



# Fall River Historical Commission

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WETTER LINE

CITY OF  
FALL RIVER

1888 & 89

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[frhc@fallriverma.org](mailto:frhc@fallriverma.org)

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# Who We Are

**The Fall River Historical Commission is a volunteer board of Fall River residents appointed by the Mayor.**

**The Fall River Historical Commission is the official agent of the City of Fall River responsible for community-wide historic preservation planning.**

**The Fall River Historical Commission administers the city's Demolition Delay Bylaw.**

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# Mission

**The mission of the Fall River Historical Commission (FRHC) is to identify, document, and protect Fall Rivers historic resources, to increase public awareness of Fall Rivers heritage and the value of historic preservation, and to do so with not only the guidance and council of the Massachusetts Historical Commission but also by interacting with other city boards and committees.**

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# Commission Responsibilities

**Collaborate with other departments and committees**

**Conduct and Maintain historic property survey and inventory**

**Historic District Planning**

**Advisory to Historic Property Owners**

**May Acquire and Manage Historical Property**

**Prepare Annual Fall River Historical Commission Reports**

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# De-Mystifying Similar Organizations

*Fall River Historical Commission* is the official agents of the City of Fall River responsible for community-wide historic preservation planning.

*Fall River Historic District Commission* – is the review authority responsible for regulatory design within *Local/Historic Districts*

*Fall River Historical Society* – is a private, non-profit organization

*The Preservation Society of Fall River* – is a non-profit organization

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# Preservation & Protection Examples

**Former Central Police Station**

**King Philips Mill Smokestack**

**Coughlin School**

**Central Congregational Church “Abbey Grill”**

**Former Silvia School**

**Ramsey House, c 1875**

**McDonalds Train**

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# Importance of Preservation

**Historic preservation has become a fundamental tool for strengthening communities and economic development by promoting;**

**sustainable development**

**neighborhood stabilization**

**job creation and skilled labor demands**

**promotion of arts and cultures**

**heritage tourism**

**Buoying property values**

**Creating real estate market niches**

**Community Pride**

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# Historic Districts

## Number of Properties by District:

<b>Corky Row</b>	<b>437</b>
<b>Downtown Fall River</b>	<b>30</b>
<b>Highlands</b>	<b>328</b>
<b>Highlands <u>Local</u></b>	<b>47</b>
<b>Lower Highlands</b>	<b>119</b>
<b>Quequechan Valley Mills</b>	<b>7</b>



Historical  
Properties Listings

# Historic Districts

Corky Row Historical District



# Historic Districts

Downtown  
Historical District



# Historic Districts

Highlands  
Historical District



# Historic Districts

Lower Highlands  
Historical District



# Historic Districts



Quequechan Valley Mills  
Historical District

# Local Historic District – 40C



Highlands Local  
Historical District

# What is a Local Historic District? MGL 40C

**A 40C district is THE best aid in the preservation of historic properties.**

**This Ordinance provides, no BUILDING or STRUCTURE or part thereof within a 40C district shall be CONSTRUCTED or ALTERED in any way that affects the EXTERIOR ARCHITECTURAL FEATURES as visible from a public way, unless the Commission has issued a CERTIFICATE with respect to such CONSTRUCTION or ALTERATION.**

**This includes no demolition permit for the demolition of a building or structure.**

# Local Historic District – 40C

There are some **EXCLUSIONS**. These include:

- **Temporary BUILDINGS, STRUCTURES or SIGNS**
- **Terraces, walks, driveways, sidewalks & similar structures**
- **Storm Windows and Doors, Screen Windows & Doors and window Air Conditioners**
- **The color of Paint**
- **The color of materials used on roofs**
- **Signs of not more than two (2) sq. ft. in DISPLAY AREA**
- **The reconstruction of a building or structure damaged or destroyed by fire, storm or other disaster**
- **Ordinary maintenance, repair or replacement**

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# Historic Property Designations

**The Fall River Register of Significant Structures has approximately 1,900 listings and is the initial step of historic designation.**

**The Massachusetts State Register of Historic Places includes approximately 1,200 Fall River structures.**

**The National Register of Historic Places also includes approximately 1,200 Fall River structures. More than 65 Fall River National Register Historic Properties have been lost due to accident OR willful demolition over the past 30 years.**

# Is Your Home Historic?

Usually, any property over 50 years old may be considered *historic*.

An imperfect but quick way to judge is whether the foundation is made of field stone, granite, or brick, all of which fell out of favor by the 1920s when cinder block and poured concrete became easier to use and less time consuming.

Whether your home is considered *historically significant* is a little different. To be considered significant a property must be over 50 years old AND have architectural or historical, or cultural importance.

