

## CPC FY28 APPLICATION

# UNITARIAN MEMORIAL CHURCH - PARISH HOUSE

## MASONRY AND ROOFING PRESERVATION

FAIRHAVEN, MA
OCTOBER 02, 2026

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# PROJECT APPLICATION FORM

## PROJECT APPLICATION FORM – FY28

**Applicant:** Rob Rocha, Unitarian Memorial Church **Submission Date:** 10/02/2026

**Applicant's Address, Phone Number and Email**

102 Green Street
Fairhaven, MA 02719
508.525.7177
Robertc.rocha@gmail.com

**Purpose: (Please select all that apply)**

- **O** Open Space
- **O** Community Housing
- **X** Historic Preservation
- **O** Recreation

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

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

**Project Location/Address:** 102 Green Street

**Amount Requested:** $255,000

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

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

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

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

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

The proposed scope includes masonry – preparation and deep repointing of the mortar joints; installation of thru-wall flashing beneath the coping stones at the gable; in-situ stained glass window conservation; staging and related equipment for a combined cost estimate of $305,000. The Church is able to provide match of $50,000 to meet the overall budget need.

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

**Estimated Date for Commencement of Project:** June 2027

**Estimated Date for Completion of Project:** September 2027

# NARRATIVE

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

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

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

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

Spencer Preservation Group, preservation architects, prepared a budget for this project based on a 2023 lift inspection. The budget cost estimate for this application was provided by Olde Mohawk, the highly skilled contractor for the 2023 work on the church building. They were selected by a competitive procurement process. The proposed 2027 project would also be competitively bid to qualified contractors.

Please note that the masonry restoration and thru-wall flashing at the coping stone, essential to maintaining a weathertight condition, are the highest priorities, budgeted at $220,000, which includes staging necessary to perform the work.

*Continues on next page*

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

| | |
|---|---|
| October 2, 2026 | CPA grant application submitted |
| November 2026 – April 2027 | CPA Grant project review and potential award |
| January – March 2027 | Church engages preservation architect to prepare plans and specifications |
| May 2027 | Town meeting, CPA grant voting |
| May 2027 | Competitive Bidding to qualified contractors |
| June 2027 | Award to lowest qualified contractor |
| June – August 2027 | Construction and project completion |

# CHECKLISTS

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

- ✓ Is the project consistent with the goals of the Town of Fairhaven *Community Preservation Plan*?
  Yes, the project will restore and preserve the historic Fairhaven Unitarian Memorial Church, which is over 120 years old.

- ✓ Does the project have other sources of funding? If so, indicate percentage.
  A generous donor has provided a major contribution to augment the budget for preservation work in 2027.

- ✓ Does the project leverage additional or multiple sources of public and/or private funding?
  The private donation already committed along with a CPA grant would kick off an internal capital campaign.

- ✓ Does the project preserve a threatened resource?
  Fairhaven Unitarian Church has always had a challenging preservation journey. Notably, water infiltration (which is due to happen by the time buildings reach the century mark) has been addressed over several phases of work through replacing copper roofing and extensive repointing. This project will continue the preservation of the Parish House so that all residents of Fairhaven and beyond can continue to gather there and enjoy all that the building offers.

- ✓ Is the project consistent with existing Planning Documents such as the Master Plan and Open Space Plan?
  The 2021 Master Plan for the Unitarian Church building offers preservation guidelines and standards that are relevant for its sister structure, the Parish House. Indeed, during the 2023 project on the Church building, Spencer Preservation Group, preservation architects, along with Olde Mohawk Company, performed limited repairs on the Parish House and a survey of high priority needs, which serve as the basis for this CPA grant application.

- ✓ Does the project comply with the zoning regulations?
  Yes, the project would not alter the use of the building or expand on the footprint.

- ✓ Does the project have a means of support for maintenance and upkeep, such as a defined maintenance plan?
  Yes, there is a short and long-term maintenance plan for upkeep of the building. This includes (but is not limited to) careful inspection of the structure for cracks, sagging, etc., periodic cleaning of gutters, windows.

