



CPC FY27 APPLICATION

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# FAIRHAVEN HIGH SCHOOL

EXTERIOR MASONRY, ROOFING, AND FLASHING  
PRESERVATION

FAIRHAVEN, MA  
OCTOBER 3, 2025

RECEIVED

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Fairhaven  
Land Use & Planning  
Department

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PROJECT APPLICATION FORM – FY27

Applicant: Fairhaven Public Schools

Submission Date: 10/03/2025

Applicant's Address, Phone Number and Email

Purpose: (Please select all that apply)

Nicole V. Potter, Business Manager, Fairhaven Public Schools
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- Open Space
Community Housing
Historic Preservation
Recreation

Town Committee (if applicable) or other sponsoring organization:

Project Name: Fairhaven High School – Exterior Masonry, Roofing and Flashing Preservation

Project Location/Address: 12 Huttleston Avenue

Amount Requested: \$140,000

Project Summary: In the space below, or attached sheets if necessary, provide a detailed summary of the project citing the elements of the Guidelines for Submission and Review and Recommendation Criteria found in the Application Guidelines.

Well past its first century, the Fairhaven High School building is experiencing the passage of time and effects of weather that impact historic masonry structures. Funded by the generous patronage of Henry Huddleston Rogers and designed by celebrated architect Charles Brigham, the 1906 "Castle on the Hill" has long been a source of pride and the affectionate focus of its alumni as an extraordinary learning environment. At the same time, administrators and town leaders have shouldered the responsibility of maintaining what is arguably a complex structure. Slate and coppers roofs, brick masonry heavily ornamented with carved limestone, stained glass complimenting generously sized windows illuminated the amply proportioned and handsomely finished classrooms, offices and amazing assembly auditorium are all parts and parcel of this unique structure.

Stewardship means care and maintenance and over the past forty years significant investments have been made but the need is still ongoing. A comprehensive conditions assessment master plan prepared in 2011 and updated in 2021 identified over \$8 million in major improvements. Based on this master plan over \$1.8 million was invested in window restoration, selective gutter and roof replacement between 2012 and 2024. In 2025 a major masonry, roofing, and structural stabilization project is nearing completion.

With this background, the School Department leadership remains deeply committed to the maintenance and care of this extraordinary structure. Next on the list of priorities is continued masonry and roofing work, this time focused on the large ventilator chimneys and related flashing that bring fresh air into the classrooms. In addition, the adjacent gutters and dormer require attention.

The scope of work proposed for this Community Preservation grant is preservation by repointing the ventilator chimney and pair of adjacent dormers with flashings replacement, repointing the limestone cornice, and replacement of the adjoining copper gutter located on the west face of the southeast gable. There is logic in consolidating this work due to providing staging and access to the work area. The overall cost is estimated at \$180,000. The High School proposes match of \$40,000 from the Rogers Fund to support the overall project cost.

Estimated Date for Commencement of Project: May 2026

Estimated Date for Completion of Project: August 31, 2026

## NARRATIVE

Fairhaven High School is a striking example of a late 17<sup>th</sup> century, Jacobean Revival style design with its picturesque roofline, flanked by ogee-sided gables with limestone trim and finials, the symmetry of a central block flanked by lateral wings; the strong horizontals of the belt courses; and the limestone-mullioned window bands. Designed by Boston architect Charles Brigham, it came at a time when Jacobean-Tudor-Gothic buildings had become the norm for new picturesque arrangements of plan and detail. The H-shaped building is transitional masonry construction with embedded steel framing, with two full stories above the basement and a third story and attics under its roof. Some of the windows are stained glass, giving it an even more striking appearance. It was designed and constructed to be fireproof.

The building was a gift to the Town of Fairhaven from Standard Oil's Henry Huttleston Rogers – he also donated the Town's Town Hall, Millicent Library, Unitarian Church, and more. The street that the high school sits on is named after him – Huttleston Avenue. The building was designed as a school in 1906, and the Town is proud to still use it as such. It was listed on the National Register in 1995 and has a Preservation Restriction held by the Massachusetts Historical Commission.

The scope of work proposed for this Community Preservation grant project is preservation of the building by repointing the ventilator chimney and pair of adjacent dormers with flashings replacement, repointing the limestone cornice, replacement of the adjoining copper gutter located on the east face of the southwest façade gable.

Phase VII of the window restoration is wrapping up soon, as is the major restoration to the south elevation and auditorium gables, which includes cathodic protections of the steel frame, scheduled to be completed October 2025. Continuing momentum will only help to keep the High School on track – using the 2021 Master Plan to guide and direct preservation work. A copy of this Master Plan is included on the flash drive provided with this application.

Economy of scale for staging and access to the work area are practical considerations guiding the linking of the projects along with urgency of preservation needs. As seen in the included photographs, the weathered mortar joints of the iron-spotted orangy-tan brick of the ventilator chimneys and dormer are deteriorating along with the joints of the limestone cornice, windows, and dormer. Cracked and spalled stone also needs treatment with epoxy injection and limestone dutchmen. Mortars will match the historic color and strike. The copper gutter, which had its life extended in the 1999 project with a neoprene liner is at the end of its service life and will be replaced in-kind. Copper flashings at the chimney and dormers will also be replaced. See plan S2 with scope of work notes.

