



City of Fall River  
Massachusetts  
HISTORICAL COMMISSION

**JASIEL F. CORREIA II**  
*Mayor*

**ANTONE DIAS**  
*Chair*

## Fall River Register of Significant Structures

### **What is the Fall River Register of Significant Structures?**

The Fall River Register of Significant Structures, known as the “*Register*”, is a listing of over 1,900 structures, sites, objects and districts of historic significance.

The Fall River Historical Commission (Historic Commission) is responsible for maintaining, revising and, where necessary, expanding our city’s inventory of historic and archaeological resources. The Historic Commission encourages public recognition and protection of resources of architectural, historical, archaeological and cultural significance, identifies historical resources for City planning purposes, and determines eligibility for preservation grant funding.

### **How is the Fall River Register of Significant Structures Used?**

Being listed on the *Register* is the first step used to identify properties that may qualify for the National Register of Historic Properties. A property listed on the *National Register* may be eligible for state restoration grants and/or tax benefits, and the property owner may receive limited protections from state and federal actions.

Additionally, the *Register* is essential in helping the city develop a concrete strategy for preserving the city’s historic buildings by a) serving as a foundation for future designations of city landmarks and/or expand historic districts; b) providing a reference guide for appropriate land use, such as development planning, demolition, and building alterations on historic resources; and c) assisting non-profits and private owners of historic buildings in their preservation efforts;

### **Could my Property be Historic if it is Not Listed on the Fall River Register?**

Yes. The *Register* does not contain a comprehensive list of every historic resource in the city. The *Register* is a working document that is continually updated and revised.

### **What Additional Regulations Apply to Properties Listed on the Fall River Register?**

Pursuant to City Ordinances 38-111 and 38-113 (see below), the building inspector shall not approve any application for a permit to demolish any property listed on the *Register* unless written notice of



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such intent to demolish was provided to the chairperson of the historic commission at least six (6) months prior to the filing of the application for demolition.

**Sec. 38-111. Notice required.**

At least six months, but not more than one year, prior to the filing of an application for a permit to demolish, in whole or in part, any structure listed on the Fall River Register of Significant Structures, the individual or entity intending to file such application shall give written notice of such intent to the chairperson of the historical commission.

**Sec. 38-113. Restrictions on issuance of demolition permit.**

The building inspector shall not approve any application for a permit to demolish, in whole or in part, any structure listed on the Fall River Register of Significant Structures unless, with respect to such structure, there has been filed with him or with his department the statement, in writing, required under the provisions of section 38-112, nor shall he approve any such application prior to the expiration of six months from the date the chairperson of the historic commission received the written notice of intent required under section 38-111.

**Can the Demolition Delay Ordinance prevent demolition altogether?**

No. The Demolition Delay Ordinance can only delay demolition plans for a period of up to six (6) months from the date the Historic Commission received written notice of intent to demolish, as required by Section 38-111. The Demolition Delay Ordinance was adopted to encourage preservation, restoration, and/or adaptive re-use of historic structures, and the six month delay provides the Historic Commission with time to work with property owners to pursue avenues other than demolition.

**Are there any advantages to being listed on the *Register*?**

A listing on the *Register* allows property owners to utilize the State of *Massachusetts Historic Building Code* (International Existing Building Code (IEBC), Chapter 11 – Historic Buildings). The IEBC may facilitate restoration or accommodate a change of occupancy in order to preserve the original, or restored architectural elements of a historic structure.

Properties included on the *Register* may also qualify for the Massachusetts Historic Rehabilitation Tax Credit Program. Under this program, a certified rehabilitation project on an income-producing property is eligible to receive up to 20% of the cost of certification rehabilitation expenditures in State Income Tax Credits and 10% of Federal Tax Credits.



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Other benefits include:

- Variance from front, side, or rear yard setbacks and lot coverage
- A change in use regardless of zoning or parcel size.
- Storefront Assistance Programs that supplement financial resources
- Extra funding through additional Historic Preservation Grants
- Funding through the Community Preservation Act
- Charitable Contributions for Historic Preservation
- Massachusetts Preservation Projects Fund
- Local Option Property Tax Assessment (*Currently not adopted in Fall River*)
- Community Development Block Grants

## **Who can nominate a property to the Fall River Register of Significant Structures?**

Per Section 38-64, the owner of record, a member of the historical commission, OR twenty-five (25) residents of the city can nominate a property to be listed on the *Register*.

## **Can a Property Be Removed from the Fall River Register?**

Yes, a property owner may request that their property be removed from the *Register* by submitting a written request to the chairperson of the Historic Commission.

The Historic Commission shall determine, following a hearing, whether or not the property should be removed from the *Register*.

