PROJECT APPLICATION FORM – FY28

Applicant: George H. Taber Masonic Building **Submission Date:** 9/30/26

Applicant's Address, Phone Number and Email

20 Center Street, Fairhaven, MA 02719
774-328-0321
ghtaber@gmail.com

Purpose: (Please select all that apply)

- [ ] Open Space
- [ ] Community Housing
- [X] Historic Preservation
- [ ] Recreation

Town Committee (if applicable) or other sponsoring organization:

Project Name: George H. Taber Masonic Building Foundation Masonry Repair

Project Location/Address: 20 Center Street, Fairhaven MA, 02719

Amount Requested: $ 37,875

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.

See Attached Documents

Estimated Date for Commencement of Project: As soon as financing is secured, Contractor scheduling

Estimated Date for Completion of Project: Approximately 2 weeks

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

[X] Is the project consistent with the goals of the Town of Fairhaven *Community Preservation Plan*?

[X] Does the project have other sources of funding? If so, indicate percentage.

*Through Organization Fundraising, ~ 10%

[ ] Does the project leverage additional or multiple sources of public and/or private funding?

[ ] Does the project preserve a threatened resource?

[X] Is the project consistent with existing Planning Documents such as the Master Plan and Open Space Plan?

[X] Does the project comply with the zoning regulations?

[X] Does the project have a means of support for maintenance and upkeep, such as a defined maintenance plan?

*Continued building association members upkeep of building

[ ] Does the project involve currently owned municipal assets?

[ ] Does the project serve underserved populations or address more than one focus area of the CPA?

[ ] Does the project reclaim abandoned or previously developed lands?

[X] 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?

*Building Permit

[X] Does the project have community support?

*Members of the community are a part of the lodge and provide charity work within the community to all

[X] Does the project have sufficient supporting documentation?

[X] Does the project provide a positive impact to the community?

*Through maintaining a historic Henry Huttleston Rogers building, adding beauty to the town and uniqueness to the center of Fairhaven

[X] Has the applicant/ team demonstrated the ability and competency to implement the project as proposed?

[X] Does the applicant have site control, or the written consent by the property owner to submit an application?

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

[X] Is the building on the National or State Register of Historic Places?

Fairhaven Historical Commission acknowledgement of Historical Significance (see attached letter)

[X] Is the property eligible for listing on the National or State Register of Historic Places?

[X] Has the property been included in the local Survey of Historic Properties (MACRIS)?

[ ] Is the property in danger of being demolished?

[ ] Are there potential archeological artifacts at the site?

[X] Did the property ever play a documented role in the history or is it noted in published histories of the Town?

[X] Are there any particularly important historic aspects about the property?

*Yes, Henry Huttleston Roger's Gift. George H. Taber was an important citizen of the town and the reason for the gift.

[ ] Are there other potential uses for the property, which could benefit the Town?

[ ] Could the building be converted for affordable housing use while still retaining its historic character?

[X] Is the owner interested in preserving the historic integrity of the property?

[ ] 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?

[X] Was the structure built before 1921? Has it otherwise been identified as being historic or have cultural value?

CPC George H. Taber Lodge Foundation Masonry Repair

Narrative:

As custodians of one of Henry Huttleston Rogers' gifts to the Town of Fairhaven, the George H. Taber Masonic Lodge has a responsibility to preserve this historic building and the legacy it represents. Built in 1901, the Lodge has been an integral part of Fairhaven for generations and remains a landmark recognized by the citizens of our historic town.

Through the preservation of Henry Huttleston Rogers' gifts, the members of the Lodge have continued to work for the betterment of Fairhaven through our many charitable activities, community service, fundraising efforts, and support of local families and organizations.

The lodge building itself has provided a gathering place where members of the community could come together, organize activities, and support one another. The Lodge has been much more than simply a meeting place though. For generations, the members of George H. Taber Lodge have contributed to the community through charitable activities, service, fundraising, civic involvement, and assistance to those in need. Preserving this building therefore serves a broader community purpose. It protects an important part of Fairhaven's history while allowing the Lodge to continue its role in the community for future generations.

Maintaining this historic structure helps retain the character and identity of Fairhaven while protecting an important part of our shared heritage. With appropriate repairs and continued stewardship, the building can remain a valuable community resource rather than becoming another historic structure lost because necessary maintenance was deferred.

Unfortunately, the Lodge is now facing significant structural concerns due to its age. The immediate scope of work required includes foundation repair resulting from the deterioration of mortar between the existing stone and brick. Moisture mitigation into the structure must also be addressed before continued deterioration compromises the integrity of the building. Repairing and stabilizing the below-grade foundation is imperative to the preservation of the Lodge and to preventing further damage.

We believe that preserving the George H. Taber Masonic Lodge is an investment not only in a historic building, but in the history, character, and future of Fairhaven.

We are committed to being responsible custodians of this important historic resource and hope to work together with the Town to ensure that this landmark continues to stand as part of Fairhaven's heritage for generations to come.

