

CPC FY28 APPLICATION

FAIRHAVEN HIGH SCHOOL

EXTERIOR MASONRY, ROOFING, AND FLASHING PRESERVATION

FAIRHAVEN, MA
OCTOBER 2, 2026

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PROJECT APPLICATION FORM – FY28

Applicant: Fairhaven Public Schools **Submission Date:** 10/02/2026

Applicant's Address, Phone Number and Email

Nicole V. Potter, Business Manager, Fairhaven Public Schools
129 Washington Street
508-979-4000 ext. 4140
npotter@fairhavenps.net

Purpose: (Please select all that apply)

- **O** Open Space
- **O** Community Housing
- **X** Historic Preservation
- **O** 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 and 2026, major masonry, roofing, and structural stabilization was completed, resulting in another $2.1 million invested for an accumulated $3.9 million in preservation of the High School.

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.

The scope of work proposed for this Community Preservation grant is preservation by repointing the ventilator chimneys, located at the east and west sides, mid section of the roof, 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 $280,000. The High School proposes an equal match of $140,000 to support the overall project cost.

Estimated Date for Commencement of Project: May 2027

Estimated Date for Completion of Project: August 31, 2027

NARRATIVE

Fairhaven High School is a striking example of a late 17th 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 chimneys, located at the east and west sides, mid-section of the roof.

Phase VII of the window restoration was completed in 2025, along with major structural repairs to the east and west sides of the central Auditorium Block including repointing and slate roof replacements, new copper gutters, repointing of the east and west faces of the south elevations, and insertion of cathodic protection at the upper lintel of those elevations. Continuing momentum will only help to keep the High School on track – using the 2021 Master Plan to guide and direct preservation work.

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 on pages 19 and 20, the weathered mortar joints of the iron-spotted orangy-tan brick of the ventilator chimneys are deteriorating. Mortars will match the historic color and strike. Copper flashings at the chimneys will also be replaced. See page 16 to locate ventilator chimneys within the proposed project scope.

The baseline cost estimate for the next phase of priority work was provided by Spencer Preservation Group, preservation architects for the restoration of these ventilator chimneys. The cost proposal for this application was provided by Folan Waterproofing & Construction Co., Inc.

Continues on next page

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

October 2, 2026	CPA grant application submitted
November 2026 – April 2027	CPA Grant project review and potential award
January – March 2027	FHS engages preservation architect to prepare plans and specifications
May 2027	Town meeting, CPA grant voting
May 2027	Public Procurement Bidding
June 2027	Award to lowest qualified contractor
June – August 2027	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 High School will apply an equal match to augment the budget.

- ✓ Does the project leverage additional or multiple sources of public and/or private funding?
  No, there are no additional sources for this phase of work.

- ✓ 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 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 2027 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

PROJECT SCOPE & COST ESTIMATE

This cost estimate below from Spencer Preservation Group includes additional necessary costs to the proposal completed by Folan Waterproofing & Construction Company. The project scope is further described in their estimation. The cost correlates with the two chimneys highlighted in the drawings that follows these pages.

Cost Estimate

FAIRHAVEN HIGH SCHOOL
Selective Masonry Chimney Restoration

Spencer Preservation Group
PRESERVATION ARCHITECTS

October 2, 2026

Project area: East and west end ventilator chimneys	QUANTITY	UNIT	COST	BASE
DIV. 04 - *MASONRY*	QUANTITY	UNIT		
Repoint all brick and stonework of both ventilator chimneys including access, disposal, and staging	1	LS	$190,000	$190,000
SUBTOTAL				**$190,000**
SUBTOTAL				**$190,000**
General Conditions: @ 10% +				$19,000
HARD COST SUBTOTAL				**$209,000**
Overhead + Profit: @ 10% +				$20,900
CONSTRUCTION COST SUBTOTAL				**$229,900**
Contingency: @ 10% +				$22,990
Architecture/Engineering Fees 10% +				$22,990
PROJECT COST TOTAL				**$275,880**

FOLAN
WATERPROOFING & CONSTRUCTION CO., INC.
Masonry | Restoration | Waterproofing | General Contractor

Phone: 508-238-6550
Fax: 508-238-9425
Email: office@folanwaterproofing.com

795 Washington Street
South Easton, MA 02375
folanwaterproofing.com

October 1, 2026

Lynne Spencer
Principal – Spencer Preservation Group
lynne@spencerpreservationgroup.com

Re: Fairhaven Highschool 2027 Exterior Masonry Repair's

Dear Lynne,

Thank you for the opportunity to provide 2027 budget pricing for the masonry repairs for the Fairhaven Highschool located at 12 Huttleston Ave. Fairhaven, MA 02719. Please see below the following scope of work for this project.

