sheet A-106 Roof Plan
- Sheet A-201 Elevations – North & South
- Sheet A-202 Elevations – East & West

- Sheet S-100 Foundation Plan
- Sheet S-310 Foundation Details
- Sheet H-106 HVAC Roof Plan

Additionally the plan submission includes "117 Union Street – Phase 2 Rehabilitation of The "Moby Dick Building" 127-129 Union Street New Bedford, MA" dated September 27, 2019, last revision dated November 18, 2019 and partially revised on December 11. 2019. The plans were date stamped received by City Clerks' Office November 19, 2019. Plans were prepared by Christopher T. Wise, Architect. The plan set consists of the following sheets:

- A-1.1 Existing Basement Plan
- A-1.2 Existing Conditions First Floor Plan
- A-1.3 Existing Conditions Second Floor Plan
- A-1.4 Existing Conditions Third Floor Plan
- A-1.5 Existing Conditions Elevations
- A-2.1 Demolition Basement Plan
- A-2.2 Demolition First Floor Plan
- A-2.3 Demolition Second Floor Plan
- A-2.4 Demolition Third Floor Plan
- A-3.1 Proposed Basement Plan ***Revised 12.11.19***
- A-3.2 Proposed First Floor Plan ***Revised 12.11.19***
- A-3.3 Proposed Second Floor Plan ***Revised 12.11.19***
- A-3.4 Proposed Third Floor Plan ***Revised 12.11.19***
- A-3.5 Proposed Roof Plan ***Revised 12.11.19***
- A-3.6 Proposed South Elevation ***Revised 12.11.19***
- A-3.7 Proposed North Elevation ***Revised 12.11.19***
- A-4.1 Proposed Window Type A ***Revised 12.11.19***
- A-4.2 Proposed Window Type B ***Revised 12.11.19***
- A-4.3 Proposed Storefront ***Revised 12.11.19***
- A-4.4 Proposed Detail Window Type C ***Revised 12.11.19***
- A-4.5 Proposed Schedules ***Revised 12.11.19***
- A-5.1 Sightline Study ***Revised 12.11.19***

Other Documents and Supporting Materials

- Historical Commission Application received 11.04.19
- Site Plan Review Application stamped received by City Clerk's Office on 11.04.19
- Certified Abutters List
- New Bedford Department of City Planning Combined Staff Report dated 11.20.19 & Revised 01.03.2020
- Department of Public Infrastructure (DPI) Comments dated 03.08.19, 04.08.19, & 11.26.19
- Meeting Power Point Presentation, dated 12.02.19
- Letter in opposition submitted by Dr. Timothy D. Walker, dated 11.01.19
- Development Impact Statement prepared by Prime Engineering, dated 11.04.19
- Geotechnical Report prepared by Northeast Geotechnical Inc, dated 09.19. 19
- Structural Attestation Summaries performed and prepared by ASAP Engineering & Design, Co., Inc., dated 10.31.18 & 5.23.19
- Perspective Views prepared by Stantec Architects
- Moby Dick Building Photos
- Moby Dick Building Material Specifications
- Construction Schedule prepared by DF Prey
- MAAB Waiver Attestation prepared Prime Engineering, dated 12.12.19
- Traffic Assessment prepared by Prime Engineering, received 12.13.19
- Waste Management Plan prepared by Stantec Architects, received 12.13.19
- 117 Union Street Rooftop Screening Details
- Moby Dick Building Rooftop Sightline Study

- Demolition Program prepared by Prime Engineering, dated 12.10.19
- Moby Dick Paint Color Specification
- Response to 03.08.19 & 11.26.19 DPI Comments prepared by Prime Engineering, dated 12.12.19
- DPI Comments dated 01.08.2020

CERTIFICATE EXPIRES 12 MONTHS FROM DATE OF ISSUE

Pursuant to Chapter 40C of the General Laws of the Commonwealth of Massachusetts and the New Bedford Historical Commission City Ordinance and By-Laws, the New Bedford Historical Commission hereby issues a **Certificate of Appropriateness** for the work authorized herein. Any conditions or requirements that are imposed shall be enforced under MGL Chapter 40C. The applicant may proceed with the proposed work provided a copy of this Certificate is filed with the Commissioner of Inspectional Services and a Building Permit is issued when required.