Work Plan/Scope:
Scope of work is to include but not limited to. Repair of exterior, interior foundation to include water sealing, masonry work. Repair or replace interior basement rear stairs, blocking in openings in basement to stop water intrusion. Pouring concrete to repair exterior alley way stopping water intrusion. Removal and disposal of all debris.

Time line and costs

Removal of stairs

2 days Build Temporary support and walls under stair landing. Removal of rear stairs (will attempt to save) see Banchand & Lafleur estimate.

Basement walls and opening repairs

Cost $19,425

1 day Set up scaffolding to preform work
1 day prepare walls and foundation at stairway by removing debris and crumbling walls. Prepare large opening.
1-3 days Block in opening install rebar fill blocks repair any voids on inside foundation
2 days apply two coats of stucco to foundation with moisture control.
Clear area of debris to off site

Concrete pad for stairs to be reinstalled

Cost $1,950

1-2 Days Cut area Out on basement floor at base of stairs, remove soils , prep base and pour concrete for stairs to be installed.

Reinstall stairs

2-3 days (if able to save old stairs) install minor framing reinstall staircase when masonry is completed. Install fasteners remove temporary walls. Remove debris
2-5 days to build new stair case if unable to save old stairs. Build stairs install new hand railings Install fasteners remove temporary walls. Remove debris all wood is to pressure treated

Cost of removal and installation and saving old stairs is (original estimate is $5,200 From September 2025, estimated increased due to inflation is $6,000)

Cost of removal disposal of old stairs installation of new stairs (original estimate is $10,500 From September 2025, estimated increased due to inflation is $12,075)

3-5 days Outside alley/corner

$4,500

1-day Remove existing concrete between buildings excavate, soils
2- days prep, and pour concrete

Feasibility:
Limited to building permit and contractor scheduling with no other impediments

ESTIMATE

MASON CONTRACTOR INC.

CUSTOMER NAME:
George H Taber Masonic Lodge
Property address:
20 Center St
Fairhaven, Ma
EMAIL: bobbymassmason@gmail.com
Phone:

DATE: SEPTEMBER 28, 2026
EXPIRES: OCTOBER 28, 2026

DESCRIPTION: **Basement walls and opening**	
Set up scaffolding to perform work	
Prep walls at stairway as discussed	
Prep opening	
Block in opening, install #4 rebar on sides to pin	
Fill blocks solid	
Repair any voids and areas on inside foundation	
Apply two coats of stucco to foundation with moisture control additives	
Clean area and haul all debris off site	**$19,425.00**
Concrete pad	
Cut area out on basement floor at base of staircase	
Excavate soil	
Prep base and pour concrete for staircase to be installed	**$1,950.00**
Outside corner	
Remove concrete area between buildings as discussed	
Excavate soil	
Prep and pour concrete	**$4,500.00**
***Please be advised that the price has been adjusted slightly from the previous estimate to reflect increased material and labor costs.**	

This is an estimate of the services/materials listed above, subject to the following conditions:

*1/3 Down payment and balance due upon completion
*Please Note: any unforeseen problems encountered during this work may result in additional charges to be determined at that time.

THANK YOU FOR GIVING ME THE OPPORTUNITY TO WORK FOR YOU!
FEEL FREE TO REACH OUT TO ME WITH ANY QUESTIONS.
508-954-8792

ESTIMATE

Bachand Lafleur
GENERAL CONTRACTING

Prepared For

Masonic Building
20 Center St
Fairhaven , Ma

Bachand & Lafleur General Contracting Inc.

P.O. Box 596
East Freetown , Ma 02717
Phone: +508-642-7574 / 508-951-4935
Email: bachand.lafleur@gmail.com
Web: www.bachandlafleurgc.com/

Estimate # 1035
Date 09/05/2025

Description

Save old Staircase

- Build temporary walls under stair landing
- Cut old staircase away from landing
- Install minor framing
- Reinstall staircase when masonry is complete
- Install new fasteners
- Remove temporary walls
- Remove small debris from job

$5,200.00

Build New Stairs

- Build temporary wall under stair landing
- Remove old stairs
- Minor framing with pressure treated wood
- Build new stairs with pressure treated lumber
- Install new Pressure treated treads & handrails
- Install 2x4 top rail with pressure treated wood
- All stair lumber to be pressure treated
- Remove temporary wall
- Remove small debris from job

$10,500.00

Know all men by these presents

that I, HENRY H. ROGERS, of NEW YORK, in the

STATE of NEW YORK

in consideration of one dollar and other valuable considerations paid by GEORGE H. TABER MASONIC BUILDING ASSOCIATION, a corporation organized under the laws of the COMMONWEALTH of MASSACHUSETTS, and located at FAIRHAVEN, in the COUNTY of BRISTOL, in said COMMONWEALTH,

the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell, and convey unto the said corporation, a certain lot of land, with the building thereon, situated in said Fairhaven, and bounded and described as follows, namely:

Bounded on the east by Main Street; on the south by Centre Street; on the west and north by land formerly of James S. Robinson.

