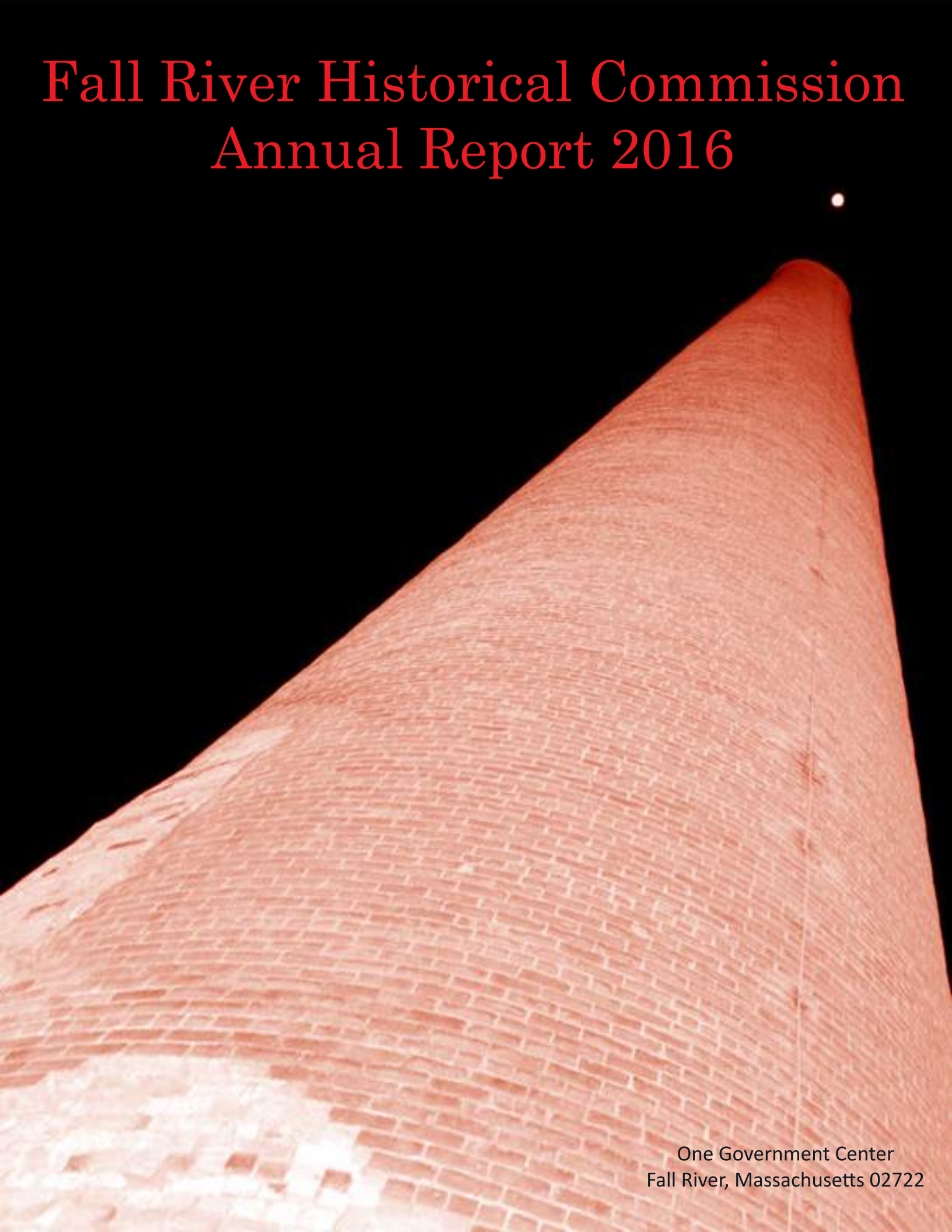


Fall River Historical Commission Annual Report 2016



One Government Center
Fall River, Massachusetts 02722

Prepared for:

City of Fall River
One Government Center
Fall River, Massachusetts

Prepared by:

FRHC | Fall River Historical Commission
Fall River, Massachusetts

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The mission of the Fall River Historical Commission (a.k.a. Commission) 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 Commission 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.

The Commission administers the mandates of 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".

The newly created Fall River Historic District Commission will for the first time, provide the regulatory power to prevent our historical structures from be demolished. While this is limited to 47 properties within the Highlands Local Historical District, it is our hope that the community will see the importance of preservation and eventually expand beyond this small footprint.

The purpose of the Fall River District Commission is to aid in the preservation and protection of the distinctive characteristics and architecture of buildings and places significant in the history of Fall River, the maintenance and improvement of their settings and the encouragement of new building designs compatible with the existing architecture of that district.

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 provide for an attractive city, stable neighborhoods, economic development and urban revitalization.

Section 1: Overview

The Fall River Historical Commission is a volunteer board of Fall River residents appointed by the Mayor. The Commission has been in existence since September 16, 1977.

The Commission's mission is to provide a regulatory overview of five designated Historic Districts.

The Commission also provides community-wide historic preservation planning assistance by promoting historic preservation awareness and by commenting on projects that may impact historic resources.

The Commission's other responsibilities include preserving and protecting its historical assets through education, legislation, policy recommendations, and physical conservation.

The Commission works in collaboration with the Massachusetts Historical Commission, operating under the provisions of Section 8D, Chapter 40 of the Massachusetts General Laws. This law was adopted on September 16, 1977 as a City of Fall River Ordinance - Chapter 38, Historical Preservation.

The City has 1,266 structures on the National Register of Historic Places of which 72 structures have been destroyed.

The City has 1,900 structures/objects/sites on the Fall River Register of Significant Structures.

Since listing of the city's historical properties started in 1983, the 72 structures on the National Register that have been destroyed by either an act of God or selective demolition accounts for approximately 6% of historical structures destroyed in our City.

<i>Listing by District is as follows:</i>		<i>Structures Demolished</i>
Corky Row Historical District –	437	Demolished: 9*
Downtown Fall River Historical District –	30	Demolished: 1*
Highland Historical District –	328	Demolished: 6*
Highland <u>Local</u> Historical District –	47	Demolished: 0
Lower Highlands Historical District –	119	Demolished: 1*
Quequechan Valley Mills Historical District –	7	Demolished: 19

* Demolished listing has not been updated.

City Map
National Register Listings



Colors represent all Historic listings in the City of Fall River

Historic District*Corky Row Historical District*

Corky Row Historical District has **437** properties listed on the National Register.

Historic District*Downtown Fall River Historic District*

Downtown Fall River Historical District has **30** properties listed on the National Register.

Historic District
Highland Historical District



Highland Historical District has **328** properties list on the National Register.

Local Historic District
Highland Local Historical District



Highland Local Historical District has **47** properties listed with our [Local Historic District](#).

The Highlands Local Historic District is a Chapter 40C District. This district will be overseen by the Fall River Historical District Commission.

In the case of new Construction or additions to existing buildings or structures, the commission shall consider the appropriateness of the scale, shape and proportions of the building or structure both in relation to the land area upon the building or structure is situated and in relation to buildings and structures in the vicinity.

Properties highlighted in “**BLUE**” will require this regulatory review.

Historic District*Lower Highlands Historical District*

Lower Highlands Historical District has **119** properties list on the National Register.

Historic District*Quequechan Valley Mills Historical District*

Quequechan Valley Mills Historical District has 7 properties listed on the National Register.
The majority of historical structures in this district were razed.

Section 2: Commission Members

The Commission is regularly comprised of seven (7) regular members.

Board Member are as follows:

<u>NAME & Address</u>	<u>Date of Appointment</u>	<u>Date Term Expires</u>
Antone J. Dias, Chair 80 Hood Street	04-19-2016	10-20-2018
Connie Maria Soule, Secretary 577 Rock Street	10-27-2014	10-20-2016
Laurence Dykes, Jr. 28 Chaloner Street	10-27-2014	10-20-2017
Michael L. Keane 96 Colfax Street	04-19-2016	10-20-2018
Richard Mancini 243 French Street	10-27-2014	10-20-2016
Kristen Cantara Oliveira 127 Smithies Street	10-27-2014	10-20-2016
Alan J. Rumsey, Vice Chair 492 Rock Street	10-27-2014	10-20-2017

The Commission has the following powers and duties:

1. to cooperate with, consult, and serve as an advisory body on matters affecting the historical assets of the city to officers, departments, boards, commissions, committees and other agencies of the city, and to assure that the comprehensive plan embodies the appropriate preservation of those assets;
2. to conduct a survey of Fall River's buildings and sites for the purpose of determining those of historic significance architecturally or otherwise;
3. to propose as it deems appropriate the establishment of additional historic districts and changes in existing historic districts;
4. upon recommendations of the Fall River Historic District Commission established under City Ordinance 2014-24, and in accordance with the Historic Districts Act, to act as the historic district study committee for the establishment of additional historic districts;
5. to offer assistance to and advise owners and occupants of historic buildings and structures on problems of preservation;
6. acquire in name of the city by gift, purchase, grant, bequest, devise, lease or otherwise the fee or lesser interest in real or personal property of significant historical value and may manage the same; and may administer on behalf of the city any properties or easements, restrictions or other interests in real property which the city may have or accept as gifts or otherwise and which the city may designate the commission as the administrator thereof.

Local Historic District Study Committee

The Local Historic District Study Committee was formed through the efforts of Jim Soule, President of the Preservation Society. This Committee was developed to assist the City through the development of the Local Highland Historic District 40C. This has been a multiple year process that identified 47 properties that will require regulatory design review when applicants apply for building permits.

Board Members of this Local Historic District Study Committee are as follows:

<i>NAME & Address</i>	<i>Date of Appointment</i>	<i>Date Term Expires</i>
Antone J. Dias, Chair (Boston Society of Architects member) 80 Hood Street	09-18-2014	10-21-2015*
Connie Maria Soule, Secretary 577 Rock Street	01-20-2011	10-21-2014*
Laurence Dykes, Jr. 28 Chaloner Street	09-18-2014	10-21-2015*
Michael L. Keane, AIA (Boston Society of Architects member) 96 Colfax Street	09-18-2014	10-21-2016
Richard Mancini 243 French Street	01-27-2011	10-21-2014*
Kristen Cantara Oliveira 127 Smithies Street	09-18-2014	10-21-2017
Alan J. Rumsey, Vice Chair 492 Rock Street	01-20-2011	10-21-2014*

* Designates term has expired.

This Study Committee has completed its work and will be dissolved in its Annual Meeting once the Mayor designates the members for the newly created Fall River Historical District Commission.

Fall River Historic District Commission

The Highlands Local Historic District was accepted into Ordinance No. 2014-24 and signed by Mayor Sam Sutter on January 22, 2015. This Local 40C District will be administered by the Fall River Historic District Commission.

The Board Members of this Commission have not been finalized as of this printing.

Community Preservation Committee

Alan J. Rumsey is the Historical Commissions representative to the Community Preservation Committee.

Antone J. Dias is also a member of the Community Preservation Committee, he is a City Council Appointee and on this board prior to his involvement on the Historical Commission. Mr. Dias is an Associate member of the American Institute of Architects, AIA and the local Chapter of the Boston Society of Architects.

The mission of the Community Preservation Committee is to study the needs of the City of Fall River regarding community preservation in cooperation with various city boards, organizations and citizens and to solicit and evaluate proposals for the use of CPA funds for the benefit of all city residents.

Project funding is broken into (3) categories: Open Space/Recreational Land, Community Housing and Historic Resources.

Chart 1
COMMUNITY PRESERVATION FUND ALLOWABLE SPENDING PURPOSES (G.L. c. 44B, § 5)

	OPEN SPACE	HISTORIC RESOURCES	RECREATIONAL LAND	COMMUNITY HOUSING
DEFINITIONS (G.L. c. 44B, § 2)	Land to protect existing and future well fields, aquifers and recharge areas, watershed land, agricultural land, grasslands, fields, forest land, fresh and salt water marshes and other wetlands, ocean, river, stream, lake and pond frontage, beaches, dunes and other coastal lands, lands to protect scenic vistas, land for wildlife or nature preserve and land for recreational use	Building, structure, vessel, real property, document or artifact listed on the state register of historic places or determined by the local historic preservation commission to be significant in the history, archeology, architecture or culture of the city or town	Land for active or passive recreational use including, but not limited to, the use of land for community gardens, trails, and noncommercial youth and adult sports, and the use of land as a park, playground or athletic field Does not include horse or dog racing or the use of land for a stadium, gymnasium or similar structure.	Housing for low and moderate income individuals and families, including low or moderate income seniors Moderate income is less than 100%, and low income is less than 80%, of US HUD Area Wide Median Income
ACQUISITION Obtain property interest by gift, purchase, devise, grant, rental, rental purchase, lease or otherwise. Only includes eminent domain taking as provided by G.L. c. 44B	Yes	Yes	Yes	Yes
CREATION To bring into being or cause to exist. <i>Seidman v. City of Newton</i> , 452 Mass. 472 (2008)	Yes		Yes	Yes
PRESERVATION Protect personal or real property from injury, harm or destruction	Yes	Yes	Yes	Yes
SUPPORT Provide grants, loans, rental assistance, security deposits, interest-rate write downs or other forms of assistance directly to individuals and families who are eligible for community housing, or to entity that owns, operates or manages such housing, for the purpose of making housing affordable				Yes, includes funding for community's affordable housing trust
REHABILITATION AND RESTORATION Make capital improvements, or extraordinary repairs to make assets functional for intended use, including improvements to comply with federal, state or local building or access codes or federal standards for rehabilitation of historic properties	Yes if acquired or created with CP funds	Yes	Yes	Yes if acquired or created with CP funds

Because a majority of funding is provided for in the Historic Resources category, it is vital that future Commission members of the Community Preservation Committee (CPC) be active participants in discussions with other CPC members as well as project the opinions of the Commission as a whole.

Section 3: Activities

The Commission provided letters of support to
Massachusetts Historical Commission:

Associação Académica de Fall River
Bank Street Armory
Wampanog Mill No.2
Greater Fall River RE-CREATION

The Commission provided comment letters for:
(Cell Tower Aetna Requests)

EBI Consulting Project, 56 St. Joseph Street
EBI Consulting Project, 109 Howe St.
EBI Consulting Project, 502 Bedford St.
EBI Consulting Project, 1270 Pleasant St.
EBI Consulting Project, 363 Highland Ave.

Certificates Issued

The Fall River Historical Commission met 12 times during which a quorum was present for 11 of these meetings.

The Historical Commission received:

- (6) Certificates of Non-Applicability;
 - 9 Judge St.
 - 16 Nelson St.
 - 288 Underwood St.
 - 406 Johnson St.
 - 551 King Philip St.
 - 201 Cove St.
 - 775 Davol St.
- (1) Waivers of the Demolition Delay Ordinance;
 - 79 Oregon St. (Demolition Approved)
- (2) Denial for a Waiver of the Demolition Delay Ordinance; and
 - 386 Kilburn St. - King Philip Mill
- (3) No Notification Received resulting in Demolition
 - 547 Highland Ave.
 - Narragansett Mill Smokestack
 - 70 Slade St. (Former St. Patrick School)
- (0) Denial for Certificate of Appropriateness
- (0) Certificates of Appropriateness;
- (0) Certificates of Hardship;

Certificates issued are provided to the owner of the property, the City Clerk and the Building Inspector and are kept on file according to address.

Minutes of all meetings will be made available per the City Clerk or on request to the Commission.

Workshops/Seminars

None of our members have attended any Workshops and/or Seminars due to lack of funding and resources.

Preservation and Protection

Former Central Police Station

The city has completed a Phase 2 site assessment. A Phase 2 site assessment could include surficial and sub-surficial soil analysis, or ground water analysis, or indoor air sampling, mold sampling, asbestos sampling, lead sampling, etc.

A walk-thru by the Commission and the Preservation Society showed that there were some vinyl asbestos tile (VAT) and about what were presume is 150 linear feet of asbestos insulation in the Basement. A review of the report confirmed what we had discovered on our own walk-thru. A relatively small amount of contaminants. The building is in relatively good condition. There is a large hole on the roof over the 3rd floor gymnasium without any temporary protection. Multiple open windows throughout and no heat is provided during the winter. This lack of winterizing the building has added to the paint peeling throughout the structure. There are also multiple cracks at various exterior brick locations that will require re-pointing. This most likely from water leaks at the roof parapet.

At the repair garage location, there is evidence of an oil stains on concrete slab and one drum with unknown liquid in it.

A Form B application has been submitted to the Massachusetts Historical Commission. Given its history and architecture, we fully expect that this structure will be eligible for the National Register of Historic Places.

The administration recently issued an RFP in which the Commission was involved in adding language in RFP that would place a preservation restriction on 2 facades of the building. One at Bedford St and the other at High Street. Unfortunately, the RFP was only able to secure 2 non qualifying bids. The administration decided not to accept either of these bids and has since been looking for potential developers.

The administration also requested CPA assistance with the repair of the roof, but did not have the full support of the Committee Preservation Committee members.

King Philip's Mill Smokestack

The King Philip Mill is listed on the National Register of Historic Places. This includes (17) structures in total. The Commission with the assistance of the Preservation Society was successful in requesting CPA funds to provide for the engineering study of the King Philip smokestack and provide a feasibility study of the entire complex.

The Preservation Society hired Odeh Engineers who performed a preliminary structural review that determined the structure to be safe. Odeh Engineers indicated that more tests were required to fully understand the condition of the smokestack. This included coring of the smokestack brick base.

Through CPA funds the city was able to hire the structural engineering firm of Simpson Gumpertz & Heger to provide the additional tests and cores.

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PREPARED BY:

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Fax: 781.907.9009

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Structural Engineering Study of an Existing Historic Industrial Masonry Chimney

King Philip Mill
386 Kilburn Street
Fall River, MA
16 December 2015

SGH Project 151529

SIMPSON GUMPERTZ & HEGER



Engineering of Structures
and Building Enclosures

3. INFORMATION OBTAINED FROM OTHERS

We interviewed Roger Dumont and Joseph Jakubik of International Chimney Corporation (ICC), which is based in Williamsville, New York. ICC are experts in the design, construction, repair, and demolition of tall masonry chimney structures. Roger Dumont visited the site on 23 November 2015 to make his own observations. They provided us with the following opinions:

- They believe the chimney was taller at the time of construction and included a crown at the top of the chimney. This would have been larger in diameter than the top of the main shaft, and cantilevered over the shaft similar to a corbel, increasing in diameter by stepping the bricks outward. Architectural features such as this were common in the day to provide visual interest and the increased diameter locally at the top increased the speed of the wind to promote draft.
- They believe the crown, and a portion of the top of the chimney, was demolished at some point to reduce the risk of bricks falling to the ground below. They believe that the debris inside the chimney is likely from this crown and the portion of the upper chimney that was demolished.
- If the chimney is to be repaired, then all of the debris inside of the chimney should be removed to allow for proper ventilation of the chimney and a vented cap be placed over the entire top of the chimney to protect the interior of the chimney from weather.
- If the chimney is to be demolished, they believe a controlled explosive demolition is too risky: The proximity of Cook Pond presents environmental risks and the proximity of the nearby historic mill buildings and residences present other safety hazards. There is always a chance the structure does not fall in the correct direction.

Fall River officials announce that smokestack at King Philip Mill is in danger of collapsing - Published 8/27/2014 in News

Officials say they're still discussing with the EPA whether the federal government will pick up estimated \$200,000 to \$250,000 price tag to bring down structure.



Zoom

Herald News Photo | Dave Souza |
Purchase this Photo

The 200-foot smokestack at King Philip Mill is in danger of collapsing because of a large hole in its base, city officials announced Tuesday.

Page 2 of 2 - To take down the stack, explosives will be set at the base "and the chimney will come down in place," Biszko said.

Work on fencing the entire perimeter of King Philip Mill continues, Viveiros said. The city chose to purchase new fencing, anticipating it will be in place for a long time. But in the area around the smokestack, used fencing will be installed until the demolition is complete.

Attorney Matthew Thomas, hired by the city to work with the EPA on cleanup and who did the work to take the property in tax title, credited Viveiros with getting the EPA to make, in a matter of weeks, decisions that would normally take months.

"She has made it very clear this is a prime public safety issue for the city and the residents," Thomas said. "So they're aware of it, she continues to tell them, and she probably has them on speed dial."



Former Door brick infill.

Photo 3

Irregular opening in brick shaft on north side of chimney, below the north breech opening.



Photo 4

Large area missing outer wythe at base of chimney, and stone masonry foundation. Area of additional missing bricks since Odeh report circled in red.



Photo 5

Penetration through outer brick-up at south breech opening.



This wall is 5'-2" thick
or 17 brick wythe thick.

Photo 16

Close-up of area of missing bricks from outer wythe at base of chimney.



Photo 17

Close-up of area of missing bricks from outer wythe at base of chimney.



Photo 18

Deteriorated mortar, missing bricks, and frass on south side of chimney.



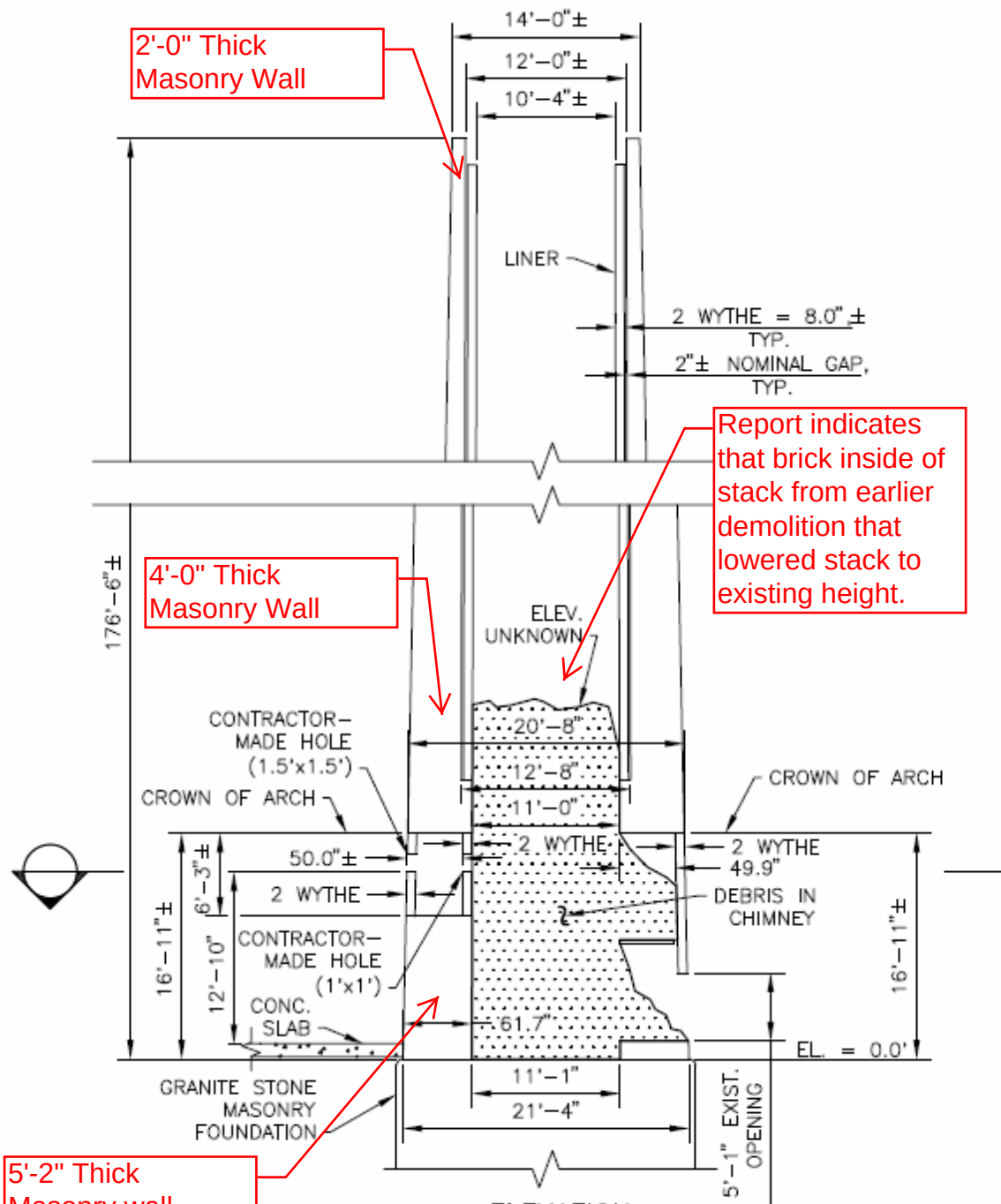
Photo 19

Vegetation growing on chimney.



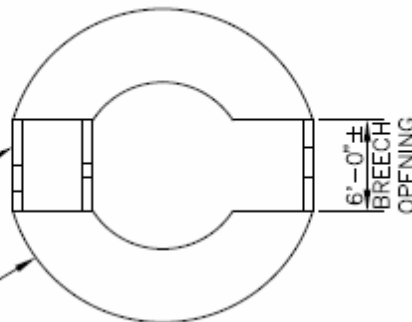
Photo 20

North breech opening exterior brick-up not keyed into adjacent walls.



BRICK INFILL

CHIMNEY SHAFT



SECTION

SCALE: 1/8" = 1'-0"

Note: Original Chimney height
was 200 feet.

SIMPSON GUMPERTZ & HEGER Engineering of Structures and Building Enclosures Simpson Gumpertz & Heger Inc. 41 Seyon Street, Building 1, Suite 300 Waltham, Massachusetts 02453 781.907.9030 fax 781.907.9039 www.sgh.com	Project: KING PHILIP MILL CHIMNEY			Drawing No.: FIG. 3
	Title: LONGITUDINAL AND TRANSVERSE SECTIONS			Scale: 1/8" = 1'-0"
	Drawn: GRI	Checked: DSA	Approved: WPK	Date: 12/11/2015
	Project No.: 151529.00			

A partial copy of the report (Attached) is provided here. In summary, the smokestack is in no danger from falling and is structurally sound. This report confirmed the earlier study by the structural engineer firm of Odeh Engineers.

The second portion of the CPA grant if the Feasibility Study currently being performed by LLB Architects.

It should be noted that Projects funded through CPA require that the property owner place a Preservation Restriction on their properties. Because of this restriction, unless the feasibility study recommends demolition, then only the building identified in the study would be able to be demolished. The Commission would support an Adaptive-Reuse with partial demolition.

Adaptive-Reuse refers to the process of reusing an old site or building for a purpose other than which it was built or designed for. Along with brownfield reclamation, adaptive reuse is a key factor in land conservation and the reduction of urban sprawl.

Residents of this neighborhood have expressed their concern regarding the Mill structure itself as a fire hazard. This is based on an earlier fire on an Office building (National Register Listing) on January 3, 2012. The Commission asks that the administration provide the necessary protection (Smoke detectors and secure of doors and windows) of this structure as required to prevent further vandalism.

Money to cover such costs can be provided by revenues received from the Vacant Building Registration and fee. Please refer to the Budget portion of this report for further clarification of this fee.

To date, the Commission has not seen a report by the Building and Fire Departments as to what building components are required to make this structures safe. These items can be estimated to see what these costs are in comparison to the multi-million dollars required to demolish these structures.

Based on the environmental hazards in the building, a standard demolition would not be possible. The EPA would require that contaminants be removed (lead paint, asbestos, etc.) in a negative atmosphere prior to any building component being demolished. Cook Pond being undoubtedly one of the most fertile ponds in Massachusetts (57,900 lbs. of fish removed) would be danger of contaminated by any standard demolition.

The estimated carrying capacity of the pond was 450 pounds of fish per acre! It was restocked with largemouth bass and tiger muskies in 1980, 1987 and 1991. This information provided by Massachusetts Fisheries and Wildlife, 2007.

Fall River Fire Museum

The Fall River Fire Museum (Anawan No. 6) is listed on the National Register of Historic Places. The Museum was successful last year in receiving a grant to hire a historical architectural firm of Ventrone Architects, LLC. Their report and recommendations was instrumental in the Museum receiving \$195,000 for repointing of the building masonry. The repointing of this structure should prevent any additional closures of the building due to masonry concerns by the building department.

St. Anne's Church

St. Anne's Church is listed on the National Register of Historic Places. The Building Department in their report to the Diocese of Fall River have partially closed the St. Anne's Church due to plaster falling from the top of a wall. The Commission does not agree with the closure of this church.

1. The Commission has identified an area of plaster that has fallen from the wall at the churches North Transept.
2. Reasons for the closure of the church are not due to structural concerns. While the main church floor is closed to the public, the Basement is allowed to continue church services. This is in contrast to the Bank Street Armory whose roof area over the 4-story portion of the building resulted in the entire structure being closed to the public.
3. Plaster is not understood in the architectural profession as being structural. Therefore, it is not understood why the area in question couldn't have been roped off or had the loose plaster in said area removed, allowing for church services to continue.

SECTION 116 EMERGENCY MEASURES

116.1 Imminent danger. When, in the opinion of the *code official*, there is imminent danger of failure or collapse of a building that endangers life, or when any building or part of a building has fallen and life is endangered by the occupation of the building, or when there is actual or potential danger to the building occupants or those in the proximity of any structure because of explosives, explosive fumes or vapors, or the presence of toxic fumes, gases, or materials, or operation of defective or *dangerous* equipment, the *code official* is hereby authorized and empowered to order and require the occupants to vacate the premises forthwith. The *code official* shall cause to be posted at each entrance to such structure a notice reading as follows: "This Structure Is Unsafe and Its Occupancy Has Been Prohibited by the *Code Official*." It shall be unlawful for any person to enter such structure except for the purpose of securing the structure, making the required *repairs*, removing the hazardous condition, or of demolishing the same.

Per Section 116 of Massachusetts Building Code, the Commission does not believe that there is an imminent danger of failure or collapse.

The Commission is disappointed that the archdiocese has not hired an architect to inspect this issue and provide a report indicating what temporary measure that would result in the opening of this church. It is understood that the cost to fully repair the damaged plaster is a costly endeavor but temporary measures can be provided in an economical manner that would allow for the use of this main space.

Commission members have spoken to the archdiocese and have provided some recommendations. These recommendations were reiterated at the diocese interview for CPA funding. The dioceses may want to consider applying again next year for CPA funds. This year's application was focused on a costly repair/replacement of plaster.

A more feasible application would be to hire a historical architect who would investigate the cause of the plaster failure and provide a list of building components that would require repair/replacement. This would be a similar process by which the Fire Museum followed.



Missing Plaster at North Transept

The Commission did do an exterior investigation and found the exterior structural buttress at the North Transept to be in need of repointing or replaced.



Exterior buttress of North Transept in need of repointing/repair

In an effort not to place a heavy burden on the property owner, the Commission would recommend that the Building Department place the property owner on a 6-month notice. This would provide the diocese with ample time to hire the necessary architect and remove any hazardous situation to the parishioners. This process is the standard process as described in the building code. If repair are not completed within the stipulated time, then the building would be closed.

Coughlin School Fire

The Coughlin School, listed in the Fall River Register of Significant Structures, is of great concern to the Historical Commission. But more importantly this building is listed in the State and National Register of Historic Places.

The Historical Commission having both licensed architects and contractors with 20+ years' experience each, on its Board requested that it be allowed to do a walk-thru with the survey team.

The Historical Commission was not allowed to be included in this survey team because the city has a standard procedure outlined in the commercial building code for new buildings CMR.780.

This standard procedure is for buildings constructed during the advent of building codes and does not take into consideration the city's historical properties. Building Codes for Historical structures are on the International Existing Building Code, (IEBC) with Massachusetts Amendments. The Historical Commission, being stewards of the City's historic properties, needs to be included in surveys of the city's Historical properties.

There is no such procedure outline in the IEBC. This code being the correct reference code book for Historical buildings or buildings built prior to the issuance of Building Codes.



A recent article by the Fall River Herald News indicated that the city has determined to raze this structure. This decision is in conflict with the mission of the Historical Commission. Not involving the

Commission in said decisions or negotiations with the insurance company will only result in one city entity conflicting with on other city entity publicly. Every effort to avoid such potential conflict should be welcomed. The Commission with it design and construction professions can only be an additional benefit to the city in receiving the proper funding to repair this structure. Not including the Historical Commission in these decisions make the Fall River Historical Commission; irrelevant.

The purpose of an insurance policy is if a catastrophic incident was to occur then the monies paid to that insurance carrier should provide for the replacement or repair of that structure. Anything less is a reason to go to mediation.

It is important to understand that there are three (3) different Massachusetts Building Code Books. Each Building Code book has particular information for that particular building.



International Building Code

International Existing Building Code

International Residential Code

All of these code books have been adopted by Massachusetts with the Massachusetts 8th Edition with Amendments to each of these Building Code books.

The Commission recommends that property owners consult an architect to assist in understanding which building code is the best for their individual needs and how they intermingle.

Central Congregational Church

The Central Congregational Church is listed on the National Register of Historic Places. The closure of Rock Street, by the Building Department is a most unfortunate event that could have been handled very differently. The Commission is concerned that lack of required notification by the Building Department results in such incidents.

The Commission supports the Building Department concern regarding the safety of pedestrians, but the correct protocol would have provided notification to the property owner in writing. This document would have provided information as to what the concern is and would have provided a 6-month period in which the property owner would need to make the necessary repairs.

The lack of written documentation by the building department is unacceptable. This building is well known to the department and if any temporary safeguards were in place with a finite time for repairs, this should have been written and submitted to the new owner, years ago. This document would have stipulation in it that if the necessary repair or structural report was not produced by the property owner then the city would be required to provide the necessary temporary repairs, placing a lien on the property until said repair was paid for by the owner.

There have been other examples just this year where the building department has closed structures due to structural concerns. One such example is the Stone School. Two weeks prior to the opening of the school, the building department issued a letter of memorandum to school officials ordering the building closed based on “numerous issues which has caused a danger to public safety.”

Those safety concerns as reported by the Herald News included the soffit around the roof that had been rotting and falling in some areas, leaving areas of that soffit exposed, with pigeons observed “living in the exposed soffit.” Other concerns included the school’s wheelchair ramp also being in disrepair and a chimney that had been crumbling.

The Commission is understanding of such issues and agrees with the buildings closure until repairs are completed, but what is most disturbing is that a department that is required to do multiple inspections every year of these structures did not provide a written report of said concerns to the school department.

If these reports were provide, the school department could have budgeted over the years, and I quote “years” because said safety areas that were identified as being the reasons for the closure do not deteriorate within a 6-month period. These are conditions that take 10+ years to deteriorate to the extent described.

Such examples of last minute notification to property owners not only puts a burden on property owners, but also affect the entire city. As seen with the closure of Rock St.

There is no denying the fact that the property owner are ultimately responsible for the condition of their property, but it is unacceptable that a building department continues to not provide the required notification or keep written reports of buildings required to be inspected.

If such notification of building code violations or neglect are issued to property owners at initial inspections, earlier rather than once materials are no longer secure or become dangerous, such repairs would be less costly to property owners and would not affect the neighborhood.

The result of issuing violations to property owners results in those property owners hiring contractor who pull building permits which is a revenue source to the city. Another benefit to the city is that buildings are made safe by the property owners for the occupants of their buildings. This is especially important when the city has an inadequate number of firemen with suspect equipment.

Having an undermanned fire department enter into an unsafe structure is not only dangerous for the occupants but puts the lives of a depleted fire department in greater danger.

Having a Building, Health and Fire Department doing the necessary building inspections is of the utmost importance. One cannot expect a property owner to understand building, health and fire codes.

Border City Mill, No. 3

The Commission is saddened with the loss of the Border City Mill, No. 3 on Weaver St., in the city's North End Neighborhood.

The Commission is concerned with the reports that this structure was inspected by both the Building and Fire Departments and determined to have a number of building and fire code violations. These violations were not enforced and the building was allowed to remain a hazard to this neighborhood. The Commission questions why some properties are made to close immediately for minor issues such as plaster falling from a wall while others are allowed to remain open. An unacceptable response is that a property owner does not have the financial means to make the unsafe condition safe.

Because the building and fire code are not being enforced to all equally, there appears to be selective levels of concern for different property owners. The only way not to have this perception justified is to require all property owners to follow protocols that are typical of the building and fire codes. An important component is to have inspections that require written documentation. This documentation is a means by which a department can follow-up on a previous inspection that listed safety concerns. Anything less allows for selective decisions and political favoritism.

The building not having a sprinkler system is not a reason for concern. The IEBC for historical properties indicates that unless a building changes its Use, the property owner is not required to sprinkle the building. The building code makes provisions for both buildings that are sprinklered and buildings that are not sprinklered.

The Commission commends the City's Safety Committee for being pro-active in looking for a solution on how to keep our city safe from vacant mill buildings. The Commission can provide our expertise in these types of structures and offer a number of recommendations that can provide further safety to properties around these structures.

It should be noted that since 1876, there has not been a loss of life due to a mill fire in Fall River. Because of their size and combustible nature of these structures once they catch on fire, it is a frightening sight and devastating to the city as a whole. The loss of such magnificent structures is a major loss to the identity of their neighborhoods.

Stephen Ashley House, 547 Highland Avenue

The Stephen Ashley House is listed on the National Register of Historic Places. The Commission was unsuccessful in its request to prevent a zoning variance approval from the ZBA to have this historic structure demolished. The ZBA determined on its own that the Stephen Ashley House located within the Highland Historical District not historical. The chairman of the ZBA indicated that he had done his own research in making such determination and indicated that he had letters of support from every councilman. This decision was made after the Commission provided information to the contrary.

The Historical Commission was purposely not made aware of meeting the property owner set up to discuss the structure with the neighborhood. Additionally, the ZBA did not notify the Commission that the structure was being considered for demolition. This is in violation of a number of City ordinances. The Commission and a number of abutters were in opposition to full demolition.

Not once through the entire process has this property owner notified the Commission of its intention to demolish the structure.

The Commission was unsuccessful in having the Building Department enforce a City Ordinance requiring such notification.

The Commission disagrees with the Building Inspectors determination that the Emergency Demolition was required due to mold being present in building. (Report Attached)



Additionally, the Commission is disappointed with Corporate Council's determination that the Chair of the Historical Commission could not file a court action on behalf of the Fall River Historical Commission. This is in contrast to what is stated in said ordinance.

Sec. 38-67. Enforcement.

The chairperson of the historical commission and the building inspector are each specifically and individually authorized to institute any and all actions and proceedings in law or in equity as they may deem necessary and appropriate to obtain compliance with the requirements of this article and to prevent any violation thereof.

(Rev. Ords. 1988, § 10-36)

It is the Commissions opinion that the Building Department did not enforce a required city ordinance.

Sec. 2-804. Enforcement of regulations relative to buildings.**Currently not being enforced**

The inspectional services division shall enforce all ordinances, regulations and laws relating to buildings in the city, or the construction, alteration or repair thereof.

(Ord. No. 2000-10, § 19, 5-9-2000; Ord. No. 2008-40, § 1(2-804), 7-15-2008)

The Commission realizing that this historical structure was in eminent danger of demolition verified that the Building Department had erroneously issued a demolition permit for this property. On October 22, 2015 the Commission spoke with Inspector Joseph Biszko resulting in the demolition permit to be temporarily suspended.

On November 12, 2015, the Commission observed further activity indicating impending demolition. The city administrator confirmed that the Building Department had reinstated the demolition permit based on the structure being structurally unsafe. I reference the city administrator as the source of this information because Inspector Biszko will not reply to any of the Chair numerous requests for information.

On November 13, 2015, Chairman Antone Dias filed a “Preliminary Injunction” in an effort to delay demolition which had started that day. The chairman observed a backhoe removing an exterior stair and workers using an active fire hose inside of the structures. The Chairman returned to the site and spoke with the property owner who would not accept a copy of the court documents.

On November 17, 2015, the Historical Commission voted 6-1 to pursue the Preliminary Injunction and request representation by Corporate Council. The chairman made the request on November 18, 2015.

On November 18, 2015, the chairman received an e-mail response from corporate council indicating that Superior Court action was filed by Antone Dias. That corporate council had received no notice of any vote or authorization from the Historical Commission requesting the filing of any court action nor authority given to Mr. Dias to do so.

The fact that Mr. Dias listed himself as the Chair on his Civil Action Cover Sheet does not change the fact that the complaint itself is filed in his name as an individual.

Corporate council also indicated that a request for assistance needs to occur prior to the filing of any action. That municipal departments are not permitted to bring suit without specific authorization from the City of Fall River.

Because the Mr. Dias acted unilaterally as an individual he is not entitled to be presented by the City.

The chairman, a volunteer of this commission did eventually receive an “Advisory” letter on January 12, 2016 indicating that “NO INDIVIDUAL MAY BRING OR DEFEND ANY LEGAL ACTION IN THE CITY’S NAME OR ON THE CITY’S BEHALF.”

The Commission would recommend that said Advisory letter or Corporate Handbook be provided to all volunteers of City Boards and/or Commissions. This would prevent any public embarrassment to parties involved and allow for communication between City Departments and Commissions.



CITY OF FALL RIVER
HISTORICAL COMMISSION
ONE GOVERNMENT CENTER
FALL RIVER, MASSACHUSETTS 02722

27 October 2015

Mr. Joseph Biszko
Director of Inspectional Services
Room 524
One Government Center
Fall River, Massachusetts 02722

Re: Erroneous Issuance of Demolition Permit for 547 Highland Avenue

Dear Inspector Biszko:

This will confirm our meeting in your office on Thursday, October 22, 2015, wherein we discussed the erroneous issuance of a demolition permit for 547 Highland Avenue, a property that is listed on the Fall River Register of Significant Structures. Thank you for meeting with me to discuss this property.

As we discussed, the issuance of the demolition permit was done in error because the applicant failed to comply with Section 38-111 of the Historical Preservation statute, which requires, *inter alia*, a minimum six (6) month notice period prior to filing an application for a permit to demolish. To date, no member of the Historic Commission has received any written notice of intent to demolish 547 Highland Avenue. As such, I must again request the you immediately withdraw/rescind the demolition permit that was erroneously issued.

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.

Further, although I am sympathetic to the office staffing issues you mentioned, I must ask that your office fully comply with Section 38-112 and 38-113 of the Historical Preservation statute, which requires, *inter alia*, that the building inspector refrain from approving a demolition permit unless (1) the building inspector has received written notice from the *Historic Commission*, wherein the Historic Commission acknowledges receipt of the owner/applicant's written notice to demolish; and (2) a minimum of six

months have passed from the date that the Historical Commission received the owner/applicant's written notice of intent to demolish.

Sec. 38-112. Acknowledgment of notice.

(a) Upon receipt of a written notice under section 38-111, the chairperson of the historical commission shall prepare and sign a statement in writing acknowledging receipt of such notice and specifying the date of such receipt.

(b) Within seven days of such receipt, duplicate originals of the statement prepared and signed under subsection (a) of this section shall be filed with the building inspector or his department and mailed or otherwise made available to the prospective applicant.

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 provision 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.

Please not that, pursuant to Sec. 38-113, it is the duty of the building inspector, not the applicant, to verify that the structure is not listed on the Fall River Register of Significant Structures prior to issuance of a demolition permit. Your current system, wherein you ask the owner/applicant to check the historical register prior to requesting a demolition permit, is legally and logistically deficient. It makes no sense whatsoever to place the burden of protecting our historically significant structures in the hands of the very people who seek to demolish them.

Finally, I must draw your attention to Sec. 38-62, regarding financial penalties for violations of the Historical Preservation statute. Specifically, the law states that anyone who knowingly violates any provision of this article shall be punished by a fine. The financial penalties do not appear to be limited to applicants and/or property owners. In other words, it appears that a knowing violation of this statute could subject your office to litigation and/or fines.

Sec. 38-62. Penalty.

Whoever knowingly violates any provision of this article shall be punished by a fine as provided in section 1-15. Such fine shall in no way be deemed or considered to be or to create a lien or encumbrance of any kind upon or with respect to the real estate in issue.

Please contact me with any questions or concerns.

Very truly yours,

Alan J. Rumsey
Co-Chairman, Fall River Historical Commission

City of Fall River
Office of the Corporation Counsel

JASIEL F. CORREIA II
Mayor



JOSEPH I. MACY
Corporation Counsel

GARY P. HOWAYECK
Assistant Corporation Counsel

RECEIVED January 12, 2016

Advisory

To: All Department Heads, Board Chairman, and Board Members:

Recent events have caused me to believe that it is necessary to provide guidance with respect to legal actions regarding the City.

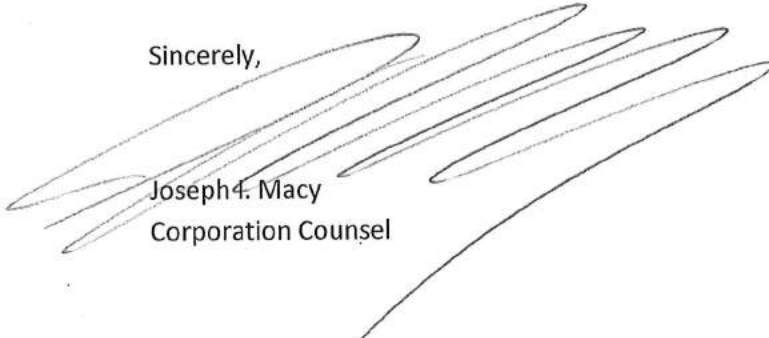
Under our ordinances the Office of the Corporation Counsel is solely and exclusively responsible for defending legal actions against the City and bringing actions on behalf of the City. **NO DEPARTMENT HEAD, BOARD CHAIRMAN, OR BOARD MEMBER MAY INITIATE OR DEFEND LEGAL ACTIONS ON BEHALF OF THE CITY.** The law is crystal clear in this regard. Not only is it the law but it is simple common sense and good administrative practice for the City to have a unified, cohesive and logical legal position in court matters.

Nothing contained in this advisory should be construed as seeking to limit anyone from exercising their statutory and constitutional rights as an **individual**. However, I want to reiterate: **NO INDIVIDUAL MAY BRING OR DEFEND ANY LEGAL ACTION IN THE CITY'S NAME OR ON THE CITY'S BEHALF.**

I want to assure you that any and all actions brought **against** the City or any of you as public officials or in the performance of your official duties will be promptly, and vigorously, defended. Any Actions necessary to affirmatively protect the City's interest will similarly be appropriately initiated.

I am available to discuss the contents of this advisory with any of you at your convenience.

Sincerely,


Joseph I. Macy
Corporation Counsel

It's unfortunate that Corporate Council would not meet with the Commission prior to the November 19, 2015 court hearing. The Commission had hoped that Corporate Council mediate this issue in-house, resulting in the temporary suspension of the demolition permit until the issue could be resolved. An opportunity to meet with Corporate Council could have resulted in the withdrawal of the Preliminary Injunction.

It is not understood why Corporate Council would not attempt in any manner to mediate issues between the Commission and the Building Department. Any discussion prior to the Court hearing could have averted the Court hearing.

Having no legal representation, the Historical Commission consulted with the Massachusetts Historical Commission who supported the Commission's actions. The Commission eventually appeared before a Superior Court Judge.

Unfortunately for the Commission, the judge indicated that he was not familiar with demolition delay ordinances and subsequently ruled against Mr. Antone Dias. The Court indicated that because one of two documents signed did not indicate Mr. Dias representing the Historical Commission that he would be representing himself. (Attached) Additionally, the judge was not please that Mr. Dias; not an attorney; represented himself.

Corporate Council submitted a "Motion to Dismiss" request. The Commission would like to address those comments on said "Motion to Dismiss" (Attached) the Commission offers the following response:

On November 18, 2014, the FRHC voted Antone Dias as Chairman of the Commission, attached.

Per Sec. 38-67 Enforcement, the chairman is individually authorized to institute any and all actions and proceedings in law as necessary in order to obtain compliance with the requirements of this article and to prevent any violation thereof.

The violation being the issuance of a demolition permit by the Building Department per Sec. 38-111 Notice required, attached. The Commission in an effort to have this demolition permit revoked, per Sec. 10-37 Revocation, names the Commissioner of Buildings; Joseph Biszko, in this Preliminary Injunction.

The Preliminary Injunction was filed due to the property at 547 Highland Ave., at the time of the filing the structure at 547 Highland Ave. was being demolished without any notification to the Commission. Notification should have been provided considering the Commission provided written documentation in opposition to the issuance of a demolition permit. (Attached) The demolition of this structure would have an immediate and irreparable loss to a historical structure in the City of Fall River.

Corporate Council's reference to the required appeal pursuant to 780 CMR 113 the Massachusetts Building Code is incorrect.

D/AS

COMMONWEALTH OF MASSACHUSETTS

BRISTOL, ss.

BRISTOL COUNTY SUPERIOR COURT
NEW BEDFORD
DOCKET NO: 1573 CV 01076

ANTONE DIAS,)
Plaintiff)
)
vs.)
)
ACN TREYAM LLC and JOSEPH BISZKO)
Defendants)
_____)

Motion to Dismiss

Motion to Dismiss as submitted by Corporate Council

Now comes Joseph Biszko, acting solely in his capacity as Building Inspector of the City of Fall River, and moves to dismiss the action against him pursuant to Rule 12(b)(6) for the following reasons:

1: The complaint against him fails to state a complaint upon which relief may be granted as:

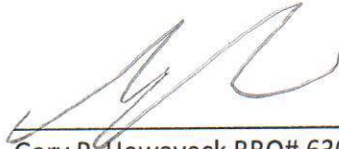
- A) He is neither a proper nor necessary party to this action nor are there any allegations of continuing activity on his part warranting relief against him, or the City of Fall River;
- B) The plaintiff has no standing to bring this action as he is neither chairman of the historical commission nor a party aggrieved by the decision of the building inspector.
- C) The complaint is improper in that it is not in the form of a verified complaint or affidavit as required by MRCP Rule 65(a).

2: The plaintiff has failed to exhaust his administrative remedies which require appeal pursuant to 780 CMR 113 the Massachusetts Building Code. **Incorrect referce to the Building Code, please refer to Page 69.**

WHEREFORE the action should be dismissed.

Joseph M. Biszko,

By his Attorney,



Gary P. Howayeck BBO# 630053
ghowayeck@fallriverma.org
Office of the Corporation Counsel
City of Fall River
One Government Center
Fall River, MA 02722
Tel: 508-324-2650
Fax: 508-324-2655

Dated: November 19, 2015

CERTIFICATE OF SERVICE

It is hereby certified that November 19, 2015 a copy of Defendant, Joseph Biszko's Motion to Dismiss was served in hand to the pro se complainant, Antone Dias.



Gary P. Howayeck

COMMONWEALTH OF MASSACHUSETTS

BRISTOL, ss.

BRISTOL COUNTY SUPERIOR COURT
NEW BEDFORD
DOCKET NO: 1573 CV 01076

ANTONE DIAS,
Plaintiff

Vs.

ACN TREYAM LLC and JOSEPH BISZKO
Defendants

AFFIDAVIT IN OPPOSITION TO PLAINTIFF'S REQUEST FOR PRELIMINARY INJUNCTION

I, Joseph M. Biszko, acting solely in my capacity as Building Inspector of the City of Fall River, do on oath depose and say as follows:

- 1: I am the duly appointed Building Inspector for the City of Fall River.
- 2: As such it is my duty and responsibility to insure compliance with State and City building codes, and to issue building and demolition permits.
- 3: A zoning variance was applied for and granted with respect to 547 Highland Avenue. This variance allowed the structure to be demolished and be used as a medical office. This variance has not been appealed.
- 4: The provisions of Ordinance Section 38-111 do not apply to this property because the Ordinances of the City of Fall River are quite clear: "A nomination under the provisions of this article shall by itself have no effect on the issuance of any demolition or other permit applied for with respect to the structure which is the subject of the nomination." Ordinance Sec. 38-65
- 5: Only the building inspector and the chairperson of the historical commission are authorized to bring actions or proceedings in law or in equity to enforce this ordinance. Ordinance Sec 38-67
- 6: The plaintiff is not chairperson of the historical commission nor, to my knowledge, has any vote of said commission been taken authorizing this action.

7: "The notice requirements of this article shall not apply in the case of imminent and serious danger to the safety of the public." Ordinance Sec 38-68

8: Upon inspection of the premises in June of 2015 I issued the attached letter authorizing demolition of the building. I believed, at that time, that a danger to the public existed and recommended that the building be demolished.

Refer to page 53 for definition of "Dangerous"

10: I re-inspected the building on November 16, 2015 and found that its' condition had further deteriorated and it is now in significantly worse condition than it was in June. There are windows missing and the building is open to the weather, further mold has significantly increased throughout the building. It is my opinion that the building now poses an imminent and serious danger to the safety of the public and that the need to demolish the same is greater now than it was in June.

Substantial damage, refer to page 54, does not reference Mold.

11: Pursuant to state law any appeal of a building inspectors decision must be made to the State Building Board of Regulations and Standards Appeals. To my knowledge this has not been done.

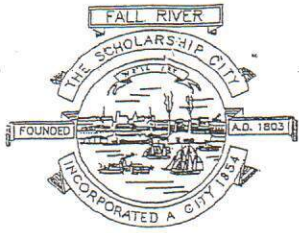
12: Attached to this affidavit are copies of the ordinances referred to which I certify are current and accurate.

I have read the above affidavit and certify that it is true as to those matters within my personal knowledge and as to those matters set forth on information or belief I believe them to be true.

In WITNESS WHEREOF I have hereunto set my hand and seal, under the pains and penalties of perjury this 18 day of November 2015.


Joseph M. Biszko, Building Inspector

The Historical Commission as an aggrieved party to the issuance of a demolition permit requested a "Denial Letter" which is required within a 30 day response period. None was received even after numerous requests. Additionally, Corporate Council has denied the Historical Commission's request to Appeal to the State Building Board of Regulations and Standards, (BBRS).



City of Fall River
Massachusetts
Department of Community Services
PLANNING * HEALTH & HUMAN SERVICES
LIBRARY * INSPECTIONAL SERVICES * ELECTIONS

C. SAMUEL SUTTER
Mayor

Inspectional Services
Building Division

HENRY R. VAILLANCOURT MD, MPH
Director, Community Services

JOSEPH M. BISZKO
Inspector of Buildings
Director of Inspectional Services

June 19, 2015

RE: 457 Highland Ave.

Not allowed per Building Code, certified letter must be sent to Property Owner

To whom it may concern,

I inspected the property located at 457 Highland Ave., Fall River, MA on 6/11/15. The property has sustained a vast amount of water damage throughout. This has caused floors to buckle and ceilings to collapse. Of particular note is the vast amount of mold throughout the building. No one should enter the property without the proper protective clothing and respirators.

I would recommend that the building be demolished.

Any questions, please call me.

Recommendation is not considered a requirement per the Building Code.

Mold is the safety issue regarding the public safety.

Respectfully,


Joseph M. Biszko
Inspector of Building
Director of Inspectional Services

Sec. 38-63. Preparation; contents.

The historical commission shall prepare, maintain and deposit with the building inspector a written listing of structures in the city determined by it, after nomination and hearing, to be significant structures. This listing shall be called the Fall River Register of Significant Structures and shall indicate, for each structure listed on it, the date it was determined to be significant, the address and location, and such further information as the historical commission may, from time to time, deem desirable to include.

(Rev. Ords. 1988, § 10-32)

Sec. 38-64. Methods of nomination.

A nomination for the listing of any structure on the Fall River Register of Significant Structures shall be made in the form of a writing submitted to the chairperson of the historical commission signed by the owner of record, by a member of the historical commission, or by 25 residents of the city. The following requirements for each method must be met:

- (1) The owner of record shall provide the property location and all pertinent information and history regarding such structure that is available to the owner, and the reason for the request.
- (2) Members of the historical commission shall provide the property location, with a description of the structure, and the reason for the request.
- (3) The petition of 25 city residents shall provide the property location by street address, assessor's plat and lot number, owner of record, narrative description of the property, and reason for nomination. Any nomination by this method is limited to 25 structures per petition.

(Rev. Ords. 1988, § 10-33)

Sec. 38-65. Effect of nomination on other proceedings.

A nomination under the provisions of this article shall by itself have no effect on the issuance of any demolition or other permit applied for with respect to the structure which is the subject of such nomination.

(Rev. Ords. 1988, § 10-34)

Sec. 38-66. Procedure for listing on register exclusive.

No structure may be listed on the Fall River Register of Significant Structures other than pursuant to the procedures set forth in this article.

(Rev. Ords. 1988, § 10-35)

Sec. 38-67. Enforcement.

The chairperson of the historical commission and the building inspector are each specifically and individually authorized to institute any and all actions and proceedings in law or in equity as they may deem necessary and appropriate to obtain compliance with the requirements of this article and to prevent any violation thereof.

(Rev. Ords. 1988, § 10-36)

Sec. 38-68. Emergency demolition.

The notice requirements of this article shall not apply in the case of an imminent and serious danger to the safety of the public.

(Rev. Ords. 1988, § 10-39)

Emergency demolition is not recognized by Building Code.

Refer to Page 51 for Emergency Measures.

DIVISION 3. NOTICE OF INTENT TO DEMOLISH STRUCTURE

Sec. 38-111. Notice required.

Sec. 38-112. Acknowledgment of notice.

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

Sec. 38-114. Persons and organizations to be notified of proposed demolition.

Secs. 38-115—38-130. Reserved.

Not provided.

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.

(Rev. Ords. 1988, § 10-66)

Sec. 38-112. Acknowledgment of notice.

- (a) Upon his receipt of a written notice under section 38-111, the chairperson of the historical commission shall prepare and sign a statement in writing acknowledging receipt of such notice and specifying the date of such receipt.
- (b) Within seven days of such receipt, duplicate originals of the statement prepared and signed under subsection (a) of this section shall be filed with the building inspector or his department and mailed or otherwise made available to the prospective applicant.

(Rev. Ords. 1988, § 10-67)

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.

(Rev. Ords. 1988, § 10-68)

Sec. 38-114. Persons and organizations to be notified of proposed demolition.

Within 14 days of his receipt of a written notice of intent under section 38-111, the chairperson of the historical commission shall:

- (1) Mail notice of such receipt to any organization or individual concerned with the preservation of structures within the city that has indicated to the chairperson of the historical commission a desire routinely to receive such notice, in stamped, self-addressed envelopes provided by such organization or individual;
- (2) Give notice of such receipt to each member and duly appointed alternate member of the historical commission pursuant to such rules as the historical commission may adopt; and
- (3) Give notice of such receipt to the office of historic preservation.

The Board of Building Regulations and Standards (BBRS) has adopted the *International Building Code*, 2009 edition (IBC), together with modifications collectively comprised with the Massachusetts State Building Code (780 CMR), Eight Edition. Per IBC 2009, Chapter 34: Existing Buildings, Chapter 34 is DELETED in its entirety and replaced with the *International Existing Building Code 2009* (IEBC 2009).

All administrative remedies which require appeal shall be pursuant to IEBC 2009 with Massachusetts amendments.

The Building Department's initial withdrawal of the demolition permit followed by an unannounced (to the FRHC) reversal of issuance of a demolition permit is most unfortunate. A letter dated 27 October 2015, Erroneous Issuance of Demolition Permit for 547 Highland Avenue, (attached) was handed to the inspector indicating the Commission as a concerned party. This letter was to document a conversation with the Commission co-chairman Alan Rumsey and Inspector Biszko. The Commission's interest in this proceeding should have been further discussed in-house prior to any reissuance of this demolition permit. The decision by the Building Dept. to re-issue this permit in a covert manner, speaks of the arrogance and lack of understanding of the building code by this department.

There should not have been any misunderstanding with the Building Department regarding Chapter 38 – Historical Preservation, since on May 20, 2015, inspector Biszko received the Fall River Register of Significant Structures with transmittal, attached. The chairman personally identified himself as the Commission Chairman, hand delivered the Register with a transmittal and discussed the process for applicants who are looking to demolish or partially demolish their properties. Inspector Biszko did not question the chairman's of the Commission at that time, nor a prior safety meeting for the King Philips Mill Smokestack.

Also on May 20, 2015, the Commission forwarded a letter to the Mr. David Assad, Chairman of the Zoning Board of Appeals, notifying the ZBA our request to have the applicant of this property denied their requested variance which included demolition of this property. Attorney Brillhante, being copied on this letter by the ZBA. The ZBA indicated that it had determined the structure not to be Historical to the objection of the Commission. The Commission objecting in writing prior to any decision on this property was disregarded. It is the position of the Commission that any vote by the ZBA on this property was illegal and not binding. The Commission being an interested party was not notified as required by MGL.

The Commission contends that the Owner of this property and his attorney were aware of the requirements of Chapter 38 on May 21, 2015 and chose not to meet this ordinance. An ordinance that is required to be enforced by Local and State Building Code.

On November 12, 2015, the Commission contacted the City Administrator regarding demolition work being performed on the property and was informed of the inspector's decision to reissue the demolition permit, based on the inspector's belief that there were structural problems with the building and has recommended demolition on safety grounds. In the inspector's June 19, 2015 letter, there is no such reference to impending structural collapse. If there are any reports issued after this initial letter, the Commission has not been copied. These reports are a requirement per

Section 115.3 - Notice. The Commission would also like a copy of the certified or registered mail letter as required by Section 115.4 – Method of Service.

In Inspector Biszko's Affidavit, he indicates that per the provisions of Ordinance Sec. 38-111, do not apply to this property because the Ordinances of the City of Fall River are quite clear: "A nomination under the provisions of this article shall by itself have no effect on the issuance of any demolition or other permit applied for with respect to the structure which is the subject of the nomination." Ordinance Sec. 38-65.

This reference to Sec. 38-65 has to do with proceedings for nominations of buildings onto the Fall River Register. The property in question is not being nominated, but is already listed. If Sec. 38-65 was to have no effect on the issuance of any demolition or other permit, then the Demolition By-law would be void. This is not the case here. This property was listed prior to any ZBA vote for demolition or request of the Building Department demolition permit.

With regard to Sec. 38-68. Emergency demolition, the Commission disagrees with Inspect Biszko interpretation of Dangerous Buildings as clearly defined in the *International Existing Building Code 2009*. (Attached)

The Building department's interpretation that dangerous buildings are a hazard to the public and must be demolished immediately is wrong. Per IEBC dangerous buildings are a condition that can be reversed within a stipulated amount of time. That stipulated amount of time is 6 months. Please refer to all Sections listed below and their corresponding clarifications highlighted on attached IEBC and referenced below.

Section 115 – Unsafe Buildings and Equipment

Section 116.1 – Imminent Danger

Section 117 – Demolition

Section 304.1.1 – Dangerous Conditions

Section 304.2 – Substantial structural damage to vertical elements of the lateral-force-resisting system

Section 506 – Structural

Section 1102.2 – Dangerous Buildings (Historical Buildings)

Section 1106.2 – Unsafe Structural Elements (Historical Buildings)

Definitions

Substantial Structural Damage

Unsafe

In all the above reference Sections 115 thru 1106.2 and Definitions, dangerous buildings are a condition that can be made safe by the Owner up to a stipulated amount of time, which the Building Code indicates is 6 months.

Once a building inspector has identified a condition and has provided a Report as described in IEBC section 115.2, the burden of action is now on the Owner of the property. A building inspector can only offer at this point his/her opinion on what action should be taken.

Refer to Page 74, subsequent pages are attachments.

IEBC[®]

INTERNATIONAL EXISTING
BUILDING CODE[®]

CODE AND COMMENTARY

This Commentary version of
IEBC is being referenced for
clarity to those not familiar with
Building Code.

2006



Pages 47 thru 73 are attachments in response to Motion to Dismiss.

3. Indicate the use and occupancy for which the proposed work is intended.
4. Be accompanied by construction documents and other information as required in Section 106.3.
5. State the valuation of the proposed work.
6. Be signed by the applicant or the applicant's authorized agent.
7. Give such other data and information as required by the *code official*.