Folan Waterproofing will provide a budget cost for all labor, materials, and equipment for the following scope of work.

Masonry Repairs To Both Chimneys on the North Side Of The Building;

- Provide access to the work areas
- Provide mortar mockups for color approvals
- Cut & point all brick and stone joints on all sides of the chimney above the roof line
- Wash down the work areas with new masonry detergent once the new mortar has cured
- Remove and dispose of all construction debris, jobsite to be left in broom clean condition
- Includes labor increases to the end of the 2027 season.

Total Cost $189,900.00

FOLAN
WATERPROOFING & CONSTRUCTION CO., INC.
Masonry | Restoration | Waterproofing | General Contractor

Phone: 508-238-6550
Fax: 508-238-9425
Email: office@folanwaterproofing.com

795 Washington Street
South Easton, MA 02375
folanwaterproofing.com

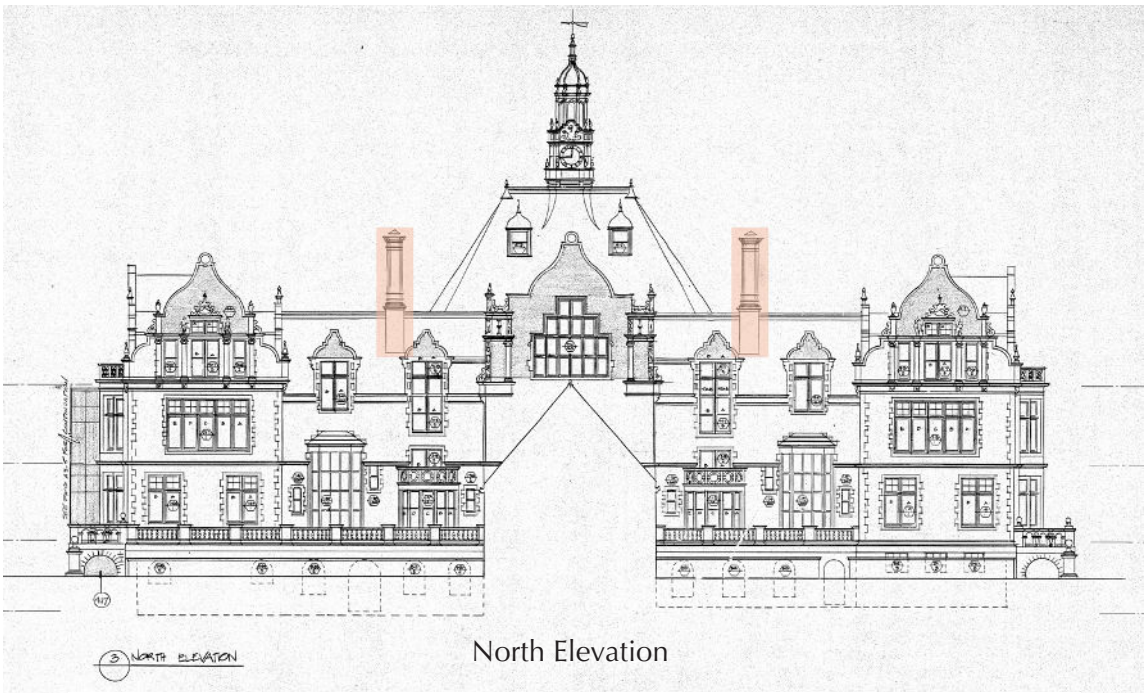
Exclusions & Notes:

- **All work will be performed during normal business hours, premium time is excluded**
- **This proposal was generated based on all existing materials being non-hazardous, all abatement/hazardous material removal is excluded**
- **Any engineering costs/evaluations of the existing roofing structure is excluded**
- **All work to be completed in a workmanlike manner in accordance with industry standards**

Thank you for the opportunity to submit the above budget proposal. If you should have any questions, please contact this office.

