PROJECT APPLICATION FORM – FY28

Applicant: Kevin Fournier **Submission Date:** 10/1/2026

Applicant's Address, Phone Number and Email
40 Center St Fairhaven
508 525 7912
KFournier@fairhaven-ma.gov

Purpose: (Please select all that apply)

- ☐ Open Space
- ☐ Community Housing
- ☑ Historic Preservation
- ☐ Recreation

Town Committee (if applicable) or other sponsoring organization: Town Hall

Project Name: Repair four Historic Doors

Project Location/Address: Town Hall

Amount Requested: $ 38,000

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.

Repair of Historic doors at Town Hall

1. Maintenance will remove doors and hardware
2. Deliver doors and fabricate temp doors
3. Repair and Restain doors

Estimated Date for Commencement of Project: 1 month after funds are available

Estimated Date for Completion of Project: October November 2027

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*?

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

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

- [ ] 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?
  2019 Fairhaven Town Hall Structures Report

- [ ] 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?

- [x] 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?

- [ ] 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?

- [ ] Does the project have community support?

- [x] Does the project have sufficient supporting documentation?

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

- [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?
  01/22/1981
- [ ] 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?
- [ ] 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?
- [x] 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?
  1894

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

- ☐ 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:

- [ ] 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:

- [ ] 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?

PR- 4/22/80 FAI. 31 NR 1/22/81

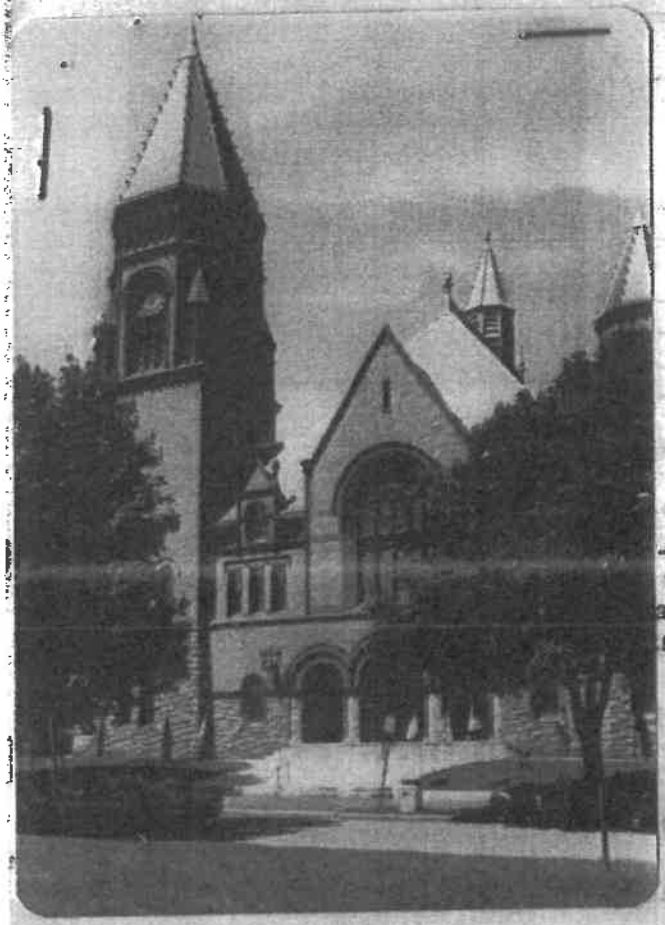
P9 L100

FORM B - BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, State House, Boston

1	In Area no.	Form no.
		31

PJ-Fairhaven



1. Town Fairhaven

Address 40 Center St.

Name Fairhaven Town Hall

Present use Municipal offices

Present owner Town of Fairhaven

3. Description: Multi level brick & stone towered building w/hipped roof facade gable, two towers, and a belfry.

Date 1894

Source AA & BN

Style Higher Victorian Gothic

Architect Charles Brigham; Wm Collett, Supervising Arch.

Exterior wall fabric granite & Delmonico brick

Outbuildings (describe)

Other features rockfaced ashlar granite base w/red pressed brick upper walls & terra cotta trim, original detail inside & out.

Altered no Date

Moved no Date

5. Lot size:

One acre or less X Over one acre

Approximate frontage Bldg lot 192 x 155

Approximate distance of building from street at 30 ft.

6. Recorded by Ellen F. Rosebrock

Organization The Preservation Partnership

Date August 1978



(over)

374-7-77

Massachusetts Cultural Resource Information System
Scanned Record Cover Page



Inventory No:	FAI.31
Historic Name:	Fairhaven Town Hall
Common Name:	
Address:	40 Center St
City/Town:	Fairhaven
Village/Neighborhood:	Fairhaven;
Local No:	
Year Constructed:	1894
Architectural Style(s):	Romanesque Revival;
Architect(s):	Brigham, Charles A.; Tallman, LaBrode and Rounseville;
Use(s):	Town Hall;
Significance:	Architecture; Politics Government;
Area(s):	
Designation(s):	Nat'l Register Individual Property (01/22/1981); Preservation Restriction (04/22/1998);
Building Materials:	Roof: Slate; Wall: Brick; Copper; Granite; Unglazed Terra Cotta; Foundation: Granite;
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

This file was accessed on: Wednesday, September 24, 2025 at 1:21 PM

RN

FAI.31

7. Original owner (if known) Town of Fairhaven

Original use Town Hall

Subsequent uses (if any) and dates none

8. Themes (check as many as applicable)

Aboriginal	____	Conservation	____	Recreation	____
Agricultural	____	Education	____	Religion	____
Architectural	X	Exploration/ settlement	____	Science/ invention	____
The Arts	____	Industry	____	Social/ humanitarian	____
Commerce	____	Military	____	Transportation	____
Communication	____	Political	____		
Community development	X				

9. Historical significance (include explanation of themes checked above)

Like most of Fairhaven's "Rogers Gift" buildings, this Town Hall was designed by well known Boston architect Charles Brigham. The building was commissioned by Henry Huttleston Rogers, and presented to the town by his wife, Abbie Gifford Rogers/ The cornerstone was laid May 30, 1892, and the dedication ceremony (with address delivered by Mark Twain) was held on February 22 & 23, 1894.

The granite in the hall's lower story came from St. George, New Brunswick, while that used in caps, sills and quoins in the upper stories came from Red Beach, Maine. The shade of red of the smooth machine-pressed bricks identified them to contemporary architects as "Delmonico bricks", (the color said to have been developed for the Delmonico building in New York). The interior has quartered oak dado and mantelpiec and other detail, and the building still contains much of the furniture that was made especially for it.

10. Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.) Tripp, 1929; Mabel H Knipe, "The Story of a Town House", 1977, American Architect & Bldg. News 44 (959) May 12, 1894

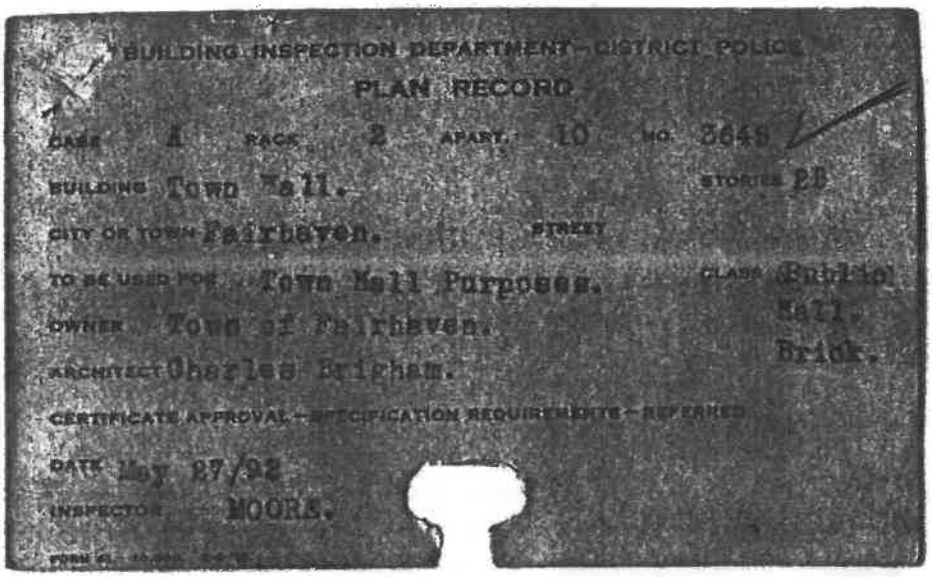
FAI.31

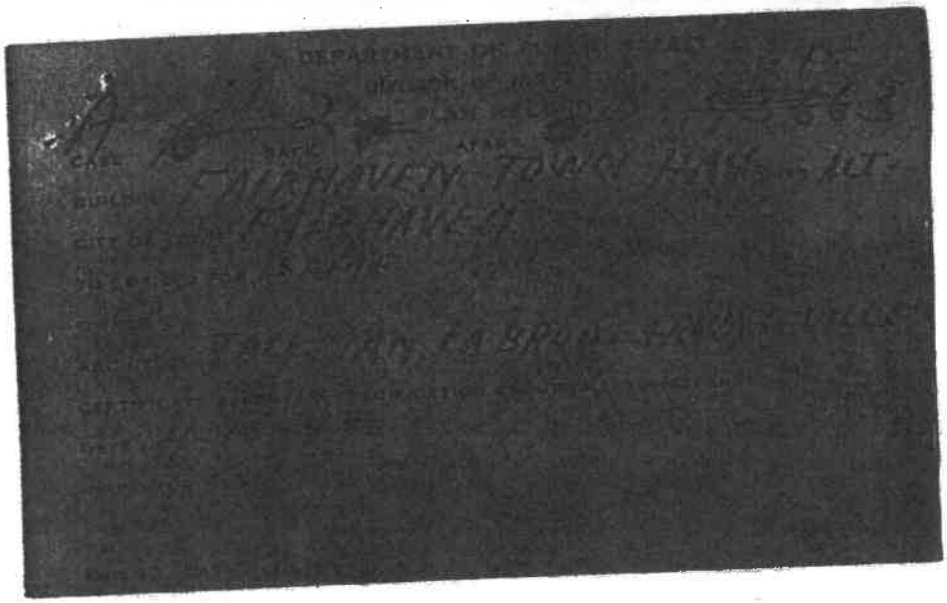
INVENTORY FORM CONTINUATION SHEET

Town: Fairhaven Property Address: Center St.