- ✓ Does the project involve currently owned municipal assets?
  No

- ✓ Does the project serve underserved populations or address more than one focus area of the CPA?
  Yes, all are welcome to worship and celebrate with the Unitarian Church, and this extends to all buildings on the campus, including the Parish House. The congregation has a strong commitment to social justice issues with a strong activist presence. The church holds a food assistance program on dates throughout the year and focuses much of its attention on hunger and food insecurity and providing nourishment to the residents of Fairhaven and neighboring towns.

- ✓ Does the project reclaim abandoned or previously developed lands?
  No

- ✓ Does the project require a Special Permit, NOI, Building Permit or other permitting? Please list all local and State permits you are aware of that the project will need?
  The project will require a standard building permit.

- ✓ Does the project have community support?
  Yes, members of the congregation as well as those who use the buildings for other activities are in support of preserving the building, including for the proposed work.

- ✓ Does the project have sufficient supporting documentation?
  Yes, the Church has worked with Spencer Preservation Group as preservation architects since 2020 and is ready to proceed with the project.

- ✓ Does the project provide a positive impact to the community?
  Yes, the project will ensure the Parish House is safe and still able to welcome hundreds of people to its events, such as the annual Holiday Marketplace. The congregation is committed to welcoming LGBTQ+ individuals and their families, as well as other minority populations.

- ✓ Has the applicant/ team demonstrated the ability and competency to implement the project as proposed?
  The church has undergone several restoration projects in the last several years, as the building is in constant need of efforts to preserve its historic features and stability. We would exhibit the same care and attention to this project on the Parish House.

- ✓ Does the applicant have site control, or the written consent by the property owner to submit an application?
  Yes, the Church owns the building.

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

- ✓ Is the building on the National or State Register of Historic Places?
  Yes, the building was added to the National Register in 1996.

- ✓ Is the property eligible for listing on the National or State Register of Historic Places?
  N/A – already listed.

- ✓ Has the property been included in the local Survey of Historic Properties (MACRIS)?
  Yes, MACRIS page is attached.

- ✓ Is the property in danger of being demolished?
  No

- ✓ Are there potential archeological artifacts at the site?
  N/A, no site disturbance will be required in the course of the proposed work

- ✓ Did the property ever play a documented role in the history or is it noted in published histories of the Town?
  Henry Huttleston Rogers donated many important civic buildings to the Town, designed by architect Charles Brigham. He donated the Brigham designed Unitarian Church buildings to the Unitarians.

- ✓ Are there any particularly important historic aspects about the property?
  The building was designed by Boston architect Charles Brigham, who also designed many other buildings in the Town, including the Town Hall, High School, and Library. It is an example of the Neo Gothic and Tudor Revival style of architecture, recalling the glories of medieval architecture. It has original features of the building including woodwork, stained-glass, and more.

- ✓ Are there other potential uses for the property, which could benefit the Town?
  The Parish House and church campus have the capacity to hold events, large and small. Many weddings are held here, which benefit the Town by bringing in additional income through lodging, food and beverage, and reception venues.

- ✓ Could the building be converted for affordable housing use while still retaining its historic character?
  It could, but there are currently no plans to, as it is still used as an active church.

- ✓ Is the owner interested in preserving the historic integrity of the property?
  Yes, Fairhaven Unitarian Church has retained a historic preservation architect for all phases of its restoration work.

- ✓ Does the proposal conform to the Secretary of the Interior's Standards for the Treatment of Historic Properties? Has previous work on the building conformed to the Standards?
  Yes, all work will conform to the *Secretary of the Interior's Standards for the Treatment of Historic Properties*. All past work has rigorously followed the *Standards*.

- ✓ Was the structure built before 1921? Has it otherwise been identified as being historic or have cultural value?
  Yes, the structure was built in 1903 and is considered historic to the Town of Fairhaven.