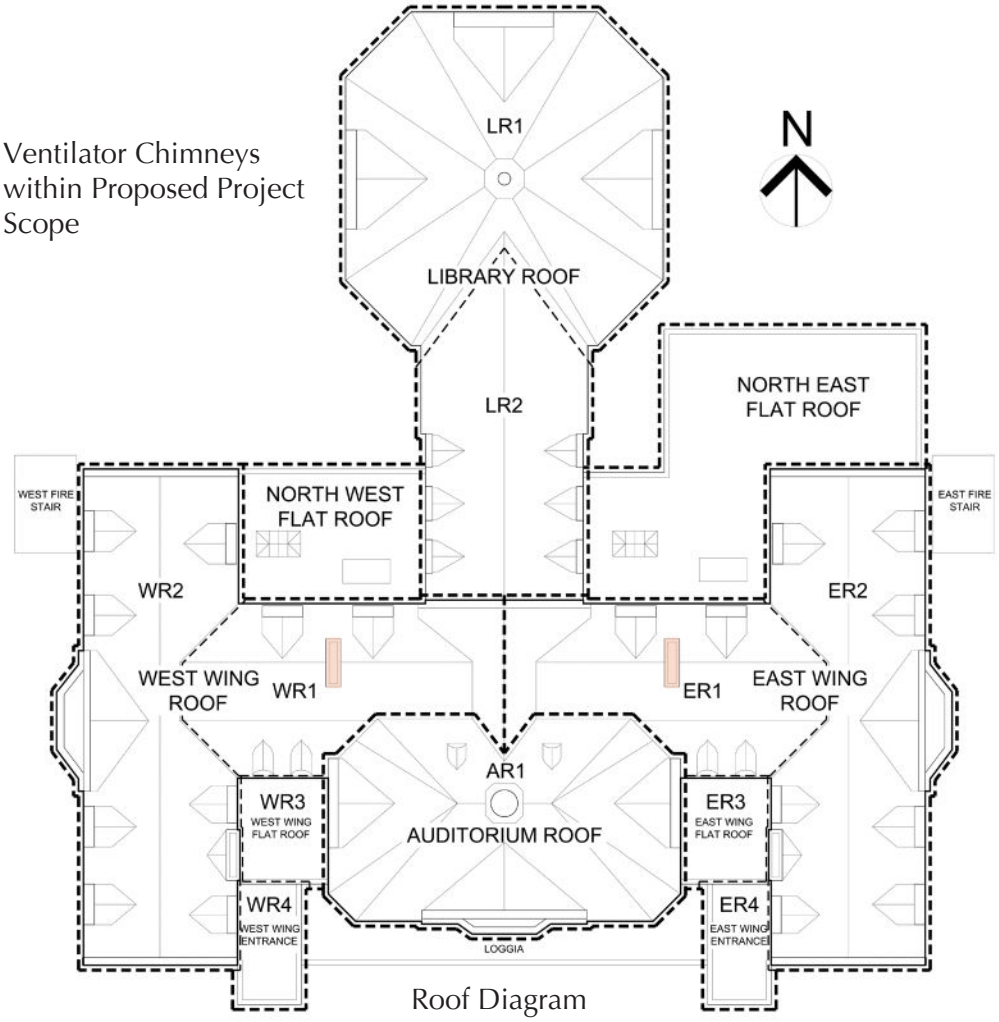
Sincerely,

Michael Almonte
Folan Waterproofing
26-110 Fairhaven Highschool - MA/JEF



North Elevation

Ventilator Chimneys within Proposed Project Scope



Roof Diagram

FEASIBILITY STATEMENT

A standard building permit will be required for the proposed work. As this project is not altering the appearance or use in any way, a zoning approval is not needed, nor is approval from the Massachusetts Historical Commission, which holds a Preservation Restriction on the High School building as the proposed work is considered maintenance of existing fabric. No potential barriers or impediments are anticipated for this project.