NOTE: If, in the course of undertaking the approved work, field conditions necessitate any modifications to the project as approved, the applicant shall be responsible for returning to the Historical Commission for further review and possible modification of this Certificate or for submitting a request for a Certificate of Appropriateness prior to continuing any work. Failure to do so may result in a violation and stop work order. This Certificate is *not* a building permit. Applicant/owner bears the responsibility of obtaining any additional permits prior to commencing the work.

01.14.2020
Date of decision filed with City Clerk

Anne Louro, Secretary
New Bedford Historical Commission

10 Main Street, Lakeville, MA 02347 | T (774) 419-3798
www.schlickeng.com

SCHLICK ENGINEERING LLC

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

Steven.beauregard@nbha-ma.org

PROJECT:

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

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

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 approximately1”.

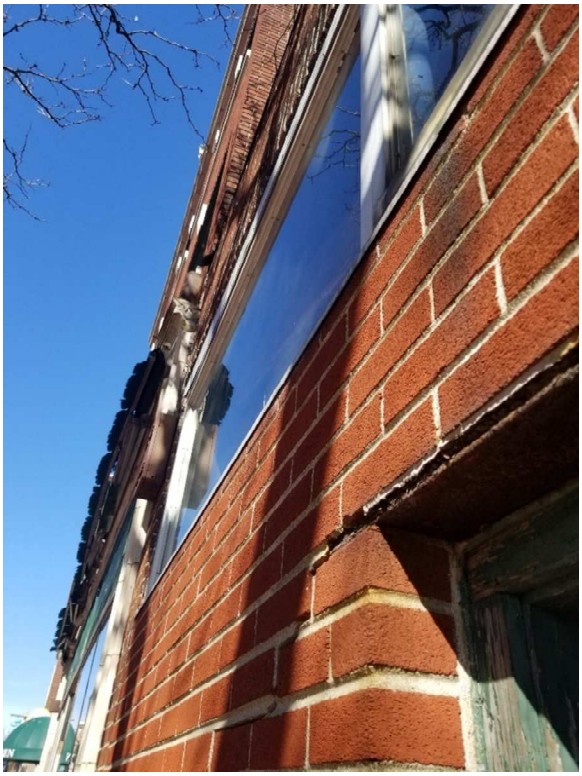


Photo #6 – Façade pulled away from the door lintel approximately 1”.

Photo #7 – Steel girders and columns severely deteriorated.

Photo #8 – Severe deterioration of the steel framing.

Photo #9 – Water intrusion at the back wall.

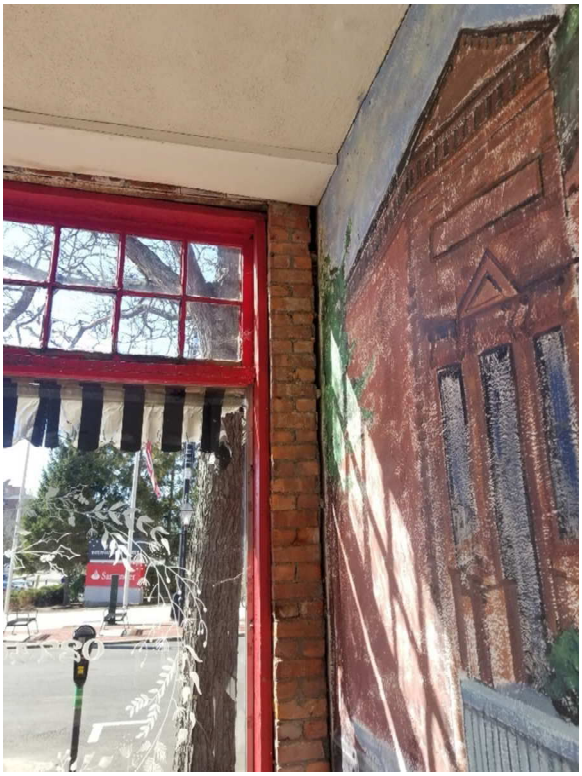


Photo #10 – The front façade is pulling away from the structure.