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

N/A

☐ Will more than one age group use the project?

☐ Can the project be used by more than one activity (multi-use)?

☐ How many participants will normally use the project at once?

☐ Is this project the first of its kind in the Town or County?

☐ Are grants available to help pay for the construction? If so, has application been made for the grant?

☐ Does the project include considerations for additional parking?

☐ Can the project be used more than 1 of the 4 seasons per year?

☐ Does the project match the character of the surrounding area?

☐ Does the project include all normal safety considerations?

☐ Does the project meet all building and safety codes?

☐ Is the project accessible by pedestrians, bicycles, transit?

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

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

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

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

# SITE CONTROL

UNITARIAN SOCIETY OF FAIRHAVEN

ROGERS MEMORIAL CHURCH

FAIRHAVEN, MASSACHUSETTS

WEBSTER WILDE, CLERK
26 LARCH AVENUE

OTIS H. TUTTLE, TREASURER
231 GREEN STREET

CHARLES SHURTLEFF, COLLECTOR
17 GREEN STREET

MEMORANDUM April 16, 1947

The following is a claus contained in the deed conveying the property now in possession of the Unitarian Society of Fairhaven.

The deed being dated April 1, 1903 and signed by Henry H. and Emilie R. Rogers and recorded in the Bristol County, Southern District, Registry of Deeds, August 8, 1903, Book 241 Page 309 to 11.

"TO HAVE AND TO HOLD the above granted premises with all the privileges and appurtenances thereto belonging to the Unitarian Society of Fairhaven aforesaid its successors and assigns to their use and behoof for the purposes and uses of said Society and for such charitable, benevolent or educational uses and purposes as said Society shall from time to time determine, so long as said Society shall continue as an active religious organization maintaining the Unitarian faith as it may be decided from time to time by the National Conference of Unitarian Churches or in case such Conference shall cease to exist by any successor thereto; and whenever said Society shall cease to continue as an active religious organization maintaining the Unitarian faith as it may be declared by said National Conference or its successor then to have and to hold to the American Unitarian Association a religious corporation created under the laws of the Commonwealth of Mass-"

Otis H. Tuttle
Treasurer

It will be noted from the above that this society has the exclusive right to determine what charitable, benevolent or educational organization shall use this property.

O.H.T.

timed interest in its welfare.

ATTACHMENT D

PERRY, HICKS, CROTTY AND MITCHELL
ATTORNEYS AT LAW
388 COUNTY STREET
NEW BEDFORD, MASSACHUSETTS 02740-4909

TELEPHONE
(508) 996-8291

TELECOPIER
(508) 997-2637

DANIEL C. PERRY
THOMAS P. CROTTY
CHARLES McKIM MITCHELL

MARC R. DESHAIES
JULIANA E. HOYT

LEONARD E. PERRY
EDWARD D. HICKS
OF COUNSEL

December 11, 1995

Nicholas Bryan-Brown
Chair, Property Committee
Unitarian Society of Fairhaven
102 Green Street
Fairhaven, MA 02719

COPY

Dear Nick:

According to church lore, Henry Rogers, ever the conservative when it came to money or property, gave our church buildings and land to the American Unitarian Association rather than to our Society. A little digging in the Registry of Deeds proved this myth false. The land on which the church buildings sit was given to the Unitarian Society of Fairhaven by Mr. Rogers on April 1, 1903 (no joke) with the restriction that if the Society ceased to be an active religious organization maintaining the Unitarian faith, then the real estate would revert to the American Unitarian Association.

Two subsequent deeds to the Society, one from Anne E. Benjamin et al. dated December 14, 1914, and the other from Henry H. Rogers, Jr., dated September 1, 1914, conveyed the rest of the land on the block bounded by Green, Union, Walnut and Centre Streets. Neither of those deeds contains any restrictions. The deed to the lot at the southeast corner of Green and Union Streets likewise contains no restrictions.

Copies of the relevant deeds and a diagram are enclosed for your records.