Area(s): FAI Form No.: 31

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125





NPS-4-300 (11-78)

United States Department of the Interior
Heritage Conservation and Recreation Service

National Register of Historic Places Inventory—Nomination Form

[redacted] 81

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Fairhaven Town Hall

and/or common same

2. Location Center St.

street & number Center Street, north side between William & Walnut Streets ___ not for publication

city, town Fairhaven ___ vicinity of congressional district 12th

state Massachusetts code 025 county Bristol code 005

3. Classification

Category	Ownership	Status	Present Use	
___ district	X public	X occupied	___ agriculture	___ museum
X building(s)	___ private	___ unoccupied	___ commercial	___ park
___ structure	___ both	___ work in progress	___ educational	___ private residence
___ site	Public Acquisition	Accessible	___ entertainment	___ religious
___ object	___ in process	X yes: restricted	X government	___ scientific
	___ being considered	___ yes: unrestricted	___ industrial	___ transportation
		___ no	___ military	___ other:

4. Owner of Property

name Town of Fairhaven

street & number Center Street

city, town Fairhaven, ___ vicinity of state Massachusetts

5. Location of Legal Description

courthouse, registry of deeds, etc. Bristol County Registry of Deeds

street & number

city, town New Bedford state Mass.

6. Representation in Existing Surveys

title ~~Inventory of the Historic Assets of the~~ Commonwealth has this property been determined eligible? ___ yes X no

date 1978-9 ___ federal X state ___ county ___ local

depository for survey records Massachusetts Historical Commission

city, town Boston state MA

7. Description

Condition		Check one	Check one
X excellent	___ deteriorated	X unaltered	X original site
___ good	___ ruins	___ altered	___ moved date _____
___ fair	___ unexposed		

Describe the present and original (if known) physical appearance

The Fairhaven Town Hall faces south on Center Street in downtown Fairhaven. It was designed by Charles Brigham and constructed between 1892 and 1894, and is in form and detail, and in structural and decorative materials, a product of the historically inspired architectural eclecticism of the late 19th century. As such the building displays many elements of both the Romanesque and the Gothic stylistic traditions without being a pure example of either style. The consistant use of round arched openings in conjunction with groups of narrow rectangular windows is late Victorian Romanesque in provenance. So also is the way in which the tower caps meet the walls below with cornices unbroken by secondary pinnacles, tabernacles, or pseudo-gables. The absence of any jerkin-headed gables, polychrome banding or pointed or sequential arches strengthens an overall impression of Romanesque Revival. Nonetheless, many of the building's details are predominantly Gothic in inspiration. These include the crocketed turret caps that terminate in finials and the crested roof ridge which, though they have late Romanesque precedents, are actually Gothic characteristics and give the building a delicacy that is quite un-Romanesque. Also Gothic in origin are the great windows in the south, east and west gable fields which are mullioned into tall arches with trefoil shapes filling the window heads. Certain of the picturesque compositional elements that characterize the Town Hall also look both to the Romanesque and to the Gothic Revivals for their origin. An example is the irregular roofline created by the polygonal corner towners, one much taller and larger than the other; and by gable-ended wall dormers that break forward from the roofline and even from the facade plane.

The Town Hall is nearly square in overall plan, 99' wide and 108' deep, with a basically pyramidal roof. It is a masonary bearing wall structure with a granite foundation, wood floors supported on iron beams, brick arches over the boiler room, and a slate roof.

The foundation stone was quarried in New Bedford while the first story is granite from St. George, New Brunswick laid up in random-coursed ashler. Beltcourses, window sills and lintels, and the triple arched entry loggia are of granite from Red Beach, Maine. Above the granite base, the walls are a rich red pressed brick. The Fairhaven Star which reported on the construction of the Town Hall in profuse detail, called this "Delmonico brick". According to local historian, Mabel H. Knipe, the brick's color had been developed for Delmonico's restaurant in New York and was used for only the second time in the Fairhaven Town Hall. Trim on the upper stories is of terra cotta from the Boston Terra Cotta Company, and it was painted to match the brick during the construction of the building. The red slate roofs have crockets and crestings of copper.

Windows in the Town Hall are of French plate glass on the lower story, with double-thick German glass on the upper stories. The sashes were stained on the job by painters from J.I. Wingate of Boston and the glass was set into them at the time of installation. The ornamental windows were designed by the architect, Charles Brigham, in collaboration with the principal decorator, Frank Hill Smith. According to the Star "the main parts are all of antique glass, heavily plated...with an opalescent ripple...There are four sections of glass in each...window, and in the centre of the lower half of each section is a medallion with views of local interest..." The medallion views included illustrations of Fort Phoenix, a man harpooning a whale, Fairhaven from the Acushnet River, a coasting party, the landing of the pilgrims, and other scenes.

The main or south facade of the Fairhaven Town Hall consists of a symmetrical central portion, two stories in height, which is flanked by two towers, the western one much larger and taller

than the other. Dominating the first story between the towers is a Romanesque-style triple arched entrance loggia in granite which is flanked on either side by a small round arched window. The brick second floor of the south facade is set back very slightly above a granite string course which separates it from the first story. Centered above the entrance is a grand scale wall dormer containing a tall, mullioned window recessed beneath a compound Romanesque arch. A tiny, round-arched window with a granite sill pierces the gable field above this arch. Behind and above the dormer, and compositionally reinforcing its shape, the roof of the Town Hall rises to a sharp peak. The remainder of the second story, on either side of the central wall dormer, is divided into two registers by a string course. In the lower register on each side is a triple mullioned window capped by a rectangular lintel. The string course dividing the first and second stories functions as a sill. Centered in the upper register, above the mullioned window, is a small wall dormer containing a recessed, round-arched window. The compositional elements flanking the large central wall dormer in the second story this echo, on a much smaller scale, and reinforce the dormers compositional relationship to the entrace loggia below it.

The granite of the first story entrance loggia is continued on the first story of the two flanking corner towers of the main facade, both of which are lighted at this level by windows with rectangular lintels. Above the first story both towers are brick. The larger of the two dormers (west), square for much of its height, is lighted at the second story level by three Romanesque-arched windows of which the center one is considerably taller than the other two. The tower then tapers upward to an elaboratly corbelled string course. Above this the tower assumes an octagonal configuration with small gothic towers at each of the four corners. Set into a Romanesque-arched recess in each of the four walls between these towers is a clock with a white face and black characters which is original to the building. Below each clock face is a blind arcade of gothic inspiration. Similar arcading comprises the body of each small corner tower and the motif is repeated again in the band set off by a string course below the cornice of the clock tower. Finally the tower is capped by a crocketted conical roof rising steeply to a finial.

The clock tower's smaller counterpart at the opposite (east) corner of the south facade houses a bell purchased from the Blake Bell Company of Boston. This, like the four faced clock, is original to the Town Hall. The smaller tower is also rectilenear in its lower portion but octoganal above where lowered panels are set into each wall plane within elongated Romanesque arches supported on compound piers. Its conical, crocketted roof mirrors that of the larger tower and is echoed in a low tower, also octagonal and louvred, which sits astride the crested ridge of the Town Hall's highest roof.

The Town Hall is entered through the triple-arched loggia in its south facade. Immediately upon entering the building, it is evident that its great distinguishing feature is the carved oak woodwork used lavishly throughout. Four oak doors with upper panels of glass give entry into the main hall. A grand double stair of oak

rises from this hall to the second floor in three straight runs. Each stair has a pair of octagonal newel posts, one carrying a triple-arm bronzed lamp post with opalescent glass lamps, and the other a ball finial. The newels are trimmed on each face with a Gothic arch carried on slender colonettes with decorated spandrels. At the landing of each stair an octagonal column with foliate capital rises to the ceiling from its newel-post base. The ceiling in the stair hall has a system of oak "beams" and "joists", their lower sides panelled and carved. There is a wainscot of quartered oak with vertical boards meeting in elaborately molded joints. A handsome bronzed electric chandelier hangs in the entry hall and is original to the building.

In the left and right walls of the hall, double doors of oak with small raised-field panels and upper panes of glass open to the municipal offices. The offices have narrow board floors, some have tall oak mantels, pilastered and carved with Gothic details, vertical board wainscot, and panelled oak interoffice doors.

The rear of the first floor has a large banqueting hall, through which the rear entrance and a stair to the great hall stage are reached.

The main feature of the second floor is the great hall, which was designed and fitted for use as a theater. The room is 52feet by 61 feet in size and 29 feet high. "The feature of the interior decoration will be the carved wood work," reported the Star as the skilled carpenters began their work. "The walls in the large auditorium will be especially ornamental, and will consist of a panelled oak dado five feet wide above which the walls will be frescoed to the tops of the windows, and all above will be elaborate borders of panelled and carved oak, and in the centre of the ceiling is to be a large ornamental ventilator." Carved oak beams divide the ceiling into panels.

The New York decorating firm of A.B. Cutter & Co. was retained to accomplish the interior finish work. Frank Hill Smith, also from New York, seems to have been in charge of the design, and he was on the site for supervision and to do some of the fine work himself.

The auditorium (called the "hall" or the "main hall") was singled out by the Star as the decorating proceeded. "The ceiling is being decorated in bands of color of bluish tint. The walls are decorated in arabesque style, with diaper pattern. The frieze design will include cartouches,shields, and coat of arms in rich olive and brown colors. There will be a heavily decorated border, and the walls will be in variegated tan shades...The front of the gallery (across the south end of the room) is in cinquefoil designs and very elaborate."

Original chandeliers of brass with bell shaped glass globes have given way to newer lighting fixtures in this great hall, which is otherwise altered very littel. Spatial arrangements are also little altered.

8. Significance

Period	Areas of Significance—Check and justify below				
___ prehistoric	___ archeology-prehistoric	___ community planning	___ landscape architecture	___ religion	
___ 1400–1499	___ archeology-historic	___ conservation	___ law	___ science	
___ 1500–1599	___ agriculture	___ economics	___ literature	___ sculpture	
___ 1600–1699	X architecture	___ education	___ military	___ social/ humanitarian	
___ 1700–1799	___ art	___ engineering	___ music	___ theater	
X 1800–1899	___ commerce	___ exploration/settlement	___ philosophy	___ transportation	
___ 1900–	___ communications	___ industry	X politics/government	___ other (specify)	
		___ invention			

Specific dates 1894 Builder/Architect

Statement of Significance (in one paragraph)

The Fairhaven Town Hall possesses integrity of location, design, setting and materials and important associations as the center of Fairhaven social and municipal life for more than three quarters of a century. It is a major work of an important late 19th century arthitect, Charles Brigham; and it is one of a group of important buildings designed between 1890 and 1905 by Brigham and given to the citizens of Fairhaven by the oil magnate, Henry Huttleston Rogers. (The Town Hall was officially given to the town by Roger's wife, Abbie Palmer Gifford.) Because of this cluster of Rogers' gift buildings, Fairhaven is an important locus for any study of Charles Brigham's work.