105.3.1 Action on application. The *code official* shall examine or cause to be examined applications for permits and amendments thereto within a reasonable time after filing. If the application or the construction documents do not conform to the requirements of pertinent laws, the *code official* shall reject such application in writing, stating the reasons therefor. If the *code official* is satisfied that the proposed work conforms to the requirements of this code and laws and ordinances applicable thereto, the *code official* shall issue a permit therefor as soon as practicable.

105.3.2 Time limitation of application. An application for a permit for any proposed work shall be deemed to have been abandoned 180 days after the date of filing, unless such application has been pursued in good faith or a permit has been issued; except that the *code official* is authorized to grant one or more extensions of time for additional periods not exceeding 90 days each. The extension shall be requested in writing and justifiable cause demonstrated.

105.4 Validity of permit. The issuance or granting of a permit shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of this code or of any other ordinance of the jurisdiction. Permits presuming to give authority to violate or cancel the provisions of this code or other ordinances of the jurisdiction shall not be valid. The issuance of a permit based on construction documents and other data shall not prevent the *code official* from requiring the correction of errors in the construction documents and other data. The *code official* is also authorized to prevent occupancy or use of a structure where in violation of this code or of any other ordinances of this jurisdiction.

105.5 Expiration. Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. The *code official* is authorized to grant, in writing, one or more extensions of time for periods not more than 180 days each. The extension shall be requested in writing and justifiable cause demonstrated.

105.6 Suspension or revocation. The *code official* is authorized to suspend or revoke a permit issued under the provisions of this code wherever the permit is issued in error or on the basis of incorrect, inaccurate, or incomplete information or in violation of any ordinance or regulation or any of the provisions of this code.

105.7 Placement of permit. The building permit or copy shall be kept on the site of the work until the completion of the project.

SECTION 106 CONSTRUCTION DOCUMENTS

106.1 General. Submittal documents consisting of construction documents, special inspection and structural observation programs, investigation and evaluation reports, and other data shall be submitted in two or more sets with each application for a permit. The construction documents shall be prepared by a registered design professional where required by the statutes of the jurisdiction in which the project is to be constructed. Where special conditions exist, the *code official* is authorized to require additional construction documents to be prepared by a registered design professional.

Exception: The *code official* is authorized to waive the submission of construction documents and other data not required to be prepared by a registered design professional if it is found that the nature of the work applied for is such that reviewing of construction documents is not necessary to obtain compliance with this code.

106.2 Construction documents. Construction documents shall be in accordance with Sections 106.2.1 through 106.2.5.

106.2.1 Construction documents. Construction documents shall be dimensioned and drawn upon suitable material. Electronic media documents are permitted to be submitted when approved by the *code official*. Construction documents shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of this code and relevant laws, ordinances, rules and regulations, as determined by the *code official*. The work areas shall be shown.

106.2.2 Fire protection system(s) shop drawings. Shop drawings for the fire protection system(s) shall be submitted to indicate conformance with this code and the construction documents and shall be approved prior to the start of system installation. Shop drawings shall contain all information as required by the referenced installation standards in Chapter 9 of the *International Building Code*.

106.2.3 Means of egress. The construction documents for *Alterations–Level 2*, *Alterations–Level 3*, *additions* and changes of occupancy shall show in sufficient detail the location, construction, size and character of all portions of the means of egress in compliance with the provisions of this code. The construction documents shall designate the number of occupants to be accommodated in every work area of every floor and in all affected rooms and spaces.

106.2.4 Exterior wall envelope. Construction documents for all work affecting the exterior wall envelope shall describe the exterior wall envelope in sufficient detail to determine compliance with this code. The construction documents shall provide details of the exterior wall envelope as

ation of equipment, some building systems may be safely connected even though the building is not suitable for final occupancy. The temporary connection and utilization of connected equipment should be approved when the requesting permit holder has demonstrated to the code official's satisfaction that public health, safety and welfare will not be endangered.

111.3 Authority to disconnect service utilities. The *code official* shall have the authority to authorize disconnection of utility service to the building, structure or system regulated by this code and the referenced codes and standards in case of emergency where necessary to eliminate an immediate hazard to life or property or when such utility connection has been made without the approval required by Section 111.1 or 111.2. The code official shall notify the serving utility and, wherever possible, the owner and occupant of the building, structure or service system of the decision to disconnect prior to taking such action. If not notified prior to disconnecting, the owner or occupant of the building, structure or service system shall be notified in writing, as soon as practical thereafter.

- ❖ When an immediate hazard to life or property exists, the code official has the authority to order the disconnection of the utility services. This can also occur when the utility service has been connected without the necessary approvals required by the code. Whenever possible, the building owner and the building occupant or occupants should be notified prior to the disconnection of the services. Then, at the first practical opportunity, the code official is to formally notify the building owner, in writing, of the disconnection activities. As with all administrative functions, all aspects of due process must be followed.

SECTION 112 BOARD OF APPEALS

112.1 General. In order to hear and decide appeals of orders, decisions, or determinations made by the code official relative to the application and interpretation of this code, there shall be and is hereby created a board of appeals. The board of appeals shall be appointed by the governing body and shall hold office at its pleasure. The board shall adopt rules of procedure for conducting its business.

- ❖ This section provides an aggrieved party with a material interest in the decision of the code official a process to appeal such a decision before a board of appeals. This provides a forum, other than the court of jurisdiction, in which to review the code official's actions.

This section literally allows any person to appeal a decision of the code official. In practice, this section has been interpreted to permit appeals only by those aggrieved parties with a material or definitive interest in the decision of the code official. An aggrieved party may not appeal a code requirement per se. The intent of the appeal process is not to waive or set aside a code requirement; rather, it is intended to provide a means of reviewing a code official's decision on an interpretation or application of the code or to review the equivalency of protection to the code requirements. The members of

the appeals board are appointed by the "governing body" of the jurisdiction, typically a council or administrator, such as a mayor or city manager, and remain members until removed from office. The board must establish procedures for electing a chairperson, scheduling, conducting meetings and administration. Note that Appendix B of the IBC contains complete, detailed requirements for creating an appeals board, including the number of members, qualifications and administrative procedures. Jurisdictions desiring to utilize these requirements must include Appendix B of the IBC in their adopting ordinance.

112.2 Limitations on authority. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or an equally good or better form of construction is proposed. The board shall have no authority to waive requirements of this code.

- ❖ This section establishes the grounds for an appeal, which claims that the code official has misinterpreted or misapplied a code provision. The board is not allowed to set aside any of the technical requirements of the code; however, it is allowed to consider alternative methods of compliance with the technical requirements (see Section 104.11).

112.3 Qualifications. The board of appeals shall consist of members who are qualified by experience and training to pass on matters pertaining to building construction and are not employees of the jurisdiction.

- ❖ It is important that the decisions of the appeals board are based purely on the technical merits involved in an appeal. It is not the place for policy or political deliberations. The members of the appeals board are, therefore, expected to have experience in building construction matters.

SECTION 113 VIOLATIONS

113.1 Unlawful acts. It shall be unlawful for any person, firm, or corporation to *repair*, alter, extend, add, move, remove, demolish, or change the occupancy of any building or equipment regulated by this code or cause same to be done in conflict with or in violation of any of the provisions of this code.

- ❖ Violations of the code are prohibited, and form the basis for all citations and correction notices.

113.2 Notice of violation. The *code official* is authorized to serve a notice of violation or order on the person responsible for the *repair*, *alteration*, extension, *addition*, moving, removal, demolition, or change in the occupancy of a building in violation of the provisions of this code or in violation of a permit or certificate issued under the provisions of this code. Such order shall direct the discontinuance of the illegal action or condition and the abatement of the violation.

- ❖ The code official is required to notify the person responsible for the erection or use of a building found to

be in violation of the code. The section that is allegedly being violated must be cited so that the responsible party can respond to the notice.

113.3 Prosecution of violation. If the notice of violation is not complied with promptly, the *code official* is authorized to request the legal counsel of the jurisdiction to institute the appropriate proceeding at law or in equity to restrain, correct, or abate such violation or to require the removal or termination of the unlawful occupancy of the building or structure in violation of the provisions of this code or of the order or direction made pursuant thereto.

- ❖ The code official must pursue, through the use of legal counsel of the jurisdiction, legal means to correct the violation. This is not optional.

Any extensions of time so that the violations may be corrected voluntarily must be for a reasonable, bona fide cause or the code official may be subject to criticism for "arbitrary and capricious" actions. In general, it is better to have a standard time limitation for the correction of violations. Departures from this standard must be for a clear and reasonable purpose, usually stated in writing by the violator.

113.4 Violation penalties. Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who *repairs* or alters or changes the occupancy of a building or structure in violation of the approved construction documents or directive of the *code official* or of a permit or certificate issued under the provisions of this code shall be subject to penalties as prescribed by law.

- ❖ Penalties for violating provisions of the code are typically contained in state law, particularly if the code is adopted at that level and the building department must follow those procedures. If there is no such procedure already in effect, one must be established with the aid of legal counsel.

SECTION 114 STOP WORK ORDER

114.1 Authority. Whenever the *code official* finds any work regulated by this code being performed in a manner contrary to the provisions of this code or in a *dangerous* or unsafe manner, the *code official* is authorized to issue a stop work order.

- ❖ This section provides for the suspension of work for which a permit was issued, pending the removal or correction of a severe violation or unsafe condition identified by the code official.

Normally, correction notices, issued in accordance with Section 109.6, are used to inform the permit holder of code violations. Stop work orders are issued when enforcement can be accomplished no other way or when a dangerous condition exists.

114.2 Issuance. The stop work order shall be in writing and shall be given to the owner of the property involved or to the owner's agent, or to the person doing the work. Upon issuance of a stop work order, the cited work shall immediately cease. The stop work order shall state the reason for the order and the

conditions under which the cited work will be permitted to resume.

- ❖ Upon receipt of a violation notice from the code official, all construction activities identified in the notice must immediately cease, except as expressly permitted to correct the violation.

114.3 Unlawful continuance. Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to penalties as prescribed by law.

- ❖ This section states that the work in violation must terminate and that all work, except that which is necessary to correct the violation or unsafe condition, must cease as well. As determined by the municipality or state, a penalty may be assessed for failure to comply with this section.

SECTION 115 UNSAFE BUILDINGS AND EQUIPMENT

115.1 Conditions. Buildings, structures or equipment that are or hereafter become unsafe, shall be taken down, removed or made safe as the code official deems necessary and as provided for in this code.

- ❖ This section describes the responsibility of the code official to investigate reports of unsafe structures and equipment, and provides criteria for such determination.

"Unsafe structures" are defined as buildings or structures that are insanitary, deficient in light and ventilation or adequate exit facilities, constitute a fire hazard or are otherwise dangerous to human life.

All unsafe buildings must either be demolished or made safe and secure as deemed appropriate by the code official.

115.2 Record. The *code official* shall cause a report to be filed on an unsafe condition. The report shall state the occupancy of the structure and the nature of the unsafe condition.

- ❖ The code official must file a report on each investigation of unsafe conditions, stating the occupancy of the structure and the nature of the unsafe condition. This report provides the basis for the notice described in Section 115.3.

115.3 Notice. If an unsafe condition is found, the *code official* shall serve on the owner, agent, or person in control of the structure a written notice that describes the condition deemed unsafe and specifies the required *repairs* or improvements to be made to abate the unsafe condition, or that requires the unsafe building to be demolished within a stipulated time. Such notice shall require the person thus notified to declare immediately to the *code official* acceptance or rejection of the terms of the order.

- ❖ When a building or structure is deemed unsafe, the code official is required to notify the owner or agent of the building as the first step in correcting the problem. Such notice must describe the necessary repairs and

4 options are available
to Property Owners

Building Dept. does not
dictate which option.

improvements to correct the deficiency or must require the unsafe building or structure to be demolished in a specified time in order to provide for public health, safety and welfare. Additionally, such notice requires the immediate response of the owner or agent. If the owner or agent is not available, public notice of such declaration should suffice for the purposes of complying with this section (see Section 115.4). The code official may also determine that immediate work is necessary to correct an unsafe condition and seek a lien against the building or structure to compensate the municipality for the cost of remedial action.

→ **115.4 Method of service.** Such notice shall be deemed properly served if a copy thereof is delivered to the owner personally; sent by certified or registered mail addressed to the owner at the last known address with the return receipt requested; or delivered in any other manner as prescribed by local law. If the certified or registered letter is returned showing that the letter was not delivered, a copy thereof shall be posted in a conspicuous place in or about the structure affected by such notice. Service of such notice in the foregoing manner upon the owner's agent or upon the person responsible for the structure shall constitute service of notice upon the owner.

- ❖ The notice must be delivered personally to the owner. If the owner or agent cannot be located, additional procedures are established, including posting the unsafe notice on the premises in question. Such action may be considered the equivalent of personal notice; however, it may or may not be deemed by the courts as representing a "good faith" effort to notify. Therefore, in addition to complying with this section, public notice through the use of newspapers and other postings in a prominent location at the government center should be used.

115.5 Restoration. The building or equipment determined to be unsafe by the code official is permitted to be restored to a safe condition. To the extent that repairs, alterations, or additions are made or a change of occupancy occurs during the restoration of the building, such repairs, alterations, additions, or change of occupancy shall comply with the requirements of this code.

- ❖ This section provides that unsafe structures may be restored to a safe condition. This means that the cause of the unsafe structure notice can be abated without the structure being required to comply fully with the provisions for new construction. Any work done to eliminate the unsafe condition, as well as any change in occupancy that may occur, must comply with the code.

Emergency
Demolition?

SECTION 116 EMERGENCY MEASURES

116.1 Imminent danger. When, in the opinion of the code official, there is imminent danger of failure or collapse of a building that endangers life, or when any building or part of a

building has fallen and life is endangered by the occupation of the building, or when there is actual or potential danger to the building occupants or those in the proximity of any structure because of explosives, explosive fumes or vapors, or the presence of toxic fumes, gases, or materials, or operation of defective or dangerous equipment, the code official is hereby authorized and empowered to order and require the occupants to vacate the premises forthwith. The code official shall cause to be posted at each entrance to such structure a notice reading as follows: "This Structure Is Unsafe and Its Occupancy Has Been Prohibited by the Code Official." It shall be unlawful for any person to enter such structure except for the purpose of securing the structure, making the required repairs, removing the hazardous condition, or of demolishing the same.

- ❖ If the code official has determined that failure or collapse of a building or structure is imminent, failure has occurred that results in a continued threat to the remaining structure or adjacent properties or any other unsafe condition as described in this section exists in a structure, the code official is authorized to require the occupants to vacate the premises and to post such buildings or structures as unsafe and unoccupiable. Unless authorized by the code official to make repairs, secure or demolish the structure, it is illegal for anyone to enter the building or structure. This will minimize the potential for injury.

116.2 Temporary safeguards. Notwithstanding other provisions of this code, whenever, in the opinion of the code official, there is imminent danger due to an unsafe condition, the code official shall order the necessary work to be done, including the boarding up of openings, to render such structure temporarily safe whether or not the legal procedure herein described has been instituted; and shall cause such other action to be taken as the code official deems necessary to meet such emergency.

- ❖ This section recognizes the need for immediate and effective action in order to protect the public. This section empowers the code official to cause the necessary work to be done to minimize the imminent danger temporarily without regard for due process. This section has to be viewed critically insofar as the danger of structural failure to which the code official has responded must be "imminent"; that is, readily apparent and immediate.

116.3 Closing streets. When necessary for public safety, the code official shall temporarily close structures and close or order the authority having jurisdiction to close sidewalks, streets, public ways, and places adjacent to unsafe structures, and prohibit the same from being utilized.

- ❖ The code official is authorized to temporarily close sidewalks, streets and adjacent structures as needed to protect the public from the unsafe building or structure when an imminent danger exists. Since the code official may not have the direct authority to close sidewalks, streets and other public ways, the agency having such jurisdiction (e.g., the police or highway department) must be notified.

116.4 Emergency repairs. For the purposes of this section, the code official shall employ the necessary labor and materials to perform the required work as expeditiously as possible.

- ❖ The cost of emergency work may have to be paid initially by the jurisdiction. The important principle here is that the code official must act immediately to protect the public when warranted, leaving the details of costs and owner notification for later.

116.5 Costs of emergency repairs. Costs incurred in the performance of emergency work shall be paid by the jurisdiction. The legal counsel of the jurisdiction shall institute appropriate action against the owner of the premises where the unsafe structure is or was located for the recovery of such costs.

- ❖ The cost of emergency repairs is to be paid by the jurisdiction, with subsequent legal action against the owner to recover such costs. This does not preclude, however, reaching an alternative agreement with the owner.

116.6 Hearing. Any person ordered to take emergency measures shall comply with such order forthwith. Any affected person shall thereafter, upon petition directed to the appeals board, be afforded a hearing as described in this code.

- ❖ Anyone ordered to take an emergency measure or to vacate a structure because of an emergency condition must do so immediately.

Thereafter, any affected party has the right to appeal the action to the appeals board to determine whether the order should be continued, modified or revoked.

It is imperative that appeals to an emergency order occur after the hazard has been abated, rather than before, to minimize the risk to the occupants, employees, clients and public.

SECTION 117 DEMOLITION

117.1 General. The *code official* shall order the owner of any premises upon which is located any structure that in the *code official's* judgment is so old, dilapidated, or has become so out of repair as to be *dangerous, unsafe, insanitary, or otherwise unfit for human habitation or occupancy, and such that it is unreasonable to repair the structure, to demolish and remove such structure; or if such structure is capable of being made safe by repairs, to repair and make safe and sanitary or to demolish and remove at the owner's option; or where there has been a cessation of normal construction of any structure for a period of more than two years, to demolish and remove such structure.*

- ❖ This section describes the conditions where the code official has the authority to order the owner to remove the structure. Conditions where the code official may give the owner the option of repairing the structure are also in this section. The code official should carefully document the condition of the structure prior to issuing a demolition order to provide an adequate basis for ordering the owner to remove the structure.

117.2 Notices and orders. All notices and orders shall comply with Section 113.

- ❖ Before the code official can pursue action to demolish a building in accordance with Section 117.1 or 117.3, it is imperative that all owners and any other persons with a recorded encumbrance on the property be given proper notice of the demolition plans. See Section 113 for notice and order requirements.

117.3 Failure to comply. If the owner of a premises fails to comply with a demolition order within the time prescribed, the *code official* shall cause the structure to be demolished and removed, either through an available public agency or by contract or arrangement with private persons, and the cost of such demolition and removal shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

- ❖ When the owner fails to comply with a demolition order, the code official is authorized to take action to have the building razed and removed. The costs are to be charged as a lien against the real estate. To reduce complaints regarding the validity of demolition costs, the code official should obtain competitive bids from several demolition contractors before authorizing any contractor to raze the structure.

117.4 Salvage materials. When any structure has been ordered demolished and removed, the governing body or other designated officer under said contract or arrangement aforesaid shall have the right to sell the salvage and valuable materials at the highest price obtainable. The net proceeds of such sale, after deducting the expenses of such demolition and removal, shall be promptly remitted with a report of such sale or transaction, including the items of expense and the amounts deducted, for the person who is entitled thereto, subject to any order of a court. If such a surplus does not remain to be turned over, the report shall so state.

- ❖ The governing body may sell any valuables or salvageable materials for the highest price obtainable. The costs of demolition are then to be deducted from any proceeds from the sale of salvage. If a surplus of funds remains, it is to be remitted to the owner with an itemized expense and income account. If no surplus remains, this must also be reported.

Options to Property Owners Bibliography

The following resource materials are referenced in this chapter or are relevant to the subject matter addressed in this chapter.

ASCE 7-05, *Minimum Design Loads for Buildings and Other Structures*. Reston, VA: American Society of Civil Engineers, 2005.

ASCE 31-03, *Seismic Evaluation of Existing Buildings*. Reston, VA: American Society of Civil Engineers, 2003.

ASCE 41-06, *Seismic Rehabilitation of Existing Buildings*. Reston, VA: American Society of Civil Engineers, 2006.

SECTION 202 GENERAL DEFINITIONS

❖ This section contains definitions of terms that are used throughout the code. It is important to emphasize that these terms are used throughout the code and that these terms are applicable everywhere the term is used in the code. Definitions of terms can help in the understanding and application of the code requirements.

ADDITION. An extension or increase in floor area, number of stories, or height of a building or structure.

❖ This term is used to describe the condition when the floor area or height of an existing building or structure is increased. This term is only applicable to existing buildings, never new ones.

ALTERATION. Any construction or renovation to an existing structure other than a *repair* or *addition*. Alterations are classified as Level 1, Level 2, and Level 3.

❖ The code utilizes this term to reflect construction operations intended for an existing building, but not within the scope of an addition or repair (see the definitions of "Addition" and "Repair").

CHANGE OF OCCUPANCY. A change in the purpose or level of activity within a building that involves a change in application of the requirements of this code.

❖ When a change of occupancy occurs, the code provisions for new construction then apply to an existing structure having a new occupancy. Changing the occupancy classification in an existing structure may change the level of inherent hazards that the code was initially intended to address. For example, a change from a mercantile occupancy to a business occupancy renders all Group B provisions applicable to all portions of the structure where the occupancy was changed. Change of occupancy is specifically addressed in Chapter 9 of the code.

CODE OFFICIAL. The officer or other designated authority charged with the administration and enforcement of this code.

❖ Regardless of title, the individual designated by the jurisdiction as the person who administers and enforces the code is the code official. In addition, the code official may appoint various other individuals to assist in the activities of the Department of Building Safety. In many jurisdictions, the authority of the code official is extended to plans examiners and inspectors to some degree. Section 104 sets forth the duties and responsibilities of the code official.

DANGEROUS. Any building, structure or portion thereof that meets any of the conditions described below shall be deemed *dangerous*:

1. The building or structure has collapsed, partially collapsed, moved off its foundation or lacks the support of ground necessary to support it.
2. There exists a significant risk of collapse, detachment or dislodgment of any portion, member, appurtenance or

Reference is made to architectural ornamentation under loads. This is not the case at the Abbey Grill Tower.

ornamentation of the building or structure under service loads.

❖ This definition describes what is considered to be dangerous in building construction. There is a list of two specific criteria that will cause a structure to be classified as dangerous. These criteria take into consideration the collapse or likelihood of collapse of a structure, or a portion or element of a structure. This would also include any building element that could become detached and potentially result in the failure of one or more of the building's inherent systems.

EQUIPMENT OR FIXTURE. Any plumbing, heating, electrical, ventilating, air conditioning, refrigerating, and fire protection equipment, and elevators, dumb waiters, escalators, boilers, pressure vessels and other mechanical facilities or installations that are related to building services. Equipment or fixture shall not include manufacturing, production, or process equipment, but shall include connections from building service to process equipment.

❖ This definition outlines the type of building systems and devices that are considered to be categorized as equipment or fixtures. It is important to note that while the list is quite extensive the definition does not specifically exclude the terms "manufacturing," "production" or "process equipment."

EXISTING BUILDING. A building erected prior to the date of adoption of the appropriate code, or one for which a legal building permit has been issued.

❖ This term is used to identify those structures or buildings that were constructed before the current edition of the code was adopted by the jurisdiction. Often erected under the provisions of an earlier edition of the code, the buildings are exempt from compliance with current code provisions, unless otherwise stated or a hazardous condition is present, or when alterations or changes in building height and areas are made.

[B] FLOOD HAZARD AREA. The greater of the following two areas:

1. The area within a flood plain subject to a 1-percent or greater chance of flooding in any year.
2. The area designated as a *flood hazard area* on a community's flood hazard map, or otherwise legally designated.

❖ The Federal Emergency Management Agency (FEMA) prepares Flood Insurance Rate Maps (FIRMs) that delineate the land area that is subject to inundation by the 1-percent annual chance flood. Some states and local jurisdictions develop and adopt maps of flood hazard areas that are more extensive than the areas shown on FEMA's maps. For the purpose of the code, the flood hazard area within which the requirements are to be applied is the greater of the two delineated areas.

HISTORIC BUILDING. Any building or structure that is listed in the State or National Register of Historic Places; designated as a historic property under local or state designation law or survey; certified as a contributing resource within a National

Mold or Plaster is not considered "Dangerous"

Register listed or locally designated historic district; or with an opinion or certification that the property is eligible to be listed on the National or State Register of Historic Places either individually or as a contributing building to a historic district by the State Historic Preservation Officer or the Keeper of the National Register of Historic Places.

❖ This definition specifies the criteria for consideration as a historic building. Chapter 11 contains the provisions for buildings that qualify as historic buildings.

* **LOAD BEARING ELEMENT.** Any column, girder, beam, joist, truss, rafter, wall, floor or roof sheathing that supports any vertical load in *addition* to its own weight or any lateral load.

❖ This term relates to the all of the load-bearing elements in a structure. It is important to identify all such load-bearing elements to ensure that they can continue to accomplish their designed function of being able to transfer any vertical load and any lateral load in addition to their own weight effectively to the earth.

NONCOMBUSTIBLE MATERIAL. A material that, under the conditions anticipated, will not ignite or burn when subjected to fire or heat. Materials that pass ASTM E 136 are considered noncombustible materials.

❖ A material that will not ignite or burn when subjected to fire or heat or that successfully passes the ASTM E 136 test is considered to be noncombustible. The test determines whether a building material will act to aid combustion or add appreciable heat to a fire. A material may have a limited amount of combustible content but not contribute appreciably to a fire; thus, it may still qualify as noncombustible.

PRIMARY FUNCTION. A *primary function* is a major activity for which the facility is intended. Areas that contain a *primary function* include, but are not limited to, the customer services lobby of a bank, the dining area of a cafeteria, the meeting rooms in a conference center, as well as offices and other work areas in which the activities of the public accommodation or other private entity using the facility are carried out. Mechanical rooms, boiler rooms, supply storage rooms, employee lounges or locker rooms, janitorial closets, entrances, and exits are not primary function areas. **Mold is not a condition that creates Substantial Damage.**

❖ Primary function areas contain the major activities for the building or space. Determination of what constitutes a primary function space can be somewhat subjective. There can be multiple areas containing a primary function in a single building. Primary function areas are not limited to public use areas. For example, both a bank lobby and the bank's employee areas, such as the teller areas and walk-in safe, are primary function areas. Areas that are not primary function spaces are support and circulation spaces. Determination of the primary function areas for a building will also determine when the route to that area and associated toilet rooms and drinking fountains must be evaluated for accessibility. If these items are not accessible, additional alternatives may be necessary (see commentary, Section 605.2).

REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE. A registered design professional engaged by the owner to review and coordinate certain aspects of the project, as determined by the *code official*, for compatibility with the design of the building or structure, including submittal documents prepared by others, deferred submittal documents and phased submittal documents.

❖ A registered design professional in responsible charge is a person that is typically in charge of the review and coordination of submittal documents prepared by others, deferred submittal documents and phased submittal documents for compatibility with the design of the building or structure. Refer to Section 106.3.4 for specific language dealing with this term.

REHABILITATION. Any work, as described by the categories of work defined herein, undertaken in an *existing building*.

❖ This process of returning a property to a state of utility through repair or alteration makes it possible to effect a positive contemporary use while preserving those portions and features of the property that are significant to its historic, architectural and cultural values.

REHABILITATION, SEISMIC. Work conducted to improve the seismic lateral force resistance of an *existing building*.

❖ This definition relates specifically to the efforts designed to help improve and perhaps re-establish seismic-lateral-force resistance of a property to an appropriate level.

REPAIR. The restoration to good or sound condition of any part of an *existing building* for the purpose of its maintenance.

❖ As indicated in Section 105.2.2, the repair of an item typically does not require a permit. This definition makes it clear that repair is limited to work on the item, and does not include complete or substantial replacement or other new work.

SEISMIC LOADING. The forces prescribed herein, related to the response of the structure to earthquake motions, to be used in the analysis and design of the structure and its components.

❖ This definition refers to the forces to be used in the seismic design of structures. This would apply to both structural and nonstructural components.

[B] SUBSTANTIAL DAMAGE. For the purpose of determining compliance with the flood provisions of this code, damage of any origin sustained by a structure whereby the cost of restoring the structure to its before-damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred.

❖ The term is used in the definition of "Substantial improvement." Substantial damage is a special case of substantial improvement, and if the cost of restoring damage equals or exceeds 50 percent of the market value of the structure, then compliance of the existing building is required. It is notable that a substantial damage determination is to be made regardless of what causes the damage. Buildings have sustained

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substantial damage due to flood, fire, wind, earthquake, deterioration and other causes.

SUBSTANTIAL IMPROVEMENT. For the purpose of determining compliance with the flood provisions of this code, any *repair, alteration, addition*, or improvement of a building or structure, the cost of which equals or exceeds 50 percent of the market value of the structure, before the improvement or *repair* is started. If the structure has sustained *substantial damage*, any repairs are considered *substantial improvement* regardless of the actual *repair* work performed. The term does not, however, include either:

1. Any project for improvement of a building required to correct existing health, sanitary, or safety code violations identified by the *code official* and that is the minimum necessary to assure safe living conditions, or
2. Any *alteration* of a historic structure, provided that the *alteration* will not preclude the structure's designation as a historic structure.

IMPORTANT

❖ One of the long-range objectives of the National Flood Insurance Program (NFIP) is to reduce the exposure of older buildings that were built in flood hazard areas before local jurisdictions adopted flood hazard area maps and regulations. Section 105.3 directs the applicant to state the valuation of the proposed work as part of the information submitted to obtain a permit. To make a determination as to whether a proposed repair, reconstruction, rehabilitation, addition or improvement constitutes substantial improvement or damage, the cost of the proposed work is to be compared to the market value of the building or structure before the work is started. In order to determine market value, the code official may require the applicant to provide such information, as allowed under Section 105.3. For additional guidance, refer to FEMA 213 and FEMA 311.

SUBSTANTIAL STRUCTURAL DAMAGE. A condition where:

1. In any story, the vertical elements of the lateral-force-resisting system have suffered damage such that the lateral load-carrying capacity of the structure in any horizontal direction has been reduced by more than 20 percent from its predamaged condition; or
2. The capacity of any vertical gravity load-carrying component, or any group of such components, that supports more than 30 percent of the total area of the structure's floor(s) and roof(s) has been reduced more than 20 percent from its predamaged condition and the remaining capacity of such affected elements, with respect to all dead and live loads, is less than 75 percent of that required by the *International Building Code* for new buildings of similar structure, purpose and location.

❖ This definition gives the specific **parameters for evaluating** when a building has sustained substantial struc-

tural damage. There are two separate criteria provided in the definition, either one of which will qualify a structure as being substantially damaged.

TECHNICALLY INFEASIBLE. An *alteration* of a building or a facility that has little likelihood of being accomplished because the existing structural conditions require the removal or *alteration* of a load-bearing member that is an essential part of the structural frame or because other existing physical or site constraints prohibit modification or *addition* of elements, spaces, or features that are in full and strict compliance with the minimum requirements for new construction and that are necessary to provide accessibility.

❖ This term is defined in order to provide a basis for the application of accessibility provisions to existing buildings. Bringing any given existing site or building that is altered into full compliance with all accessibility requirements applicable to new construction may require extraordinary effort because of existing physical characteristics. The code utilizes the concept of technical infeasibility to provide a basis for exceptions from strict compliance with the provisions for new construction in an existing building.

UNSAFE. Buildings, structures or equipment that are unsanitary, or that are deficient due to inadequate means of egress facilities, inadequate light and ventilation, or that constitute a fire hazard, or in which the structure or individual structural members meet the definition of "*Dangerous*," or that are otherwise *dangerous* to human life or the public welfare, or that involve illegal or improper occupancy or inadequate maintenance shall be deemed unsafe. **A vacant structure that is not secured against entry shall be deemed unsafe.**

❖ The term "unsafe" is defined in order to provide a basis for the code official to cause a condition that is hazardous to the health and welfare of individuals **to be corrected, either by repair or demolition** (see Section 115). Some unsafe buildings may be the result of unsafe or illegal occupancies. For example, *prima facie* evidence of an unsafe structure is an unsecured (open doors or windows) vacant structure. Because of the attractive nuisance they represent, all unsafe buildings must be either demolished **or made safe** and secure as deemed appropriate by the code official.

WORK AREA. That portion or portions of a building consisting of all reconfigured spaces as indicated on the construction documents. Work area excludes other portions of the building where incidental work entailed by the intended work must be performed and portions of the building where work not initially intended by the owner is specifically required by this code.

❖ This section specifically defines the area of all reconfigured spaces where work is expected to be occurring within the scope of a project. These areas are to be shown clearly on the construction documents. Incidental work areas are not required to be shown as work areas.

courage building owners to initiate upgrades to seismic systems that are considered prudent without making them cost prohibitive.

303.6 Means of egress capacity factors. Alterations to any *existing building* or structure shall not be subject to the egress width factors in Section 1005.1 of the *International Building Code* for new construction in determining the minimum egress widths or the minimum number of exits in an *existing building* or structure. The minimum egress widths for the components of the means of egress shall be based on the means of egress width factors in the building code under which the building was constructed, and shall be considered as complying means of egress for any *alteration* if, in the opinion of the *code official*, they do not constitute a distinct hazard to life.

❖ In existing buildings, the corridors, doors, stairways, etc., can continue to use the capacity numbers that were in place when the building was built rather than be required to expand the width of these elements based on the numbers for new construction found in Section 1005.1 of the IBC.

[B] SECTION 304 REPAIRS

304.1 General. Buildings and structures, and parts thereof, shall be repaired in conformance to this section and to Section 301.2. Work on nondamaged components that is necessary for the required *repair* of damaged components shall be considered part of the *repair* and shall not be subject to the requirements for alterations in this chapter. Routine maintenance required by Section 301.2, ordinary repairs exempt from permit in accordance with Section 105.2, and abatement of wear due to normal service conditions shall not be subject to the requirements for repairs in this section.

❖ The scope of this section differentiates repairs from alterations and clarifies that routine maintenance and any repairs that would not require permits would not fit within the scope of these requirements.

In general, the section provides a logical method for evaluating damage and identifying cases where upgrade is warranted.

The provisions would require structural improvements meeting "the code for new structures," in certain cases, in the event of damage due to fire, structural overload, settlement, natural hazard or any other cause, no matter how extensive or disproportionate the damage. This section identifies conditions of damage that should warrant improvements to the structural system for purposes of increasing safety.

304.1.1 Dangerous conditions. Regardless of the extent of structural or nonstructural damage, the *code official* shall have the authority to require the elimination of conditions deemed *dangerous*.

❖ Conditions that pose a serious safety risk must always be addressed; see the definition of "Dangerous" in Section 202. This section provides the *code official* considerable latitude with respect to mitigating dangerous conditions.

304.2 Substantial structural damage to vertical elements of the lateral-force-resisting system. A building that has sustained *substantial structural damage* to the vertical elements of its lateral-force-resisting system shall be evaluated and repaired in accordance with the applicable provisions of Sections 304.2.1 through 304.2.3.

❖ This section provides requirements that apply where the damage threshold that is based on the extent of the damage to the vertical elements of the lateral-force-resisting system in any story is exceeded. Substantial structural damage to the lateral system triggers the evaluation of the entire building for wind and seismic loads (see Section 304.2.1). The emphasis is placed on vertical elements, such as walls and columns, rather than horizontal elements, because it is the vertical elements of the lateral-force-resisting system that primarily determine the structure's response, particularly to earthquakes.

304.2.1 Evaluation. The building shall be evaluated by a registered design professional, and the evaluation findings shall be submitted to the *code official*. The evaluation shall establish whether the damaged building, if repaired to its pre-damage state, would comply with the provisions of the *International Building Code* for wind and earthquake loads. Evaluation for earthquake loads shall be required if the *substantial structural damage* was caused by or related to earthquake effects or if the building is in Seismic Design Category C, D, E or F.

Wind loads for this evaluation shall be those prescribed in Section 1609 of the *International Building Code*. Earthquake loads for this evaluation, if required, shall be permitted to be 75 percent of those prescribed in Section 1613 of the *International Building Code*. Values of R , Ω_o and C_d for the existing seismic force-resisting system shall be those specified by this code for an ordinary system unless it is demonstrated that the existing system will provide performance equivalent to that of an intermediate or special system.

❖ The extent of repairs is based on an evaluation prepared by a registered design professional. Generally, the code's approach is that complete structural upgrades should be relatively rare. In this section, a structural upgrade is only triggered upon substantial structural damage to the lateral system, and only when the evaluation shows that the predamage building was substandard.

This provision refers to Sections 1609 and 1613 of the IBC for wind and earthquake loads, respectively. It permits reduced earthquake loading for both the evaluation and any required seismic rehabilitation to recognize that existing buildings cannot be expected to perform as well as newer buildings. This concept of using reduced earthquake loading is consistent with FEMA standards, as well as the legacy building codes.

This section provides additional guidance on the selection of design parameters for seismic-force-resisting systems. In most cases, an existing building will not possess the detailing necessary to qualify for special or even intermediate systems. If the detailing is unknown, design parameters for ordinary systems must

be used. Rather than require strict compliance with the "proportioning and detailing requirements" of intermediate or special systems, general equivalence is preferable because, for many existing buildings, there are no applicable provisions to check against. Use of the term "equivalent performance" preserves some engineering and regulatory discretion appropriate to work with existing buildings.

304.2.2 Extent of repair for compliant buildings. If the evaluation establishes compliance of the pre-damage building in accordance with Section 304.2.1, then repairs shall be permitted that restore the building to its pre-damage state using materials and strengths that existed prior to the damage.

❖ Where the evaluation establishes that the predamaged structure meets the structural provisions of the IBC as provided for in Section 304.2.1, then the repairs may be limited to a restoration of the structural components.

304.2.3 Extent of repair for noncompliant buildings. If the evaluation does not establish compliance of the pre-damage building in accordance with Section 304.2.1, then the building shall be rehabilitated to comply with applicable provisions of the *International Building Code* for load combinations, including wind or seismic loads. The wind loads for the repair shall be as required by the building code in effect at the time of original construction, unless the damage was caused by wind, in which case the wind loads shall be as required by the building code in effect at the time of original construction or as required by the *International Building Code*, whichever are greater. Earthquake loads for this rehabilitation design shall be those required for the design of the pre-damage building, but not less than 75 percent of those prescribed in Section 1613 of the *International Building Code*. New structural members and connections required by this rehabilitation design shall comply with the detailing provisions of the *International Building Code* for new buildings of similar structure, purpose and location.

❖ If the evaluation of the building, in accordance with Section 304.2.1, shows that, in the hypothetically repaired condition, the building would not comply with the established requirements, then the building must be rehabilitated as described in this section. The general requirement is to comply with the IBC load combinations. These load combinations establish the required strength of structural members.

The effects of wind and seismic loads warrant special consideration. In determining the level of compliance for repairs to buildings that have sustained substantial structural damage it is important to determine if wind forces have caused that damage. If so, it is considered prudent to require the repairs of wind damage to use wind loading that is the higher of the building code in effect at the time of the original construction or the IBC. If not, the wind loading in effect at the time of the original construction is the basis for design. Seismic forces for the rehabilitation can be those required by the building code in effect at the time of the building's construction, but this may not be less than the reduced IBC seismic force level, as described in Section 304.2.1.

304.3 Substantial structural damage to gravity load-carrying components. Gravity load-carrying components that have sustained *substantial structural damage* shall be rehabilitated to comply with the applicable provisions of the *International Building Code* for dead and live loads. Snow loads shall be considered if the *substantial structural damage* was caused by or related to snow load effects. Existing gravity load-carrying structural elements shall be permitted to be designed for live loads approved prior to the damage. Nondamaged gravity load-carrying components that receive dead, live or snow loads from rehabilitated components shall also be rehabilitated or shown to have the capacity to carry the design loads of the rehabilitation design. New structural members and connections required by this rehabilitation design shall comply with the detailing provisions of the *International Building Code* for new buildings of similar structure, purpose and location.

❖ Substantial structural damage to gravity load-carrying elements, such as columns or bearing walls, must be repaired so that these members are adequate to resist the dead and live loads in accordance with current code requirements, as must other elements of the load path. Snow loads must also be included where the substantial damage is associated with the effects of snow load.

304.3.1 Lateral force-resisting elements. Regardless of the level of damage to vertical elements of the lateral force-resisting system, if *substantial structural damage* to gravity load-carrying components was caused primarily by wind or earthquake effects, then the building shall be evaluated in accordance with Section 304.2.1 and, if noncompliant, rehabilitated in accordance with Section 304.2.3.

❖ In determining the extent of repairs to these gravity load-carrying elements that are not part of the lateral-force-resisting system, it is important to determine if wind or earthquakes have caused the structural damage. If the substantial structural damage is due to wind or earthquake, the lateral system must be checked even if no damage is apparent. Where this is the case, then the structure must be evaluated in accordance with Section 304.2.1.

304.4 Less than substantial structural damage. For damage less than *substantial structural damage*, repairs shall be allowed that restore the building to its pre-damage state using materials and strengths that existed prior to the damage. New structural members and connections used for this repair shall comply with the detailing provisions of the *International Building Code* for new buildings of similar structure, purpose and location.

❖ For damage that is not deemed to be substantial structural damage, repairs are allowed that restore the building to its predamaged state using materials and strengths that existed prior to the damage. New structural members and connections used for this repair must comply with the detailing provisions for new buildings of similar materials, purpose and location.

304.5 Flood hazard areas. For buildings and structures in flood hazard areas established in Section 1612.3 of the *International Building Code*, any repair that constitutes *substantial*

should not make a building more hazardous than it was prior to the repair. It is generally possible to repair a structure, its components and its systems with materials consistent with those materials that were used previously. However, where materials that are now deemed hazardous are involved in the repair work, they may no longer be used. For example, the code identifies asbestos and lead-based paint as two common hazardous materials that cannot be used in the repair process. Certain materials previously considered acceptable for building construction are now a threat to the health of the occupants.

502.3 Glazing in hazardous locations. Replacement glazing in hazardous locations shall comply with the safety glazing requirements of the *International Building Code* or *International Residential Code* as applicable.

Exception: Glass block walls, louvered windows, and jalousies repaired with like materials.

- ❖ When glazing in an existing building is replaced within the same building, it must comply with the current requirements and standards of the IBC or the *International Residential Code*® (IRC®), as applicable. This includes installing new glass in an existing window, door or other type of opening, even where the glass replaced did not comply with the standards of the code.

Glass block walls are described in Chapter 21 of the IBC, which eliminates the Consumer Product Safety Commission (CPSC) test requirement. Glass block walls are not required to meet the test requirements of CPSC 16 CFR, Part 1201 for safety glazing; however, there are still safety requirements placed on the installation of the glass block.

Louvered and jalousie windows are exempt from safety glazing requirements in all applications, including those where a flat plane of glass is otherwise required to be safety glass. This exemption is based on records that show the injuries associated with this use of glass are primarily from persons impacting the glass edge with no cutting or piercing injuries resulting from glass breakage. Safety glass would not have an effect on the type of injury. There are also practical production reasons associated with fabricating safety glazing for the relatively long, thin slats.

SECTION 503 FIRE PROTECTION

503.1 General. Repairs shall be done in a manner that maintains the level of fire protection provided.

- ❖ Any level of fire protection that currently exists in a building must not be adversely affected as a result of any repair. For example, repairing the existing ceiling and sprinkler heads or repairing the fire alarm system equipment must ultimately provide the same level of coverage and protection that existed prior to the repairs being undertaken.

SECTION 504 MEANS OF EGRESS

504.1 General. Repairs shall be done in a manner that maintains the level of protection provided for the means of egress.

- ❖ Any level of protection provided by the means of egress that currently exists in a building must not be adversely affected as a result of any repair. For example, repairing the walls and doors of a corridor must ultimately provide the same level of protection that existed prior to the repairs being undertaken.

SECTION 505 ACCESSIBILITY

505.1 General. Repairs shall be done in a manner that maintains the level of accessibility provided.

- ❖ The level of accessibility that currently exists in a building must not be adversely affected as a result of any repair. Continued compliance with the accessibility requirements of the code is dependent on the maintenance of such facilities throughout the life of the building. For example, drinking fountains that are required to be accessible are of little value if they malfunction through the deterioration or failure of any of the working parts. In other cases, inoperable elevators, locked accessible doors and obstructed accessible routes must be maintained such that they are readily usable by individuals with disabilities.

SECTION 506 STRUCTURAL

506.1 General. Structural repairs shall be in compliance with this section and Section 501.2. **Regardless of the extent of structural or nonstructural damage, dangerous conditions shall be eliminated.** Regardless of the scope of repair, new structural members and connections used for repair or rehabilitation shall comply with the detailing provisions of the *International Building Code* for new buildings of similar structure, purpose and location.

- ❖ This section gives the requirements that pertain to structural materials and elements in need of repair; Section 506.2.1 addresses repairs for less than substantial structural damage; Section 506.2.2 addresses repairs for substantial structural damage to vertical elements of the lateral-force-resisting system; and Section 506.2.3 addresses repairs for substantial structural damage to gravity load-carrying components. **This section also required dangerous conditions to be eliminated.** See the definition of "Dangerous" in Section 202 for a list of the conditions that must always be corrected regardless of the extent of damage. Finally, regardless of the scope of work, new connections and new structural members need to be in compliance with the IBC.

506.2 Repairs to damaged buildings. Repairs to damaged buildings shall comply with this section.

❖ Buildings can suffer damage from numerous sources. Natural disasters, such as earthquakes, floods, hurricanes and tornadoes, can cause extensive damage over widespread areas, depending on the severity of the event. Water intrusion due to a failure in the building envelope, termite infestations or exposure to corrosive chemicals can all lead to the deterioration of structural members over time. For the most part, this section does not differentiate between the possible causes of the damage (the exceptions are Sections 506.2.2.3 and 506.2.3.1). Needless to say, determining the root cause of any damage would be advisable so that an owner can ascertain the risk of a recurrence and, if necessary, develop a plan to address that risk.

The primary concern in determining how repairs are to be accomplished is establishing the extent of the damage that has been sustained to see if it exceeds either of the thresholds contained in the definition of "Substantial structural damage." Where it does not, Section 506.2.4 applies and the repairs can typically be limited to restoring the building to its predamaged state. For buildings that have suffered substantial structural damage, the approach to repairs is dependent on whether that damage is to elements of the lateral system (see Section 506.2.2) or only to elements of the gravity system (see Section 506.2.3). This parallels the classes of substantial structural damage defined in Section 202. The definition of "Substantial structural damage" would itself necessitate some preliminary level of structural evaluation.

There are two repair requirements that are not related to the extent of the damage. Dangerous conditions must always be eliminated (see Section 506.2.1) and any new structural member must meet the code requirements for new construction.

506.2.1 Repairs for less than substantial structural damage. For damage less than *substantial structural damage*, the damaged elements shall be permitted to be restored to their predamage condition.

❖ For damage less than substantial structural damage, repairs are allowed that restore the building to its predamaged state using materials and strengths that existed prior to the damage. Again, as required in Section 506.1, new structural members and connections used for this repair shall comply with the detailing provisions of the IBC for new buildings of similar structure, purpose and location.

506.2.2 Repairs for substantial structural damage to vertical elements of the lateral-force-resisting system. A building that has sustained *substantial structural damage* to the vertical elements of its lateral-force-resisting system shall be evaluated in accordance with Section 506.2.2.1, and either repaired in accordance with Section 506.2.2.2 or repaired and rehabilitated in accordance with Section 506.2.2.3 depending on the results of the evaluation.

❖ This section provides requirements that apply where the damage threshold that is based on the extent of damage to the vertical elements of the lateral-force-resisting system in any story is exceeded. Substantial structural damage to the lateral system triggers the evaluation of the whole building for wind and seismic loads (see Section 506.2.2.1). The emphasis is placed on vertical elements, such as walls and columns, rather than horizontal elements, because it is the vertical elements of the lateral-force-resisting system that determine the structure's response, particularly to earthquakes. Based on the results of this evaluation, the lateral-force-resisting system is required to either be repaired (see Section 506.2.2.2), or repaired and rehabilitated (see Section 506.2.2.3).

506.2.2.1 Evaluation. The building shall be evaluated by a registered design professional, and the evaluation findings shall be submitted to the *code official*. The evaluation shall establish whether the damaged building, if repaired to its predamaged state, would comply with the provisions of the *International Building Code*, except that the seismic design criteria shall be the reduced IBC level seismic forces specified in Section 101.5.4.2.

❖ This section contains the requirements for the building evaluation required by Section 506.2.2. For the purpose of establishing the structure's adequacy, the evaluation is to utilize the strength and stiffness of the original, predamaged structure.

The structural evaluation must assess the entire structure for compliance with the IBC provisions. This means that the evaluation must demonstrate compliance for all loads that are applicable to new construction. The only exception is that the approaches permitted for the reduced seismic forces in Section 506.1.1.3 may be used for the evaluation of seismic effects on the structure. Since no other exceptions are stated, the implication is that new construction requirements for material strength and detailing must be satisfied for loading considerations other than earthquakes.

If this evaluation indicates that the building's lateral-force-resisting system complies with the IBC using the permitted reduced seismic design criteria (see Section 101.5.4.2), then it need only be repaired to the predamaged condition. Otherwise, the lateral-force-resisting system must be rehabilitated in accordance with Section 506.2.2.3.

506.2.2.2 Extent of repair for compliant buildings. If the evaluation establishes that the building in its predamage condition complies with the provisions of Section 506.2.2.1, then the damaged elements shall be permitted to be restored to their predamage condition.

❖ Where the evaluation provided for in Section 506.2.2.1 establishes that the predamaged building meets the

structural provisions of the IBC, the repairs may be limited to a restoration of the structural components.

506.2.2.3 Extent of repair for noncompliant buildings. If the evaluation does not establish that the building in its predamage condition complies with the provisions of Section 506.2.2.1, then the building shall be rehabilitated to comply with the provisions of this section. The wind load for the *repair* and rehabilitation shall be those required by the building code in effect at the time of original construction, unless the damage was caused by wind, in which case the wind loads shall be in accordance with the *International Building Code*. The seismic loads for this rehabilitation design shall be those required by the building code in effect at the time of original construction, but not less than the reduced-level seismic forces specified in Section 101.5.4.2.

- ❖ If the evaluation of the building, when hypothetically repaired to its predamaged condition, does not comply with the requirements established in Section 506.2.1.1, then the building must be rehabilitated as described in this section. The general requirement is to comply with the IBC load combinations, which are used to establish the required strength of structural members. The effects of wind and seismic loads warrant special consideration.

In determining the level of compliance for repairs to buildings that have sustained substantial structural damage, it is important to determine if wind forces have caused that damage. If so, it is considered prudent to require the repairs of wind damage to use wind loading that is the higher of the building code in effect at the time of original construction or the IBC. If not, the wind loading in effect at the time of the original construction is the basis for design. Seismic forces for the rehabilitation can be those required by the building code in effect at the time of the building's construction, but this may not be less than the reduced IBC seismic force level.

506.2.3 Substantial structural damage to gravity load-carrying components. Gravity load-carrying components that have sustained *substantial structural damage* shall be rehabilitated to comply with the applicable provisions for dead and live loads in the *International Building Code*. Snow loads shall be considered if the *substantial structural damage* was caused by or related to snow load effects. Undamaged gravity load-carrying components that receive dead, live or snow loads from rehabilitated components shall also be rehabilitated if required to comply with the design loads of the rehabilitation design.

- ❖ Substantial structural damage to gravity load-carrying elements, such as columns or bearing walls, must be repaired so that these members are adequate to resist the dead and live loads in accordance with current code requirements, as must other elements of the load path. Snow loads must also be considered if the substantial damage was in any way caused by snow load effects.

506.2.3.1 Lateral-force-resisting elements. Regardless of the level of damage to gravity elements of the lateral-force-resist-

ing system, if substantial structural damage gravity load-carrying components was caused primarily by wind or seismic effects, then the building shall be evaluated in accordance with Section 506.2.2.1 and, if noncompliant, rehabilitated in accordance with Section 506.2.2.3.

- ❖ In determining the extent of repairs to these gravity load-carrying elements that are not part of the lateral-force-resisting system, it is important to determine if wind or earthquakes have caused the structural damage. If the substantial structural damage is due to wind or earthquake, then the lateral system is suspect and it must be checked even if no damage is apparent. Where this is the case, then the structure must be evaluated in accordance with Section 506.2.2.1.

506.2.4 Flood hazard areas. In flood hazard areas, buildings that have sustained *substantial damage* shall be brought into compliance with Section 1612 of the *International Building Code*.

- ❖ The definition of "Flood hazard area" provided in Section 202 is taken from the IBC and establishes where this provision is applicable. If located in designated flood hazard areas, buildings that are damaged by any cause must be examined to determine if the damage constitutes substantial damage (see the definition of "substantial damage" in Section 202). Buildings are considered to have sustained substantial damage when the cost of repairing the building to its predamaged condition is 50 percent or more of its market value before the damage occurred. Buildings determined to be substantially damaged must meet the flood-resistant provisions of the IBC (see FEMA 213).

Section 1612 of the IBC addresses requirements for buildings in designated flood hazard areas. The design and construction is required to be in accordance with ASCE 24, which in turn references the flood loading given in ASCE 7. Through use of these IBC provisions, communities meet a significant portion of the flood plain management regulation requirements necessary to participate in the National Flood Insurance Program (NFIP).

SECTION 507 ELECTRICAL

507.1 Material. Existing electrical wiring and equipment undergoing *repair* shall be allowed to be repaired or replaced with like material.

- ❖ In essence, this section states that existing wiring systems can be maintained in the same manner in which they were installed. Repairs are to be made with materials and components that do not in any way make the existing wiring system less safe. Materials and components can be replaced with items of equal quality and integrity or with items of superior quality and integrity. The intent is to allow necessary repairs without subjecting the system to new construction requirements. A wiring system material or component that is obsolete

onstrated. However, this section also goes on to acknowledge that the historic character of a building may be adversely affected by strict compliance with accessibility provisions. For example, compliance with door width requirements may necessitate the removal of an existing set of doors that is critical to the historic character of the building. To assist the code official in determining if the required provisions are detrimental to the historic significance, recommended guidelines have been incorporated into Appendix B, Section B101.

This section is intended to exempt such conditions in order to maintain the historic character of the building. Because limited extent of accessibility is desired in all facilities, Sections 1104.1.1 through 1104.1.5 allow for alternatives.

In an effort to inform designers and owners of federal regulations that are not typically handled through the code enforcement process, information on the ADAAG requirements for displays associated with historical buildings have been included in Appendix B, Section B101.5.

SECTION 1106 STRUCTURAL

1106.1 General. Historic buildings shall comply with the applicable structural provisions for the work as classified in Chapter 4.

Exception: The *code official* shall be authorized to accept existing floors and approve operational controls that limit the live load on any such floor.

- ❖ Any proposed work on historic buildings must comply with the structural provisions that apply based on the nature of that work. In other words, the classification of any proposed work is the first consideration. The only exception to this authorizes the code official to accept existing floors and approve operational controls that limit the live load on any such floor. This could be achieved by posting load limit signs in conspicuous locations. Actual loads on floors are typically less than the code-required loads. This section permits consideration of the actual loads as opposed to the probabilistic loads used for new design.

1106.2 Unsafe structural elements. Where the *code official* determines that a component or a portion of a building or structure is *dangerous* as defined in this code and is in need of *repair*, strengthening, or replacement by provisions of this code, only that specific component or portion shall be required to be repaired, strengthened or replaced.

- ❖ The definition of "*Dangerous*" in Section 202 gives five conditions under which a building, a portion of a building or an individual structural component is considered dangerous. Any building or structural component that is determined to be dangerous presents an unacceptable risk to public safety. Section 115.1 clarifies that a building considered dangerous is deemed to be unsafe, and in order for an unsafe building to remain in place the building *must be made safe*.

This section clarifies that in a historic building, any structural repair, strengthening or replacement applies only to the specific component(s) or portion(s) necessary to correct the dangerous condition(s).

Bibliography

The following resource materials are referenced in this chapter or are relevant to the subject matter addressed in this chapter.

DOJ 28 CFR, Part 36-91. *Americans with Disabilities Act (ADA)*. Washington, DC: Department of Justice, 1991.

DOJ 28 CFR, Part 36-91 (Appendix A). *ADA Accessibility Guidelines for Building and Facilities (ADAAG)*. Washington, DC: Department of Justice, 1991.

IBC-09, *International Building Code*. Washington, DC: International Code Council, 2009.

Standards for Treatment of Historic Properties. Secretary of the Interior, 1992.

CHAPTER 11

HISTORIC BUILDINGS

SECTION 1101 GENERAL

Replace **1101.1 Scope.** It is the intent of this chapter to provide means for the preservation of historic buildings. ~~Historical buildings shall comply with the provisions of this chapter relating to their repair, alteration, relocation and change of occupancy.~~

1101.2 Report. A historic building undergoing repair, alteration or change of occupancy shall be investigated and evaluated. If it is intended that the building meet the requirements of this chapter, a written report shall be prepared and filed with the code official by a registered design professional when such a report is necessary in the opinion of the code official. Such report shall be in accordance with Chapter 1 and shall identify each required safety feature that is in compliance with this chapter and where compliance with other chapters of these provisions would be damaging to the contributing historic features. For buildings assigned to Seismic Design Category D, E or F, a structural evaluation describing, at minimum, a complete load path and other earthquake-resistant features shall be prepared. Additionally, the report shall describe each feature that is not in compliance with these provisions and shall demonstrate how the intent of these provisions is complied with in providing an equivalent level of safety.

Replace **1101.3 Special occupancy exceptions—museums.** When a building in Group R-3 is also used for Group A, B, or M purposes such as ~~museum~~ tours, exhibits, and other public assembly activities, or for ~~museums~~ less than 3,000 square feet (279 m²), the code official may determine that the occupancy is Group B when life-safety conditions can be demonstrated in accordance with Section 1101.2. Adequate means of egress in such buildings, which may include a means of maintaining doors in an open position to permit egress, a limit on building occupancy to an occupant load permitted by the means of egress capacity, a limit on occupancy of certain areas or floors, or supervision by a person knowledgeable in the emergency exiting procedures, shall be provided.

1101.4 Flood hazard areas. In flood hazard areas, if all proposed work, including repairs, work required because of a change of occupancy, and alterations, constitutes substantial improvement, then the existing building shall comply with Section 1612 of the *International Building Code*.

Exception: If an historic building will continue to be an historic building after the proposed work is completed, then the proposed work is not considered a substantial improvement. For the purposes of this exception, an historic building is:

1. Listed or preliminarily determined to be eligible for listing in the National Register of Historic Places;
2. Determined by the Secretary of the U.S. Department of Interior to contribute to the historical significance of a registered historic district or a district preliminarily determined to qualify as a historic district; or

3. Designated as historic under a state or local historic preservation program that is approved by the Department of Interior.

SECTION 1102 REPAIRS

1102.1 General. Repairs to any portion of an historic building or structure shall be permitted with original or like materials and original methods of construction, subject to the provisions of this chapter.

1102.2 Dangerous buildings. When an historic building is determined to be dangerous, no work shall be required except as necessary to correct identified unsafe conditions.

1102.3 Relocated buildings. Foundations of relocated historic buildings and structures shall comply with the *International Building Code*. Relocated historic buildings shall otherwise be considered an historic building for the purposes of this code. Relocated historic buildings and structures shall be sited so that exterior wall and opening requirements comply with the *International Building Code* or with the compliance alternatives of this code.

1102.4 Chapter 5 compliance. Historic buildings undergoing repairs shall comply with all of the applicable requirements of Chapter 5, except as specifically permitted in this chapter.

Replace **1102.5 Replacement.** Replacement of existing or missing features using original materials shall be permitted. Partial replacement for repairs that match the original in configuration, height, and size shall be permitted. Such replacements shall not be required to meet the materials and methods ~~requirements of Section 501.2.~~

Delete **Exception:** Replacement glazing in hazardous locations shall comply with the safety glazing requirements of Chapter 24 of the *International Building Code*.

SECTION 1103 FIRE SAFETY

Replace **1103.1 Scope.** Historic buildings undergoing alterations, ~~changes of occupancy, or that are moved shall comply with Section 1103.~~

Replace Maximum Occupancy **1103.2 General.** Every historic building that does not conform to the construction requirements specified in this code for the occupancy or use and that constitutes a distinct fire hazard as defined herein shall be provided with an approved automatic fire-extinguishing system as determined appropriate by the code official. However, an automatic fire-extinguishing system shall not be used to substitute for, or act as an alternative to, the required number of exits from any facility.

Add **1103.3 Means of egress.** Existing door openings and corridor and stairway widths less than those specified elsewhere in this

1105.6 Means of egress. Existing door openings and corridor and stairway widths less than those that would be acceptable for nonhistoric buildings under these provisions shall be approved, provided that, in the opinion of the *code official*, there is sufficient width and height for a person to pass through the opening or traverse the exit and that the capacity of the exit system is adequate for the occupant load, or where other operational controls to limit occupancy are approved by the *code official*.

1105.7 Door swing. When approved by the *code official*, existing front doors need not swing in the direction of exit travel, provided that other approved exits having sufficient capacity to serve the total occupant load are provided.

1105.8 Transoms. In corridor walls required by these provisions to be fire-resistance rated, existing transoms may be maintained if fixed in the closed position, and fixed wired glass set in a steel frame or other approved glazing shall be installed on one side of the transom.

Exception: Transoms conforming to Section 1103.4 shall be accepted.

1105.9 Finishes. Where interior finish materials are required to have a flame spread index of Class C or better, existing nonconforming materials shall be surfaced with approved fire-retardant paint or finish.

Exception: Existing nonconforming materials need not be surfaced with an approved fire-retardant paint or finish where the building is equipped throughout with an automatic fire-suppression system installed in accordance with the *International Building Code* and the nonconforming materials can be substantiated as being historic in character.

1105.10 One-hour fire-resistant assemblies. Where 1-hour fire-resistance-rated construction is required by these provisions, it need not be provided, regardless of construction or occupancy, where the existing wall and ceiling finish is wood lath and plaster.

1105.11 Stairs and railings. Existing stairways shall comply with the requirements of these provisions. The *code official* shall grant alternatives for stairways and railings if alternative stairways are found to be acceptable or are judged to meet the intent of these provisions. Existing stairways shall comply with Section 1103.

Exception: For buildings less than 3,000 square feet (279 m²), existing conditions are permitted to remain at all stairs and rails.

1105.12 Exit signs. The *code official* may accept alternative exit sign locations where such signs would damage the historic character of the building or structure. Such signs shall identify the exits and exit path.

1105.13 Exit stair live load. Existing historic stairways in buildings changed to a Group R-1 or R-2 occupancy shall be accepted where it can be shown that the stairway can support a 75-pounds-per-square-foot (366 kg/m²) live load.

1105.14 Natural light. When it is determined by the *code official* that compliance with the natural light requirements of Section 911.1 will lead to loss of historic character or historic

materials in the building, the existing level of natural lighting shall be considered acceptable.

Replace 1105.15 Accessibility requirements. ~~The provisions of Section 912.8 shall apply to buildings and facilities designated as historic structures that undergo a change of occupancy, unless technically infeasible. Where compliance with the requirements for accessible routes, ramps, entrances, or toilet facilities would threaten or destroy the historic significance of the building or facility, as determined by the authority having jurisdiction, the alternative requirements of Sections 1104.1.1 through 1104.1.4 for those elements shall be permitted.~~

SECTION 1106 STRUCTURAL

Add 1106.1 General. Historic buildings shall comply with the applicable structural provisions for the work as classified in Chapter 4.

1.
Exception: The *code official* shall be authorized to accept existing floors and approve operational controls that limit the live load on any such floor.

2. House museums need not comply ...
1106.2 Unsafe structural elements. Where the *code official* determines that a component or a portion of a building or structure is *dangerous* as defined in this code and is in need of *repair*, strengthening, or replacement by provisions of this code, only that specific component or portion shall be required to be repaired, strengthened or replaced.

DIVISION 5. INSPECTIONAL SERVICES DIVISION

Sec. 2-802. Established; director.