Very truly yours,

Charles McKim Mitchell

CMM:scm

cc: Joann Vierkant, President

# PROJECT SCOPE & COST ESTIMATE

## Cost Estimate

### FAIRHAVEN UNITARIAN MEMORIAL CHURCH, PARISH HOUSE
### Masonry and Roofing Project

Spencer Preservation Group
PRESERVATION ARCHITECTS

*October 2026*

| Project area: North elevation, Parish House | QUANTITY | UNIT | COST | BASE | ALTERNATE 1 Masonry restoration | COMBINED TOTAL: BASE + ALT 1 |
|---|---|---|---|---|---|---|
| **DIV. 01 - *GENERAL REQUIREMENTS*** | **QUANTITY** | | | | | |
| Access, disposal, and staging | 1 | LS | $36,400 | $36,400 | | |
| *SUBTOTAL* | | | | **$36,400** | | |
| **DIV. 04 - *MASONRY*** | **QUANTITY** | **UNIT** | | | | |
| ***North Elevation, returns at east & west elevations + flanking towers*** | | | | | | |
| Repoint mortar joints | 2,800 | SF | $42 | $116,480 | | |
| ***East elevation, entry, maonsry restoration at main entrance*** | 1 | LS | $20,800 | | $20,800 | |
| *SUBTOTAL* | | | | **$116,480** | **$20,800** | |
| **DIV. 07 - *THERMAL AND MOISTURE PROTECTION*** | **QUANTITY** | | | | | |
| ***North elevation*** | | | | | | |
| Install thru-wall flashing beneath coping stones at the gable | 60 | LF | $728 | $43,680 | | |
| *SUBTOTAL* | | | | **$43,680** | | |
| **DIV. 08 - *OPENINGS*** | **QUANTITY** | | | | | |
| ***North elevation*** | | | | | | |
| Stained glass window conservation, in situ | 1 | LF | $14,000 | $14,000 | | |
| *SUBTOTAL* | | | | **$14,000** | | |
| *SUBTOTAL* | | | | **$210,560** | **$20,800** | |
| General Conditions: @ 10% + | | | | $21,056 | | |
| *HARD COST SUBTOTAL* | | | | **$231,616** | | |
| Overhead + Profit: @ 10% + | | | | $23,162 | | |
| *CONSTRUCTION COST SUBTOTAL* | | | | **$254,778** | **$20,800** | **$275,578** |
| Contingency: @ 10% + | | | | $25,478 | | |
| Architecture/Engineering Fees 10% + | | | | $25,478 | | |
| *PROJECT COST TOTAL* | | | | **$305,733** | **$20,800** | **$326,533** |

OLDE MOHAWK HISTORIC PRESERVATION

87 East Emerson Street
Melrose, Massachusetts 02176

877.622.8973
OldeMohawk.com

Mass. CSL 107243 HIC 199207
Conn. HIC 0637475
R.I. Contractor Reg. 32030

**PROPOSAL**

| | |
|---|---|
| Date: | 30 Sep 2026 |
| Submitted to: | Bob Rocha |
| Property: | Unitarian Memorial Church |
| Address: | 102 Green Street, Fairhaven, MA 02719 |
| Project type: | Various masonry tasks |
| Telephone: | (508) 992-7081 |

Scope of work and pricing:

| | |
|---|---|
| Masonry – preparation and deep repointing of the mortar joints | $145,600 |
| Install thru-wall flashing beneath the coping stones at the gable | $41,600 |
| Stained glass window conservation, in situ | $10,400 |
| Staging and related equipment | $41,600 |
| Total estimated project cost: | **$239,200** |

Terms and conditions:

Contractor shall provide all materials, labor and complete job as specified for the above sum. Price does not include cost of any permits or fees. The cost of testing and/or abatement of lead, asbestos, or any other hazardous materials is not included. Contractor shall secure building permit at cost with no markup for procurement-related expenses. This offer and the price quoted herein is valid for ninety (90) days after which contractor may alter or rescind the offer without notice.

