



CITY OF NEW BEDFORD

Department of City Planning

133 William Street • Room 303 • New Bedford, MA 02740
508-979-1488 • www.newbedford-ma.gov

MEMORANDUM

TO: New Bedford City Council
FROM: New Bedford Historical Commission
DATE: May 5, 2022
RE: **BUILDING DEMOLITION REVIEW**
NS Manomet Street (Map 105, Lots 207) circa 1940 coal bin structure

In accordance with the requirements of the New Bedford City Code, Article XI, Section 2-157 Demolition of Buildings, the New Bedford Historical Commission [NBHC] has examined the structures located at the above-captioned site in order to determine their historical significance and whether it is in the public interest to preserve such structures.

The NBHC reviewed the application for demolition at its May 2, 2022, meeting, and hereby forwards its findings and recommendation in this matter to the New Bedford City Council:

- The structure is associated with the Manomet Mills, an early 20th century textile mill complex which became a National Register District in 2012.
- The structure has been a long-term, vacant, blighted structure and has become a nuisance property; attracting trash, dumping and illegal activities.
- The City's Neighborhood Task Force has sought demolition to cure the violations associated with this property.
- The structure consists of a brick building, metal canopy and bunker-type concrete walls. All parts of the structure must be removed as they currently have an adverse effect on the nearby historic resources and will continue to be a blight to the neighborhood and attract nuisance activity.

In light of these findings, the New Bedford Historical Commission has determined that structure located at NS Manomet Street is not Historically Significant and not a Preferably Preserved Historic Structure.

Cc: Mackay Companies, Applicant
Department of Inspectional Services
Mayor's Office

Attachments: NBHC Staff Report

IN CITY COUNCIL, May 12, 2022

Referred to the Committee on Appointments and Briefings – Yeas 9, Nays 1. (Councillor Morad
OPPOSED.)

Dennis W. Farias, City Clerk

a true copy, attest:

City Clerk



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STAFF REPORT

NEW BEDFORD HISTORICAL COMMISSION MEETING

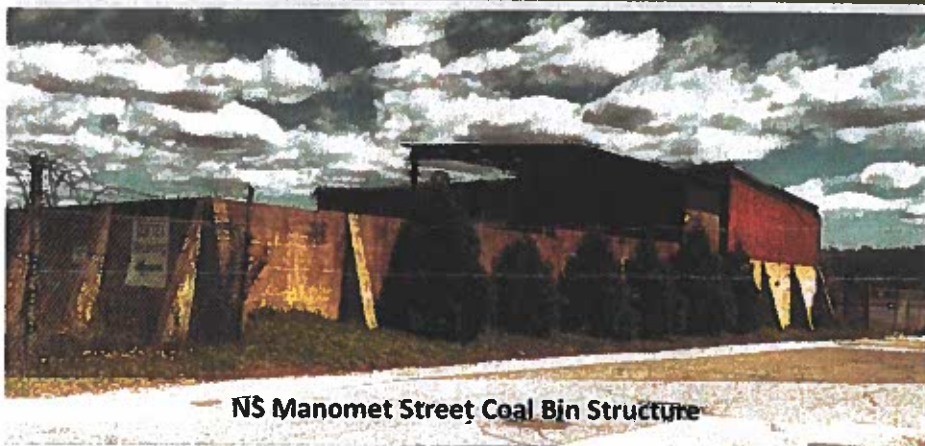
May 2, 2022

DEMOLITION REVIEW

CASE # 2022.06

NS Manomet St (Map 105 Lot 207)

OWNER: Mackay Companies
197 Ballardvale Street
Wilmington, MA 01887



NS Manomet Street Coal Bin Structure

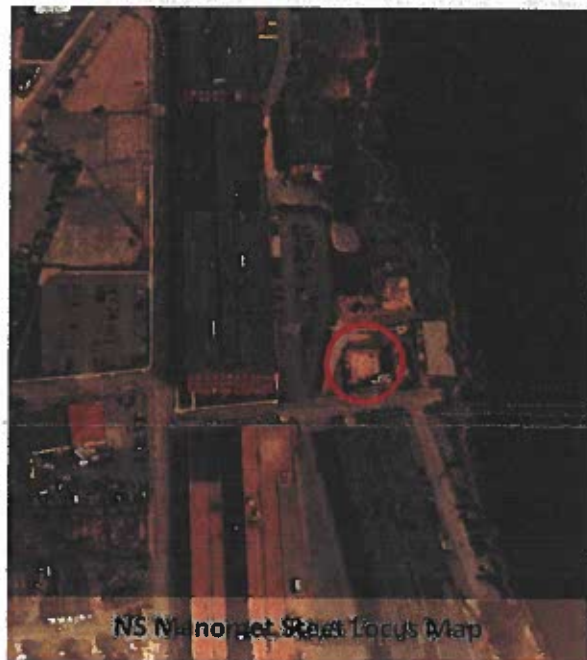
OVERVIEW: The circa 1950 coal bin structure located on the north side of Manomet Street, to the east on Manomet Mill #1, and adjacent to the

Acushnet River has been a long-term, vacant, blighted structure and has become a nuisance property; attracting trash, dumping and illegal activities. The City's Neighborhood Task Force has issued several fines to the property owner and has sought demolition to cure the violations associated with this property.

HISTORICAL CONTEXT: The structure is associated with the Manomet Mills, an early 20th century textile mill complex which became a National Register District in 2012. The Manomet Mills is historically significant for its association with the development of the cotton-textile industry in New Bedford as well as its association with William Whitman and renowned architect Charles Roderick Makepeace.

STATEMENT OF APPLICABLE GUIDELINES: 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 property owner has indicated his willingness to demolish the structure, but there are questions whether the demolition is in its entirety or in-part. The concrete walls are tied to the brick portion of the structure, but also stand independently, forming a bunker-type structure. The concrete is in poor condition. All parts of the structure must be removed as they currently have an adverse effect on the nearby historic resources and will continue to be a blight to the neighborhood and attract nuisance activity.