Google Maps

Fairhaven High School



Imagery ©2025 Airbus, Maxar Technologies, Map data ©2025 200 ft

https://www.google.com/maps/place/Fairhaven+High+School/@41.6444849,-70.9063135,1163m/data=!3m1!1e3!4m6!3m5!1s0x89e4e6a9f4d1f89f:0x2893759186abd7ab!8m2!3d41.643603!4d-70.90539…

PHOTOGRAPHS



Image 01: Full view of the ventilator chimneys from northeastern side

Image 02: View of east end chimney



Image 03: View of west end chimney





Image 04: Front view of east end chimney

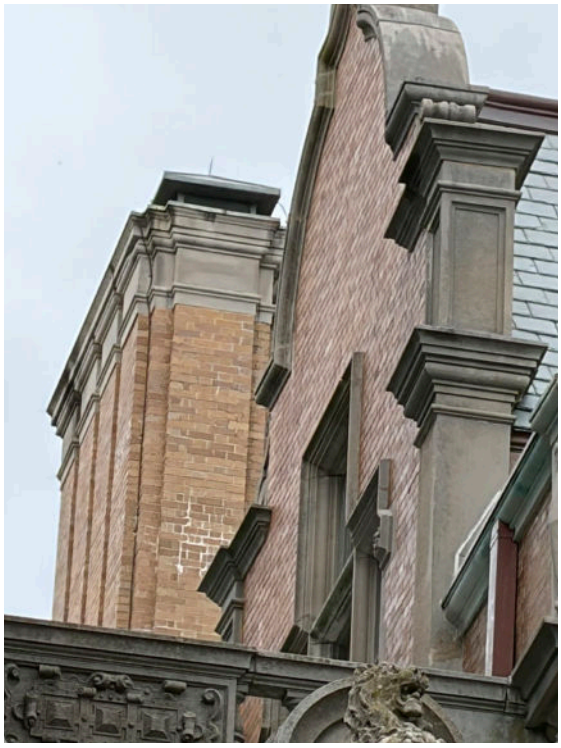


Image 05: Back view of west end chimney

Image 06: Full view of the ventilator chimneys from northwestern side



MASTER PLAN UPDATE

To remain eco-conscious, a copy of the Fairhaven High School Master Plan Update can be found and downloaded at the link below. A copy was also included in the flash drive with this application.

https://tinyurl.com/FairhavenHSMasterPlan

MACRIS ENTRY

Massachusetts Cultural Resource Information System
Scanned Record Cover Page



Inventory No:	FAI.133
Historic Name:	Fairhaven High School
Common Name:	Castle on the Hill
Address:	12 Huttleston Ave
	NE corner of North Main St
City/Town:	Fairhaven
Village/Neighborhood:	Fairhaven;
Local No:	
Year Constructed:	1906
Architectural Style(s):	English Revival;
Architect(s):	Brigham, Charles A.; Flansburgh, Earl R. and Associates; Guastavino; Spencer Preservation Group; Tallman, William B.;
Use(s):	Public School;
Significance:	Architecture; Art; Community Planning; Education;
Area(s):	FAI.C
Designation(s):	Nat'l Register Individual Property (06/26/1995); Preservation Restriction (04/17/2012);
Building Materials:	Roof: Copper; Slate; Wall: Brick; Copper; Glass; Granite; Limestone; Stone, Cut; Foundation: Granite; Stone, Cut;
Demolished	No

The Massachusetts Historical Commission (MHC) has converted this paper record to digital format as part of ongoing projects to scan records of the Inventory of Historic Assets of the Commonwealth and National Register of Historic Places nominations for Massachusetts. Efforts are ongoing and not all inventory or National Register records related to this resource may be available in digital format at this time.

The MACRIS database and scanned files are highly dynamic; new information is added daily and both database records and related scanned files may be updated as new information is incorporated into MHC files. Users should note that there may be a considerable lag time between the receipt of new or updated records by MHC and the appearance of related information in MACRIS. Users should also note that not all source materials for the MACRIS database are made available as scanned images. Users may consult the records, files and maps available in MHC's public research area at its offices at the State Archives Building, 220 Morrissey Boulevard, Boston, open M-F, 9-5.