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".

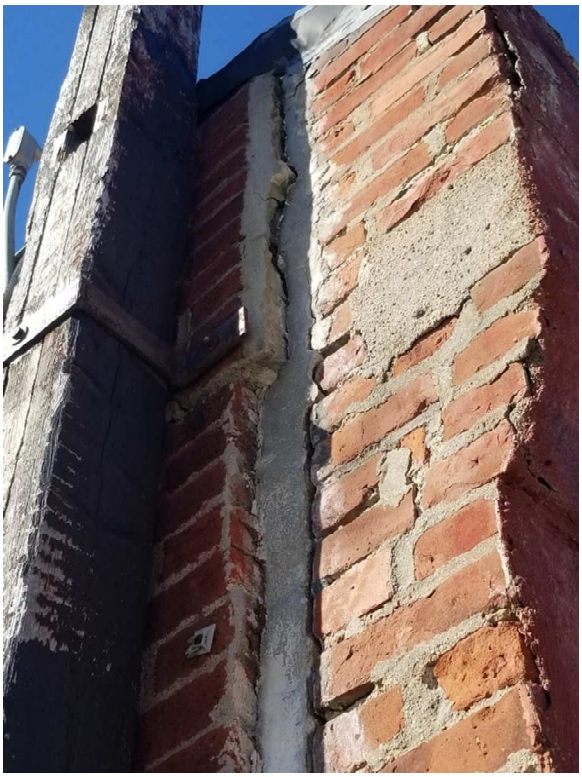


Photo #13 – Masonry wall pulling away from the back of the structure approximately 2".

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

Photo #15 – Diagonal cracking above front lintel assembly.

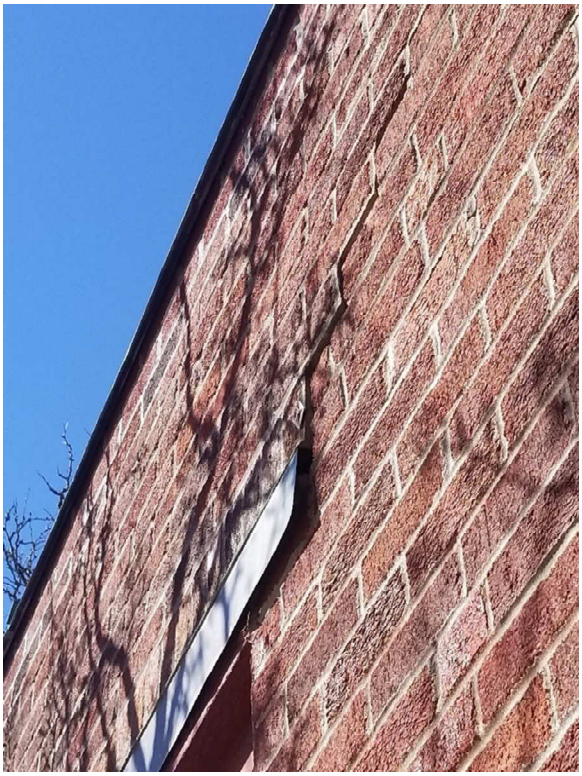


Photo #16 – Diagonal cracking and pulling away from the structure at the side lintel assembly.

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.