## **What are the criteria for listing a resource on the Fall River Register?**

A structure, site, object, and/or district may be historically significant and worthy of preservation as a significant structure if at least fifty (50) years old and:

- a) Has significant character, interest or value as part of the development, heritage or cultural characteristics of the City, Commonwealth or Nation or is associated with the life of a person significant in the past; or
- b) Is associated with an event of importance to the history of the City, Commonwealth or Nation; or
- c) Reflects the environment in an era characterized by a distinctive architectural style; or
- d) Embodies distinguishing characteristics of an architectural style or engineering specimen; or
- e) Is the work of a designer, architect, landscape architect or designer, or engineer whose work has significantly influenced the historical, architectural, economic, social, or cultural development of the City, Commonwealth or Nation; or



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- f) Contains elements of design, detail, materials or craftsmanship which represents a significant innovation; or
- g) Is part of or related to a square, park or other distinctive area which should be preserved according to an historic, cultural or architectural motif; or
- h) Owing to its unique location or singular physical characteristic, represents an established and familiar visual feature of the neighborhood, community or City; or
- i) Has yielded, or may be likely to yield information in pre-history or history; or
- j) Exemplifies the cultural, political, economic, social or historical heritage of the community.

For more information, including a current listing of the *Fall River Register of Significant Structures*, please contact the Fall River Historical Commission or login to: <http://www.fallriverma.org> and click on **YOUR GOVERNMENT**, *Boards and Commissions* and finally **Historical Commission**.



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**FALL RIVER REGISTER OF SIGNIFICANT STRUCTURES**

**NOMINATION FORM OF HISTORICAL BUILDING, STRUCTURE, SITE, OR OBJECT**

SUBMIT ALL ATTACHED MATERIALS ON PAPER AND IN ELECTRONIC FORM ON CD (MS WORD FORMAT)

**1. ADDRESS OF HISTORIC RESOURCE**

Street address: \_\_\_\_\_

**2. NAME OF HISTORIC RESOURCE**

Historic Name: \_\_\_\_\_

Common Name: \_\_\_\_\_

**3. TYPE OF HISTORIC RESOURCE**

Building     Structure     Site     Object

**4. PROPERTY INFORMATION**

Condition:     Excellent     Good     Fair     Poor     Ruins

Occupancy:     Occupied     Vacant     Under construction     Unknown

Current use: \_\_\_\_\_

**5. BOUNDARY DESCRIPTION**

Please attach a plot plan and written description of the boundary.

**6. DESCRIPTION**

Please attach a description of the historic resource.

**7. SIGNIFICANCE**

Please attach the Statement of Significance.

Period of Significance (from year to year):    from \_\_\_\_\_ to \_\_\_\_\_

Date(s) of construction and/or alteration: \_\_\_\_\_

Architect, Engineer, Builder, Contractor, Artisan and/or Designer: \_\_\_\_\_

Original owner: \_\_\_\_\_ Other significant persons: \_\_\_\_\_

**8. PHOTO**

Please attached photograph(s).



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**9. CRITERIA FOR DESIGNATION**

The historic resource satisfies the following criteria for designation (check all that apply):

- (a) Has significant character, interest or value as part of the development, heritage or cultural characteristics of the City, Commonwealth or Nation or is associated with the life of a person significant in the past; or,
- (b) Is associated with an event of importance to the history of the City, Commonwealth or Nation; or,
- (c) Reflects the environment in an era characterized by a distinctive architectural style; or,
- (d) Embodies distinguishing characteristics of an architectural style or engineering specimen; or,
- (e) Is the work of a designer, architect, landscape architect or designer, or engineer whose work has significantly influenced the historical, architectural, economic, social, or cultural development of the City, Commonwealth or Nation; or,
- (f) Contains elements of design, detail, materials or craftsmanship which represent a significant innovation; or,
- (g) Is part of or related to a square, park or other distinctive area which should be preserved according to an historic, cultural or architectural motif; or,
- (h) Owing to its unique location or singular physical characteristics, represents an established and familiar visual feature of the neighborhood, community or City; or,
- (i) Has yielded, or may be likely to yield, information important in pre-history or history; or,
- (j) Exemplifies the cultural, political, economic, social or historical heritage of the community.

**10. MAJOR BIBLIOGRAPHICAL REFERENCES**

Please attach a bibliography.

**11. NOMINATOR**

Name with Title \_\_\_\_\_ Email \_\_\_\_\_  
Organization \_\_\_\_\_ Date \_\_\_\_\_  
Street Address \_\_\_\_\_ Telephone \_\_\_\_\_  
City, State and Postal Code \_\_\_\_\_  
Nominator  is  is not the property owner.

**FRHC USE ONLY**

Date of Receipt: \_\_\_\_\_  
 Correct-Complete  Incorrect-Incomplete Date: \_\_\_\_\_  
Date of Notice Issuance: \_\_\_\_\_  
Property Owner at Time of Notice  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Postal Code \_\_\_\_\_  
Date(s) Reviewed by the Committee on Historic Designation: \_\_\_\_\_  
Date(s) Reviewed by the Historical Commission: \_\_\_\_\_  
Date of Final Action: \_\_\_\_\_  
 Designated  Rejected