Except for a short lived structure in a northern district known as Oxford Village, the building was Fairhaven's first town hall. Incorporated in 1812, the town held its early general meetings in a Methodist church at the head of the river in today's Acushnet. Sharp rivalry between the separate communities that comprised the town of Fairhaven led to disputes over the location of the seat of local government. In 1843 a town house was built in the Oxford section, but a fire in 1858 destroyed the building. After this, the meetings were held in Fairhaven village, in Sawin Hall, and Phoenix Hall, until the present structure was completed in 1894.

Several years before the announcement of the Rogers gift, Fairhaven citizens did vote $15000 for the construction of a town hall, an act which indicated that the need for such a building was recognized, but hardly afforded enough capital to undertake the construction of a building.

The cornerstone of the Town Hall was laid with ceremony on May 30, 1892. The completed hall was dedicated on February 22, 1894. Mark Twain, who was Rogers' friend, gave the dedication address, which was followed by an enthusiastic inspection of the building by Fairhaven residents and visitors, and later by a ball.

The Town Hall has continually served its original municipal function. The great hall has long been used as a theater, beginning in March of 1894 with a series of dedication performances. Town records show consistent rentals of the hall to professional and amateur groups for dramatic performances. The Fairhaven Players, a little theater group with around 600 members at its peak, shared the Town Hall facilities with their rival group, the New Bedford Spouters. In 1921, the"Town Hall Movies" brought a new kind of theater into the auditorium. Between its thespian uses, the great hall has held the annual town meetings, many high school graduations, lectures, balls, banquets, and music festivals. A Victory Ball held there in 1919 raised a welcome home fund for soldiers returning from World War I. More recently, a "Queen's Ball" was held in the hall in 1962, and in 1976, it was used for Fairhaven's Bicentennial Ball.

In addition to its symbolic importance to Fairhaven, the Town Hall is of visual importance as well. Its tower is visible from across the river, marking the location of the center of town. Fairhaven's downtown streets are characterized by small wood frame houses built early in the 19th century. Against this delicate fabric, the tall towered

In addition to the theater, the Town Hall held Selectmen's rooms, offices for the School Committee, the Town Clerk, the Improvement Society and Tax Assessors, a Post Office, and in the basement a Police Department and "lock up" and quarters for the janitor and his family. A few changes in spatial use have occurred. The Post Office, originally located in the west corner of the ground floor (in the tower), is now the Tax Collector's office. H.H. Rogers' personal office at the center of the west side, is now the Assessors'. The adjacent west room originally shared by the Assessors and the Improvement Society, is used for the registration of voters. And the police station and lock up now houses the Department of Public Works.

"Not a particle of old office fittings will be allowed in the new building," and the furniture--desks, chairs, tables, counters--was specially made, and most of it was of oak. The building has always had electric lighting and central heat. "Clark wire"- covered with rubber - was originally used throughout the building. R.D. Ireland & Co. of Boston, agents for the General Fixture Company of New York, did the exterior lighting. Water was pumped from a well by a steam pump from the Snow Pump Company of Buffalo, N.Y., and the plumbing, which was of considerable interest to the newspaper, was installed by William Lumb & Co. of Boston. The twelve original water closets utilized polished Italian marble for the washbowls, which stood on nickle-plated legs, brass pipes for hot water, and copper-lined water tanks. There were in addition three soapstone sinks and a copper bathtub for the janitor's apartment.

The Town Hall is set on a large lot comprising half a block. A quarter round retaining curb of granite from Blue Hill, Maine (set on a foundation of stone taken from the cellar of a house demolished to accommodate the Town Hall) borders a narrow lawn raised about six inches above sidewalk grade.

FOR HCRS USE ONLY
RECEIVED DEC 11 1980
DATE ENTERED JAN 22 1981

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

brick and stone buildings that comprise the Rogers' Gift group retain the kind of monumentality they were designed to have. Many fine late 19th century masonry buildings have lost their original impressiveness because of the larger scale of later construction around them. The survival of the original setting of the Town Hall, then, enhances its visual significance.

Henry Huttleston Rogers (1840-1909), a businessman who made a fortune in the oil fields of Pennsylvania, is remembered in Fairhaven primarily for his gifts of major buildings to the town from 1884 through 1906. First of these was the Rogers Grammer School, begun in 1884 and designed by Warren R. Briggs (1850-1933) of Bridgeport, Connecticut. All of the other buildings were designed by Charles Brigham. The group includes the Millicent Library (1891-1893), the Town Hall, the Masonic Lodge (1901), the Memorial Church with parsonage and parish house (1901-1904), the Tabitha Inn (a business which was not a gift, 1904-1905), and the Fairhaven High School (1905-1906). Also by Brigham were the house and ancillary structures of the Rogers estate (1895), of which the main house was demolished in 1916, but a few relocated outbuildings survive to recall it.

Charles Brigham (1841-1925) was born in Watertown, Massachusetts, and entered the architectural office of Calvin Ryder as a draftsman in 1858, immediately upon his graduation from high school. In 1860 he moved to the firm of Gridley J.F. Bryant and Arthur Gilman, who were then in the process of designing the Boston City Hall, one of the influential buildings in the academic Franch Second Empire style. Brigham's professional career, then, spanned the decades of architectural eclecticism at the end of the 19th century, and his retirement during the first decade of the 20th century came when the intensely popular classical revival was reaching its peak.

In 1866 Charles Brigham formed a partnership with John Hubbard Sturgis, an English educated architect slightly older than Brigham himself. For twenty years the aesthetic direction of the partnership was strongly influenced by Sturgis' English experience, and the firm is usually credited with the introduction and popularization of the Ruskinian Gothic style in Boston public buildings. The Church of the Advent (1880) on the flat of Beacon Hill is one of the outstanding interpretations of the Ruskinian style. The firm's Museum of Fine Arts at Copley Square (1870-1876) made a pioneering use of ornamental terra cotta, a material coming into use in England, but virtually unknown in America. Within the partnership, Sturgis appears to have been the philosophical one concerned like the pre-Raphaelites with aesthetics and art. Brigham, the practical partner, was interested in the development of architecture as a profession. He was a charter member of the Boston Society of Architects, and joined the A.I.A. in 1870. He had a reputation for tact, and was known for his unusual ability to deal with clients, contractors, and work crews alike. John Sturgis returned to England in 1886 and it is significant that near the end of the partnership Sturgis & Brigham were commissioned to design the New York City mansion of Henry H. Rogers, then a vice president of Standard Oil.

9. Major Bibliographical References

American Architect & Building News. Vol 44. p.67 pl.959. May 12, 1894.
AIA Journal. Vol. 13. p.478. 1925. (contains Brigham obituary)
Bacon, Edwin M. and Herndon, Richard. Boston of Today Boston, 1892.
Boston City Directories - 1891, 1892, 1895, 1897, 1899.
Boston Public Library. Fine Arts Reference Department. Card files Charles Brigham.

10. Geographical Data

ACREAGE NOT VERIFIED
UTM NOT VERIFIED

(see continuation sheet)

Acreage of nominated property 109.30 rods

Quadrangle name New Bedford North

Quadrangle scale 1:25000

UMT References

	Zone	Easting	Northing
A	19	341420	4161090
B			
C			
D			
E			
F			
G			
H			

Verbal boundary description and justification

Beginning at the southwest corner of the lot at the point of intersection of the north line of Centre Street and the east line of William Street, thence North on the east line of William 160' to land now or formerly of the heirs of Benjamin Ellis, thence east by Ellis 100' to land

List all states and counties for properties overlapping state or county boundaries (see continuation sheet)

state	code	county	code
state	code	county	code

11. Form Prepared By

name/title Ellen Fletcher Rosebrock, Preservation Planner
for Candace Jenkins, Registration Director

organization Massachusetts Historical Commission date Sept. 1980

street & number 294 Washington Street telephone 727-8470

city or town Boston, state Massachusetts

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

___ national X state ___ local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature Patricia L. Weslowski 11/20/80

title Executive Director, Massachusetts Historical Commission date

[redacted]

GPO 938 835

9. Major Bibliography

Dias, Earl J. Henry Huttleston Rogers; Portrait of a Capitalist. Fairhaven: Millicent Library, 1974.

Fairhaven Star. Fairhaven, Ma. 2/11/1893, 2/25/93, 3/18/93, 3/25/93, 4/1/93, 4/8/93, 4/15/93, 4/29/93, 5/13/93, 5/20/93, 6/3/93, 7/1/93, 7/8/93, 7/15/93, 7/27/93, 7/29/93, 8/5/93, 9/2/93, 9/9/93, 10/7/93, 11/4/93, 11/11/93, 11/18/93, 11/25/93, 12/9/93, 12/16/93, 12/23/93, 12/30/93, 1/6/94, 1/13/94, 1/20/94, 1/27/94, 2/10/94, 2/17/94, 2/24/94, 3/10/94.

Floyd, Margaret H. Boston and Providence Railroad Station, Stoughton, MA. Boston, [illegible], Boston Architectural Heritage, Inc. 1967.

." A Terra Cotta Cornerstone for Copley Square: Museum of Fine Arts, Boston, 1870-76, by Sturgis & Brigham. "JSAH. Vol. XXXII (2): 83-103, May 1973.

Harris, Charles A. Old Time Fairhaven, New Bedford, 1947.

Knipe, Mabel Hoyle, The Story of a Town House. Fairhaven Millicent Libriary, 1977

Millicent Library. Card file index to Fairhaven Star. Compiled by Mabel H. Knipe

10. Geographical Data

now or formerly of Frederick S. Pearce, thence east by Pearce 100' to the west line of Walnut Street., thence south on Walnut Street, 158'8" to the north line of Centre Street, thence west 200' to the point of beginning.

In 1888 Brigham took John Spofford into partnership, and a period of tremendous productivity began. In 1890 Brigham & Spofford began the classical revival yellow brick extension to the Massachusetts State House. The Romanesque Revival Millicant Library in Fairhaven followed in 1891, and in 1892 ground was broken for the Town Hall. In these commissions alone Brigham was working in three different stylistic manners, and in 1888 he had shown full comprehension of the solid Richardsonian Romanesque in his Stoughton, Massachusetts station for the Boston and Providence Railroad.

Contemporary accounts of the Fairhaven Town Hall construction do not mention John Spofford in connection with the building. Nor do they mention Brigham's other associates, Henry Bisbee and Charles C. Coveney. Instead, site supervision was accomplished by William C. Collett, a draughtsman from Brigham's office who lived in Fairhaven continuously for a period of three years as clerk of the works for the Town Hall, the Millicant Library, the Rogers mausoleum, and the greenhouses on the Rogers estate. Charles Brigham, during the Town Hall construction, maintained his Boston office in the Amory-Ticknor house, newly renovated for commercial use, at 22 Beacon Street, directly opposite the Massachusetts State House, which he was remodeling.

