

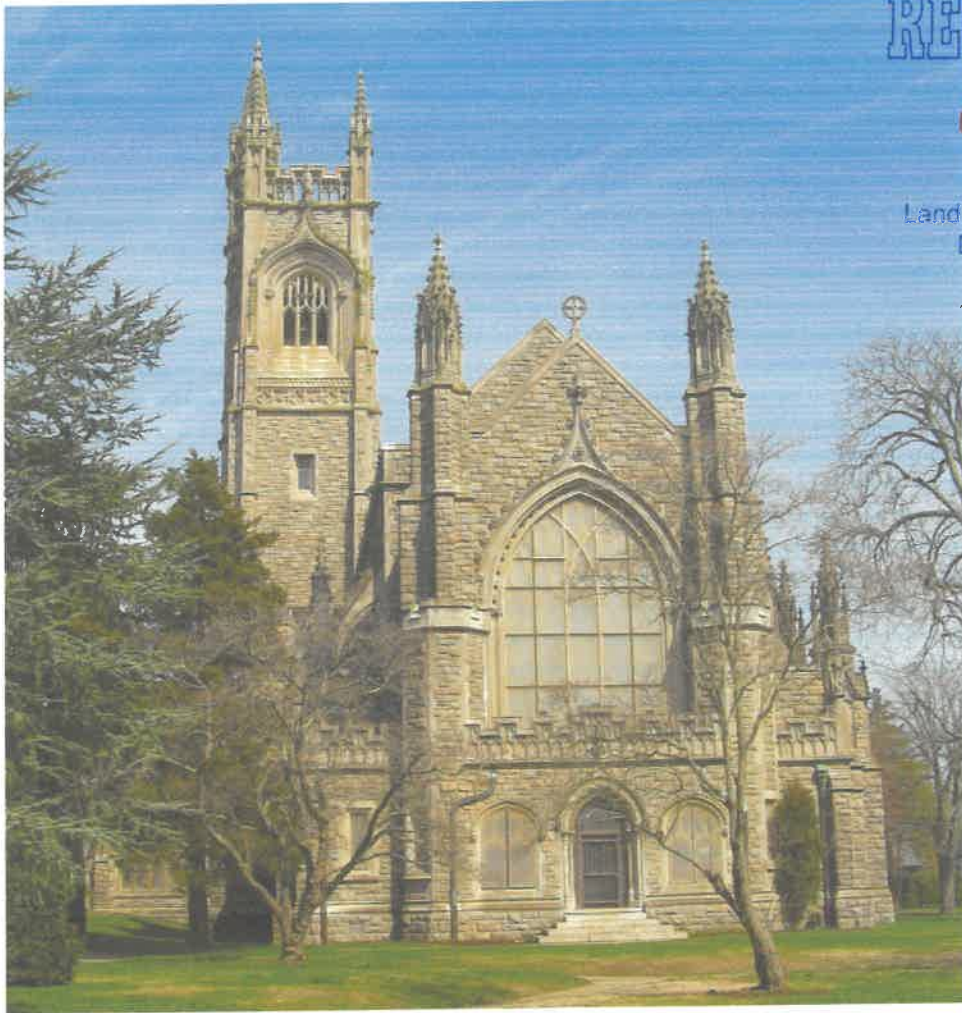
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CPC FY27 APPLICATION

UNITARIAN MEMORIAL CHURCH - PARISH HOUSE

MASONRY AND ROOFING PRESERVATION

FAIRHAVEN, MA
OCTOBER 3, 2025

TABLE OF CONTENTS

PROJECT APPLICATION FORM..... 3

NARRATIVE 4

CHECKLISTS..... 6

SITE CONTROL..... 12

PROJECT SCOPE & COST ESTIMATE..... 14

FEASIBILITY STATEMENT..... 19

MAP..... 20

ADDITIONAL PHOTOGRAPHS 21

MACRIS ENTRY 22

PRESERVATION ARCHITECT PROFILE..... 23

PROJECT APPLICATION FORM – FY27

Applicant: Rob Rocha, Unitarian Memorial Church **Submission Date:** 10/03/2025

Applicant's Address, Phone Number and Email **Purpose: (Please select all that apply)**

102 Green Street

Fairhaven, MA 02719

508.525.7177

Robertc.rocha@gmail.com

Open Space

Community Housing

Historic Preservation

Recreation

Town Committee (if applicable) or other sponsoring organization:

Project Name: Unitarian Memorial Church Parish House: Masonry and Roofing Preservation

Project Location/Address: 102 Green Street

Amount Requested: \$200,000

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.*

A crowning edifice in Fairhaven's remarkable architectural legacy, the campus of the Unitarian Memorial Church consists of the church building itself, with the Parish House connected to it by a loggia passageway. A separate structure originally built as the parsonage now serves as classrooms. The entire complex was designed by celebrated architect Charles Brigham and funded by the generous gift of Henry Huttleston Rogers. After several years of construction, it was dedicated in 1909.