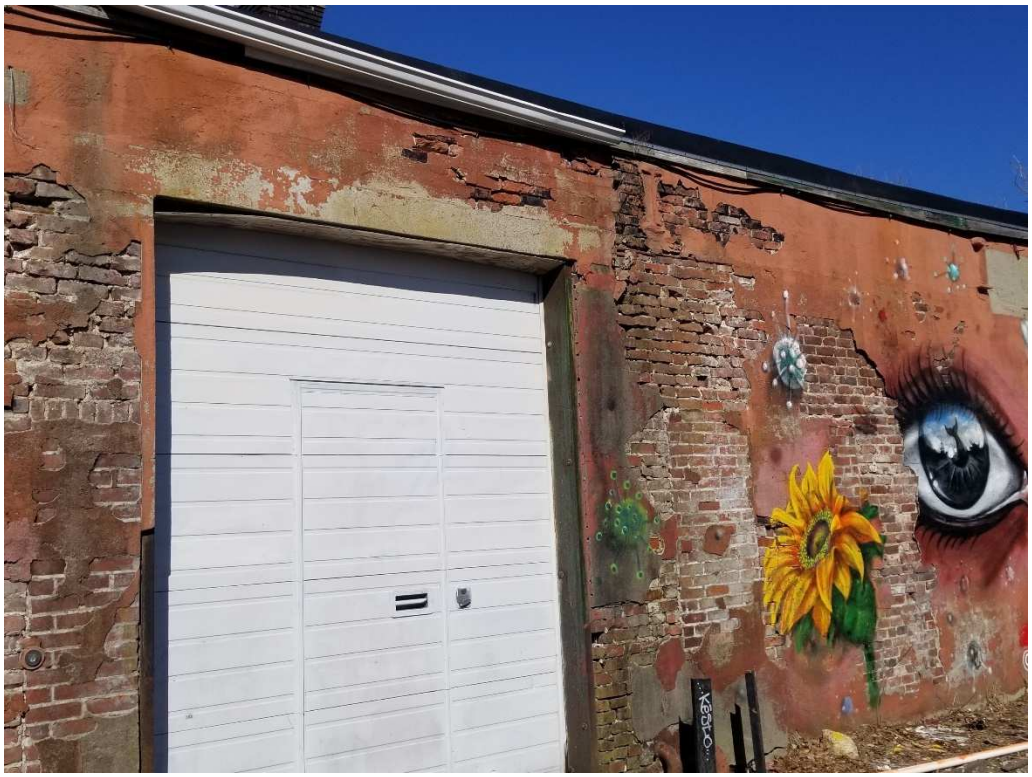


Photo #19 – Gutter above overhead door with no downspout.

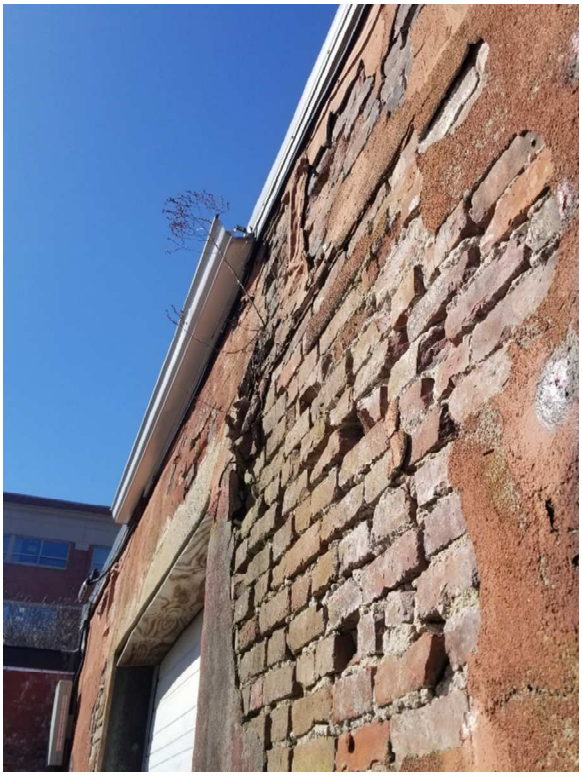


Photo #20 – Water eroded the mortar directly below a beam and causing wall instability at the support.