Early newspaper accounts mention a contractor named Lyman Wilcott, from Boston, who handled a labor problem late in March of 1893. He was never mentioned again. The same notice mentions a foreman named Bacon, who was replaced by a man named Shapleigh in the course of the same problem, but Shapleigh drops from the notice of the press after this initial appearance.

Most of the subcontracting firms who handled plumbing, wiring, painting, and other services, were Boston based, although the interior decoration was handled by A.B. Cutter & Company and Frank Hill Smith of New York. A small contract (for window shades) went to a New Bedford firm, and although individual workmen were seldom mentioned by name, one man who was cited for falling from some scaffolding was reported to be from New Bedford.

No working drawings for the Town Hall are known to exist, although newspaper accounts mention "the plans" and at another time "the plans for the lighting". Brigham appeared in Fairhaven from time to time but not often, once to confer with H.H. Rogers and the decorators about the selection of window glass. He was on hand for the groundbreaking and dedication ceremonies.

Property Fairhaven Town Hall

State MA, Bristol Working Number 12.11.80.2963

DOE 2/11/81

CONTROL

TECHNICAL

Photos 1

Maps 1

HISTORIAN

This building is significant for the quality of its architecture, for its association with the important Mass. architect Charles Brigham, and for its role as the civic and cultural center of the Town of Fairhaven. Built in 1894, this monumental masonry building is an eclectic mix of the Gothic and Romanesque Revival styles of architecture.

accept Patrick Andrus 1/22/81

ARCHITECTURAL HISTORIAN

ARCHEOLOGIST

OTHER

HAER

Inventory _____

Review _____

REVIEW UNIT CHIEF

BRANCH CHIEF

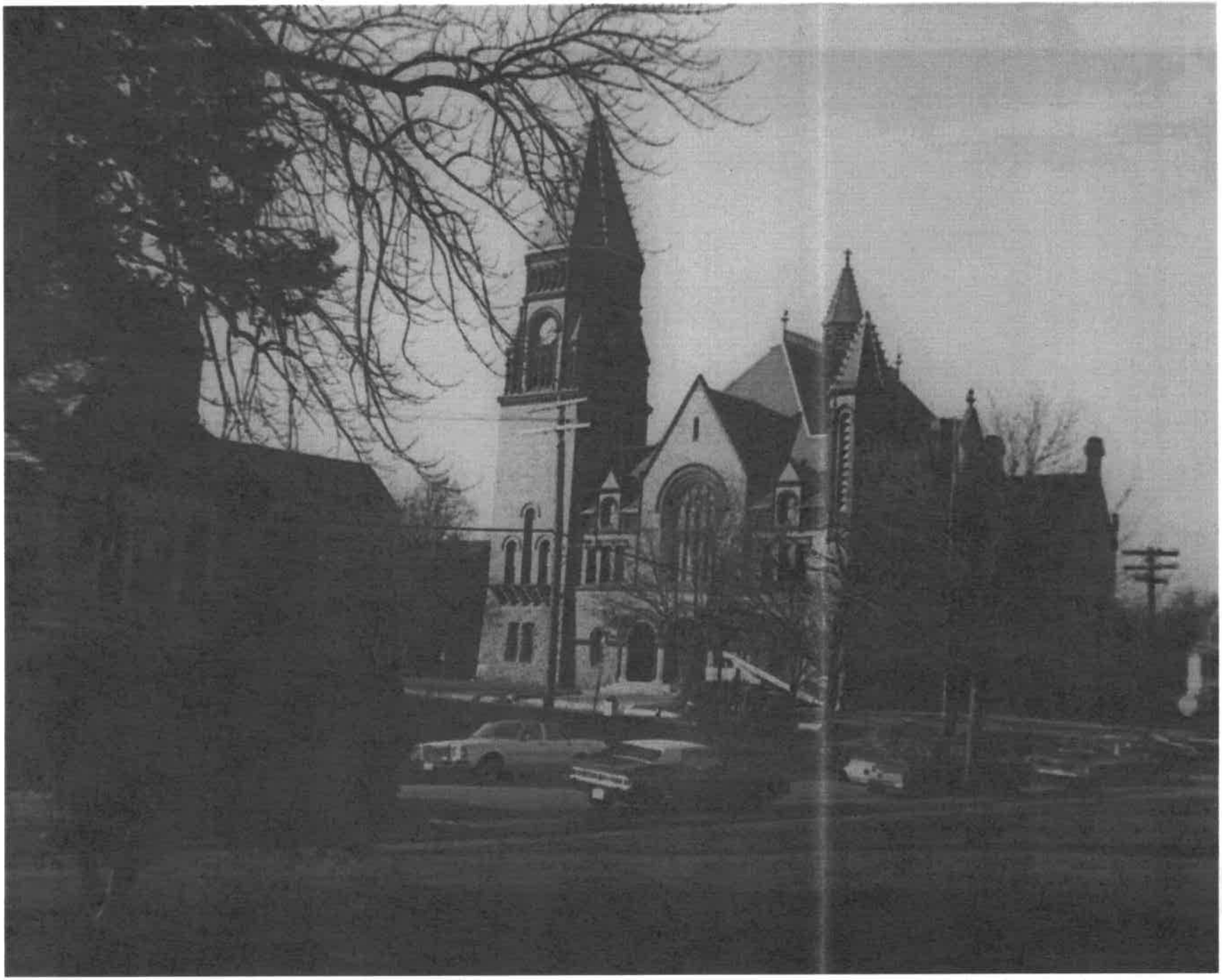
for KEEPER

Accept
L. Babe 1/27/81

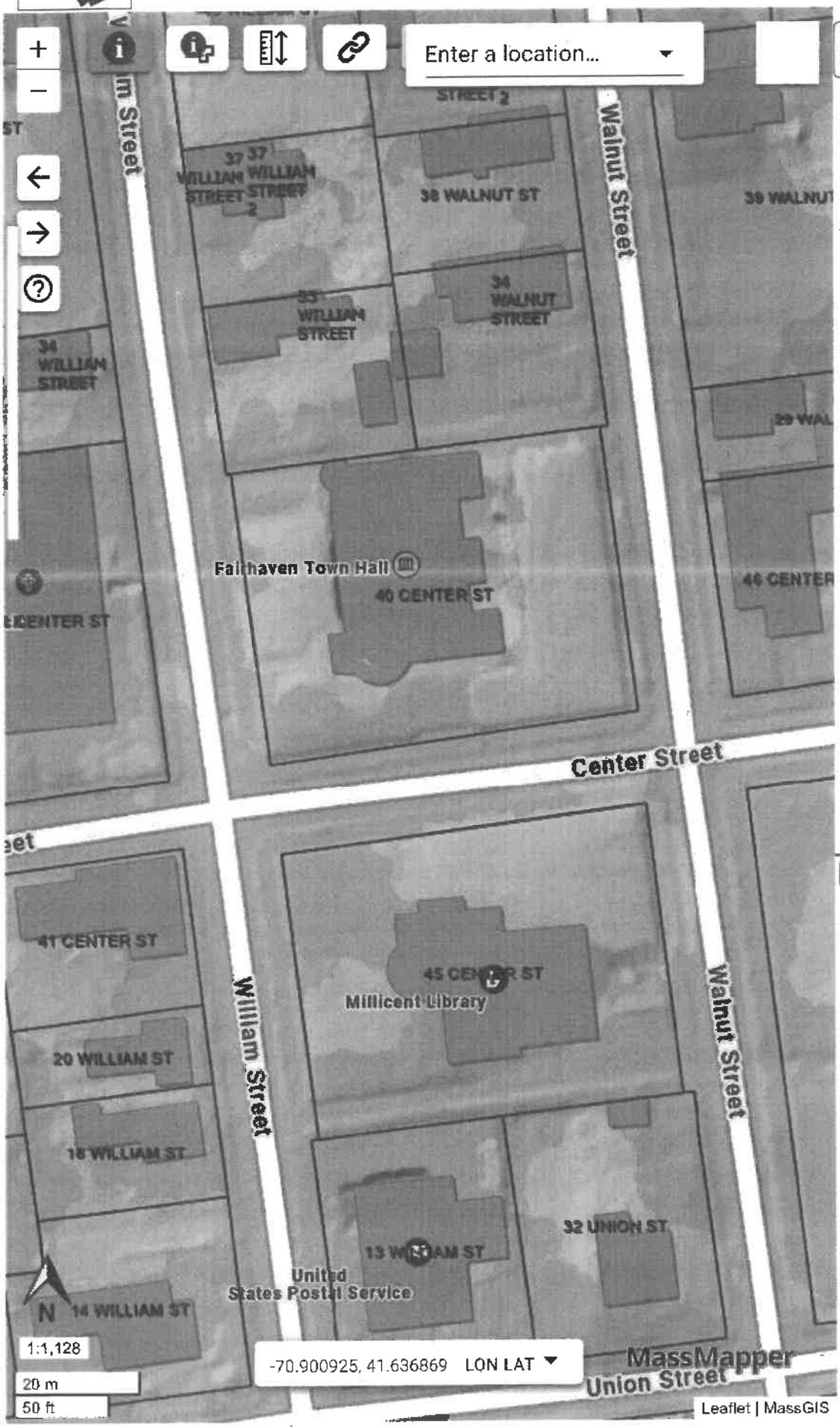
National Register Write-up _____ Send-back _____ Entered JAN 22 1981

Federal Register Entry 2.2.82 Re-submit _____

United States Department of the Interior - Heritage Conservation and Recreation Service



MassGIS Data Hub



MassGIS Data Hub

TOWN OF FAIRHAVEN, MASSACHUSETTS

Fairhaven Town Hall

Exterior Wooden Elements — Restoration & Maintenance Project Plan

40 Center Street, Fairhaven, MA • Charles Brigham, Architect, 1892–1894
National Register of Historic Places #81000122 • State Preservation Restriction (1998)
MHC Inventory No. FAI.31

DRAFT — Prepared for review by Town officials | Version 1.0

Project Goal

To restore the exterior wooden elements of Fairhaven Town Hall as close to original condition as possible, and to maintain their condition over time.

This plan advances that goal on two parallel tracks: an immediate, locally funded restoration of the four William Street entrance doors, and the concurrent development of a building-wide restoration and maintenance plan for all remaining exterior wood. The first track produces a visible, completed result and a working template; the second establishes the roadmap, the standards, and the ongoing care that protect the Town's investment for decades.

Executive Summary

Fairhaven Town Hall, a gift of Henry Huttleston Rogers designed by Charles Brigham and dedicated in 1894, is among the Commonwealth's finest small-city halls. It is listed on the National Register of Historic Places and is protected by a state-held preservation restriction. Its exterior wooden elements — most notably its original oak entrance doors and ornamental window sash — are character-defining features of a building of recognized statewide significance.