Being the same premises conveyed to grantor by Horatio Jenney, by deed dated June 6, 1899 and recorded in Bristol County (S.D.) Registry of Deeds, Book 205 pages 254 and 255.

To have and to hold the granted premises, with all the privileges and appurtenances thereto belonging, to the said corporation successors its and and its ~~heirs~~ and assigns, to their own use and behoof forever.

And I hereby for myself and my heirs, executors, and administrators, covenant with the grantee and its successors heirs and assigns that I am lawfully seized in fee-simple of the granted premises; that they are free from all incumbrances; except the taxes for the current year which the grantee assesses and agrees to pay.

that I have good right to sell and convey the same as aforesaid; and that I will and my heirs, executors, and administrators shall warrant and defend the same to the grantee and its successors heirs and assigns forever against the lawful claims and demands of all persons.

And for the consideration aforesaid I, Emilie R. Rogers, wife of the said Henry H. Rogers

do hereby release unto the said grantee and its successors heirs and assigns all right of or to both dower and homestead in the granted premises.

In witness whereof we, the said Henry H. Rogers and Emilie R. Rogers,

hereunto set our hands and seals this fifteenth day of June in the year one thousand nine ~~eight~~ hundred and one.

Signed and sealed in presence of

Jas. L. Gillingham

Henry H Rogers

Emilie R Rogers

6/15/1901 H.H.R.

6/15/1901 H.H.R.

Commonwealth of Massachusetts.

Bristol ss. June 15th, 1901. ~~1900~~. Then personally appeared the above-named Henry H. Rogers and acknowledged the foregoing instrument to be his free act and deed, before me—

James L. Gillingham

Justice of the Peace.

June 20th 1901 1901, at 2 o'clock and 35 minutes P M Received and entered with Bristol Reg. (N.D.) Deeds, libro 219 folio 345, 346.

Attest: [illegible], Register.

202.

Henry H. Rogers

to

George H. Taber
Masonic Building
Association

WARRANTY DEED.

From the office of

Jas. L. Gillingham

SOLD BY
M. R. WARREN,
Publisher of the "STANDARD" LAW BLANKS,
No. 336 Washington St., Boston.
9 4-'95

September 8, 2026

Ms. Ann Richard, Chair

Community Preservation Committee

Fairhaven, MA 02719

Dear Ms. Richard,

In anticipation of applying for a grant from the Community Preservation Committee, the George H. Taber Masonic Lodge has asked the Fairhaven Historical Commission to acknowledge the historical significance of its building. We are happy to do so.

The Masonic Lodge building was built and given to the Lodge by Henry Huttleston Rogers in 1901. At Rogers' request, it was named in honor of his longtime friend and mentor. George H. Taber served several terms as a selectman and many years as an assessor. The provision of a first floor dedicated to commercial use is typical of Masonic buildings of the period. It has housed a wide variety of local businesses.

The Lodge counts among its past members numerous Fairhaven men prominent in politics, finance, and education. It has a long history of charitable activities, generally carried out with little fanfare but nonetheless significant.

The building has been beautifully maintained. The third floor, where Masonic ceremonies are conducted, features magnificent woodwork, original furniture, and other details.

In the opinion of the Commission, the George H. Taber Masonic Lodge is of unquestionable historical significance to the Town of Fairhaven.

Sincerely,

Richard Martin, Chair

For the Fairhaven Historical Commission

Card 1 of 1

Location 18 CENTER ST	Property Account Number	Parcel ID 09-079

Old Parcel ID --

Current Property Mailing Address

Owner TABER GEORGE H MASONIC BLDG

Address PO BOX 501

City FAIRHAVEN
State MA
Zip 02719
Zoning MU

Current Property Sales Information

Sale Date 6/1/1922
Sale Price 1

Legal Reference 219-395
Grantor(Seller) N/A

Current Property Assessment

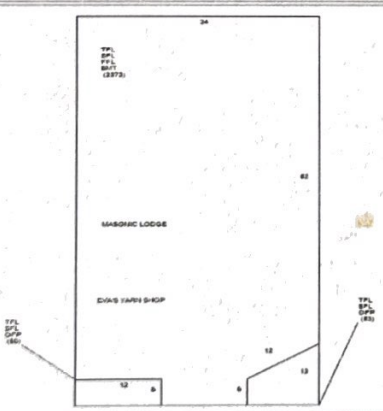
Year 2026	Card 1 Value
	Building Value 403,800
	Xtra Features Value 300
Land Area 3284	Land Value 101,500
	Total Value 505,600