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

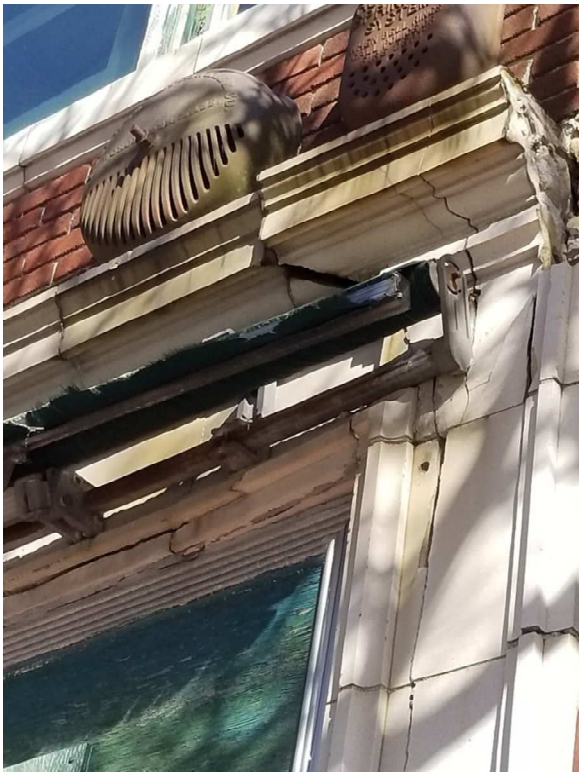
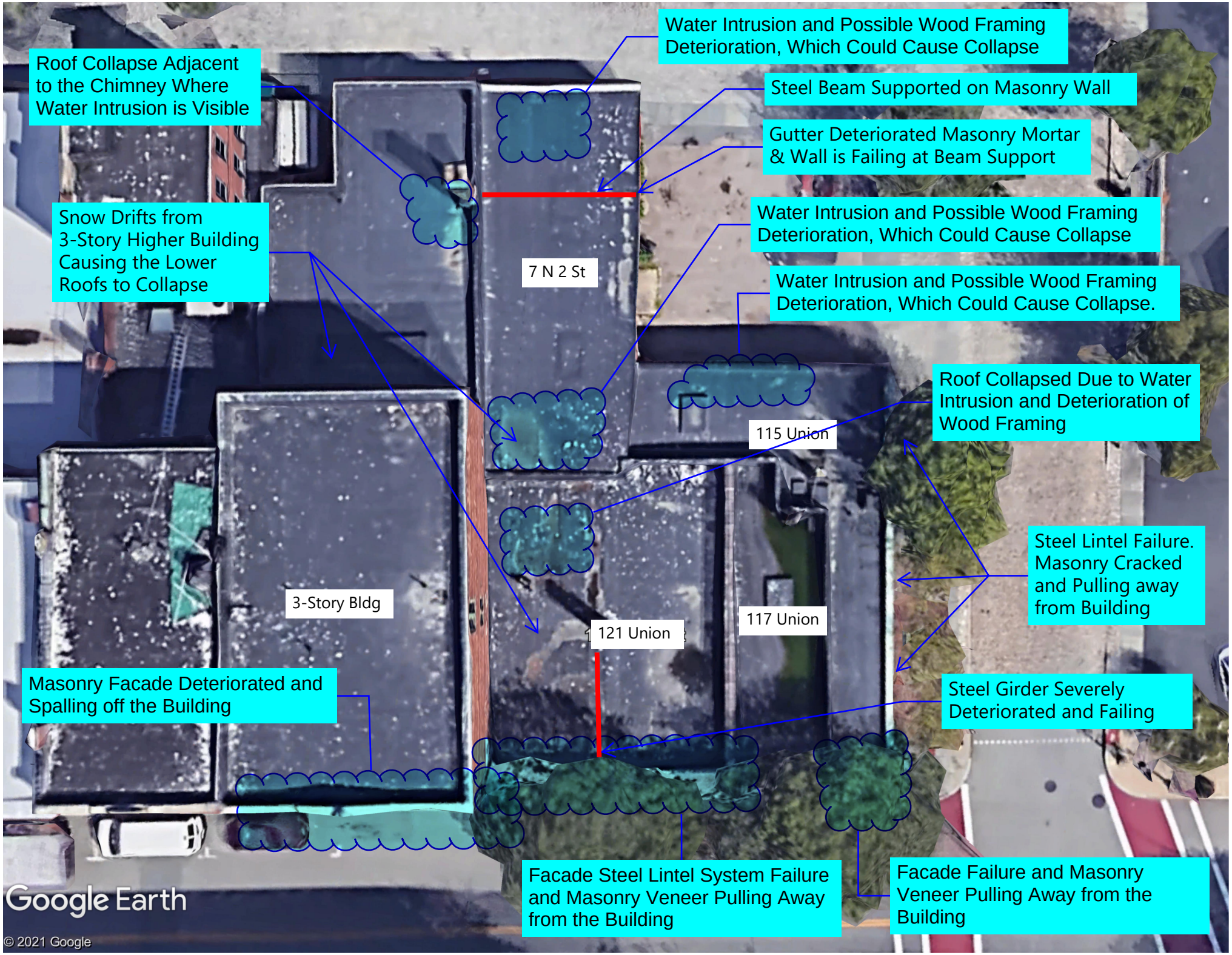