Users of this digital material acknowledge that they have read and understood the MACRIS Information and Disclaimer (http://mhc-macris.net/macrisdisclaimer.htm)

Data available via the MACRIS web interface, and associated scanned files are for information purposes only. THE ACT OF CHECKING THIS DATABASE AND ASSOCIATED SCANNED FILES DOES NOT SUBSTITUTE FOR COMPLIANCE WITH APPLICABLE LOCAL, STATE OR FEDERAL LAWS AND REGULATIONS. IF YOU ARE REPRESENTING A DEVELOPER AND/OR A PROPOSED PROJECT THAT WILL REQUIRE A PERMIT, LICENSE OR FUNDING FROM ANY STATE OR FEDERAL AGENCY YOU MUST SUBMIT A PROJECT NOTIFICATION FORM TO MHC FOR MHC'S REVIEW AND COMMENT. You can obtain a copy of a PNF through the MHC web site (www.sec.state.ma.us/mhc) under the subject heading "MHC Forms."

Commonwealth of Massachusetts
Massachusetts Historical Commission
220 Morrissey Boulevard, Boston, Massachusetts 02125
www.sec.state.ma.us/mhc

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PRESERVATION ARCHITECT PROFILE

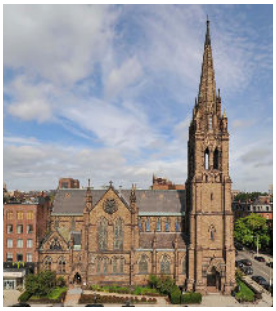
Spencer Preservation Group
PRESERVATION ARCHITECTS



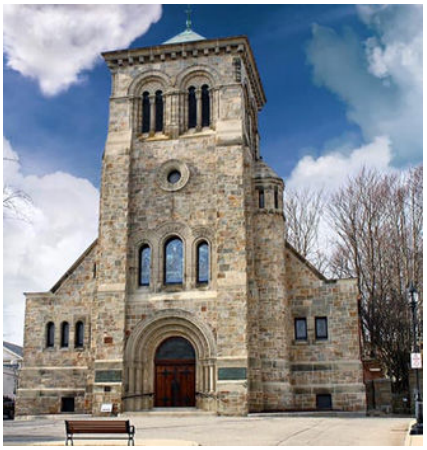
FIRM PROFILE: Spencer Preservation Group is an architectural firm dedicated to all aspects of historic preservation from National Register nominations to conditions assessments, from historic structure reports to full architectural services. Lynne Spencer, Doug Manley, and Shawn Willett lead a team of experienced preservation architects with demonstrated capabilities and expertise. We are committed to helping clients realize their needs and ambitions for projects large and small. Communication and fundraising skills are part of the many services we offer – with dedication and enthusiasm.











Our firm acts as a passionate and vocal advocate for the buildings we touch. We integrate aesthetic considerations with the cultural, historic, and functional factors that enrich and inform our projects. With our guidance, clients create vibrant settings that link past and present – and endure for generations.

Our team is distinguished by diverse individual backgrounds. We take pride in our associates' eclectic interests and breadth of skills, which strengthen our practice. Despite our specialized skills, we are truly one practice – united by a common passion for beautiful, useful spaces that have rich stories to tell.





Our Team

Principal of Preservation:	Lynne Spencer
Principal of Architecture:	Doug Manley AIA, LEED AP
Principal, Architect:	Shawn Willett AIA, CSI
Architect:	Susan Hurst RA
Designer:	Meghan Rodenhiser
Designer:	Kayla Ignatowicz
Designer:	Abigail Gilligan
Business Manager:	Caroline Metell-Willett

Our Services

In addition to comprehensive architectural and planning services for a variety of building types, we offer investigative and feasibility studies, comprehensive restoration design, and a full array of historic preservation research and documentation services.

Architectural Design
- Programming
- New construction
- Additions and expansions
- Interior design

Historic Preservation
- Exterior & interior preservation
- Building rehabilitation
- Adaptive reuse studies
- Historic structures reports

Investigative & Planning Studies
- Conditions assessments
- Feasibility studies
- Master plans
- Universal access studies
- Regulatory analyses
- Cyclical maintenance plans

Historic Resource Documentation & Grant Writing
- National Historic Landmark nominations
- National Register nominations
- Survey forms
- Grant writing & administration

Our Awards

Massachusetts Historical Commission (MHC)
2006 Adaptive Reuse Award – Old Town Hall *(Bedford, MA)*
2013 Restoration & Rehabilitation Award – Adams Heritage Center *(Kingston, MA)*
2014 Stewardship Award – First Church in Lancaster *(Lancaster, MA)*
2017 Restoration & Rehabilitation Award – Ames Chapel *(Hingham, MA)*