Narrative Description

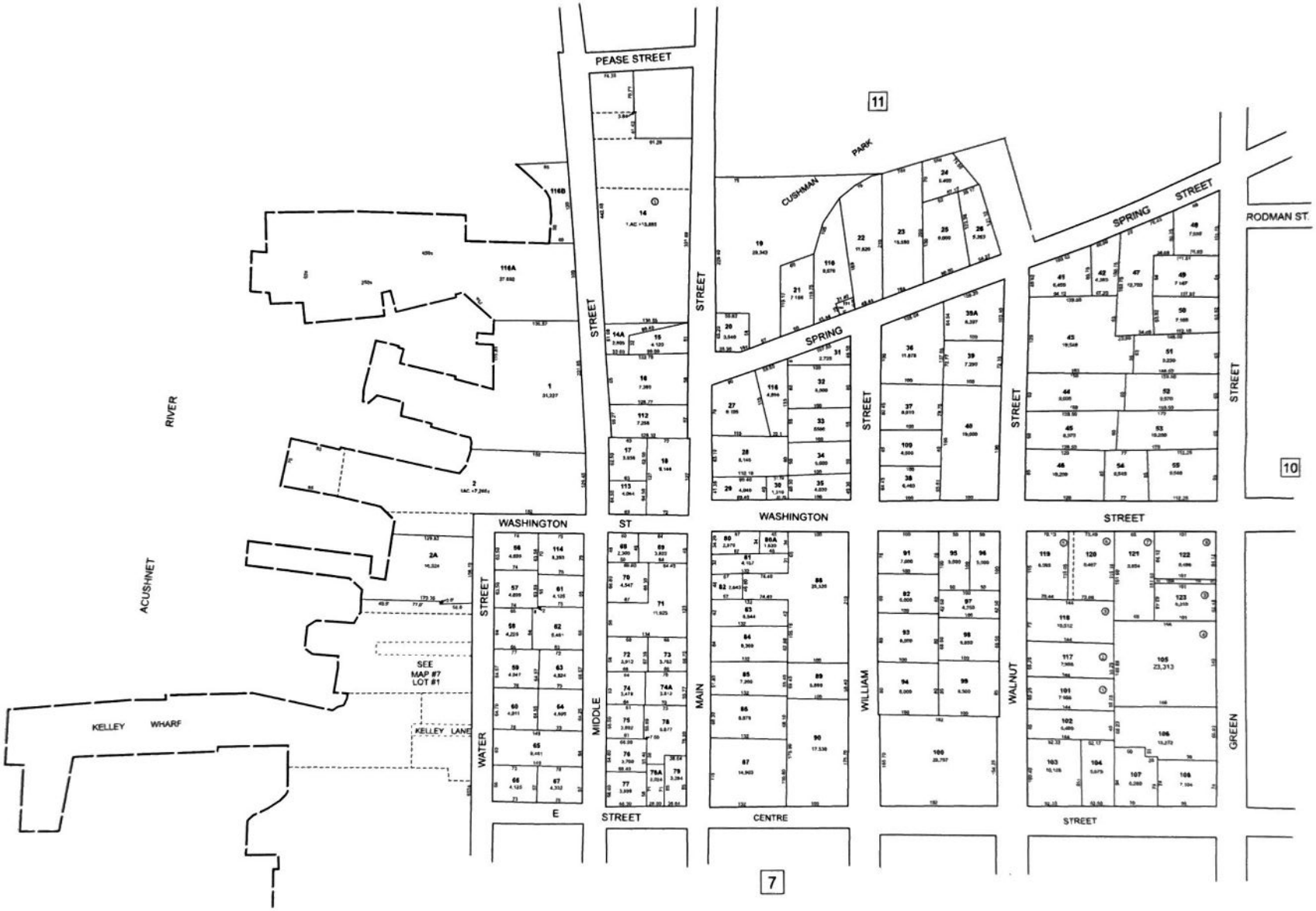
This property contains 3284 of land mainly classified as CHARITY with a(n) LODGE/CLUB style building, built about 1905 , having BRICK exterior and TAR+GRAVEL roof cover, with 2 commercial unit(s) and 0 residential unit(s), 0 total room(s), 0 total bedroom(s), 0 total bath(s), 2 total half bath(s), 0 total 3/4 bath(s).

Legal Description

Property Images







THIS MAP IS FOR ASSESSMENT PURPOSES. IT IS NOT VALID FOR LEGAL DESCRIPTION OR CONVEYANCE.

HORIZONTAL DATUM IS THE MASSACHUSETTS STATE PLANE SYSTEM, NAD 83

BY FRANK M. METCALF C.E.

JANUARY 1910

REVISED & REPRINTED BY CAI Technologies

LEGEND

SCALE 1" = 60'