The baseline cost estimate for the next phase of priority work was provided by Spencer Preservation Group, preservation architects, for both the S2, east side of the southwest façade gable and S8, west side of the southeast façade gable, with the work and materials broken down by CSI Divisions. The cost proposal for this application was provided by The Waterproofing Company, the highly skilled contractor for the 2025 work on the South Gables and Auditorium Block project. They were selected as a result of a public procurement process.

*Continues on next page*

For the **Chimney and Dormers Project** proposed in this application, the following schedule is anticipated:

October 3, 2025	CPA grant application submitted
November 2025 – April 2026	CPA Grant project review and potential award
January – March 2026	FHS engages preservation architect to prepare plans and specifications
May 2, 2026	Town meeting, CPA grant voting
May 2026	Public Procurement Bidding
June 2026	Award to lowest qualified contractor
June – August 2026	Construction and project completion

Continuing to invest in preserving the magnificent High School will only benefit Fairhaven and its residents by providing a safe and fully preserved building for students and teachers. The extraordinary environment of the High School is truly an inspiration for all – the guided tours offered by alumni during the summer months are packed with visitors in awe of the structure. Winston Churchill said it so well in a 1943 address to the House of Commons: “We shape our buildings, afterwards our buildings shape us.”

## CHECKLISTS

### General Criteria for All Projects – Check off and Address each criterion as it applies:

- ✓ Is the project consistent with the goals of the Town of Fairhaven *Community Preservation Plan*?  
The project will restore and preserve the historic Fairhaven High School, which is nearly 120 years old.
- ✓ Does the project have other sources of funding? If so, indicate percentage.  
Yes, the School will apply \$40,000 from the Rogers Trust Fund to augment the budget. This is approximately 22% of the overall project cost.
- ✓ Does the project leverage additional or multiple sources of public and/or private funding?  
No other funding aside from the Rogers Trust Fund, mentioned above.
- ✓ Does the project preserve a threatened resource?  
Fairhaven High School, built in 1906, is seeing its fair share of deterioration due to weather and time. Without timely upkeep and restorative work, the building will fall into disrepair, which would threaten the public school system. Students cannot learn and faculty cannot teach in an unsafe building. Fairhaven Public Schools wants to ensure we don't get to that point, by carefully planning out phased restoration work to the building.
- ✓ Is the project consistent with existing Planning Documents such as the Master Plan and Open Space Plan?  
Yes, an updated (2021) master plan clearly describes existing conditions and treatment recommendations, by priority. Having recently completed the 7th phases of historic wood window restoration, the school is finishing up a major restoration project to its east and west gables, south elevation, and the pair of gable flanking the auditorium block. This scope of work proposed for 2026 represents the next set of priorities for the historic High School.
- ✓ Does the project comply with the zoning regulations?  
Yes, the project would not alter the use of the building or expand on the footprint.
- ✓ Does the project have a means of support for maintenance and upkeep, such as a defined maintenance plan?  
Yes, there is a short and long-term maintenance plan for upkeep of the building. This includes (but is not limited to) careful inspection of the structure for cracks, sagging, etc., periodic cleaning of gutters, windows. There is an endowment fund dedicated to maintenance.
- ✓ Does the project involve currently owned municipal assets?  
Yes, the Town of Fairhaven owns the high school building and it is used by the Fairhaven Public School District.
- ✓ Does the project serve underserved populations or address more than one focus area of the CPA?  
The project will serve all Fairhaven residents who attend public school in the town. This includes the town's underserved populations.
- ✓ Does the project reclaim abandoned or previously developed lands?  
No
- ✓ Does the project require a Special Permit, NOI, Building Permit or other permitting? Please list all local and State permits you are aware of that the project will need?  
The project will require a standard building permit.
- ✓ Does the project have community support?  
Yes, the residents of Fairhaven take great pride in its historic school building, the setting for a stellar educational experience.

- ✓ Does the project have sufficient supporting documentation?  
Yes, see attached architectural drawings and cost estimate. There is also a Master Plan that was updated in 2021 which outlines all priorities to preserve the building.
- ✓ Does the project provide a positive impact to the community?  
Yes, the youth of Fairhaven depend on a safe building to learn in, while staff and faculty deserve a place of employment that is consistently preserved.
- ✓ Has the applicant/ team demonstrated the ability and competency to implement the project as proposed?  
Yes, Fairhaven High School has undergone several successful restoration projects in recent years with a preservation architect. This project would build on momentum already established by restoring the windows and southeast gable.
- ✓ Does the applicant have site control, or the written consent by the property owner to submit an application?  
Yes, the Town of Fairhaven owns the building.