This plan addresses those wooden elements through two coordinated efforts:

Phase 1 — The Four William Street Doors (immediate). Scope, fund, and restore the four oak entrance doors on the William Street (east) elevation now, using locally raised funds rather than waiting on a grant cycle. The restorer, Craig Gravem, will perform the work at his shop for $34,500.00. The Town's Maintenance Department contributes in-kind labor — removing the doors, fabricating and hanging secure temporary doors, and transporting the originals to and from the shop. A separate quote of approximately $48,000 for the same four doors confirms the $34,500.00 shop price is favorable.

Phase 2 — Exterior Wood Restoration & Maintenance Plan (concurrent). Develop, while the door work proceeds, a building-wide inventory and condition assessment of every exterior wooden element, a prioritized restoration roadmap for the work that will follow, and an ongoing maintenance program to hold restored elements in good condition. This phase is positioned for Massachusetts Preservation Projects Fund (MPPF) and Community Preservation Act (CPA) support and lays the groundwork for the larger restoration campaign that the completed doors are expected to inspire.

Throughout, the Town will work proactively with the Massachusetts Historical Commission (MHC) — both to satisfy the preservation restriction and to establish the Town as a careful steward, strengthening its position for future grant funding.

The Building and Its Wooden Elements

Historic Significance

Designed by Boston architect Charles Brigham and financed by Henry H. Rogers as a gift to the Town, the Town Hall was dedicated on February 22, 1894, with Mark Twain as keynote speaker. It blends Romanesque and Gothic Revival traditions in a nearly square plan (99 feet by 108 feet) of granite, Delmonico pressed brick, terra cotta, and red slate, crowned by a four-faced clock tower. It was listed on the National Register on January 22, 1981 (#81000122) and has carried a state-held preservation restriction since 1998. It is documented in MHC Form B, Inventory No. FAI.31.

Exterior Wooden Elements

Because the building envelope is predominantly masonry, slate, and copper, its significant exterior wood is concentrated in its doors and windows rather than in large cornice or bracket systems. This usefully focuses the project. The principal exterior wooden elements are:

- **Entrance doors.** Oak doors with upper glazed panels, including the four William Street entrance doors that are the subject of Phase 1 and the four oak doors of the south loggia main entrance.
- **Window sash.** Original stained and glazed sash — French plate glass at the first story and double-thick German glass above — including the ornamental windows designed by Charles Brigham with decorator Frank Hill Smith, and the great mullioned, trefoil-headed Gothic windows of the south, east, and west gable fields.
- **Associated frames, surrounds, and trim.** Wooden door frames, window frames, and related exterior millwork, to be catalogued by the Phase 2 survey.

All are contributing fabric on a building under a preservation restriction. The governing approach is therefore restoration in kind — repairing and conserving original material wherever feasible — with replacement only where an element is documented to be beyond repair.

Phase 1 — The Four William Street Doors

This phase restores the four oak entrance doors on the William Street (east) elevation. The two doors to the left serve as the staff entrance; the two doors to the right serve as the Town Administrator's entrance. The four doors are treated together as a single restoration set; no internal sequencing is required.

Phase 1 proceeds now, on locally raised funds, so that a completed, visible restoration can build public support and confidence for the broader effort. It is deliberately not held for a grant cycle.

Approach and Cost

Craig Gravem will restore the four doors at his shop for $34,500, working two doors at a time. A separate quote for the same four doors came in at approximately $48,000, which serves as a cost reference confirming Gravem's price is favorable — it is not a competitive solicitation. The shop method is practical because the Town's Maintenance Department provides the removal, temporary-door, and transport labor in kind. It is the recommended approach: lower cost, lower disruption, and shop conditions allow more thorough restoration than on-site work. Scope is door millwork and refinishing only; hardware is returned in its current condition and no glazing or window-specific work is assumed, with any such condition handled by separate change order. This matches Gravem's quote and Town expectations.

Approach	Estimated Cost	Town In-Kind Labor
Remove & restore at local shop *(recommended)*	**~ $34,500**	Yes — removal, temporary doors, transport
Separate quote, same four doors (cost reference)	**~ $48,000**	—
Gravem favorable vs. reference quote	**~ $13,500 lower**	Town in-kind labor additional

Cost figures are planning-level. The $32,000 covers door millwork and refinishing for the four William Street doors; hardware and glazing for those four doors are out of scope and addressed by change order only if needed. The condition and glazing of all other doors and windows building-wide are not assumed here and are determined by the Phase 2 assessment.

Division of Responsibility

Party	Responsibilities
Town Maintenance Dept. (in-kind)	• Remove the four William Street doors • Fabricate and hang secure, weather-tight temporary doors to keep both entrances in service • Transport original doors to and from the woodworking

	shop
Qualified woodworking shop	• Confirm safe removal is feasible before doors are taken off (due-diligence check) • Restore each of the four doors — wood and refinishing — to the Secretary of the Interior's Standards; hardware returned as-is, no glazing work assumed • Document condition and treatment (before/after) for the project record
Town / Project lead	• Engage MHC early and obtain any required preservation-restriction review/approval • Confirm the shop is qualified for historic restoration • Lead local fundraising and manage the budget

Fundraising Plan (for planning purposes)

Phase 1 is funded locally. The working target is approximately $34,500 plus a contingency, against which the Town's in-kind labor is a substantial additional contribution. Potential sources to assemble that target include:

- **Community Preservation Act (CPA) — historic resources.** A request to the Community Preservation Committee for historic-resource funds; well suited to door restoration on a Register-listed municipal building.
- **Private and community giving.** A targeted appeal — potentially partnering with the Friends of the Millicent Library or a similar local organization — inviting donations toward a tangible, nameable result ("restore the Town Hall doors").
- **Town capital / building maintenance.** A contribution from the Town's capital or facilities-maintenance budget, complementing the Maintenance Department's in-kind labor.
- **Small preservation grants.** Targeted exterior-restoration grants where the Town's structure permits eligibility; to be evaluated as a supplement, not a dependency.

The in-kind municipal labor may also count toward the local match on a future MPPF or CPA-supported phase; the Town should confirm match treatment with MHC rather than assume it.

Phase 2 — Exterior Wood Restoration & Maintenance Plan

Developed concurrently with the door work, Phase 2 produces the documentation, roadmap, and maintenance program for all of the building's exterior wood. The completed William Street doors serve as its proof of concept and as a template for treatment standards, costs, and results.

Scope

- **Building-wide inventory.** Locate, identify, and catalogue every exterior wooden element across all elevations — doors, window sash, frames, surrounds, and trim — establishing the exact counts and locations that no existing record provides.
- **Condition assessment.** Rate the condition of each element — including glazing and hardware, whose condition across the building is not yet known — and recommend a treatment (retain / repair / restore / replace in kind), with planning-level costs, prepared to the Secretary of the Interior's Standards.
- **Prioritized restoration roadmap.** Sequence the remaining work into fundable phases by urgency and significance — the future phases the completed doors are expected to motivate.
- **Maintenance program.** Establish an ongoing program so restored elements are maintained over time rather than allowed to deteriorate again. Because long-term care of the building's wooden elements is a primary Town concern, this program is a core Phase 2 outcome, detailed below.

The Maintenance Program (Phase 2 Component)

Restoration is only worthwhile if restored elements are then kept in good condition. The maintenance program turns the assessment's findings into a standing routine the Town can own and follow. It is built to answer the Town's concern about the long-term care of the building's wooden elements, and it strengthens the Town's standing with MHC by demonstrating ongoing stewardship. It is to include:

- **Inspection cycle.** A defined schedule (for example, an annual walk-around with a fuller review every few years) for examining all exterior wood.
- **What to check.** Finish and paint condition; water-intrusion points (sills, joints, thresholds); joinery and structural soundness; glazing and glazing seals; and hardware function.
- **Refinishing intervals.** Expected service life of finishes by element and exposure, so refinishing happens on a planned cycle before deterioration sets in — not reactively after damage.
- **Recordkeeping.** A simple, durable record of each element's condition, treatments, and dates, so the building's care history is preserved across staff and administrations.
- **Ownership.** A clearly assigned owner (for example, the Maintenance Department with Historical Commission oversight) so the routine actually runs rather than lapsing.

The four restored William Street doors become the first entries in this program, establishing the maintenance baseline that the rest of the building's wood is brought into over time.

Treatment Philosophy

Restoration is in kind: original material is repaired and conserved wherever feasible. Where thermal performance is a concern, the preferred approach is to restore original sash and add interior storm windows or comparable interior glazing, which improves performance without altering historic fabric or profiles. Replacement of historic sash with insulated (double-pane) units is treated as a documented last resort only, used where an element is beyond repair — an approach that is both better preservation and better positioned for grant eligibility.

Research Tasks

To ground the assessment and treatment in the building's original design, Phase 2 includes:

1. **Locate original Brigham drawings.** Pursue surviving plans, elevations, and specifications through the Millicent Library local history collection, Historic New England, the MHC, and Brigham scholar David J. Russo / the Friends of the Millicent Library.
2. **Obtain the full record.** Retrieve the complete National Register nomination (1980) and MHC Form B (FAI.31) architectural description for documentation of original configurations and materials.
3. **Confirm original door configuration.** Document the original configuration of the William Street doors specifically, against any surviving drawings and physical evidence revealed during Phase 1 restoration.

Funding Path

Phase 2 is positioned for the Massachusetts Preservation Projects Fund (MPPF) — a 50% reimbursable matching grant for Register-listed, municipally owned properties — with the assessment itself eligible as MPPF pre-development work, and with CPA historic-resource funds as the natural local match. The MPPF operates on an annual cycle with an application deadline in mid-March; the Phase 2 schedule should be aligned to the next round (anticipated March 2027). Because the Town's match is dependent on a Town Meeting vote, and because MPPF prefers the match to be committed before applying, the Town should confirm the exact 2027 deadline and current requirements with MHC early and time any CPA/Town Meeting funding decisions to precede it.

Working with the Massachusetts Historical Commission

The building's 1998 preservation restriction means MHC has a role in exterior work, and the Town will engage MHC early and collaboratively — not only to meet the restriction's requirements but to ensure MHC views the project favorably. Demonstrating that the Town is restoring original fabric to recognized standards, and contributing its own labor and funds, establishes Fairhaven as a careful steward and strengthens its standing for future MPPF and other grant support. Specific steps:

- Contact MHC before doors are removed, to confirm any required review or approval under the preservation restriction.
- Review the Phase 1 scope and the qualifications of the woodworking shop with MHC.
- Confirm how Town in-kind labor and locally raised funds may count toward a future grant match.
- Keep MHC informed as Phase 2 develops, positioning the broader plan for MPPF support.