REVISED TO: January 1, 2025

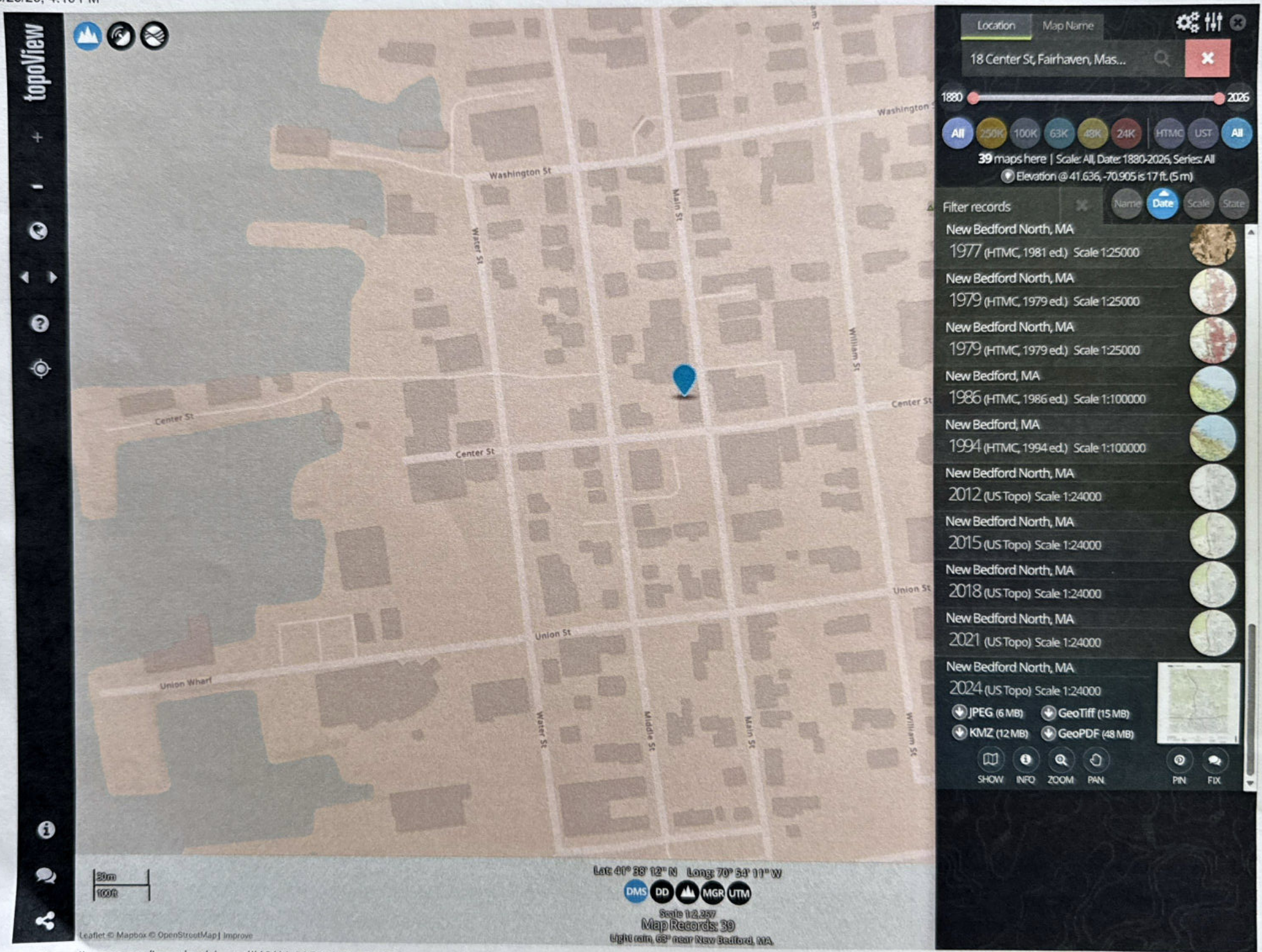
PROPERTY MAPS

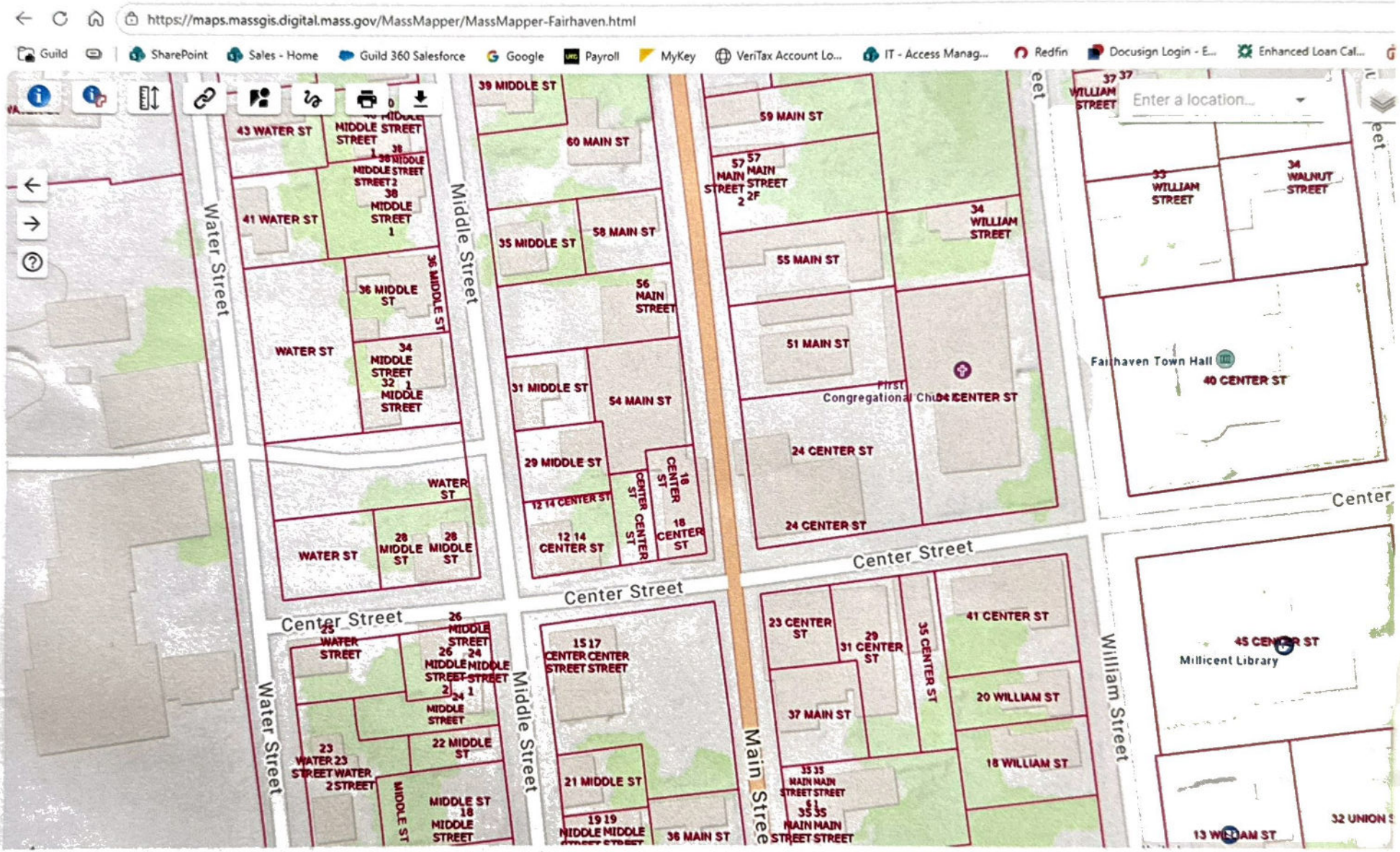
FAIRHAVEN

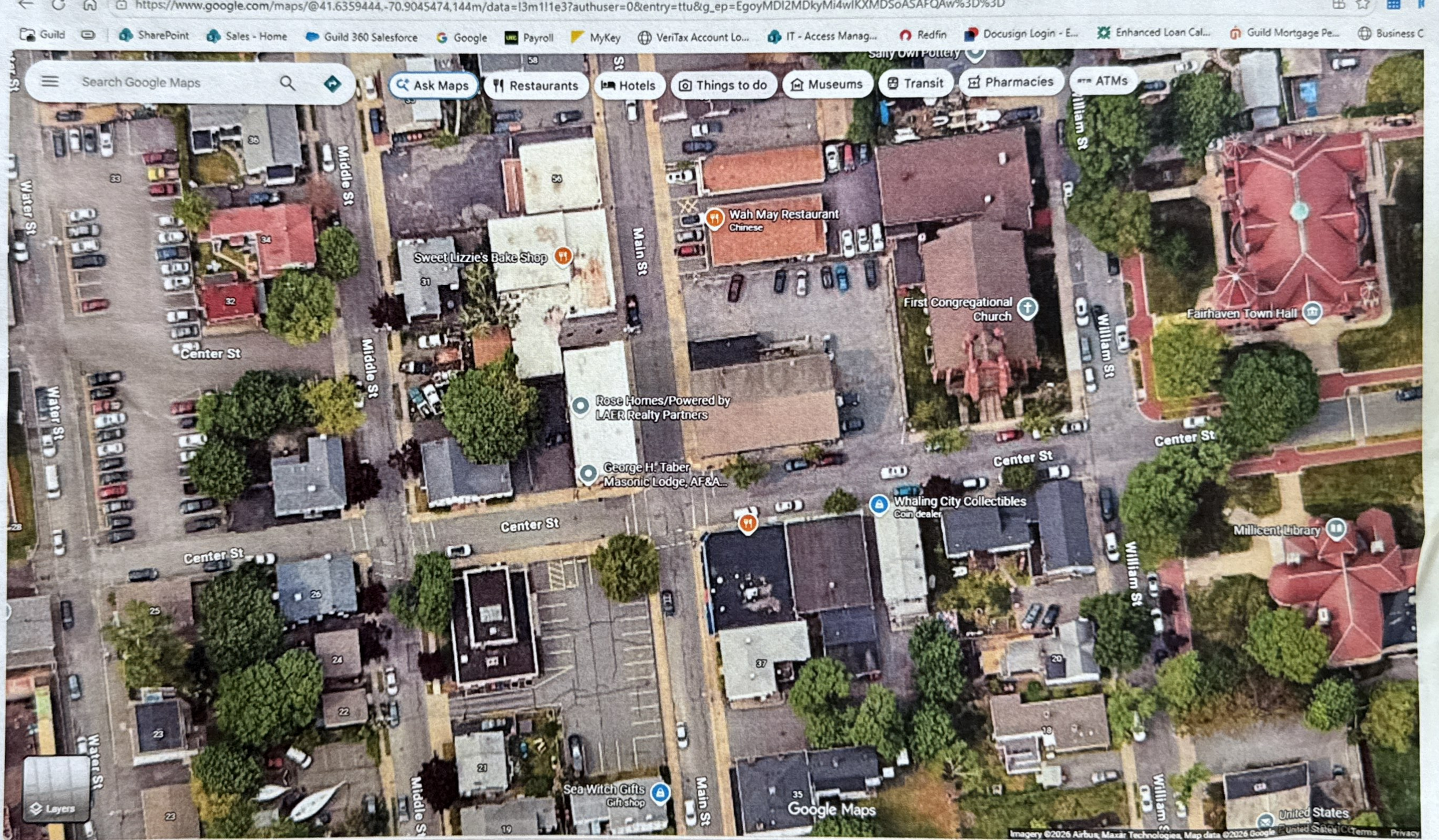
MASSACHUSETTS

INDEX DIAGRAM

MAP NO. 9


topoView
Location
Map Name
18 Center St, Fairhaven, Mas...
1880
2026
All
250K
100K
63K
48K
24K
HTMC
UST
All
39 maps here | Scale: All, Date: 1880-2026, Series: All
Elevation @ 41.636, -70.905 is 17 ft. (5 m)
Filter records
Name
Date
Scale
State
New Bedford North, MA
1977 (HTMC, 1981 ed.) Scale 1:25000
New Bedford North, MA
1979 (HTMC, 1979 ed.) Scale 1:25000
New Bedford North, MA
1979 (HTMC, 1979 ed.) Scale 1:25000
New Bedford, MA
1986 (HTMC, 1986 ed.) Scale 1:100000
New Bedford, MA
1994 (HTMC, 1994 ed.) Scale 1:100000
New Bedford North, MA
2012 (US Topo) Scale 1:24000
New Bedford North, MA
2015 (US Topo) Scale 1:24000
New Bedford North, MA
2018 (US Topo) Scale 1:24000