Sec. 2-803. Establishment of standards and codes.

Sec. 2-804. Enforcement of regulations relative to buildings.

Sec. 2-805. Inspection of building materials and construction.

Sec. 2-806. Inspectors.

Sec. 2-802. Established; director.

- (a) There shall be an inspectional services division within the department of community services which shall include the local code enforcement inspectors, health inspectors, environmental inspectors and minimum housing inspectors.
- (b) There shall be an inspector of buildings within the inspectional services division who shall be appointed by the mayor. Notwithstanding any ordinance to the contrary, the inspector of buildings, when performing his duties under M.G.L.A. c. 143, § 3, shall report directly and be solely responsible to the city's chief administrative officer.

(Ord. No. 2000-10, § 19, 5-9-2000; Ord. No. 2008-40, § 1(2-802), 7-15-2008)

Sec. 2-803. Establishment of standards and codes.

The inspectional services division shall establish standards and codes for all construction or reconstruction carried out within the city. It shall conduct all inspections necessary to ascertain that its standards are met.

(Ord. No. 2000-10, § 19, 5-9-2000; Ord. No. 2008-40, § 1(2-803), 7-15-2008)

Sec. 2-804. Enforcement of regulations relative to buildings.

This includes Demolition
Delay Ordinances

The inspectional services division shall enforce all ordinances, regulations and laws relating to buildings in the city, or the construction, alteration or repair thereof.

(Ord. No. 2000-10, § 19, 5-9-2000; Ord. No. 2008-40, § 1(2-804), 7-15-2008)

Sec. 2-805. Inspection of building materials and construction.

As often as is practicable, the inspectional services division shall inspect the materials used in the construction or the repairing of any building. It shall also examine the construction of any building in the process of erection or repair and so far as necessary therefor may enter any building or premises. It shall also examine all buildings which may be reported to it as in a dangerous or damaged condition by reason of fire, accident or other cause and shall make a record of such condition, together with the street and number of the building, the name of the owner or occupant and purpose for which it is used. It shall examine all buildings concerning which application has been made for a license to construct, enlarge, alter, repair or raze and shall make a record of such examination.

(Ord. No. 2000-10, § 19, 5-9-2000; Ord. No. 2008-40, § 1(2-805), 7-15-2008)

Sec. 10-34. Posting.

The requirement for Posting of Building Permits has various uses, but more importantly identifies the scope of work and the Owner's Contact information. It also identifies when the inspector has last visited the site. This requirement is currently not being enforced.

The permit, after it is granted under the provisions of this article, shall be placed in a conspicuous place on the premises where the work is authorized to be done and shall not be removed until after final inspection and approval of the work.

(Rev. Ords. 1988, § 4-79)

Sec. 10-35. Annual electrical permit.

In lieu of an individual permit for each electrical installation, there shall be issued by the inspectional services division, upon application for such permit, to any person regularly employing one or more licensed journeyman electricians, an annual electrical permit authorizing the applicant to employ such electricians in the making of electric installations on premises owned or occupied by the applicant for the permit. The inspectional services division may revoke such annual electrical permit at any time when the holder of such permit shall cease to employ such licensed electrician. No electric installation which is to be concealed shall be actually concealed except upon compliance with section 10-193. Annual electrical permits shall expire on December 31 of the year of issuance.

(Rev. Ords. 1988, § 4-80; Ord. No. 2008-40, § 2(10-35), 7-15-2008)

Sec. 10-36. Qualifications for issuance of permits for electrical work.

Permits to make electric installations shall be issued only to holders of certificates as granted by the state examiners of electricians pursuant to M.G.L.A. c. 141, § 3, and all amendments thereof and additions thereto, except as provided in section 10-35.

(Rev. Ords. 1988, § 4-81)

Sec. 10-37. Revocation.

The inspectional services division may, after issuance, revoke any individual permit issued under this article for cause, including, without limitation, violation of any ordinance or statute relating to the acts done or to the qualifications of the person doing the work thereunder.

(Rev. Ords. 1988, § 4-82)

Sec. 10-38. Fees.

Any person desiring a building permit shall, at the time of filing an application therefor, pay the director of code enforcement the fee required by the schedule set forth in Appendix A of this Revision. The fee schedule also includes permit fees for repairs, alterations, moving and demolition of any building or structure, written zoning opinions, certificates of occupancy and reinspections.

(Ord. No. 1994-20, § 3, 9-27-1994; Ord. No. 2000-12, § 1, 6-20-2000; Ord. No. 2008-40, § 2(10-38), 7-15-2008)

Sec. 10-39. Double fee for commencing work without permit.

Where work for which a permit is required by this article is started without a permit, the fee specified to be paid for such permit in Appendix A to this Revision shall be doubled, but payment of such doubled fee shall not relieve any person from fully complying with the requirements of the rules or regulations of the state codes and this chapter in the execution of the work or from any other penalties prescribed by statute or ordinance.

(Rev. Ords. 1988, § 4-83)

Sec. 38-63. Preparation; contents.

The historical commission shall prepare, maintain and deposit with the building inspector a written listing of structures in the city determined by it, after nomination and hearing, to be significant structures. This listing shall be called the Fall River Register of Significant Structures and shall indicate, for each structure listed on it, the date it was determined to be significant, the address and location, and such further information as the historical commission may, from time to time, deem desirable to include.

(Rev. Ords. 1988, § 10-32)

Sec. 38-64. Methods of nomination.

A nomination for the listing of any structure on the Fall River Register of Significant Structures shall be made in the form of a writing submitted to the chairperson of the historical commission signed by the owner of record, by a member of the historical commission, or by 25 residents of the city. The following requirements for each method must be met:

- (1) The owner of record shall provide the property location and all pertinent information and history regarding such structure that is available to the owner, and the reason for the request.
- (2) Members of the historical commission shall provide the property location, with a description of the structure, and the reason for the request.
- (3) The petition of 25 city residents shall provide the property location by street address, assessor's plat and lot number, owner of record, narrative description of the property, and reason for nomination. Any nomination by this method is limited to 25 structures per petition.

(Rev. Ords. 1988, § 10-33)

Sec. 38-65. Effect of nomination on other proceedings.

A nomination under the provisions of this article shall by itself have no effect on the issuance of any demolition or other permit applied for with respect to the structure which is the subject of such nomination.

(Rev. Ords. 1988, § 10-34)

Sec. 38-66. Procedure for listing on register exclusive.

No structure may be listed on the Fall River Register of Significant Structures other than pursuant to the procedures set forth in this article.

(Rev. Ords. 1988, § 10-35)

Sec. 38-67. Enforcement.

The chairperson of the historical commission and the building inspector are each specifically and individually authorized to institute any and all actions and proceedings in law or in equity as they may deem necessary and appropriate to obtain compliance with the requirements of this article and to prevent any violation thereof.

(Rev. Ords. 1988, § 10-36)

Sec. 38-68. Emergency demolition.

The notice requirements of this article shall not apply in the case of an imminent and serious danger to the safety of the public.

(Rev. Ords. 1988, § 10-39)

Reference to Building Code required for clarification. Not a known condition of the Building Code.

DIVISION 3. NOTICE OF INTENT TO DEMOLISH STRUCTURE

Sec. 38-111. Notice required.

Sec. 38-112. Acknowledgment of notice.

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

Sec. 38-114. Persons and organizations to be notified of proposed demolition.

Secs. 38-115—38-130. Reserved.

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.

(Rev. Ords. 1988, § 10-66)

Sec. 38-112. Acknowledgment of notice.

- (a) Upon his receipt of a written notice under section 38-111, the chairperson of the historical commission shall prepare and sign a statement in writing acknowledging receipt of such notice and specifying the date of such receipt.
- (b) Within seven days of such receipt, duplicate originals of the statement prepared and signed under subsection (a) of this section shall be filed with the building inspector or his department and mailed or otherwise made available to the prospective applicant.

(Rev. Ords. 1988, § 10-67)

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.

(Rev. Ords. 1988, § 10-68)

Sec. 38-114. Persons and organizations to be notified of proposed demolition.

Within 14 days of his receipt of a written notice of intent under section 38-111, the chairperson of the historical commission shall:

- (1) Mail notice of such receipt to any organization or individual concerned with the preservation of structures within the city that has indicated to the chairperson of the historical commission a desire routinely to receive such notice, in stamped, self-addressed envelopes provided by such organization or individual;
- (2) Give notice of such receipt to each member and duly appointed alternate member of the historical commission pursuant to such rules as the historical commission may adopt; and
- (3) Give notice of such receipt to the office of historic preservation.

HISTORICAL COMMISSION MINUTES

IN: 6:30 pm
OUT: 7:00 pm

DATE AND TIME: Tuesday Nov 18, 2014
6:30 p.m.

LOCATION: City Council Hearing Room
One Government Center

PRESENT: Maria Connie Soule
Richard Mancini
Kristin Oliveira
Larry Dykes
Anthony Dias
Alan J. Rumsey

ABSENT: Michael Keane (excused)

Date of
appointment of
Chairman Dias



DISCUSSION:

The previous minutes from July were reviewed accepted.

In the matter of new appointees, the new appointees (Larry Dykes, Kristin Oliveira, and Anthony Dias) were introduced to the committee.

In the matter of appointing a chairperson, a motion to appoint Anthony Dias was made by Connie Soule, and seconded by Richard Mancini. A motion was also made to appoint Alan Rumsey co-chair by Connie Soule, and was seconded by Richard Mancini.

In the matter of appointing a secretary, a motion to maintain and appoint Connie (Maria) Soule as secretary was made by Alan Rumsey, and seconded by Richard Mancini.

In the matter of establishing a next meeting, a discussion was held with those present. The committee discussed and agreed that meetings every 1-2 months needed to be maintained. On a motion made by Connie and seconded by Richard Mancini, it was unanimously voted that Connie Soule would request and post the next meeting for Tuesday Dec 16th @ 7 PM

In the matter of reviewing mail, correspondence was received and reviewed from: The Preservation Society of Fall River regarding the status of the King Philip Mills which are now owned by the City of Fall River and which is on the National Register. On a motion by Connie Soule and seconded by Anthony Dias a letter of inquiry will be issued to the Mayor and Building Inspectors Office to determine the mills disposition and to encourage sensitivity due to its listing on the National Registry.

In the matter of the Bedford St former Police Station a brief discussion was held. The building was open to city officials, and various interested parties for viewing. City Administrator Cathy Ann Viveiros, and Councilor's Correia and Pelletier were present. Over-all, it was reported that the building was not in imminent danger of disrepair, and that at least 2 developers expressed interest in restoration of the building. Disposition of the building has been referred to the Council's Real Estate Committee. RFP pending. The Historic Commission applauds efforts to promote a restoration disposition rather than demolition, due to the properties historical nature.

Connie Soule, Secretary

780 CMR: MASSACHUSETTS AMENDMENTS TO THE *INTERNATIONAL BUILDING CODE 2009***CHAPTER 1: SCOPE AND ADMINISTRATION**

This clarifies that the International Building Code is

101.1 Replace as follows: **being adopted with Massachusetts Amendments.**

101.1 Adoption and Title. The Board of Building Regulations and Standards (BBRS) adopts and incorporates by reference, the *International Building Code*, 2009 edition (IBC), including Appendices A through J. The *International Building Code* together with modifications as set forth, shall collectively comprise the *Massachusetts State Building Code* (780 CMR), Eighth Edition, Base Volume, and referred to as “this code”.

101.1.1 Add subsection:

101.1.1 Appendix AA and Special Regulations. BBRS also adopts and incorporates by reference the *International Energy Conservation Code*, 2009 edition (IECC) with modifications as Appendix AA. Special Regulations unique to Massachusetts are found at 780 CMR 110.R1 through 110.R7.

101.2 Revise to read as follows:

101.2 Scope. This code shall be the building code for all towns, cities, state agencies or authorities in accordance with M.G.L. c. 143, § 94. The provisions of this code and other referenced specialized codes shall apply to the construction, *alteration*, movement, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal and demolition of every building or structure or any appurtenances connected or attached to such buildings or structures.

Exception: Detached one- and two-family dwellings and multiple single-family dwellings (townhouses) not more than three stories above grade plane in height with a separate means of egress and their accessory structures, and residences with five or fewer occupants that are operated or licensed by the Massachusetts Department of Developmental Services shall comply with 780 CMR One- and Two-family Dwellings.

101.2.1 Delete this subsection.

101.4 Replace as follows and add Notes 1. through 4.:

101.4 Referenced Codes. Referenced codes include the specialized codes of M.G.L. c. 143, § 96 and other codes and regulations listed in 101.4.1 through 101.4.12 and shall be considered part of this code to the prescribed extent of each such reference.

Note 1. Work regulated by the specialized codes of M.G.L. c. 143, § 96 shall be designed, installed and inspected by individuals authorized to do so in accordance with the specialized codes. However, the impact of work regulated by the specialized codes of M.G.L. c. 143, § 96 and other codes and regulations on work governed by this code shall be subject to inspection by the *building official*.

Note 2. Work regulated by the Architectural Access Board regulations (521 CMR) shall be enforced by the *building official*. See M.G.L. c. 22, § 13A.

Note 3. The design and construction requirements of bunkers and magazines for the storage of explosive materials, flammable/combustible liquids and chemical process safety, shall default to the specific requirements of 527 CMR and are not enforceable by the *building official* but rather by the head of the fire department or his/her designee.

Note 4. Work regulated by the Board of Sheet Metal Regulations shall be enforced by the *building official*. See M.G.L. c. 13, § 102.

101.4.1 Revise to read as follows:

101.4. 1 Gas and Fossil Fuel Burning Appliances. Reference to the *International Fuel Gas Code* shall be considered reference to the Board of State Examiners of Plumbers and Gas Fitters regulations at 248 CMR. Gas fired appliances are governed by the Board of State Examiners of Plumbers and Gas Fitters. Oil fired appliances are governed by the Board of Fire Prevention Regulations at 527 CMR 4.00: *Oil Burning Equipment*.

780 CMR: MASSACHUSETTS AMENDMENTS TO THE *INTERNATIONAL BUILDING CODE 2009*

CHAPTER 34: EXISTING STRUCTURES

3401.1 Replace as follows: This clarifies that any reference to existing buildings under 780 CMR is now being replaced by IEBC 2009.

3401.1 Scope. Delete Chapter 34 in its entirety and replace it with the *International Existing Building Code 2009* (IEBC 2009, including its appendices) with Massachusetts amendments as follows:

101.1 Replace as follows: This is a constant issue that needs to be addressed. The building department continues to reference the wrong Building Code, one with greater requirements that necessary.

101.1 Title. These regulations shall be known as the *Existing Building Code* of Massachusetts, hereinafter referred to as "this code."

Example: Building Dept. requires stamped drawings for any renovations on existing buildings over 35,000 cubic feet.

101.2 Replace as follows: This requirement only exists in 780 CMR.

101.2 Scope. The provisions of this code shall apply to the *repair, alteration, change of occupancy, addition*, and relocation of *existing buildings*. See Table 101.2 below which includes, but is not limited to, applicable laws and specific use of other regulations.

TABLE 101.2 APPLICABLE LAWS AND REGULATIONS

Unless directed otherwise in this code, reference to:	Shall mean to use the requirements found in:
<i>International Plumbing Code</i>	248 CMR: <i>Board of Plumbers and Gas Fitters Regulations</i>
<i>International Property Maintenance Code</i>	780 CMR 1.00: <i>Scope and Administration</i>
<i>International Fire Code (IFC)</i>	Reference to sections of the <i>International Fire Code (IFC)</i> for fire prevention requirements shall be considered reference to 527 CMR: <i>Board of Fire Prevention Regulations</i> . The fire official enforces the provisions of 527 CMR. Reference to sections of the <i>International Fire Code (IFC)</i> 2009 Edition for building code requirements are adopted, except that retroactive requirements of the IFC are not adopted. The <i>building official</i> enforces 780 CMR and all adopted IFC requirements. Also see MGL c. 148, § 9.
<i>International Electrical Code</i>	527 CMR 12.00: <i>Massachusetts Electrical Code (Amendments)</i>
<i>International Energy Conservation Code (IECC)</i>	780 CMR 13 and 51 (IECC with MA amendments)
<i>International Mechanical Code (IMC)</i>	Reference to the IMC shall apply to all mechanical systems except for that which is defined as sheet metal work by M.G.L. c. 112, § 237. The provisions of 271 CMR shall apply to all sheet metal work as defined by M.G.L. c.112, § 237. Note: 527 CMR may cover certain fire protection requirements of the IMC.
<i>International Fuel Gas Code</i>	248 CMR: <i>Board of Plumbers and Gas Fitters Regulations</i>
<i>International Residential Code (IRC)</i>	780 CMR 51.00: Residential Volume (IRC 2009 Edition with MA amendments).
<i>International Building Code (IBC)</i> or 780 CMR	780 CMR Base Volume a.k.a. IBC with MA amendments.
Construction in flood areas	780 CMR: <i>Appendix G: Flood-resistant Construction</i>
Accessibility	521 CMR: <i>Architectural Access Board Regulations</i>
Elevators and lifts	524 CMR: <i>Board of Elevator Regulations</i>
Sprinkler Systems	This code (780 CMR 34.00) or if applicable M.G.L. c. 148, § 26A, 26A½, 26G, 26G½, 26H or 26I, or M.G.L. c. 272 §§ 86 through 86d
Other requirements	Refer to:
for Carbon Monoxide Protection in all R-Uses	780 CMR 9.00: <i>Fire Protection Systems</i>
for A-2 Nightclubs Use	780 CMR 1.00, 3.00, 9.00 and 10.00



CITY OF FALL RIVER
HISTORICAL COMMISSION
ONE GOVERNMENT CENTER
FALL RIVER, MASSACHUSETTS 02722

May 20, 2015

← Date given to
Building Inspector

Mr. Joseph Biszko, Director of Inspectional Services
One Government Center, Room 524
Fall River, Massachusetts 02722

Re: Fall River Register of Significant Structures

Dear Inspector Biszko:

Per City Ordinance Chapter 38 – Historical Preservation, Section 38-63 Preparation; contents, the Fall River Historical Commission deposits with you a written listing of structures in the city determined by it, after nomination and hearing, to be significant structures.

This listing shall be called the Fall River Register of Significant Structures and indicates, for each structure listed on it, the date it was determined to be significant, the address and location, and such further information as the Historical Commission may, from time to time, deem desirable to include.

Very truly yours,

Fall River Historical Commission

Antone J. Dias
Fall River Historical Commission, Chairman

← Please refer to page 40, Building Inspector does not recognize Chairman Dias even though he received this document.



CITY OF FALL RIVER
HISTORICAL COMMISSION
ONE GOVERNMENT CENTER
FALL RIVER, MASSACHUSETTS 02722

May 20, 2015

Mr. David Assad, Chairman
Zoning Board of Appeals
Fall River, Massachusetts 02722

Re: 547 Highland Ave. Zoning Variance

Dear Mr. Assad:

The Fall River Historical Commission (FRHC), has been informed that the Owner of the recently purchased property at 547 Highland Ave., historically known as the Stephen Ashley House, is looking for a zoning variance, schedule for Thursday May 21, 2015.

The property in question is listed on the National Register of Historic Places within the Highland Historic District. Additionally, this property is also listed in the Fall River Register of Significant Structures. The original residential structure is an 1890 Colonial Revival with a more recent addition attached at the rear of the house. The property is located within a Single Family zone already having a variance for use as a Nursing Home. Because of this structure's historical significance, the FRHC will be enforcing the requirements of City Ordinance Chapter 38 – Historical Preservation.

The FRHC's mission 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.

It's trouble-some that this Owner has not sought the opinion of the FRHC prior to requesting a variance from the Zoning Board of Appeals. As was a condition of the sale, this property Owner understood that this property had certain zoning restrictions. Any attempt to request a zoning variance would be at his own risk. We are especially concerned of rumors of having this property razed.

An approval of this variance by the ZBA would set a precedence that any single family zoned structure within a historic district can be purchased to the highest bidder with complete disregard to the FRHC. As these properties become available, developers and businesses always have the advantage and backing to out-bid any family interested in these properties. These zoning variance approvals are effecting the character of this neighborhood from a single family zone to a business zone, especially the properties on the perimeter of the hospital such as this one. It is especially import to note that this neighborhood and street in particular has a number of highly profiled architectural structures, in particular those around this property.

The basic purpose and function of zoning regulations is to divide a municipality into residential, commercial and industrial districts, that for the most part separate from one another, with the use of



CITY OF FALL RIVER
HISTORICAL COMMISSION
ONE GOVERNMENT CENTER
FALL RIVER, MASSACHUSETTS 02722

the property within each district being reasonably uniform. Without these restrictions, residential neighborhoods within this Historical District will be vulnerable to developers and difficult to retain their character and continuity of uniformity.

It is the position of the FRHC that this applicant's Request for a Zoning Variance be REJECTED.

If the ZBA does approve this variance, the FRHC offers the following:

The FRHC recommends that a Preservation Restriction be a requirement of any zoning change. This would protect the publicly visible features of the property from unauthorized alterations, demolition, or new construction. Restrictions need not freeze a building in its present appearance; however, the FRHC requests that the exterior of the original 1890 structure be restored to its original construction/design.

This Restriction would not prevent owner from razing the recent addition at the rear and allow him to build a new addition more in scale and with similar features to the original house design. For standards on how this can be accomplished it is recommended that the property Owner become familiar with and follow the Secretary of Interior Standards for the Treatment of Historic Properties in an effort to embody two important goals: preservation of historic materials, and the preservation of a building's distinguishing character.

If this property Owner can agree to these terms, the FRHC would not object to a zoning variance change, contingent on the requirement for a Preservation Restriction on the property.

As can easily be seen from other surrounding properties, some of these larger homes have been successfully restored and converted to a business use. This was done in a sensitive manner, respectful of the original building design. These restorations efforts have enhanced the perimeter buildings to the hospital and provided a good transition to the neighborhood maintaining the existing character and scale of this street.

In the future, the FRHC recommends that it be copied on any and all requests for properties on the National Register, Historic Districts or the Fall River Register of Significant Structures.

This would allow us to work with the ZBA and other city boards in an effort to provide a unified response.

Very truly yours,

Fall River Historical Commission, Chairman

cc: Jim Soule, the Preservation Society of Fall River

The options being:

1. To make building secure and safe from public.
2. Repair unsafe condition.
3. Demolish the structure.

The building department's statement that the structure needed to be immediately demolished due to an unsafe condition, a condition that was shown to have precedence over the Demolition Delay By-laws is incorrect.

Sec. 38-68 – *Emergency demolition*, is not a known definition in IEBC therefore not a legal condition. The closest reference is to this definition is in Section 116.1 – *Imminent danger*. In all conditions described in IEBC, there are references to allowing the building to become safe and no reference to required immediate demolition by the Building Inspector.

The Building Department's requirement for immediate demolition is:

1. In violation of the Historical Preservation Ordinance and
2. Against the State Building Code.

The Owner of this property at its ZBA hearing, indicated his intention to demolish the structure. At this same meeting and in a letter, the Commission indicated that notification to the Chair of the Commission was a requirement, prior to any demolition. It is a given if the Demolition Delay Ordinance is not enforced, the structure would be demolished by the Owner. This Demolition Delay Ordinance if enforced, will not result in any hazardous safety to the public nor in conflict with Sec. 38-68.

It is extremely disappoint that while the city recognizes its requirements to notify the Historical Commission as was done with the King Philip Mill, no such requirement has been required for this property owner.

Per Section 116 – Emergency Measure, the boarding up of windows and proper securement of property would have eliminated the perceived unsafe condition that has been purported since June 19, 2015, and met the requirements of Sec. 38-68 – Emergency Demolition. The dangerous condition being mold requiring proper protective clothing and respirators.

The Commission would like to be copied on any new report referencing the structural concern that was issued after the letter dated June 19, 2015 that would indicate this new structural safety concern to the public.

Additionally, the Building Department has failed to identify the property owner in their June 19, 2015 letter. Addressing the letter "To whom it may concern", is in violation of IEBC section 115.4 – Method of service, which requires the Owner to be named. And a certified letter mailed to said property owner acknowledging receipt.

Considering the nature of the hazardous condition it is concerning that the inspector would omit a requirement for the remediation of the mold prior to any building demolition? This is standard practice and would prevent any air borne mold spores. Proper remediation of this mold issue

should have been a top priority and not left to the Owner to decide on the means for demolition/remediation of this property. The proper method would to hire a mold removal company that would have sealed and placed the building in pressure while it removed the mold under controlled conditions.

Because this was not required, the property owner razed the structures without any safeguards to the neighbors. Demolition that started approximately 6-months ago is still ongoing as of this publication.

The purported emergency to demolish this structure ASAP due to the potential danger to the Daycare next door is offensive. The piles of debris left for months was more of a dangerous condition that the building remaining untouched.

The Commission had decided that it would be pursuing these issues through the State of Massachusetts Board of Appeals. The Commission voted 6-1 to pursue this process.

The Commission would request clarification from the Board of Building Regulations and Standards (BBRS) as to the following building code sections:

1. Section 116.1 – Immanent Danger
2. Section 115.3 – Notice
3. Section 115.4 – Method of Service
4. Section 105.4 – Validity of Permit
5. Section 105.7 – Placement of Permit (Non visible from street)
6. Requirement to me City Ordinances
7. Clarification of Dangerous Building relative to Demolish-Delay Ordinance

Section 105.4 – Validity of Permit is especially important in that “The issuance or granting of a permit shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of this code or of any other ordinance of the jurisdiction. Permits presuming to give authority to violate or cancel the provisions of this code or other ordinances of the jurisdiction shall not be valid.”

If the BBRS determines that this permit is in violation, regardless if the structure is demolished at that time; the FRHC may enforce a penalty on the property owner.

In a January 19, 2016 meeting with Corporate Council, the chairman was told that the Fall River Historical Commission was not allowed to pursue this appeal.

That the chair could do so individually but not representing the Fall River Historical Commission.

This is extremely disappointing considering the Massachusetts Historical Commission was in support of such an appeal.

This appeal would have been the first of its kind in the state of Massachusetts and would have provided further clarification for all cities and towns. The Massachusetts Historical Commission is

in the process of producing a Demolition Delay Guidebook and would have included the Fall River Historical Commission appeal in their case study.

Based on its subsequent meeting with Corporate Council, it is recommended that as Commission members are replaced with new members, that one of those members be an Attorney interested in the Commissions work and willing to provide the Commission with the necessary advice and support.

Another possibility is that the Commission in its future fundraising effort secure the services of an Attorney, to provide legal advice. While it would be preferable that these funds go toward the work of the Commission, having legal representation that supports the Commissions work is unmeasurable.

Bank Street Armory Building Assessment

The Bank Street Armory is listed on the National Register of Historic Places. William Starck Associates, Inc. provided a building Assessment of the structure with an investigation in providing an ADA Accessibility. The Commission's review of this document resulted in a number of comments/concern. This was presented to the administration.

The major concerns are as follows:

1. The architect's recommendations for providing handicap accessibility is not in accordance with the Secretary of Interior Standards for Historical properties. Recommendations to both the interior and exterior of the building would have negative impact on historical features of the building. The Secretary of the Interior's Standards for the Treatment of Historic Properties are only regulatory for projects receiving federal and State grant-in-aid funds.
2. The recommendations from the Structural Engineer of record does not require that the entire building be closed to the public. That only the partially collapsed roof structure be temporarily supported and that access to the 4th Floor be restricted.

It's important to note that costs associated with the repair of this structure are broken down into 3 separate categories. The total costs including contingency are as follows:

1. Emergency Repairs - \$584,220 - \$710,052 (Work to be completed immediately)
2. Short-Term Repairs - \$4,644,228 - \$5,412,060 (Work to be completed between (3-5 years)
3. Long-Term Repairs - \$3,030,240 - \$3,664,536 (Work to be completed between (5-8 years)

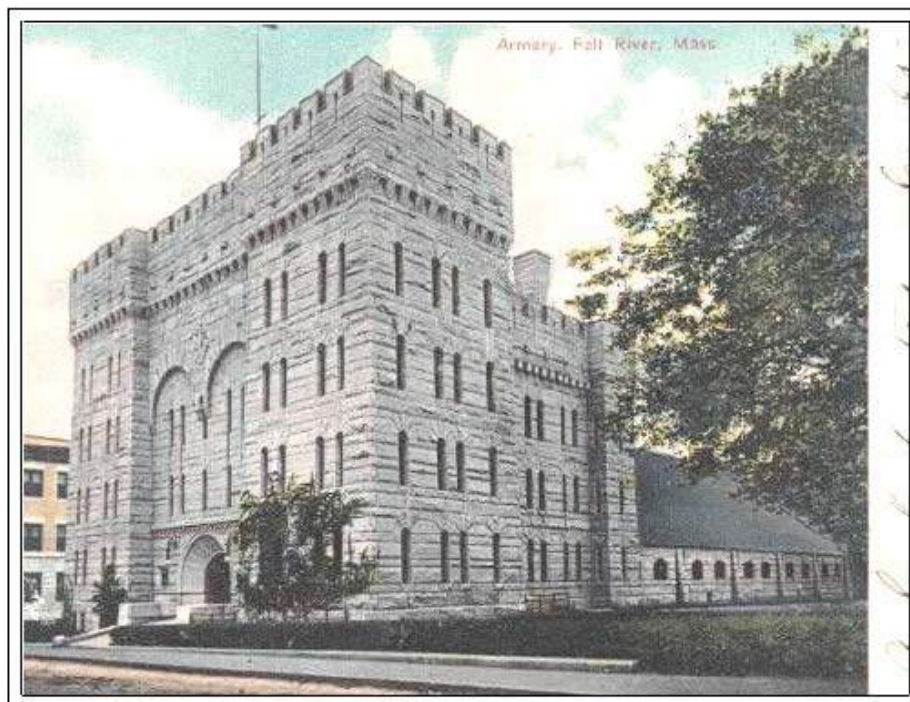
Note: Costs do not take into consideration comments and recommendations by the Commission. The Commission believes that some of the recommendations in this report are not required or may be provided at a future time, therefore lowering costs.

A recent submission by the administration for CPA funding for the Emergency Repairs has been successful. The city will receive \$283,000 for Emergency Repairs. These emergency repairs are to the Roof Structure and Chimney identified in the report. These repairs should allow the building to be re-occupied.



William Starck Architects, Inc.

Existing Conditions Assessment &
Feasibility Study for Universal Accessibility
Of the
Bank Street Armory



Submitted to:

City of Fall River, Massachusetts

One Government Center

Fall River, MA 02722

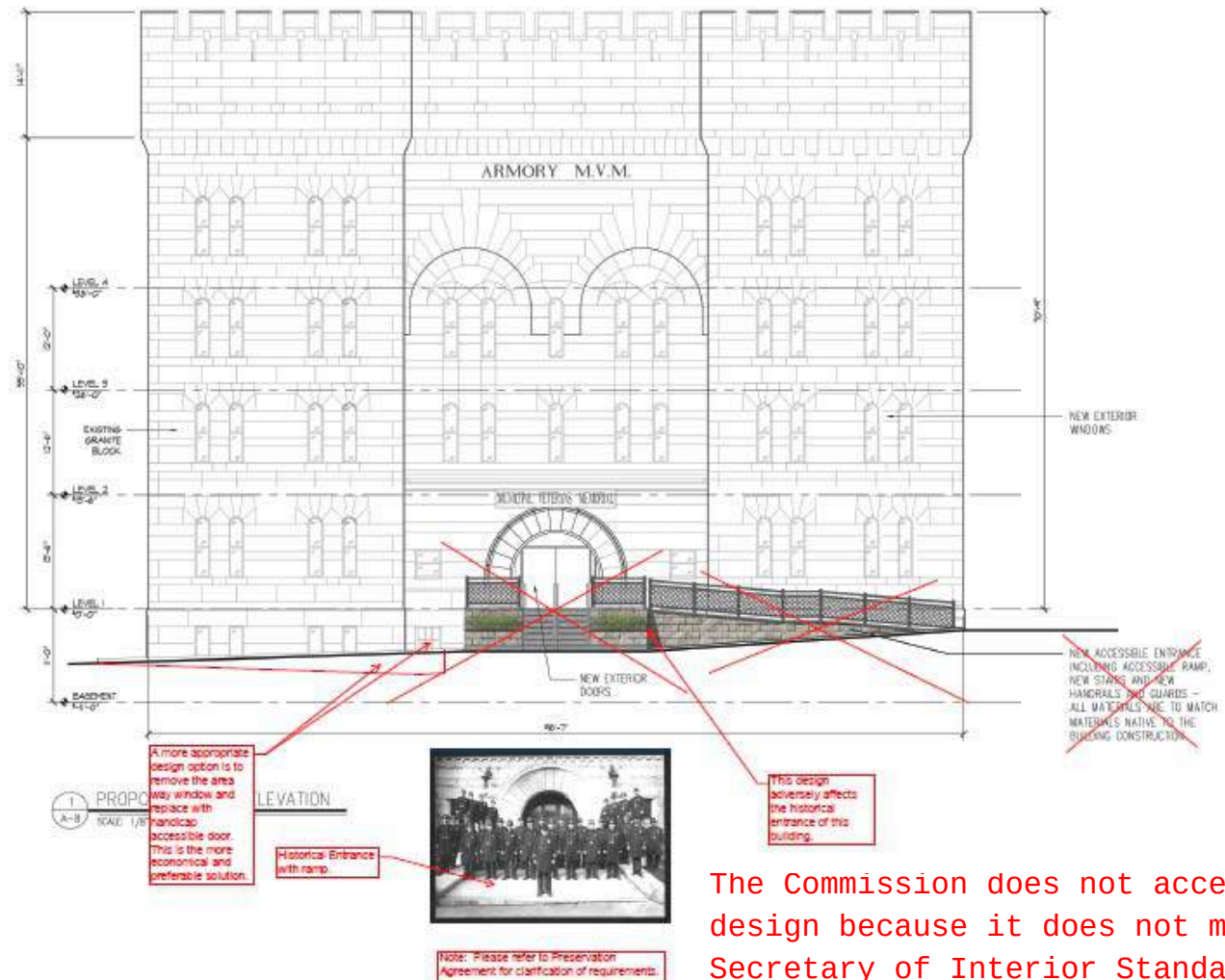
May 08, 2015

126 Cove Street, Fall River, MA 508-679-5733

10 Dorrance Street, Suite 700, Providence, RI 401-519-3647

www.StarckArchitects.com

The Commission's comments to this report are available upon request.



The Commission does not accept this design because it does not meet the Secretary of Interior Standards.

Commission comment to proposed New Handicap Entrance

Please note, that any new tenant into this structure may result in a change of occupancy, thus requiring that the entire structure be provided with a new sprinkler system. The Commission can offer assistance if requested or the administration can obtain the services of an architect to provide guidance.

Fall River Register of Significant Structures

The Commission is continuing its work developing the listing of structures in the city determined by it, after nomination and hearing, to be significant structures. This listing known as the “Register” is called the Fall River Register of Significant Structures. This listing is attached at the end of this document.

The listing in the Fall River Register of Significant Structures is significant in that the individual or entity intending to file a demolition application shall give written notice of such intent to the chairperson of the Historical Commission 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.

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.

The Commission can waive the 6-month Demolition Delay Ordinance anytime during this delay once the Commission and property owners come to an agreement.



A copy of the above Fall River Register of Significant Structures is located in Section 8 of this report.

As part of the Commission's educational component, the Commission has created a brochure that informs residents of what it means to be listed on the Fall River Register of Significant Structures (known as the Register). Please see below:

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 *Fall River 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 *Fall River Register* is essential in helping the city develop a concrete strategy for preserving city-owned historic buildings by a) serving as a foundation for future designations of city landmarks and/or expanded 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 *Fall River Register* does not contain a comprehensive list of every historic resource in the city. The *Fall River 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 Fall River 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.

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.

Other benefits include:

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

Can a Property Be Removed from the Fall River Register?

Yes, a property owner may request that their property be removed from the *Fall River 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 *Fall River 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
- 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**.

Outreach

The Commission is limited on how it can coordinate the activities of unofficial bodies organized for similar purposes, and lacks any funding for advertising, printing and distribute books, maps, charts, plans and pamphlets which it deems necessary for its work.

The Commission's outreach is limited to social Media. There are two (2) means by which the Commission provides information. 1. The Commission has a page on the City of Fall River website and 2. Facebook.

Per our Facebook insight we're able to see Who's engaging. Our posts vary and provide for up-to-date topics concerning city events.

It is important that the Commission be active in this forum because it demonstrates to the public our commitment to sharing and engaging. It also shows that we're interested (and, hopefully, interesting).

The Commission is barely scratching the surface of what this tool can do for us – in terms of the Commission being able to reach out to our citizen's and building an awareness of what the Commission does. It is important to note this milestone and give anybody not already following the Historical Commission a chance to be informed and discover the significant history of our city.



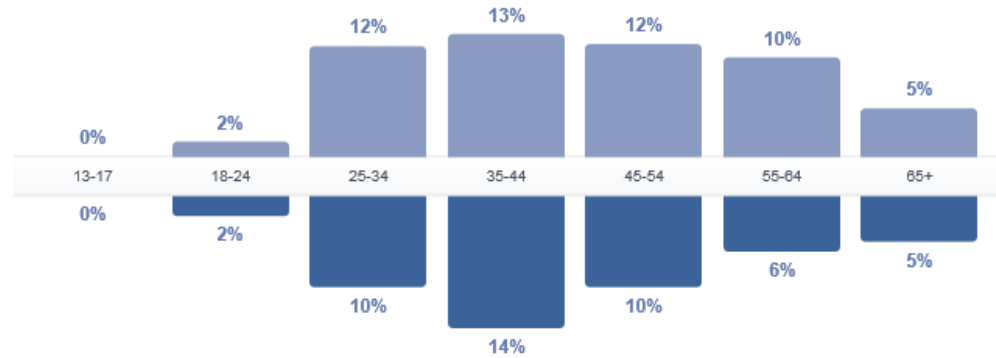
There are currently 870 followers in six (6) different languages.

The people who like your Page

Women

■ 54%
Your Fans

Men

■ 46%
Your Fans

The Commission is followed in nine (9) countries: Portugal, Jordan, India, Lebanon, United Kingdom, Mexico, Saudi Arabia, Canada and Ecuador.

Our target audience are 54% Women and 46% Men.

The Commission has Photo Albums with over thousands photos available.



Timeline Photos

21 photos



Highland Local Histo...

172 photos



Central Congregatio...

92 photos



Richard Borden Man...

28 photos



U.S.S. Massachusetts

105 photos



Metacomet Mill

34 photos



Historic Building Co...

6 photos



First Congregational...

51 photos



Narragansett Mill Sm...

9 photos



Fall River Waterworks

114 photos



St. Anne's Church

88 photos



Ruggles Park

33 photos



Durfee Mills

49 photos



John Mann Murals

3 photos



The Academy Building

58 photos



Davol Mills

26 photos



Cogswell Fountain

35 photos



Charlton Mill

24 photos



Knapp House "Hous...

13 photos



Fall River Historical...

7 photos



Old Colony Rail Road

21 photos



Fall River Fires

208 photos



Olmsted - Rose Haw...

23 photos



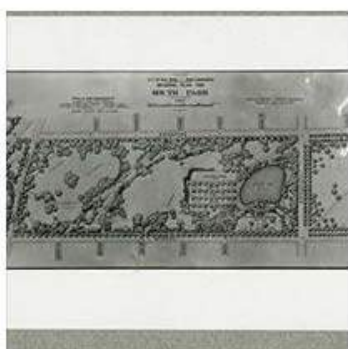
Union Mills

32 photos



Library of Congress

65 photos



Olmsted - South Par...

37 photos



Olmstead - North Pa...

24 photos



Olmsted Wattupa Ph...

6 photos



Profile Pictures

3 photos



Cover Photos

1 photo

The Commission's largest reach of 21,200 users and an engaging post 6,700 users was on 02/19/2016.

All Posts Published						
Reach: Organic / Paid Post Clicks Reactions, Comments & Shares						
Published ▾	Post	Type	Targeting	Reach	Engagement	Promote
02/19/2016 9:56 am	 Due to extreme cold temperatures this past week, Academia R			21.7K 	6.7K  613 	Boost Post

Section 4: Policy

Similar Names and Different Responsibilities

The Fall River Historical Commission is often confused with a Fall River Historic District Commission and a Historical Society. It is important that you understand the difference between these three organizations.

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

The Fall River Historic District Commission is the review authority responsible for regulatory design review within the designated local historic districts, also known as a 40C District, created through city council vote. The Fall River Historic District Commission will be the regulator agent overseeing all local historic districts in the city. The city currently has only one (1) local historic district, the Highlands Local Historic District, comprising of 47 residences.

The Fall River Historical Society is a private, non-profit organization. Historical Societies often preserve local history through house museums, maintaining collections and records and public programs.

The Preservation Society of Fall River is a non-profit organization whose mission is to encourage and foster the preservation historically and architecturally significant properties, and to assist the city in the establishment of a 40C local historic district.

Certified Local Government Program

The Commission will be applying for the state Certified Local Government program once the Fall River Historic District Commission is established.

The Certified Local Government Program (CLG) is a unique partnership that provides a close integration of federal, state, and local preservation activities. Communities that have enacted historic preservation legislation are eligible to apply to MHC for certification. There are currently 21 communities in Massachusetts that have been approved as CLG's. New Bedford being one of those communities.

By extending state and federal programs at the local level, the CLG program allows communities to participate directly in the review and approval of National Register nominations. CLGs are eligible to compete for at least 10% of the federal funds allocated to Massachusetts Historic Commission.

Preservation Ordinance

Our current Preservation Ordinance lacks the necessary language needed to meet today's preservation needs. Although there are now several published "model" preservation ordinances, review of our existing preservation ordinance should be undertaken by someone familiar with the body of existing case law in our state but also aware of national trends in local historic preservation programs. In last year's 2015 Annual Report, the Commission provided a Preservation Ordinance model based on the City of Cambridge, Ma preservation ordinance as model we would like to pursue.

Fall River's Demolition Review Policy

Adopted in 1977, the City of Fall River's Demolition Review Ordinance provides opportunities for preserving historic buildings and structures through a review process and the potential 6-month delay of demolition for historic properties. Imposition of a demolition delay, allows owners of historically

significant properties to explore alternatives to demolition. Review is triggered when an Owner follows the requirements of Chapter 38 – Historical Preservation, Article III – Register of Significant Structures, Division 3. Notice of Intent to Demolish Structure.

The Commission would like to see this 6-month Demolition Delay be revised to an 18-month Demolition Delay. This would provide the necessary time our volunteer members can meet with property owners and those interested in providing an alternative to demolition.

This ordinance should also be revised to include a review by the Commission all buildings 50 years or older of age. This would allow for the Commission to review a potential structure that would qualify for listing on the Register of Significant Structures. This process would need to involve the Preservation Society. Once a building permit application is requested from the Building Department, for any partial or substantial demolition, the Building Department would forward the application to the Preservation Society.

The Preservation Staff shall then determines if the building or structure proposed for demolition or alteration is historically significant and if the Fall River Historical Commission should review it. Most partial demolitions can be reviewed and can be approved by staff if deemed appropriate. Larger projects involving major changes or full demolition of a historically significant building are sent to the Fall River Historical Commission for review at its monthly meeting. If the Commission determines a building or structure is preferably preserved, a demolition delay of up to 6 months can be imposed, during which time the property owner and Commission members can work together to seek alternatives including: altering and reusing the building or structure; or moving the building or structure to another location. When contemplating changes to historic buildings, applicants are encouraged to consult the Fall River Historic Commission.

With any application to the Building Department, there is a maximum 30 day response time in which the building inspector need to respond to the applicant. The inclusion of the Preservation Society in this process is necessary because they have the means and financial backing to provide and return a response to the Building Department in a timely manner.

The Historical Commission meets once a month and would not be able to respond to the Building Department in a timely manner.

A great benefit to the City would be that all structures 50 years of age or older would be reviewed to see if it should be included in the Fall River Register of Significant Structures. This would help to identify these buildings as being significant and help in their preservation. Currently, the Commission reviews buildings to be listed on this register as outlined per Chapter 38, Section 38-64. Methods of nomination.

Local Historic District Ordinance

The goal of establishing local historic districts is to preserve historic buildings and other significant resources that define and reflect elements of the City's history. Local Historic Districts preserve buildings and areas with a high level of historical, cultural, or architectural importance. Fall River created its first local historic district last year and will be looking to add more over time. The Fall River Historic District Commission will be the regulatory agency to review these districts.

The City of Fall River's Historic District Ordinance governs all the local historic districts including the Highlands Local Historic District. The Fall River Historic District Commission shall review this and any future Local Historic Districts. The Ordinance provides that no exterior feature of a building or structure visible from a public way may be built, added to, removed, or changed in exterior feature without a Certificate of Appropriateness issued by the Commission if visible from a public way.

Sale of Properties

The Commission would request that it be included in the discussion of properties that are considered historical. The Commission does not oppose the sale of city assets as long as they are adaptively reused.

In some instances it may be better for the city to winterize these properties or lease them. Winterizing or leasing of these properties are a much better option than selling these properties below the market rate.

As an alternate concept, the Commission would like to take possession of one of these historical properties and allowed it to find a potential buyer or provide a location where the Commission can provide a setting to further the Commissions goals.

Planning Board – Rules and Regulations

A review of the Planning Board – Rules and Regulations Section 2.500 Review by Other Departments and Agencies, has determined that the Historical Commission is not listed as a contributing Authority with regard to buildings listed within Historical Districts, National Register listing or on the Fall River Register of Significant structures list.

A review of Section 3.400 Review by other Departments and Boards, has determined that no written opinion is required by the Historical Commission.

Both of these sections are in need of revision. It is the Commissions mission to protect Fall River's historic resources and therefore provide a written opinion to the Planning Board for all properties listed on the Fall River Register of Significant structures.

The Historical Commission must be included in a “new” sub-section 3.409, which allows the Historical Commission to provide facts and recommendations on historical property. Facts provided by the Historical Commission on subject property should be final. All Demolition requests of structures listed on the Fall River Register should be rejected. Any ZBA decisions in opposition to the Historical Commission is only weakening the Historical Commissions ability to provide regulatory review or be seen as a viable regulatory agent of the city.

It is recommended that enforcement of the Fall River Master Plan be a priority for the preservation of its historical resources. Currently there are no requirements by any department to enforce the city's Master Plan.

Chapter 86 – Fall River Zoning Ordinance

A review of the Fall River Zoning Ordinance has found that in the **Table of Uses:** Section 86-38, (attached) any property indicated with a *blank box* can be developed regardless of its District Type per a request for Variance from the Zoning Board of Appeals.

An approval of this zoning variance by the ZBA would set a precedence that any zone with a blank box can be approved. There should be a clear No use within many zones. This is especial concerning in

areas zoned for single family use. Please refer to attached Table of Uses: Section 86-36. Buildings within historic district should be referred to the Historical Commission. Without these restrictions, residential neighborhoods within this Historical District will be vulnerable to developers and difficult to retain their character and continuity of uniformity. Developers and businesses will always have the advantage and backing to out-bid any family interested in these properties. These zoning variance approvals are effecting the character of this neighborhood from a single family zone to a business zone, especially the properties on the perimeter of the hospital such as this one. It is especially import to note that this neighborhood and street in particular has a number of highly profiled architectural structures, in particular those around this property.

Restrictions regardless of being in residential neighborhoods or areas within Historical Districts will be venerable to developers and difficult to retain continuity of uniformity.

An example of how this process has been a detriment to a neighborhood can be seen in the property at 547 Highland Avenue, historically knows as the Stephen Ashley House or more recently known as Rosewood Nursing Home.

This property is located within the Highland Historical District. Over time this property has been sold to developers would do not value the historical significance of this structure. The numerous additions and vinyl siding of the property has been a detriment to its historical character and has been an example lax zoning regulations of a residential neighborhood. Currently there are no means by which this property can be saved from the wrecking ball.

The property was sold through an auction. The limited restrictions on the property prevented a future home owner from purchasing this home compared to the heavy pockets of commercial developers.

Any restoration effort of this building would be a welcome return to this neighborhood. If the structure is to remain a nursing home, every effort should be made to restore the original exterior character of the property followed by proper review of the design esthetics of the addition. The Commission would not object to the razing of the current addition in lieu for a more conforming aesthetically pleasing addition.

The Commission was not notified by the Zoning Board of Appeals. At the Historical Commissions meeting, we were notified by the Preservation Society that this property was going to be reviewed by the ZBA within couple of days. The Commission sent the ZBA a letter the following day indicating it's displease at not being included in the discussion and requested that a Zoning Ordinance be REJECTED. Letter to the ZBA is attached for record.

At the ZBA meeting, both the Owner's Attorney and the ZBA indicated that through their own research, that they could not find any information that would indicate that the property was a historic structure.

The Commission indicated that a copy of the Fall River Register of Significant Structures was submitted along with its letter. That listing clearly indicated that the structure was historical. It is not understood at this time why the facts as submitted by the Historical Commission was even in question.

Even though the Commission provided this info, the ZBA approved the request by the Owner that would demolish this historical property. The ZBA indicated that it had received overwhelming written support from many City Council members along with the Highland Neighborhood Association.

It is the position of the Historical Commission that the recommendations set forth on the Fall River Master Plan should followed, especially the section regarding the preservation of the city's historical resources.

Massachusetts Cultural Resource Information System
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Inventory No:	FLR 1304
Historic Name:	Ashley, Stephen House
Common Name:	
Address:	547 Highland Ave
City/Town:	Fall River
Village/Neighborhood:	
Local No:	M-15-27, C
Year Constructed:	1890
Architect(s):	
Architectural Style(s):	Colonial Revival
Use(s):	Single Family Dwelling House
Significance:	Architecture
Area(s):	 FLR C: Highlands Historic District FLR AS: Fall River Multiple Resource Area
Designation(s):	Natl Register District (2/16/1983); Natl Register MRA (2/16/1983)
Building Material(s):	

Digital Photo
Not Yet
Available

There is no form for this resource. Information can be found on the [FLR C](#) form and/or the appropriate area forms listed below.

[New Search](#) [Previous](#)
 MHC Home | MACRIS Home

Additionally, the Commission indicated that the support it received lacked a counter point of view. Keeping the Historical Commission out of this process was an error.

The lack of Historical Commission involvement allowed for the Owner's representatives to provide many inaccurate facts and comments on the property to the neighborhood at prior meetings. Neighborhood residents were told that if they were not in favor of proposed razing of the structure that there was a great possibility that the building would be used for mental health. Other false statements included that the property was beyond repair due to a skylight allowing snow and rain into the property cause irreversible damage. This was verbally agreed by our building inspector. This being a consistent self-determination on many other city-wide historic structures.

The Historical Commission having a number of design professionals including architects and contractors with over 20 years' experience of design and construction is rarely seen as being experts or even knowledgeable in these matters. This Commission is one of the most qualified city Commissions to be able to discuss and educate the city on topics of design and construction on all types of buildings being historical or not.

It is the opinion of the Historical Commission, that a ruling should have included its recommendation for a Preservation Easement on the property or a delay in making a decision in an effort to allow the Commission time to speak with both the Owner and the neighbors.

The opportunity to save this historic structure would have been a lucrative and worthwhile investment to the Owner while providing the neighborhood helping to reinforce the historical structures of the Highland Historic District.

The Commission should emphasis the financial aspects of historical preservation. With regard to 547 Highland Ave., this Owner chose to demolish and existing building in favor of a new structure. Therefore, there will not be any savings of up to 20% of historic State tax and 10% Federal credits, state

and Federal Grants along with the ability to apply for Community Preservation Act monies. All of these benefits are designed to make these properties a worthwhile investment.

Any new structure constructed will not have the life expectancy of renovating the existing structure. While the existing structure was over 100 years in age, any renovation would have allowed for another 100 year building. New structures today are constructed to the minimal building code and only last 50 year. Half that of the existing structure. This along with the fact that the costs associated with constructing a foundation is 25% of the overall cost of any new construction and said tax break, it would be in the Owner's best interest to renovate a historical structure than to build new. Adaptive-renovations are the most sustainable construction practice there is and does not require large quantities of construction materials in landfills.

The Zoning Board of Appeals decision to allow for the demolition of this property, will put both the Historical Commission and the ZBA at odds. What's more disheartening is that the Chairman of the ZBA, a founding member of the City of Fall River Master Plan, is not enforcing the Master Plan. A plan that provides not only a vision for a guideline for how our city can articulate a desire future, which requires it to take stock of its existing resources, and then outlines steps to achieve the desired vision of the future.

The commission should work to have all of its existing Historical Districts become Local Historic 40C Districts. This would provide the proper oversight of these districts by the Fall River Historic District Commission, eliminating the possibility of the Zoning Board of Appeals the possibility of issuing variances within these districts.

Preservation Easement

For property Owners looking to permanently protect their historic properties, one of the most effective legal tools available is the preservation easement – a private legal interest conveyed by a property owner to a preservation organization or to a government entity. The decision to donate a preservation easement is almost always voluntary, but, once made, it binds both the current owner and future owners to protect the historic character of the property subject to the easement.

Given the limitations in local preservation laws, the protection afforded by preservation easements can make an enormous difference.

There are two major preservation incentives: tax credits for the certified rehabilitation of historic structures and historic preservation easements. Tax credits offer support for income-producing commercial redevelopment projects. By contrast, easements offer support to all owners of historic properties, whether or not they are undertaking redevelopment projects, and whether or not their properties are income-producing. Easements offer protection to historic resources across the country, and at the same time help provide economic support for the owners of those resources.

Policy for Holding Landmark Designation Study Hearings

Whereas the preservation and protection of significant buildings is among the purposes of the demolition delay ordinance, Division 3 of Chapter 38, and whereas one means of protection available is that of a landmark designation, it is therefore the policy of the Fall River Historical Commission that in demolition review cases where a building has been determined by the Commission to be a preferably preserved significant building or is a significant structure listed in the Fall River Register of Significant Structures, as defined in Division 2 of Chapter 38 and the Commission has not theretofore waived the remainder of the delay, the staff shall advertise a public hearing on the matter of whether to initiate a landmark designation study of the building and its site, per the procedures of Division 3 of Chapter 38, to occur at the fifth monthly Commission meeting following a decision of the Commission to find the building a preferably preserved significant building listed on the Fall River Register of Significant Structures and to commence a demolition delay period.

38.180 - Designation procedures.

- A. The Historical Commission by majority vote may recommend for designation as a landmark any property within the City being or containing a place, structure, feature or object which it determines to be either (1) importantly associated with one or more historic persons or events, or with the broad architectural, aesthetic, cultural, political, economic or social history of the City or the Commonwealth or (2) historically or architecturally significant (in terms of period, style, method of construction or association with a famous architect or builder) either by itself or in the context of a group of structures; may recommend for designation as a neighborhood conservation district any area within the City containing places and structures which it determines are of importance to the architectural, aesthetic, cultural, political, economic or social history of the City, and which considered together cause such area to constitute a distinctive neighborhood or to have a distinctive character in terms of its exterior features; and may recommend amendments to any designation of landmark or neighborhood conservation district theretofore made.
- B. Prior to the recommendation of designation or amendment of designation of any landmark or neighborhood conservation district an investigation and report on the historical, architectural and other relevant significance thereof shall be made. The report shall recommend the boundaries of any proposed landmark or neighborhood conservation district and shall recommend for incorporation in the order of the City Council designating each landmark or neighborhood conservation district general and/or specific standards and appropriate criteria consistent with the purposes of this article and the provisions of Section 38.190 of this article that are to be applied in making any determination, with respect to the designated landmark or within the designated neighborhood conservation district.
- C. In the case of a landmark, the report shall be prepared by the Historical Commission. In the case of a neighborhood conservation district, the report shall be prepared by a study committee consisting of three members or alternates of the Historical Commission and four persons appointed by the City Manager, including at least one person who resides in the district under consideration, at least one person who owns property in the district under consideration, and one person who owns property or resides elsewhere in the City and has demonstrated knowledge and

concern for conservation and enhancement of those exterior features of the City which are important to its distinctive character.

- D. Any ten registered voters of the City may petition that the Historical Commission initiate, or the Historical Commission on its own may initiate, the process of designating a landmark or neighborhood conservation district or amending or rescinding any such designation theretofore made. The Commission shall within forty-five days following the filing of such request or petition hold a preliminary hearing and arrange for the preparation of a report and, if required, request the appointment of a study committee. The Historical Commission shall not reconsider a proposed designation, amendment or rescission of designation within one year of its previous hearing thereon, unless two-thirds of all its members vote to do so. No later than forty-five days after the transmittal of a report to the Commission pertaining to a proposed designation, the Commission shall hold a public hearing. The Commission shall give not less than fourteen days' notice of such public hearing by publication in a newspaper of general circulation in the City and by mailing notice thereof to the owner of the proposed landmark and to every owner abutting the proposed landmark or within the proposed neighborhood conservation district, each such owner to be determined from the then current records of the Assessing Department, and to the Mayor, the Planning Board and the City Clerk.
- E. Prior to the public hearing, the Commission shall transmit copies of the report to the Planning Board for its consideration and recommendations.
- F. The recommendation of the Historical Commission with regard to any designation, amendment or rescission shall be transmitted to the Mayor and to the City Clerk with a copy of the approved designation report. Designation of a landmark or a neighborhood conservation district or amendment or rescission of designation shall be by order of the City Council. In the case of a designation, the order shall include a statement of the reasons for such designation and a statement of standards which the Historical Commission or neighborhood conservation district commission is to apply under Sections 38.190 of this article.
- G. No designation, amendment or rescission of designation shall become effective until a map setting forth the boundaries of the landmark or neighborhood conservation district or change in the boundaries thereof, has been filed with the City Council and has been recorded with the Registry of Deeds for the Fall River District Registry of Deeds in Bristol County.
- H. If the order establishing or amending a neighborhood conservation district contains provisions for both regulatory and educational/incentive programs, the regulatory provisions of the order shall not be effective unless and until the educational/incentive provisions of the order are funded.
- I. Following acceptance of a designation petition by the Historical Commission, no application for a building permit for new construction or alterations on the premises of a property being considered for designation shall be granted until reviewed by the Commission as though the property were designated as a landmark or a neighborhood conservation district under this Article III. Beginning with the acceptance of a designation petition and until (a) the Historical Commission makes a negative recommendation on a proposed designation, (b) the City Council determines not to enact the proposed designation, or (c) one year has elapsed, whichever is less, the Commission shall review all proposed construction, demolition, or alteration that affects the exterior architectural features, other than color, of the structures on the premises of a proposed landmark or within a proposed neighborhood conservation district.

- J. Notwithstanding the prior provisions of this section 38.180, a neighborhood conservation district previously established by order of the City Council, in accordance with this section, which order instructs that there be a review of the activities of the neighborhood conservation district commission established pursuant to that order, following one or more public hearings by such neighborhood conservation district commission and by the Historical Commission, and a report to the City Council by such commissions containing a summary of testimony at such hearings and recommendations by such commissions for amendments to the powers, responsibilities and procedures of such neighborhood conservation district commission (including amendments to the boundaries of the affected neighborhood conservation district), may be amended by the City Council, in a manner consistent with the recommendations of such report, or be rescinded without the necessity of the appointment of a new study committee or of a de novo study process.

38.190 - Review procedures.

- A. Except as the order designating or amending a landmark or neighborhood conservation district may otherwise provide in accordance with this article, the Historical Commission or neighborhood conservation district commission having jurisdiction shall review all construction, demolition or alteration that affects the exterior architectural features, other than color, of any landmark or within any neighborhood conservation district.
- B. The order designating or amending a landmark or neighborhood conservation district may provide that the authority of the Historical Commission or neighborhood conservation district commission having jurisdiction shall not extend to the review of one or more of the following categories of structures or exterior architectural features of the landmark or within the neighborhood conservation district in which event the structures or exterior architectural features so excluded may be constructed or altered without review by the Commission:
1. The application of exterior wall material in a manner that does not require the removal or enclosure of any cornice, fascia, soffit, bay, porch, hood, window or door casing, or any other protruding decorative element;
 2. Alternations to the exterior of existing structures that do not increase or diminish the size and location of windows and doors, cause the removal of any bay, porch, hood, window or door casing or any other protruding decorative element, or alter the appearance of a roof;
 3. The exterior appearance of a new structure that does not require a variance or special permit under the zoning ordinance then in effect;
 4. Signs, temporary structures, lawn statuary, or recreational equipment, subject to such conditions as to duration of use, dimension, location, lighting, removal and similar matters as the Commission may reasonably specify;
 5. Terraces, walks, driveways, sidewalks and similar structures substantially at grade level;
 6. Walls and fences;
 7. Storm doors and windows, screens, window air conditioners, lighting fixtures, antennae, trelliswork and similar appurtenances.

- C. The Historical Commission or a neighborhood conservation district commission may determine from time to time after a public hearing that certain categories of exterior architectural features or structures, including, without limitation, any of those enumerated in this section, if the provisions of the applicable order do not limit the authority of such commission with respect thereto, may be constructed or altered without review by such commission without causing substantial derogation from the intent and purposes of this article.
- D. If the order establishing or amending a neighborhood conservation district provides, the determination of a neighborhood conservation district commission shall be binding only with regard to applications to construct a new building, to demolish an existing structure if a demolition permit is required, to construct a parking lot as a principal use, and to construct an addition to an existing structure that would increase its gross floor area, and in all other cases the determinations of a commission shall be advisory only and not binding on an applicant. In no case shall a building permit be issued until the commission has made a determination under the applicable provisions of this article.

-Revised on October 20, 2015

Section 5: Budget

The Commission has not received any funding assistance this year. All expensive such as court fees, mailing, etc. has been provided by the Commission.

A non-existent budget for the commission's work, prevents staff members from attending training workshops, national or regional or statewide preservation conferences, and makes subscribing to basic materials which might help the commission in its work difficult or impossible.

Lack of administrative support for the commission, makes it difficult for the commission to issue draft certificates of appropriateness and to monitor work on approved projects. Adequate staff is essential in order for a commission to produce the routine administrative paperwork that any responsible local governmental agency needs to prepare as evidence that it has followed required procedures and reached a clear decision.

A review of Massachusetts General Law Chapter 40, Section 8D accepted by the City shows that funding is required in order to provide any services.

Chapter 40: Section 8D. Historical commission; establishment; powers and duties

Section 8D. A city or town which accepts this section may establish an historical commission, hereinafter called the commission, for the preservation, protection and development of the historical or archeological assets of such city or town. Such commission shall conduct researches for places of historic or archeological value, shall cooperate with the state archeologist in conducting such researches or other surveys, and shall seek to coordinate the activities of unofficial bodies organized for similar purposes, and may advertise, prepare, print and distribute books, maps, charts, plans and pamphlets which it deems necessary for its work. For the purpose of protecting and preserving such places, it may make such recommendations as it deems necessary to the city council or the selectmen and, subject to the approval of the city council or the selectmen, to the Massachusetts historical commission, that any such place be certified as an historical or archeological landmark. It shall report to the state archeologist the existence of any archeological, paleontological or historical site or object discovered in accordance with section 27C of chapter 9, and shall apply for permits necessary pursuant to said section 27C. Any information received by a local historical commission with respect to the location of sites and specimens, as defined in section 26B of chapter 9, shall not be a public record. The commission may hold hearings, may enter into contracts with individuals, organizations and institutions for services furthering the objectives of the commission's program; may enter into contracts with local or regional associations for cooperative endeavors furthering the commission's program; may accept gifts, contributions and bequests of funds from individuals, foundations and from federal, state or other governmental bodies for the purpose of furthering the commission's program; may make and sign any agreements and may do and perform any and all acts which may be necessary or desirable to carry out the purposes of this section. It shall keep accurate records of its meetings and actions and shall **file an annual report** which shall be printed in the case of towns in the annual town report. The commission may appoint such clerks and other employees as it may from time to time require. The commission shall consist of not less than 3 nor more than 7 members. In cities the members shall be appointed by the mayor, subject to the provisions of the city charter, except that in cities having a city manager form of government, said appointments shall be by the city manager, subject to the provisions of the charter; and in towns they shall be appointed by the selectmen, excepting towns having a town manager form of government, in which towns appointments shall be made by the town manager, subject to the approval of the selectmen. When a commission is first established, the terms of the members shall be for 1, 2 or 3 years, and so arranged that the terms of approximately one third of the members will expire each year,

and their successors shall be appointed for terms of 3 years each. Any member of a commission so appointed may, after a public hearing if requested, be removed for cause by the appointing authority. A vacancy occurring otherwise than by expiration of a term shall in a city or town be filled for the unexpired term in the same manner as an original appointment. Said commission may acquire in the name of the city or town by gift, purchase, grant, bequest, devise, lease or otherwise the fee or lesser interest in real or personal property of significant historical value and may manage the same.