Photo #22 – Masonry band is deteriorated and spalling off the building.

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


Water Intrusion and Possible Wood Framing Deterioration, Which Could Cause Collapse
Roof Collapse Adjacent to the Chimney Where Water Intrusion is Visible
Steel Beam Supported on Masonry Wall
Gutter Deteriorated Masonry Mortar & Wall is Failing at Beam Support
Snow Drifts from 3-Story Higher Building Causing the Lower Roofs to Collapse
Water Intrusion and Possible Wood Framing Deterioration, Which Could Cause Collapse
7 N 2 St
Water Intrusion and Possible Wood Framing Deterioration, Which Could Cause Collapse.
Roof Collapsed Due to Water Intrusion and Deterioration of Wood Framing
115 Union
Steel Lintel Failure. Masonry Cracked and Pulling away from Building
3-Story Bldg
117 Union
121 Union
Masonry Facade Deteriorated and Spalling off the Building
Steel Girder Severely Deteriorated and Failing
Facade Steel Lintel System Failure and Masonry Veneer Pulling Away from the Building
Facade Failure and Masonry Veneer Pulling Away from the Building
Google Earth
© 2021 Google

DEMOLITION PROGRAM

FOR

115, 117, 121, 127-129 Union Street and 7 North Second Street

New Bedford, MA

Prepared for:

117 Union Street, LLC
128 Union Street – Suite 400
New Bedford, MA 02740

Prepared by:

Prime Engineering, Inc.
350 Bedford Street
Lakeville, MA 02347

December 10, 2019

1.0 Introduction

It is proposed to demolish four existing one-story brick buildings on the northwest corner of Union and North Second Streets in downtown New Bedford, as well as the one-story northern portion of the Moby Dick Chandlery building at 127-129 Union Street. Preserving the structural integrity of the 3-story southern portion of the Moby Dick Chandlery building, hereinafter referenced as "The Moby Dick Building", is of paramount importance. This document has been prepared in order to assure that the three-story Moby Dick Building is not structurally compromised.

2.0 Existing Condition

The Moby Dick building has a full basement with a basement slab at elevation 29.50 MSL and a poured concrete foundation wall in good condition. The adjoining building at 121 Union Street, which abuts the southern half of the Moby Dick building, is slab on grade. The adjoining building at 7 North Second Street, which abuts the northern half of the Moby Dick building, has a shallow basement. A Geotechnical Assessment was conducted and the resultant report, by Northeast Geotechnical Inc. dated September 19, 2019, is an integral part of this Demolition Plan.