New Bedford North, MA
2021 (US Topo) Scale 1:24000
New Bedford North, MA
2024 (US Topo) Scale 1:24000
JPEG (6 MB)
GeoTiff (15 MB)
KMZ (12 MB)
GeoPDF (48 MB)
SHOW
INFO
ZOOM
PAN
PIN
FIX
Washington St
Main St
Water St
William St
Center St
Union St
Union Wharf
20m
100ft
Lat: 41° 38' 12" N Long: 70° 54' 11" W
DMS
DD
MGR
UTM
Scale 1:2,257
Map Records: 39
Light rain, 63° near New Bedford, MA
Leaflet © Mapbox © OpenStreetMap | Improve


https://maps.massgis.digital.mass.gov/MassMapper/MassMapper-Fairhaven.html
Guild
SharePoint
Sales - Home
Guild 360 Salesforce
Google
Payroll
MyKey
VeriTax Account Lo...
IT - Access Manag...
Redfin
Docusign Login - E...
Enhanced Loan Cal...
Enter a location...
Water Street
Middle Street
Main Street
Center Street
William Street
43 WATER ST
41 WATER ST
38 MIDDLE STREET 1
38 MIDDLE STREET 2
36 MIDDLE ST
36 MIDDLE ST
WATER ST
34 MIDDLE STREET
32 1 MIDDLE STREET
WATER ST