Grant Awards

The Historical Commission will be applying for the next round of Massachusetts Historical Commission Survey and Planning Grants. This is a matching grant that we have not had the means to use in the past. The Historical Commission will be applying for CPA funds in an effort to match these state grants.

Donations

The Commission is dependent on any and all donations. Currently there is no means by which donations of property, items or funds may be received.

Fundraising Efforts

The Commission will need to consult with the administration to see what restrictions may be imposed.

CPA Funding

As discussed in previous sections of this document, the Commission will continue to actively seek CPA funds in its efforts to preserve and restore the city's architectural resources.

Regulatory Review

The process by which a property Owner applies for a building permit requires that the applicant pay a fee to a) Building Dept.; b) Fire Department; c) Plumbing; d) Mechanical for the review of the project.

The Historic District Commission may choose to implement a fee schedule.

Capital Repair Fund

The Commission recommends that the administration establish a Capital Reserve Fund to finance asset protection plans for its structures 50 years or older. A Capital Reserve Fund is an account exclusively used for capital improvements (i.e., building repairs).

The Commission with the assistance of the Department of Community Maintenance should review city historical assets to see which facilities would qualify for these matching grants.

Additionally, all city buildings 50 years or older should be reviewed and buildings that the Commission feel are significant shall be identified. This can be done through a Building Permit Application process.

The Commission has requested an annual copy of the Department of Community Maintenance report indicating the condition of buildings and the nature and amount of expenditures in detail as outlined per Sec. 2-751. Record of city buildings; annual report.

The Commission has not received this report because it was indicated that this report does not exist.

Funds Received through Penalty

Per Section 38-62, whoever knowingly violates any provisions of this article shall be punished by a fine of \$300.00 for each offense. Each day a violation continues shall be considered a separate offense.

Currently, when fees are recovered for violations within Chapter 38 – Historical Preservation, these fees are to be paid to the city treasury. It would be in the best interest of the Commission if a revised ordinance would specify that these fees be placed in a separate account to be used by the Commission in its preservation efforts.

Vacant Building Registration and Fee

The Commission would request that a separate line item would be specified solely for buildings listed on the Register and ask that it oversees the use of these funds.

Sec. 10-97. Registration fees.

On or before November 15 of each calendar year, the owner of any vacant building shall pay to inspectional services a registration fee to cover the administrative cost of the monitoring of such vacant buildings. The annual registration fee shall be based on the duration of the vacancy as of November 15 of such year according to the following schedule:

\$500.00	For properties that have been vacant for less than one year
\$1,000.00	For properties that have been vacant for one year or more but less than two years
\$2,000.00	For properties that have been vacant for two years or more but less than three years
\$3,000.00	For properties that have been vacant for three years or more

For properties that are one-half acre or more, the annual registration fee shall be based on the duration of the vacancy as of November 15 of such year according to the following schedule:

\$1,000.00	For properties that have been vacant for less than one year
\$2,000.00	For properties that have been vacant for one year or more but less than two years
\$4,000.00	For properties that have been vacant for two years or more but less than three years
\$6,000.00	For properties that have been vacant for three years or more

A failure to pay timely the registration fee shall be a violation of this division and the full fee shall be deemed an assessment resulting from a violation of this division subject to a lien on property to be collected in accordance with chapter 59 of the Massachusetts General Laws (M.G.L.A. c. 59).

(Ord. No. 2008-39, 7-15-2008)

Tax Incentives for Preservation of Historical Properties

Federal Programs

20% Rehabilitation Tax Credit:

Applies to any project that the Secretary of the Interior designates a *certified rehabilitation* of a *certified historic structure*. It may be for commercial, industrial, agricultural, or rental residential purposes, but it is not available for properties used exclusively as the owner's private residence. The building must be listed individually in the National Register of Historic Places, or in a registered historic district (state or local) and certified as contributing to the district. The rehabilitation work must be certified by MHC as consistent with the historic character of the property or district. (A 10% Rehabilitation Tax Credit is available for the substantial rehabilitation of non-historic, depreciable buildings on their original site and built before 1936).

Charitable Contributions for Historic Preservation:

(May be combined with the rehabilitation tax credit) The Internal Revenue Code provides for income and estate tax deductions for charitable contributions of partial interests in historic property (principally easements or restrictions). Generally, the IRS considers that a donation of a qualified real property interest to preserve a *historically important land area* or a *certified historic structure* meets the test of a charitable contribution for conservation purposes. For this purpose, a certified historic structure need not be depreciable to qualify, may be a structure other than a building, may also be a portion of a building such as a facade if that is all that remains, and may include the land area on which it is located.

Investment Tax Credit for Low Income Housing

This credit is for the acquisition, construction, or rehabilitation of low income housing. The credit is approximately 9% per year for 10 years for each unit acquired, constructed, or rehabilitated without other Federal subsidies, and approximately 4% for 10 years for units involving the 20% rehabilitation tax credit, Federal subsidies or tax-exempt bonds.

Rehabilitation Mortgage Insurance (Section 203(k))

This section of the HUD program enables homebuyers and homeowners to finance either the purchase or refinancing of a house and the cost of its rehabilitation through a single mortgage - or to finance the rehabilitation of their existing home. This may apply to many historic homes, and may be combined with specific historic preservation incentives.

State Programs

State Building Code:

Existing Buildings, Provisions for Historic Buildings This section of the state building code contains exemptions from the regular code for National Register listed and other Massachusetts Historical Commission designated structures. This is located in Chapter 11 of the IEBC.

The Massachusetts Preservation Projects Fund:

This state-funded matching grant program is available for the preservation of properties, landscapes and sites listed on the State or National Register of Historic Places. Applicants may be a municipality or a non-profit organization, and funds may be used for stabilization, protection, rehabilitation, restoration and acquisition. See www.state.ma.us/sec/mhc

Preservation Restrictions:

MGL Chapter 59 Section 11, MGL Chap.184 Sec. 31-33 allows a property with a perpetual preservation restriction to be reassessed on January 1 of the year following the implementation of the restriction. Any property listed in the State Register of Historic Places qualifies, but such listing is not required. The property must be historically significant for its architecture, archaeology, or historic associations to be eligible. The Commission has a DRAFT in its city website for those interested. It is recommended that the property Owner secure the services of an Attorney and review these benefits with the City Assessor's Office.

Local Option Property Tax Assessment:

MGL Chapter 59; Section 5J. Special Assessments; Historic Owner-Occupied Residences regulations at 950 CMR 72:00

In 1996, the State Legislature passed legislation which allows cities and towns to adopt an ordinance or bylaw known as the Local Option Property Tax Assessment. The purpose of this bylaw is to provide tax relief for homeowners of State Register listed property undertaking substantial rehabilitation. Within this bylaw, the increased property taxes that result from a rehabilitation can be phased in over a period of five years. Massachusetts Historical Commission certification of the work is required. (this Local Option has not been adopted in Fall River)

Massachusetts State Historic Tax Credit:

Chapter 141 Sect. 22 of the Acts of 2003

MGL Chapter 62, Sec. 6J. This new legislation, intended to provide economic stimulus for the substantial rehabilitation of depreciable historic structures at least 50 years old, is a five year pilot program similar to the 20% Federal Tax Credit. It will make \$10million available each year from 2205-9. MHC certification of the structure, plans and work is required. The credit could be combined with the federal 20% historic and other tax credit programs when applicable. Guidelines similar to the Federal standards and the Secretary of the Interior's Rehabilitation Standards will apply. See www.state.ma.us/sec/mhc

Local Option Property Tax Assessment

(See State Programs)

This program is unique in applying to homeowner occupied historic buildings.

Preservation Restrictions:

(see State Programs) under the provisions of MGL Chapter 59, Section 11, a preservation restriction may be held by the state or local historical commissions, or a charitable trust with the power to acquire land. Restrictions must be approved by the Massachusetts Historical Commission.

Brownfields Municipal Tax Abatement:

A local option tax abatement bylaw gives the municipality freedom to negotiate with a purchaser/developer when property taxes owned stand in the way of redevelopment of historic commercial and industrial buildings. (used in Lowell)

Community Development Block Grants:

These funds may be used for the rehabilitation of historic buildings in designated downtowns, neighborhoods or commercial and industrial areas, and may be combined with federal or state preservation programs.

The Massachusetts State Register of Historic Places includes properties under the following designations: National Historic Landmarks, National Register of Historic Places, National Register Determination of Eligibility, MA Archaeological/Historic Landmarks, Local Landmarks, Local Historic Districts, Regional Historic Districts, and Preservation Restrictions.

The Fall River Historical Commission credits the Greenfield Historical Commission for this information:

The Commission is in favor of an Ad Valorem Tax Exemption for Historic Properties. The ad valorem tax exemption is an abatement for up to ten years on increases on Fall River property taxes resulting from an approved renovation to a historic building. The exemption only applies to city and county taxes. Please refer to Massachusetts General Law Chapter 59.

Properties individually listed on the Local or National Register of Historic Places would be eligible for the tax exemption as are properties considered contributing to Local and National Register historic districts. Properties proposed for National or Local Register designation are also eligible, provided a City landmark application or National Register nomination has been submitted to the City or a contractual agreement has been signed to prepare the local landmark application or National Register nomination.

City Council and the Board of County Commissioners would be able grant the exemption for a period up to ten years and for an amount up to 100 percent of that portion of the tax each body levies. The City generally would not allow the exemption on the assessed value of an improvement exceeding \$100,000 for single-family residential properties and \$1,000,000 for other properties. However, the City Council could waive this restriction if the property meets one of the following criteria: (1) the property is of great significance to the City and the assessed value of the improvement exceeds 25 percent of the assessed built value of the property; (2) the additional exemption is necessary to save the property from destruction and to ensure its renovation; or (3) the additional exemption is necessary to meet governmental building codes to ensure the rehabilitation of the property.

Nonprofits could also take advantage of the exemption program. The City could exempt 100 percent of the assessed improved value of the property used for non-profit or governmental purposes and regularly and frequently open for the public's use and benefit. This can be done only if the assessed value of the improvement is equal to at least 50 percent of the assessed built value of the property and if the qualifying improvements are made by or for the use of the existing property owner.

22 States have adopted the Ad Valorem Tax Exemption for Historic Properties. Massachusetts is not one of these. But the state does have what is call a Local Option Property Tax Assessment. For more information on the [Local Option Property Tax Assessment](#) please refer to the section above.

The Commission believes if such a Local Option Property Tax Assessment was adopted through Ordinance for historic properties, there would be a significant level of rehabilitation. The initial investment the city would provide would in many cases increase on owner-occupied residences and limit urban sprawl.

Public investment in roads, water, sewer and other infrastructure in peripheral areas; decrease the investment in existing neighborhoods. Having our focus turn towards our historical neighborhoods/properties provides opportunities currently not available.

Having a ten-year property tax exemption for renovations of these properties is a significant challenge, but also an investment that would result in a significant number of other rehabilitations that would not otherwise have occurred.

All of the current incentives allow for profitable adaptive-reuse of existing historical properties. Having an additional resource available will only help our city see its full potential.



Bourne Mill

Section 6: Goals

The greatest hurdle the Commission has right now is to be considered a viable asset to the City Council and City Administration. Without the support of both, it will be difficult to expect the public understand the importance of the work that the Historical Commission provides.

The Commission finds itself reacting to comments/decisions from the Administration as well as property owners through local news sources.

The Commission needs to be involved in a parallel discussions on all matters regarding planning and preservation. Being involved in various planning efforts will assist the planning department in aligning its planning effort with the Commission. This can be done in a professional manner and respective of the process set forth in ordinance. Anything else may provide an adversary relationship.

Adaptive-reuse of historic properties are a means by which development can occur respectfully and complement existing neighborhoods while being a crucial component or catalyst of an economic development effort.

The Commission is dedicated to integrating historic preservation into local, state and federal planning and decision-making process.

Another of our goals is to create “The Institutional Preservation Grant (IPG) Program” which will be funded with appropriations from the Massachusetts Community Preservation Act. The Commission would like begin the IPG Program in 2016. The grants will provide funds to qualified non-profit organizations for rehabilitation or restoration of significant Fall River buildings or structures.

The Commission’s Institutional Preservation Grant (IPG) program will be the first of a number of programs it seeks to provide. The Commission’s Preservation Grant program, will have some significant differences than other programs in that,

- Applicants to the IPG program must be non-profit organizations.
- The building or structure for which assistance is being sought must be significant on the local, state, or national level for its architecture or associations with important persons, organizations, or events.
- The work must constitute rehabilitation or restoration rather than ordinary maintenance.
- Applicants must demonstrate that they have the financial and managerial resources to enable projects to proceed expeditiously to completion.

The first priority of the IPG program is to address building envelope projects that keep the weather out and preserve the structure: roofs, windows, and exterior walls are the first line of defense. If these elements are sound, grants can be used to restore exterior decorative elements, like porches and steps. Accessibility projects are also a high priority.

Resources

Artifacts, photographs, documents, and architectural elements salvaged by Commission members are currently located in personal computers, pending temporary storage facility provided by the City. The Commission needs to be connected to the City's computer network. Having this resource will allow us to store important information for future commissions and help to easily locate important documents.

Communication

The Commission's efforts will need to be expanded if it's to be considered a viable part of the administration.

The continued deterioration of our historic resources will require greater communication with not only the Maintenance Department but also the Building Department. These two entities are essential components in the Commissions efforts to maintain and preserve its historic structures.

Lines of communication must be discussed with the City Administrator, Planning, Building Departments, Tourism Director and the Fall River Office of Economic Development (FROED).

As the Commission continues to promote the City's historical resources, we find that we are receiving a lot more calls to personal e-mail and phones. The Commission is currently able to respond expeditiously, but it would be best if we could have a city phone attendant or location to receive questions/comments or receive mail.

Master Plan

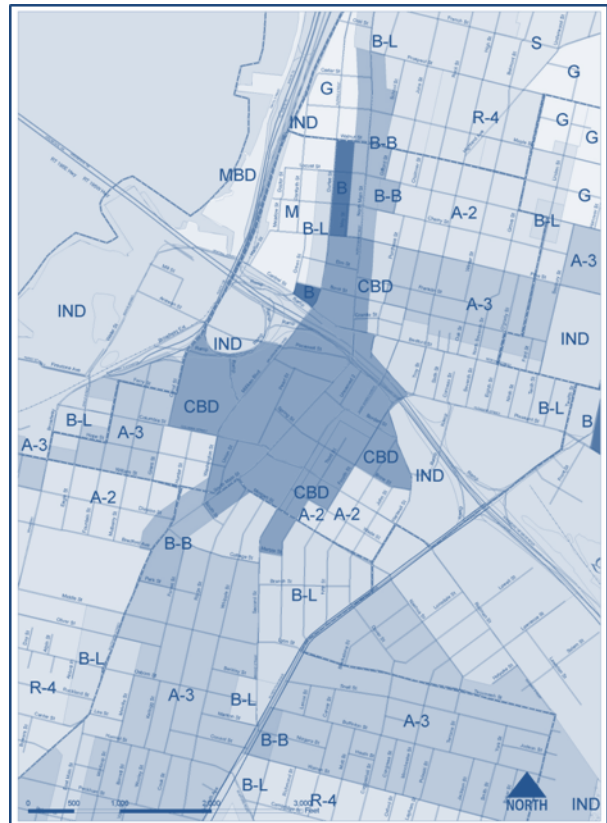
The purpose of the city's Master Plan is to provide a framework for decisions that affect the physical, social and economic environment of the City. This plan provides a set of goals and strategies to guide our City for the next 20 years. The Plan provides a vision, direction and a defined achievable future by establishing specific goals and strategies. The Commissions will focus on the historical goals of this document.

The Commission has provided inserts of "City of Fall River Master Plan 2009 – 2030" plan and highlighted all aspects required by it to achieve within a certain timeframe. As you will note all but one of the items have been achieved. The Commission has not been able to complete the majority of the goals as we come to the half-way point of this plan.

Currently the city has no mean by how it enforces the City's Master Plan. If the Commission is to achieve its goals, the Commission will require that the Council and Administration support these efforts.

It is critical that every effort to meet the city's Master Plan be a top priority. All planning initiatives should use this document as a basis for discussion and/or approval of these goals. The recommendations being outlined need to be enforced because they represent a direction for future growth and well-being of our city. Unless we follow-thru on these priorities how are we to know if they have succeeded. All of these goals are achievable.

City of Fall River Master Plan 2009 – 2030



Prepared for the City of Fall River Planning Board
by Community Preservation Associates,
Martha Lyon Landscape Architecture, LLC
AECOM, Engineers, Scientists and Planners
Sherin and Lodgen LLP
December 2009



Note: All items highlighted in YELLOW require Historical Commission action.

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Acknowledgements

The Fall River Planning Department would like to thank those individuals and organizations who have assisted in the preparation of the Fall River Master Plan. The plan was prepared in conjunction with a Mayor-appointed Master Plan Committee consisting of the following members:

David Assad, Chair of Zoning Board
Dr. Nick Fisher, Superintendent of Schools
Jim Hartnett, City Planner
Tom Collins, Fall River Housing Authority
Ken Fiola, Fall River Office of Economic Development
Arthur DeAscentis
Joe Marshall, Fall River Development Corporation
Michelle Pelletier, Chamber of Commerce
Nancy Costa
Dave Raymondo
Steve Karam, Fall River Development Corporation
George Jacome, City Preservation Efforts
Kathy Clarke, Director, Steppingstone
Everett Castro, Green Futures
Cathy Assad, Neighborhood President
Dan Bogan, Former Mayor, Business Owner
Jane DiBiasio, Fall River Grantwriter
Alfred Lima, Neighborhood Association
Cathy Ann Viveiros, City Councilor

Historic Commission not included

In addition many residents participated in public meetings and roundtables designed to assess current conditions and develop proposals that have become elements of the Master Plan.

Community Preservation Associates served as consultants and assisted the Planning Department in coordinating and developing the plan.

Executive Summary

The next few pages are a brief summary of the master plan. They summarize the purpose of the plan, the vision and goals behind the plan recommendations in specific areas, four underlying themes to guide Fall River's future, a group of fifteen key recommendations from the plan, a map illustrating some of the recommendations, and a group of fifteen priority actions to implement the Fall River Master Plan.

Purpose

The purpose of a master plan is to help a community articulate a desired future, take stock of its existing resources, and then outline steps to achieve the desired vision of the future.

It is useful in helping to guide growth and development and to make decisions regarding the type of growth and the desired location of development.

Public input is solicited in order to understand what residents, city officials, business owners and others envision for the future of their City. An inventory of the City's resources is documented and then an implementation plan is developed that recommends a series of action steps necessary to implement the goals and vision.

This document summarizes the vision and goals developed for the future of Fall River and then presents a detailed Implementation Plan that outlines action steps, responsible parties, and recommended timing.

Vision and Goals

The vision and goals summarizes the input of residents and the Steering Committee regarding the future of the City—what should be preserved, what should be changed, what are major concerns, and what opportunities there are for improvements.

The vision articulates a desired future. The goals identify more specific components of the vision and can be organized by the following themes:

Four Underlying Themes to Guide Fall River's Future

Neighborhood Stabilization

- Improve existing housing and streetscapes
- Provide services that support families, elderly, and at-risk youth
- Preserve historic buildings and landscapes
- Provide recreational opportunities
- Promote resident participation in developing and implementing neighborhood plans

Sustainability

- Encourage and invest in renewable energy and green building technologies
- Prepare students for participation in an active economy
- Provide viable transportation options that include convenient routes for walking and biking and affordable public transport
- Adapt existing buildings (including mill buildings) to promote efficient use of existing resources

Economic Development

- Develop and market existing assets to attract tourism
- Emphasize and connect education and job training
- Develop waterfront areas and downtown to diversify the economy
- Market Fall River's advantages for targeted economic activities

City Character and Identity

- Preserve and enhance natural and historic resources
- Promote appreciation of cultural and historic heritage
- Inspire and promote pride in Fall River

Fall River's Master Plan Goals

The following goals were developed as a result of incorporating the input of Fall River residents, guidance from the Master Plan Steering Committee, and expertise from the consultant team.

The goals are organized by Master Plan Elements. Some are necessarily overlapping and thus are referred to in more than one element.

Historic and Cultural Resources

- Develop and enhance Fall River as a tourist destination with an emphasis on the arts, culture, and history.
- Preserve the City's historic architecture.
- Continue to improve the physical appearance of Fall River, particularly visitors' first impressions including its entrances, historic downtown and Government Center area.
- Preserve, restore, reconstruct, and protect Fall River's cultural landscapes, including parks, cemeteries and boulevards.

- Broaden the inclusion of arts, cultural and historic resources in Fall River's public, charter, and parochial schools at all levels, K-12.
- Strengthen and improve the capacity of historical, arts and cultural institutions and organizations in the city.

Natural Resources, Open Space, and Recreation

The 2004 Fall River Open Space and Recreation Plan articulated five major goals for Fall River:

- Enhance the Southeastern Massachusetts Bioserve as a Watershed Protection District, as a recreational resource, and as a critical ecosystem.
- Protect and restore the natural resources, riverways, and greenways in urban Fall River and enhance the ecological, scenic, and passive recreation opportunities they provide.
- Revitalize the waterfront areas of Mount Hope Bay and the Taunton River.
- Restore Fall River's Park System.
- Enhance the quality and appeal of Fall River's streetscapes and neighborhoods.
- Expand recreational opportunities for Fall River residents.

Revitalizing Fall River's extensive waterfront has emerged as a focus of the Master Plan. For example, the waterfront boardwalk from the Heritage State Park northward has become very popular and presents an opportunity to extend it and connect it with other walkways. Waterfront revitalization goals include:

- Develop waterfront areas for additional public access and

development and tourism potential of the City. Prepare a vision statement for the waterfront.

- Develop and enhance Fall River as a tourist destination with an emphasis on its arts, culture, and history.
- Recognize and build on the national significance of Fall River’s historic heritage and resources.
- Improve the pedestrian environment and focus efforts to enhance the walking and biking orientation of the City.
- Develop a citywide network of Community Learning Centers.
- Focus education for both youth and adults of developing marketable skills.
- Improve public transportation as a means of increasing access to jobs and education.
- Focus efforts on stabilizing neighborhoods.
- Adopt new zoning regulations and other government programs to accomplish these recommendations.
- Continue to meet the needs of a growing senior population.
- Incorporate energy savings and other “green” and sustainable building technologies and practices
- Continue upgrading of water and sewer facilities and services.
- Provide state-of-the-art communications systems.

Fifteen Priority Actions to Implement the Master Plan

The following fifteen actions have been selected as the most important steps for implementing the Master Plan. These are the top priority actions.

They have been derived from consideration of priorities for all of the goals and objectives defined for Fall River’s future. They are listed in random order. No one is more important than any of the others.

Also see the Implementation section of the plan for more detailed implementation steps for each of the plan’s goals.

- Department of Community Services shall convene a meeting of historic, arts and cultural organizations to identify the financial challenges facing them and create an Action Plan for adoption within six months.
- Fall River Energy Enterprise (FREE) Task Force shall develop a vision plan to reclaim and promote renewable energy by using city resources such as hydro power, ground-based geo-thermal energy, solar power, and wind power. The vision shall include steps to provide City-wide access to alternative energy, job creation in enterprise zones, day-lighting the Quequechan River, greenways linking the waterfront to Downtown and creation of a waterfront boulevard.
- Mayor’s office shall identify a neighborhood pilot program, and then commence a pilot program consisting of members from one of

the City's neighborhood associations and representatives from City Planning, Community Maintenance, CD Recreation and the Council On Aging to collaborate in developing a neighborhood plan addressing beautification, housing, recreation and other resident needs within one year to serve as a template or example for others.

- Department of Community Services and SRTA shall convene a Transportation Summit to bring SRTA and all stakeholders and available resources together with the goal of expanding public transportation services for youth, elders and working adults within nine months.
- Department of Community Maintenance shall establish a Task Force consisting of representatives including, but not limited to, interested community partners, the Departments of Community Maintenance, Planning and Engineering, for the purpose of developing a route to connect the existing Quequechan River Bike Path from its terminus at Brayton Avenue to the Brightman Street Bridge.
- Watuppa Water Board shall work with community partners to develop a strategy to expand the Bioreserve that includes acquisition/protection of abutting properties as available.
- Support the Downtown/Waterfront Revitalization Initiative Committee with the hiring of a marketing manager, development of a vision statement for the waterfront, and a web site, and brochure focusing on the downtown and the waterfront.
- City Council Committee on Economic Development and Tourism shall convene a Tourism Summit to clarify issues and get consensus as a first step in developing a Tourism Plan.
- Historic Commission shall create a Subcommittee, consisting of representatives from the Historic Commission, Preservation Society, neighborhood associations and the Fall River Director of Community Services, whose purpose is to develop a strategy for upgrading the City's survey of historic properties in accordance with new requirements of the Massachusetts Historical Commission.
- Provide community support to the Preservation Society, as needed, to complete the package required for the adoption of the Highlands 40c District such that it can be presented to the City Council for adoption within one year.
- City Council Real Estate Committee shall establish a Task Force consisting of representatives including, but not limited to, Director of Community Maintenance, real estate, preservation, neighborhood representation, and economic development professionals, to work with the Committee in achieving the disposition of surplus City properties. Their charge will be to determine the highest and best use of the property with strong consideration to the economic feasibility, while considering design provisions to preserve the historic and architectural integrity of the structures.

By 2030 Fall River will . . .

- Have actively preserved all that is good about the City including its waterfront, historic buildings, churches, unique parks, natural resources, ethnic diversity, arts, and cultural venues.
- Have an economy that attracts a wide variety of jobs and provides job training opportunities for its residents.
- Have waterfronts bustling with multiple uses including recreation, maritime businesses, and shipping inspired by a vision statement of its own.
- **Be an active site for tourism based on its historic and cultural resources, its waterfronts, and its ethnic diversity.**
- Have a vibrant downtown that serves as an active center for commerce, government, and entertainment with attractive gathering places, convenient parking, and enjoyable walking areas.
- Have an excellent education system for students of all ages.
- Be a community that celebrates and benefits from its ethnic diversity.
- **Have many attractive mill buildings and other historic structures that have been rehabilitated to provide for retail, artists' live/work space, tourism, and residential uses.**
- Have a renewed and well maintained park system that is knitted together by tree-lined boulevards and a system of multi-use trails, sidewalks, and greenways.
- Have the Quequechan River Falls once again exposed or “day-lighted” and they will be a focal point for community gathering and pride.
- Have recreational opportunities for all with well-maintained, new and renewed playgrounds located throughout the City.
- Be a safe and clean place to live and raise a family. Public safety will be a priority. Residents will take pride in the City’s appearance, and public spaces and private buildings will be well-maintained.
- Have a wide variety of housing options for individuals and families of all means.
- Have a convenient and safe circulation system with adequate and affordable public transportation that includes a commuter rail connection to Boston, safe intersections, provisions for pedestrians and bicyclists, and an easy to follow sign system.
- Be blessed with an involved citizenry that is filled with civic pride, hope and high expectations and that participates in public policy and decision making.

How to Read This Plan

The plan is organized in three major sections: A stand-alone Executive Summary that includes the purpose of the plan, the City’s vision and major goals, fifteen major recommendations that can shape Fall River’s future, and fifteen key actions to implement the plan.

The body of the plan consists of an introduction, plan elements including: Historic and cultural resources; natural resources, open space and recreation; housing and neighborhoods; economic development; circulation and transportation; public facilities and services; utilities and infrastructure; and land use. Each of these elements begins with a one-page summary of existing conditions and includes goals and a series of recommendations or objectives that will help achieve them.

This is followed by a detailed implementation section that specifies the



Fall River Master Plan - 2009

Historic and Cultural Resources

Existing Conditions

Historic Resources

Rich Heritage of Historic Sites & Structures

- Large supply of impressive mill buildings and associated mill ponds
- More than 1,200 sites and buildings listed in the National Register of Historic Places
- Major historic attractions for tourism
 - ◊ Battleship Cove
 - ◊ Lizzie Borden House
- 5 Historic Districts
 - ◊ Corky Row—440 properties
 - ◊ Downtown—29 properties
 - ◊ Highlands—327 properties
 - ◊ Quequechan Valley Mills—6 large mills
 - ◊ Lower Highlands—115 properties
- 4 Historic Parks or Cemeteries
 - ◊ Kennedy Park
 - ◊ Ruggles Park
 - ◊ Oak Grove Cemetery
 - ◊ North Burial Ground

Cultural Resources

Diverse Cultures

- Rich Portuguese Heritage
- Other cultures—Cambodian, Latino, etc.
- Columbia Street Cultural District
- Neighborhoods with strong cultural identities

Museums and Cultural Groups

- Fall River Historical Society
- Old Colony & Fall River Railroad Museum
- Fall River Heritage State Park
- Marine Museum at Fall River
- Fall River Symphony
- Spindle City Ballet
- Little Theatre of Fall River

What Does It Mean?

- Fall River has a rich heritage offering historic buildings and sites, culturally diverse neighborhoods, attractive parks, ethnic foods, and arts.
- Many of these historic and cultural assets suffer from neglect or lack of support
- Public Meeting participants envisioned Fall River as a tourist destination with a restored waterfront, attractive historic districts, a center of arts and culture with a theater district, arts revitalized downtown, entrepreneurial enclave for local artisans and craftsmen; a national model for natural and cultural resource preservation
- They also identified obstacles to making positive changes in Fall River, to include lack of funding and leadership, as well as low levels of education and an overall low public self-esteem

See inventory section of Fall River's 2009 Master Plan for additional details and sources.



Introduction

Fall River retains a substantial number of its historic buildings and landscapes. The City's vernacular landscape, found in its many neighborhoods, reflects Fall River's cultural diversity. The City also is home to many visual and performing arts and cultural institutions; each adding vibrancy to life in Fall River.

The City has begun to recognize the value of its historic and cultural resources through past efforts to inventory historic buildings and landscapes and nominate them to the National Register of Historic Places. Fall River has also supported cultural activities, including ethnic festivals, and has backed the development of artists' studios and performance spaces. In some ways, Fall River has made significant strides in protecting its historic and cultural resources and in planning for their future.

Despite these efforts, the City's historic and cultural resources, as a whole have suffered from the lack of a comprehensive plan and a limited amount of financial support. Opportunity exists not only to fulfill a responsibility to preserve and protect Fall River's historic resources and cultural traditions. The City's wealth of parks, cemeteries, boulevards, neighborhoods, buildings, dance troupes, musical groups, and art galleries have the potential of generating economic growth in Fall River, and making it a major tourist destination in the region.

Past Plans and Studies

Past planning for Fall River's historic and cultural resources has been limited to the Fall River Open Space and Recreation Plan (2004). The plan addressed the need

to preserve and enhance the City's historic park system, designed by the Olmsted Brothers in the late 19th and early 20th centuries. Its scope, however, was limited to the open spaces and the natural environment, and therefore did not include cemeteries, boulevards, historic buildings, and did not incorporate planning for cultural resources.



The Gates of the City, constructed in 2004 through a gift from Ponta Delgada, Azores, Portugal, is part of the Columbia Street Cultural District.

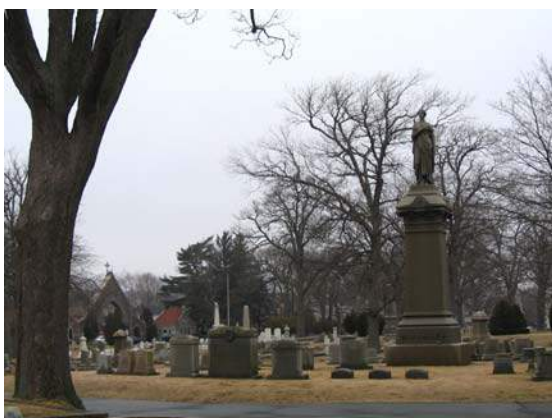
While the City has not completed a long-range plan for historic and cultural resources, it has made several efforts that provide some of the groundwork for such a plan. In 1978, the City completed an inventory of 456 historic properties, and between 1972 and 1987 successfully listed many individual properties and multiple property districts on the National Register. In the mid 1980s, a multi-million dollar streetscape improvement project upgraded Columbia Street, giving rise to the Columbia Street Cultural District, known as "Little Portugal."

In 2000, Fall River began securing funds to restore its historic Olmsted Parks. Over the past nine years, the City has developed preservation plans for both South and North Parks, and has invested over \$1.0 million in physical improvements. Over

the last two years, Fall River has begun to invest in its cultural organizations, through (1) the development of Arts United/Fall River (2007), an organization that links and promotes the City's historic and cultural organizations; and (2) the adoption of an "arts overlay ordinance" (2008) to promote the expansion of arts and culture in the downtown and the adjacent waterfront area.

Issues, Challenges, & Opportunities

Of the many issues, challenges and opportunities facing the future of Fall River's historic and cultural resources, three principal themes emerge, as follows.



Oak Grove Cemetery, located on the northwest side of Fall River, is one of the City's largest historic resources. A Friends of Oak Grove group was formed in 2008 to provide support for its long term preservation.

First, confusion exists around the differences between National Register designations and Local Historic District designations, and the limitations each may or may not place on privately-owned property. Helping the public understand each designation and appreciate the value they hold in the long-term economic health of Fall River will likely challenge City leadership. However, opportunity exists to educate property owners to the

tremendous economic advantages of historic designations, and enlist new participants in the historic preservation planning process.

Second, a single vision for the future of Fall River's many aging mill buildings is not shared by all. Some citizens would like to see the structures demolished and replaced by newer, more energy-efficient structures, equipped to house modern businesses, industries, and residences. Others see the mills as critical to the telling of Fall River's industrial story, and thus hold potential attractions for tourist-related businesses and industries. Forging common ground on the future of the mills will likely challenge the City leaders. However, opportunity exists to study the mill complexes, develop feasibility plans for each, and develop incentives, through revised zoning, for mill conversion.

Third, City leadership and Fall River residents alike see the need to foster the growth and success of the many cultural organizations, as a means of furthering the City's economic development. While efforts to unite these organizations have begun, many tasks remain to help them become financially viable, well-promoted, and regionally known. Opportunity exists to forge links between the cultural organizations in Fall River through public, private, and partnership initiatives.

Historic and Cultural Resources Recommendations

Develop and Enhance Fall River as a Tourist Destination with an Emphasis on its Arts, Culture, and History

Expand tourist opportunities at the waterfront, including an upgraded Heritage State Park and enhanced Battleship Cove and add new attractions, including a museum devoted to Fall River history and a children's museum.

Day-light the Quequechan River and falls and develop the Quequechan waterfront for tourist-related activities (see Natural Resources Recommendations, page 20).

Promote both the existing National Register Historic Districts and future Local Historic Districts (40C) as opportunities for tourist visits through the use of signs and brochures.

Promote the City's many arts and cultural organizations. Consider museum use in adaptive reuse of mills and other older buildings.

Promote the diversity of ethnic restaurants.

Provide a better way-finding system for tourists, so that the waterfront, historic districts, arts organizations, cultural institutions, and ethnic restaurants can be easily reached;

Explore the possibility of a partnership with the National Park Service to promote Fall River history and culture.

Facilitate greater access to Heritage State Park as an historic and cultural hub of the City.

Preserve the City's Historic Architecture

Upgrade and expand the City's survey of historic resources to conform to the new requirements of the Massachusetts Historical Commission.

Prepare and submit new individual and district nominations to the National Register of Historic Places.

Appoint an Historic District Study Committee to begin the process of implementing the Highlands 40c Historic District. **COMPLETE**

Nominate other qualifying neighborhoods for designation as 40c Historic Districts.

Develop a clear strategy for preserving City-owned historic buildings.

Develop strategies for assisting non-profits and private owners of historic buildings in preserving their structures.

Develop a targeted strategy for preserving historic mill buildings in Fall River through appropriate adaptive reuse.

Develop procedures for preserving the City's historic surplus schools.

Develop and implement a strategy for improving neighborhood streetscapes to complement the integrity of historic areas.

Assemble and distribute information necessary to preserve Fall River's historic resources.

Increase the City's organizational capability to preserve Fall River's historic buildings.

Increase advocacy for preserving historic buildings in the city.

Continue to Improve the Physical Appearance of Fall River, Particularly Visitors' first impressions Including its Entrances, Historic Downtown and Government Center Area

Make physical improvements to City gateways through a beautification program, maintenance program and development/implementation of a street tree plan.

Upgrade the condition and appearance of Routes 79 and Interstate 195 (relocation or otherwise; see Transportation Recommendations, page 44.).

Improve the appearance of downtown through a façade and sign improvement initiative.

Improve the downtown streetscape through a historically-sensitive and lively palette of paving materials, lighting, and site amenities.

Revise City sign ordinance to improve appearance of City, including improving visitor orientation signing.

Preserve, Restore, Reconstruct and Protect Fall River's Cultural Landscapes, Including Parks, Cemeteries and Boulevards

Continue efforts to restore the Olmsted-designed park system, including Kennedy Park, North Park, and Ruggles Park.

Commission preservation plans for Oak Grove Cemetery and the North Burial Ground.

Restore Fall River's historic boulevards and major tree-lined avenues, including President, Eastern, Plymouth and Brayton, utilizing urban forestry principles.

Broaden the Inclusion of Arts, Cultural and Historic Resources in Fall River's Public, Charter and Parochial Schools at all Levels, K-12.

Encourage and promote field trips and artist-in-classroom programs, as well as after-school programs (such as Expanded Learning Time) focused on the arts, culture and history.

Broaden Fall River's history and diverse cultural traditions within the public school curriculum.

Engage high school students in work programs that focus on maintaining the parks and cemeteries.

Support groups in developing community garden sites, and engage public school students to participate in their design and maintenance.

Utilize existing and future courtyard spaces within public school as demonstration garden sites, and draw on community resources to accomplish this.

Strengthen and Improve the Capacity of Historical, Arts and Cultural Institutions and Organizations in the City

Increase the financial stability of historical, arts and cultural organizations in the city.

Increase public/private partnerships between City government, the private sector, and historical, arts and cultural organizations.

When updating the City's economic development plan, include a strategy that will result in improving the long-term viability of Fall River's historical, arts and cultural organizations.

Implementation

Because the Master Plan is comprehensive it covers all the topics important for future development. A program for all the actions that should be taken to accomplish the goals of the Master Plan has been prepared and extensively reviewed. The program was initially prepared based on recommendations that emerged from the focus groups/workshops, which were in turn, based on vision statements that resulted from public meetings on the Plan.

An extensive list of goals and associated actions emerged from this process. The Master Plan Committee reviewed and revised the statements of goals, actions, responsibilities and timing desirable for implementation of the Plan. The following topics were covered.

- Land Use
- **Historic and Cultural Resources**
- Natural Resources, Open Space and Recreation
- Housing and Neighborhoods
- Economic Development and Training
- Circulation and Transportation
- Public Services and Facilities
- Utilities and Infrastructure

Responsibility

Most of the actions needed to accomplish the goals involve City of Fall River participation, either directly, with full responsibility for the actions, or in cooperation with other organizations. Other organizations include regional, state and federal agencies, local civic and neighborhood associations and non-profit groups.

One of the purposes of the implementation program is to assure that actions taken are

mutually supportive of, and coordinated with, each other. Duplication and overlap are avoided, as are omissions. Review by the Master Plan Committee helped assure that this resulted, and also imparted a strong sense of realism to the implementation program, based on the capabilities of the City and its finances and policies.

Monitoring Progress and Revising

A Master Plan Implementation Committee should be established to monitor progress and make necessary revisions to achieve the goals of the Plan. The Committee would:

- Meet at least once a year to review the actions that had been taken, and to assure that desirable actions will be taken in the future.
- Prepare a brief report to the Mayor after each meeting that reviews progress and recommends any needed actions or desirable changes in direction.
- Be composed of City officials with responsibility for carrying out implementation actions, and of civic leaders who represent various interest groups in the City.

Four Underlying Themes to Guide Fall River's Future

Neighborhood Stabilization

- Improve existing housing and streetscapes
- Provide services that support families, elderly, and at-risk youth
- **Preserve historic buildings and landscapes**
- Provide recreational opportunities

- Promote resident participation in developing and implementing neighborhood plans

Sustainability

- Encourage and invest in renewable energy and green building technologies
- Prepare students for participation in an active economy
- Provide viable transportation options that include convenient routes for walking and biking and affordable public transport
- Adapt existing buildings (including mill buildings) to promote efficient use of existing resources

Economic Development

- Develop and market existing assets to attract tourism
- Emphasize and connect education and job training
- Develop waterfront areas and downtown to diversify the economy
- Market Fall River's advantages for targeted economic activities

City Character and Identity

- Preserve and enhance natural and historic resources
- Promote appreciation of cultural and historic heritage
- Inspire and promote pride in Fall River

Fifteen Priority Actions to Implement the Master Plan

The following fifteen actions have been selected as the most important steps for implementing the Master Plan. These are the top priority actions.

They have been derived from consideration of priorities for all of the

goals and objectives defined for Fall River's future. They are listed in random order. No one is more important than any of the others.

- Department of Community Services shall convene a meeting of historic, arts and cultural organizations to identify the financial challenges facing them and create an Action Plan for adoption within six months.
- Fall River Energy Enterprise (FREE) Task Force shall develop a vision plan to reclaim and promote renewable energy by using city resources such as hydro power, ground-based geo-thermal energy, solar power, and wind power. The vision shall include steps to provide City-wide access to alternative energy, job creation in enterprise zones, day-lighting the Quequechan River, greenways linking the waterfront to downtown and creation of a waterfront boulevard.
- Mayor's office shall identify a neighborhood pilot program, and then commence a pilot program consisting of members from one of the City's neighborhood associations and representatives from City Planning, Community Maintenance, CD Recreation and the Council On Aging to collaborate in developing a neighborhood plan addressing beautification, housing, recreation and other resident needs within one year to serve as a template or example for others.
- Department of Community Services and SRTA shall convene a Transportation Summit to bring SRTA and all stakeholders and available resources together with the goal of expanding public transportation

services for youth, elders and working adults within nine months.

- Department of Community Maintenance shall establish a Task Force consisting of representatives including, but not limited to, interested community partners, the Departments of Community Maintenance, Planning and Engineering, for the purpose of developing a route to connect the existing Quequechan River Bike Path from its terminus at Brayton Avenue to the Brightman Street Bridge.
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- Support the Downtown/Waterfront Revitalization Initiative Committee with the hiring of a marketing manager, development of a web site, and brochure focusing on the downtown and the waterfront.
- City Council Committee on Economic Development and Tourism shall convene a Tourism Summit to clarify issues and get consensus as a first step in developing a Tourism Plan.
- Historic Commission shall create a Subcommittee, consisting of representatives from the Historic Commission, Preservation Society, neighborhood associations and the Fall River Director of Community Services, whose purpose is to develop a strategy for upgrading the City's survey of historic properties in accordance with new requirements of the Massachusetts Historical Commission.
- Provide community support to the Preservation Society, as needed, to complete the package required for the adoption of the Highlands 40c District such that it can be presented to the City Council for adoption within one year.
- City Council Real Estate Committee shall establish a Task Force consisting of representatives including, but not limited to, Director of Community Maintenance, real estate, preservation, neighborhood representation, and economic development professionals, to work with the Committee in achieving the disposition of surplus City properties. Their charge will be to determine the highest and best use of the property with strong consideration to the economic feasibility, while considering design provisions to preserve the historic and architectural integrity of the structures.
- Support the City Council and School Committee ad-hoc Workforce Development Committee to bring career awareness to middle school students through participation by community business and professional leaders commencing in the fall of 2009.
- Mayor and City Council shall appropriate funds from a Stabilization Account to create a municipal, operating budget account in the amount of \$200,000 in FY 2010 to provide matching funds for State and Federal grants.
- Master Plan Committee shall designate an Anniversary date for review and update of the Master Plan's Action items.
- Master Plan Committee shall submit the Revised Zoning Ordinance to the City Council for approval within the first six months.

Table of Goals and Actions

The following pages show goals, actions, responsibilities and timing for each of the plans elements: **Historic and Cultural Resources**; Natural Resources, Open Space, and Recreation; Housing and Neighborhoods; Economic Development and Training; Circulation and Transportation; Public Services and Facilities; Utilities and Infrastructure; and Land Use.

GOALS	ACTIONS	Responsibility	Timing
HISTORIC AND CULTURAL RESOURCES			
Goal 1: Develop and enhance Fall River as a tourist destination with an emphasis on its arts, culture, and history.			
Objectives/recommendations to implement this goal:			
I.a. Expand tourist opportunities at the waterfront, including an upgraded Heritage State Park and enhanced Battleship Cove and add new attractions, including a museum devoted to Fall River history and a children's museum.	- Establish a city "Office of Tourism," supported in part through private-sector investment, charged with the following: (See also Economic Development Actions) - Convening a tourism summit to clarify issues and get consensus or direction; - Developing a general strategies document on how to proceed (draft Tourism Plan); - Presenting document to Mayor/City Council for adoption; - Acting on strategies or plan based on input from Mayor/City Council; - Pursuing public and private funding resources to assist with Quequechan River day-lighting initiative.	Mayor's Office/ City Council/ Office of Economic Development/ Historical Commission/ Community Partners	2009-2014
I.b. Day-light the Quequechan River and falls and develop the Quequechan waterfront for tourist-		Community Maintenance/ Office of Economic	2009-2012

Example of Implementation Table (See following pages)

The table refers to "community partners" that will play crucial roles in implementing the plan actions. A complete list of the community partners is included after the table.

GOALS	ACTIONS	Responsibility	Timing
HISTORIC AND CULTURAL RESOURCES			
Goal 1: Develop and enhance Fall River as a tourist destination with an emphasis on its arts, culture, and history.			
Objectives/recommendations to implement this goal:			
1.a. Expand tourist opportunities at the waterfront, including an upgraded Heritage State Park and enhanced Battleship Cove and add new attractions, including a museum devoted to Fall River history and a children's museum.	- Establish a city "Office of Tourism," supported in part through private-sector investment, charged with the following: (See also Economic Development Actions) - Convening a tourism summit to clarify issues and get consensus or direction; - Developing a general strategies document on how to proceed (draft Tourism Plan); - Presenting document to Mayor/City Council for adoption; - Acting on strategies or plan based on input from Mayor/City Council; - Pursuing public and private funding resources to assist with Quequechan River day-lighting initiative.	Mayor's Office/ City Council/ Office of Economic Development/ Historical Commission/ Community Partners	2009-2014
1.b. Day-light the Quequechan River and falls and develop the Quequechan waterfront for tourist-related activities (see Natural Resources Goals).		Community Maintenance/ Office of Economic Development/ Community Partners	2009-2012

GOALS	ACTIONS	Responsibility	Timing
HISTORIC AND CULTURAL RESOURCES			
1.c. Promote both the existing National Register Historic Districts and future Local Historic Districts (40C) as opportunities for tourist visits through the use of signs and brochures.		Community Partners/ Future Office of Tourism	2009-2014
1.d. Promote the City's many arts and cultural organizations.		Community Partners/ Future Office of Tourism	2009 and continuing
1.e. Promote the diversity of ethnic restaurants.		Community Partners/ Future Office of Tourism	2009 and continuing
1.f. Provide a better way-finding system for tourists, so that the waterfront, historic districts, arts organizations, cultural institutions, and ethnic restaurants can be easily reached.		Community Maintenance-Traffic/ Office of Economic Development	2010
1.g. Explore the possibility of a partnership with the National Park Service to promote Fall River history and culture.		Future Office of Tourism/ Community Partners	2010
1.h. Facilitate greater access to Heritage State Park as an historic and cultural hub of the City.		Future Office of Tourism/ Community Partners	2010 and continuing
Goal 2: Preserve the City's historic architecture.			
Objectives/recommendations to implement this goal:			
2.a. Upgrade and expand the City's survey of historic resources to conform to the new requirements of the Massachusetts Historical Commission.	- Establish a separate city account for matching funds. - Work with property owners to get consent. - Apply to the Mass Historical Commission's Survey and Planning Grant Program for matching funds.	Mayor's Office/ City Council/ Grants Office/ Historical Commission/ Community Services-Planning Grants Office/ Historical Commission	2010-2014 2010-2012

GOALS	ACTIONS	Responsibility	Timing
HISTORIC AND CULTURAL RESOURCES			
	Procure a consultant to conduct the work and conduct new surveys.	Community Services-Planning/ Historical Commission/ Community Partners	2012-2014
2.b. Prepare and submit new individual and district nominations to the National Register of Historic Places.	- Submit a request for a Determination of Eligibility for the individual and district nominations to the Massachusetts Historical Commission. - Apply to the Mass Historical Commission's Survey and Planning Grant Program for matching funds. - Procure a consultant to prepare nominations for new and expanded National Register individual and district nominations.	Historical Commission/ Community Partners Grants Office Community Services-Planning/ Historical Commission	2012-2014 2013-2014 2013-2014
2.c. Appoint an Historic District Study Committee to begin the process of implementing the Highlands 40c Historic Districts.	- Work with property owners to get consent. - Obtain Mass. Historical Commissions staff agreement on a boundary for the district that would meet regulations. - Submit the district to the City Council for their approval.	Community Services-Planning/ Historical Commission Historical Commission/ Community Services-Planning/ City Council/ Community Partners	2010-2011 2011

GOALS	ACTIONS	Responsibility	Timing
HISTORIC AND CULTURAL RESOURCES			
2.d. Nominate other qualifying neighborhoods for designation as 40c Historic Districts.	- Work with property owners to get consent. - Obtain Mass. Historical Commissions staff agreement on a boundary for a district that would meet regulations. - Submit the district to the City Council for their approval.	Community Services-Planning/ Historical Commission Historical Commission/ Community Services-Planning/ City Council/ Community Partners	2010-2015 2012-2015
2.e. Develop a clear strategy for preserving City-owned historic buildings.	Establish a separate city account for matching funds.	Community Maintenance-DPW/ Mayor's Office/ City Council/ Grants Office/ Historical Commission/ Community Partners	2010-2015
2.f. Develop strategies for assisting non-profits and private owners of historic buildings in preserving their structures.	- Work with property owners to get consent. - Apply to the Mass Historical Commission's Survey and Planning Grant Program for matching funds. - Procure a consultant to conduct the work and conduct the new surveys. - Submit a request for a Determination of Eligibility for the individual and district nominations to the Massachusetts Historical	Historical Commission/ Community Partners Grants Office/ Historical Commission/ Community Partners Community Services-Planning/ Historical Commission Historical Commission	2010-2015 2010 and continuing 2010-2015 2015 and continuing

GOALS	ACTIONS	Responsibility	Timing
HISTORIC AND CULTURAL RESOURCES			
	Commission.		
	Establish a separate city account for matching funds.	Mayor's Office/ City Council	2015 and continuing
2.g. Develop a targeted strategy for preserving historic mill buildings in Fall River through appropriate adaptive reuse.	Procure a consultant to conduct the study, implement the recommendations of the study.	Community Services-Planning	2009-2012
2.g. Develop procedures for preserving the City's historic surplus schools.	Prepare an analysis of space needs for various City uses.	Community Services-Planning/ Office of Economic Development/ Community Partners/ Community Maintenance-DPW	2009-2010
	Through the City Council, develop a process for analyzing how the surplus schools can meet these needs.	Community Services-Planning/ School Department/ City Council/ Community Maintenance-DPW	2009-2010
	Identify what façade easements and other historic preservation protections should be included in the most historic school buildings.	Community Services-Planning/ City Council/ Historical Commission/ Community Maintenance-DPW	2009/2010
	Implement a disposition strategy that incorporates future City space needs and that assures the preservation of the historical integrity of the most historic school buildings.	Community Services-Planning/ Community Maintenance-DPW	2010-2015

GOALS	ACTIONS	Responsibility	Timing
HISTORIC AND CULTURAL RESOURCES			
2.i. Develop and implement a strategy for improving neighborhood streetscapes to complement the integrity of historic areas.	▪ Convene a meeting with stakeholders to identify issues to be addressed.	Community Services-Planning/ Community Development Agency	2009-2010
	▪ Develop a cross-section for streets in historic areas (that would include, for example, replacing aluminum light fixtures with historic light standards).	Community Services-Planning/ Community Maintenance-DPW	2009-2010
	▪ Implement the streetscapes cross-section in phases.	Community Maintenance-DPW, Community Development Agency/ Community Partners	2010-2015
2.j. Assemble and distribute information necessary to preserve Fall River's historic resources.	▪ Create a Preservation Resource Center in Fall River for contractors, developers and owners of historic properties.	Community Services-Library/ Community Services-Planning/ City Council	2010-2015
	▪ Provide informal design review services to owners of historic properties.	Community Services-Planning/ Community Partners/ Historical Commission	2010-2015
	▪ Create and disseminate preservation informational materials for new owners of historic properties.	Community Services-Planning/ Historical Commission	2015 and continuing
	▪ Prepare and distribute materials that advance the appreciation of the city's historic resources, for example, a manual of	Community Services-Planning/ Historical Commission	2010-2015

GOALS	ACTIONS	Responsibility	Timing
HISTORIC AND CULTURAL RESOURCES			
	historic architectural styles.		
	Use the City's web site to provide preservation information and to otherwise advance historic preservation objectives.	Community Services-Planning/Community Partners/ Grants Office	2009-2010
2.k. Increase the City's organizational capability to preserve Fall River's historic buildings.	Create an Officer of Historic Preservation within Community Services-Planning	Mayor's Office/ City Council	2009-2010
	Improve notification and other procedures related to implementing the Demolition Delay Ordinance.	Community Services-Planning/ City Council/ Mayor's Office	2009-2010
2.l. Increase advocacy for preserving historic buildings in the city		Mayor's Office/ City Council/ Community Partners/ Future Office of Historic Preservation	2009-2011
Goal 3: Continue to improve the physical appearance of Fall River, particularly visitors' first impressions including its entrances, historic downtown and Government Center area.			
Objectives/recommendations to implement this goal:			
3.a. Make physical improvements to city gateways through a beautification program, maintenance program and development/implementation of a street tree plan.	Through the Community Services-Planning and Community Maintenance-DPW, launch a gateway beautification program that includes a street tree plan, as well as a downtown streetscape plan; (See also Transportation Actions)	Community Services-Planning/Community Maintenance-DPW/Community Partners	2009-2010

GOALS	ACTIONS	Responsibility	Timing
HISTORIC AND CULTURAL RESOURCES			
3.b. Upgrade the condition and appearance of Routes 79 and Interstate 195 (relocation or otherwise; see Transportation Goals).			
3.c. Improve the appearance of downtown through a façade and sign improvement initiative.	Through the re-activated Historical Commission; establish a façade improvement program through CDA or other funds and develop design guidelines to drive the program.	Historical Commission/ Community Development Agency/ Community Services-Planning	2010-2015
3.d. Improve the downtown streetscape through an historically-sensitive and lively palette of paving materials, lighting, and site amenities.			
3.e. Revise City sign ordinance to improve the appearance of the City, including improving visitor orientation signing.	Expand a new sign program.	Community Services-Planning/ Community Partners	2010-2015
Goal 4: Preserve, restore, reconstruct and protect Fall River's cultural landscapes, including parks, cemeteries and boulevards.			
Objectives/recommendations to implement this goal:			
4.a. Continue efforts to restore the Olmsted-designed park system, including Kennedy Park, North Park, and Ruggles Park.	- Continue implementation of the Kennedy and North Park master plans, and commission a preservation plan for Ruggles Park. - In conjunction with the Community Maintenance-Parks, establish a non-profit Friends' Group to advocate for and assist with the following: - Inventory and assess Oak Grove Cemetery and the	Community Maintenance-Parks/ Grants Office/ Community Maintenance-DPW/ Community Partners	2010-2015

GOALS	ACTIONS	Responsibility	Timing
HISTORIC AND CULTURAL RESOURCES			
	- North Burial Ground; - o In conjunction with the City's grants-writing staff, raise funds for the implementation of master plans for Kennedy and North Park, and commission a master plan for Ruggles Park, Oak Grove Cemetery and North Burial Ground; - o Raise funds for and promote the redevelopment of Fall River's historic boulevards (in conjunction with the Community Maintenance-DPW); - o Develop and manage a park and cemetery ranger program; and - o Establish an adopt-a-space program		
4.b. Commission preservation plans for Oak Grove Cemetery and the North Burial Ground.		Community Maintenance-Parks/ Grants Office/ Community Maintenance-DPW/ Community Partners	2010-2015
4.c. Restore Fall River's historic boulevards and major tree-lined avenues, including President, Eastern, Plymouth and Brayton, utilizing urban forestry principles.		Community Maintenance-Parks/ Grants Office/ Community Maintenance-DPW/ Community Partners	2010-2015

GOALS	ACTIONS	Responsibility	Timing
HISTORIC AND CULTURAL RESOURCES			
Goal 5: Broaden the inclusion of arts, cultural and historic resources in Fall River's public, charter and parochial schools at all levels, K-12.			
Objectives/recommendations to implement this goal: 5.a. Encourage and promote field trips and artist-in-classroom programs, as well as after-school programs (such as Expanded Learning Time) focused on the arts, culture and history.	Support groups with the Community Maintenance-Parks and the Parks and Cemeteries Conservancy, develop work programs for school students and support community garden sites.	School Department/Community Maintenance-Parks/Community Partners	2010-2015
5.b. Broaden Fall River's history and diverse cultural traditions within the public school curriculum.	Support groups with the Community Maintenance-Parks and the Parks and Cemeteries Conservancy, develop work programs for school students and support community garden sites.	School Department/Community Maintenance-Parks/Community Partners	2010-2015
5.c. Engage high school students in work programs that focus on maintaining the parks and cemeteries.	Support groups with the Community Maintenance-Parks and the Parks and Cemeteries Conservancy, develop work programs for school students and support community garden sites.	School Department/Community Maintenance-Parks/Community Partners	2010-2015
5.d. Support groups in developing community garden sites, and engage public school students to participate in their design and maintenance.	Support groups with the Community Maintenance-Parks and the Parks and Cemeteries Conservancy, develop work programs for school students and support community	School Department/Community Maintenance-Parks/Community Partners	2010-2015

GOALS	ACTIONS	Responsibility	Timing
HISTORIC AND CULTURAL RESOURCES			
	garden sites.		
5.e. Utilize existing and future courtyard spaces within public schools as demonstration garden sites, and draw on community resources to accomplish this.	In conjunction with local green industry businesses, design and build landscapes and gardens in the public schools' courtyards.	Mayor's Office/ School Department/ Office of Economic Development/ Community Partners	2015 and continuing
Goal 6: Strengthen and improve the capacity of historical, arts and cultural institutions and organizations in the City.			
Objectives/recommendations to implement this goal:			
6.a. Increase the financial stability of historical, arts and cultural organizations in the city.	- Convene a meeting of such organizations to identify the financial challenges facing these entities. - Identify an action plan to address these challenges. - Begin implementing these actions.	Mayor's Office/ Community Partners	2009
		Mayor's Office/ Community Partners	2009
		Mayor's Office/ Community Partners	2009
6.b. Increase public/private partnerships between City government and historical, arts and cultural organizations.	- Analyze the need for various kinds of public/private partnerships. - Analyze which current partnerships work best and their characteristics. - Create more partnerships based on the need and the best models.	Mayor's Office/ Office of Economic Development/ Community Partners	2009-2010 and continuing
		Mayor's Office/ Office of Economic Development/ Community Partners	
		Mayor's Office/ Office of Economic Development/ Community Partners	

GOALS	ACTIONS	Responsibility	Timing
HISTORIC AND CULTURAL RESOURCES			
Partners			
6.c. When updating the City's economic development plan, include a strategy that will result in improving the long-term viability of Fall River's historical, arts and cultural organizations.	- Convene a forum to discuss how the concept of geo-tourism can advance both the City's economic development goals and the goals of increasing the viability of the city's historic, arts and cultural organizations. - Develop a consensus strategy to make this happen. - Begin implementing this strategy	Mayor's Office/ Office of Economic Development/ Community Partners Mayor's Office/ Office of Economic Development/ Community Partners	2010-2015 2010-2015

Marine Museum

Community Partners

Downtown Waterfront Committee
 Fall River Street Tree Planting Program
 Friends of Oak Grove Cemetery
 Arts United
 Healthy City Fall River
 Fall River Garden Club
 The Trustees of Reservations
 Green Futures
 Neighborhood Associations (Corky Row*,
 Niagara, Lower Highland Historic
 Downtown, Flint Village, Sandy
 Beach*, North End*, Highland*, Fourth
 Street, Flint Merchants, Bank Street,
 Water Street*, Maplewood, Ferry Street
 Ministry/Corky Row*, and Father
 Kelly) **does not hold regular meetings*
 SouthCoast Mentoring Initiative for
 Learning, Education and Service
 (SMILES)
 Stanley Street Treatment and Resource
 Center
 Building Our Lives Drug Free
 Teens Against Drug Abuse
 Peaceful Coalition
 Community Development Recreation
 People, Inc.
 Bristol Elder Services
 Fall River Historical Society
Fall River Historical Commission
 Preservation Society of Fall River
 Lafayette Durfee House
 Fall River Symphony Orchestra
 Fall River Heritage State Park
 Battle Ship Cove
 Fall River Children's Museum
 Family Service Association
 SER-Jobs for Progress
 Bristol Community College
 Bristol County Training Consortium
 Workforce Investment Board
 United Neighbors Community Partnership
 Fall River Boys and Girls Club
 YMCA
 HealthFirst Family Care Center

← Community Partner or City Department?

Solutions

Local property owners, and members of the city council must be reminded frequently of the purposes of the preservation ordinance and the importance to the community as a whole of identifying and protecting its cultural resources.

Every neighborhood has historical assets that can be used as catalysts to promote development and restoration. The Commission should regularly attend Neighborhood meetings to discuss historical assets in that neighborhood and be available for general historical preservation discussions.

The commission must learn not to be shy about emphasizing its good work and pointing to obvious achievements.

As part of educating the community, it is important to give examples of good historical preservation efforts. For instance, the renovation of the Old Durfee High School building is an example of a successful Adaptive Reuse project. This building's interior was completely gutted and converted from a School to a Court House. The exterior façade of this building has been restored. Efforts to repair and light this buildings clock has been successful.

The Commission needs to emphasize that historical preservation does not mean that property owners can't renovate or construct additions to their buildings. This is also allowed on both existing Historical Districts and the new Highland Local Historical District.

As part of the Commissions efforts to educate the public, the Commission has created a Facebook Page. Currently there are 870 members that receive daily information from the Commission. This forum has been an extremely successful endeavor.

Successful promotion of the city's historical properties must include the local business community. These businesses have the necessary capital that can help restore our most endangered historical structures.

Local business owners of these endangered buildings need to understand how valuable and economical their properties are. They need to understand the economic development opportunity's available for their historical structures.

As discuss earlier in this report, our Historical Mills present a valuable cultural asset. Revitalizing mills can provide an economic boost to the entire community.