3.0 Proposed Development

It is proposed to demolish all the one-story buildings and to excavate down in order to provide a full basement with the basement slab 3.5 feet lower than the existing Moby Dick basement slab (elevation 26.00). This elevation difference requires extraordinary care during construction and demolition in order to preclude any undermining of the Moby Dick foundation. Sheet S-310 Foundation Details by Stantec dated 11/08/2019 presents how the foundation walls for the proposed five-story building adjacent to the Moby Dick building will be constructed. The proposed 5-story building east of the Moby Dick building will have a new basement slab at the same elevation as the Moby Dick basement slab elevation to a point 6 feet east of the Moby Dick foundation. The bottom of the new footing adjacent to the Moby Dick building will be approximately 5 inches higher that the bottom of the Moby Dick foundation, thus assuring that the existing Moby Dick foundation will not be undermined.

4.0 Sequence of Demolition Operations

It is anticipated that the Moby Dick building renovation will precede the construction of the 5-story building at 117 Union Street. No demolition of the four 1-story buildings at 117 Union Street shall proceed until all design plans and all permits for the construction of the 5-story building have been obtained and the construction of the 5-story building is ready to proceed. Under no circumstance shall there be a gap in time between the demolition of the existing 1-story buildings and the commencement of construction of the 5-story building.

Since the eastern wall of the Moby Dick building and the west wall of the 121 Union Street and 7 North Second Street buildings are separate self-supporting walls and since the spread footings for the 121 Union Street and 7 North Second Street west walls are currently higher that the Moby Dick buildings spread footings, all of the one-story buildings walls, foundations and spread footings can be demolished and hauled off-site without any jeopardy to the Moby Dick building. The essential sequence of the demolition operation shall be as follows:

- Obtain approval of a finalized Demolition Plan by New Bedford Planning and Historic Commission staff.
- Complete any necessary lead and asbestos abatement.
- Complete a vermin control program.
- Obtain a Demolition Permit from the Department of Inspectional Services.
- Obtain approval from the New Bedford Traffic Commission to blockade portions of Union Street, Barkers Lane and the western portion of the North Second Street sidewalks and parking areas.
- Install protection for all trees, light poles, traffic signals and other features in the proposed sidewalk barricade area.
- Install the street barricades and pedestrian detour signs.
- Mobilize the demolition equipment on site.
- Provide police detail as necessary during demolition.
- Demolish all structures, foundation walls and spread footings, except within 10 feet of the three-story portion of the Moby Dick building, which is to be preserved.
- The demolition of the area within 10 feet of the Moby Dick building will then be done under the Geotech Engineer's supervision. The west wall of the 1-story building east of the Moby Dick building shall be demolished by an excavator with the bucket pulling the wall eastward rather than allowing the wall to crumble against the Moby Dick's eastern wall. Prior to excavating within 5-feet of the Moby Dick spread footings, assurance shall be made that the sump inside of the Moby Dick basement is consistently being pumped down in order to adequately control groundwater under the Moby Dick footing.
- The westernmost 5-feet of excavation shall then be completed as shown on Stantec Sheet S-310. The new footing shall be formed and poured as soon as the required excavation has been completed.
- The first story, east wall of the Moby Dick building shall then be inspected for structural integrity. Any measures necessary to ensure the structural integrity (e.g. pointing the brick wall) shall be immediately implemented.

5.0 Erosion and Sedimentation Control

Overland flow will be inward rather that outward so sedimentation in the surrounding streets is not anticipated. If it does occur, the contractor is responsible to mitigate by removing sediment and sweeping the streets daily. The trucks that will haul the excess soil off-site will be staged in the existing paved northeast parking lot. Therefore, anti-tracking pads are not anticipated to be

required. Dewatering may be required. Prior to any dewatering, the contractor shall submit a dewatering plan for approval by the Department of Inspectional Services prior to its implementation. The dewatering program will include the use of silt bags, and may also require frac tanks, settling basins or other similar de-silting devices.

6.0 Dust Control

Prior to the start of demolition, the contractor shall submit a Dust Control Program to the Department of Public Infrastructure for their approval.