Key Roles and Contacts

Role	Responsibility in this project
Town Administrator	Executive sponsor; aligns Town departments, budget, and decision-making.
Maintenance Department	In-kind labor for Phase 1: door removal, temporary doors, and transport.
Historical Commission	Local preservation oversight; liaison on historic-fabric standards and MHC coordination.
Community Preservation Committee	Potential source of CPA historic-resource funds for Phase 1 and the Phase 2 match.
Massachusetts Historical Commission (MHC)	Preservation-restriction review; MPPF grant administration; standards guidance.
Preservation architect / consultant (Phase 2)	Building-wide inventory, condition assessment, restoration roadmap, and maintenance program.
Qualified woodworking shop	Restoration of the four William Street doors to the Secretary of the Interior's Standards.
Millicent Library / Friends / David J. Russo	Source for original Brigham drawings and documentation; potential fundraising partner.
Project lead / volunteer champion	Day-to-day coordination, fundraising, and recordkeeping across both phases.

Immediate Next Steps

4. Confirm the ~$34,500 remove-and-shop bid and the qualifications of the woodworking shop for historic restoration.
5. Contact MHC to confirm any preservation-restriction review required before door removal.
6. Confirm Maintenance Department scheduling for removal, temporary doors, and transport.
7. Launch the Phase 1 fundraising effort against the ~$34,500 target plus contingency, identifying the lead source(s).

8. Begin scoping the Phase 2 inventory and assessment, including the consultant's role and the MPPF/CPA funding timeline.
9. Open the research thread for original Brigham drawings via the Millicent Library, Historic New England, MHC, and David J. Russo.

Sources: MHC Form B / Inventory No. FAI.31; National Register of Historic Places #81000122 (listed 1/22/1981); National Register nomination, November 20, 1980; Massachusetts Preservation Projects Fund program information (MHC). Cost figures and counts are planning-level and to be confirmed.

HERITAGE RESTORATION

8 Robin Street, Providence, RI 02908
401.490.0888 www.HeritageRestoration.net

SCOPE SUMMARY	BILLING METHOD	VALUE
2 Sets of Exterior Double Doors	Estimate	$47,350.00

All efforts are assumed, and costs are subject to change based on unforeseen conditions or needs
Please call us to discuss any questions on the Scope Description, Billing Method, or Value

BILLING METHOD OVERVIEW

Three billing approaches are tailored to suit the unique needs and conditions of each project. Our goal is to provide fair, transparent pricing that aligns with the evolving nature of restoration work while supporting thoughtful solutions over rushed or profit-driven decisions.

FIXED PRICE
Based on a clearly defined Scope of Work.
- The total project cost (the Value) is determined in advance and reflected in the final invoice.
- If the scope changes during the project, the Value may be revised through a Change Order.

Best For: Well-defined projects with minimal expected changes.

BUDGET
Provides a flexible framework for projects where the scope is broad or uncertain.
- The Budget Value is informed by our historic structures experience, similar past projects, and industry standards.
- This approach supports discovery-based work where effort, materials, or conditions are unpredictable.
- Invoices are issued periodically and include a summary of work completed, labor hours and associated costs and costs for materials, subcontractors, and other project needs
- Budget tracking is updated weekly and shared when possible.
- If significant changes arise, a Change in Budget may be issued.

Ensures fairness during problem-solving and restoration, encouraging quality and durability over speed or short-term savings.

TIME & MATERIALS
A project scope outlines general goals and the client is billed for actual labor, materials, and related costs.
- Invoices include work performed, total labor hours and costs for materials, subcontractors, and other procurements

Best For: Projects requiring flexibility or evolving solutions, with transparent cost tracking.

Labor Includes all on-site and off-site efforts, including travel, mobilization, and material sourcing
Labor: $65–$90 per hour
Materials, subcontractors, and procurements: +22% markup

Payments of checks or cash (*no credit cards*) to be made as follows:
$500 scheduling deposit, billing schedule upon acceptance.

Robert Cagnetta, PRESIDENT

NOTE: This proposal may be withdrawn by us if not accepted within 30 days

Finish System

The finish system for the Fairhaven Town Hall doors will follow Heritage Restoration's established marine-grade process, designed specifically for high-exposure coastal conditions. This system provides exceptional UV resistance, moisture protection, and long-term clarity while allowing us to create a historically appropriate tone that matches the main entry doors.

- A base coat of Sutherland Welles polymerized tung oil sealer is applied to penetrate and stabilize the wood.
  - This sealer enhances adhesion, improves finish flexibility, and provides a resilient foundation for varnish layers.
- Multiple coats of Sutherland Welles Marine Spar Varnish are applied with sanding and leveling between coats.
  - This varnish contains UV absorbers and stabilizers formulated for marine and coastal environments.
  - The built varnish film provides depth, clarity, and long-term weather resistance.
- Controlled amounts of C2 pigments are added to early varnish layers when color matching is needed.
  - Pigment adjustments allow precise matching to the main entry doors while maintaining transparency and grain expression.
  - Pigment ratios are tuned to ensure stability under strong UV exposure.
- Final clear varnish coats create a consistent sheen and reinforce durability.
  - The completed finish is hand-leveled for uniform appearance and long-term performance.
- A maintenance plan is available to extend the finish life.
  - Annual or biannual inspections, light cleaning, sanding, and recoating are recommended for coastal environments.

EXCLUSIONS

Exclusions clarify which tasks are *not included* in this proposal. They identify work that falls outside the defined scope so that any additional repairs, replacement parts, or unforeseen conditions can be addressed separately if needed.

- Hardware repair is not included.
- Hardware replacement is not included.
- Repair or replacement of electronic access hardware is not included.
- Significant wood repairs beyond localized patching are not included.
- Structural repairs to the door frames or surrounding jambs are not included.
- Onsite wood repairs to the building's frame, trim, or casing are not included.
- Onsite refinishing of the doors is not included unless specifically stated otherwise.
- Repairs related to hidden conditions discovered after finish removal are not included.
- Glass replacement or glazing repairs are not included.
- Weatherstripping replacement is not included.
- Threshold replacement or adjustment is not included.
- Painting or refinishing of adjacent architectural components is not included.
- Work requiring specialized subcontractors is not included unless noted separately.
- Any permits, fees, or third-party testing beyond standard lead compliance are not included.
- Disposal of hazardous materials beyond standard lead-safe practices is not included.
- Work outside the described scope, including added tasks requested during the project, is not included.

HERITAGE RESTORATION
8 Robin Street, Providence, RI 02908
401.490.0888 www.HeritageRestoration.net

ENVIRONMENTAL & EXPOSURE FACTORS

- The doors are exposed to strong southern sun.
- They experience offshore winds.
- They experience coastal salt air.
- They experience seasonal moisture cycling.
- These environmental conditions accelerate finish deterioration and reduce service life.
- A high-performance, UV-stable marine varnish system is necessary for long-term success.

SCOPE DESCRIPTION

This project includes the restoration of two complete sets of exterior double doors. Color matching will be performed to replicate the tone and character of the Town Hall's main entry doors. Work may be completed in phases depending on Town Hall operations and scheduling needs. Temporary protection or temporary doors can be installed if the doors are removed for shop refinishing.

- The restoration process begins with the removal of failed finish layers to expose sound wood.
- Deteriorated wood will be repaired using dutchman patches, traditional joinery, or epoxy consolidation where appropriate.
- Surfaces will be sanded and leveled to prepare for scaling and varnish application.
- Refinishing will follow the marine-grade finish system detailed below.
- Hardware will be removed, cleaned, adjusted, and reinstalled, with replacement only when necessary.
- Work may occur on-site or off-site depending on the best approach for finishing conditions.



Restoration Approach

This project requires complete restoration of both sets of exterior double doors.

- A durable, UV-stable finish system suited to a coastal environment is required.
- Color matching must replicate the tone of the main entry doors using controlled pigment tinting.
- Hardware coordination must ensure smooth function once doors are restored.
- Building openings must be protected during any periods of door removal.
- Adjacent elements such as sidelights, transoms, and thresholds can be included if requested.



Key Project Needs Identified

- Full restoration of two sets of exterior double doors.
- Consistent color matching with the primary Town Hall entry doors.
- Selection of a finish system appropriate for coastal UV exposure.
- Restoration of hardware function.
- Protection of the building during temporary door removal (if applicable).
- Coordination with Town staff regarding building access during work.

HERITAGE RESTORATION

8 Robin Street, Providence, RI 02908
401.490.0888 www.HeritageRestoration.net

PROPOSAL

DATE	December 1, 2025		
NAME	Town of Fairhaven Kevin Fournier Fairhaven Facility Director	**PHONE**	508-525-7912
ADDRESS	40 Center St Fairhaven Ma	**EMAIL**	kfournier@fairhaven-ma.gov

SCOPE SUMMARY

Oak Door Refinishing

Fairhaven Town Hall
Restoration of Two Sets of Exterior Double Doors

This proposal is based on the observations and discussions completed on November 4, 2025. Heritage Restoration, Inc. is committed to sustainable preservation practices, clear communication, and the long-term protection of historic materials. Fairhaven's Town Hall, designed by Charles Brigham and completed in 1892, is a significant example of high Victorian Gothic architecture with exterior wood doors requiring specialized care. This project involves the restoration of two sets of exterior double doors and matching their finish to the appearance of the main entry doors. The existing doors show significant weathering, finish breakdown, UV exposure damage, and uneven wear patterns. A full restoration is recommended to address these conditions and apply a durable, UV-stable varnish system appropriate for coastal environments.

EXISTING DOORS & CONDITION

- Both sets of exterior double doors exhibit deterioration of the existing varnish coating.
- Several door leaves show advanced UV breakdown, surface erosion, and failure of coating layers.
- Other leaves, with more protected exposure, are in comparatively better condition.
- The existing finish appears to be a tinted or heavy-body varnish applied in multiple layers.
- Yellowing, cloudiness, and pigment instability are present, indicating UV degradation and moisture intrusion.
- Surface coatings have reached the end of their service life, warranting full removal and refinishing.
- Joinery, panels, and moldings require inspection during coating removal to identify water infiltration or structural concerns.
- Hardware varies in age and condition and may require reinstallation, cleaning, adjustment, or replacement.



Existing Door pigmented coating and delamination

HERITAGE RESTORATION

8 Robin Street, Providence, RI 02908
401.490.0888 www.HeritageRestoration.net

TERMS AND CONDITIONS

40 CFR Part 745. TOXIC SUBSTANCES CONTROL ACT

In accordance with 40 CFR Part 745 of the Toxic Substances Control Act, any renovation, repair, or painting (RRP) activity performed for compensation in residential homes or child-occupied facilities built before 1978 must follow specific lead-safe work practices when lead-based paint is known or suspected. These regulations require that individuals performing such work are properly trained, that renovation firms and individuals are certified, and that all work is carried out using lead-safe methods established by the EPA.