Redeveloping Mill buildings accomplishes multiple smart growth goals at once:

- Reuse of existing structures
- Compact, infill development
- Environmental restoration
- Increase in housing and job opportunities

Successful mill revitalization depends upon four (4) basic focus areas:

- (1) Site and Mill Building
- (2) Host Community
- (3) Market Conditions
- (4) Development Entity

Potential for New Uses

Each potential new use responds to unique market conditions.

- Manufacturing: Easiest to convert, but least profitable return.
- Commercial/Office: Location sensitive uses that work best in centralized areas.
- Residential: Strong market, but can be difficult to convert depending on building layout.
- Assisted Living: Fastest growing reuse of mill buildings in Massachusetts.

Financial Considerations

1. Positive fiscal flow through property taxes.
2. Increased employment opportunities for local workers.
3. Flexible space for small firms to grow and prosper.
4. Surrounding properties reinvest, increase in value, and result in a higher tax revenue.

Examples of successful developments are:

Clock Tower Place, Maynard, Ma
 Whitin Mill, Northbridge, Ma
 Wood Mill, Lawrence, Ma
 Francis Cabot Lowell Mill, Waltham, Ma
 Whitney Carriage Apartments, Leominster, Ma
 Border City Mill Apartments, Fall River, MA

Mill redevelopment typically involves confrontation, challenges, conflicting information, and emotionally charged people.

There should be maximum citizen involvement, environmental protection and continuous monitoring.

Every effort should be made to prevent further potential structural and environmental degradation of these buildings. This is a basic tactic of some owners to allow their buildings to be open to the elements and allow the building to decay to the point where the only solution is to raze the property. The Commission need to provide these Owners not only a feasible but lucrative solutions to them in an effort to save these historic Structures. This is especially important with regard to the Davol Mills off of Plymouth Ave. Pedestrians can easily see the damage to this mills roof and overhangs. The poor maintenance of these structures as previously discussed will be a danger to first responders in the event of a fire.

The building and fire departments should inspect these buildings and require a minimal level of safety as outlined by the Massachusetts 8th Edition to the Building Code. Large non-sprinklered buildings while allowed by the building code must have the necessary smoke and fire barriers as outlined in the code. The Commission can assist these departments in outlining important safety requirements in these historic buildings.

Not all old mills are suitable for revitalization, but when they are, it's worth the effort! Historic Preservation includes realistic understanding that some historical structures associated with mill complexes may need to be sacrificed in an effort to promote the overall renovation and restoration

of the main mill buildings. Of the major Mill Complexes there are over 200 individual mill buildings that contribute to these complexes. Totalling over 10 million square feet of mill space. Some of these smaller buildings are quite useful for small business. Examples include the successfully renovated of the 99 and Jerry Remy's restaurants. These small individual business are as asset to the overall mill success of these mills complex plans.

Many of these mills have means by which they can provide other sources for alternative energy including solar and hydropower. Being able to provide your own energy means by natural resources is extremely desirable.

Many of these mills may initially seem as if there may have too many obstacle in the way. But in reality there are many opportunities available. There are several state and federal incentive programs available to fund site assessment, remediation and redevelopment.

Brownfield sites are desirable for developers looking to renovate buildings and gain a platinum LEED rating. LEED stands for green building leadership. LEED is transforming the way we think about how buildings and communities are designed, constructed, maintained and operated across the globe.

LEED certified buildings save money and resources and have a positive impact on the health of occupants, while promoting renewable, clean energy.

Investing in LEED is good business. LEED-certified buildings cost less to operate, reducing energy and water bills by as much as 40%. Using LEED to increase the efficiency of buildings frees up valuable resources that can be used to create new jobs, attract and retain top talent, expand operations and invest in emerging technologies.

LEED-certified buildings are advantageous to owners. Studies show that buildings using LEED have higher occupancy rates and lease more quickly and for more dollars per square foot than non-LEED-certified buildings. There are also incentives like tax rebates and zoning allowances that are available to many LEED-certified buildings.

The Commission is in favor of all energy saving building solutions as a cost savings means to health and care of its historical buildings.

Historical Preservation Ordinance

The Commission's review of the City's Chapter 38 – Historical Preservation Ordinance has found that this ordinance requires updated.

Public Safety Committee

The Commission needs to be an active participant and be available to Council members. Recent discussions of the King Philip Mill would have benefited from the Commissions expertise on building codes and how a preservation restriction associated with the CPA fund acceptance would play a large role in how this property will be developed.

It is recommended that at properties with fencing around them, that signage be provided identifying contact information such as who to call in case of emergency and property owner information. It is also important to provide clear directions to the public as far as areas need to cross the street where sidewalks are completely closed or provide covered staging where pedestrians do not need to cross the street but walk directly under a covered canopy. These covered canopies need to be lit from sunset to sunrise.



Example of covered walkway

There are a number of buildings in the city with little to no signage. This along with appropriate sidewalk protection is a dangerous condition to first responders, a condition that is regulated through Massachusetts Building Code.

The recent Border City Mill #3 fire also exposed an unsafe practice by both the Fire and Building Departments. This unsafe practice is the lack of proper documentation and written violations to property owners.

Not requiring property owners to maintain their properties is an unsafe practice not only for the occupants of the buildings but also for first responders.

Per Table 110, there is a required inspection schedule for the Building Department. As one will note Use Group F – Factories are not required to be inspected on an annual basis. The Commission recommends that inspection of these facilities be performed annually per city ordinance.

Table 110
Schedule for Periodic Inspection of Existing Buildings
 (See Chapters 3 and 4 for complete descriptions of use groups.)

Use Group	Use Group	Use Group Description	Minimum Inspections	Maximum Certification Period
A-1	Movie theaters or theaters for performing acts (stage and scenery)	> 400 occupant load ≤ 400 occupant load	Semi – annual Semi – annual	One year One year
A-2	Restaurants, Night Clubs or similar uses	> 400 occupant load ¹ ≤ 400 occupant load ¹	Semi –annual ¹ Annual ¹	One year One year
A-3	Lecture halls, churches and places of religious worship, recreational centers, terminals, etc.	> 400 occupant load ≤ 400 occupant load	Semi –annual Annual	One year One year
A-4	Low density recreation and similar uses.		see note 4.	Five years
A	Special amusement buildings or portions thereof.		see note 4.	One year
E	Educational, day care		see note 4.	One year
I-1	Group home		see note 4.	One year
I-2	Residents incapable of self preservation – hospitals, nursing home, mental hospitals, certain day care facilities.		see note 4.	Two years ³
I-3	Residents restrained – prisons, jails, detention centers, etc.		see note 4.	Two years
I-4	Adult and/or child day care facilities.		see note 4.	One year
R-1	Hotels, motels, boarding houses, etc.		see note 4.	One year
R-1	Detoxification facilities		see note 4.	Two years
R-2 ²	Multi-family		see note 4.	Five years
R-2	Summer Camps for children.		Annual	One year
R-4	Residential care/assisted living facilities		Annual	One year
Any	Facilities licensed by the Alcohol Beverage Control Commission where alcoholic beverages are served and consumed.		Annual as per M.G.L. c. 10, § 74	One year as per M.G.L. c. 10, § 74
Any	House museums (see Chapter 34 for definition)		Annual	One year
Any	Fire escapes, etc. per Chapter 10		Five years	Five years

Notes:

1. When appropriate for A-2 uses, the inspection for the Certificate of Inspection should include and be timed to satisfy the requirements of M.G.L. c. 10, § 74.
2. Building inspections in this use group may be performed by a qualified third party acceptable to the *building official* that includes but is not limited to: *registered design professional* or individuals with qualifications comparable to a *building official* as per section 103.
3. One year for facilities licensed or operated by DMH.
4. Prior to issuance of new certificate.

General Note: It is the responsibility of building “owner”, as defined in Chapter 2, to meet the inspection requirements in this table for continued use and occupancy. The maximum certification period specified in the table is intended to provide administrative flexibility. For uses allowing more than one year maximum certification period, the *building official* may determine the certificate validity term. For example, an R-2 building could be certified for one, two, three, four or five years.

110.7.1 ABCC licensed Establishments. Certificates of inspection for establishments intending to sell alcoholic beverages to be consumed on the premises shall be governed by M.G.L. c. 10, § 74 and the inspection schedule in section 110.7. The *building official* may issue a temporary inspection certificate, once co-signed by the *building official* and by the head of the fire department, effective to a date certain for the establishment.



NEWS NOW

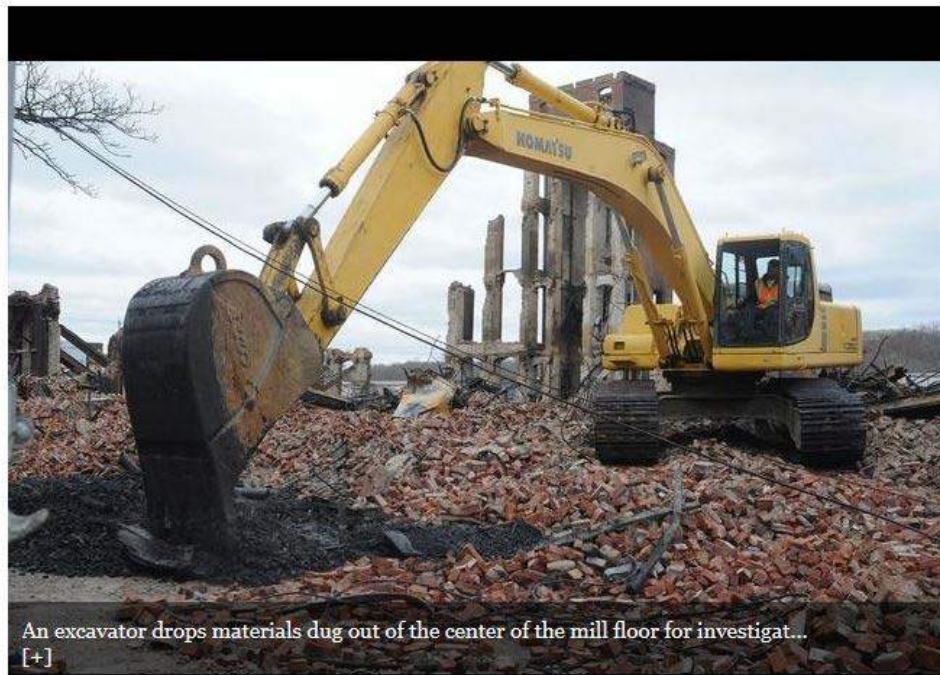
trations and tryouts

EXCELLENT ATTITUDE: Sedryk Sousa of Bishop Connolly stays pr

While Fall River officials spoke to mill owners about infractions, no formal violations were ever filed



COMMENT 1



An excavator drops materials dug out of the center of the mill floor for investigat...
[+]

The Headline indicates that Officials spoke to mill owners about infractions, but no formal violations were ever filed.

This is unacceptable and should be addressed by the Public Safety Committee. The Building Department should have a report on file of conditions/violations of all suspect structures.

Real Estate Committee

The Commission need to be an active participant and be available to Council members. Recent discussions on the old Police Station, Coughlin and Silvia Schools would have benefited from the Commissions expertise on building conditions.

The Coughlin and Silvia Schools being listed on the National Register of Historic Places. As for the former Police Station there is a Form B, recommendation for listing on the National Register.

The Commissions recent participation in the preparation of the former Police Station RFP was most welcome. The Commission was successful in requesting façade restrictions on both Bedford and High Streets. The façade restrictions would not prevent the new property owner from building vertically or place additions on the other two elevations.

Regarding both the Police Station and Coughlin School, please refer to additional information in section 3 Activities.

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Section 7: Conclusion

Today's historic preservation is a complex matrix of laws, incentives, policies and advocacy groups at the national, state, and local level. More importantly, historic preservation has become a fundamental tool for strengthening communities. It has proven to be an effective tool for a wide range of public goals including small business incubation, affordable housing, sustainable development, neighborhood stabilization, downtown revitalization, job creation, promotion of the arts and culture, heritage tourism, economic development and many others.

In any Economic Development strategy, historic preservation needs to be among the factors our City considers when pondering its future. Unfortunately, this has not always been the case. Many in our City do not support or understand the direct connection between historic preservation and our local economy. This along with our City's inability to follow through on the recommendations of its Master Plan, has hampered not only the commission's efforts but the overall success and goals set forth by that plan. Our City's ability to follow through on these recommendations are crucial in providing a direction, one that includes Historic Preservation as a major component. These historic resources are the foundation by which we can build upon the investment of our grandparents and at the same time help create a healthy economy for the next generation.

The Commission believes very strongly that economic development and historical preservation can very successfully go hand-in-hand. Rehabilitating and reusing an existing building (Adaptive-Reuse) is the most sustainable practice available; it minimizes the need for raw materials, fits in existing infrastructure and cuts down on landfill waste.

It is my sincere hope that in topics regarding our city's historical resources that the council, city administrators and our citizens consider the Historical Commission as your professional resource in these matters.

Respectfully submitted,

FRHC | Fall River Historical Commission



Antone J. Dias, Chairman

Section 8: Attachments

Fall River Register of Significant Structures

NOVEMBER 2015



MHC# Inv. No.	Address #	Street Name	Historic Name	Common Name	Date	Style	Historical District Areas	Multiple Resource Area	National Register District	National Register MRA	Preservation Restriction	SR	NR	Local Historic District	FRHC	C/NC	Demolished	Village / Neighborhood	Architect/Builder	COMMENTS
932		Ace St.	Sagamore Mills - Smokestack	Sagamore Manufacturing Company	c 1881		FLR.AF: Sagamore Mills No. 1 & 3	FLR.AS	2/16/1983	2/16/1983		SR								
1847		Ace St.	Sagamore Mills - Storehouse #3	Sagamore Manufacturing Company		Not Researched	FLR.AF: Sagamore Mills No. 1 & 3	FLR.AS	2/16/1983	2/16/1983		SR								
1848		Ace St.	Sagamore Mills - Storehouse #5	Sagamore Manufacturing Company		Not Researched	FLR.AF: Sagamore Mills No. 1 & 3	FLR.AS	2/16/1983	2/16/1983		SR								
1849		Ace St.	Sagamore Mills - Storehouse #1	Sagamore Manufacturing Company		Not Researched	FLR.AF: Sagamore Mills No. 1 & 3	FLR.AS	2/16/1983	2/16/1983		SR								
1850		Ace St.	Sagamore Mills - Mill #1	Sagamore Manufacturing Company	1872	Not Researched	FLR.AF: Sagamore Mills No. 1 & 3	FLR.AS	2/16/1983	2/16/1983		SR							Dyer, D. H.	
1851		Ace St.	Sagamore Mills - Breaker House	Sagamore Manufacturing Company		Not Researched	FLR.AF: Sagamore Mills No. 1 & 3	FLR.AS	2/16/1983	2/16/1983		SR								
1852		Ace St.	Sagamore Mills - Engine House	Sagamore Manufacturing Company		Not Researched	FLR.AF: Sagamore Mills No. 1 & 3	FLR.AS	2/16/1983	2/16/1983		SR								
1853		Ace St.	Sagamore Mills - Boiler House	Sagamore Manufacturing Company		Not Researched	FLR.AF: Sagamore Mills No. 1 & 3	FLR.AS	2/16/1983	2/16/1983		SR								
1854		Ace St.	Sagamore Mills - Mill #3	Sagamore Manufacturing Company	1907	Not Researched	FLR.AF: Sagamore Mills No. 1 & 3	FLR.AS	2/16/1983	2/16/1983		SR								
1855		Ace St.	Sagamore Mills - Engine House	Sagamore Manufacturing Company		Not Researched	FLR.AF: Sagamore Mills No. 1 & 3	FLR.AS	2/16/1983	2/16/1983		SR								
1856		Ace St.	Sagamore Mills - Boiler House	Sagamore Manufacturing Company		Not Researched	FLR.AF: Sagamore Mills No. 1 & 3	FLR.AS	2/16/1983	2/16/1983		SR								
1857		Ace St.	Sagamore Mills - Storehouse	Sagamore Manufacturing Company		Not Researched	FLR.AF: Sagamore Mills No. 1 & 3	FLR.AS	2/16/1983	2/16/1983		SR								
1858		Ace St.	Sagamore Mills - Freight Loading Dock	Sagamore Manufacturing Company		Not Researched	FLR.AF: Sagamore Mills No. 1 & 3	FLR.AS	2/16/1983	2/16/1983		SR								
1859		Ace St.	Sagamore Mills - Garage	Sagamore Manufacturing Company		Not Researched	FLR.AF: Sagamore Mills No. 1 & 3	FLR.AS	2/16/1983	2/16/1983		SR								
	320	Airport Rd.	Rotating Beacon Tower	Fall River Municipal Airport	c 1946	Tower									09/15/15					Closed 2/18/1996, "Auxiliary" field associated w/ Quonset Naval Air Station and was once home to a few Massachusetts Air National Guard helicopters.
1736	57	Albion St.	Boguslavsky Triple-Decker	Miranda, John P. Triple Decker	c 1916	Colonial Revival; Triple-decker	FLR.S: Boguslavsky Triple Deckers	FLR.AS	2/16/1983	2/16/1983		SR								
1	65	Albion St.	Boguslavsky Triple-Deckers	Brown, Ellen D. Triple Decker	c 1916	Colonial Revival; Triple-decker	FLR.S: Boguslavsky Triple Deckers	FLR.AS	2/16/1983	2/16/1983		SR								
1737	73	Albion St.	Boguslavsky Triple-Decker	Brown, Ellen D. Triple Decker	c 1916	Colonial Revival; Triple-decker	FLR.S: Boguslavsky Triple Deckers	FLR.AS	2/16/1983	2/16/1983		SR								
1738	77	Albion St.	Boguslavsky Triple-Decker	Pereira, Manuel L. Triple Decker	c 1916	Colonial Revival; Triple-decker	FLR.S: Boguslavsky Triple Deckers	FLR.AS	2/16/1983	2/16/1983		SR								
1739	87	Albion St.	Boguslavsky Triple-Decker	Pereira, Manuel L. Triple Decker	c 1916	Colonial Revival; Triple-decker	FLR.S: Boguslavsky Triple Deckers	FLR.AS	2/16/1983	2/16/1983		SR								
577	53-87	Albion St.	Boguslavsky Triple Decker	Miranda, John P. Triple Decker	c 1916	Triple-decker	FLR.S: Boguslavsky Triple Deckers	FLR.AS	2/16/1983	2/16/1983		SR								
	469	Alden St.	Fall River Merino Mills	International Piano Manufacturing	c 1876															
937		Alden St.	Cornell Mills - Smokestack		1890		FLR.T: Cornell Mills	FLR.AS	2/16/1983	2/16/1983		SR								
1787		Alden St.	Flint Mills - Mill #1		1872	Not Researched	FLR.V: Flint Mills	FLR.AS	2/16/1983	2/16/1983		SR						Flint Village	Dyer, D. H.	
1788		Alden St.	Flint Mills - Mill #2		1909	Not Researched	FLR.V: Flint Mills	FLR.AS	2/16/1983	2/16/1983		SR						Flint Village		
1789		Alden St.	Flint Mills - Picker House		1883	Not Researched	FLR.V: Flint Mills	FLR.AS	2/16/1983	2/16/1983		SR						Flint Village		
1790		Alden St.	Flint Mills - Boiler House		1872	Not Researched	FLR.V: Flint Mills	FLR.AS	2/16/1983	2/16/1983		SR						Flint Village		
1791		Alden St.	Flint Mills - Engine House		1909	Not Researched	FLR.V: Flint Mills	FLR.AS	2/16/1983	2/16/1983		SR						Flint Village		
1792		Alden St.	Flint Mills - Business Office		1909	Not Researched	FLR.V: Flint Mills	FLR.AS	2/16/1983	2/16/1983		SR						Flint Village		
1902		Alden St.	Cornell Mills - Main Mill		1890	Not Researched	FLR.T: Cornell Mills	FLR.AS	2/16/1983	2/16/1983		SR						Flint Village		
1903		Alden St.	Cornell Mills - Engine House		1890	Not Researched	FLR.T: Cornell Mills	FLR.AS	2/16/1983	2/16/1983		SR						Flint Village		
1904		Alden St.	Cornell Mills - Garage		1890	Not Researched	FLR.T: Cornell Mills	FLR.AS	2/16/1983	2/16/1983		SR						Flint Village		
1905		Alden St.	Cornell Mills - Waste House		1890	Not Researched	FLR.T: Cornell Mills	FLR.AS	2/16/1983	2/16/1983		SR						Flint Village		
1906		Alden St.	Cornell Mills - Storehouse		1890	Not Researched	FLR.T: Cornell Mills	FLR.AS	2/16/1983	2/16/1983		SR						Flint Village		
909		Almond St.	Almond Street Bridge			Plate Girder														
947	45	Anawan St.	Fall River Gas Works Fuel Oil Storage tank		c 1933		FLR.AY: Fall River Gas Works													
1996	45	Anawan St.	Fall River Gas Works Engine Room Building		c 1905	Victorian Eclectic	FLR.AY: Fall River Gas Works													
1997	45	Anawan St.	Fall River Gas Works Office - Storage Building	Fall River Gas Works Coal Gas Purifier Building	c 1888	No Style	FLR.AY: Fall River Gas Works													
1998	45	Anawan St.	Fall River Gas Works Coal House	Fall River Iron Works Coal Gas Facility	c 1877	No Style	FLR.AY: Fall River Gas Works													
1999	45	Anawan St.	Fall River Gas Works Concrete Block Garage		r 1965	No Style	FLR.AY: Fall River Gas Works													
2000	45	Anawan St.	Fall River Gas Works concrete Block Utility Building		r 1965	No Style	FLR.AY: Fall River Gas Works													
2001	45	Anawan St.	Fall River Gas Works Corrugated Utility Building		r 1965	No Style	FLR.AY: Fall River Gas Works													
477	192	Anawan St.	American Printing Company - Metacomet Mill	American Print Works - Mill #6	c 1847	No style	FLR.J: American Printing - Metacomet Mill	FLR.AS	2/16/1983	2/16/1983		SR								
1746	192	Anawan St.	American Printing Company - Mill #7		c 1906	Not Researched	FLR.J: American Printing - Metacomet Mill	FLR.AS	2/16/1983	2/16/1983		SR								
1747	192	Anawan St.	American Printing Company - Storehouse		c 1880	Not Researched	FLR.J: American Printing - Metacomet Mill	FLR.AS	2/16/1983	2/16/1983		SR								
1748	192	Anawan St.	American Printing Company - Storehouse		r 1890	Not Researched	FLR.J: American Printing - Metacomet Mill	FLR.AS	2/16/1983	2/16/1983		SR								
1749	192	Anawan St.	American Printing Company - Storehouse		r 1900	Not Researched	FLR.J: American Printing - Metacomet Mill	FLR.AS	2/16/1983	2/16/1983		SR								
1751	192	Anawan St.	American Printing Company - Metacomet Bank	American Printing Company - Business Office	r 1845	Greek Revival	FLR.J: American Printing - Metacomet Mill	FLR.AS	2/16/1983	2/16/1983		SR								
2	403	Anawan St.	Y.M.I.A.C.T.A.B.S. Building	Catholic Youth Organization Building	c 1895	Classical Revival; Renaissance Revival; Victorian Gothic							Eligible						Farnham, Charles	Eligible, More information needed.
2002	105-115	Anawan St.	Borden and Remington Chemical and Dye Company		c 1892	No style				Eligible										
476		Anawan St.	Fall River Iron Works		c 1898	Not Researched													Henry, William T.	
		Anawan St.	Borden & Remington Manufacturing		1893															
585	323	Anthony St.	Letourneau, Alfred School		c 1924	Colonial Revival									11/16/15		DEMOLISHED		Destremps, Louis G.	
		Baldwin St.	St. Vincent's Field			Agriculture									07/21/15					Still hayed but no longer intensively farmed. Important as wildlife corridor.
		Baldwin St.	St. Vincent's Orphanage												07/21/15					
		Baldwin St. - Highland Ave.	Steep Brook												07/21/15					Was the site of the first village in Fall River.
3	72	Bank St.	Bank Street Armory	Massachusetts National Guard Armory	1895	Romanesque Revival	FLR.B: Downtown Fall River	FLR.AS	2/16/1983	2/16/1983	9/12/2014	SR								
	251	Bank St.	Willard-Dwelly House		c 1845	Greek Revival														
491	259	Bank St.	Lincoln, Jonathan T. House		c 1845	Gothic Revival	FLR.I: Lower Highlands	FLR.AS	1/10/1984	1/10/1984		SR								
492	270	Bank St.	Smith, Iram House		c 1850	Greek Revival	FLR.I: Lower Highlands	FLR.AS	1/10/1984	1/10/1984		SR								

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493	275	Bank St.			c 1850	Greek Revival	FLR.I: Lower Highlands	FLR.AS	1/10/1984	1/10/1984		SR								
494	284	Bank St.			c 1830	Federal	FLR.I: Lower Highlands	FLR.AS	1/10/1984	1/10/1984		SR					DEMOLISHED			
1464	289	Bank St.	Lincoln, Leontine House		c 1874	No style	FLR.I: Lower Highlands	FLR.AS	1/10/1984	1/10/1984		SR								
495	306	Bank St.			c 1877	Italianate	FLR.I: Lower Highlands	FLR.AS	1/10/1984	1/10/1984		SR								
5	311	Bank St.	Kirby, Charles S. First House		c 1869	Italianate	FLR.I: Lower Highlands	FLR.AS	1/10/1984	1/10/1984		SR								
497	316	Bank St.	Thurston, George H. House		c 1870	Italianate	FLR.I: Lower Highlands	FLR.AS	1/10/1984	1/10/1984		SR								
498	323	Bank St.	Lapham, Louis House		c 1830	Federal	FLR.I: Lower Highlands	FLR.AS	1/10/1984	1/10/1984		SR								
499	326	Bank St.	Gordon, William R. House		c 1850	No style														
500	333	Bank St.	Chace - Wilmarth R. House		c 1850	Italianate	FLR.I: Lower Highlands	FLR.AS	1/10/1984	1/10/1984		SR								
1718	336	Bank St.	Whitehead, John Tenement House		c 1864	Italianate	FLR.AU: Highland Doughnut Area for proposed LHD													
501	344	Bank St.	Waring, Charles S. Tenement House		c 1889	Italianate	FLR.AU: Highland Doughnut Area for proposed LHD													
502	352	Bank St.	Waring, Charles S. Tenement House		c 1889	No style	FLR.AU: Highland Doughnut Area for proposed LHD													
7	366	Bank St.	Lindsey - Allen House		c 1825	Federal	FLR.AU: Highland Doughnut Area for proposed LHD													
8	476	Bank St.	Sullivan, M. Tenement House		r 1870	Second Empire			Eligible											Eligible in District
	193-202	Bank St.	Former Fall River Lodge of Elks		1910															
4	200-202	Bank St.	Fall River Lodge B.P.O.E. Building		c 1909	Romanesque Revival														
9	61	Barnaby St.			c 1800	Federal														
10	48	Barre St.			c 1900	Colonial Revival												Flint Village		
11	26-32	Barrett St.			c 1875	Italianate														
		Bates St.	Osborn Mills No. 1		1872												DEMOLISHED			
912		Battleship Cove	Nobska - Nantucket II		1925	Passenger Vessel	FLR.AO: Battleship Cove					SR			11/16/15		Scrapped '06		Bath Iron Works	SR (Reference #74002216)
913		Battleship Cove	U.S.S. Joseph P. Kennedy Jr. (DD-850)		1945	Destroyer	FLR.AO: Battleship Cove				3/26/1984	SR	NR/NHL						Bethlehem Steel Company	Nat'l Historic Landmark (6/29/1989); NR (9/30/1976)
914		Battleship Cove	U.S.S. Lionfish		1943	Submarine	FLR.AO: Battleship Cove				3/26/1984	SR	NR/NHL						Cramp Shipbuilding Company	Nat'l Historic Landmark (1/14/1986); NR (9/30/1976)
915		Battleship Cove	U.S.S. Massachusetts		1939	Battleship	FLR.AO: Battleship Cove				3/26/1984	SR	NR/NHL						Bethlehem Steel Company	Nat'l Historic Landmark (1/14/1986); NR (9/30/1976)
916		Battleship Cove	PT BOAT 796 (torpedo boat)		1945	Patrol Torpedo Boat	FLR.AO: Battleship Cove					SR	NR/NHL						Higgins Industries	Nat'l Historic Landmark (1/14/1986); NR (1/14/1986)
922		Battleship Cove	Fall River Carousel		c 1920	Carousel			Eligible										Philadelphia Toboggan Company	More information needed
923		Battleship Cove	Torpedo Boat PT-617		1945	Motor Torpedo Boat	FLR.AO: Battleship Cove					SR	NR/NHL						Electric Boat Company Industry	Nat'l Historic Landmark (12/20/1989); NR (12/20/1989)
		Battleship Cove	USS Fall River (CA-131)		1944	Cruiser Bow									11/16/15				New York Shipbuilding Corp. of Camden, NJ	Far East Flagship of Cruiser Division 1, assigned to JTF 1, organized to conduct Operation Crossroads, atomic weapons tests in Marshall Islands.
13	342	Bay St.		Flores Dinette	c 1895	Queen Anne														
14	414	Bay St.			c 1880	Stick Style														
15	415	Bay St.			c 1870	Greek Revival; Italianate														
16	435	Bay St.			c 1900	Queen Anne														
17	505	Bay St.	Oliver Chace's Thread Mill		c 1840	Greek Revival		FLR.AS		2/16/1983		SR	NR					Globe Village		Oldest remaining mill in Fall River
18	864	Bay St.			c 1870	Second Empire												Globe Village		
19	1105	Bay St.			c 1875	Italianate												Globe Village		
1740		Bay St.	Algonquin Printing Company - Main Mill	Main Mill - Potash Building - Boiler House	1891	Not Researched	FLR.Q: Algonquin Printing Company	FLR.AS	2/16/1983	2/16/1983		SR						Globe Village	Beattie and Wilcox	
1741		Bay St.	Algonquin Printing Company - Business Office		1912	Classical Revival	FLR.Q: Algonquin Printing Company	FLR.AS	2/16/1983	2/16/1983		SR						Globe Village		
1742		Bay St.	Algonquin Printing Company - Storehouse		r 1900	Not Researched	FLR.Q: Algonquin Printing Company	FLR.AS	2/16/1983	2/16/1983		SR						Globe Village		
1743		Bay St.	Algonquin Printing Company - Storehouse		r 1900	Not Researched	FLR.Q: Algonquin Printing Company	FLR.AS	2/16/1983	2/16/1983		SR						Globe Village		
1744		Bay St.	Algonquin Printing Company - Sick Room		r 1900	Not Researched	FLR.Q: Algonquin Printing Company	FLR.AS	2/16/1983	2/16/1983		SR					DEMOLISHED	Globe Village		
1745		Bay St.	Algonquin Printing Company - Storehouse		r 1900	Not Researched	FLR.Q: Algonquin Printing Company	FLR.AS	2/16/1983	2/16/1983		SR						Globe Village		
1980	140	Beattie St.			c 1870	Victorian Eclectic														
20	138-140	Beattie St.			c 1870	Victorian Eclectic														
21	45	Beauregard & Chaveson			c 1890	Queen Anne														
1201	22	Bedford St.	Wilcox, R. A. Company Stationery Store		c 1951	Art Deco	FLR.B: Downtown Fall River	FLR.AS	2/16/1983	2/16/1983		SR								
1203	33	Bedford St.			c 1950	Not Researched	FLR.B: Downtown Fall River	FLR.AS	2/16/1983	2/16/1983		SR								
	158	Bedford St.	Old Police Station		1915										04/28/15					
	164	Bedford St.	SER Foundation Inc.												05/19/15					
	165	Bedford St.	Central Fire Station		1920										04/28/15					
	191	Bedford St.	Smith Office Equipment		c 1910															
	193	Bedford St.	Carpenter's Local 1305, Anger Locksmith		1874															
26	209	Bedford St.	Read Building		c 1874	Not Researched														
925	1620	Bedford St.	Fall River Waterworks - Standpipe Tower		c 1873		FLR.AW: Fall River Waterworks Complex; FLR.AZ: Fall River Waterworks Pumping Station			12/7/1981		8/27/2012	SR						Wilson, Henry Neill	
1954	1620	Bedford St.	Fall River Waterworks - Pumping Station intake House		1872	High Victorian Gothic	FLR.AW: Fall River Waterworks Complex; FLR.AZ: Fall River Waterworks Pumping Station			12/7/1981		8/27/2012	SR						Wilson, Henry Neill	
1955	1620	Bedford St.	Fall River Waterworks - Pumping Station		1875	High Victorian Gothic	FLR.AW: Fall River Waterworks Complex; FLR.AZ: Fall River Waterworks Pumping Station			12/7/1981		8/27/2012	SR						Wilson, Henry Neill	

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25	101-105	Bedford St.	Hotel Reo			Romanesque Revival														
1200	16-18	Bedford St.	Coughlin Building		c 1929	Art Deco	FLR.B: Downtown Fall River	FLR.AS	2/16/1983	2/16/1983		SR							Destremps, Louis G.	
27	241-243	Bedford St.	Taylor, Joseph - Draper, Orlando Building		c 1895	Italianate														
1202	26-30	Bedford St.	Fall River Cooperative Bank		c 1929	Art Deco	FLR.B: Downtown Fall River	FLR.AS	2/16/1983	2/16/1983		SR							Darling and Parlin	
23		Bedford St.		Pier 14 Bar and Restaurant	c 1870	Second Empire														
482		Bedford St.	Granite Mills - Mill No. 2		c 1871	Italianate	FLR.O: Granite Mills	FLR.AS	DOE (2/16/1983)	2/16/1983		SR							Sherman, William F.; Shove, Charles O.	
943		Bedford St.	Fall River Waterworks - Ice House Ruins		c 1876		FLR.AW: Fall River Waterworks Complex		12/7/1981			SR							Wilson, Henry Neill	
944		Bedford St.	Fall River Waterworks - Water Tanks		c 1950		FLR.AW: Fall River Waterworks Complex		12/7/1981			SR								
1800		Bedford St.	Granite Mills - Mill No. 3		1893	Italianate; No Style	FLT.O: Granite Mills	FLR.AS	DOE (2/16/1983)	2/16/1983		SR							Sherman, William F.	
1801		Bedford St.	Granite Mills - Storehouse #4			Not Researched	FLT.O: Granite Mills	FLR.AS	DOE	2/16/1983		SR								
1802		Bedford St.	Granite Mills - Storehouse #2		1871	Not Researched	FLT.O: Granite Mills	FLR.AS	DOE (2/16/1983)	2/16/1983		SR								
1803		Bedford St.	Granite Mills - Storehouse #3			Not Researched	FLT.O: Granite Mills	FLR.AS	DOE (2/16/1983)	2/16/1983		SR								
1804		Bedford St.	Granite Mills - Cloth Room			Not Researched	FLT.O: Granite Mills	FLR.AS	DOE (2/16/1983)	2/16/1983		SR								
1805		Bedford St.	Granite Mills - Picker House		1871	Not Researched	FLT.O: Granite Mills	FLR.AS	DOE (2/16/1983)	2/16/1983		SR								
1806		Bedford St.	Granite Mills - Boiler House		1871	Not Researched	FLT.O: Granite Mills	FLR.AS	DOE (2/16/1983)	2/16/1983		SR								
1807		Bedford St.	Granite Mills - Office			Not Researched	FLT.O: Granite Mills	FLR.AS	DOE (2/16/1983)	2/16/1983		SR								
1808		Bedford St.	Granite Mills - Cafeteria			Not Researched	FLT.O: Granite Mills	FLR.AS	DOE (2/16/1983)	2/16/1983		SR								
1809		Bedford St.	Granite Mills - Engine House			Not Researched	FLT.O: Granite Mills	FLR.AS	DOE (2/16/1983)	2/16/1983		SR								
1951		Bedford St.	Fall River Waterworks - Filtration Plant		1976	Not Researched	FLR.AW: Fall River Waterworks Complex		12/7/1981			SR							Wilson, Henry Neill	
1952		Bedford St.	Fall River Waterworks - Auxiliary Intake House		c 1914	High Victorian Gothic	FLR.AW: Fall River Waterworks Complex		12/7/1981			SR							Wilson, Henry Neill	
1953		Bedford St.	Fall River Waterworks - Electric Auxiliary Station		c 1914	Not Researched	FLR.AW: Fall River Waterworks Complex		12/7/1981			SR							Wilson, Henry Neill	
1956		Bedford St.	Fall River Waterworks - Garage			Not Researched	FLR.AW: Fall River Waterworks Complex		12/7/1981			SR								
1957		Bedford St.	Fall River Waterworks - Storage Building			Not Researched	FLR.AW: Fall River Waterworks Complex		12/7/1981			SR								
1958		Bedford St.	Fall River Waterworks - Garage			Not Researched	FLR.AW: Fall River Waterworks Complex		12/7/1981			SR								
1959		Bedford St.	Fall River Waterworks - Administration Building		1922	Not Researched	FLR.AW: Fall River Waterworks Complex		12/7/1981			SR								
1960		Bedford St.	Fall River Waterworks - Tool Shed			Not Researched	FLR.AW: Fall River Waterworks Complex		12/7/1981			SR								
1961		Bedford St.	Fall River Waterworks - Repair Shed			Not Researched	FLR.AW: Fall River Waterworks Complex		12/7/1981			SR								
1962		Bedford St.	Fall River Waterworks - Narrows Gate House		1903	High Victorian Gothic	FLR.AW: Fall River Waterworks		12/7/1981			SR							Wilson, Henry Neill	
		Bell Rock Rd.	Mowry Path			Transportation									07/21/15					An old Pocasset path on the eastern shore of North Watuppa Pond that led from New Bedford to Taunton. It was King Philip's escape route from the battle of the Pocasset Cedar Swamp. There was an Indian ferry at nearby Winslow's Point
1206	8	Belmont St.	McDonough, Paul House		1953	Post-war Suburban	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR				NC				
1207	16	Belmont St.	Kenedy, William House		c 1923	Colonial Revival	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR								
1208	31	Belmont St.	Borden, Bailey Carriage House		c 1874	Colonial Revival	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR								
28	39	Belmont St.	Kirby, Charles T. House		c 1891	Second Empire, Stick Style	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR								
1209	61	Belmont St.	Gifford, William A. House		1892	No style	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR								
1210	71	Belmont St.	Lathrop, George O. House		1889	No style	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR								
29	72	Belmont St.	Sears, Chauncey House		1893	Queen Anne	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR								
1211	80	Belmont St.	Cole, Charles M. House		1904	Colonial Revival	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR								
1212	97	Belmont St.	Burdick - Brayton House		1890	Shingle Style	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR								
1213	132	Belmont St.	Pitman, John House		1889	Queen Anne	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR								
1214	153	Belmont St.	Robertson, John W. House		1888	Second Empire	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR								
1215	154	Belmont St.	Dow, Albert F. House		1889	Colonial Revival; Queen Anne	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR								
1216	168	Belmont St.	Bowan, Joseph H. House		1897	Colonial Revival; Shingle Style	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR								
1217	169	Belmont St.	Brayton, Hannah T. House		1888	Victorian Eclectic	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR								
1218	180	Belmont St.	Nowell, George W. House		1886	Queen Anne	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR								
1219	183	Belmont St.	MacKenzie, Judson C. House		1893	Queen Anne	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR								
1220	194	Belmont St.	Shove House		1893	Queen Anne	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR								
1221	197	Belmont St.	MacKenzie, Annie B. House		1892	Queen Anne	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR				NC				
1222	200	Belmont St.	Shove Stables		1901	No style	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR								
1223	213	Belmont St.	Brigham, George House		1889	Queen Anne	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR								
1224	222	Belmont St.	Charlton, E. P. House		c 1901	Queen Anne	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR								
1225	229	Belmont St.			c 1892	Queen Anne	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR								

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1226	263	Belmont St.	Vestal, T. R. House		1884	Second Empire	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR								
30	300	Belmont St.			r 1900	Queen Anne														
31	341	Belmont St.			c 1900	Shingle Style														
32	22	Blaine St.			1900	Colonial Revival; No style														
33	49	Blaine St.			c 1902	No style														
34	24	Bliss St.			c 1885	Italianate												Border City		
1986	2929	Blossom Rd.	Blossom, Barnabas House	Watuppa Reservation Caretaker House	c 1890	Victorian Eclectic	FLR.AX: Blossom Barnabas Farm - Watuppa Reservation													
1987	2929	Blossom Rd.	Blossom, Barnabas Workshop	Watuppa Reservation Maintenance Building	r 1800	No Style	FLR.AX: Blossom Barnabas Farm - Watuppa Reservation													
1988	2929	Blossom Rd.	Petty, Charles G. Hay Barn	Watuppa Reservation Garage		No Style	FLR.AX: Blossom Barnabas Farm - Watuppa Reservation													
1989	2929	Blossom Rd.	Blossom, Barnabas English Threshing Barn	Watuppa Reservation Wagon Shed	r 1800	No Style	FLR.AX: Blossom Barnabas Farm - Watuppa Reservation													
1990	2929	Blossom Rd.	Watuppa Reservation Storage Shed #1		r 1800	No Style	FLR.AX: Blossom Barnabas Farm - Watuppa Reservation													
1991	2929	Blossom Rd.	Watuppa Reservation Storage Shed #2			No Style	FLR.AX: Blossom Barnabas Farm - Watuppa Reservation													
1992	2929	Blossom Rd.	Watuppa Reservation Hexagonal Shed #1			No Style	FLR.AX: Blossom Barnabas Farm - Watuppa Reservation													
1993	2929	Blossom Rd.	Watuppa Reservation Hexagonal Shed #2			No Style	FLR.AX: Blossom Barnabas Farm - Watuppa Reservation													
1994	2929	Blossom Rd.	Watuppa Reservation Pump House			No Style	FLR.AX: Blossom Barnabas Farm -													
1995	2929	Blossom Rd.	Blossom, Barnabas English Threshing Barn	Watuppa Reservation Barn	r 1840	No Style	FLR.AX: Blossom Barnabas Farm - Watuppa Reservation													
1192	111	Borden St.	Borden East Apartments		1980	Not Researched	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR				NC				
1733	24-34	Borden St.	Hudner Building		1899	Classical Revival														
35	440	Bradford Ave.	Saint Louis Church		1885	High Victorian Gothic		FLR.AS		2/16/1983		SR	NR				DEMOLISHED		James Murphy	Demolished April 2010
36	284	Bradford St.			c 1875	Italianate														
37	388	Bradford St.			c 1875	Second Empire														
38	514	Bradford St.			c 1875	Italianate														
39	592	Bradford St.			c 1875	Second Empire														
40	639	Bradford St.			c 1880	Second Empire														
1105	15	Branch St.			c 1872	Not Researched	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
1106	18	Branch St.			c 1874	Not Researched	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
1107	24	Branch St.			c 1865	Italianate	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
1108	25	Branch St.			1888	Not Researched	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
1109	36	Branch St.			c 1868	Italianate	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
1110	117	Branch St.			1894	Italianate	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
1112	161	Branch St.			1888	Not Researched	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR				NC				
1113	173	Branch St.			c 1889	Not Researched	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR				NC				
1111	123-129	Branch St.			1889	Not Researched	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
47	142	Brightman St.			c 1895	Queen Anne; Triple-decker												Mechanicsville		
48	212	Brightman St.			c 1895	Queen Anne; Triple-decker												Mechanicsville		
49	226	Brightman St.	North Variety Store		c 1870	Italianate												Mechanicsville		
	277	Brightman St.	Royal Theatre		1900										04/28/15					
906		Brightman St.	Brightman Street Bridge		r 1906	Movable Rolling Lift Bascule													Turner, E.; American Bridge Co; Worcester, J. R. and Company	
42	224	Broadway	First Baptist Church	Acoreana Band Club	c 1885	Stick Style; Victorian Gothic														
43	242	Broadway			c 1900	Queen Anne; Triple-decker														
44	287	Broadway	American Linen Company Worker Housing		c 1870	No style														
45	615	Broadway		Bowle's Funeral Home	c 1880	Classical Revival; Italianate														
46	644	Broadway			c 1865	Italianate														
41	106-140	Broadway	American Linen Company Rowhouse		c 1852	Federal; Row House														
907		Broadway	Broadway Bridge		c 1904	Plate Girder													American Bridge Co.	
1831	951	Broadway	Laurel Lake Mills - Main Mill		1882	Not Researched	FLR.AB: Laurel Lake Mills	FLR.AS	DOE (2/16/1983)	2/16/1983		SR								
1832	951	Broadway	Laurel Lake Mills - Picker House		c 1882	Not Researched	FLR.AB: Laurel Lake Mills	FLR.AS	DOE (2/16/1983)	2/16/1983		SR								
1833	951	Broadway	Laurel Lake Mills - Boiler House		c 1882	Not Researched	FLR.AB: Laurel Lake Mills	FLR.AS	DOE (2/16/1983)	2/16/1983		SR								
592	15	Brow St.	Smith, William T. House		c 1868	Italianate	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
594	28	Brow St.	Brow, Charles P. House		c 1845	Greek Revival	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
595	30	Brow St.	Brow Tenement		c 1865	Italianate	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
596	44	Brow St.			c 1896	Victorian Eclectic	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
597	51	Brow St.			c 1905	Triple-decker	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
51	54	Brow St.	Borden Tenement House		c 1880	Italianate	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
1947	63	Brow St.			c 1864	No Style	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR				NC				
599	73	Brow St.	Tecumseh Mill Worker Housing		c 1864	Not Researched	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
591	14-20	Brow St.	Kellogg, Benjamin F. House		c 1874	Italianate	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
593	23-25	Brow St.	Brow Tenement		1882	Italianate	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
50	46-48	Brow St.	Brow, Arnold House		c 1845	Greek Revival	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
	863	Cambridge St.	Fall River Bobbin & Shuttle Company		1912										04/28/15					
52	131	Canal St.			c 1840	Greek Revival														
53	539	Center St.			c 1880	Italianate														
54	547	Center St.			c 1875	Italianate														
908		Central St.	Central Street Bridge over CSX Railroad		c 1904	Arch Barrel Dressed Voussoir													Blakeslee, C. W. and Sons	More information needed
1893	110	Chace St.	Wyoming Mills - Factory #6	Marshall, James and Brothers Hat Factory	1879	Not Researched	FLR.AN: Wyoming Mills	FLR.AS	DOE (2/16/1983)	2/16/1983		SR						Globe Village		

MHC# Inv. No.	Address #	Street Name	Historic Name	Common Name	Date	Style	Historical District Areas	Multiple Resource Area	National Register District	National Register MRA	Preservation Restriction	SR	NR	Local Historic District	FRHC	C/NC	Demolished	Village / Neighborhood	Architect/Builder	COMMENTS
1894	110	Chace St.	Wyoming Mills - Factory #3	Marshall, James and Brothers Hat Factory	c 1898	Not Researched	FLR.AN: Wyoming Mills	FLR.AS	DOE (2/16/1983)	2/16/1983		SR						Globe Village		
1895	110	Chace St.	Wyoming Mills - Factory #2	Marshall, James and Brothers Hat Factory	1910	Not Researched	FLR.AN: Wyoming Mills	FLR.AS	DOE (2/16/1983)	2/16/1983		SR						Globe Village	Beattie and Wilcox	
1460	26-28	Chaloner St.			c 1850	Greek Revival	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR								
1461	40-42	Chaloner St.	Lawton, Samuel D. House		1922	Colonial Revival	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR								
		Chase Pond	Chase Pond			Natural Features									07/21/15					
55	13	Cherry St.	Massasoit Manufacturing Company Worker Housing		r 1850	Greek Revival														
56	94	Cherry St.	Lafayette-Durfee House		c 1747	Georgian						SR	NR							NR (4/15/1982)
58	121	Cherry St.			c 1870	Second Empire														
59	190	Cherry St.	Church of New Jerusalem	Demetrious Hellenic Orthodox Church	c 1885	Stick Style; Victorian Gothic														
505	250	Cherry St.			c 1870	Second Empire	FLR.I: Lower Highlands; FLR.AU: Highland Doughnut Area for proposed LHD	FLR.AS	1/10/1984	1/10/1984		SR				NC				
61	257	Cherry St.	Gardner, Elisha B. House		r 1881	Second Empire	FLR.I: Lower Highlands	FLR.AS	1/10/1984	1/10/1984		SR								
62	262	Cherry St.		Chace, Miller House	c 1810	Federal	FLR.I: Lower Highlands	FLR.AS	1/10/1984	1/10/1984		SR								
63	267	Cherry St.	Buffinton, Daniel House		c 1828	Federal	FLR.I: Lower Highlands	FLR.AS	1/10/1984	1/10/1984		SR								
509	276	Cherry St.	Wetherell, Orin B. House		c 1871	Second Empire	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR								
511	295	Cherry St.	Law, George H. House		c 1902	No style	FLR.I: Lower Highlands; FLR.AU: Highland Doughnut Area for proposed LHD	FLR.AS	1/10/1984	1/10/1984		SR								
512	333	Cherry St.	Haskins, G. Albert House		c 1890	No style	FLR.I: Lower Highlands	FLR.AS	1/10/1984	1/10/1984		SR								
1467	381	Cherry St.	Haskins, G. Albert House		c 1923	Not Researched	FLR.I: Lower Highlands	FLR.AS	1/10/1984	1/10/1984		SR								
1468	425	Cherry St.	Haight, Effingham C. House		c 1896	Queen Anne	FLR.I: Lower Highlands	FLR.AS	1/10/1984	1/10/1984		SR								
1469	435	Cherry St.	Durfee, Randall N. House #1		c 1896	Queen Anne	FLR.I: Lower Highlands	FLR.AS	1/10/1984	1/10/1984		SR								
1729	447	Cherry St.			c 1870	Second Empire	FLR.I: Lower Highlands	FLR.AS	1/10/1984	1/10/1984		SR								
1227	454	Cherry St.	Synan, Owen J. House		1923	Craftsman	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR								
1717	511	Cherry St.	Plummer, Almira House		c 1877	Second Empire	FLR.AU: Highland Doughnut Area for proposed LHD													
1228	512	Cherry St.	Grew, Thomas M. House		c 1875	Italianate	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR								
1715	521	Cherry St.	Westgate, James G. Tenement House		1887	Italianate	FLR.AU: Highland Doughnut Area for proposed LHD													
1714	527	Cherry St.	Hadley, Walter C. House		1905	Victorian Eclectic	FLR.AU: Highland Doughnut Area for proposed LHD												McDougall and Grinnell	
1713	540	Cherry St.	Osborn, James M. House		c 1861	Italianate; Victorian Eclectic	FLR.AU: Highland Doughnut Area for													
65	610	Cherry St.	Manley, William M. House	Second Baptist Church Parsonage	c 1870	Italianate		FLR.AS		6/26/1986		SR	NR							
57	106-108	Cherry St.			c 1885	Second Empire														
60	245-251	Cherry St.	Mason, William House		c 1845	Greek Revival	FLR.I: Lower Highlands; FLR.AU: Highland Doughnut Area for proposed LHD	FLR.AS	1/10/1984	1/10/1984		SR								
64	281-287	Cherry St.	Wood, Leonard - Buffington, Oliver House		c 1830	Federal	FLR.I: Lower Highlands	FLR.AS	1/10/1984	1/10/1984		SR								
1716	520-528	Cherry St.	McQuillan, Alfred Apartment House		1921	Colonial Revival	FLR.AU: Highland Doughnut Area for proposed LHD												McQuillan, Alfred W.	
910		Clark St.	Clark Street Bridge		r 1905	Stringer														
904		Club St.	Old Colony Braintree Highlands Railroad Bridge	Club Street Bridge over Penn Central Railroad	1912				Eligible			SR								Eligible in District
66	80	Columbia St.			1875	Second Empire														
1981	118	Columbia St.			c 1850	No Style														
1533	240	Columbia St.	Santo Christo Church		1924	Neo Gothic Revival		FLR.AS		2/16/1983		SR	NR						Murphy and Hindle	NR (2/16/1983)
67	120-134	Columbia St.			c 1850	Greek Revival; Row House														
		Copicut Reservoir	Copicut Reservoir			Natural Features									07/21/15					
68	95	Cottage St.			c 1875	Italianate														
69	121	Cottage St.			c 1895	No style; Queen Anne; Triple-decker														
70	690	County St.	Picard, Israel House	Corriveau Funeral Home	1897	Queen Anne		FLR.AS		2/16/1983		SR	NR						Israel Picard	
935		County St.	Stafford Mills - Smokestack		c 1872		FLR.AI: Stafford Mills	FLR.AS	2/16/1983	2/16/1983		SR						Flint Village		
1880		County St.	Stafford Mills - Weave Shed		1890	Not Researched	FLR.AI: Stafford Mills	FLR.AS	2/16/1983	2/16/1983		SR						Flint Village		
1881		County St.	Stafford Mills - Engine House		1890	Not Researched	FLR.AI: Stafford Mills	FLR.AS	2/16/1983	2/16/1983		SR						Flint Village		
1882		County St.	Stafford Mills - Mill #1		1872	Not Researched	FLR.AI: Stafford Mills	FLR.AS	2/16/1983	2/16/1983		SR						Flint Village		
1883		County St.	Stafford Mills - Picker House #1		1872	Not Researched	FLR.AI: Stafford Mills	FLR.AS	2/16/1983	2/16/1983		SR						Flint Village		
1884		County St.	Stafford Mills - Office		1896	Not Researched	FLR.AI: Stafford Mills	FLR.AS	2/16/1983	2/16/1983		SR						Flint Village	Beattie and Cornell	
1885		County St.	Stafford Mills - Boiler House		1872	Not Researched	FLR.AI: Stafford Mills	FLR.AS	2/16/1983	2/16/1983		SR						Flint Village		
1886		County St.	Stafford Mills - Picker House #2		1888	Not Researched	FLR.AI: Stafford Mills	FLR.AS	2/16/1983	2/16/1983		SR						Flint Village		
1887		County St.	Stafford Mills - Mill #2		1888	Not Researched	FLR.AI: Stafford Mills	FLR.AS	2/16/1983	2/16/1983		SR						Flint Village		
		County St.	Rolling Rock		1930	Object														
929		Cove St.	Foster Spinning Company - Smokestack	Sagamore Manufacturing Company	c 1916		FLR.W: Foster Spinning Company	FLR.AS	2/16/1983	2/16/1983		SR								
1793		Cove St.	Foster Spinning Company - Main Mill	Sagamore Manufacturing Company	c 1916	Not Researched	FLR.W: Foster Spinning Company	FLR.AS	2/16/1983	2/16/1983		SR							Beattie and Cornell	
1794		Cove St.	Foster Spinning Company - Boiler House	Sagamore Manufacturing Company	c 1916	Not Researched	FLR.W: Foster Spinning Company	FLR.AS	2/16/1983	2/16/1983		SR							Beattie and Cornell	
1795		Cove St.	Foster Spinning Company - Storehouse	Sagamore Manufacturing Company	c 1916	Not Researched	FLR.W: Foster Spinning Company	FLR.AS	2/16/1983	2/16/1983		SR							Beattie and Cornell	
71	43	Crescent St.			c 1885	Italianate; No style													Border City	
72	177	Crescent St.			c 1880	Second Empire; Triple-decker													Border City	
73	205	Crescent St.	Brightman, Hathaway House		c 1858	Victorian Gothic		FLR.AS		2/16/1983		SR	NR					Border City		
74	311	Crescent St.	Wilson, James - DeCoste, Ernest J. House		c 1876	Second Empire												Border City		
75	95	Danforth St.			c 1865	Italianate; No style											DEMOLISHED			
76	145	Danforth St.			r 1840	Greek Revival														
77	1082	Davol St.	Mechanics Mill - Main Mill	Weetamoe Mill	c 1868	Italianate	FLR.N: Mechanics Mill	FLR.AS	2/16/1983	2/16/1983		SR								
1834	1082	Davol St.	Mechanics Mill - Picker House	Weetamoe Mill	1868	Not Researched	FLR.N: Mechanics Mill	FLR.AS	2/16/1983	2/16/1983		SR								

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1835	1082	Davol St.	Mechanics Mill - Boiler House	Weetamoe Mill	1868	Not Researched	FLR.N: Mechanics Mill	FLR.AS	2/16/1983	2/16/1983		SR								
1836	1082	Davol St.	Mechanics Mill - 1873 Addition	Weetamoe Mill	c 1873	Not Researched	FLR.N: Mechanics Mill	FLR.AS	2/16/1983	2/16/1983		SR								
1837	1082	Davol St.	Mechanics Mill - Modern Addition	Weetamoe Mill		Not Researched	FLR.N: Mechanics Mill	FLR.AS	2/16/1983	2/16/1983		SR								
		Davol St.	Massasoit Manufacturing Company		1882												DEMOLISHED			
		Davol St.	Weetamoe Mills		1870												DEMOLISHED			
		Davol St.	Pardee's Wharf												07/21/15					Associated with Whale Oil
		Development St.	Brookdale Twine Mills	Estes Mills	1905												DEMOLISHED			
78	58	Dickenson St.	Jutras, Evariste Stone Cottage		c 1890	No Style													Jutras, Evariste	
79	204	Diman St.			c 1895	Queen Anne														
81	85	Division St.			c 1850	Greek Revival														
82	262	Division St.	American Linen Company Worker Housing		c 1860	No Style														
83	581	Division St.	Kennedy, T. House		c 1875	Second Empire														
80		Division St.	Saint Louis Roman Catholic School		c 1905	Classical Revival							Eligible							Eligible, More information needed.
84	48	Dover St.			1880	Italianate														
584	240	Dover St.	Saints Peter and Paul Church and School		c 1923	Moderne; Spanish Eclectic													Cram and Ferguson; Cram, Ralph Adams; Holmes and Edwards	Church Razed
	64	Durfee St.	Bradford-Durfee, Durfee Building		1898										04/28/15					
	64	Durfee St.	Bradford-Durfee, Coombs Building												04/28/15					
	64	Durfee St.	Bradford-Durfee, Dye House												04/28/15					
	64	Durfee St.	Bradford-Durfee, Power House												04/28/15					
	64	Durfee St.	Bradford-Durfee, Textile/Durfee												04/28/15					
	64	Durfee St.	Bradford-Durfee, Textile Building												04/28/15					
	138	Durfee St.	Haddad Electronics		1907															
1712	267	Durfee St.			c 1855	Greek Revival	FLR.AU: Highland Doughnut Area for proposed LHD													
85	313	Durfee St.	Anthony, C. M. House		c 1880	Second Empire														
1526	352	Durfee St.	Earle, John M. House		c 1870	Italianate		FLR.AS		2/16/1983		SR	NR							NR (2/16/1983)
86	432	Durfee St.	Davis, William House		r 1970	Second Empire														
1711	452	Durfee St.	Borden, Melvin House		c 1861	Greek Revival; Italianate	FLR.AU: Highland Doughnut Area for proposed LHD													
87	488	Durfee St.	Pickering House		r 1870	Italianate											DEMOLISHED			
88	554	Durfee St.	Gray, H. O. House		c 1868	Greek Revival; Italianate														
581	564	Durfee St.			c 1868	Italianate														
582	574	Durfee St.			c 1868	Greek Revival														
89	601	Durfee St.	Thurston, Edwin C. House		c 1840	Greek Revival														
	10-14	Durfee St.	Midtown Garage		c 1925															
1982	1089	Dwelly St.	Massachusetts Army National Guard Armory		1958	Moderne							Eligible						Carpenter, G. W.; Corbett, Edward M.	
1983	1089	Dwelly St.	Massachusetts Army National Guard Armory Garage		1951	No Style							Eligible							
		Dwelly St.	Osborn Mills No. 2		1886												DEMOLISHED			
		Dwelly St.	Dwelly Street Overpass Wall with Culvert												07/21/15					
		Dwelly St.	Laurel Lake	Cook Pond											07/21/15					Mass Dept. of Fisheries & Wildlife as one of the most fertile ponds in the state.
90	53-67	Eagle St.	American Linen Company Worker Housing		r 1850	No Style														
91	172	East Main St.			1875	Italianate														
1974	181	East Main St.				Not Researched														
1975	193	East Main St.				Not Researched														
1976	201	East Main St.				Not Researched														
92	352	East Main St.	Hughes Block		1909	Classical Revival														
	196-202	East Main St.	Apartments - Homestead Furniture		1897															
	252-256	East Main St.	Apartment - Storage for Valcourt's		1910															
936		East Warren St.	Seaconnet Mill - Smokestack	Howard - Authur Mills	1884		FLR.AH: Seaconnet Mill	FLR.AS	2/16/1983	2/16/1983		SR						Flint Village		
1896		East Warren St.	Seaconnett Mill - Main Mill	Howard - Arthur Mills	1884	Not Researched	FLR.AH: Seaconnet Mill	FLR.AS	2/16/1983	2/16/1983		SR						Flint Village		
1897		East Warren St.	Seaconnett Mill - Boiler House	Howard - Arthur Mills	1884	Not Researched	FLR.AH: Seaconnet Mill	FLR.AS	2/16/1983	2/16/1983		SR						Flint Village		
1898		East Warren St.	Seaconnett Mill - Dynamo	Howard - Arthur Mills	1884	Not Researched	FLR.AH: Seaconnet Mill	FLR.AS	2/16/1983	2/16/1983		SR						Flint Village		
1899		East Warren St.	Seaconnett Mill - Cloth Room	Howard - Arthur Mills	1884	Not Researched	FLR.AH: Seaconnet Mill	FLR.AS	2/16/1983	2/16/1983		SR						Flint Village		
1900		East Warren St.	Seaconnett Mill - Picker House	Howard - Arthur Mills	1884	Not Researched	FLR.AH: Seaconnet Mill	FLR.AS	2/16/1983	2/16/1983		SR						Flint Village		
1901		East Warren St.	Seaconnett Mill - Weave Shed	Howard - Arthur Mills	1884	Not Researched	FLR.AH: Seaconnet Mill	FLR.AS	2/16/1983	2/16/1983		SR						Flint Village		
93	236	Eastern Ave.			c 1885	Italianate; Queen Anne													Flint Village	
94	350	Eastern Ave.			c 1895	Queen Anne							Eligible						Flint Village	Eligible, More information needed.
918		Eastern Ave.	Prince Henry the Navigator Statue																Cianfaraniti, Aristide Berto	
		Eastern Ave.	Eastern Ave. Medium		1902	Medium									05/19/15				Olmsted	
	56	Eleventh St.	Webster Loom Harness Company		1923										04/28/15					
1710	142	Elm St.			c 1840	Greek Revival	FLR.AU: Highland Doughnut Area for proposed LHD													
1709	156	Elm St.			c 1890	No style	FLR.AU: Highland Doughnut Area for proposed LHD													
1708	164	Elm St.			c 1880	No style	FLR.AU: Highland Doughnut Area for proposed LHD													
	375	Elsbee St.	Old Durfee High School Telescope		1887										04/28/15				Warner & Swasey	
	375	Elsbree St.	Durfee Bells		1886	Object									05/19/15					
		Fall River / Freetown State Forest	Granite Quarry												07/21/15					
		Fenner St.	Slade Mill	Ancona Mill	1870												DEMOLISHED			
	75	Ferry St.	American Linen Co. Cotton Store House		ca. 1860										04/28/15					
		Ferry St.	American Linen Company		1852, 1866												DEMOLISHED			
95	73	Fifth St.			r 1870	No Style	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR					DEMOLISHED			

[illegible]