WATER ST
28 MIDDLE ST
28 MIDDLE ST
25 WATER STREET
26 MIDDLE STREET
26 MIDDLE STREET 2
24 MIDDLE STREET 1
24 MIDDLE STREET
23 WATER STREET
23 WATER STREET 2
22 MIDDLE ST
MIDDLE ST
18 MIDDLE STREET
39 MIDDLE ST
60 MAIN ST
35 MIDDLE ST
58 MAIN ST
56 MAIN STREET
31 MIDDLE ST
54 MAIN ST
29 MIDDLE ST
12 14 CENTER ST
12 14 CENTER ST
CENTER ST
CENTER ST
18 CENTER ST
18 CENTER ST
15 17 CENTER STREET
CENTER STREET
21 MIDDLE ST
19 MIDDLE STREET
19 MIDDLE STREET
36 MAIN ST
59 MAIN ST
57 MAIN STREET 2
57 MAIN STREET 2F
55 MAIN ST
51 MAIN ST
24 CENTER ST
24 CENTER ST
34 WILLIAM STREET
First Congregational Church
CENTER ST
23 CENTER ST
29 31 CENTER ST
35 CENTER ST
41 CENTER ST
37 MAIN ST
35 35 MAIN STREET STREET
35 35 MAIN STREET STREET
20 WILLIAM ST
18 WILLIAM ST
37 WILLIAM STREET
33 WILLIAM STREET
34 WALNUT STREET
Fairhaven Town Hall
40 CENTER ST
45 CENTER ST
Millicent Library
13 WILLIAM ST
32 UNION