The complexity of the architectural design and ornament, while a delight to the eyes, contain inherent maintenance challenges. Armed with a condition assessment/master plan prepared in 2019 by Spencer, Sullivan & Vogt, now Spencer Preservation Group, the first phase of preservation treatments was implemented in 2022-23 with roofing and masonry restoration for the church building and loggia connector. At that time, exploratory assessment of water issues at the Parish House was undertaken. As a result of that investigation, the following observations were made:

There are visible areas of general deterioration of the mortar joints, including skyward facing joints at the coping stone surmounting the gable, and at the ornamental cupola which surmounts the ventilator shaft for the meeting hall below. Also there are open joints at the limestone tracery within the stained-glass windows. We also see deterioration of the 'whiting,' the material that serves as a sealant at the juncture of the lead 'comes' to the glass.

Combined, the conditions we observed are potential sources of water penetration, which we understand have been observed inside the magnificent meeting hall. Fortunately, we managed to locate the plans for the Parish House, which are helpful in defining the area of proposed work, which includes the north elevation and the east and west sections that serve as 'returns' to the main block. We calculated the work area for masonry restoration and related flashing at the raised copings.

The proposed scope includes masonry – preparation and deep repointing of the mortar joints; installation of thru-wall flashing beneath the coping stones at the gable; in-situ stained glass window conservation; staging and related equipment for a combined cost estimate of \$270,000. The Church is able to provide match of \$70,000 to meet the overall budget need.

The handsome space within the Parish Hall is extensively used for meetings and gatherings by community groups. Returning this structure to weathertight condition will benefit the entire Fairhaven community.

Estimated Date for Commencement of Project: June 2026

Estimated Date for Completion of Project: September 2026

NARRATIVE

Visiting the Fairhaven Unitarian Memorial Church transports one back to medieval England – the building’s Neo Gothic and Tudor Revival style of architecture, with its striking tower, can be seen miles away, standing above the horizon. The church boasts Gothic spires, intricate carvings, colored marble floors and striking stained glass windows. It was donated to the Unitarians by Standard Oil tycoon, Henry Huttleston Rogers, who is well-known in Fairhaven for donating many of its historic buildings (including the High School, Library, and Town Hall). There are several buildings in the Unitarian Memorial Church campus, including the church building itself, the connected Parish House, and a separate structure that was once a parsonage, now classrooms. The buildings were all designed by Boston architect Charles Brigham, a well-known architect at the time. The building was listed on the National Register in 1996.

The Parish House has seen its share of deterioration over the decades. Historic preservation architect Spencer Preservation Group identified several areas of the Parish House that need attention during a 2023 exploratory by aerial lift, including general deterioration of the mortar joints, including skyward facing joints at the coping stone surmounting the gable, and at the ornamental cupola which surmounts the ventilator shaft for the meeting hall below. There are also open joints at the limestone tracery within the stained-glass windows. Lastly there was deterioration of the ‘whiting,’ which is the material that serves as a sealant at the juncture of the lead ‘comes’ to the glass.

The project for which we are applying for a Community Preservation grant would fund work on the north elevation of the historic Parish House. Photos included in this application show the work that will be accomplished in this project. The scope consists of 1) cutting and repointing mortar joints within existing granite wall, 2) cutting and pointing mortar joints within limestone tracery, 3) adding lead T-caps at joints within coping stones, and 4) providing waterproofing at stained-glass windows. These efforts will be to protect the building from further water penetration – which has been a big problem for the church building over the years (as is many buildings over their century mark).

The space within the Parish House is frequently used for meetings and gatherings by community groups. Returning this structure to weathertight conditions will benefit the entire Fairhaven community.