MHC# Inv.	Address #	Street Name	Historic Name	Common Name	Date	Style	Historical District Areas	Multiple Resource Area	National Register District	National Register MRA	Preservation Restriction	SR	NR	Local Historic District	FRHC	C/NC	Demolished	Village / Neighborhood	Architect/Builder	COMMENTS
668	399	Fourth St.			1888	Second Empire	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
669	404	Fourth St.	Harrington House		c 1870	Not Researched	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
670	406	Fourth St.			c 1877	No style	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
671	410	Fourth St.	Murphy, Daniel S. House		c 1864	Not Researched	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR				NC				
672	411	Fourth St.	Sullivan, Florence House		1877	No style	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
673	415	Fourth St.			c 1910	Triple-decker	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
674	421	Fourth St.			c 1890	No style	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
675	423	Fourth St.			c 1868	No style	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
676	433	Fourth St.	Thornton, Edward House		c 1869	No style	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
677	435	Fourth St.			c 1875	No style	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
678	447	Fourth St.			c 1878	No style	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
679	449	Fourth St.			c 1869	No style	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
681	486	Fourth St.	Shea, Jeremiah House		1885	Second Empire	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
683	495	Fourth St.			1896	Italianate	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
682	496	Fourth St.	Holland House		1894	Italianate	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
684	497	Fourth St.			c 1900	No style	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
685	502	Fourth St.			c 1889	Not Researched	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
686	506	Fourth St.			1889	Italianate	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
688	509	Fourth St.			c 1886	Italianate	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
689	516	Fourth St.			1889	Not Researched	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
691	517	Fourth St.			1883	Second Empire	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
690	518	Fourth St.			1891	Italianate	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
694	527	Fourth St.			c 1879	Second Empire	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
693	528	Fourth St.			1916	Triple-decker	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
695	532	Fourth St.			1891	No style	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
697	542	Fourth St.			1889	Italianate	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
698	546	Fourth St.	Diskin, Mary House		1887	Not Researched	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
699	549	Fourth St.			1892	Second Empire	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
701	556	Fourth St.			c 1889	No style	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
700	561	Fourth St.	Kearnan, Francis B. House		c 1877	Second Empire	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
702	568	Fourth St.	Doran, Mary House		1881	No style	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
703	571	Fourth St.	Dennis, Joseph A. House #1		c 1877	Second Empire	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
704	583	Fourth St.	Wood, Margaret House		c 1889	No style	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR				NC				
705	591	Fourth St.			1895	No style	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR				NC				
643	142-146	Fourth St.			c 1840	Not Researched	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR				NC				
103	201-203	Fourth St.	Dean, Moses Double House		c 1877	Second Empire	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
106	202-204	Fourth St.	Brownell Double House		c 1852	Greek Revival	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
655	252-254	Fourth St.			c 1870	Italianate	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
658	272-274	Fourth St.			c 1874	No style	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
	274-276	Fourth St.			c 1874, 1890	Vernacular														
661	306-312	Fourth St.			c 1878	Not Researched	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
665	380-386	Fourth St.	B and S Fisheries Warehouse		1923	Not Researched	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR				NC				
666	381-383	Fourth St.			c 1889	Not Researched	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
680	481-487	Fourth St.			1899	Queen Anne	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
687	503-507	Fourth St.			1886	Italianate	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
692	522-526	Fourth St.	O'Connor, Ellen House		c 1889	No style	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
696	537-539	Fourth St.			c 1876	Not Researched	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
112	34	Franklin St.	Young, John House	Belmont Club	c 1845	Greek Revival	FLR.B: Downtown Fall River	FLR.AS	2/16/1983	2/16/1983		SR	NR						John Young	
1471	58	Franklin St.			c 1850	Greek Revival	FLR.I: Lower Highlands	FLR.AS	1/10/1984	1/10/1984		SR								
1472	136	Franklin St.			c 1868	No style	FLR.I: Lower Highlands	FLR.AS	1/10/1984	1/10/1984		SR								
1473	146	Franklin St.			c 1850	Italianate	FLR.I: Lower Highlands	FLR.AS	1/10/1984	1/10/1984		SR								
514	149	Franklin St.	Davol, Benjamin D. Tenement House		c 1854	Greek Revival	FLR.I: Lower Highlands	FLR.AS	1/10/1984	1/10/1984		SR								
515	155	Franklin St.	Batt, William M. Tenement House		c 1890	Italianate; No style	FLR.I: Lower Highlands	FLR.AS	1/10/1984	1/10/1984		SR								
1707	188	Franklin St.	Macy, Alexander B. House		c 1850	No style	FLR.AU: Highland Doughnut Area for proposed LHD													
516	189	Franklin St.			c 1850	Gothic Revival	FLR.I: Lower Highlands	FLR.AS	1/10/1984	1/10/1984		SR								
517	199	Franklin St.	Thurston, Abraham G. Tenement House		c 1850	Greek Revival	FLR.AU: Highland Doughnut Area for proposed LHD													
113	200	Franklin St.	Davis, Stephen B. House		c 1840	No Style														
1706	202	Franklin St.	Munroe, Thomas G. Tenement House		c 1876	Italianate	FLR.AU: Highland Doughnut Area for proposed LHD													
518	209	Franklin St.	Herrick's Institute of Business and Civil Services	Fall River Knights of Columbas Hall	c 1915	Not Researched	FLR.AU: Highland Doughnut Area for proposed LHD												Higgins, Joseph I.; Leeming, A. H. and Sons	
1705	210	Franklin St.			c 1900	No style	FLR.AU: Highland Doughnut Area for proposed LHD													
519	221	Franklin St.	Brown, P. S. House		c 1850	Greek Revival	FLR.AU: Highland Doughnut Area for proposed LHD													
1704	222	Franklin St.	Andrews, Elihu House		c 1874	Victorian Eclectic	FLR.AU: Highland Doughnut Area for proposed LHD													
1703	228	Franklin St.			c 1900	No style	FLR.AU: Highland Doughnut Area for proposed LHD													
520	229	Franklin St.	Brooks, Benjamin House		c 1870	No style	FLR.AU: Highland Doughnut Area for proposed LHD													
521	233	Franklin St.			c 1905	Victorian Eclectic	FLR.AU: Highland Doughnut Area for proposed LHD													
1702	258	Franklin St.	Marble, Charles C. House		c 1857	Italianate	FLR.AU: Highland Doughnut Area for proposed LHD													
1701	266	Franklin St.			1892	Italianate	FLR.AU: Highland Doughnut Area for proposed LHD													

MHC# Inv. No.	Address #	Street Name	Historic Name	Common Name	Date	Style	Historical District Areas	Multiple Resource Area	National Register District	National Register MRA	Preservation Restriction	SR	NR	Local Historic District	FRHC	C/NC	Demolished	Village / Neighborhood	Architect/Builder	COMMENTS
1700	271	Franklin St.	Bliss, Hiram Tenement House		c 1864	Greek Revival	FLR.AU: Highland Doughnut Area for proposed LHD													
1699	278	Franklin St.	Shepard, Phineas Tenement House		c 1869	Italianate	FLR.AU: Highland Doughnut Area for proposed LHD													
1698	283	Franklin St.	Andrew, Elihu Tenement House		c 1881	No style	FLR.AU: Highland Doughnut Area for proposed LHD													
513	135-139	Franklin St.	Batt, William Tenement House and Store		c 1899	Colonial Revival	FLR.I: Lower Highlands	FLR.AS	1/10/1984	1/10/1984		SR								
1474	176-180	Franklin St.			c 1895	No style	FLR.I: Lower Highlands	FLR.AS	1/10/1984	1/10/1984		SR								
1193	21-23	Franklin St.			c 1908	No style	FLR.B: Downtown Fall River	FLR.AS	2/16/1983	2/16/1983		SR								
111	31-37	Franklin St.	Fall River Masonic Hall	Police Athletic League Building	1884	Italianate	FLR.B: Downtown Fall River	FLR.AS	2/16/1983	2/16/1983		SR								
	43-51	Franklin St.	Key Program, Markeld Ins.		1917															
114	83	Freedom St.	Massasoit Fire House No. 5	Massasoit Fire House No. 5 and Police Station	1873	Victorian Gothic		FLR.AS		2/16/1983		SR	NR						Hartwell and Swazey; Stewart, Snow and Fass	
903		Freetown State Park	Freetown-Fall River State Forest CCC Water Holes		1934	Square Water Holes			Eligible										Civilian Conservation Corps	10 Holes in Fall River, 21 in Freetown; Built for Fire Prevention; Eligible only in Distric
115	96	French St.	Church - Tory House		c 1750	Colonial	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR								
1231	116	French St.	Lincoln, Arba House #1		c 1880	Victorian Eclectic	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR				NC				
116	132	French St.	Buffington, Henry House		1881	Queen Anne; Stick Style	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR								
1233	162	French St.	Borden, Eric W. House #1		c 1875	Queen Anne	FLR.C: Highlands Historic District; FLR.BA: Highlands Local Historic District (HLHD)	FLR.AS	2/16/1983	2/16/1983		SR		1/22/2015						
	170	French St.	Johnson, John F. Carriage House		c 1894	Vernacular	FLR.BA: Highlands Local Historic District (HLHD)							1/22/2015						
1234	186	French St.	Whitely, Elkanah House		c 1875	Second Empire	FLR.C: Highlands Historic District; FLR.BA: Highlands Local Historic District (HLHD)	FLR.AS	2/16/1983	2/16/1983		SR		1/22/2015						
117	243	French St.	McWhirr, Elizabeth J. House		1897	Colonial Revival	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR								
1235	254	French St.	Milne, James T. House		1883	Victorian Eclectic	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR								
1236	257	French St.	Cook, Benjamin House		1889	Queen Anne	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR								
1237	264	French St.	Pitman, John H. House		c 1874	Italianate	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR								
1238	294	French St.	Swift, Marcus House		c 1878	Italianate	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR								
1239	306	French St.	Maplecroft	Borden, Lizzie - Allen, Charles M. House	1889	Queen Anne	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR								
118	309	French St.	Lake, Edward B. House		c 1891	Queen Anne	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR								
1240	323	French St.			1939	No style	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR				NC				
1241	328	French St.			c 1879	Italianate	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR								
119	344	French St.	Hooper, W. F. House		r 1876	Second Empire	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR								
474	30	Front St.	Crescent Mills - Mill #3	Merchant Mill #3	c 1872	Italianate	FLR.M: Crescent Mill	FLR.AS	2/16/1983	2/16/1983		SR							Foundry and Machine Company; Nichols, Lafayette	
1784	30	Front St.	Crescent Mill - Cotton House	Merchant Mill #3	c 1872	Not Researched	FLR.M: Crescent Mill	FLR.AS	2/16/1983	2/16/1983		SR							Nichols, Lafayette	
1785	30	Front St.	Crescent Mill - Cloth Room	Merchant Mill #3	c 1872	Not Researched	FLR.M: Crescent Mill	FLR.AS	2/16/1983	2/16/1983		SR							Nichols, Lafayette	
1786	30	Front St.	Crescent Mill - Picker House	Merchant Mill #3	c 1872	Not Researched	FLR.M: Crescent Mill	FLR.AS	2/16/1983	2/16/1983		SR							Nichols, Lafayette	
		Front St.	Merchants Mill No. 3		1867															
120	73	Gagnon St.			c 1890	Italianate												Flint Village		
121	164	George St.			c 1885	Italianate												Mechanicsville		
122	205	George St.			c 1885	Italianate												Mechanicsville		
123	210	George St.			c 1885	Italianate; No style												Mechanicsville		
124	215	George St.			r 1875	Italianate; No style												Mechanicsville		
934		Globe Mills Ave.	Sanford Spinning Company - Smokestack	New England Cotton Yarn Company	1887		FLR.AG: Sanford Spinning Company	FLR.AS	2/16/1983	2/16/1983		SR								
1770		Globe Mills Ave.	Ashworth Brothers Mill - Building #1		1891	Not Researched	FLR.R: Ashworth Brothers Mill	FLR.AS	DOE (2/16/1983)	2/16/1983		SR						Globe Village		
1771		Globe Mills Ave.	Ashworth Brothers Mill - Building #2		1910	Not Researched	FLR.R: Ashworth Brothers Mill	FLR.AS	DOE (2/16/1983)	2/16/1983		SR						Globe Village		
1772		Globe Mills Ave.	Ashworth Brothers Mill - Building #3		1910	Not Researched	FLR.R: Ashworth Brothers Mill	FLR.AS	DOE (2/16/1983)	2/16/1983		SR						Globe Village		
1773		Globe Mills Ave.	Ashworth Brothers Mill - Building #4		1916	Not Researched	FLR.R: Ashworth Brothers Mill	FLR.AS	DOE (2/16/1983)	2/16/1983		SR						Globe Village		
1871		Globe Mills Ave.	Sanford Spinning Company - Mill #16	New England Cotton Yarn Company	1920	Not Researched	FLR.AG: Sanford Spinning Company	FLR.AS	2/16/1983	2/16/1983		SR								
1872		Globe Mills Ave.	Sanford Spinning Company - Mill #17	New England Cotton Yarn Company	1887	Not Researched	FLR.AG: Sanford Spinning Company	FLR.AS	2/16/1983	2/16/1983		SR								
1873		Globe Mills Ave.	Sanford Spinning Company - Mill #18	New England Cotton Yarn Company	1892	Not Researched	FLR.AG: Sanford Spinning Company	FLR.AS	2/16/1983	2/16/1983		SR								
1874		Globe Mills Ave.	Sanford Spinning Company - Dye House	New England Cotton Yarn Company	1892	Not Researched	FLR.AG: Sanford Spinning Company	FLR.AS	2/16/1983	2/16/1983		SR								
1875		Globe Mills Ave.	Sanford Spinning Company - Spinning Mill	New England Cotton Yarn Company		Not Researched	FLR.AG: Sanford Spinning Company	FLR.AS	2/16/1983	2/16/1983		SR								
1876		Globe Mills Ave.	Sanford Spinning Company - Office	New England Cotton Yarn Company		Not Researched	FLR.AG: Sanford Spinning Company	FLR.AS	2/16/1983	2/16/1983		SR								
1877		Globe Mills Ave.	Sanford Spinning Company - Storage Shed	New England Cotton Yarn Company		Not Researched	FLR.AG: Sanford Spinning Company	FLR.AS	2/16/1983	2/16/1983		SR								
1878		Globe Mills Ave.	Sanford Spinning Company - Engine House	New England Cotton Yarn Company	1892	Not Researched	FLR.AG: Sanford Spinning Company	FLR.AS	2/16/1983	2/16/1983		SR								
1879		Globe Mills Ave.	Sanford Spinning Company - Boiler House	New England Cotton Yarn Company	1892	Not Researched	FLR.AG: Sanford Spinning Company	FLR.AS	2/16/1983	2/16/1983		SR								
125	92	Globe St.	Borden, Ariadne J. & Mary A. House		c 1882	Second Empire		FLR.AS		2/16/1983		SR	NR							
	145	Globe St.	Textile Paper Tube Company	Tuscan Building	ca. 1901										04/28/15					

MHC# Inv. No.	Address #	Street Name	Historic Name	Common Name	Date	Style	Historical District Areas	Multiple Resource Area	National Register District	National Register MRA	Preservation Restriction	SR	NR	Local Historic District	FRHC	C/NC	Demolished	Village / Neighborhood	Architect/Builder	COMMENTS
126	202	Globe St.			c 1885	Italianate														
127	625	Globe St.			c 1878	Queen Anne; Second Empire												Globe Village		
930		Globe St.	Globe Yarn Mills - Smokestack	Connecticut Company Yarn Mills	1886		FLR.X: Globe Yarn Mills	FLR.AS	2/16/1983	2/16/1983		SR						Globe Village		
1796		Globe St.	Globe Yarn Mills - West Mill #2	Connecticut Company Yarn Mills	1886	Not Researched	FLR.X: Globe Yarn Mills	FLR.AS	2/16/1983	2/16/1983		SR						Globe Village		
1797		Globe St.	Globe Yarn Mills - East Mill #1	Connecticut Company Yarn Mills	1881	Not Researched	FLR.X: Globe Yarn Mills	FLR.AS	2/16/1983	2/16/1983		SR						Globe Village		
1798		Globe St.	Globe Yarn Mills - Boiler House	Connecticut Company Yarn Mills	1881	Not Researched	FLR.X: Globe Yarn Mills	FLR.AS	2/16/1983	2/16/1983		SR						Globe Village		
1799		Globe St.	Globe Yarn Mills - Engine House	Connecticut Company Yarn Mills	1886	Not Researched	FLR.X: Globe Yarn Mills	FLR.AS	2/16/1983	2/16/1983		SR						Globe Village		
	1	Government Center	Old City Hall Tower Weathervane		1886	Object									05/19/15					
	1	Government Center	W. & L. E. Gurley Scale		1896	Object									05/19/15					
24	2	Government Center	U.S. Custom House and Post Office	U.S. Post Offive - Fall River Main Branch	c 1931	Classical Revival	FLR.B: Downtown Fall River	FLR.AS	2/16/1983	2/16/1983		SR							Rappoli, Edmund J.; Wetmore, James Adolph	
1573	107	Green St.			c 1889	No style	FLR.AU: Highland Doughnut Area for proposed LHD													
128	264	Griffin St.	Brayton Methodist Episcopal Church	Citizens for Citizens Headquarters	1897	Victorian Gothic		FLR.AS		2/16/1983		SR	NR							
1697	2	Grove St.	Borden, Leander House		c 1866	Altered beyond recognition; Queen Anne	FLR.AU: Highland Doughnut Area for proposed LHD													
1696	24	Grove St.	Peck, Edward Tenement House		1922	Colonial Revival; Triple-decker	FLR.AU: Highland Doughnut Area for proposed LHD													
1695	28	Grove St.	Grant, Elihu Tenement House		c 1875	Italianate	FLR.AU: Highland Doughnut Area for proposed LHD													
1694	65	Grove St.	Carter, Augustus C. House		c 1870	Italianate	FLR.AU: Highland Doughnut Area for proposed LHD													
1693	73	Grove St.	Warren, Adm. J. House		c 1872	No style	FLR.AU: Highland Doughnut Area for proposed LHD													
522	80	Grove St.	Chace, Henry E. House		c 1881	Second Empire	FLR.AU: Highland Doughnut Area for proposed LHD													
1692	90	Grove St.	Wilcox, David T. Tenement House		1890	No style	FLR.AU: Highland Doughnut Area for proposed LHD													
1691	93	Grove St.	Shaw, Edwin House		c 1866	Greek Revival	FLR.AU: Highland Doughnut Area for proposed LHD													
1690	96	Grove St.	Taylor, Joseph House		1903	Queen Anne	FLR.AU: Highland Doughnut Area for proposed LHD													
1689	107	Grove St.	Gray, M. House		c 1858	Greek Revival; Italianate	FLR.AU: Highland Doughnut Area for proposed LHD													
1688	144	Grove St.	Osborn, James M. Tenement House		1881	Italianate	FLR.AU: Highland Doughnut Area for proposed LHD													
1687	145	Grove St.	Marble, Adoniram J. House		c 1869	Second Empire	FLR.AU: Highland Doughnut Area for proposed LHD													
1686	163	Grove St.	Gibbs, Robert S. House		c 1877	Italianate	FLR.AU: Highland Doughnut Area for proposed LHD													
130	173	Grove St.			c 1860	Italianate														
1685	205	Grove St.	Allen, G. S. Tenement House		1886	Italianate	FLR.AU: Highland Doughnut Area for proposed LHD													
1684	210	Grove St.	Chace, Caleb S. House		c 1877	Italianate	FLR.AU: Highland Doughnut Area for proposed LHD													
1683	213	Grove St.	Tripp, Frederick House		c 1869	No style	FLR.AU: Highland Doughnut Area for proposed LHD													
1682	216	Grove St.	Wilber, Stephen B. House		c 1875	Second Empire	FLR.AU: Highland Doughnut Area for proposed LHD													
1681	226	Grove St.	McCabe, Kate House		c 1889	Victorian Eclectic	FLR.AU: Highland Doughnut Area for proposed LHD													
1678	227	Grove St.	Baker, David G. House		c 1866	Italianate; No Style	FLR.AU: Highland Doughnut Area for proposed LHD													
1679	236	Grove St.	Pease, Frank House		c 1877	Italianate	FLR.AU: Highland Doughnut Area for proposed LHD													
131	244	Grove St.	Blossom, Barnabus House		c 1800	Federal		FLR.AS		2/16/1983		SR	NR							
1677	245	Grove St.	Sisson, Jonathan F. House		c 1880	Second Empire	FLR.AU: Highland Doughnut Area for proposed LHD													
1676	279	Grove St.			c 1877	Italianate	FLR.AU: Highland Doughnut Area for proposed LHD													
1675	285	Grove St.	Waite, Ishmael S. House		c 1870	Italianate	FLR.AU: Highland Doughnut Area for proposed LHD													
132	297	Grove St.			c 1880	Stick Style														
1672	304	Grove St.	Philips, Bertha W. House		1882	Italianate	FLR.AU: Highland Doughnut Area for proposed LHD													
1668	370	Grove St.	Miller, Nathan House		1914	Craftsman; Four-square	FLR.AU: Highland Doughnut Area for proposed LHD													
1669	372	Grove St.	Fisher, Edwin L. House		1898	Queen Anne	FLR.AU: Highland Doughnut Area for proposed LHD													
1666	410	Grove St.	Eckberg - Place Garage	Highland Garage	1912	Not Researched	FLR.AU: Highland Doughnut Area for proposed LHD													
1680	237-239	Grove St.	Pope, J. A. Tenement House		1917	Colonial Revival; Triple-decker	FLR.AU: Highland Doughnut Area for proposed LHD													
1674	286-288	Grove St.	Bradford, David L. House		1898	Italianate	FLR.AU: Highland Doughnut Area for proposed LHD													
1673	292-294	Grove St.	Goldstein, Zeile G. House		1914	Queen Anne; Triple-decker	FLR.AU: Highland Doughnut Area for proposed LHD													
1671	307-309	Grove St.			c 1889	Italianate	FLR.AU: Highland Doughnut Area for proposed LHD													

MHC# Inv. No.	Address #	Street Name	Historic Name	Common Name	Date	Style	Historical District Areas	Multiple Resource Area	National Register District	National Register MRA	Preservation Restriction	SR	NR	Local Historic District	FRHC	C/NC	Demolished	Village / Neighborhood	Architect/Builder	COMMENTS
1670	317-319	Grove St.	Battey, Mary A. C. House		1891	Italianate	FLR.AU: Highland Doughnut Area for proposed LHD													
133	394-396	Grove St.	Gifford, Thomas House		c 1855	Greek Revival; Italianate	FLR.AU: Highland Doughnut Area for proposed LHD													
134	57	Hanover St.			c 1870	Italianate														
135	145	Hanover St.			c 1870	No Style														
136	171	Hanover St.			c 1845	Greek Revival														
137	267	Hanover St.	Borden, S. A. House		c 1880	Stick Style											DEMOLISHED			
138	317	Hanover St.	Small, Reuben C. House		c 1890	Italianate; Queen Anne														
1665	435	Hanover St.	Bigelow, Franklin House		c 1861	Italianate	FLR.AU: Highland Doughnut Area for proposed LHD													
1664	499	Hanover St.	Curry, Edward F. House		1910	Colonial Revival	FLR.AU: Highland Doughnut Area for proposed LHD													
1663	500	Hanover St.	French, Emma House		1920	Colonial Revival	FLR.AU: Highland Doughnut Area for proposed LHD												Leeming, A. H. and Sons	
1661	514	Hanover St.	Holmes, Sarah E. House		c 1840	Greek Revival	FLR.AU: Highland Doughnut Area for proposed LHD													
1660	517	Hanover St.	Elsbree, John F. House		c 1875	Italianate	FLR.AU: Highland Doughnut Area for proposed LHD													
1658	533	Hanover St.	Springer, Joseph T. House		1894	Italianate	FLR.AU: Highland Doughnut Area for proposed LHD													
1657	538	Hanover St.	Smith, John C. House		1902	Shingle Style	FLR.AU: Highland Doughnut Area for proposed LHD													
1656	543	Hanover St.	Sisson, Benjamin F. House		1894	Italianate	FLR.AU: Highland Doughnut Area for proposed LHD													
1655	550	Hanover St.	Durfee, Anne House		1926	Colonial Revival	FLR.AU: Highland Doughnut Area for proposed LHD												Leeming, A. H. and Sons	
1654	555	Hanover St.	Fennell House		1899	Queen Anne	FLR.AU: Highland Doughnut Area for proposed LHD													
1653	567	Hanover St.	Albert, Clinton G. House		c 1905	Colonial Revival	FLR.AU: Highland Doughnut Area for proposed LHD												Darling, Joseph M.	
1652	568	Hanover St.	Eddy, Mary Alden House		1901	Colonial Revival	FLR.AU: Highland Doughnut Area for proposed LHD													
1651	577	Hanover St.	Bury, John W. House		c 1922	Colonial Revival	FLR.AU: Highland Doughnut Area for proposed LHD												Whipp, Thomas	
1650	586	Hanover St.	Peters, Stephen House		1947	English Revival	FLR.AU: Highland Doughnut Area for proposed LHD													
1649	595	Hanover St.	Israel, M. M. House		1946	Post-war Suburban	FLR.AU: Highland Doughnut Area for proposed LHD													
1648	613	Hanover St.	McGee, Alexander House		1894	Victorian Eclectic	FLR.AU: Highland Doughnut Area for proposed LHD													
1720	641	Hanover St.	Smith, Arthur W. House		c 1911	Colonial Revival	FLR.AU: Highland Doughnut Area for proposed LHD													
1647	650	Hanover St.	Jones, Anna Gray House		1904	Italianate	FLR.AU: Highland Doughnut Area for proposed LHD													
1646	657	Hanover St.	Brown, Herbert L. House		c 1903	Shingle Style	FLR.AU: Highland Doughnut Area for proposed LHD													
1645	664	Hanover St.	Hodgate, Amando E. House		1903	Italianate	FLR.AU: Highland Doughnut Area for proposed LHD												Hodgate, C. H.	
1644	678	Hanover St.	Harrison, Joseph House		1903	Italianate	FLR.AU: Highland Doughnut Area for proposed LHD													
139	686	Hanover St.			c 1895	Queen Anne														
1643	701	Hanover St.	Holy Name Roman Catholic Church		1940	Colonial Revival	FLR.AU: Highland Doughnut Area for proposed LHD												Maginnis and Walsh	
1642	709	Hanover St.	Borden, Seth A. House #2	Holy Name Rectory	1902	Colonial Revival	FLR.AU: Highland Doughnut Area for proposed LHD													
1641	749	Hanover St.	Whitehead, Fredrick House		1900	Queen Anne	FLR.AU: Highland Doughnut Area for proposed LHD													
1640	765	Hanover St.	Borden, Seth A. House		c 1881	Stick Style	FLR.AU: Highland Doughnut Area for proposed LHD													
1662	507-509	Hanover St.	Hathaway, Marcus M. House		c 1896	Shingle Style	FLR.AU: Highland Doughnut Area for proposed LHD													
1659	526-528	Hanover St.	O'Neil, James D. House		1902	Shingle Style	FLR.AU: Highland Doughnut Area for proposed LHD													
		Hartwell & Fifth St.	Skeleton in Armor		1832	Site									05/19/15					Fifth St. ?
708	20	Hartwell St.	Edison Lighting Station		1883	Not Researched	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
709	82	Hartwell St.	Edison Service Building		1926	Colonial Revival	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
710	128	Hartwell St.	Silvia, Frank N. School		1902	Not Researched	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
711	164	Hartwell St.	Tecumseh Mill #1		1866	Not Researched	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
712	221	Hartwell St.	Tecumseh Mill Worker Housing		c 1866	Not Researched	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR				NC				
140	233	Hartwell St.	Tecumseh Mill Housing		c 1866	No Style	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR				NC				
713	243	Hartwell St.	New Method Laundry		1910	Not Researched	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
714	287	Hartwell St.	Harbeck Block		1896	Not Researched	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
716	327	Hartwell St.			c 1879	Not Researched	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR				NC				
717	337	Hartwell St.			c 1883	Second Empire	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR				NC				
718	347	Hartwell St.			c 1870	Not Researched	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
719	359	Hartwell St.	Mulligan, John House		c 1877	Not Researched	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
720	377	Hartwell St.	Robeson Mill Worker Housing		c 1866	Not Researched	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
721	387	Hartwell St.	Robeson Mill Worker Housing		c 1866	Not Researched	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								

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722	394	Hartwell St.	Campbell, Jouhn House		c 1881	Not Researched	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR				NC				
723	397	Hartwell St.	Robeson Mill Worker Housing		c 1866	Not Researched	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
724	407	Hartwell St.			c 1883	Italianate	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
725	415	Hartwell St.	O'Toole, Christopher House		1900	Italianate	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
715	297-303	Hartwell St.			1892	Not Researched	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR				NC				
707	4-12	Hartwell St.	Westport Factory		1899	Not Researched	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
706		Hartwell St.	Quequechan River Gatehouse		1967	Not Researched	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR				NC				
1935		Hartwell St.	Robeson-Luther Mill		1866	Not Researched	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR					DEMOLISHED			
1475	41	High St.	Winchester House		c 1850	No style	FLR.I: Lower Highlands	FLR.AS	1/10/1984	1/10/1984		SR								
523	95	High St.	Borden, Lazurus House		c 1850	Greek Revival	FLR.I: Lower Highlands	FLR.AS	1/10/1984	1/10/1984		SR								
524	105	High St.	Batt, William M. House		c 1888	Italianate	FLR.I: Lower Highlands	FLR.AS	1/10/1984	1/10/1984		SR								
525	118	High St.	Davis, James F. House		c 1874	No style	FLR.I: Lower Highlands	FLR.AS	1/10/1984	1/10/1984		SR								
526	130	High St.	Davis, James Tenement House		c 1870	No style	FLR.I: Lower Highlands	FLR.AS	1/10/1984	1/10/1984		SR				NC				
527	142	High St.	Davis, James Tenement House		c 1875	Italianate	FLR.I: Lower Highlands	FLR.AS	1/10/1984	1/10/1984		SR								
528	152	High St.			c 1850	Greek Revival	FLR.I: Lower Highlands	FLR.AS	1/10/1984	1/10/1984		SR								
529	162	High St.			c 1850	Greek Revival	FLR.I: Lower Highlands	FLR.AS	1/10/1984	1/10/1984		SR								
530	204	High St.	Anthony, James S. Tenement House		c 1874	Second Empire	FLR.I: Lower Highlands	FLR.AS	1/10/1984	1/10/1984		SR								
1477	213	High St.	Brownell, Thomas House		c 1850	Greek Revival	FLR.I: Lower Highlands	FLR.AS	1/10/1984	1/10/1984		SR								
141	214	High St.	Gibbs, George W. House	Gibbs' Rock Grove	c 1857-1864	Italianate	FLR.I: Lower Highlands	FLR.AS	1/10/1984	1/10/1984		SR								
1478	225	High St.			c 1877	No style	FLR.I: Lower Highlands	FLR.AS	1/10/1984	1/10/1984		SR								
1479	232	High St.	Deane, Annie B. House		1882	No style	FLR.I: Lower Highlands	FLR.AS	1/10/1984	1/10/1984		SR								
1480	239	High St.	Kilburn, Elijah J. House		c 1866	Second Empire	FLR.I: Lower Highlands	FLR.AS	1/10/1984	1/10/1984		SR								
532	244	High St.	Davol, William C. Jr. Barn	Chief Davol's Firebarn	c 1871	No style	FLR.I: Lower Highlands	FLR.AS	1/10/1984	1/10/1984		SR								
1481	245	High St.			c 1877	No style	FLR.I: Lower Highlands	FLR.AS	1/10/1984	1/10/1984		SR				NC				
142	252	High St.	Davol, William C. Jr. House		c 1876	Stick style	FLR.I: Lower Highlands	FLR.AS	1/10/1984	1/10/1984		SR	NR						Hartwell and Swazey	
1242	275	High St.	Lindsey, Joseph F. House		c 1870	No style	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR								
1243	291	High St.	Brown, Capt. William House		c 1855	Queen Anne	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR								
1244	321	High St.	Chace - Buffinton House		c 1850	Italianate	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR								
1245	344	High St.	Davol, George S. House		c 1875	Second Empire	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR								
1246	385	High St.	Temple Beth-El Synagogue		c 1928	Exotic Revival	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR								
144	386	High St.	Borden, Jefferson House #1	Jennings, William House	c 1840	Greek Revival	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR								
1247	387	High St.			1958	Post-war Suburban	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR				NC				
1248	413	High St.	Wixon, James House		c 1850	Italianate; Queen Anne	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR								
145	430	High St.	Newell, Abraham House		1859	Italianate	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR								
1249	450	High St.	Fall River Eye Care Center		c 1872	Not Researched	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR				NC				
146	458	High St.	Easton, Alexander D. House		c 1872	Italianate	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR								
1250	488	High St.	Borden, Carrie House		1941	Colonial Revival	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR				NC				
1251	491	High St.	Hawkins, Henry Clay House		c 1907	Queen Anne	FLR.C: Highlands Historic District; FLR.BA: Highlands Local Historic District (HLHD)	FLR.AS	2/16/1983	2/16/1983		SR		1/22/2015						
1252	513	High St.	Hawkins, William Henry Second House		c 1854	Italianate; Victorian Eclectic	FLR.C: Highlands Historic District; FLR.BA: Highlands Local Historic District (HLHD)	FLR.AS	2/16/1983	2/16/1983		SR		1/22/2015						
1253	518	High St.	Hawes, Mary C. House		c 1928	Colonial Revival	FLR.C: Highlands Historic District; FLR.BA: Highlands Local Historic District (HLHD)	FLR.AS	2/16/1983	2/16/1983		SR		1/22/2015						
488	528	High St.	Butterworth, Alfred A. House		c 1890	Queen Anne	FLR.C: Highlands Historic District; FLR.BA: Highlands Local Historic District (HLHD)	FLR.AS	2/16/1983	2/16/1983		SR		1/22/2015						
1256	544	High St.	Hicks, Maria Rodman House		c 1899	Colonial Revival; Queen Anne	FLR.C: Highlands Historic District; FLR.BA: Highlands Local Historic District (HLHD)	FLR.AS	2/16/1983	2/16/1983		SR		1/22/2015						
1257	547	High St.	Whitney, Williams S. - Jennings, Edwards B. House		c 1888	Shingle Style	FLR.C: Highlands Historic District; FLR.BA: Highlands Local Historic District (HLHD)	FLR.AS	2/16/1983	2/16/1983		SR		1/22/2015						
147	556	High St.	Wardell, Benjamin House	Allen, G. Frank - Brown, Isaac A. House	c 1845	Greek Revival	FLR.C: Highlands Historic District; FLR.BA: Highlands Local Historic District (HLHD)	FLR.AS	2/16/1983	2/16/1983		SR		1/22/2015						
1258	572	High St.	Davis, Henry House		1898	Colonial Revival; Queen Anne	FLR.C: Highlands Historic District; FLR.BA: Highlands Local Historic District (HLHD)	FLR.AS	2/16/1983	2/16/1983		SR		1/22/2015					Darling, Joseph M.	
1259	573	High St.	Beattie, Roy H. House		1896	Colonial Revival	FLR.C: Highlands Historic District; FLR.BA: Highlands Local Historic District (HLHD)	FLR.AS	2/16/1983	2/16/1983		SR		1/22/2015						
1260	622	High St.	Durfee, Holder B. House		1888	Queen Anne	FLR.C: Highlands Historic District; FLR.BA: Highlands Local Historic District (HLHD)	FLR.AS	2/16/1983	2/16/1983		SR		1/22/2015						
1261	637	High St.	Thornton, Charles D. House		c 1881	Italianate	FLR.C: Highlands Historic District; FLR.BA: Highlands Local Historic District (HLHD)	FLR.AS	2/16/1983	2/16/1983		SR		1/22/2015						
486	638	High St.	Wordell, Marcus M. House		c 1887	Queen Anne	FLR.C: Highlands Historic District; FLR.BA: Highlands Local Historic District (HLHD)	FLR.AS	2/16/1983	2/16/1983		SR		1/22/2015						

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1264	654	High St.	Lovell, William B. House		1890	Queen Anne	FLR.C: Highlands Historic District; FLR.BA: Highlands Local Historic District (HLHD)	FLR.AS	2/16/1983	2/16/1983		SR		1/22/2015						
148	661	High St.	Gee, Frederick A. House		c 1890	Queen Anne	FLR.C: Highlands Historic District; FLR.BA: Highlands Local Historic District (HLHD)	FLR.AS	2/16/1983	2/16/1983		SR		1/22/2015						
1265	669	High St.	Borden, Philip D. House	Davis, Stephen B. House	c 1858	Greek Revival	FLR.C: Highlands Historic District; FLR.BA: Highlands Local Historic District (HLHD)	FLR.AS	2/16/1983	2/16/1983		SR		1/22/2015						
1266	670	High St.	Grouard, John W. House		1890	Queen Anne	FLR.C: Highlands Historic District; FLR.BA: Highlands Local Historic District (HLHD)	FLR.AS	2/16/1983	2/16/1983		SR		1/22/2015						
149	687	High St.	Borden, Leander - Thomas, William F. House	Borden, Issac House	c 1855	Greek Revival	FLR.C: Highlands Historic District; FLR.BA: Highlands Local Historic District (HLHD)	FLR.AS	2/16/1983	2/16/1983		SR		1/22/2015						
1268	710	High St.	Cornell, John Edwin House	Connors, John House	c 1895	Queen Anne	FLR.C: Highlands Historic District; FLR.BA: Highlands Local Historic District (HLHD)	FLR.AS	2/16/1983	2/16/1983		SR		1/22/2015						
150	715	High St.	Shove, Charles O. House	Durfee, Benjamin House	c 1860	Italianate	FLR.C: Highlands Historic District; FLR.BA: Highlands Local Historic District (HLHD)	FLR.AS	2/16/1983	2/16/1983		SR		1/22/2015						
1269	724	High St.	Mott, Edward A. House		1890	Queen Anne; Shingle Style	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR								
1270	736	High St.	Barlow, Maurice T. House		1884	Italianate	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR								
1271	737	High St.	Waterman, John B. House		1937	Colonial Revival	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR				NC				
1272	739	High St.	Sampson, Sarah B. House		1937	Colonial Revival	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR				NC				
1273	747	High St.	Hawes, Oliver S. Jr. House		1937	Colonial Revival	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR				NC				
1274	749	High St.	Hallas, Charles E. House		1937	Colonial Revival	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR				NC				
1275	754	High St.	Baker, Edward House		1890	Queen Anne; Shingle Style	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR								
1277	765	High St.	Borden - Remington - Tuttle House		c 1860	Colonial Revival; Italianate	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR								
1278	784	High St.	Beattie, William H. House		1896	Colonial Revival	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR								
1279	787	High St.			c 1850	Greek Revival	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR				NC				
490	807	High St.	Durfee, George N. House		c 1885	Second Empire; Stick Style	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR								
152	1018	High St.			c 1900	Triple-decker; Victorian Eclectic														
153	1025	High St.			c 1900	Shingle Style														
1476	203-205	High St.	Woodman, Richmond P. House		c 1871	Second Empire	FLR.I: Lower Highlands	FLR.AS	1/10/1984	1/10/1984		SR								
143	301-303	High St.	Fuller-Eddy-Tripp House		c 1845	Greek Revival	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR					DEMOLISHED			
1255	529-531	High St.	Thompson, Annie House	Thompson, Dr. Richard House and Office	1903	Colonial Revival; Queen Anne	FLR.C: Highlands Historic District; FLR.BA: Highlands Local Historic District (HLHD)	FLR.AS	2/16/1983	2/16/1983		SR		1/22/2015						
1263	645-649	High St.	Borden, Nathaniel B. House		1882	Queen Anne	FLR.C: Highlands Historic District; FLR.BA: Highlands Local Historic District (HLHD)	FLR.AS	2/16/1983	2/16/1983		SR		1/22/2015						
1267	682-686	High St.	Almy, Frank S. House		1902	Colonial Revival	FLR.C: Highlands Historic District; FLR.BA: Highlands Local Historic District (HLHD)	FLR.AS	2/16/1983	2/16/1983		SR		1/22/2015						
1276	764-772	High St.	Franklin House		1895	Colonial Revival; Queen Anne	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR								
151	961-963	High St.			c 1910	Queen Anne; Triple-decker														
1281	19	Highland Ave.	Durfee, Randall N. House		1910	Colonial Revival	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR								
1282	39	Highland Ave.	Thurston, Rev. Eli House		c 1861	Italianate	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR								
155	55	Highland Ave.	Jenks, John House		c 1845	Greek Revival	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR								
1283	79	Highland Ave.	Gardner House		c 1904	Colonial Revival	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR								
1284	94	Highland Ave.	Haight, Katherine C. House		1904	Not Researched	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR								
1285	106	Highland Ave.	Hawkins, E. M. House		c 1875	Second Empire	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR								
1286	111	Highland Ave.	Blaisdell, Josiah House		c 1850	Greek Revival	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR								
1288	132	Highland Ave.	Watters, Joseph House		1901	Colonial Revival	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR								
1289	140	Highland Ave.	Robbins, Charles H. House		c 1872-1875	Italianate	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR								
1290	161	Highland Ave.	Eddy, George H. Jr. House		1913	Colonial Revival	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR								
1291	177	Highland Ave.	Hoag, John House		1884	Italianate	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR								
1292	189	Highland Ave.	Hathaway, Clarence House		c 1889	Queen Anne	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR								
1293	229	Highland Ave.			1899	Queen Anne	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR								
156	240	Highland Ave.	Borden, Theodore W. House		c 1873	Second Empire	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR								
1294	243	Highland Ave.	Marvel, Edward T. House		c 1875	Second Empire	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR					DEMOLISHED			
1295	252	Highland Ave.	Hammond, John House		1888	Stick Style	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR				NC				
1296	259	Highland Ave.	Winslow, Susan P.H. House		1891	Queen Anne	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR					DEMOLISHED			
1297	268	Highland Ave.	Harley House		1889	Stick Style	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR								
1298	273	Highland Ave.	French, Emma House		1920	Colonial Revival	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR					DEMOLISHED			
1299	302	Highland Ave.	Baker, Henry House		c 1855	Italianate	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR								
157	344	Highland Ave.	Underwood, Leonard House		c 1853	Greek Revival	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR								
1301	410	Highland Ave.	Shove, Charles M. House		1887	Queen Anne	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR								
158	423	Highland Ave.	Brown, Eliphalet S. House	Catholic Education Center	c 1873	Second Empire	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR								
1302	446	Highland Ave.	Shove, Charles M. Carriage House		c 1873	Second Empire	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR								
1303	461	Highland Ave.	Roberts, Benjamin House		c 1868	No style	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR								
159	484	Highland Ave.	Borden, Simeon House	Greater Fall River Christian School	c 1875	High Victorian Gothic	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR							Hartwell and Swazey	
160	503	Highland Ave.	Durfee, Nathan House		1922	Tudor Revival	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR								
161	526	Highland Ave.	Brow, Edward House		1892	Queen Anne; Shingle Style	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR								
162	533	Highland Ave.	Baker, Joseph A. House	Ninth Street Day Nursery School	c 1883	Queen Anne	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR								
1304	547	Highland Ave.	Ashley, Stephen House		1890	Colonial Revival	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR				NC				
1305	548	Highland Ave.	Brayton, Harriet H. House		1909	Queen Anne	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR								

MHC# Inv.	Address #	Street Name	Historic Name	Common Name	Date	Style	Historical District Areas	Multiple Resource Area	National Register District	National Register MRA	Preservation Restriction	SR	NR	Local Historic District	FRHC	C/NC	Demolished	Village / Neighborhood	Architect/Builder	COMMENTS
1306	572	Highland Ave.	Jaffe, Meyer House		1952	Post-war Suburban	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR				NC				
1307	573	Highland Ave.			1948	Post-war Suburban	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR				NC				
1308	600	Highland Ave.	Union Methodist Church		1925	Neo Gothic Revival	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR								
163	617	Highland Ave.	Peloquin, P. E. House		1883	Queen Anne	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR								
1309	629	Highland Ave.	Chapin, Charles J. House		c 1882	Italianate	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR								
1310	632	Highland Ave.	Connell, Charles W. House		1907	Colonial Revival	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR								
1311	641	Highland Ave.	Leland, Mary G. House		c 1884	Victorian Eclectic	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR								
1312	654	Highland Ave.	Marshall, Robert House		1901	Colonial Revival	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR								
166	657	Highland Ave.	Rising Sun	Knapp, Rev. Arthur M House	1894	Exotic Revival	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR			7/21/15				Cram, Ralph Adams	Change date from: 1915 to 1894
1314	673	Highland Ave.	Gage, John P. House		1900	Shingle style	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR								
1315	674	Highland Ave.	Hudner, Michael T. House		1908	Shingle style	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR								
1316	707	Highland Ave.	Read, Benjamin B. Jr. House		1900	Colonial Revival	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR								
164	721	Highland Ave.	Bodge, John P. House	Ashworth, Ella F. House	c 1908	Shingle style	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR								
1317	745	Highland Ave.	Fuller, William E. Jr. House		1906	Colonial Revival	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR								
165	761	Highland Ave.	Kerr, Robert C. House		1895	Queen Anne	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR								
1318	811	Highland Ave.	Jaffe, Etta House		1941	Colonial Revival	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR				NC				
1319	831	Highland Ave.	Andrews, Frank L. House		1898	Colonial Revival	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR								
1320	851	Highland Ave.	Mills, Asa A. House		1902	Colonial Revival	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR								
167	878	Highland Ave.	Langley House		1896	Queen Anne	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR								
1321	887	Highland Ave.	Nazareth Hall		1920	Colonial Revival	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR								
1322	896	Highland Ave.	Langley - McCarthy House		1913	Queen Anne	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR								
1324	924	Highland Ave.	Bailey, Thomas House		1885	Queen Anne	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR								
1325	931	Highland Ave.	Dodge, Clarence L. House		1898	Shingle style	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR								
1326	940	Highland Ave.	Delahanty, Joseph House		1927	Not Researched	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR				NC				
1327	943	Highland Ave.	Thompson, Richard House		1905	Shingle style	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR								
168	1051	Highland Ave.			c 1915	Spanish Eclectic														
169	1168	Highland Ave.		Fall River Home for Aged People	c 1890	Classical Revival														
1540	1820	Highland Ave.	Truesdale Hospital - Mitchell House		r 1913	Colonial Revival	FLR.AQ: Truesdale Hospital Complex	FLR.AS	4/16/1986	4/16/1986		SR							Marvell, Edward I.	
1541	1820	Highland Ave.	Truesdale Hospital		1912	Colonial Revival	FLR.AQ: Truesdale Hospital Complex	FLR.AS	4/16/1986	4/16/1986		SR							Dubitsky, Samuel T.; Hooper, Parker Morse	
170	1870	Highland Ave.				Craftsman														
171	2078	Highland Ave.			c 1860	Second Empire														
172	2112	Highland Ave.	Locke, G. W. House		c 1800	Colonial														
173	2123	Highland Ave.	Learned, Ebenezer T. House		c 1870	Italianate														
	2446	Highland Ave.	Catholic Memorial Home		1939										05/19/15					
154	2758	Highland Ave.			c 1840	Greek Revival														RAZED 1988
174	2809	Highland Ave.			c 1880	Victorian Eclectic														
175	2873	Highland Ave.			r 1870	Italianate														
1287	120-122	Highland Ave.			1901	Not Researched	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR								
1300	362-394	Highland Ave.	Leonard, Job House		c 1889	Colonial Revival	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR								
1323	910-914	Highland Ave.	Nute, Joseph E. House		1899	Colonial Revival	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR								
		Highland Ave.	Durfee Green		1910	Park									05/19/15				Olmsted	
1462	117	Hood St.	Carroll, Charles V. School		1954	Not Researched	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR			9/15/15	NC	DEMOLISHED			Property has been RAZED
176	488	Hood St.			c 1890	Queen Anne; Shingle Style														
	215	Horton St.			c 1883	Second Empire									09/15/15					
																			Crompton and Knowles Loom Work; Entwistle, T. C.; Henry, William T.; Howard & Bullough Machine Co.; Lee, Asa and Company; Sears, Chauncey H.; Whitin Machine Works	
473	109	Howe St.	Charlton Mill - Spinning Mill	General Cotton Supply Company	1910	No style	FLR.L: Charlton Mill	FLR.AS	2/16/1983	2/16/1983		SR						Globe Village		
1778	109	Howe St.	Charlton Mill - Boiler House	General Cotton Supply Company	c 1911	Not Researched	FLR.L: Charlton Mill	FLR.AS	2/16/1983	2/16/1983		SR						Globe Village	Henry, William T.; Sears, Chauncey H.	
1779	109	Howe St.	Charlton Mill - Engine House	General Cotton Supply Company	1911	Not Researched	FLR.L: Charlton Mill	FLR.AS	2/16/1983	2/16/1983		SR						Globe Village	Henry, William T.; Sears, Chauncey H.	
1780	109	Howe St.	Charlton Mill - Breaker and Storage House	General Cotton Supply Company	c 1911	Not Researched	FLR.L: Charlton Mill	FLR.AS	2/16/1983	2/16/1983		SR						Globe Village	Henry, William T.; Sears, Chauncey H.	
177	183	Hunter St.			c 1900	Victorian Eclectic														
1735	275	Indian Town Rd.	Crank, H. House		c 1855	Greek Revival	FLR.AV: Indian Town Road Area						Eligible							More information needed
1964	292	Indian Town Rd.			c 1950	Post-war Suburban	FLR.AV: Indian Town Road Area													
1965	294	Indian Town Rd.			c 1950	Post-war Suburban	FLR.AV: Indian Town Road Area													
1966	295	Indian Town Rd.			c 1950	Post-war Suburban	FLR.AV: Indian Town Road Area													
1967	296	Indian Town Rd.	Thurston, J. House		c 1850	Greek Revival	FLR.AV: Indian Town Road Area													
1969	297	Indian Town Rd.			c 1900	No Style	FLR.AV: Indian Town Road Area													
1970	298	Indian Town Rd.			c 1970	Post-war Suburban	FLR.AV: Indian Town Road Area													
1971	300	Indian Town Rd.			c 1970	Post-war Suburban	FLR.AV: Indian Town Road Area													
1972	302	Indian Town Rd.	Thurston, B. House		c 1850	No Style	FLR.AV: Indian Town Road Area													
1968	305	Indian Town Rd.			c 1950	Post-war Suburban	FLR.AV: Indian Town Road Area													
FLR.HA.1		Innovation Way	Executive Park	South Coast Technology Park		Granite millstone	FLR.HA.1: Site Examination								11/16/15					Lots 4 and 5, existing millstone. MHR #RC.27064; EEA #12902A
919		Interstate 195				Stringer														
920		Interstate 195				Stringer														
905		Interstate 195	Braga, Charles M. Memorial Bridge		1965	Truss Warren with Verticals													Pichel, E. Incorporated; Corbella Const. Co.	
942		Jefferson St.	Jefferson Street Bridge over Route 24			Stringer; Girder Unspecified														
1907		Jefferson St.	Fall River Bleachery - Box Shop			Not Researched	FLR.U: Fall River Bleachery	FLR.AS	2/16/1983	2/16/1983		SR								
1908		Jefferson St.	Fall River Bleachery - Storehouse			Not Researched	FLR.U: Fall River Bleachery	FLR.AS	2/16/1983	2/16/1983		SR								
1909		Jefferson St.	Fall River Bleachery - Mill #1		1872	Not Researched	FLR.U: Fall River Bleachery	FLR.AS	2/16/1983	2/16/1983		SR							Borden, Spencer; Earle Slade W.; Paine, Walter J.; Pierce, Obadiah	
1910		Jefferson St.	Fall River Bleachery - Boiler Room			Not Researched	FLR.U: Fall River Bleachery	FLR.AS	2/16/1983	2/16/1983		SR								
1911		Jefferson St.	Fall River Bleachery - Tentering Building			Not Researched	FLR.U: Fall River Bleachery	FLR.AS	2/16/1983	2/16/1983		SR								
1912		Jefferson St.	Fall River Bleachery - Storehouse #2			Not Researched	FLR.U: Fall River Bleachery	FLR.AS	2/16/1983	2/16/1983		SR								
1913		Jefferson St.	Fall River Bleachery - Storehouse			Not Researched	FLR.U: Fall River Bleachery	FLR.AS	2/16/1983	2/16/1983		SR								
1914		Jefferson St.	Fall River Bleachery - Storehouse Addition		c 1922	Not Researched	FLR.U: Fall River Bleachery	FLR.AS	2/16/1983	2/16/1983		SR								

MHC# Inv.								Multiple Resource Area	National Register District	National Register MRA	Preservation Restriction	SR		Local Historic District				Village / Neighborhood	Architect/Builder		
No.	Address #	Street Name	Historic Name	Common Name	Date	Style	Historical District Areas						NR		FRHC	C/NC	Demolished				COMMENTS
1915		Jefferson St.	Fall River Bleachery - Paint Shop			Not Researched	FLR.U: Fall River Bleachery	FLR.AS	2/16/1983	2/16/1983		SR									
1916		Jefferson St.	Fall River Bleachery - Machine Shop			Not Researched	FLR.U: Fall River Bleachery	FLR.AS	2/16/1983	2/16/1983		SR									
1942		Jefferson St.	Hargraves Mills #2 & #3	Parker Mills	c 1888	Not Researched	FLR.D: Quequechan Valley Mills	FLR.AS	2/16/1983	2/16/1983		SR						Flint Village			RAZED
1943		Jefferson St.	Parker Mills	Bersire Fine Spinning Association	1895	Not Researched	FLR.D: Quequechan Valley Mills	FLR.AS	2/16/1983	2/16/1983		SR						Flint Village			RAZED
		Jefferson St.	Annawan Mills		1825												DEMOLISHED				
726	9	John St.	Brow, Joseph House		c 1860	Italianate	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR									
727	10	John St.			c 1885	Italianate	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR									
728	14	John St.			c 1889	Italianate	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR									
729	17	John St.			1896	Triple-decker	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR				NC					
730	18	John St.			1896	Italianate	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR									
733	31	John St.			c 1868	Not Researched	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR									
732	32	John St.			1895	Italianate	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR									
734	41	John St.			c 1864	Not Researched	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR									
735	43	John St.			c 1877	Not Researched	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR									
179	68	John St.			c 1877	No Style	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR				NC					
736	85	John St.			c 1889	Italianate	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR									
739	86	John St.			c 1889	Not Researched	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR									
737	91	John St.			c 1889	Italianate	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR									
738	95	John St.			c 1889	Italianate	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR									
740	96	John St.			c 1889	Italianate	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR									
741	108	John St.			c 1875	Italianate	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR									
743	125	John St.	Downs, John A. House		c 1874	Not Researched	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR									
744	136	John St.			c 1866	Not Researched	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR									
745	137	John St.			c 1866	Not Researched	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR									
746	141	John St.			c 1877	Not Researched	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR									
747	144	John St.	Buffinton, Martin L. House		c 1870	No style	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR				NC					
181	147	John St.			c 1870	Italianate	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR									
748	152	John St.			1910	Triple-decker	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR									
750	154	John St.			c 1870	Italianate	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR									
752	186	John St.	Lawlor, Patrick House		1890	Second Empire	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR									
754	198	John St.	Robeson Mill Worker Housing		c 1866	Not Researched	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR				NC					
755	208	John St.	Robeson Mill Worker Housing		c 1866	Not Researched	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR									
757	232	John St.			c 1888	Italianate	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR									
758	235	John St.	Vic's Car Wash		1959	No style	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR				NC					
760	250	John St.			c 1877	Not Researched	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR									
761	261	John St.			1890	Italianate	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR									
762	265	John St.			1890	Italianate	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR									
742	122-128	John St.	Welch, John T. House		1896	Italianate	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR									
751	179-187	John St.	Tecumseh Mill Worker Housing		c 1866	Not Researched	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR				NC					
753	193-201	John St.	Tecumseh Mill Worker Housing		c 1866	Not Researched	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR									
756	218-222	John St.	Robeson Mill Worker Housing		c 1866	Not Researched	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR									
731	24-30	John St.			1895	Italianate	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR									
759	249-251	John St.	Shea House		c 1888	Not Researched	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR				NC					
178	38-48	John St.	Gormley Building		c 1897	Victorian Eclectic	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR							Destremps, Louis G.		
182	7	Jones St.			r 1900	Queen Anne; Triple-decker												Border City			
1328	12	June St.			c 1874	No style	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR									
183	22	June St.			c 1820	Federal	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR									
1332	95	June St.	Read, John House		c 1845-1850	Greek Revival	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR									
1334	111	June St.	First Congregational Church Parsonage		c 1874	Victorian Eclectic	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR									
1335	123	June St.	Chace, Holder W. House		c 1871	Second Empire	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR									
1336	126	June St.	Brayton, David A. House		c 1865	Italianate	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR									
1337	142	June St.	Luther, Benjamin C. House		c 1850	Greek Revival	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR									
1338	147	June St.	McKelvie, James House		1926	Colonial Revival	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR									
1339	176	June St.	Beattie, David House		1887	Queen Anne	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR									
1340	182	June St.	Highlands, John J. House #2		1890	Queen Anne	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR									
1341	194	June St.	Highlands, John J. House #1		1887	Queen Anne	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR									
1342	272	June St.	Fiske, George House		c 1869	Italianate	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR				NC					
184	294	June St.	Earl, Benjamin House		c 1854	Italianate	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR									
1343	314	June St.	Hodgate - Anthony House		c 1857	Italianate	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR									
1344	356	June St.	Brayton, Israel House		1916	Colonial Revival	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR									
1345	369	June St.	Slade House		1915	Not Researched	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR									
185	374	June St.	Remington, Robert K. House		1882	Queen Anne; Stick Style	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR									
186	383	June St.	Eddy, James C. House		c 1877	High Victorian Gothic; Stick Style	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR									
187	392	June St.	Borden - Wetherell House		1882	Stick Style	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR									
1348	406	June St.	White, Charles F.H. House		1888	Queen Anne	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR									
188	421	June St.	Jennings, Andrew J. House		1881	Stick Style	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR									
1350	422	June St.	Field, Herbert House		1888	Queen Anne	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR									
1351	444	June St.	Milne, Joseph House		1888	Queen Anne	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR									
189	457	June St.	Lincoln, Arba N. House #2		1897	Victorian Gothic	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR									
1354	472	June St.	Blossom, William E. House #2		1895	Queen Anne	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR									
1355	473	June St.	Brown, George P. House		1894	Queen Anne	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR									
1357	483	June St.	Hoar, George W. House		1893	Queen Anne	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR									
1359	497	June St.	Hahn, Arthur Apartments		1925	Not Researched	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR				NC					
1361	507	June St.			1925	Colonial Revival; Four-square	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR				NC					
1362	521	June St.	Nickerson, Augustine House		1883	Second Empire	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR									
1363	529	June St.			1882	Queen Anne	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR									
1364	538	June St.	Altham, George J. House		1905	No style	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR									
1365	543	June St.	Belcher, Gilbert H. House		1896	Queen Anne	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR									

MHC# Inv. No.	Address #	Street Name	Historic Name	Common Name	Date	Style	Historical District Areas	Multiple Resource Area	National Register District	National Register MRA	Preservation Restriction	SR	NR	Local Historic District	FRHC	C/NC	Demolished	Village / Neighborhood	Architect/Builder	COMMENTS
1366	550	June St.	Blossom, William E. House #1		1888	Italianate	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR								
1333	104-110	June St.	Brayton, Dana D. House		1894	Queen Anne	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR								
1329	30-32	June St.			1896	Not Researched	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR								
1330	38-40	June St.			1896	Not Researched	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR								
1352	456-464	June St.			1898	Colonial Revival	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR								
1356	480-488	June St.	Wyllie, Jennie F. House		1912	Colonial Revival	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR								
1358	492-498	June St.	Fish, Charles A. House		1900	Colonial Revival	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR								
1360	506-508	June St.	Stewart, Agnes House		c 1897	Queen Anne	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR								
1331	94-96	June St.	Haskell - Shove House		c 1845	Greek Revival	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR				NC				
931		Kilburn St.	King Philip Mills - Smokestack	Berkshire Fine Spinning Mills	1881		FLR.AA: King Philip Mills	FLR.AS	2/16/1983	2/16/1983		SR						Globe Village		
1814		Kilburn St.	King Philip Mills - Mill #1	Berkshire Fine Spinning Mills	1872	Not Researched	FLR.AA: King Philip Mills	FLR.AS	2/16/1983	2/16/1983		SR						Globe Village	Harris, William A.; Kilburn, Lincoln and Company; Miller, L. T.; Pierce, A. T.; Sheldon, F. P.; Sherman, William F.	
1815		Kilburn St.	King Philip Mills - Mill #2	Berkshire Fine Spinning Mills	c 1881	Not Researched	FLR.AA: King Philip Mills	FLR.AS	2/16/1983	2/16/1983		SR						Globe Village		
1816		Kilburn St.	King Philip Mills - Office	Berkshire Fine Spinning Mills	1881	Not Researched	FLR.AA: King Philip Mills	FLR.AS	2/16/1983	2/16/1983		SR						Globe Village		
1817		Kilburn St.	King Philip Mills - Mill #3	Berkshire Fine Spinning Mills	1888	Not Researched	FLR.AA: King Philip Mills	FLR.AS	2/16/1983	2/16/1983		SR						Globe Village		
1818		Kilburn St.	King Philip Mills - Mill #4	Berkshire Fine Spinning Mills	1892	Not Researched	FLR.AA: King Philip Mills	FLR.AS	2/16/1983	2/16/1983		SR						Globe Village		
1819		Kilburn St.	King Philip Mills - Picker House #1	Berkshire Fine Spinning Mills	1872	Not Researched	FLR.AA: King Philip Mills	FLR.AS	2/16/1983	2/16/1983		SR						Globe Village		
1820		Kilburn St.	King Philip Mills - Cloth Room	Berkshire Fine Spinning Mills	1872	Not Researched	FLR.AA: King Philip Mills	FLR.AS	2/16/1983	2/16/1983		SR						Globe Village		
1821		Kilburn St.	King Philip Mills - Tool House	Berkshire Fine Spinning Mills	c 1878	Not Researched	FLR.AA: King Philip Mills	FLR.AS	2/16/1983	2/16/1983		SR						Globe Village		
1822		Kilburn St.	King Philip Mills - Picker House #2	Berkshire Fine Spinning Mills	1881	Not Researched	FLR.AA: King Philip Mills	FLR.AS	2/16/1983	2/16/1983		SR						Globe Village		
1823		Kilburn St.	King Philip Mills - Engine House #4	Berkshire Fine Spinning Mills	1892	Not Researched	FLR.AA: King Philip Mills	FLR.AS	2/16/1983	2/16/1983		SR						Globe Village		
1824		Kilburn St.	King Philip Mills - Engine House #2	Berkshire Fine Spinning Mills	1892	Not Researched	FLR.AA: King Philip Mills	FLR.AS	2/16/1983	2/16/1983		SR						Globe Village		
1825		Kilburn St.	King Philip Mills - Storage House #3	Berkshire Fine Spinning Mills	1898	Not Researched	FLR.AA: King Philip Mills	FLR.AS	2/16/1983	2/16/1983		SR						Globe Village		
1826		Kilburn St.	King Philip Mills - Boiler House	Berkshire Fine Spinning Mills	1881	Not Researched	FLR.AA: King Philip Mills	FLR.AS	2/16/1983	2/16/1983		SR						Globe Village		
1827		Kilburn St.	King Philip Mills - Storehouse #1	Berkshire Fine Spinning Mills	1881	Not Researched	FLR.AA: King Philip Mills	FLR.AS	2/16/1983	2/16/1983		SR						Globe Village		
1828		Kilburn St.	King Philip Mills - Storehouse #2	Berkshire Fine Spinning Mills	1886	Not Researched	FLR.AA: King Philip Mills	FLR.AS	2/16/1983	2/16/1983		SR						Globe Village		
1829		Kilburn St.	King Philip Mills - Cafeteria	Berkshire Fine Spinning Mills	1922	Not Researched	FLR.AA: King Philip Mills	FLR.AS	2/16/1983	2/16/1983		SR						Globe Village		
1830		Kilburn St.	King Philip Mills - Electrical Swithing Building	Berkshire Fine Spinning Mills	1930	Not Researched	FLR.AA: King Philip Mills	FLR.AS	2/16/1983	2/16/1983		SR						Globe Village		
900		Ledge Rd., Freetown - Fall	Ledge Road Bridge over Rattlesnake Brook		1935	Arch Barrel Dressed Voussoir;			Eligible										Civilian Conservation Corps; Civilian Conservation	Eligible only in District
586	200	Lewis St.	Slade School		1928	Classical Revival														
484		Lewiston St.	Chace Mills - Mill #1	United Merchants and Manufacturing Company	c 1872	Italianate	FLR.P: Chace Mills	FLR.AS	2/16/1983	2/16/1983		SR								
1931		Lewiston St.	Chace Mills - Finishing Mills	United Merchants and Manufacturing Company	1895	Not Researched	FLR.P: Chace Mills	FLR.AS	2/16/1983	2/16/1983		SR								
1932		Lewiston St.	Chace Mills - Engine Room	United Merchants and Manufacturing Company	1872	Not Researched	FLR.P: Chace Mills	FLR.AS	2/16/1983	2/16/1983		SR								
1933		Lewiston St.	Chace Mills - Picker House	United Merchants and Manufacturing Company	1872	Not Researched	FLR.P: Chace Mills	FLR.AS	2/16/1983	2/16/1983		SR								
1934		Lewiston St.	Chace Mills - Cloth Room	United Merchants and Manufacturing Company	c 1889	Not Researched	FLR.P: Chace Mills	FLR.AS	2/16/1983	2/16/1983		SR								
1936		Lewiston St.	Chace Mills - Engine Room	United Merchants and Manufacturing Company	1895	Not Researched	FLR.P: Chace Mills	FLR.AS	2/16/1983	2/16/1983		SR								
1937		Lewiston St.	Chace Mills - Office	United Merchants and Manufacturing Company	1875	Not Researched	FLR.P: Chace Mills	FLR.AS	2/16/1983	2/16/1983		SR								
1938		Lewiston St.	Chace Mills - New Office	United Merchants and Manufacturing Company		Not Researched	FLR.P: Chace Mills	FLR.AS	2/16/1983	2/16/1983		SR								
1367	94	Lincoln Ave.	Borden, Peleg E. House		1893	Italianate	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR								
1368	118	Lincoln Ave.			1894	Shingle Style	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR								
1369	135	Lincoln Ave.	Belcher, Gilbert House #1		c 1882	Italianate; Victorian Eclectic	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR								
1370	138	Lincoln Ave.	Bogle, Robert A. House		1894	Queen Anne	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR								
191	192	Lincoln Ave.	Thomas, Edward H. House		1896	Colonial Revival; Queen Anne	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR							Walker, William R. and Son	
1371	208	Lincoln Ave.	Pierce, William H. House		1902	Queen Anne	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR								
192	218	Lincoln Ave.	Sanford, Arnold B. House		1884	Queen Anne	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR								
487	221	Lincoln Ave.	Open Bay - Cobb, Harriet House		c 1888	Queen Anne	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR								
1373	242	Lincoln Ave.	Davol, Bradford House		c 1876	Italianate	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR								
1374	267	Lincoln Ave.			1907	No style	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR				NC				
1375	274	Lincoln Ave.	Ramsey House		c 1875	Italianate	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR				NC				
1376	277	Lincoln Ave.			1902	Queen Anne	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR								
1377	288	Lincoln Ave.	Albro, Frank B. House		1897	Queen Anne	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR								
1378	296	Lincoln Ave.	Borden, George E. House		1897	Queen Anne	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR				NC				
1379	318	Lincoln Ave.	Walmsley, Robinson House		1892	Italianate	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR								
1380	330	Lincoln Ave.			1893	Queen Anne	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR								
1381	339	Lincoln Ave.	Sheen, George House		1890	Queen Anne	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR								
1382	344	Lincoln Ave.	Munroe, Thomas G. House		c 1882	Queen Anne	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR				NC				
1383	353	Lincoln Ave.	Chace, Edward House		1885	Victorian Eclectic	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR								
578	90	Linden St.	Sacred Heart School	Lincoln School Annex	c 1931	Colonial Revival	FLR.AU: Highland Doughnut Area for proposed LHD	FLR.AS		3/9/1987		SR	NR						Maginnis and Walsh	NR (3/9/1987)
579	115	Linden St.	Sacred Heart Roman Catholic Church		1874	Romanesque Revival	FLR.AU: Highland Doughnut Area for proposed LHD						Eligible						Cairnes, Hugh; Locke, Alexander Decorating	School Eligible only
193	261	Lindsey St.	Mechanics Mill Tenement		c 1875	No Style												Mechanicsville		
1639	244	Locust St.	Anthony, George H. Tenement House		c 1898	Queen Anne	FLR.AU: Highland Doughnut Area for proposed LHD													
1638	253	Locust St.	Wilcox, Robert A. Tenement House		c 1885	Italianate	FLR.AU: Highland Doughnut Area for proposed LHD													
1637	254	Locust St.	Newton, Elizabeth S. Tenement House		1887	Italianate	FLR.AU: Highland Doughnut Area for proposed LHD													
1636	268	Locust St.	Anthony House		c 1885	Greek Revival	FLR.AU: Highland Doughnut Area for proposed LHD													