Heritage Restoration Inc. (HRI) is fully compliant with these requirements. We are a certified EPA Lead Hazard Control Firm, a Massachusetts Lead Safe Renovation Contractor, and employ RI Lead Safe Remodelers. All HRI staff engaged in regulated renovation work are trained and certified to perform work safely in accordance with applicable federal and state guidelines. The Department of Public Health mandates certification for work that disturbs more than six square feet of painted surface per room on the interior or more than twenty square feet on the exterior of buildings constructed prior to 1978.

When a project falls under these guidelines, HRI will provide the required *Renovate Right* booklet to property owners and, when applicable, to neighboring properties. We also complete and submit the Lead Hazard Control Start Work Notification, which identifies a designated responsible party on-site. Once the project is complete, a lead clearance inspection is conducted in the work area to verify safety prior to re-occupancy.

If the lead compliance box is checked on the Acceptance of Proposal page, we ask that clients read and sign the *Lead Safe Certified Guide to Renovate Right Pre-Renovation Form*, available here: https://www.cpsc.gov/s3fs-public/renovateright.pdf. The signed form should be returned to us by mail or email before work begins. If applicable, the final lead clearance testing will be performed by a third-party provider.

At HRI, we are committed to protecting our clients, their families, and our staff through thorough adherence to all lead safety regulations. Our approach prioritizes health, transparency, and respect for the unique challenges of working in historic and older structures.

GENERAL CONDITIONS

Heritage Restoration, Inc. (HRI), herein referred to as the Contractor, will furnish all necessary labor, materials, and equipment required to complete the project as outlined. HRI will also provide full on-site project management, including material and equipment procurement, scheduling, and coordination of work procedures. Standard working hours are Monday through Friday, from 7:00 AM to 5:00 PM, unless otherwise agreed upon. The Owner is responsible for supplying access to utilities required for construction, including electricity, water, and restroom facilities.

The approach to this project is rooted in the preservation of sound and functional elements wherever feasible. The scope of work and associated estimate or budget are based on HRI's site observations and analysis. Any alterations or deviations from the proposed specifications that result in additional costs will be carried out only upon written or verbal authorization and will constitute an extra charge beyond the original estimate or budget. Additional work will be billed at either a fixed price, budget or time and materials basis, depending on the nature of the change. The Owner shall also be responsible for time and labor associated with the transportation of materials or equipment necessary for the project. All agreements are subject to conditions beyond HRI's control, including but not limited to labor strikes, accidents, or unforeseen delays.

HRI is committed to delivering workmanship of the highest quality while remaining mindful of the agreed-upon scope, timeline, and costs. All materials used will conform to the specifications detailed in the contract. HRI warrants that all construction and related services will be performed in a professional and workmanlike manner, using qualified personnel experienced in their respective trades. Work will meet or exceed applicable industry standards and comply with all relevant laws, codes, and safety regulations. HRI further warrants the completed work for a period of one year from the date of substantial completion.

HERITAGE RESTORATION

8 Robin Street, Providence, RI 02908
401.490.0888 www.HeritageRestoration.net

TERMS AND CONDITIONS, Cont'

It is the Owner's responsibility to maintain appropriate insurance coverage throughout the duration of the project, including fire, tornado, and any other insurance deemed necessary for property protection.
All HRI workers are covered by Workers' Compensation Insurance. HRI also carries full liability insurance. Contractor registration numbers are as follows: RI Contractor's Registration #19624; MA Home Improvement Contractor Registration #172979 (under Heritage Restoration and Preservation, Inc.). Tax Identification Number: 05-0514772.

MECHANICS LIEN NOTICE (PURSUANT TO RHODE ISLAND GENERAL LAW §5-65-18)
In accordance with Rhode Island General Law §5-65-18 and related provisions, all written contracts between a contractor and a property owner must include notification that the contractor, subcontractors, or materials suppliers may file a lien against the property for unpaid labor or materials. This serves as formal notice that, under the Rhode Island Mechanics Lien Act, any party providing services or materials for this project has the legal right to file a lien if payment is not made in accordance with the terms of this agreement.

CONSUMER NOTICE – CANCELLATION AND RETURN OF DEPOSIT RIGHTS
(As required by Rhode Island General Laws §6-28-4)
Please review the following important consumer protections that apply to this agreement:
Do not sign this agreement if any spaces designated for agreed-upon terms, to the extent the information is available, have been left blank. You are entitled to receive a complete and signed copy of this agreement at the time of signing.

You have the right to pay off the full unpaid balance at any time. In doing so, you may be entitled to a partial rebate of finance and insurance charges, if applicable. The seller does not have the right to unlawfully enter your property or to commit any breach of the peace in order to repossess any goods purchased under this agreement.

If this agreement is not signed at the seller's main office or branch office, you may cancel it. To do so, you must send written notice to the seller's main or branch office listed in the agreement via registered or certified mail, postmarked no later than midnight of the third calendar day following the day on which you signed the agreement (excluding Sundays and federal holidays when regular mail is not delivered).
Please refer to the attached Notice of Cancellation Form for a full explanation of your rights as a buyer.

NOTICE OF CANCELLATION
You have the right to cancel this transaction without any penalty or obligation within three (3) business days from the date you signed the Proposal. To cancel, you must provide written notice stating that you do not wish to be bound by the agreement. This notice must be sent by registered or certified mail and postmarked no later than midnight of the third business day following the date of your signature, excluding Sundays and legal holidays on which regular mail is not delivered.

All cancellation notices must be mailed to:

Heritage Restoration, Inc.
8 Robin Street
Providence, RI 02908

If the agreement does not comply with these cancellation provisions, and the buyer or their agent sends written notice of intent to cancel via registered mail with return receipt, the seller is required to return any deposit within twenty (20) days of receiving the notice. Failure to return the deposit within this time period entitles the buyer to recover double the amount of the deposit through legal action, should such a proceeding become necessary.

HERITAGE RESTORATION

8 Robin Street, Providence, RI 02908
401.490.0888 www.HeritageRestoration.net

ACCEPTANCE OF PROPOSAL

DATE	December 1, 2025		
NAME	Town of Fairhaven Kevin Fournier Fairhaven Facility Director	**PHONE**	508-525-7912
ADDRESS	40 Center St Fairhaven Ma	**EMAIL**	kfournier@fairhaven-ma.gov

SCOPE SUMMARY

Oak Door Refinishing

If acceptable, please sign, date and return one copy with a deposit check.

Owner Signature _____

Date _____

Acceptance authorizes Heritage Restoration, Inc. to complete the **Project** under the **Terms and Conditions** stated in this **Proposal**.

Payments are due upon invoicing. Payments made after 30 days of invoicing will have an interest of 1.5% per month of balance charged to the Customer.

☒ If checked, please click on the link and sign below when you have read the ***Lead Safe Certified Guide to Renovate Right Pre-Renovation Form***

https://www.cpsc.gov/s3fs-public/renovateright.pdf.

I have received a copy of the lead hazard information pamphlet informing me of the potential risk of the lead hazard exposure from renovation activity to be performed in my dwelling unit. I received this pamphlet before the work began.

Owner Signature _____

Date _____

Thank you for your business

EVAN L. HANKIN, P.E.
Consulting Engineer
202 Nehoiden Road
Newton, MA 02468
617-965-1557
elhankin@me.com

Joe Goncalves
TWC Phoenix
79 Shirley Street
Boston, MA

November 14, 2025

Re: Fairhaven Town Hall
Fairhaven, MA
File No. 5423

Dear Joe:

I recently inspected the granite stone retaining wall on the west side of the Fairhaven Town Hall. The wall, which is 7' +/- high and constructed with varying sized granite blocks, has bulged a few inches at the mid-point of its length.

The probable cause for this movement is retained moisture behind the wall undergoing freeze-thaw cycles. The condition of this wall is similar to the granite retaining wall on the opposite or east side of the building.

The wall does not appear to be in danger of collapse, but I would recommend monitoring its movement by installing concrete nails in the mortar joints at 5 evenly spaced locations – one pair at the bay window bump-out and two pairs each on both sides of the bump-out. Measurements should be taken once/month.

Based on the condition of the wall on the opposite side of the building, I would recommend budgeting for similar reconstruction work in 1-2 years.



Very truly yours,

Evan L. Hankin, P.E.

Community Preservation Committee

Town Hall · 40 Center Street · Fairhaven, MA 02719
Telephone (508) 979-4082

August 25, 2025

Richard G. Martin
Fairhaven Historical Commission
40 Center Street
Fairhaven, MA 02719

Re: FY26 CPA Project FundingAppropriation and Grant Agreement

Project Name: FHA-Academy Building Repairs
Project Location: 141 Main Street, Fairhaven, MA 02719
Project Description: Roofing and siding replacement, ADA Compliance for rear entrance and ADA Compliant restroom facilities
Grant Amount: $105,700

Dear Richard,

Congratulations to the Fairhaven Historical Commission on being a recipient of Community Preservation funds (CPA funds) in FY26. Your efforts and cooperation during this year's project selection process helped secure overwhelming support at the Annual Town Meeting for the Community Preservation Committee's (CPC) spending recommendations. Voters agreed that this project is worthwhile and now they expect that it will be executed as approved.

The approved appropriations are based upon the Project Scope and Cost Estimated included in the original CPC FY26 Project Application, dated September 26, 2024. This funding from the CPC will cover the $105,700 estimated project cost.

Before you move forward with the project, please pay close attention to the following important instructions and funding conditions including the execution of this Grant Agreement by signing below.

1. CPA funding for your project is available immediately following your signature agreeing to the conditions below in this grant agreement. Please remember that CPA funds shall be disbursed only if they are consistent with the approved project scope, and after:
   - Receipt by the Town contact person of an invoice by you for payment (or reimbursement) for completed services, including a narrative and back-up documentation and invoices for the work completed by the contractor(s) who performed the work;
   - Receipt by the Town contact person of a project status update;
   - The CPA Chair verifies that the expenditures are consistent with the approved project. o Verification that all State laws, local bylaws, and Town financial policies and procurement

procedures have been met. Information on procurement best practices and forms along with a digital copy of a Contract for Goods and Services is included with this agreement.

2. Contact Person: The Town contacts assigned to your project are Ann Richard, Chair of the Community Preservation Committee and Barbara Paczosa, Administrative Assistant of the Community Preservation Committee. All necessary documentation and communication with the Town regarding this project shall be directed to the Chair at ann.richard@gmail.com or (508) 287-2831 or to the Administrative Assistant at recordingsecretary@fairhaven-ma.gov or (508)-979-4082 ext. 8123.