Given Fall River's historical background and significant contribution to early American History and the Industrial Revolution, it is generally common for Fall River property owners to take for granted the historic value of their homes because there are simply so many historic properties remaining here.

Many of Fall Rivers beloved triple deckers have significant architectural features which are no longer duplicated, and played an integral role in our nations Industrial Revolution, therefore may be considered *historically significant*.

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# Fall River Register of Significant Structures

## Fall River Register of Significant Structures

Updated: MAY 2015



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

The Fall River Register is the first step to;

- 1) Identify our historic properties and
- 2) *Qualify for the National Register of Historic Properties.*

Additionally, the Register is essential in helping the city:

- 1) develop a concrete strategy for preserving the city's historic property
- 2) foundation for future designations of city landmarks and/or expand historic districts
- 3) providing a reference guide for appropriate land use, such as development planning, demolition, and building alterations on historic resources
- 4) Assist owners of historic buildings in their preservation efforts

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

**Properties are subject to Fall Rivers 6 month demolition delay ordinance.**

**Pursuant to City Ordinances, the building inspector shall not approve any application for a permit to demolish any property listed on the *Register* unless written notice of 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.**

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

**Listing on the *Register* allows property owners to utilize the State of *Massachusetts Historic Building Code* (International Existing Building Code (IEBC), Historic Buildings).**

**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.**

An aerial photograph of a coastal town, likely Fall River, Massachusetts, is shown in a dark, almost black, color scheme. The map features a network of streets, a prominent river or coastline on the right side, and various landmarks. The text is overlaid on this map. The main title is in white, while the list of benefits is in yellow. The publisher information is in white at the bottom right.

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

**Benefits for certain eligible historic properties may include:**

**Storefront Assistance Programs**

**Historic Preservation Grants**

**Community Preservation Act**

**Charitable Contributions for Historic Preservation**

**Massachusetts Preservation Projects Fund**

**Community Development Block Grants**

**Tax Credits**

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# Tax Incentives for Historic Properties

## Federal Programs

Tax incentives may include:

**20% Rehabilitation Tax Credits**

**Charitable Contributions for Historic Preservation**

**Investment Tax Credit for Low Income Housing**

**Rehabilitation Mortgage Insurance (Section 203(k))**

## State Programs

**State Building Code**

**The Massachusetts Preservation Project Fund**

**Preservation Restrictions**

**Brownfields Municipal Tax Abatement**

**Community Development Block Grants**

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# Contact Us



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**Historical Commission**

**Antone J. Dias, Chair**  
E: [frhc@fallriverma.org](mailto:frhc@fallriverma.org)

The mission of the Fall River Historical Commission (FRHC) is to identify, document, and protect Fall River's historic resources; to increase public awareness of Fall River's heritage and the value of historic preservation; and to do so with not only the guidance and council of the Massachusetts Historical Commission but also by interacting with other city boards and committees.

The FRHC endeavors to be a preservation information resource to all citizens of Fall River and the Commonwealth of Massachusetts by means of research, public meetings, the press, and publications, and to educate the citizenry of Fall River and the Commonwealth of Massachusetts regarding the breadth and importance of Fall River's cultural heritage.

Another mandate of the FRHC is to administer Fall River's Chapter 38: Historical Preservation and in particular Article III, Division 3. – Notice of Intent to Demolish Structure, more commonly known as the "Demolition Bylaw".

Since its inception in 1977, the Commission has basically played only as an advisory role. Until recently, the Commission could only delay, but not stop, demolitions of our historical resources. The recent creation of the Fall River Historic District Commission will for the first time, provide the regulatory power to prevent our historical structures from being demolished. While this is limited to 47 properties within the Highland Historical District, it is our hope that the community will see the importance of preservation and eventually expand beyond this small footprint.


Preservation today is pursued in complementary ways within the private, the non-profit, and the public sectors. And in the public sector, governments provide a regulatory framework to protect historic properties, and provide financial support through grants, loans, or tax relief.


All of these efforts make an enormous contribution to our quality of life, but even the strongest commissions are only as strong as the support of its community.

Please click on the Facebook link below and "Like us" to receive the latest updates and important information regarding historical preservation in Fall River.


**Board Members**  
Antone J. Dias, Chair  
Connie Maria Soule  
Larry Dykes, Jr., Secretary  
Richard Mancini  
Kristen Cantara Oliveira, Vice-Chair  
Alan J. Rumsey  
Michael L. Keane, AIA

[Chapter 38 Historical Preservation](#)  
[Fall River Register of Significant Structures as of November 2015](#)  
[Fall River Historical Commission 2015 Annual Report](#)  
[Fall River Historical Commission 2016 Annual Report](#)

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**QUESTIONS?  
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Thank you

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