



PLANNING DIRECTOR
TABITHA HARKIN

CITY OF NEW BEDFORD DEPARTMENT OF CITY PLANNING

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HISTORICAL COMMISSION

MEMORANDUM

TO: New Bedford City Council

FROM: Anne Louro, Preservation Planner

DATE: July 5, 2023

RE: **BUILDING DEMOLITION REVIEW**
278 Union Street (MAP 46 Lot 18)
Circa 1925, one and one story brick masonry commercial building.

In accordance with the requirements of the New Bedford City Code, Article XI, Section 2-157 Demolition of Buildings, the Preservation Planner, designated to act on behalf of the New Bedford Historical Commission, has examined the structure located at the above-captioned site in order to determine its historical significance and whether it is in the public interest to preserve such structure.

Having reviewed the application for demolition I offer the following findings and recommendation in this matter to the New Bedford City Council:

- The structure is listed as a contributing resource (NBE.18) within the Central New Bedford National Register Historic District (NBE.AC).
- The structure has been substantially altered and no longer retains architectural significance based on the existing condition of the structure.
- The structure's demolition is necessary to accommodate the new construction of a five-story mixed use building.
- The Historical Commission, by and through a Memorandum of Agreement between the Massachusetts Historical Commission and the property owner, Alinea Capital Partners LLC, have collaborated in the new building design as a means to mitigate the adverse effects of demolition.

In light of these findings, the Preservation Planner has determined that the commercial structure at 278 Union Street is neither a Historically Significant nor a Preferably Preserved Structure.

cc: Alinia Capital Partners LLC, Property Owner
Tom Benton, D.F. Pray
Department of Inspectional Services
Councilor Derek Baptiste

LOCUS MAP