Spencer Preservation Group, preservation architects, prepared a budget for this project based on a 2023 lift inspection. The budget cost estimate for this application was provided by Olde Mohawk, the highly skilled contractor for the 2023 work on the church building. They were selected by a competitive procurement process. The proposed 2026 project would also be competitively bid to qualified contractors.

Please note that the masonry restoration and thru-wall flashing at the coping stone, essential to maintaining a weathertight condition, are the highest priorities, budgeted at \$140,000 and \$40,000 respectively.

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For the **Parish House 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	Church engages preservation architect to prepare plans and specifications
May 2, 2026	Town meeting, CPA grant voting
May 2026	Competitive Bidding to qualified contractors
June 2026	Award to lowest qualified contractor
June – August 2026	Construction and project completion

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*?
Yes, the project will restore and preserve the historic Fairhaven Unitarian Memorial Church, which is over 120 years old.
- ✓ Does the project have other sources of funding? If so, indicate percentage.
A generous donor has provided a major contribution to augment the budget for preservation work in 2026.
- ✓ Does the project leverage additional or multiple sources of public and/or private funding?
The private donation already committed along with a CPA grant would kick off an internal capital campaign.
- ✓ Does the project preserve a threatened resource?
Fairhaven Unitarian Church has always had a challenging preservation journey. Notably, water infiltration (which is due to happen by the time buildings reach the century mark) has been addressed over several phases of work through replacing copper roofing and extensive repointing. This project will continue the preservation of the Parish House so that all residents of Fairhaven and beyond can continue to gather there and enjoy all that the building offers.
- ✓ Is the project consistent with existing Planning Documents such as the Master Plan and Open Space Plan?
The 2021 Master Plan for the Unitarian Church building offers preservation guidelines and standards that are relevant for its sister structure, the Parish House. Indeed, during the 2023 project on the Church building, Spencer Preservation Group, preservation architects, along with Olde Mohawk Company, performed limited repairs on the Parish House and a survey of high priority needs, which serve as the basis for this CPA grant application.
- ✓ 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.
- ✓ Does the project involve currently owned municipal assets?
No
- ✓ Does the project serve underserved populations or address more than one focus area of the CPA?
Yes, all are welcome to worship and celebrate with the Unitarian Church, and this extends to all buildings on the campus, including the Parish House. The congregation has a strong commitment to social justice issues with a strong activist presence. The church holds a food assistance program on dates throughout the year and focuses much of its attention on hunger and food insecurity and providing nourishment to the residents of Fairhaven and neighboring towns.
- ✓ 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, members of the congregation as well as those who use the buildings for other activities are in support of preserving the building, including for the proposed work.
- ✓ Does the project have sufficient supporting documentation?
Yes, the Church has worked with Spencer Preservation Group as preservation architects since 2020 and is ready to proceed with the project.
- ✓ Does the project provide a positive impact to the community?
Yes, the project will ensure the Parish House is safe and still able to welcome hundreds of people to its events, such as the annual Holiday Marketplace. The congregation is committed to welcoming LGBTQ+ individuals and their families, as well as other minority populations.
- ✓ Has the applicant/ team demonstrated the ability and competency to implement the project as proposed?
The church has undergone several restoration projects in the last several years, as the building is in constant need of efforts to preserve its historic features and stability. We would exhibit the same care and attention to this project on the Parish House.
- ✓ Does the applicant have site control, or the written consent by the property owner to submit an application?
Yes, the Church 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 1996.
- ✓ 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
- ✓ 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. He donated the Unitarian Church buildings to the Unitarians which were also designed by Brigham.
- ✓ Are there any particularly important historic aspects about the property?
The building was designed by Boston architect Charles Brigham, who also designed many other buildings in the Town, including the Town Hall, High School, and Library. It is an example of the Neo Gothic and Tudor Revival style of architecture, recalling the glories of medieval architecture. It has original features of the building including woodwork, stained-glass, and more.
- ✓ Are there other potential uses for the property, which could benefit the Town?
The Parish House and church campus have the capacity to hold events, large and small. Many weddings are held here, which benefit the Town by bringing in additional income through lodging, food and beverage, and reception venues.
- ✓ Could the building be converted for affordable housing use while still retaining its historic character?
It could, but there are currently no plans to, as it is still used as an active church.
- ✓ Is the owner interested in preserving the historic integrity of the property?
Yes, Fairhaven Unitarian Church has retained a historic preservation architect for all phases of its restoration work.
- ✓ 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 1903 and is considered historic to the Town of Fairhaven.

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?