Preservation Massachusetts (PM)
2011 Paul E. Tsongas Award – Wellesley College *(Wellesley, MA)*
2017 Paul E. Tsongas Award – Ames Chapel *(Hingham, MA)*
2025 Paul & Niki Tsongas Award – Scituate Light *(Scituate, MA)* and the Spire Center for Performing Arts *(Plymouth, MA)*
2026 Paul & Niki Tsongas Award – St. Luke's Chapel *(Roxbury, MA)* and Greenwood Memorial UMC *(Dorchester, MA)*
2026 Charles Eliot Award - Barnstable Unitarian *(Barnstable, MA)*

Boston Preservation Alliance (BPA)
2013 Preservation Award – Church of the Covenant *(Boston, MA)*
2018 Preservation Award – Ohabei Shalom Cemetery Chapel *(East Boston, MA)*
2026 Preservation Award - St. Luke's Chapel *(Roxbury, MA)* and Memorial Hall *(Charlestown, MA)*

Maine Preservation
2024 Preservation Honor Award – Frances Perkins Homestead *(Newcastle, ME)*

Boston Society of Architects/Mass Architectural Access Board (BSA/MAAB)
2009 Accessible Design Award – Old Colony Historical Society *(Taunton, MA)*
2011 Accessible Design Award – North Parish Church *(North Andover, MA)*

Historic Salem
2012 Preservation Award – First Church in Salem *(Salem, MA)*

Cambridge Historical Commission
2013 Award – MIT Dept. of Facilities *(Cambridge, MA)*

Town of Hingham
2019 Preservation Award – Ames Chapel *(Hingham, MA)*



Lynne Spencer
Principal of Preservation

Lynne Spencer serves as principal of preservation, with a long and distinguished tenure in the field of historic preservation. At Historic New England she held a series of positions including Director of Properties, a role with responsibility for 120 buildings and 50 historic sites. Lynne worked as project manager for L.V. Mawn Construction, was a consultant for the Massachusetts Historical Commission, and served as state director of the Smithsonian Institute's "Save Outdoor Sculpture" initiative. She has directed the preservation and rehabilitation of numerous buildings of national significance.

EDUCATION

Keuka College, Keuka Park, NY
Bachelor of Arts

AWARDS

William D. Smith Accessibility Awards
Old North Church, Boston
Old Colony Historical Society, Taunton
North Parish, North Andover
Preservation Massachusetts Awards
Individual Excellence
Campus Commitment, Wellesley College
Vilna Shul Building Community Award
Maine Preservation
Frances Perkins Homestead
Preservation Massachusetts Tsongas Award
The Spire Center for Performing Arts

EXPERIENCE

Spencer, Sullivan & Vogt Architects
Spencer & Vogt Group
Menders, Torrey & Spencer
Claude Emmanuel Menders Architect
L.V. Mawn Construction Corp.
Historic New England

ASSOCIATIONS

Association for Preservation Technology
Colonial Society of Massachusetts
Historic Boston, Inc.
Massachusetts Historical Society
Nahant CPC
Nahant Historical Commission
New England Museum Association
Wakefield Charitable Trust

PROJECTS

Oakes Ames Memorial Hall, North Easton, MA:
Conditions assessment, master plan, and phased restoration of H. H. Richardson-designed building.

Frederic C. Adams Heritage Center, Kingston, MA:
Rehabilitation of Colonial Revival era library as a community center, including elevator addition and climate controlled collections storage.

The Prescott Building, Lancaster, MA:
Conditions assessment, reuse feasibility study, and rehabilitation of 1904 school for town offices.

Wellesley College, Wellesley, MA:
Envelope assessment and restoration construction program for seven campus buildings.

Fairhaven High School:
Conditions assessment, preservation plan, and phased restoration of Charles Brigham-designed school.

Fall River Water Works:
Conditions assessment, reuse feasibility study, and phased restoration of 19th century water works complex.

MIT, Cambridge, MA:
Projects at multiple buildings including envelope assessments, interior renovations, and rehabilitation of a warehouse to house the Dept. of Planning and Facilities.

