# ESTIMATE OF PHYSICAL CHANGES ON THE PRUDENTIAL SITE AND IN SURROUNDING BLOCKS OCCURRING SINCE 1955

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The following report summarizes all physical changes of record in the area surrounding the Prudential site.

The survey area is bounded by St. Botolph St., Mass. Ave., Newbury, Dartmouth, Stuart, to point opposite end of St. Botolph. Changes on the Prudential site will be given separately from its surroundings.

A. Public Works since 1955

1. Discontinuance of Public Way - Public Works
March 21, 1958 - discontinuance of northerly end of West Newton St. from its intersection with Belvidere St. to its end at B & A yard, involving 10,000 sq. ft. Property was sold to Prudential Insurance Co. There were no other street openings, re-alignments, or discontinuances.

2. Street Re-surfacing

Boylston St. - re-surfaced between Fairfield and Dartmouth
Falmouth St. - re-surfaced between Mass. Ave. and Dalton St.

3. Bridge Division
Boylston St. bridge over B & A R.R. involving new decking and re-surfacing of roadway; completed May 1959; cost $31,500

4. Sewer Division
Installation of new twin 30" inverted syphon (RCC pipe) from Boylston St. at Fairfield to Huntington Ave. at Garrison, replacing a single 30" inverted syphon near the same location. Built during 1960 at total cost of $250,000. Reason for replacement of old sewer by the new one at a lower level was to accommodate garage structure to be built over it.

5. Water Division
Relocation of one 12" main on W. Newton St. between Huntington Ave. and Alley #453 (a distance of about 100 ft.), done in 1958 in connection with demolition of Mechanic's Hall.

6. Street Lighting
A total of 10 installations were made on 3 streets at no cost to the City.

B. Zoning Changes None

C. Assessed Valuations
There has been no appreciable change in assessed valuations in the aggregate since 1955 (although many individual properties may have gone up or down) according to Assessor Adolph H. Brauneis. Actually, if the $5,800,000 loss due to elimination of the B & A yard is excluded, the rest of the study area has seen a rise of approximately 1% during the 5 year period (computed from valuation ward totals).

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D. Licenses Issued for Specific Business - Change since 1955

1. Lodging Houses: 1955-56 to 1960-61
Net change in number of licensed rooms: plus 20 rooms
Number of buildings where number of licensed rooms varied between the years: 45 buildings

23 buildings had an increase in licensed rooms
22 buildings had a decrease in licensed rooms

2. Common Victualer Licenses
Net change in licenses between the two years: minus 8 licenses

14 licenses were discontinued
8 new licenses were issued.

3. Variety Store Licenses (i.e., candy stores)
Net change in licenses between the two years: minus 3 licenses

6 licenses were abandoned
3 new licenses were issued between 1955 and 1960

4. Liquor Licenses: all types
Net change in licenses between the two years: minus 3 licenses

5 licenses left the area
2 new licenses located in the area

Source: Files of the Licensing Board.

E. Change of Use
Within the study area (excluding Pru site) since 1955 the following uses were lost by demolition or conversion:

120 apartment units
2 lodging houses
1 dormitory
1 hotel
2 clubs
12 retail stores
1 warehouse
2 gas stations
2 office bldgs. (48,000 sq. ft. flr. space)
1 tech. high school (vacant but not yet razed)

and the area gained by new construction or conversion:

28 apartment units
5 priv. schools
1 motel of 161 units (under construction)
2 retail stores
2 parking lot shelters
1 gas station
1 air conditioning annex
1 telephone exchange office gldg. (12,600 sq. ft.)



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Within the Pru site the following uses were lost by demolition:

28 apartment units
1 lumber yard with sheds
1 railroad yard with sheds
1 exhibition hall

| | | |
|---|---|---|
| Floor space lost by demolition (for all uses) in the periphery | = | 264,000 sq. ft. |
| " " " " " " " " " Pru site | = | 306,000 " " |
| " " " " " total | = | 570,000 " " |

Floor space gained by new construction (all uses) in periphery = 152,000 sq. ft.
(including 125,000 sq. ft. in new motel now under construction)

F. Cost of New Construction, Alteration, and Demolition
Within the study area (excluding Pru site) since 1955 the following costs were reported on building permit records:

| | | |
|---|---|---|
| new construction | $1,825,000 | |
| alterations | 1,289,000 | |
| Total | $3,114,000 | |
| demolition | | $107,000 |

and on the Pru site the following costs were so reported:

| | | |
|---|---|---|
| new construction | 20,000* | |
| alterations | 15,000 | |
| Total | 35,000 | |
| demolition | | $101,000 |

and for the entire area the costs were:

| | | |
|---|---|---|
| new construction | $1,845,000 | |
| alterations | 1,304,000 | |
| Total | $3,149,000 | |
| demolition | | $208,000 |

G. Gain or Loss in Assessed Valuation
Demolition in the study area since 1955 has caused the following losses in valuation of improvements:

| | |
|---|---|
| peripheral area | $553,000 |
| Pru site | 438,000 |
| Total | $991,000 |

New construction since 1955 (excluding the new motel and foundations to Pru center) have added one major structure, the telephone exchange addition, with a valuation of $365,000. The new motel, which will cost $1,068,000 will more than make up lost valuation

* Cost of Pru Center foundations excluded because not found in Bldg. Dept. files.

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Summary

If one includes the Huntington Ave. motel, (now under construction) the study area peripheral to Prudential has experienced since 1955 a moderate investment in new public works, alterations to buildings, and new construction. The latter will more than compensate for loss of valuation due to recent demolition. The area has had a net loss of 100 apartment units and some non-housekeeping units, but will show a gain of 160 motel units.

The Prudential site has been cleared of nearly all previous uses. However the cost of new foundations to the center built to date far exceeds total valuation lost.

Change since 1955 in condition of structures has not been measured due to lack of survey data from that date. However there is evidence that city codes have been enforced throughout the area an, according to observers of that area, itsremaining buildings are in substantially the same condition of maintenance as 5 years ago.

In summary, physical changes since 1955 do not seem to have altered significantly the conclusions that can be drawn from the legal testimony already presented concerning the condition of the Prudential site and its environs.