MHC# Inv. No.	Address #	Street Name	Historic Name	Common Name	Date	Style	Historical District Areas	Multiple Resource Area	National Register District	National Register MRA	Preservation Restriction	SR	NR	Local Historic District	FRHC	C/NC	Demolished	Village / Neighborhood	Architect/Builder	COMMENTS
1635	278	Locust St.	McNemey, John F. House		1925	Craftsman	FLR.AU: Highland Doughnut Area for proposed LHD													
1634	279	Locust St.	Earle, Slade W. Tenement House #2		c 1875	Italianate	FLR.AU: Highland Doughnut Area for proposed LHD													
1384	285	Locust St.	Earle, Slade W. House		c 1869	Italianate	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR								
194	288	Locust St.	Mason - Baker House		c 1825	Federal; Greek Revival	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR								
1386	308	Locust St.	Buffinton, James House		c 1858	Italianate	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR								
195	324	Locust St.			c 1850	Greek Revival	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR								
196	338	Locust St.	Gifford, Benjamin S.C. House		1887	Queen Anne	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR								
1387	457	Locust St.	Buffinton, Edmund F. House		c 1883	No style	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR								
1389	469	Locust St.	Baker, Frank A. House		c 1883	No style	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR								
1390	476	Locust St.			1927	No style	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR				NC				
1633	520	Locust St.	Hawes, George E. Barn	Fraternal Order of Eagles Assembly Hall	1883	Colonial Revival	FLR.AU: Highland Doughnut Area for proposed LHD												Dubitski, Samuel T.	
198	533	Locust St.	Stafford - Cummings House	Stafford, Foster H. House	c 1874	Second Empire	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR								
1632	534	Locust St.	Harris, Amaziah House		c 1866	Second Empire	FLR.AU: Highland Doughnut Area for proposed LHD													
1631	550	Locust St.	Chace, Caleb S. House	Sullivan's Funeral Home	c 1871	Colonial Revival; Italianate	FLR.AU: Highland Doughnut Area for proposed LHD													
1630	572	Locust St.	Allen, George S. Tenement House		c 1870	Italianate	FLR.AU: Highland Doughnut Area for proposed LHD													
200	1478	Locust St.	Latessa, Nicola Stone Cottage	Ormerod, Albert - Arruda, Joseph House	c 1897	No Style														
197	386-388	Locust St.	Clark, Albert S. House		c 1848	Gothic Revival	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR								
1388	464-466	Locust St.	Eddy, George A. House		c 1890	No style	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR								
199	588-590	Locust St.			c 1870	Second Empire														
		Lynwood St. - McMahon St.	Pocasset Swamp			Archaeological/Ethnographic									07/21/15					Site of an important battle in King Philip's War
1165	19	Lyon St.			1895	Italianate	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
1166	22	Lyon St.			c 1889	Triple-decker	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
1167	30	Lyon St.	Vatterline House		1888	Italianate	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
1168	31	Lyon St.	Smithies House		c 1871	Italianate	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
1170	38	Lyon St.			1883	Italianate	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
1171	49	Lyon St.			c 1890	Italianate	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
1172	52	Lyon St.	Dahill House		c 1879	Italianate	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
1173	57	Lyon St.			c 1883	Second Empire	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
1174	66	Lyon St.	Dahill, Timothy House		1883	Not Researched	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
1169	33-37	Lyon St.			c 1872		FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
201	181	Madison St.			c 1920	Craftsman														
202	288	Madison St.			c 1895	Colonial Revival; Shingle Style														
203	316	Madison St.			c 1880	Stick Style														
204	565	Madison St.			c 1900	Colonial Revival; Shingle Style														
2004	881	Madison St.	Lindsey, Dr. John H. House		1926	Colonial Revival												Highlands		
205	1517	Madison St.			1920	Craftsman														
1629	154	Maple St.	Horton, Hiram House		c 1859	Italianate	FLR.AU: Highland Doughnut Area for proposed LHD													
208	159	Maple St.	Standing, John House		c 1877	Second Empire														
1628	174	Maple St.	Earl, John M. House #1		c 1861	Italianate	FLR.AU: Highland Doughnut Area for proposed LHD													
1625	256	Maple St.	Pevers, Martha B. House		1905	Queen Anne	FLR.AU: Highland Doughnut Area for proposed LHD													
1391	276	Maple St.	Westall School		1907	Colonial Revival	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR								
1392	291	Maple St.	Thurston, Rienzi W. House		1889	Queen Anne	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR								
1393	328	Maple St.			1908	No style	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR				NC				
1394	422	Maple St.	Schwartz, Hyman House		1950	Post-war Suburban	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR				NC				
210	458	Maple St.	Hawes, Oliver K. House		1908	Colonial Revival; Shingle Style	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR								
1395	499	Maple St.			1953	Post-war Suburban	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR				NC				
211	537	Maple St.	Gardner - Morse House		c 1869	No Style														
1624	542	Maple St.	Fisher, Lyman M. House		c 1875	Italianate	FLR.AU: Highland Doughnut Area for proposed LHD													
1623	552	Maple St.	Buffinton, Joseph L. House		c 1875	Victorian Eclectic	FLR.AU: Highland Doughnut Area for proposed LHD													
1622	555	Maple St.	Bassett, Rufus House	Davis, Henry House	c 1875	Second Empire	FLR.AU: Highland Doughnut Area for proposed LHD													
1621	568	Maple St.	Horton, Melvin B. House		1891	Italianate	FLR.AU: Highland Doughnut Area for proposed LHD													
213	627	Maple St.			c 1885	Italianate														
214	709	Maple St.			c 1890	Queen Anne														
209	183-185	Maple St.	Cook - Standing House		c 1855	Victorian Eclectic														
1627	186-188	Maple St.	Davis, Capt. Elijah G. House		1894	Italianate	FLR.AU: Highland Doughnut Area for proposed LHD													
1626	250-252	Maple St.			c 1900	Queen Anne	FLR.AU: Highland Doughnut Area for proposed LHD													
212	565-575	Maple St.	Watters, Joseph A. House		c 1895	Queen Anne														
207		Maple St.	Fowler Congregational Church	Bethel A. M. E. Congregational Church	c 1875	No Style														
1191	19	Marble St.			c 1855	Greek Revival	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
1922		Martine St.	Kerr Thread Mill - Mill #1	American Thread Company	c 1890	Not Researched	FLR.Z: Kerr Thread Mill	FLR.AS	DOE (2/16/1983)	2/16/1983		SR					DEMOLISHED	Flint Village		

MHC# Inv. No.	Address #	Street Name	Historic Name	Common Name	Date	Style	Historical District Areas	Multiple Resource Area	National Register District	National Register MRA	Preservation Restriction	SR	NR	Local Historic District	FRHC	C/NC	Demolished	Village / Neighborhood	Architect/Builder	COMMENTS
1923		Martine St.	Kerr Thread Mill - Mill #2	American Thread Company	c 1890	Not Researched	FLR.Z: Kerr Thread Mill	FLR.AS	DOE (2/16/1983)	2/16/1983		SR					DEMOLISHED	Flint Village		
1924		Martine St.	Kerr Thread Mill - Mill #3	American Thread Company	1907	Not Researched	FLR.Z: Kerr Thread Mill	FLR.AS	DOE (2/16/1983)	2/16/1983		SR					DEMOLISHED	Flint Village		
1925		Martine St.	Kerr Thread Mill - Bleachery	American Thread Company	1916	Not Researched	FLR.Z: Kerr Thread Mill	FLR.AS	DOE (2/16/1983)	2/16/1983		SR					DEMOLISHED	Flint Village		
1926		Martine St.	Kerr Thread Mill - Finishing Mill	American Thread Company	1920	Not Researched	FLR.Z: Kerr Thread Mill	FLR.AS	DOE (2/16/1983)	2/16/1983		SR					DEMOLISHED	Flint Village		
1927		Martine St.	Kerr Thread Mill - Storehouse #87	American Thread Company		Not Researched	FLR.Z: Kerr Thread Mill	FLR.AS	DOE (2/16/1983)	2/16/1983		SR					DEMOLISHED	Flint Village		
1928		Martine St.	Kerr Thread Mill - Office	American Thread Company		Not Researched	FLR.Z: Kerr Thread Mill	FLR.AS	DOE (2/16/1983)	2/16/1983		SR					DEMOLISHED	Flint Village		
1929		Martine St.	Kerr Thread Mill - Gas House	American Thread Company		Not Researched	FLR.Z: Kerr Thread Mill	FLR.AS	DOE (2/16/1983)	2/16/1983		SR					DEMOLISHED	Flint Village		
1930		Martine St.	Kerr Thread Mill - Storehouse	American Thread Company	1920	Not Researched	FLR.Z: Kerr Thread Mill	FLR.AS	DOE (2/16/1983)	2/16/1983		SR					DEMOLISHED	Flint Village		
215	40	May St.			c 1845	Greek Revival														
216	218	McCloskey St.			c 1900	Queen Anne; Triple-decker														
217	181	Merchant St.			c 1910	Queen Anne; Triple-decker														
		Meridian St.	Meridian St. Farm			Agriculture									07/21/15					
220	711	Middle St.	Saint John's Episcopal Church		c 1888	Victorian Gothic														
							FLR.AP: Saint Anne's Church and Parish Complex													
1535	818	Middle St.	Saint Anne's Rectory		1905	Not Researched		FLR.AS	2/16/1983	2/16/1983		SR							Destremps, Louis G.	
1190	1017	Middle St.	Mount Saint Mary's Convent		1909, 1959	Colonial Revival	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
219	655-685	Middle St.	Chace, Arnold B. Rowhouses		c 1877	Queen Anne; Row House		FLR.AS		2/16/1983		SR	NR							
221	43	Morgan St.	Borden, N. B. School	Girls Vocational High School	c 1868	Second Empire		FLR.AS		2/16/1983		SR	NR							
764	163	Morgan St.			c 1866	Not Researched	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
765	172	Morgan St.			1890	Second Empire	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
766	175	Morgan St.			c 1880	Italianate	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
773	184	Morgan St.			c 1868	Not Researched	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
767	207	Morgan St.			c 1866	Not Researched	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
768	217	Morgan St.	Green, Widow House		c 1888	Not Researched	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
222	220	Morgan St.			c 1889	Italianate	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
770	263	Morgan St.			c 1864	Not Researched	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
772	271	Morgan St.			1884	Second Empire	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
	284	Morgan St.			C 1868											NC				
774	316	Morgan St.			c 1877	Not Researched	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
775	327	Morgan St.			c 1877	Not Researched	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
763	130-138	Morgan St.	R and S Rental Company		1940	Not Researched	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR				NC				
769	223-227	Morgan St.	Callaghan House		c 1876	Italianate	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
771	270-278	Morgan St.			c 1877	Not Researched	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
223	19	Morton St.			c 1875	Italianate												Mechanicsville		
		Mount Hope Bay	South End Railroad right-of-way (ROW)												07/21/15					Along Mount Hope Bay NR (ref #87001528)
		Mout Hope Bay	Borden Flats Light Station			Lighthouse							NR							
224	372	Mulberry St.			c 1875	Italianate												Mechanicsville		
225	20	Murray St.			c 1880	Victorian Eclectic												Mechanicsville		
226	35	Murray St.			c 1885	No Style												Mechanicsville		
227	60	Murray St.			r 1880	No Style												Mechanicsville		
228	79	Murray St.			r 1915	Colonial Revival; Shingle Style												Mechanicsville		
1620	56	New Boston Rd.	Schimpf, Lucien House		1924	Colonial Revival	FLR.AU: Highland Doughnut Area for proposed LHD													
1619	82	New Boston Rd.	Gifford, Mary A. House		1910	Craftsman	FLR.AU: Highland Doughnut Area for proposed LHD												Darling, Joseph M.	
229	145	New Boston Rd.			c 1845	Greek Revival														
230	295	New Boston Rd.		Sub Shoppe, The	c 1885	Italianate														
231	329	New Boston Rd.			c 1845	Greek Revival														
232	422	New Boston Rd.			r 1805	Federal														
233	836	New Boston Rd.			c 1830	No Style														
234	955	New Boston Rd.			c 1885	Italianate														
235	1163	New Boston Rd.			r 1865	Italianate														
236	1270	New Boston Rd.	Freelove, Thomas House		r 1815	Federal														
239	1362	New Boston Rd.			r 1845	Greek Revival														
1617	123-125	New Boston Rd.			1910	Queen Anne	FLR.AU: Highland Doughnut Area for proposed LHD													
237	1281-1291	New Boston Rd.	Chase - Hyde Farm - Main House		c 1879	Second Empire		FLR.AS		2/16/1983		SR	NR							
1618	90-92	New Boston Rd.	Dow, Walter E. Tenement House		1897	Queen Anne	FLR.AU: Highland Doughnut Area for proposed LHD													
		New Boston Rd. & Highland Ave.	George Washington Monument		1942	Object									04/28/15				Fredrick Warren Allen	
	1262	North High St.	St. Joseph's School	Seton Academy											05/19/15					
242	1	North Main St.	First Federal Building	Macomber - Clark Building	1928	Art Deco	FLR.B: Downtown Fall River	FLR.AS	2/16/1983	2/16/1983		SR							Corbett, Edward M.; Hutchins and French	
	1	North Main St.	Cogswell Fountain		1884	Fountain									05/19/15					
250	79	North Main St.	Fall River Five Cents Savings Bank Building		1914	Classical Revival	FLR.B: Downtown Fall River	FLR.AS	2/16/1983	2/16/1983		SR							Mowl, William L.	
1195	85	North Main St.			c 1914	Greek Revival	FLR.B: Downtown Fall River	FLR.AS	2/16/1983	2/16/1983		SR								
253	94	North Main St.	Fall River Public Library		c 1898	Classical Revival	FLR.B: Downtown Fall River	FLR.AS	2/16/1983	2/16/1983		SR							Cram, Ralph Adams; Cram, Wentworth and Goodhue	
256	141	North Main St.	Red Bank, Old	Fall River Savings Bank Building	1869	Italianate; Moderne	FLR.B: Downtown Fall River	FLR.AS	2/16/1983	2/16/1983		SR							Bradlee, Nathaniel Jeremiah	
257	150	North Main St.	Fall River Masonic Temple		c 1922	Classical Revival	FLR.B: Downtown Fall River	FLR.AS	2/16/1983	2/16/1983		SR							Robinson, William B.	
1197	155	North Main St.	Fall River Gas Company	Fall River Iron Works	c 1911	Renaissance Revival	FLR.B: Downtown Fall River	FLR.AS	2/16/1983	2/16/1983		SR								

MHC# Inv. No.	Address #	Street Name	Historic Name	Common Name	Date	Style	Historical District Areas	Multiple Resource Area	National Register District	National Register MRA	Preservation Restriction	SR	NR	Local Historic District	FRHC	C/NC	Demolished	Village / Neighborhood	Architect/Builder	COMMENTS
1198	162	North Main St.	Wood, Ephraim E. Building - Cassino, The	Bijou Theatre	c 1895	Victorian Eclectic	FLR.B: Downtown Fall River	FLR.AS	2/16/1983	2/16/1983		SR								
258	199	North Main St.	Fall River Y. M. C. A.		c 1920	Classical Revival														
260	257	North Main St.	Copeland, Charles W. House		c 1874	Italianate	FLR.I: Lower Highlands	FLR.AS	1/10/1984	1/10/1984		SR								
1615	260	North Main St.	Erik Building		1961	Not Researched	FLR.AU: Highland Doughnut Area for proposed LHD													
1614	289	North Main St.	Saint Demetrios Greek Orthodox Church		1954	Not Researched	FLR.AU: Highland Doughnut Area for proposed LHD												Greco, Charles Reggio	
1613	321	North Main St.	Trudeau, Wilfred House		1922	Spanish Eclectic	FLR.AU: Highland Doughnut Area for proposed LHD										DEMOLISHED			
1612	326	North Main St.	New England Telephone and Telegraph Building		1940	Art Deco	FLR.AU: Highland Doughnut Area for proposed LHD													
1611	355	North Main St.	Anthony, Edward S. House		1887	Queen Anne	FLR.AU: Highland Doughnut Area for proposed LHD													
264	368	North Main St.	Anthony, David House	Fall River Knights of Columbas Hall	c 1875	Second Empire		FLR.AS		2/16/1983		SR	NR						Earle and Horton	
265	373	North Main St.	Lindsey, William House		1844	Greek Revival		FLR.AS		2/16/1983		SR	NR						Warren, Russell	
266	399	North Main St.	Smith, John Mace House	Coughlin, Dr. John W. House	c 1844	Greek Revival		FLR.AS		2/16/1983		SR	NR						Warren, Russell	
1610	400	North Main St.	Social Security Administration Office		c 1969	Not Researched	FLR.AU: Highland Doughnut Area for proposed LHD													
267	422	North Main St.	Covel, A. S. House	Fisher Memorial Chapel	c 1871	Second Empire														
254	441	North Main St.	Bristol County Superior Courthouse and Registry	Bristol County Registry of Deeds	r 1889, 1930	Richardsonian Romanesque		FLR.AS		2/16/1983		SR	NR						Black, Robert H.; Corbett, Edward M.; Darling Brothers	
1609	446	North Main St.	Herman, Louis Office	Division of Employment Security Office	1949	Moderne; Not Researched	FLR.AU: Highland Doughnut Area for proposed LHD													
1608	485	North Main St.	Hilliard, Jonathan I. House		c 1858	Italianate	FLR.AU: Highland Doughnut Area for proposed LHD													
268	506	North Main St.	Read, Nathan House		c 1845	Greek Revival		FLR.AS		2/16/1983		SR	NR							
1607	507	North Main St.	Ford, Nathaniel House		c 1858	Italianate	FLR.AU: Highland Doughnut Area for proposed LHD													
1606	521	North Main St.	Brown, Josiah House		c 1858	Italianate	FLR.AU: Highland Doughnut Area for proposed LHD												Brown, Josiah	
1605	522	North Main St.	Borden, George A. House		c 1880	Italianate	FLR.AU: Highland Doughnut Area for proposed LHD												Paine, Walter J.	
270	633	North Main St.	Borden P. House		c 1840	Greek Revival														
271	650	North Main St.			c 1840	Greek Revival														
272	956	North Main St.	Cornell - Wood House		c 1790	No Style														
273	1181	North Main St.	Anawan Firehouse #6	Anawan Fire and Police Station #6	1873	Italianate	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR							Hartwell and Swazey	
240	1355	North Main St.	Saint Joseph's Roman Catholic Church		1880	High Victorian Gothic		FLR.AS		2/16/1983		SR	NR						Keeley, Patrick Charles	
1838	1567	North Main St.	Narragansett Mills - Weave Building		1872	Not Researched	FLR.AC: Narragansett Mills	FLR.AS	2/16/1983	2/16/1983		SR								
1839	1567	North Main St.	Narragansett Mills - Main Mill		1872	No style; Romanesque Revival	FLR.AC: Narragansett Mills	FLR.AS	2/16/1983	2/16/1983		SR								
1840	1567	North Main St.	Narragansett Mills - Office		1879	Italianate	FLR.AC: Narragansett Mills	FLR.AS	2/16/1983	2/16/1983		SR								
1841	1567	North Main St.	Narragansett Mills - Cloth Room		1895	Not Researched	FLR.AC: Narragansett Mills	FLR.AS	2/16/1983	2/16/1983		SR								
1842	1567	North Main St.	Narragansett Mills - Machine Shop		1879	Not Researched	FLR.AC: Narragansett Mills	FLR.AS	2/16/1983	2/16/1983		SR								
1843	1567	North Main St.	Narragansett Mills - Boiler House		1889	Not Researched	FLR.AC: Narragansett Mills	FLR.AS	2/16/1983	2/16/1983		SR								
1844	1567	North Main St.	Narragansett Mills - Engine Room		1889	Not Researched	FLR.AC: Narragansett Mills	FLR.AS	2/16/1983	2/16/1983		SR								
1845	1567	North Main St.	Narragansett Mills - Picker House		1872	Not Researched	FLR.AC: Narragansett Mills	FLR.AS	2/16/1983	2/16/1983		SR								
1846	1567	North Main St.	Narragansett Mills - 1875 Addition		1875	Not Researched	FLR.AC: Narragansett Mills	FLR.AS	2/16/1983	2/16/1983		SR								
933	1822	North Main St.	Sagamore Mill - Smokestack	Sagamore Manufacturing Company			FLR.AE: Sagamore Mill No. 2	FLR.AS	2/16/1983	2/16/1983		SR								
1860	1822	North Main St.	Sagamore Mills - Mill #2	Sagamore Manufacturing Company	1881	Not Researched	FLR.AE: Sagamore Mills No. 2	FLR.AS	2/16/1983	2/16/1983		SR								
1861	1822	North Main St.	Sagamore Mills - Card Room	Sagamore Manufacturing Company		Not Researched	FLR.AE: Sagamore Mills No. 2	FLR.AS	2/16/1983	2/16/1983		SR								
1862	1822	North Main St.	Sagamore Mills - Engine Room	Sagamore Manufacturing Company		Not Researched	FLR.AE: Sagamore Mills No. 2	FLR.AS	2/16/1983	2/16/1983		SR								
1863	1822	North Main St.	Sagamore Mills - Boiler House	Sagamore Manufacturing Company		Not Researched	FLR.AE: Sagamore Mills No. 2	FLR.AS	2/16/1983	2/16/1983		SR								
1864	1822	North Main St.	Sagamore Mills - Waste House	Sagamore Manufacturing Company		Not Researched	FLR.AE: Sagamore Mills No. 2	FLR.AS	2/16/1983	2/16/1983		SR								
1865	1822	North Main St.	Sagamore Mills - Picker House	Sagamore Manufacturing Company		Not Researched	FLR.AE: Sagamore Mills No. 2	FLR.AS	2/16/1983	2/16/1983		SR								
1866	1822	North Main St.	Sagamore Mills - Shipping Room	Sagamore Manufacturing Company		Not Researched	FLR.AE: Sagamore Mills No. 2	FLR.AS	2/16/1983	2/16/1983		SR								
1867	1822	North Main St.	Sagamore Mills - Storehouse	Sagamore Manufacturing Company		Not Researched	FLR.AE: Sagamore Mills No. 2	FLR.AS	2/16/1983	2/16/1983		SR								
1868	1822	North Main St.	Sagamore Mills - Office	Sagamore Manufacturing Company		Not Researched	FLR.AE: Sagamore Mills No. 2	FLR.AS	2/16/1983	2/16/1983		SR								
1869	1822	North Main St.	Sagamore Mills - Loading Dock	Sagamore Manufacturing Company		Not Researched	FLR.AE: Sagamore Mills No. 2	FLR.AS	2/16/1983	2/16/1983		SR								
1870	1822	North Main St.	Sagamore Mills - Pump House	Sagamore Manufacturing Company		Not Researched	FLR.AE: Sagamore Mills No. 2	FLR.AS	2/16/1983	2/16/1983		SR								
274	2634	North Main St.	Canedy, Squire William B. House		c 1806	Federal		FLR.AS		2/16/1983		SR	NR					Steep Brook		
275	3063	North Main St.	Borden - Winslow House		c 1740	Georgian		FLR.AS		2/16/1983		SR	NR					Steep Brook		
276	3159	North Main St.	Ashley House		r 1780	Federal; Georgian		FLR.AS		2/16/1983		SR	NR				DEMOLISHED	Steep Brook		
277	3263	North Main St.	Green Dragon Inn			Second Empire												Steep Brook		
278	3320	North Main St.			r 1830	Federal												Steep Brook		
279	3325	North Main St.			c 1820	Federal												Steep Brook		
280	3499	North Main St.			c 1870	Second Empire												Steep Brook		
281	3519	North Main St.		Simmons, Elisha House	c 1825	Federal												Steep Brook		
241	3538	North Main St.	North Christian Congregational Church		c 1842	Gothic Revival		FLR.AS		2/16/1983		SR	NR					Steep Brook		
282	3548	North Main St.	Davis House		c 1830	Federal												Steep Brook		
283	3775	North Main St.	Collins, William House		c 1800	Federal		FLR.AS		2/16/1983		SR	NR					Steep Brook		
284	4042	North Main St.	Hathaway, Jael House		c 1785	Federal												Steep Brook		
	4232	North Main St.	Fall River Country Club												07/21/15					Glacially formed terrace (known as a kame terrace) that was part of glacial Lake Taunton.
285	4380	North Main St.			c 1870	Gothic Revival											DEMOLISHED	Steep Brook		
286	4997	North Main St.	Bliffen, Nathaniel House		c 1757	Colonial												Steep Brook		
2003	5075	North Main St.	Davis, John Holland - Lown, Herbert F. House		c 1894	Queen Anne												Steep Brook	Darling, Joseph and Company	
287	5105	North Main St.	Valentine - French House		1769	Georgian		FLR.AS		2/16/1983		SR	NR							
288	5225	North Main St.	Winslow, Luther Jr. House	Lawrence House	c 1795	Federal		FLR.AS		2/16/1983		SR	NR							

MHC# Inv.	Address #	Street Name	Historic Name	Common Name	Date	Style	Historical District Areas	Multiple Resource Area	National Register District	National Register MRA	Preservation Restriction	SR	NR	Local Historic District	FRHC	C/NC	Demolished	Village / Neighborhood	Architect/Builder	COMMENTS
289	5254	North Main St.	Reed, William House		c 1778	Federal												Steep Brook		
1196	152-158	North Main St.	Horton Building		c 1897	No style	FLR.B: Downtown Fall River	FLR.AS	2/16/1983	2/16/1983		SR								
	165-167	North Main St.	Former "Adams Book Store"	Obrien's Office Equip.	c 1850, 1920															
	175-179	North Main St.	Pierce Building		1925															
259	200-228	North Main St.	First Baptist Church		c 1850	Gothic Revival		FLR.AS		2/16/1983		SR	NR						Brown, Josiah	
1616	238-242	North Main St.	Borden, Capt. Thomas House	Meyer and Reagan Accountants Office	c 1850	Not Researched	FLR.AU: Highland Doughnut Area for proposed LHD													
245	25-35	North Main St.	Fall River Trust Company Building	Eagle's Restaurant	r 1929	Classical Revival	FLR.B: Downtown Fall River	FLR.AS	2/16/1983	2/16/1983		SR							Darling and Parlin	
261	273-279	North Main St.	Chace - Clarke House		c 1823	Federal	FLR.I: Lower Highlands	FLR.AS	1/10/1984	1/10/1984		SR								
262	292-306	North Main St.	Quequechan Club		c 1861	Colonial Revival		FLR.AS		2/16/1983		SR	NR						Angell and Swift; Smith, Nathaniel Cannon	
263	301-309	North Main St.	Unitarian Society in Fall River		c 1840	Gothic Revival		FLR.AS		2/16/1983		SR	NR			DEMOLISHED				Destroyed by fire 1983
246	39-45	North Main St.	Globe Building, The	Fall River Trust Company Building	c 1906	Classical Revival	FLR.B: Downtown Fall River	FLR.AS	2/16/1983	2/16/1983		SR							Darling, Joseph M.	
248	44-46	North Main St.			c 1915	Classical Revival	FLR.B: Downtown Fall River	FLR.AS	2/16/1983	2/16/1983		SR								
247	49-59	North Main St.	Fall River National Bank		c 1890	Classical Revival	FLR.B: Downtown Fall River	FLR.AS	2/16/1983	2/16/1983		SR							Mowbray and Uffinger, Walker, William R and Son	
249	52-58	North Main St.	Bennett Building		1900	Classical Revival	FLR.B: Downtown Fall River	FLR.AS	2/16/1983	2/16/1983		SR							Darling, Joseph M.	
1604	532-542	North Main St.			c 1885	Italianate	FLR.AU: Highland Doughnut Area for proposed LHD										DEMOLISHED			
1603	535-537	North Main St.	Doyle, John E. Tenement House		1915	Colonial Revival; Triple-decker	FLR.AU: Highland Doughnut Area for proposed LHD						Eligible							More information needed
269	549-555	North Main St.	Barnard, Louis L. House	French's Hill Apartments	c 1870	Italianate							Eligible							Eligible, More information needed.
243	7-17	North Main St.	Burke Building		1928	Classical Revival	FLR.B: Downtown Fall River	FLR.AS	2/16/1983	2/16/1983		SR							Shapiro, David	
251	80-84	North Main St.	Durfee Block	First National Bank Building	1887	Classical Revival	FLR.B: Downtown Fall River	FLR.AS	2/16/1983	2/16/1983		SR							Clough, George Albert	
252	91-105	North Main St.	Mount Hope Block	Narragansett Hotel - Evans House Hotel	c 1845	Greek Revival	FLR.B: Downtown Fall River	FLR.AS	2/16/1983	2/16/1983		SR					DEMOLISHED			
255		North Main St.	North Burial Ground Gate Lodge		c 1890	Romanesque Revival	FLR.AT: North Burial Ground	FLR.AS	2/16/1983	2/16/1983		SR								
802		North Main St.	North Burial Ground		1810		FLR.AT: North Burial Ground	FLR.AS	2/16/1983	2/16/1983		SR								
1963		North Main St.	North Burial Ground Receiving Tomb		1849	Exotic Revival	FLR.AT: North Burial Ground	FLR.AS	2/16/1983	2/16/1983		SR								
		North Main St.	Mother's Brook			Archaeological/Ethnographic									07/21/15					
		North Main St.	Mother's Brook Cemetery												07/21/15					
291	115	North Seventh St.	Sanford Yarns Mill Store		c 1890	No Style														
1575	140	North Seventh St.			c 1871	Greek Revival	FLR.AU: Highland Doughnut Area for proposed LHD													
292	838	North Underwood St.			r 1880	Second Empire												Border City		
	30	Notre Dame Street	Notre Dame Church Estate		1894	Renaissance Baroque											DEMOLISHED		Louis G. Destremps	
533	24	Oak St.	Roth, John H. House		c 1840	Greek Revival; No Style	FLR.AU: Highland Doughnut Area for proposed LHD													
534	33	Oak St.	Bowcock, Julius A. Tenement House		c 1874	Italianate; No style	FLR.AU: Highland Doughnut Area for proposed LHD													
1602	34	Oak St.			c 1871	Italianate	FLR.AU: Highland Doughnut Area for proposed LHD													
1601	42	Oak St.			c 1889	No style	FLR.AU: Highland Doughnut Area for proposed LHD													
535	43	Oak St.	Eltz, Philip Jr. House		c 1825	Federal	FLR.AU: Highland Doughnut Area for proposed LHD													
536	51	Oak St.	Allen, Howard B. House		c 1850	No style	FLR.AU: Highland Doughnut Area for proposed LHD													
294	56	Oak St.	Eltz, Philip House	Eltz - Bliss, W. B. House	c 1820	Federal; Greek Revival	FLR.AU: Highland Doughnut Area for proposed LHD													
540	57	Oak St.	Babcock, Chace and Isaac House		c 1820	Federal	FLR.AU: Highland Doughnut Area for proposed LHD													
543	75	Oak St.	Bliss, Hiram Tenement House		c 1850	No style	FLR.AU: Highland Doughnut Area for proposed LHD													
545	84	Oak St.	Tripp, Mehitable House		c 1850	No style	FLR.AU: Highland Doughnut Area for proposed LHD													
1600	89	Oak St.			c 1850	No style	FLR.AU: Highland Doughnut Area for proposed LHD													
1599	94	Oak St.	Draper, Orlando Tenement House		1891	Italianate	FLR.AU: Highland Doughnut Area for proposed LHD													
547	103	Oak St.	Gardner, Philip House		c 1825	Federal; Greek Revival	FLR.AU: Highland Doughnut Area for proposed LHD													
549	104	Oak St.			c 1835	Colonial	FLR.AU: Highland Doughnut Area for proposed LHD													
	7	Oregon St.	Westport Manufacturing Company Storehouse	Smith Textile Waste Company	1919										04/28/15					
296	79	Oregon St.			r 1880	No Style												Mechanicsville		
297	98	Oregon St.			c 1900	No Style												Mechanicsville		
298	99	Orswell St.	Osborne Mill Worker Housing		c 1870	No Style														
299	100	Orswell St.			c 1870	No Style														
587	152	Orswell St.	Laurel Lake School		1924	Not Researched														
1530	160	Osborn St.	Osborn Street Grammar School		1893	Romanesque Revival		FLR.AS		2/16/1983		SR	NR						Cooper, Frank Irving	NR (2/16/1983)
300	131	Palmer St.			1875	Italianate														
301	141	Palmer St.			c 1880	Italianate														
302	207	Palmer St.			c 1895	Shingle Style														
1521	37	Park St.	Saint Anne's Convent	Saint Catherine's Convent	1894	Romanesque Revival	FLR.AP: Saint Anne's Church and Parish Complex	FLR.AS	2/16/1983	2/16/1983		SR							Destremps, Louis G.	

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1598	612	Pearce St.	Darling - Parlin, Maude House		1889	Colonial Revival	FLR.C: Highlands Historic District; FLR.AU: Highland Doughnut Area for proposed LHD	FLR.AS	2/16/1983	2/16/1983		SR							Darling, George	
1597	623	Pearce St.	Mongeau, Hector House		1950	Colonial Revival	FLR.AU: Highland Doughnut Area for proposed LHD												Leeming, A. H. and Sons	
1596	641	Pearce St.	Durfee, William Jr. House		1940	Colonial Revival	FLR.AU: Highland Doughnut Area for proposed LHD												Leeming, A. H. and Sons	
1595	642	Pearce St.	Pontif, Eugene J. House		1952	Colonial Revival	FLR.AU: Highland Doughnut Area for proposed LHD													
1594	649	Pearce St.	Morton, Raymond House		1940	Colonial Revival	FLR.AU: Highland Doughnut Area for proposed LHD													
1593	650	Pearce St.	Woodward, Mary A. House		1900	Queen Anne	FLR.AU: Highland Doughnut Area for proposed LHD													
1592	659	Pearce St.	Corrigan, Dr. John C. House		1940	Colonial Revival	FLR.AU: Highland Doughnut Area for proposed LHD													
303	664	Pearce St.	Sisson, B. F. House		c 1880	Italianate														
1591	708	Pearce St.	Reed, Charles E. House		1911	Shingle Style	FLR.AU: Highland Doughnut Area for proposed LHD												Darling, George	
304	46	Pearl St.	Chapel of the Congregation Adas Israel		c 1889	High Victorian Gothic											DEMOLISHED			
1977	77-79	Peckham St.				Not Researched														
1978	81-83	Peckham St.				Not Researched														
305	753	Penn St.			c 1890	Victorian Eclectic												Globe Village		
1590	102	Pine St.	Chace, Isaac B. Tenement House		c 1863	Victorian Eclectic	FLR.AU: Highland Doughnut Area for proposed LHD										DEMOLISHED			
307	105	Pine St.	William, J. W. House		r 1850	Greek Revival														
1589	120	Pine St.			c 1830	Federal; Greek Revival	FLR.AU: Highland Doughnut Area for proposed LHD													
1588	156	Pine St.			c 1890	Not Researched	FLR.AU: Highland Doughnut Area for proposed LHD													
1587	166	Pine St.			c 1910	Queen Anne; Triple-decker	FLR.AU: Highland Doughnut Area for proposed LHD													
1586	178	Pine St.	Herrick House	First Baptist Church Parrish House	1917	Neo Gothic Revival	FLR.AU: Highland Doughnut Area for proposed LHD													
550	241	Pine St.			c 1850	Greek Revival; No Style	FLR.I: Lower Highlands	FLR.AS	1/10/1984	1/10/1984		SR								
554	263	Pine St.	Fiske, Dr. Isaac - Deane, Gardner T. House	Wright, Alexander House	c 1833	Federal; Greek Revival	FLR.I: Lower Highlands	FLR.AS	1/10/1984	1/10/1984		SR								Underground Railroad
539	276	Pine St.	Chace, Caleb House	Penny's Beauty Salon	c 1850	No style	FLR.I: Lower Highlands	FLR.AS	1/10/1984	1/10/1984		SR								
541	279	Pine St.	Hawkins, William H. House	Brown, R. G. House	c 1845	Italianate	FLR.I: Lower Highlands	FLR.AS	1/10/1984	1/10/1984		SR								
544	289	Pine St.	Wood - Munroe House	Wood, William House	c 1835	Greek Revival	FLR.I: Lower Highlands	FLR.AS	1/10/1984	1/10/1984		SR								
313	311	Pine St.	Hathaway, James D. House		c 1843	Greek Revival	FLR.I: Lower Highlands	FLR.AS	1/10/1984	2/16/1983		SR	NR							
546	325	Pine St.	Hathaway, James D. Carpenter Shop		c 1845	Greek Revival	FLR.I: Lower Highlands	FLR.AS	1/10/1984	1/10/1984		SR								
1483	371	Pine St.	Bowen, J. A. Carriage House		1892	No style	FLR.I: Lower Highlands	FLR.AS	1/10/1984	1/10/1984		SR								
548	372	Pine St.	Ramsey, Reuben H. W. House		c 1876	Second Empire	FLR.I: Lower Highlands	FLR.AS	1/10/1984	1/10/1984		SR								
551	381	Pine St.	Stillwell, David Tenement House		c 1872	Italianate	FLR.I: Lower Highlands	FLR.AS	1/10/1984	1/10/1984		SR								
552	397	Pine St.	Earle, George W. House		c 1856	Italianate	FLR.I: Lower Highlands	FLR.AS	1/10/1984	1/10/1984		SR								
306	429	Pine St.	Lincoln, Leontine School		1906	Renaissance Revival	FLR.AU: Highland Doughnut Area for proposed LHD												Destremps, Louis G.	
1485	438	Pine St.			c 1850	Greek Revival	FLR.I: Lower Highlands	FLR.AS	1/10/1984	1/10/1984		SR								
1486	448	Pine St.	Hathaway, Elihu C. House		c 1850	Greek Revival	FLR.I: Lower Highlands	FLR.AS	1/10/1984	1/10/1984		SR								
1487	451	Pine St.			c 1864	Italianate	FLR.I: Lower Highlands	FLR.AS	1/10/1984	1/10/1984		SR								
314	463	Pine St.	Westgate, Jerome B. House		c 1765	Italianate	FLR.I: Lower Highlands	FLR.AS	1/10/1984	1/10/1984		SR								
1584	500	Pine St.	Keenan, Samuel House	Franklin Street Christian Society Parsonage	c 1845	Greek Revival	FLR.AU: Highland Doughnut Area for proposed LHD													
1583	501	Pine St.	Freeborn, Theodore D. House		c 1857	Italianate	FLR.AU: Highland Doughnut Area for proposed LHD													
1582	512	Pine St.	Chace, R. Tenement House		c 1864	Victorian Eclectic	FLR.AU: Highland Doughnut Area for proposed LHD													
315	513	Pine St.		Hathaway House	c 1875	Italianate														
1581	530	Pine St.	Chace, Nathan Tenement House		c 1864	Greek Revival	FLR.AU: Highland Doughnut Area for proposed LHD													
316	701	Pine St.	Ruggles Public School		c 1898	Romanesque Revival														
	755	Pine St.	Veterians Association of Bristol County		1900										05/19/15					
317	786	Pine St.			c 1845	No Style														
1531	880	Pine St.	Pine Street School		c 1876	Italianate		FLR.AS		2/16/1983		SR	NR						Destremps, Louis G.	NR (2/16/1983)
308	117-121	Pine St.	Williams, J. W. House	Haddad Electronic Supply Company	c 1855	Greek Revival														
553	251-255	Pine St.	Church, Benjamin House		c 1828	Federal; Victorian Eclectic	FLR.I: Lower Highlands	FLR.AS	1/10/1984	1/10/1984		SR								
537	266-270	Pine St.			c 1850	Italianate	FLR.I: Lower Highlands	FLR.AS	1/10/1984	1/10/1984		SR								
542	286-292	Pine St.			c 1850	Greek Revival	FLR.I: Lower Highlands	FLR.AS	1/10/1984	1/10/1984		SR								
1482	322-326	Pine St.			1915	Colonial Revival	FLR.I: Lower Highlands	FLR.AS	1/10/1984	1/10/1984		SR								
	738	Pleasant St.	Firestone Store		1930	Roadside Architecture									05/19/15					
1917	847	Pleasant St.	Pilgrim Mills - Spinning Mill	Hand, Louis Curtain Manufactory	1911	Not Researched	FLR.AD: Pilgrim Mills	FLR.AS	2/16/1983	2/16/1983		SR								
1918	847	Pleasant St.	Pilgrim Mills - Weaving Mill	Hand, Louis Curtain Manufactory	1911	Not Researched	FLR.AD: Pilgrim Mills	FLR.AS	2/16/1983	2/16/1983		SR								
1919	847	Pleasant St.	Pilgrim Mills - Boiler House	Hand, Louis Curtain Manufactory	1911	Not Researched	FLR.AD: Pilgrim Mills	FLR.AS	2/16/1983	2/16/1983		SR								
1920	847	Pleasant St.	Pilgrim Mills - Picker House	Hand, Louis Curtain Manufactory	1911	Not Researched	FLR.AD: Pilgrim Mills	FLR.AS	2/16/1983	2/16/1983		SR								
1921	847	Pleasant St.	Pilgrim Mills - Storehouse	Hand, Louis Curtain Manufactory	1911	Not Researched	FLR.AD: Pilgrim Mills	FLR.AS	2/16/1983	2/16/1983		SR								
1532	1058	Pleasant St.	Pocasset Firehouse #7	Pocasset Firehouse #7 and Police Sub- station	1873	Romanesque Revival		FLR.AS		2/16/1983		SR	NR						Hartwell and Swazey; Stewart, Snow and Fass	NR (2/16/1983)
	1185	Pleasant St.	Holder & Hindel		1894															
	1263	Pleasant St.	Charles St. George Building		1891															
	1351	Pleasant St.	Strand Theatre		1927										04/28/15				J.M. Darling & Son	

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	1597	Pleasant St.	Old Gas Station	Wayne Ameen Auto Retail	1927															
	1672	Pleasant St.	Nite Owl Diner		1956	DeRaffele Diner									05/19/15					
	1875	Pleasant St.																		
1524	1975	Pleasant St.	Coughlin School		c 1893	Romanesque Revival		FLR.AS		2/16/1983		SR	NR						Cooper, Frank Irving	NR (2/16/1983)
	1138-1144	Pleasant St.	American Bakery Co.		1934															
	1163-1169	Pleasant St.	Baystate Trading Post		c 1895															
1527	1270-1288	Pleasant St.	Greany Building		1891	No style		FLR.AS		2/16/1983		SR	NR							NR (2/16/1983)
	1365-1375	Pleasant St.	F. W. Woolworth																	
	1368-1378	Pleasant St.	Sherwin Building		1923															
	1389-1395	Pleasant St.	Dumont Jewelers		1913															
	1403-1419	Pleasant St.	Carmen Fashions, etc.		1925															
	1453-1457	Pleasant St.	Ronnie Jewelers & Apartment		c 1912															
	1461-1465	Pleasant St.	Partington Building		1909															
	1476-1482	Pleasant St.	Steinbery Furniture		1908															
	1498-1502	Pleasant St.	Angelini Jewelery, etc.		1881															
	1524-1530	Pleasant St.	Lincoln-Hood Building		1906															
	1569-1577	Pleasant St.	F. Hoy Building		1897															
			Furtado T.V., Naraganset Cash Register, Apartments		1922															
	1616-1622	Pleasant St.																		
	1617-1625	Pleasant St.	Tetrault Building	China City Restaurant	1906															
	162-166	Pleasant St.	Gourse Building	Job Center	1897															
	174-176	Pleasant St.	Schenker's CPA		1927															
	214-226	Pleasant St.	Colonial Trading Post		c 1877, c 1928															
480	359-479	Pleasant St.	Durfee Mills - Mill #1		1866	Italianate	FLR.AJ: Durfee Mills	FLR.AS	2/16/1983	2/16/1983	11/14/1984; 6/19/1984	SR								
1752	359-479	Pleasant St.	Durfee Mills - Mill #2		1871	Italianate	FLR.AJ: Durfee Mills	FLR.AS	2/16/1983	2/16/1983	11/14/1984; 7/11/1984	SR								
1753	359-479	Pleasant St.	Durfee Mills - Business Office		c 1872	Not Researched	FLR.AJ: Durfee Mills	FLR.AS	2/16/1983	2/16/1983	11/14/1984; 6/19/1984	SR								
1754	359-479	Pleasant St.	Durfee Mills - Mill #3		1880	Italianate	FLR.AJ: Durfee Mills	FLR.AS	2/16/1983	2/16/1983	11/14/1984; 6/19/1984	SR								
1755	359-479	Pleasant St.	Durfee Mills - Boiler House #1		1880	Not Researched	FLR.AJ: Durfee Mills	FLR.AS	2/16/1983	2/16/1983	11/14/1984; 6/19/1984	SR								
1756	359-479	Pleasant St.	Durfee Mills - Picker House #1		c 1880	Not Researched	FLR.AJ: Durfee Mills	FLR.AS	2/16/1983	2/16/1983	11/14/1984; 6/19/1984	SR								
1757	359-479	Pleasant St.	Durfee Mills - Picker House #2		c 1880	Not Researched	FLR.AJ: Durfee Mills	FLR.AS	2/16/1983	2/16/1983	11/14/1984; 6/19/1984	SR								
1758	359-479	Pleasant St.	Durfee Mills - Cotton House		1887	Not Researched	FLR.AJ: Durfee Mills	FLR.AS	2/16/1983	2/16/1983	11/14/1984; 6/19/1984	SR								
1759	359-479	Pleasant St.	Durfee Mills - Weave Shed		1893	Not Researched	FLR.AJ: Durfee Mills	FLR.AS	2/16/1983	2/16/1983	11/14/1984; 6/19/1984	SR								
1760	359-479	Pleasant St.	Durfee Mills - Weave Shed		1895	Not Researched	FLR.AJ: Durfee Mills	FLR.AS	2/16/1983	2/16/1983	11/14/1984; 6/19/1984	SR								
1761	359-479	Pleasant St.	Durfee Mills - Engine Room		1904	Not Researched	FLR.AJ: Durfee Mills	FLR.AS	2/16/1983	2/16/1983	11/14/1984; 6/19/1984	SR								
479		Pleasant St.	Union Mills - Mill #1	Union Cotton Manufacturing Company	c 1859	No style	FLR.AK: Union Mills	FLR.AS	2/16/1983	2/16/1983	11/14/1984	SR							Brown, Josiah; Corliss Steam Engine Company; Marvel, Davol and Company; Mason, William	
1762		Pleasant St.	Union Mills - Picker House #1	Union Cotton Manufacturing Company		Not Researched	FLR.AK: Union Mills	FLR.AS	2/16/1983	2/16/1983	11/14/1984	SR								
1763		Pleasant St.	Union Mills - Engine House #1	Union Cotton Manufacturing Company		Not Researched	FLR.AK: Union Mills	FLR.AS	2/16/1983	2/16/1983	11/14/1984	SR								
1764		Pleasant St.	Union Mills - Mill #2	Union Cotton Manufacturing Company	c 1865	No style	FLR.AK: Union Mills	FLR.AS	2/16/1983	2/16/1983	11/14/1984	SR								
1765		Pleasant St.	Union Mills - Picker House #2	Union Cotton Manufacturing Company		Not Researched	FLR.AK: Union Mills	FLR.AS	2/16/1983	2/16/1983	11/14/1984	SR								
1766		Pleasant St.	Union Mills - Boiler House #2	Union Cotton Manufacturing Company	c 1890	Not Researched	FLR.AK: Union Mills	FLR.AS	2/16/1983	2/16/1983	11/14/1984	SR								
1767		Pleasant St.	Union Mills - Engine House #2	Union Cotton Manufacturing Company	c 1890	Not Researched	FLR.AK: Union Mills	FLR.AS	2/16/1983	2/16/1983	11/14/1984	SR								
1768		Pleasant St.	Union Mills - Waste House #2	Union Cotton Manufacturing Company		Not Researched	FLR.AK: Union Mills	FLR.AS	2/16/1983	2/16/1983	11/14/1984	SR								
1769		Pleasant St.	Union Mills - Business Office	Union Cotton Manufacturing Company		Classical Revival	FLR.AK: Union Mills	FLR.AS	2/16/1983	2/16/1983	11/14/1984	SR					DEMOLISHED			
917		Pleasant St. @ Plymouth Ave.	Hiker, The	Spanish - American War Memorial	1938					Eligible									Gorham Company Foundry; Kitson, Theodora Alice	More information needed
478	427	Plymouth Ave.	Davol Mills		r 1869	Second Empire	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
776	517	Plymouth Ave.			c 1889	Not Researched	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
778	583	Plymouth Ave.	Harrington, Patrick House		1885	Italianate	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
779	593	Plymouth Ave.			1897	No style	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
781	639	Plymouth Ave.			1887	Not Researched	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR				NC				
1523	650	Plymouth Ave.	Connell, William M. School		1893	Romanesque Revival		FLR.AS		2/16/1983		SR	NR						Darling, Joseph M.	NR (2/16/1983)
782	657	Plymouth Ave.			1910	No style	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
783	685	Plymouth Ave.			c 1876	Not Researched	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
	693	Plymouth Ave.			C 1884	Bracketed														
784	695	Plymouth Ave.			c 1884	Italianate	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
785	739	Plymouth Ave.			c 1874	Second Empire	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
786	755	Plymouth Ave.			1901	Italianate	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
787	763	Plymouth Ave.			1901	Not Researched	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
789	789	Plymouth Ave.			c 1878	Vernacular	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
790	803	Plymouth Ave.			c 1885	Second Empire	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								

MHC# Inv.	No.	Address #	Street Name	Historic Name	Common Name	Date	Style	Historical District Areas	Multiple Resource Area	National Register District	National Register MRA	Preservation Restriction	SR	NR	Local Historic District	FRHC	C/NC	Demolished	Village / Neighborhood	Architect/Builder	COMMENTS
791		807	Plymouth Ave.			c 1905	Not Researched	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
793		825	Plymouth Ave.	Gormley, Thomas House		1881	Second Empire	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
794		837	Plymouth Ave.			1894	No style	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR				NC				
319		860	Plymouth Ave.			c 1885	Italianate														
		899	Plymouth Ave.	Estes Flat-Iron Building		1878										04/28/15					
321		975	Plymouth Ave.			c 1890	Queen Anne														
322		986	Plymouth Ave.		Harrington - Sullivan Funeral Home	c 1895															
323		1009	Plymouth Ave.			c 1900	Shingle Style														
777		527-529	Plymouth Ave.	Kenney, Thomas Housing		c 1889	Not Researched	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
780		609-625	Plymouth Ave.	Sullivan, Jeremiah F. House		c 1881	Not Researched	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
788		773-775	Plymouth Ave.			1912	Triple-decker	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
792		811-813	Plymouth Ave.			c 1881	Second Empire	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
795		843-847	Plymouth Ave.			c 1902	Triple-decker	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR				NC				
796		853-857	Plymouth Ave.			1902	Shingle Style; Triple-decker	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
797		861-863	Plymouth Ave.			1902	Shingle Style; Triple-decker	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
320		871-873	Plymouth Ave.			c 1902	Queen Anne; Triple-decker	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
			Plymouth Ave.	Richard Borden Manufacturing Company No. 2		1889															
		199-207	Pocasset St.	Herald News Building		1911, 1928															
			Pocasset St.	Pocasset Manufacturing Company		1821												DEMOLISHED			
1973		135	President Ave.	Al Mac's Diner - Restaurant		1953	Stainless Steel Diner				MPS (12/20/1999)		SR	NR						DeRaffele Diners	NR (12/20/1999)
589		400	President Ave.	Morton, James Madison Jr. High School		1923	English Revival; Not Researched									10/20/15		DEMOLISHED		Chase, Nathaniel S.; Greaney and Sherry Company	
325		573	President Ave.			c 1910	Queen Anne; Triple-decker														
327		769	President Ave.	Brady, James C. House		1900	Shingle Style	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR								
588		1400	President Ave.	Borden, Spencer School		1921	Colonial Revival													Corbett, Edward M.	
324		505-507	President Ave.			c 1900	Queen Anne; Triple-decker														
326		762-766	President Ave.	Trafford, Rachel House		c 1901	Queen Anne	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR								
938			President Ave.	North Park		c 1904		FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983	5/3/2005	SR							Lothrop, Howard; Olmsted Brothers; Works Progress Administration	
946			President Ave.	President Avenue Connector Bridge over Route 24			Stringer														
1580		88	Prospect St.	Nowell, John P. Tenement House		c 1877	Second Empire	FLR.AU: Highland Doughnut Area for proposed LHD													
1579		89	Prospect St.	Westall, John Tenement House		c 1864	Italianate	FLR.AU: Highland Doughnut Area for proposed LHD													
1396		114	Prospect St.	Buck, Rev. Edwin A. House		c 1875	Second Empire	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR								
1397		144	Prospect St.	Fish, Henry H. House		c 1844	Greek Revival	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR								
329		216	Prospect St.	Buffinton, Charles C. House		1882	Queen Anne; Stick Style	FLR.C: Highlands Historic District; FLR.BA: Highlands Local Historic District (HLHD)	FLR.AS	2/16/1983	2/16/1983		SR		1/22/2015						
330		225	Prospect St.	Borden - Durfee House	Durfee, William Borden House	c 1850	Italianate	FLR.C: Highlands Historic District; FLR.BA: Highlands Local Historic District (HLHD)	FLR.AS	2/16/1983	2/16/1983		SR		1/22/2015						
1398		259	Prospect St.	Richards, Dr. George L. House		1897	Shingle style	FLR.C: Highlands Historic District; FLR.BA: Highlands Local Historic District (HLHD)	FLR.AS	2/16/1983	2/16/1983		SR		1/22/2015						
1399		274	Prospect St.	Silsbury, George Silsbury		1889	Queen Anne	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR								
1400		283	Prospect St.			c 1901	Post-war Suburban	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR				NC				
1401		290	Prospect St.	Cohen, Joseph House		1953	Post-war Suburban	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR				NC				
1402		318	Prospect St.	Borden, Bailey H. House		c 1874	High Victorian Gothic; Italianate	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR								
332		330	Prospect St.	Quequechan Fire Station #1		1873	High Victorian Gothic	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR								
1578		359	Prospect St.	Dodge, George W. Tenement House		1891	Greek Revival	FLR.AU: Highland Doughnut Area for proposed LHD													
1403		360	Prospect St.	Allen, Frank L. House		1897	Queen Anne	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR								
1577		371	Prospect St.	Blake, Francis D. Tenement House		1884	Italianate	FLR.AU: Highland Doughnut Area for proposed LHD													
1576		377	Prospect St.	Blake, Charles S. House		1890	Victorian Eclectic	FLR.AU: Highland Doughnut Area for proposed LHD													
333		392	Prospect St.			c 1900	Shingle Style											DEMOLISHED			
334		431	Prospect St.			r 1850	Greek Revival														
		431	Prospect St.	Thompson, Edward F. House		1900	Greek Revival									04/28/15					
335		596	Prospect St.		Darling House	r 1870	Second Empire											DEMOLISHED			
801		765	Prospect St.	Oak Grove Cementary		1855			FLR.AS		2/16/1983		SR	NR						Brown, Josiah	NR (2/16/1983)
331		258-260	Prospect St.	Gibbs, R.M. House		c 1882	Stick style	FLR.C: Highlands Historic District; FLR.BA: Highlands Local Historic District (HLHD)	FLR.AS	2/16/1983	2/16/1983		SR		1/22/2015						
555		140	Purchase St.		Giroux Insurance Agency	c 1845	No style	FLR.I: Lower Highlands	FLR.AS	1/10/1984	1/10/1984		SR								
338		147	Purchase St.	Church of the Ascension Parish House		c 1910	Victorian Gothic	FLR.I: Lower Highlands	FLR.AS	1/10/1984	1/10/1984		SR								
556		150	Purchase St.			c 1848	Italianate	FLR.I: Lower Highlands	FLR.AS	1/10/1984	1/10/1984		SR								
557		166	Purchase St.	Coggeshall, William House		c 1845	Greek Revival	FLR.I: Lower Highlands	FLR.AS	1/10/1984	1/10/1984		SR								
558		173	Purchase St.	Battelle - Warner House	Battelle, Hezekiah House	c 1839	Greek Revival	FLR.I: Lower Highlands	FLR.AS	1/10/1984	1/10/1984		SR								
559		199	Purchase St.	Ashley, Leonard House		c 1845	Greek Revival; Italianate	FLR.I: Lower Highlands	FLR.AS	1/10/1984	1/10/1984		SR								
1498		213	Purchase St.	Deane House		c 1892	Italianate	FLR.I: Lower Highlands	FLR.AS	1/10/1984	1/10/1984		SR								
1500		219	Purchase St.			c 1850	No style	FLR.I: Lower Highlands	FLR.AS	1/10/1984	1/10/1984		SR				NC				
560		228	Purchase St.	Young, Lucas C. House		c 1843	Greek Revival	FLR.I: Lower Highlands	FLR.AS	1/10/1984	1/10/1984		SR								
1502		237	Purchase St.			1930	No style	FLR.I: Lower Highlands	FLR.AS	1/10/1984	1/10/1984		SR								