Church of the Covenant, Boston, MA:
Historic structure report, National Historic Landmark nomination, phased restoration and renovation of Richard M. Upjohn-designed church.

Nahant Life Saving Station:
Restoration and rehabilitation of 19th-century station as a community center and leased office space.

Ames Chapel, Hingham, MA:
Conditions assessment, reuse feasibility study, phased restoration, and rehabilitation as a community venue.

First Church of Christ Unitarian, Lancaster, MA:
Historic structure report and phased restoration of 1816 Charles Bulfinch-designed church.

The Buckman Tavern, Lexington, MA:
Historic structure report, feasibility study, restoration and renovation of ca. 1720 landmark.

Spencer Preservation Group
PRESERVATION ARCHITECTS



Doug Manley AIA

LEED AP

Principal of Architecture

Doug Manley serves as principal of architecture, and as a seasoned preservation architect with a career focus on repair, restoration, renovation and additions to historic buildings, his projects typically involve buildings listed on the State or National Register of Historic Places for public sector and institutional clients. Doug has particular experience with civic structures and has worked with over 20 historic town halls, sensitively introducing 21st-century office and assembly environments into 19th- and early 20th-century structures.

EDUCATION

Miami University, Oxford, OH
B.S. in Environmental Design
Architectural Association, London, UK
Coursework

AWARDS

BSA Accessible Design Awards
Commander's Mansion (Watertown Arsenal)
Parkman Bandstand (Boston Common)
Upton Town Hall
MHC Accessible Design Award
Sandwich Town Hall
MHC Preservation Awards
Dunstable Town Hall
Needham Town Hall
Coolidge Corner MBTA Stations
Maine Preservation
Frances Perkins Homestead
Preservation Massachusetts Tsongas Award
The Spire Center for Performing Arts

EXPERIENCE

Spencer, Sullivan & Vogt Architects
McGinley Kalsow & Associates
DiMella Shaffer
Gund Partnership

ASSOCIATIONS

American Institute of Architects
Boston Society of Architects
Association of Preservation Technology
National Trust for Historic Preservation

CERTIFICATIONS

LEED AP

APPOINTMENTS

Thesis Critic
Boston Architectural College
Historic Resources Committee
Boston Society of Architects

LICENSES+REGISTRATIONS

Massachusetts 5964
Maine 5034

PROJECTS

Frances Perkins Homestead, Newcastle, ME:
Conditions assessment, restoration, and conceptual design of Frances Perkins' family home as an educational and research facility. Funded through a 'Save America's Treasures' grant.

National Pilgrim Memorial Meetinghouse, Plymouth, MA:
Exterior restoration of Romanesque Revival church that traces its roots to the Pilgrims' original Prish of 1721. Church is being renovated as an educational center devoted to the story of the General Society of Mayflower Descendants.

Loring Parsonage, Sudbury, MA:
Rehabilitation of 18th century building for Sudbury Historical Society offices, exhibitions, and collection.

Emmanuel Church, Boston, MA:
Phased exterior restoration of 19th century masonry church designed by Alexander Rice Esty.

Church of the Covenant, Boston, MA:
Phased exterior restoration of 19th century Richard M. Upjohn-designed church, a National Historic Landmark.

Fenway Studios, Boston, MA:
Masonry restoration and installation of historically appropriate monumental windows at the studio building, a National Historic Landmark.

Oakes Ames Memorial Hall, North Easton, MA:
Conditions assessment, master plan, and phased restoration of H. H. Richardson-designed building.

Brookline Reservoir Gatehouse, Brookline, MA:
Restoration and rehabilitation of masonry gatehouse as a rest station. The gatehouse, constructed in 1848, is possibly the earliest extant example of an iron plate roof and wrought iron trusses.

Needham Town Hall, Needham, MA:
Fifteen million dollar renovation and addition to 1902 town hall, the largest appropriation of Community Preservation Act Funds to date (with McGinley Kalsow).

Tufts University, Medford Campus, MA:
Envelope restoration projects at numerous historic buildings (with McGinley Kalsow).

Harvard Radcliffe Institute, Cambridge, MA:
Renovated four 19th-century houses for fellowship study and administration facilities (with the Gund Partnership).

Spencer Preservation Group
PRESERVATION ARCHITECTS