Search Google Maps
Ask Maps
Restaurants
Hotels
Things to do
Museums
Transit
Pharmacies
ATMs
Wah May Restaurant
Chinese
Sweet Lizzie's Bake Shop
First Congregational Church
Fairhaven Town Hall
Rose Homes/Powered by LAER Realty Partners
George H. Taber Masonic Lodge, AF&A...
Whaling City Collectibles
Coin dealer
Millicent Library
Sea Witch Gifts
Gift shop
Center St
Middle St
Main St
William St
Water St
Layers
Google Maps
United States
Imagery ©2026 Airbus, Maxar Technologies, Map data ©2026 Google
Terms
Privacy


Masonry work to be completed


Masonry work to be completed

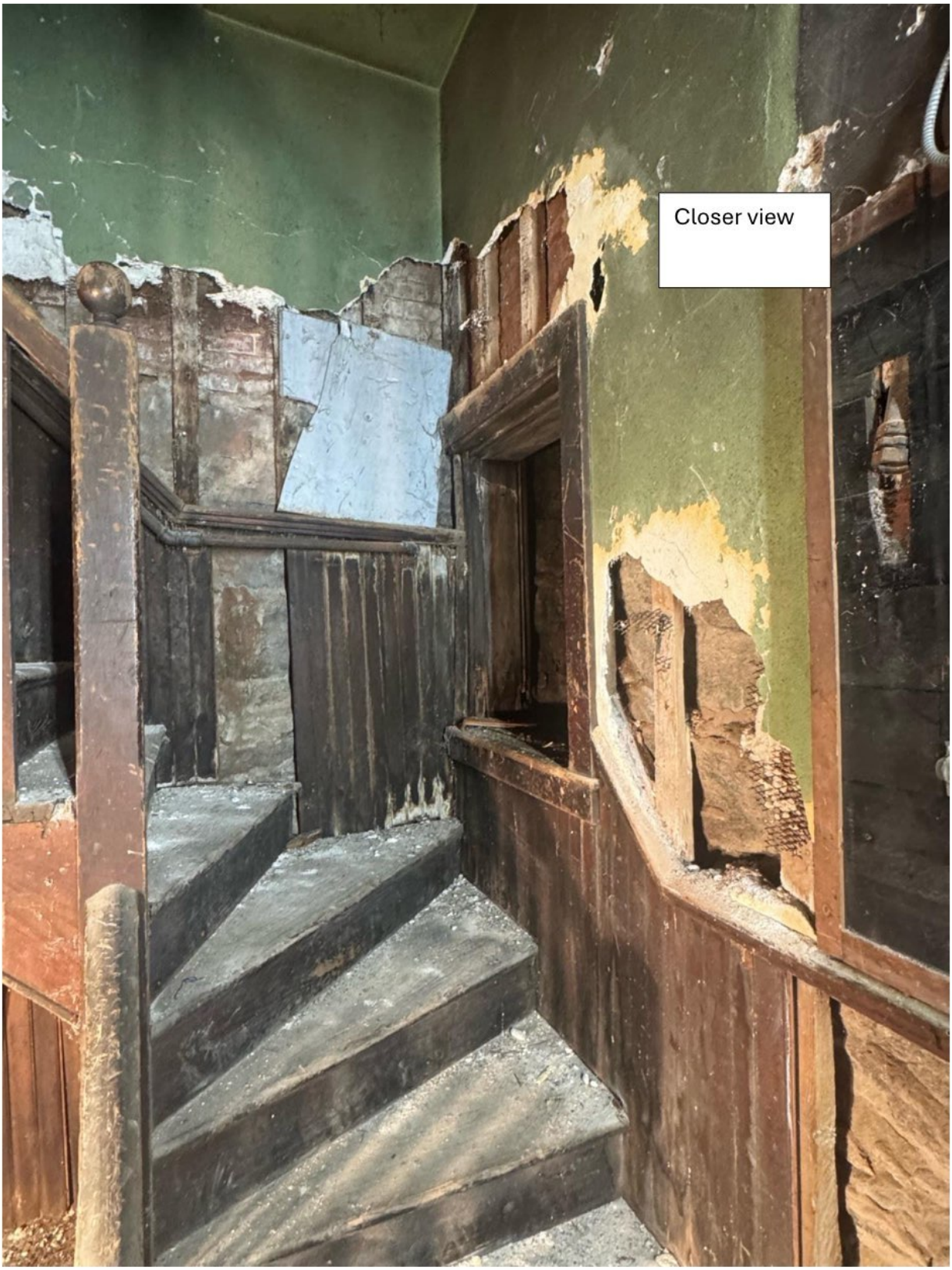

Outside corner where water is getting into foundation


Stairs to removed and replaced. Block up square opening. Masonry work on foundation surrounding stairs


Block up opening. Water coming in from above


Outside corner


Opening to be blocked up is below grate, where water is getting into building


Closer view


Masonry work to be completed under the stairs