MHC# Inv.	Address #	Street Name	Historic Name	Common Name	Date	Style	Historical District Areas	Multiple Resource Area	National Register District	National Register MRA	Preservation Restriction	SR	NR	Local Historic District	FRHC	C/NC	Demolished	Village / Neighborhood	Architect/Builder	COMMENTS
561	239	Purchase St.		Martin, John House	c 1845	Greek Revival	FLR.I: Lower Highlands	FLR.AS	1/10/1984	1/10/1984		SR								
1504	255	Purchase St.	Bush, O. H. House		c 1850	No style	FLR.I: Lower Highlands	FLR.AS	1/10/1984	1/10/1984		SR								
1199	10-18	Purchase St.	Buffington Building		c 1916	Classical Revival	FLR.B: Downtown Fall River	FLR.AS	2/16/1983	2/16/1983		SR							Darling-Parlin, Maude	
	146-148	Purchase St.			C 1860	Vernacular														
1499	214-216	Purchase St.			c 1911	No style	FLR.I: Lower Highlands	FLR.AS	1/10/1984	1/10/1984		SR								
1501	233-235	Purchase St.	Kerns, John A. House		1908	No style	FLR.I: Lower Highlands	FLR.AS	1/10/1984	1/10/1984		SR								
	41-51	Purchase St.	Granite Apartments, Granite Liquor		1913															
336	57-59	Purchase St.			c 1845	Greek Revival														
	94-104	Purchase St.	Sakall & Lowenthal, John R. Braz, etc.																	
		Purchase St.	Purchase Street Cemetery			Cemetery									07/21/15					
1538	108-112	Quarry St.	Quarry Street, 108-112		c 1850	Greek Revival		FLR.AS		2/6/1983		SR	NR							NR (2/16/1983)
481	641-657	Quarry St.	Barnard Mills - Main Mill		c 1873	Italianate	FLR.K: Barnard Mills	FLR.AS	2/16/1983	2/16/1983		SR						Flint Village	Huston, Walter C.	
928	641-657	Quarry St.	Barnard Mills - Chimney Stack		c 1873		FLR.K: Barnard Mills	FLR.AS	2/16/1983	2/16/1983		SR					DEMOLISHED			
1774	641-657	Quarry St.	Barnard Mills - Engine House		c 1873	Not Researched	FLR.K: Barnard Mills	FLR.AS	2/16/1983	2/16/1983		SR						Flint Village	Huston, Walter C.	
1775	641-657	Quarry St.	Barnard Mills - Picker House		c 1873	Not Researched	FLR.K: Barnard Mills	FLR.AS	2/16/1983	2/16/1983		SR						Flint Village	Huston, Walter C.	
1776	641-657	Quarry St.	Barnard Mills - Boiler House		c 1873	Not Researched	FLR.K: Barnard Mills	FLR.AS	2/16/1983	2/16/1983		SR						Flint Village	Huston, Walter C.	
1777	641-657	Quarry St.	Barnard Mills - Weave Shed		1896	Not Researched	FLR.K: Barnard Mills	FLR.AS	2/16/1983	2/16/1983		SR						Flint Village	Huston, Walter C.	
1810		Quarry St.	Hargraves Mill #1	Parker 'C' Mill	1888	No style	FLR.Y: Hargraves Mill #1	FLR.AS	2/16/1983	2/16/1983		SR						Flint Village		
1811		Quarry St.	Hargraves Mill #1 - Picker House	Parker 'C' Mill	1888	No style	FLR.Y: Hargraves Mill #1	FLR.AS	2/16/1983	2/16/1983		SR						Flint Village		
1812		Quarry St.	Hargraves Mill #1 - Boiler House	Parker 'C' Mill	c 1888	No style	FLR.Y: Hargraves Mill #1	FLR.AS	2/16/1983	2/16/1983		SR						Flint Village		
1813		Quarry St.	Hargraves Mill #1 - Engine House	Parker 'C' Mill	c 1888	No style	FLR.Y: Hargraves Mill #1	FLR.AS	2/16/1983	2/16/1983		SR						Flint Village		
		Quequechan River	Quequechan River			River									05/19/15					
	150-156	Quequechan St.	Hadden & Haddle	Youth Drop In Center	1898															
1888		Quequechan St.	Wampanoag Mill - Mill #1	Fall River Knitting Mill Outlet	1872	Not Researched	FLR.AM: Wampanoag Mill	FLR.AS	2/16/1983	2/16/1983		SR							Beattie and Cornell	
1889		Quequechan St.	Wampanoag Mill - Mill #2	Fall River Knitting Mill Outlet	1879	Not Researched	FLR.AM: Wampanoag Mill	FLR.AS	2/16/1983	2/16/1983		SR							Beattie and Cornell	
1890		Quequechan St.	Wampanoag Mill - Cloth Room and Repair Shop	Fall River Knitting Mill Outlet	1888	Not Researched	FLR.AM: Wampanoag Mill	FLR.AS	2/16/1983	2/16/1983		SR							Beattie and Cornell	
1891		Quequechan St.	Wampanoag Mill - Storagehouse #4	Fall River Knitting Mill Outlet	1888	Not Researched	FLR.AM: Wampanoag Mill	FLR.AS	2/16/1983	2/16/1983		SR							Beattie and Cornell	
1892		Quequechan St.	Wampanoag Mill - Weave Shed	Fall River Knitting Mill Outlet	c 1872	Not Researched	FLR.AM: Wampanoag Mill	FLR.AS	2/16/1983	2/16/1983		SR								
1939		Quequechan St.	Arkwright Mill		1897	Not Researched	FLR.D: Quequechan Valley Mills	FLR.AS	2/16/1983	2/16/1983		SR						Flint Village	Sears, Chauncey H.	
1940		Quequechan St.	Barnaby Manufacturing Company	Shawmut Mills	1882	Not Researched	FLR.D: Quequechan Valley Mills	FLR.AS	2/16/1983	2/16/1983		SR						Flint Village		
1941		Quequechan St.	Davis Mills	General Cotton Supply Company	1902	Not Researched	FLR.D: Quequechan Valley Mills	FLR.AS	2/16/1983	2/16/1983		SR						Flint Village		
391	124	Robeson St.			r 1830	Colonial														
340	222	Robeson St.			1870	Italianate														
341	427	Robeson St.	Children's Home, The	Fall River Children's Home	r 1890	Second Empire		FLR.AS	2/16/1983	2/16/1983		SR								
342	910	Robeson St.			c 1895	Queen Anne; Triple-decker														
343	1273	Robeson St.			c 1900	Shingle Style														
344	1367	Robeson St.			c 1900	Colonial Revival; Shingle Style														
345	1392	Robeson St.			c 1915	Shingle Style														
346	2233	Robeson St.	Saint Patrick's Cemetery Gate Lodge		r 1880	Victorian Gothic														
328	868-870	Robeson St.			c 1890	Queen Anne														
351	38	Rock St.		L. Barry Tinkoff Law Office	r 1900	Victorian Eclectic														
352	57	Rock St.	Willard - Dwelly, Dr. Jerome House		c 1845	Greek Revival	FLR.I: Lower Highlands	FLR.AS	1/10/1984	1/10/1984		SR								
489	100	Rock St.	Central Congregational Church		1875	Ruskinian Gothic		FLR.AS		2/16/1983		SR	NR						Hartwell and Swazey	NR (2/16/1983)
354	101	Rock St.	Fall River Women's Union Building		1907	Colonial Revival	FLR.I: Lower Highlands	FLR.AS	1/10/1984	1/10/1984	1/30/2009	SR							Hooper, Parker Morse	
1522	116	Rock St.	Cataract Engine Company #3	G. A. R. Building	c 1843	Greek Revival	FLR.I: Lower Highlands	FLR.AS	1/10/1984	2/16/1983		SR	NR						Ford, James; Miller, Southard H.	NR (2/16/1983)
562	121	Rock St.			c 1855	Greek Revival; Italianate	FLR.I: Lower Highlands	FLR.AS	1/10/1984	1/10/1984		SR								
563	130	Rock St.	Buffinton, Israel House	Keynote Broadcasting Office	c 1850	Greek Revival	FLR.I: Lower Highlands	FLR.AS	1/10/1984	1/10/1984		SR				NC				
564	131	Rock St.	Buffington, Israel House		c 1850	Greek Revival; No Style	FLR.I: Lower Highlands	FLR.AS	1/10/1984	1/10/1984		SR								
566	151	Rock St.	Truesdale Clinic	Truesdale, Dr. Philemon Clinic	c 1913	Colonial Revival	FLR.I: Lower Highlands	FLR.AS	1/10/1984	1/10/1984		SR							Beattie and Wilcox; Hooper, Parker Morse	
353	160	Rock St.	Church of the Ascension	First Congregational church	c1875	Neo Gothic Revival	FLR.I: Lower Highlands	FLR.AS	1/10/1984	2/16/1983		SR	NR							NR (2/16/1983)
567	175	Rock St.	Bowen, Abraham House		c 1825	Federal	FLR.I: Lower Highlands	FLR.AS	1/10/1984	1/10/1984		SR								
568	187	Rock St.	Millerd - Bowen House	Millerd, Samuel House	c 1825	Federal; Victorian Eclectic	FLR.I: Lower Highlands	FLR.AS	1/10/1984	1/10/1984		SR								
569	190	Rock St.	First Church of Christ Scientist		c 1850	Greek Revival; No Style	FLR.I: Lower Highlands	FLR.AS	1/10/1984	1/10/1984		SR								
	217	Rock St.	John Mann Murals		1936	Objects									05/19/15					3 Sets
571	222	Rock St.	Brayton, John House		c 1815	Federal	FLR.I: Lower Highlands	FLR.AS	1/10/1984	1/10/1984		SR								
572	223	Rock St.	Buffinton, Henry S. House		c 1845	Greek Revival	FLR.I: Lower Highlands	FLR.AS	1/10/1984	1/10/1984		SR								
1509	229	Rock St.			c 1884	No style	FLR.I: Lower Highlands	FLR.AS	1/10/1984	1/10/1984		SR								
573	232	Rock St.	Brady, Peleg House		c 1848	Gothic Revival	FLR.I: Lower Highlands	FLR.AS	1/10/1984	1/10/1984		SR								
574	242	Rock St.	White, Benjamin F. House		c 1843	Greek Revival	FLR.I: Lower Highlands	FLR.AS	1/10/1984	1/10/1984		SR								
1510	247	Rock St.	Waring House		c 1895	Queen Anne	FLR.I: Lower Highlands	FLR.AS	1/10/1984	1/10/1984		SR								
575	254	Rock St.	Hathaway, John B. House		c 1844	Gothic Revival	FLR.I: Lower Highlands	FLR.AS	1/10/1984	1/10/1984		SR								
347	282	Rock St.	First Congregational Church		1911	Neo Gothic Revival	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR							Shepley, Rutan and Coolidge	
348	289	Rock St.	Durfee, B.M.C. High School (Old)	Durfee Educational Center	1886	Renaissance Revival	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR	NR						Clough, George Albert; Norcross Brothers; Records, Tillinghast	Occupied by Mass. Probate Court; NR (5/1/1981)
349	290	Rock St.	Fall River Technical High School		1929	Classical Revival	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR								
362	344	Rock St.	Gifford, Ellis House		c 1843	Greek Revival; Queen Anne	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR								
363	362	Rock St.	Dean - Chase House	Hawes House	1880	Second Empire	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR								
1404	363	Rock St.	Chapin, Herbert House		1909	Not Researched	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR								
364	375	Rock St.	Trafford, Rachel M. House		1880	Second Empire	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR								
365	388	Rock St.	Chase, Edmund House		c 1874	Second Empire	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR								
367	389	Rock St.	Tripp, Azariah S. House		c 1878	Second Empire	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR								
1406	414	Rock St.	United Presbyterian Church		1924	Neo Gothic Revival	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR								
366	417	Rock St.	Brayton, William L. S. House		1920	Colonial Revival	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR								
	431	Rock St.	Waite, Rev. Josiah K. House		c 1854	Italianate										NC				
368	451	Rock St.	Robeson, Andrew House	Fall River Historical Society Museum	1842	Second Empire	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR								
369	456	Rock St.	Osborn House	Durfee - Carr - Osborn House	c 1842	Greek Revival	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR	NR						Warren, Russell	NR (4/4/1980)
1407	485	Rock St.			1941	Colonial Revival	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR				NC				

MHC# Inv. No.	Address #	Street Name	Historic Name	Common Name	Date	Style	Historical District Areas	Multiple Resource Area	National Register District	National Register MRA	Preservation Restriction	SR	NR	Local Historic District	FRHC	C/NC	Demolished	Village / Neighborhood	Architect/Builder	COMMENTS
370	492	Rock St.	Borden, Anna H. House		1917	Colonial Revival	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR								
1408	497	Rock St.	Ruderman, Rabbi Samuel S. House		1942	Colonial Revival	FLR.C: Highlands Historic District; FLR.BA: Highlands Local Historic District (HLHD)	FLR.AS	2/16/1983	2/16/1983		SR		1/22/2015		NC			Rock, Ovila A.	
371	511	Rock St.	Remington, Joseph - Borden, Richard B. House		c 1858	Gothic Revival	FLR.C: Highlands Historic District; FLR.BA: Highlands Local Historic District (HLHD)	FLR.AS	2/16/1983	2/16/1983		SR		1/22/2015						
372	527	Rock St.	Anthony, Byron W. House	Holy Union of the Sacred Hearts Primary School	1889	Queen Anne	FLR.C: Highlands Historic District; FLR.BA: Highlands Local Historic District (HLHD)	FLR.AS	2/16/1983	2/16/1983		SR		1/22/2015					Walker, William R. and Son	
1409	551	Rock St.	Fall River First Church of Christ Scientist	Lorenz, Dr. Allen Orthodontist Office	1956	Colonial Revival	FLR.C: Highlands Historic District; FLR.BA: Highlands Local Historic District (HLHD)	FLR.AS	2/16/1983	2/16/1983		SR		1/22/2015		NC				
373	570	Rock St.	Borden, Jefferson House #2	Holy Union of the Sacred Hearts Convent	c 1863	Second Empire	FLR.C: Highlands Historic District; FLR.BA: Highlands Local Historic District (HLHD)	FLR.AS	2/16/1983	2/16/1983		SR		1/22/2015						
1410	577	Rock St.	Brayton, Dana Dwight House		1901	Colonial Revival	FLR.C: Highlands Historic District; FLR.BA: Highlands Local Historic District (HLHD)	FLR.AS	2/16/1983	2/16/1983		SR		1/22/2015						
1411	603	Rock St.	Ballard, George A. House		1896	Colonial Revival; Shingle Style	FLR.C: Highlands Historic District; FLR.BA: Highlands Local Historic District (HLHD)	FLR.AS	2/16/1983	2/16/1983		SR		1/22/2015						
1412	604	Rock St.	Hathaway, Edward E. House		1892	Queen Anne	FLR.C: Highlands Historic District; FLR.BA: Highlands Local Historic District (HLHD)	FLR.AS	2/16/1983	2/16/1983		SR		1/22/2015		NC				
1413	618	Rock St.	Borden, Jerome House		1895	Shingle Style	FLR.C: Highlands Historic District; FLR.BA: Highlands Local Historic District (HLHD)	FLR.AS	2/16/1983	2/16/1983		SR		1/22/2015						
1414	623	Rock St.	Sherman, George A. House		1882	Queen Anne; Stick Style	FLR.C: Highlands Historic District; FLR.BA: Highlands Local Historic District (HLHD)	FLR.AS	2/16/1983	2/16/1983		SR		1/22/2015						
1415	635	Rock St.	Charlton, E. P. House #2		1907	Colonial Revival	FLR.C: Highlands Historic District; FLR.BA: Highlands Local Historic District (HLHD)	FLR.AS	2/16/1983	2/16/1983		SR		1/22/2015						
1416	636	Rock St.	Stewart, William W. House		1889	Queen Anne	FLR.C: Highlands Historic District; FLR.BA: Highlands Local Historic District (HLHD)	FLR.AS	2/16/1983	2/16/1983		SR		1/22/2015						
1417	655	Rock St.	Luther, Charles B. House		1894	Shingle Style	FLR.C: Highlands Historic District; FLR.BA: Highlands Local Historic District (HLHD)	FLR.AS	2/16/1983	2/16/1983		SR		1/22/2015						
1418	660	Rock St.	Adams, Edward S. House		1884	Queen Anne	FLR.C: Highlands Historic District; FLR.BA: Highlands Local Historic District (HLHD)	FLR.AS	2/16/1983	2/16/1983		SR		1/22/2015						
374	669	Rock St.	Borden, Philip D. House		1884	Queen Anne	FLR.C: Highlands Historic District; FLR.BA: Highlands Local Historic District (HLHD)	FLR.AS	2/16/1983	2/16/1983		SR		1/22/2015						
6	682	Rock St.	Haffards, Griffiths M. House			Queen Anne	FLR.C: Highlands Historic District; FLR.BA: Highlands Local Historic District (HLHD)	FLR.AS	2/16/1983	2/16/1983		SR		1/22/2015						
375	685	Rock St.	Almy, Franklin L. House		1883	Queen Anne; Second Empire	FLR.C: Highlands Historic District; FLR.BA: Highlands Local Historic District (HLHD)	FLR.AS	2/16/1983	2/16/1983		SR		1/22/2015						
1232	710	Rock St.	Borden, George E. House		1881	Italianate	FLR.C: Highlands Historic District; FLR.BA: Highlands Local Historic District (HLHD)	FLR.AS	2/16/1983	2/16/1983		SR		1/22/2015						
1421	739	Rock St.	Borden, Eric W. House #3		1895	Colonial Revival; Queen Anne	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR								
376	742	Rock St.	Borden, Andrew J. House	Morring, The	1896	Colonial Revival	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR								
1422	753	Rock St.	Dwelly, Frank H. House		1890	Queen Anne	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR								
377	764	Rock St.	Warner, William R. House		c 1890-1895	Colonial Revival	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR								
1423	771	Rock St.	Briggs, Albert House		1888	Shingle Style	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR								
1424	782	Rock St.	Rounsville, Cyrus C. House		1885	Queen Anne	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR								
378	783	Rock St.	Waring House		c 1890	Queen Anne	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR								
1425	795	Rock St.	Darling, Joseph M. House		1882	Queen Anne	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR								
379	808	Rock St.	Bassett, Charles House		c 1880-1885	Stick Style	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR					DEMOLISHED			
1426	811	Rock St.	Earl, Newton R. House		1883	Queen Anne	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR								
380	857	Rock St.			r 1890	Colonial Revival														
381	865	Rock St.			c 1900	Shingle Style							Eligible							Eligible, More information needed.
382	878	Rock St.			c 1895	Queen Anne														
565	138-140	Rock St.	Buffington, Israel House		c 1850	Greek Revival	FLR.I: Lower Highlands	FLR.AS	1/10/1984	1/10/1984		SR								
1507	165-167	Rock St.			c 1872	No style	FLR.I: Lower Highlands	FLR.AS	1/10/1984	1/10/1984		SR								
570	201-203	Rock St.	Winslow, Albert Tenement House		c 1861	Italianate	FLR.I: Lower Highlands	FLR.AS	1/10/1984	1/10/1984		SR								
1508	202-212	Rock St.	Gee Building	Touley's Pharmacy	1910	Not Researched	FLR.I: Lower Highlands	FLR.AS	1/10/1984	1/10/1984		SR								
1511	253-255	Rock St.			1923	No style	FLR.I: Lower Highlands	FLR.AS	1/10/1984	1/10/1984		SR								
350	37-43	Rock St.	Bristol County Second District Courthouse		1908	Classical Revival													Destremps, Louis G. and Son	
383	109	Rockland St.			1900	Queen Anne; Triple-decker														
384	118	Rockland St.			1875	Second Empire											DEMOLISHED			
385	111	Rodman St.			c 1889	Second Empire	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
386	125	Rodman St.	Case, Rescom House		c 1852	Greek Revival	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
1728	186	Rodman St.	Newhall, James House		c 1874	Astylistic	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
1005	196	Rodman St.			c 1865	Greek Revival	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								

MHC# Inv.	No.	Address #	Street Name	Historic Name	Common Name	Date	Style	Historical District Areas	Multiple Resource Area	National Register District	National Register MRA	Preservation Restriction	SR	NR	Local Historic District	FRHC	C/NC	Demolished	Village / Neighborhood	Architect/Builder	COMMENTS
1006		197	Rodman St.			c 1877	Italianate	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
1008		207	Rodman St.			c 1865	Italianate; Victorian Eclectic	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
1010		219	Rodman St.	Sullivan, Jeremiah House and Market		c 1874	Italianate	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
1012		236	Rodman St.	Murphy, Timothy House		c 1865	Not Researched	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR					DEMOLISHED			
1013		238	Rodman St.			1894	Not Researched	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
1014		248	Rodman St.			c 1875	Not Researched	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
1015		255	Rodman St.			c 1877	Italianate	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
1019		295	Rodman St.			c 1875	Second Empire	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
1020		303	Rodman St.			c 1868	Italianate	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
799		135-137	Rodman St.	Brennan, Michael House and Store		c 1870	Vernacular	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR				NC				
1000		138-144	Rodman St.			1972	Modern Commercial	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR				NC				
1001		155-157	Rodman St.			c 1868	Not Researched	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
1002		156-158	Rodman St.			c 1877	Mill House	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR				NC				
1017		163-269	Rodman St.			c 1878	Second Empire	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
1003		165-175	Rodman St.	Burns Building		1895	Colonial Revival	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR				NC				
1004		166-172	Rodman St.			1948	Not Researched	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR				NC				
1007		206-208	Rodman St.			c 1875	Second Empire	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
1009		216-218	Rodman St.			c 1855	Greek Revival	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
1011		231-235	Rodman St.			1947	Gas Station	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
1016		262-268	Rodman St.	Daley, Thomas House		c 1874	Second Empire	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
		263-269	Rodman St.			C 1878	Second Empire										NC				
1018		280-284	Rodman St.			1883	English Revival	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR				NC				
475			Rodman St.	Borden, Richard Manufacturing Company Mill #1		c 1873	Italianate											DEMOLISHED		Borden, Thomas J.	
			Rodman St.	Richard Borden Manufacturing Company No. 1		1873												DEMOLISHED			
			Rodman St.	Robeson Mills	Luther Manufacturing Company	1903												DEMOLISHED			
921			Route 24				Stringer														
939			Route 24	Route 24 Bridge over Brayton Avenue			Stringer; Girder Unspecified														
940			Route 24	Route 24 Bridge over Canning Boulevard			Stringer; Girder Unspecified														
1529		34	Saint Joseph's St.	Notre Dame School		1899	Colonial Revival		FLR.AS		2/16/1983		SR	NR						Destremps, Louis G.	School closed in June 2008; NR (2/16/1983)
1536		56	Saint Joseph's St.	Saint Joseph's Orphanage	Mount Saint Joseph's School	1892	Second Empire		FLR.AS		2/16/1983		SR	NR						Destremps, Louis G.	NR (2/16/1983)
1528		138	Saint Joseph's St.	Jesus Marie Convent		1887	Second Empire		FLR.AS		2/16/1983		SR	NR						Destremps, Louis G.	NR (2/16/1983)
440			Saint Mary's St.	Saint Mathieu's Church		1893	High Victorian Gothic											DEMOLISHED	Mechanicsville		
441		36	Saint May's St.			r 1885	Italianate												Mechanicsville		
1574		87	School St.	Borden, George H. House		c 1881	Queen Anne	FLR.AU: Highland Doughnut Area for proposed LHD													
			SE Mass Bioreserve																		
945			Seabury St. between Pine &	Ruggles Park		1910			FLR.AS	2/16/1983	2/16/1983		SR				07/21/15			Olmsted Brothers	
1024		360	Second St.			c 1880	Colonial Revival	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR				NC				
1028		402	Second St.			1924	Not Researched	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR				NC				
1029		410	Second St.			1927	Not Researched	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR				NC	DEMOLISHED			
1031		448	Second St.			1932	Not Researched	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR				NC				
1033		470	Second St.			c 1864	Not Researched	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
1034		486	Second St.	Borden, William A. Office		1912	Not Researched	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
1035		498	Second St.			c 1864	Not Researched	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
1037		508	Second St.			c 1852	No style	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
1038		516	Second St.			c 1864	Greek Revival	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
1040		523	Second St.	Whitaker House		1884	Second Empire	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
1041		530	Second St.			1919	Not Researched	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR				NC				
1042		535	Second St.			c 1864	Greek Revival	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
1043		545	Second St.	Mahoney, Benjamin House		1894	Italianate	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
1044		546	Second St.	Spink House		1881	Second Empire	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
1045		553	Second St.	Mahoney, Benjamin House		1894	Italianate	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
1046		554	Second St.	Spink House		1881	Second Empire	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
1047		558	Second St.			c 1900	No style	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR				NC				
1048		568	Second St.			c 1880	Mill House	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
1049		571	Second St.	O'Rourke Funeral Home		c 1868	Italianate	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
1051		586	Second St.	Creighton, David House		1881	Italianate	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
1052		587	Second St.	Whitaker, Dr. J. B. Carriage Shed		c 1873	Not Researched	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
1053		589	Second St.	Whitaker, Dr. J. B. House		c 1873	Second Empire	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
1054		598	Second St.			c 1910	Not Researched	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
1055		604	Second St.	Bolger - List House		1898	Italianate	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
1056		605	Second St.			c 1871	Not Researched	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
1057		618	Second St.	Creighton - Robert House		c 1864	Not Researched	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
1058		621	Second St.	Franciscan Missionaries of Mary Convent		c 1872	Second Empire	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
1059		626	Second St.	Brownell, Isaac Houe		c 1864	Italianate	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
1060		630	Second St.	Brownell, Isaac Carriage House		1882	Italianate	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
1062		633	Second St.	Sokoll House		1890	Second Empire	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
1061		634	Second St.			1882	Not Researched	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
1063		638	Second St.	Southworth, Spaulding House		c 1866	Italianate	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
1064		649	Second St.	Chace, Holder W. House		c 1864	Italianate	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
1065		652	Second St.			c 1887	Italianate	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
1067		661	Second St.	Murphy, Bernard House		1887	Italianate	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
1068		662	Second St.			1915	Triple-decker	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
1069		672	Second St.			c 1869	Triple-decker	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
1071		673	Second St.	Tinney, William House		1887	Italianate	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
1070		676	Second St.			1915	Triple-decker	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								

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1072	682	Second St.	Peters, William House		1898	No style	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
1073	683	Second St.	Leat, George House		1887	Italianate	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
1074	697	Second St.	Case House		c 1872	Second Empire	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
1075	703	Second St.			1910	Not Researched	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
1076	709	Second St.	McGuire, Robert House		1888	Italianate	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
1079	725	Second St.	McGuire, Thomas House		1891	Shingle Style	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
1078	728	Second St.	Peckham House		c 1854	Greek Revival	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR				NC				
1080	740	Second St.	Chace, Obadiah House		c 1855	Italianate	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
1081	756	Second St.			1915	Triple-decker	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
1082	762	Second St.			c 1878	Not Researched	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
1083	766	Second St.			c 1850	Greek Revival	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR				NC				
1084	772	Second St.	Mason House		c 1878	Second Empire	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
1085	783	Second St.			1889	Second Empire	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR				NC				
1086	784	Second St.	Chace, Leander House		c 1870	Not Researched	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR				NC				
1087	792	Second St.			c 1855	Second Empire	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
396	795	Second St.	McDonough, John House		1885	Queen Anne	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
1088	798	Second St.	Adam, James M. House		c 1880	Not Researched	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR				NC				
1089	802	Second St.			c 1880	Mill House	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR				NC				
1090	805	Second St.			1888	Second Empire	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
1091	810	Second St.			c 1880	Italianate	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
397	825	Second St.	Covel, Benjamin House		c 1876	Second Empire	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
398	837	Second St.	Covel Carriage House	Lafayette Apartments	c 1876	Second Empire	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
1096	847	Second St.	Magee Tenement		1892	Italianate	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
1097	857	Second St.	Magee Tenement		1892	Italianate	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
1098	875	Second St.	Enwright House		1889	Italianate	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
1100	887	Second St.			1889	Italianate	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
1021	230-234	Second St.	Borden, Andrew J. House		c 1845	Greek Revival	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
1022	240-248	Second St.			c 1848	Italianate	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR				NC				
1023	328-332	Second St.		Corky Row Credit Union, Rump & Loin	1927	Colonial Revival	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
394	348-350	Second St.			c 1875	Second Empire	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
1025	368-376	Second St.			1930	Not Researched	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR				NC				
	373-377	Second St.	Drape Building		c 1880, c 1920															
1026	386-394	Second St.			c 1862	Not Researched	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
1027	398-400	Second St.			1919	Not Researched	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR				NC				
1030	438-446	Second St.			c 1864	Not Researched	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR				NC				
1032	460-464	Second St.			c 1864	Not Researched	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR				NC				
1036	507-509	Second St.			1906	Triple-decker	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
1039	517-519	Second St.			1904	Triple-decker	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
1050	578-580	Second St.	Creighton - Whitehead House		c 1876	Not Researched	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
395	654-656	Second St.	Copeland, Sylvester W. House		c 1865	Gothic Revival	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
1077	716-724	Second St.			c 1900	Triple-decker	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
1092	820-824	Second St.	Estes Tenement		1902	Shingle Style; Triple-decker	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
1094	828-832	Second St.	Estes Tenement		1903	Shingle Style; Triple-decker	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
399	838-842	Second St.	Estes Tenement		1895	Queen Anne; Triple-decker	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
1095	846-850	Second St.	Estes Tenement		1903	Shingle Style; Triple-decker	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
318	876-892	Second St.	Flat Iron Building		1905	Classical Revival	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
	893-911	Second St.			1916											NC				
		Shaw St.	Conanicut Mills		c 1840															
		Shove St.	Shove Mills No. 1		1873															
		South Frontage Rd.	Old City Hall Columns		1886	Object									05/19/15					
244	20	South Main St.	Union Savings Bank Building	Citizens Savings Bank Building		Classical Revival	FLR.B: Downtown Fall River	FLR.AS	2/16/1983	2/16/1983		SR							Darling, Joseph M.	
400	102	South Main St.	Academy Building	Borden, Nathaniel Briggs Block	1876	Gothic Revival		FLR.AS		2/16/1983	9/4/1979	SR	NR						Hartwell and Swazey; Hull and Company	NR (7/2/1973)
402	120	South Main St.	Waldorf - Nobby Building		c 1922	Classical Revival													Gray, John Matthew Company	
404	157	South Main St.	Sullivan Building		c 1916	Colonial Revival													Darling, Joseph M.; Darling-Parlin Maude	
405	160	South Main St.			r 1850	Greek Revival; No Style											DEMOLISHED			
1731	181	South Main St.	Borden Place West		1979	No style													Sze, Chi Ming	
1734	186	South Main St.	South Main Place		1979	No style													Sze, Chi Ming	
407	231	South Main St.	Doran, M. J. Company Building	Adam's Drug Store	1918	Classical Revival		FLR.AR											Higgins, Joseph I.; Hunt, Herbert R.	
901	272	South Main St.	South Main Street Clock		c 1915		FLR.AR: South Main Street Area												Linden Electric & Machine Co.	
410	296	South Main St.	Lewis Building	Fall River Jewelry & Loan	c 1909	No style		FLR.AR												
	371	South Main St.		American Furniture	1899															
412	372	South Main St.	Goldstein and Horvitz Building	Modern Furniture Company Building	c 1925	Colonial Revival; No style														
413	384	South Main St.	Cascade Engine Company #1	Modern Furniture Company Building	r 1897	English Revival; Gothic Revival													Grozen and Hathaway	
415	400	South Main St.	Moore Building		c 1924	Colonial Revival														
	425	South Main St.	H. L. Thvot Building		1916															
416	431	South Main St.			r 1870	Second Empire														
417	438	South Main St.	Micalenese Bakery		c 1900	Queen Anne														
418	452	South Main St.			c 1870	Italianate														
419	570	South Main St.		Portuguese Alliance Office	1875	Italianate														
2005	627	South Main St.	Young Men's Protestant Temperance & Benevolent Society	Fall River Moose Lodge #456	1890	Panel Brick														
420	640	South Main St.			1875	Italianate														
1534	780	South Main St.	Saint Anne's Roman Catholic Church		1891	Exotic Revival	FLR.AP: Saint Anne's Church and Parish Complex	FLR.AS	2/16/1983	2/16/1983		SR							Destremps, Louis G.	
	878	South Main St.	Parks Building		1923															
	1001	South Main St.	Fall River National Bank	K&S Laundromat											05/19/15					

MHC# Inv. No.	Address #	Street Name	Historic Name	Common Name	Date	Style	Historical District Areas	Multiple Resource Area	National Register District	National Register MRA	Preservation Restriction	SR	NR	Local Historic District	FRHC	C/NC	Demolished	Village / Neighborhood	Architect/Builder	COMMENTS
422	1192	South Main St.			1900	No style														
423	1200	South Main St.			1900	Queen Anne														
424	1521	South Main St.			1895	Colonial Revival; Queen Anne											DEMOLISHED	Globe Village		
1552	1588	South Main St.	Saint Patrick's Church		1881	Neo Gothic Revival		FLR.AS		2/16/1983		SR	NR						Keeley, Patrick Charles	Now known as Good Shepard Parish; NR (2/16/1983)
425	1648	South Main St.			1900	Queen Anne; Triple-decker												Globe Village		
426	1684	South Main St.			1880	Stick Style												Globe Village		
427	1928	South Main St.			1880	Italianate												Globe Village		
428	2107	South Main St.			c 1875	Second Empire												Globe Village		
429	2152	South Main St.			c 1900	Queen Anne												Globe Village		
590	2460	South Main St.	Blessed Sacrament Church	Townsed Apartments	c 1931	Not Researched														
430	2655	South Main St.			1870	Italianate														
421	1022-1030	South Main St.			1885	Second Empire											DEMOLISHED			
403	124-136	South Main St.	Hudner Building		c 1897	Renaissance Revival														
406	195-213	South Main St.	Baptist Temple		c 1926	Classical Revival		FLR.AR											Beal, John Williams and Sons; Darling, Joseph M.; Darling-Parlin, Maude	
1730	212-224	South Main St.	Center Theater Building		1939	Altered beyond recognition														
1542	221-229	South Main St.	Russell, Besse Company Store	Besse System Building	1925	No style	FLR.AR: South Main Street Area													
1543	228-238	South Main St.	Robinson Building		1921	Colonial Revival; No style	FLR.AR: South Main Street Area												Darling, Joseph M; Sampson, James J.	
1544	248-260	South Main St.	Eagan Building		1916	No style	FLR.AR: South Main Street Area													
1545	251-259	South Main St.	Steiger Building		1917	Colonial Revival	FLR.AR: South Main Street Area												Schein, Sumner	
1546	264-270	South Main St.	Lessard Building		1920	Art Deco	FLR.AR: South Main Street Area													
1547	272-290	South Main St.	Manchester Building	Avon, Fradins etc.	1916	Colonial Revival; No style	FLR.AR: South Main Street Area													
1548	277-281	South Main St.	Cherry and Webb Building	Fall River Armed Forces Recruiting Center	1917	Altered beyond recognition	FLR.AR: South Main Street Area													
409	285-299	South Main St.	Adaskin Building		c 1922	Classical Revival		FLR.AR												
1550	303-307	South Main St.			c 1922	Not Researched	FLR.AR: South Main Street Area													
411	308-318	South Main St.		Music Mansion	r 1892	Classical Revival		FLR.AR												
	351-353	South Main St.		Modern Music Shop	c 1921															
1732	364-368	South Main St.	Clorite Building	Casa Luso	1906	Colonial Revival														
206	6-10	South Main St.	Citizens Savings Bank Building			Classical Revival	FLR.B: Downtown Fall River	FLR.AS	2/16/1983	2/16/1983		SR							James, Thomas M. Company	
401	91-111	South Main St.	Borden, Andrew J. Building	Newberry, J. J. Department Store	c 1889	No style		FLR.AS		2/16/1983		SR	NR						Darling, Joseph M.	
926		South Main St.	Kennedy Park - South Park Colonade		c 1890		FLR.E: Kennedy Park	FLR.AS	2/16/1983	2/16/1983		SR					DEMOLISHED			
927		South Main St.	Kennedy Park - South Park		1908		FLR.E: Kennedy Park	FLR.AS	2/16/1983	2/16/1983		SR							Olmsted and Vaux; Olmsted Brothers	
414	390-394	South Main St.	Capitol Theater Building		1926	Classical Revival							Eligible						Darling, Joseph M.	Eligible, More information needed.
			Saint Mary's Roman Catholic Cathedral and Rectory		r 1852	Gothic Revival		FLR.AS		2/16/1983		SR	NR						Keeley, Patrick Charles; Maginnis and Walsh	NR (2/16/1983)
1101	462	Spring St.			c 1885	Italianate	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR				NC				
431	467	Spring St.	Saint Mary's Roman Catholic School		1906	Renaissance Revival	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
1102	489	Spring St.	Miller, Lorenzo T. House		c 1845	Italianate	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
1103	501	Spring St.			c 1889	Not Researched	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
1104	511	Spring St.			c 1865	Italianate	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
		St. Joseph St.	Former Notre Dame Church Buildings													05/19/15				
433	37	Stafford Rd.			c 1820	No style														
434	352	Stafford Rd.			1885	Stick Style														
435	373	Stafford Rd.			1870	Italianate														
436	900	Stafford Rd.			1875	Italianate														
437	988	Stafford Rd.			1875	Stick Style														
438	1146	Stafford Rd.			1840	Greek Revival												DEMOLISHED		
439	1184	Stafford Rd.			c 1890	Italianate														
	1585	Stafford Rd.	Durfee, Judge Job		1900	Georgian										05/19/15				
941		Stafford Rd.	Stafford Road Bridge over Route 24			Stringer; Girder Unspecified														
		Stafford Rd.	Cambridge Green/Jackson Green - Grinnell		1910	Park										05/19/15			Olmsted	
1984	844	State Ave.	Bourne Mill Office Building	Bourne Mill Building 23	c 1889	No Style	FLR.G: Bourne Mill			12/22/2006		SR						Globe Village		
1944		Stevens St.	Stevens Manufacturing Company		1892	Not Researched	FLR.D: Quequechan Valley Mills	FLR.AS	2/16/1983	2/16/1983		SR						Flint Village	Sears, Chauncey H.	
		Stevens St.	Lincoln Manufacturing Company		1907															
		Taunton River	Taunton River			River		Wild &								05/19/15				
		Taunton River	North End Railroad right-of-way (ROW)													07/21/15				
																				Lost at Sea Oct. 25, 2012, Hurricane Sandy of the coast of North Carolina. Lost at sea w/ ship Captain Robin Walbridge. The other crew member lost is Claudene Christian.
		Taunton River	HMS Bounty	Bounty	1960	Tall Ship										11/16/15	Lost at Sea		Built in Lunenburg, Nova Scotia	
442	33	Taylor St.		Sherman, W. F. House	c 1865	Second Empire											DEMOLISHED			
	9	Third St.	U.S. Customs House and Post Office		1931															
	26	Third St.	Old Kent Textile	Formerly Allen Slede	1909															
	38	Third St.	Old City Hall Bells	Chimes	1906	Object										04/28/15				3 bells with (1) Hour Bell; 8 additional Bells in storage
	48	Third St.		I.L.G.W.U. Center	1930															
443	171	Third St.	Sweeney, M. Moving Company Warehouse		c 1913	No style												DEMOLISHED		
1115	237	Third St.	Baillie, Robert House		1900	Italianate	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
1117	252	Third St.			c 1880	Italianate	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
1118	255	Third St.	Neill's Hotel		1899	Queen Anne; Shingle Style	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
1119	258	Third St.			c 1850	Greek Revival	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
445	266	Third St.	Marble, Ezra House		c 1848	Greek Revival; Italianate	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
444	267	Third St.			c 1825	Federal	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
1122	298	Third St.	Seabury, Cornelius House		c 1848	Italianate	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
1949	306	Third St.	Davol, George H. Furniture Warehouse		c 1882	Victorian Eclectic	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								

MHC# Inv.	Address #	Street Name	Historic Name	Common Name	Date	Style	Historical District Areas	Multiple Resource Area	National Register District	National Register MRA	Preservation Restriction	SR	NR	Local Historic District	FRHC	C/NC	Demolished	Village / Neighborhood	Architect/Builder	COMMENTS
446	310	Third St.	Davol, George H. House		c 1859	Greek Revival	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR				NC				
1125	320	Third St.			c 1848	Greek Revival	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
1127	384	Third St.	Third Street School		c 1843	Greek Revival	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR				NC				
448	413	Third St.			c 1835	Federal	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
1129	424	Third St.			1891	Second Empire	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR				NC				
1131	453	Third St.	Brennan, Annie Boarding House		c 1874	Italianate	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR					DEMOLISHED			
1132	465	Third St.			c 1877	Second Empire	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
1134	466	Third St.	Booth, Joseph House		c 1870	Not Researched	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
449	476	Third St.			c 1886	Italianate	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
1133	477	Third St.			1884	Second Empire	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
1136	478	Third St.			c 1886	Not Researched	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
1137	486	Third St.			1886	Second Empire	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
1123	489	Third St.	Payne, Job House		c 1884	Not Researched	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
1121	496	Third St.			1886	Italianate	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
1120	499	Third St.			c 1884	Not Researched	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
1128	507	Third St.			1884	Second Empire	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
1135	513	Third St.			1895	Not Researched	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
1139	520	Third St.			1894	Triple-decker	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
1142	558	Third St.			1886	Not Researched	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
1143	561	Third St.			c 1880	Second Empire	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
450	567	Third St.			c 1878	Second Empire	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
1145	576	Third St.			c 1866	Not Researched	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
1146	577	Third St.			c 1870	Second Empire	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
1149	616	Third St.			c 1868	Not Researched	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
1150	621	Third St.			c 1889	Second Empire	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
1151	626	Third St.			c 1870	Not Researched	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
1152	631	Third St.			c 1877	Not Researched	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
1153	639	Third St.			1881	Second Empire	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
1154	640	Third St.			1884	Not Researched	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
1155	650	Third St.			c 1875	Not Researched	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
1156	654	Third St.	O'Neil, William House #1		c 1877	Not Researched	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
1157	658	Third St.	O'Neil, William House #1		1887	Second Empire	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
1158	661	Third St.	Brayton, Stephen House		c 1872	Not Researched	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
1159	668	Third St.	Quigley, Catherine House		1881	Second Empire	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
1160	671	Third St.			c 1911	Triple-decker	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
1161	680	Third St.	Hurley, Jeremiah House		1881	Second Empire	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
1162	690	Third St.	Sullivan, Margaret House		1901	Triple-decker	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
1163	694	Third St.			c 1877	Not Researched	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
1164	702	Third St.	Kehoe House		1884	Second Empire	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
1950	710	Third St.	Kehoe, Timothy House		1893	Italianate	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
1114	120-126	Third St.	Giesow Building		1894	Romanesque Revival	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
1116	240-242	Third St.	Brown, Joseph D. House		c 1848	Not Researched	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
447	370-378	Third St.	Saint John's Hall		c 1864	Italianate; No style	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
1130	436-442	Third St.			1882	Second Empire	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR				NC				
1138	508-510	Third St.			c 1877	Not Researched	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR				NC				
1140	551-555	Third St.			c 1880	Not Researched	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
1141	552-556	Third St.			c 1882	Not Researched	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR				NC				
1147	601-607	Third St.			c 1889	Second Empire	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
451	602-608	Third St.		Corky Row Club	c 1877	Italianate; Second Empire	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
		Thirteenth St.	Merchants Mill No. 1 & No. 2		1867												DEMOLISHED			
	15	Thomas St.	Immaculate Conception		1929											04/28/15				
	66	Troy St.	Union Belt Company	Merrill Building	1871											04/28/15				
		Troy St.	Troy Cotton & Woolen Manufacturing		1860												DEMOLISHED			
	334	Tuttle St.	King Phillips Settlement House		1900											05/19/15				
1427	32	Underwood St.	Slade, Edwin M. House		c 1874	Second Empire	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR								
1428	47	Underwood St.	Eddy, George Jr. House		1890	Queen Anne	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR								
1429	52	Underwood St.	Higginson, Edward House		1888	Queen Anne; Shingle Style	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR								
452	64	Underwood St.	Shove, Edward House	Durfee, Helena B. House	r 1910	English Revival	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR								
453	80	Underwood St.	Dassance House		c 1885	Stick Style	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR								
1431	94	Underwood St.	Silvia, Joseph House		1888	No style	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR								
1432	110	Underwood St.			c 1876	No style	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR								
1433	130	Underwood St.	Brayton - Morton House		1898	Colonial Revival; Shingle Style	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR								
1434	142	Underwood St.			1974	Post-war Suburban	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR				NC				
454	85	Valentine St.	Border City Mills Worker Housing		c 1872	Italianate												Border City		
1176	155	Wade St.			1929	Not Researched	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR				NC				
1178	200	Wade St.			c 1900	Not Researched	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
1179	201	Wade St.			c 1877	Not Researched	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR				NC				
1180	211	Wade St.	Moss, James House		1884	Second Empire	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
1181	212	Wade St.			c 1877	Second Empire	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR				NC				
1182	220	Wade St.			c 1864	Not Researched	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR				NC				
1183	249	Wade St.	Aspden House		c 1876	Not Researched	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
1185	259	Wade St.			1881	Not Researched	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR				NC				
1186	266	Wade St.			c 1889	Not Researched	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR				NC				
1187	293	Wade St.			1896	Not Researched	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
1188	294	Wade St.			c 1900	Not Researched	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR				NC				
1189	307	Wade St.			1888	Not Researched	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
1470	316	Wade St.			1892	Not Researched	FLR.I: Lower Highlands	FLR.AS	1/10/1984	1/10/1984		SR				NC				

MHC# Inv. No.	Address #	Street Name	Historic Name	Common Name	Date	Style	Historical District Areas	Multiple Resource Area	National Register District	National Register MRA	Preservation Restriction	SR	NR	Local Historic District	FRHC	C/NC	Demolished	Village / Neighborhood	Architect/Builder	COMMENTS
1175	119-125	Wade St.			c 1874	Not Researched	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
1177	168-170	Wade St.	Dennis, Joseph A. Store and Tentement		1884	Italianate	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
1184	252-258	Wade St.			c 1889	Not Researched	FLR.A: Corky Row Historic District	FLR.AS	6/23/1983	6/23/1983		SR								
455	162	Walnut St.	Hartley, Dr. James W. House		c 1868	Second Empire	FLR.AU: Highland Doughnut Area for proposed LHD													
1554	263	Walnut St.			c 1920	Colonial Revival	FLR.AU: Highland Doughnut Area for proposed LHD													
1435	329	Walnut St.			c 1865-1870	Italianate	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR								
1436	337	Walnut St.	Central Church Parsonage		c 1870	Second Empire	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR								
1437	462	Walnut St.			1914	No style	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR				NC				
1438	465	Walnut St.			c 1883	Post-war Suburban	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR				NC				
456	472	Walnut St.			c 1860	Italianate	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR								
1439	473	Walnut St.	Fraprie, G. M. G. House		1886	Queen Anne	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR								
1440	484	Walnut St.			1889	Queen Anne	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR								
1557	529	Walnut St.	Allen, John F. House		c 1888	No style	FLR.AU: Highland Doughnut Area for proposed LHD													
1556	532	Walnut St.	Nichols, Lafayette House		1886	Second Empire	FLR.AU: Highland Doughnut Area for proposed LHD													
1560	537	Walnut St.			c 1886	Italianate	FLR.AU: Highland Doughnut Area for proposed LHD												Smith, William R.	
1537	542	Walnut St.	Women's Club of Fall River	Saint Paul's Evangelical Lutheran Church	1897	Colonial Revival		FLR.AS		2/16/1983		SR	NR						Darling-Parlin, Maude	NR (2/16/1983)
1559	545	Walnut St.			c 1850	Greek Revival	FLR.AU: Highland Doughnut Area for proposed LHD													
1558	560	Walnut St.	Sanford, P. H. House		1889	Queen Anne	FLR.AU: Highland Doughnut Area for proposed LHD													
1561	582	Walnut St.	Waite, Andrew J. House		c 1875	Italianate	FLR.AU: Highland Doughnut Area for proposed LHD													
457	791	Walnut St.			c 1872	Other; Victorian Eclectic														
1553	277-279	Walnut St.	Bayton, Mary Tenement House		1892	Italianate	FLR.AU: Highland Doughnut Area for proposed LHD													
1979	315	Warren St.	Saint Luke's Episcopal Church and Parish House			Not Researched					10/4/2001	SR								
	2	Water St.	Old Colony Railroad Museum		1926, 45 & 53	Trains									05/19/15					
1985	5	Water St.	U.S. Navy Quonset Hut #1935	PT Boat 796 Museum			FLR.AO: Battleship Cove													Other structures within Battleship Cove is almost non-existent in MHC inventory
	63	Water St.	Station of the Fall River Electric Light Company		1922										04/28/15					
	70	Water St.	American Printing Co. Machine & Carpentry Shop	Marine Museum	ca. 1890										04/28/15					
911		Water St.	Water Street Bridge		1905	Plate Girder													Berlin Const. Co.	
		Wattuppa Reservior	North Wattuppa Reservior (Shorline)		1896	Reservior									05/19/15				Olmsted	
485	1	Weaver St.	Border City Mills - Mill #2		c 1873	Not Researched	FLR.AL: Border City Mills	FLR.AS	DOE (1/10/1983)	1/10/1983		SR	NR						Brown, Josiah	NR (6/28/1990); All 3 Owners objected, thus it ws DOEed
1781	1	Weaver St.	Border City Mills - Mill #1		1880	Not Researched	FLR.AL: Border City Mills	FLR.AS	DOE (1/10/1983)	1/10/1983		SR					Border City	Border City	Brown, Josiah	
1783	1	Weaver St.	Border City Mills - Mill #3		1888	Not Researched	FLR.AL: Border City Mills	FLR.AS	DOE (1/10/1983)	1/10/1983		SR					Border City	Border City	Brown, Josiah	
902		Weaver St.	Weaver Street Bridge		c 1910	Plate Girder							Eligible							More information needed
458	157	Whipple St.			c 1860	Italianate														
459	167	Whipple St.			c 1875	Second Empire														
472	182	Whipple St.			c 1875	Second Empire														
460	195	Whipple St.			c 1875	Second Empire														
461	379	Whipple St.			c 1895	Queen Anne														
462	391	Whipple St.			c 1895	Queen Anne														
463	465-467	Whipple St.			c 1885	Victorian Eclectic														
	44	William S Canning BLVD	McDonald's Train Car			Train									05/19/15					
218	17	Willow St.			r 1950	Colonial Revival														
464	31	Willow St.			c 1820	No style														
465	527	Wilson Rd.	Lewin House		c 1810	Federal														
1563	17	Winter St.	Hart, Alonzo House		c 1850	Greek Revival	FLR.AU: Highland Doughnut Area for proposed LHD													
1564	22	Winter St.	Sullivan, Daniel J. Tenement House		c 1870	No style	FLR.AU: Highland Doughnut Area for proposed LHD													
1565	29	Winter St.	Buffinton, Daniel Tenement House	Brownell, Eben Tenement House	c 1869	Greek Revival	FLR.AU: Highland Doughnut Area for proposed LHD													
1566	35	Winter St.			c 1878	No style	FLR.AU: Highland Doughnut Area for proposed LHD													
1719	40	Winter St.			c 1910	No style	FLR.AU: Highland Doughnut Area for proposed LHD													
1568	44	Winter St.	Cort, Emma Tenement House		c 1875	No style	FLR.AU: Highland Doughnut Area for proposed LHD													
1570	49	Winter St.	Anthony, James S. Tenement House		c 1870	Italianate	FLR.AU: Highland Doughnut Area for proposed LHD													
1571	56	Winter St.	Westgate, Jerome B. Tenement House		c 1870	Italianate	FLR.AU: Highland Doughnut Area for proposed LHD													
1572	62	Winter St.	Westgate, Jerome B. Barn		c 1877	No style	FLR.AU: Highland Doughnut Area for proposed LHD													
466	67	Winter St.	Bateman, Sydney House		c 1860	Gothic Revival	FLR.I: Lower Highlands	FLR.AS	1/10/1984	1/10/1984		SR								

MHC# Inv. No.	Address #	Street Name	Historic Name	Common Name	Date	Style	Historical District Areas	Multiple Resource Area	National Register District	National Register MRA	Preservation Restriction	SR	NR	Local Historic District	FRHC	C/NC	Demolished	Village / Neighborhood	Architect/Builder	COMMENTS
1513	91	Winter St.			c 1845	Italianate	FLR.I: Lower Highlands	FLR.AS	1/10/1984	1/10/1984		SR								
1514	101	Winter St.	Earl, George W. House		c 1850	Greek Revival	FLR.I: Lower Highlands	FLR.AS	1/10/1984	1/10/1984		SR								
1515	107	Winter St.			c 1850	Italianate	FLR.I: Lower Highlands	FLR.AS	1/10/1984	1/10/1984		SR								
1516	114	Winter St.	Hathaway, Elihu House		1886	Second Empire	FLR.I: Lower Highlands	FLR.AS	1/10/1984	1/10/1984		SR								
1517	121	Winter St.	Hilton House		1904	Italianate	FLR.I: Lower Highlands	FLR.AS	1/10/1984	1/10/1984		SR								
1518	127	Winter St.	Brayton, Mary A. House		c 1865	Italianate	FLR.I: Lower Highlands	FLR.AS	1/10/1984	1/10/1984		SR								
1519	130	Winter St.	Chace, Isaac B. House		c 1872	No style	FLR.I: Lower Highlands	FLR.AS	1/10/1984	1/10/1984		SR								
467	140	Winter St.	Borden, P. D. House		r 1883	Victorian Eclectic	FLR.I: Lower Highlands	FLR.AS	1/10/1984	1/10/1984		SR								
1441	163	Winter St.	First Baptist Parsonage		c 1869	Stick Style	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR								
468	190	Winter St.	Hawkins, Charles W. House		c 1878	Second Empire; Stick Style	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR								
1443	193	Winter St.	Hart, Reuben A. House		c 1858	Italianate	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR								
1444	206	Winter St.	Smith, Mary W. House		c 1879	Second Empire	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR								
469	229	Winter St.	Hawes, George House		c 1876	Italianate; Second Empire	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR								
1445	244	Winter St.			c 1864	No style	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR								
1446	261	Winter St.	Nichols, Lafayette House		c 1860	Second Empire	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR								
1447	264	Winter St.			1898	Queen Anne	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR								
1448	273	Winter St.	Hathaway, Marcus M. House		1890	Queen Anne	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR								
1449	276	Winter St.	Baker, Ransom P. House		1896	Second Empire	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR								
1450	295	Winter St.	Nichols, John F. House		c 1866	Italianate	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR								
1451	316	Winter St.	Durfee, Caroline House		1953	Post-war Suburban	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR				NC				
1452	319	Winter St.	Pardee, Charles A. House		1886	Italianate	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR								
1453	330	Winter St.	Phillips, Arthur S. House		1898	Queen Anne	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR								
471	345	Winter St.	Milne, James T. House	Hamerton, R. House	c 1861	Italianate	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR								
1454	367	Winter St.			1890	Queen Anne	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR								
1455	370	Winter St.	Collins, John A. House		1908	Queen Anne	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR								
1456	391	Winter St.			1892	Queen Anne	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR								
1457	401	Winter St.	Blaisdell, William House		c 1877	Second Empire	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR								
1458	411	Winter St.	Wood, J. M. House		c 1874	Italianate	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR								
1459	429	Winter St.	Page, Bilson House		c 1873	Italianate	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR								
1520	133-137	Winter St.	Buffinton, Benjamin House		c 1845	Greek Revival	FLR.I: Lower Highlands	FLR.AS	1/10/1984	1/10/1984		SR								
1442	176-178	Winter St.			c 1854	No style	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR				NC				
470	327-329	Winter St.	Hamerton House		1895	Queen Anne	FLR.C: Highlands Historic District	FLR.AS	2/16/1983	2/16/1983		SR								
1567	36-38	Winter St.	Rocco, John Tenement House and Store		1903	Queen Anne	FLR.AU: Highland Doughnut Area for proposed LHD													
1569	48-50	Winter St.			1913	Colonial Revival; Triple-decker	FLR.AU: Highland Doughnut Area for												Leeming, A. H. and Sons	
1562	5-7	Winter St.	Hart, Mary A. House		1907	No style	FLR.AU: Highland Doughnut Area for													
1512	90-92	Winter St.			1896	No style	FLR.I: Lower Highlands	FLR.AS	1/10/1984	1/10/1984		SR								
	350	Woodman St.	Lathrop Free Home for Incurable Cancer / Lathrop, Rose Hawthorne Home		1902										05/19/15				Olmsted	
924			Wordell Farm - Tan Pond Brook Site								9/5/1985	SR								
A			Corky Row Historic District				FLR.A: Corky Row Historic District		6/23/1983	6/23/1983		SR								
AA			King Philip Mills				FLR.AA: King Philip Mills		2/16/1983	2/16/1983		SR						Globe Village		Office building destroyed by fire
AB			Laurel Lake Mills				FLR.AB: Laurel Lake Mills		DOE (2/16/1983)	2/16/1983		SR								
AC			Narragansett Mills				FLR.AC: Narragansett Mills		2/16/1983	2/16/1983		SR								Weaving Bldg. 2nd Floor RAZED
AD			Pilgrim Mills	Hand, Louis Curtain Manufactory			FLR.AD: Pilgrim Mills		2/16/1983	2/16/1983		SR								
AE			Sagamore Mill No. 2	Sagamore Manufacturing Company			FLR.AE: Sagamore Mills No. 2		2/16/1983	2/16/1983		SR								
AF			Sagamore Mills No. 1 and No. 3	Sagamore Manufacturing Company			FLR.AF: Sagamore Mills No. 1 & 3		2/16/1983	2/16/1983		SR								
AG			Sanford Spinning Co.	New England Cotton Yarn Company			FLR.AG: Sanford Spinning Company		2/16/1983	2/16/1983		SR								Include Globe Yarn Mills No. 3
AH			Seaconnett Mills	Howard - Arthur Mills			FLR.AH: Seaconnett Mill		2/16/1983	2/16/1983		SR						Flint Village		
AI			Stafford Mills				FLR.AI: Stafford Mills		2/16/1983	2/16/1983		SR						Flint Village		
AJ			Durfee Mills				FLR.AJ: Durfee Mills		2/16/1983	2/16/1983	11/14/1984	SR								
AK			Union Mills				FLR.AK: Union Mills		2/16/1983	2/16/1983	11/14/1984	SR							Brown, Josiah	
AL			Border City Mills				FLR.AL: Border City Mills		DOE (1/10/1983)	1/10/1983		SR						Border City		Converted into apartments
AM			Wampanoag Mills	Fall River Knitting Mill Outlet			FLR.AM: Wampanoag Mill		2/16/1983	2/16/1983		SR								
AN			Wyoming Mills	James Marshall & Brothers Hat Factory			FLR.AN: Wyoming Mills		DOE (2/16/1983)	2/16/1983		SR						Globe Village		
AO			Battleship Cove				FLR.AO: Battleship Cove													
AP			Saint Anne's Church and Parish Complex				FLR.AP: Saint Anne's Church and Parish Complex		2/16/1983	2/16/1983		SR								
AQ			Truesdale Hospital Complex				FLR.AQ: Truesdale Hospital Complex		4/16/1986	4/16/1986		SR								
AR			South Main Street Area				FLR.AR: South Main Street Area													
AS			Fall River Multiple Resource Area				FLR.AS: Fall River Multiple Resource Area			2/16/1983		SR								
AT			North Burial Ground				FLR.AT: North Burial Ground		2/16/1983	2/16/1983		SR								
AU			Highland Doughnut Area for proposed LHD				FLR.AU: Highland Doughnut Area for proposed LHD													
AV			Indian Town Road Area				FLR.AV: Indian Town Road Area													
AW			Fall River Waterworks Complex				FLR.AW: Fall River Waterworks		12/7/1981			SR	NR							
AX			Blossom, Barnabas Farm - Watuppa Reservation				FLR.AX: Blossom, Barnabas Farm - Watuppa Reservation													
AY			Fall River Gas Works	Southern Union Gas Company Maintenance Facility			FLR.AY: Fall River Gas Works													
AZ			Fall River Waterworks Pumping Station				FLR.AZ: Fall River Waterworks Pumping Station		12/7/1981		8/27/2012	SR								

MHC# Inv. No.	Address #	Street Name	Historic Name	Common Name	Date	Style	Historical District Areas	Multiple Resource Area	National Register District	National Register MRA	Preservation Restriction	SR	NR	Local Historic District	FRHC	C/NC	Demolished	Village / Neighborhood	Architect/Builder	COMMENTS
B			Downtown Fall River Historic District				FLR.B: Downtown Fall River Historical District		2/16/1983	2/16/1983		SR								
BA			Highlands Local Historic District			Residential District	FLR.BA: Highlands Local Historic District (HLHD)					SR		1/22/2015	11/16/15					
C			Highlands Historic District				FLR.C: Highlands Historic District		2/16/1983	2/16/1983		SR	NR							
D			Quequechan Valley Mills Historic District				FLR.D: Quequechan Valley Mills Historic District		2/16/1983	2/16/1983		SR						Flint Village		
E			Kennedy Park				FLR.E: Kennedy Park		2/16/1983	2/16/1983	11/5/2001	SR								
F			Diners of Massachusetts				FLR.F: Diners of Massachusetts					SR	NR							
G			Bourne Mill		1881		FLR.G: Bourne Mill					SR	NR							
I			Lower Highlands Historic District				FLR.I: Lower Highlands Historic District		1/10/1984	1/10/1984		SR								
J			American Printing - Metacomet Mill				FLR.J: American Printing Co. & Metacomet Mill		2/16/1983	2/16/1983		SR								
K			Barnard Mills				FLR.K: Barnard Mills		2/16/1983	2/16/1983		SR						Flint Village		Includes attached weave shed
L			Charlton Mill				FLR.L: Charlton Mill		2/16/1983	2/16/1983		SR						Globe Village		weave shed demolished
M			Crescent Mill	Merchant Mill #3			FLR.M: Crescent Mill, Merchants Mill #3		2/16/1983	2/16/1983		SR								
N			Mechanics Mill	Weetamoe Mill			FLR.N: Mechanics Mill		2/16/1983	2/16/1983		SR								
O			Granite Mills				FLR.O: Granite Mills		DOE (2/16/1983)			SR								
P			Chase Mills				FLR.P: Chase Mills		2/16/1983	2/16/1983		SR								Weave shed burned in 1999
Q			Algonquin Printing Co.				FLR.Q: Algonquin Printing Co.		2/16/1983	2/16/1983		SR						Globe Village		
R			Ashworth Brothers Mill				FLR.R: Ashworth Brothers Mill		DOE (2/16/1983)	2/16/1983		SR						Globe Village		
S			Boguslavsky Triple-Deckers				FLR.S: Boguslavsky Triple-Deckers		2/16/1983	2/16/1983		SR								
T			Cornell Mills				FLR.T: Cornell Mills		2/16/1983	2/16/1983		SR						Flint Village		
U			Fall River Bleachery				FLR.U: Fall River Bleachery		2/16/1983	2/16/1983		SR						Flint Village		
V			Flint Mills				FLR.V: Flint Mills		2/16/1983	2/16/1983		SR								
W			Foster Spinning Co.	Sagamore Manufacturing Company			FLR.W: Foster Spinning Co.		2/16/1983	2/16/1983		SR								
X			Globe Yarn Mills				FLR.X: Globe Yarn Mills		2/16/1983	2/16/1983		SR								
Y			Hargraves Mill #1				FLR.Y: Hargraves Mill #1		2/16/1983	2/16/1983		SR						Flint Village		
Z			Kerr Thread Mill	American Thread Company			FLR.Z: Kerr Thread Mill		2/16/1983	2/16/1983		SR								Destroyed by fire 1987

Abbreviations:	
MHC	Massachusetts Historical Commission
MRA	Multiple Resource Area
SR	State Register
NR	National Register (Individual Listing)
FRHC	Fall River Historical Commission Adoption Date or Revision Date
NC	Non-Contributing

Best printed on "11x17" size paper

Please contact the Fall River Historical Commission for the most-up-to date Master List.

NOTE: Any building that is 50 years or older may be nominated for inclusion to this list by the Fall River Historical Commission as outlined per **Sec. 38-64. Methods of nomination**.

Listing consists of Structures/Properties from:
MACRIS
Fall River List of Signifigant Resources - Commercial
A Guide Book to Fall River's National Register Properties
Major Industrial Complexes
Highlands Local Historic Distic (HLHD)
Fall River Reconnaissance Report - Taunton River Landscape Invent.
Fall River Historical Commission

Historic District Legend	
	FLR.A: Corky Row Historic District
	FLR.B: Downtown Fall River Historical District
	FLR.C: Highlands Historic District
	FLR.D: Quequechan Valley Mills Historic District
	FLR.I: Lower Highlands Historic District

Local Historic District Legend	
	FLR.BA: Highlands Local Historic District (HLHD)
NOTE: Requires Regulatory Review (By the Fall River Historic District Commission) for all Exterior Architectural Features visible from public way.	

Multiple Colors: Indicates Property is located in both the Local & Historic Districts	
NOTE: Requires Regulatory Review (By the Fall River Historic District Commission) for all Exterior Architectural Features visible from public way.	

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