**Historic Preservation Selection Criteria - Check off and Address each criterion as it applies:**

- ✓ Is the building on the National or State Register of Historic Places?  
Yes, the building was added to the National Register in 1995.
- ✓ Is the property eligible for listing on the National or State Register of Historic Places?  
N/A – already listed.
- ✓ Has the property been included in the local Survey of Historic Properties (MACRIS)?  
Yes, MACRIS page is attached.
- ✓ Is the property in danger of being demolished?  
No. The building is protected by a Preservation Restriction in perpetuity held by the Massachusetts Historical Commission.
- ✓ Are there potential archeological artifacts at the site?  
N/A - no site disturbance will be required in the course of the proposed work.
- ✓ Did the property ever play a documented role in the history or is it noted in published histories of the Town?  
Henry Huttleston Rogers donated many important civic buildings to the Town, designed by architect Charles Brigham. The 1906 High School is notably called the "Castle on this Hill."
- ✓ Are there any particularly important historic aspects about the property?  
The building is a remarkable example of Jacobean Revival architecture, with original stone and brick masonry, slate and copper roofs, wood and stained glass windows.
- ✓ Are there other potential uses for the property, which could benefit the Town?  
The building is used not only as an active high school, but as a space for community organizations to gather, as well as dance shows and plays in the Knipes auditorium. Some groups also rent the space which provides income. Additionally, a few films have used the High School for historical settings, most notably, *The Holdovers*.
- ✓ Could the building be converted for affordable housing use while still retaining its historic character?  
It is possible, if the town ever ceased to use it as its active high school.
- ✓ Is the owner interested in preserving the historic integrity of the property?  
Yes, to ensure that, the Fairhaven Public Schools Department has retained a historic preservation architect for all phases of its restoration work. Spencer Preservation Group first created a Conditions Assessment/Master Plan in 2011, which was updated in 2021. They have been responsible for annual preservation projects every year since 2012.
- ✓ Does the proposal conform to the Secretary of the Interior's Standards for the Treatment of Historic Properties? Has previous work on the building conformed to the Standards?  
Yes, all work will conform to the *Secretary of the Interior's Standards for the Treatment of Historic Properties*. All past work has rigorously followed the *Standards*.
- ✓ Was the structure built before 1921? Has it otherwise been identified as being historic or have cultural value?  
Yes, the structure was built in 1906 and is considered historic to the Town of Fairhaven, and individually listed on the National Register of Historic Places in 1995.

**Recreation Criteria - Check off and Address each criterion as it applies:**

N/A

- Will more than one age group use the project?
- Can the project be used by more than one activity (multi-use)?
- How many participants will normally use the project at once?
- Is this project the first of its kind in the Town or County?
- Are grants available to help pay for the construction? If so, has application been made for the grant?
- Does the project include considerations for additional parking?
- Can the project be used more than 1 of the 4 seasons per year?
- Does the project match the character of the surrounding area?
- Does the project include all normal safety considerations?
- Does the project meet all building and safety codes?
- Is the project accessible by pedestrians, bicycles, transit?

**Open Space Criteria for Parcel Selection - Check off and Address each criterion as it applies:**

N/A

- Is the project within the Nasketucket Watershed Area?
- Is the project with 100 feet of wetlands? Is the project with 200 feet of a river?
- Is stream and bank protection an issue? Is vernal pool protection a consideration?
- Would this proposal enhance protection of any FEMA designated floodway?
- Does the project include any Area of Critical Environmental Concern?
- Would this proposal contribute to preservation and/or creation of forested land?
- Will this proposal protect other parcels? Will this proposal impact other parcels?
- Does this parcel abut protected land? Does this parcel support a significant wildlife habitat?
- Is this parcel at risk for development? Did this parcel have a past proposal for development? Is it for sale?
- Are grants available? If so, has application been made?
- Does the property or structures have historic significance?
- Are there and stonewalls, old foundations, roads, trails, cart paths or scenic vistas?
- Are there any active or passive recreation possibilities associated with this parcel?
- Is this parcel suitable for a community garden or farm?
- Is this parcel suitable for nature observation and educational programs?

**Affordable Housing Selection Criteria - Check off and Address each criterion as it applies:**

N/A

- Will this involve the renovation of an existing building? If so,
  - Is the building structurally sound?
  - Is it free of lead paint? Is it free of asbestos, pollutants, and other hazards?
  - Is there Town sewerage? Or is the septic system in compliance with Title 5?
  - Does the building comply with building, sanitary and handicap accessibility codes?
  - Is this a conversion of market rate to affordable housing?
  - Is this a tax title property?
- Does this project involve the building of a new structure? If so,
  - Will the structure be built on tax title property, on Town owned land or donated land?
  - Will the building be free of environmental hazards?
  - Are there programs such as Habitat for Humanity involved?
  - Will the project be built on a previously developed site?
- Does the project provide housing that is similar in design and scale with the surrounding community?
- Does this serve the 60% income level population? Does this serve the 80% income level population?
- Is long-term affordability assured? Will this be geared to one age group?
- Will there be more than two bedrooms? Will there be multiple units?
- Will it be located near services (grocery, mass transit, etc.)?
- Will priority be given to local residents or employees of local businesses?

## SITE CONTROL

The High School is a municipal building, owned by the Town of Fairhaven