3. Compliance with Laws and Agreement: The recipient understands and agrees that projects funded through this Award are made pursuant to and must comply with the requirements of the Community Preservation Act, M.G.L. c. 44B. and with all requirements of this Grant Agreement.

4. Permits and Licenses: It is the obligation of the Recipient to obtain all permits and licenses necessary for implementation and no local permit or license is waived by the CPA Grant.

5. No Liability of Town: By making this award, the Town does not accept any liability whatsoever for any acts, omissions or errors associated with the Project. Nothing in this Grant Agreement shall be construed to render the Town or any elected or appointed official or employee of the Town, or their successors in office, personally liable for any obligation under this Grant Agreement. The recipient agrees to indemnify and defend the Town from all claims, suits or demands, and costs and expenses, including attorney's fees resulting from the Project.

6. Community Preservation Act Awareness: Upon commencement of the Project, Recipient agrees to post, in an appropriate location mutually acceptable to the parties, a temporary sign stating that the Project was funded through the Town of Fairhaven's Community Preservation Act Program.

7. Return of Remaining Funds: Upon completion of the Project, any funds granted to the recipient under this Grant Agreement and not yet expended shall be returned to the Town Community Preservation Fund.

8. Changes: Any significant changes to the project as limited herein shall require CPC approval. Please contact the Chair at ann.richard@gmail.com or (508) 287-2831 or to the Administrative Assistant at recordingsecretary@fairhaven-ma.gov or (508)-979-4082 ext. 8123 to help determine whether a change is significant and if it is necessary to schedule an appointment with the CPC.

Please notify the contact person when work on the project has commenced, periodic updates

concerning the progress of your project and upon completion. Upon full completion of the project, please certify completion in writing with a summary of the work completed so that we can add it to the gallery of community preservation projects completed with the assistance of CPA funds.

Awardee Signature: _____ Date: _____

The Community Preservation Committee looks forward to the contribution that your project will make to the quality and preservation of the Town of Fairhaven.

Thank you,

Ann Richard, Chair of the Community Preservation Committee

cc: Select Board
Planning Director
Town Accountant

kronenberger

Compose

Inbox 178
Starred
Sent
Drafts 35
Spam 4
More

Labels

[Imap]/Drafts

Fairhaven town hall

External Inbox ×

AI Overview

- Kevin requested a quote for refinishing two sets of doors.
- Lawrence quoted $14,200 per door and described the replacement infill.
- Kevin asked for clarification on pricing and replacement doors.
- Lawrence clarified the price is per door and provided details on the infill.

By Gemini; there may be mistakes. Learn more

Kevin Fournier
Good afternoon,I have two sets of doors I would like to be refinished and would like a quote. 1000005206.jpg 1000005205.jpg

Lawrence Stewart
Kevin, The price for each door is $14,200.00, this includes removal, stripping, repairing, hardware restoration, finishing, re-installing.

Kevin Fournier
Good morning, is that each door or each set of doors and what will replace them when they are taken away for refurb?

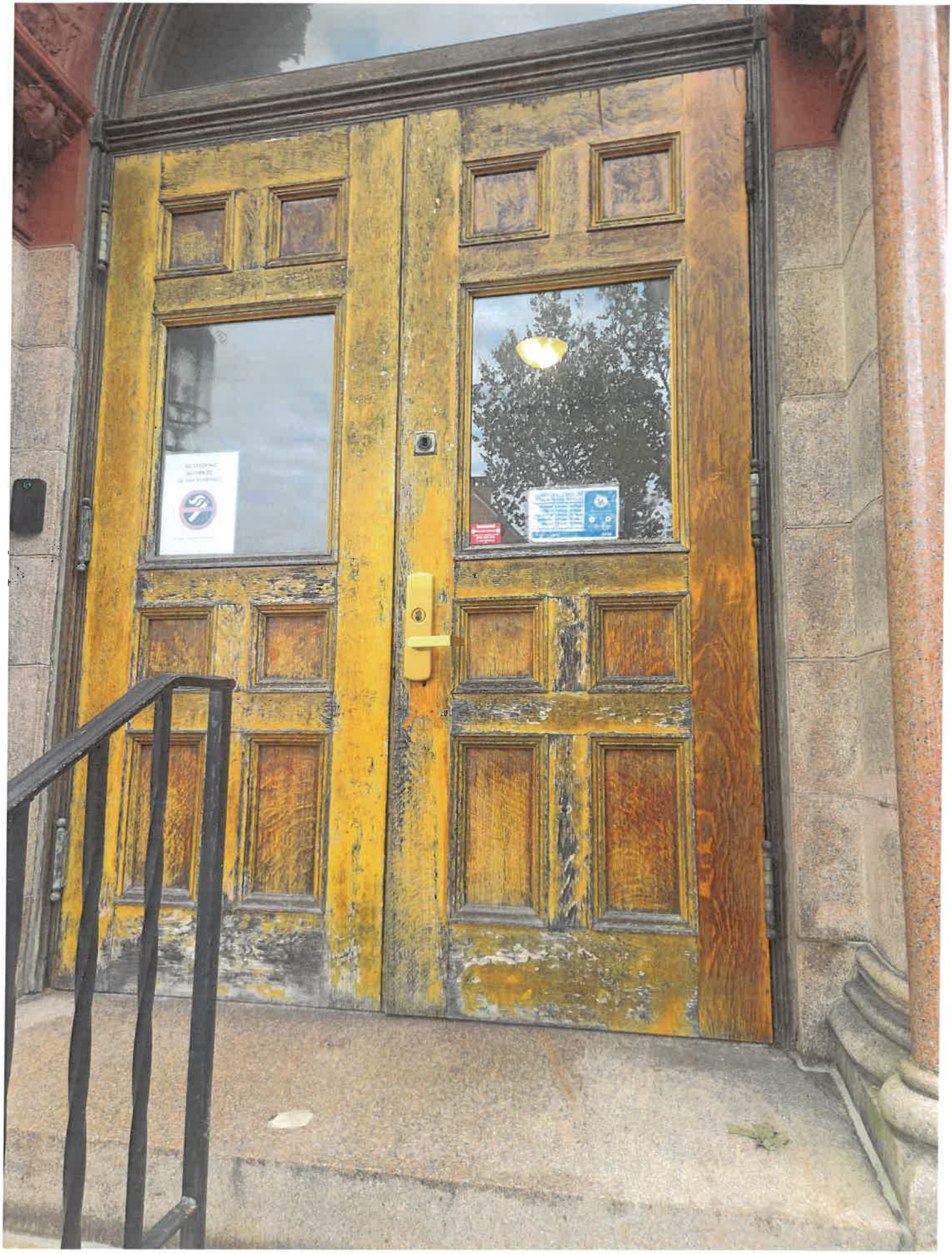
Lawrence Stewart <larrys@kronenbergersons.com>
to me

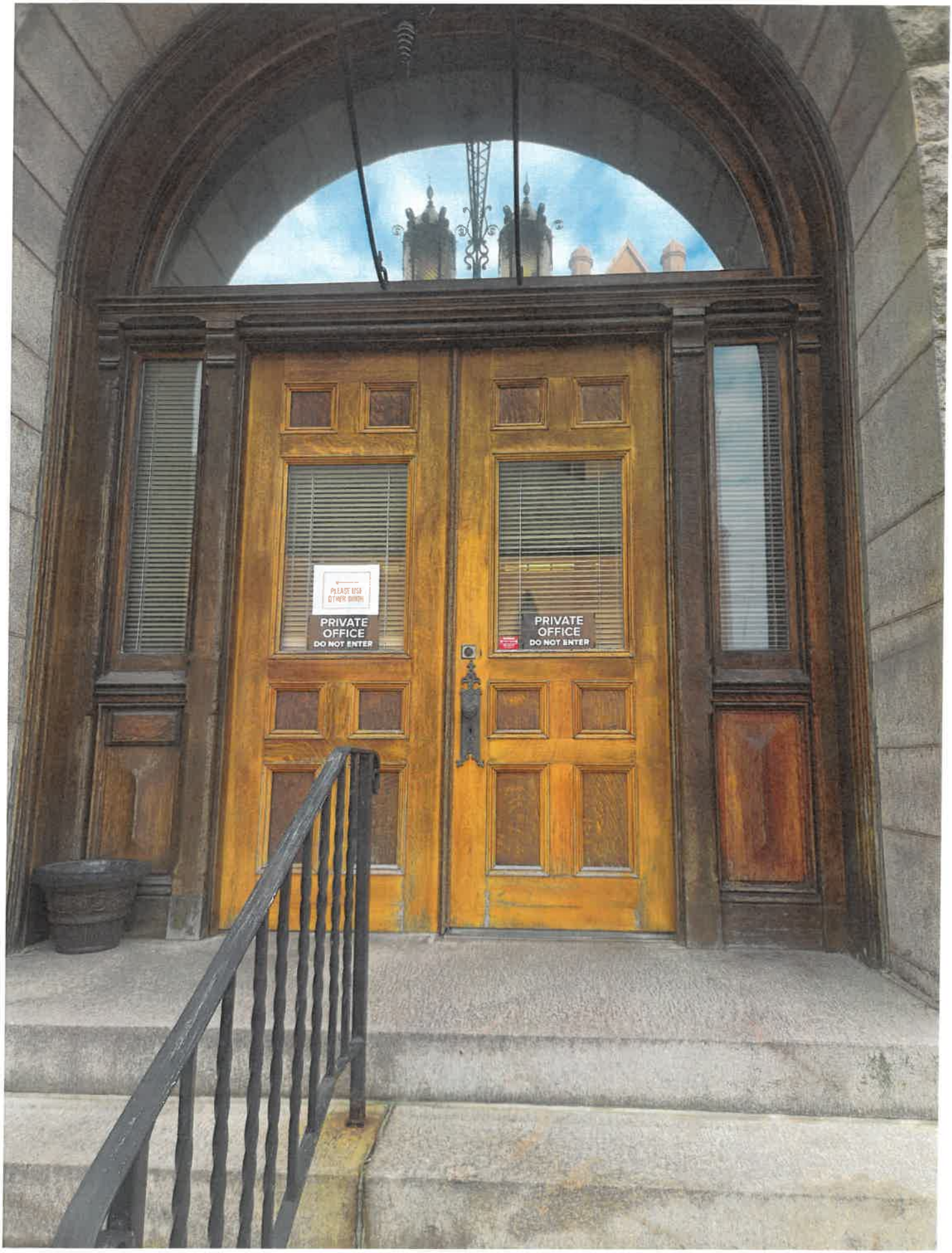
Kevin,

The price is for each door. We will frame in with 2x3 lumber and plywood painted black. The door will be a six-panel infill will look like. Call with any questions.

One attachment • Scanned by Gmail






PRIVATE
OFFICE
DO NOT ENTER
PRIVATE
OFFICE
DO NOT ENTER