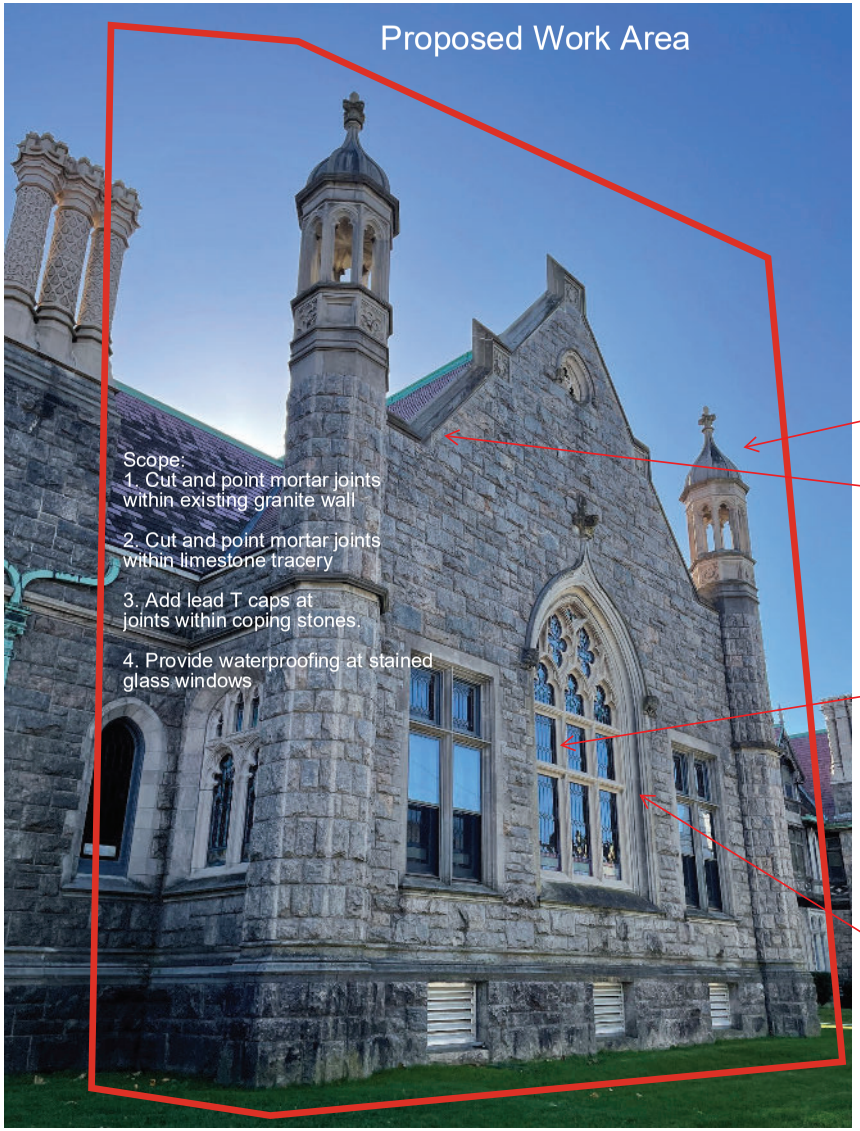
Proposal acceptance:

I accept the projected cost estimates, payment terms and job specifications, and understand the terms of this proposal. I further agree and acknowledge that any change orders or additional work items beyond the tasks detailed in this document may require a written request from customer to contractor and will be performed at rates TBD at a later time, unless otherwise indicated in this document.

Owner or authorized representative:

_____ _____ _____

*Name* *Signature* *Date*




West Elevation of Parish House

Fairhaven Unitarian Universalist Church 102 Green Street



*Active leaks are evident and have damaged the interior*



*The belvideres at chimneys and vents have open mortar joints.*



*Open Joints in the coping stones have brought water into the exterior wall*



*Stained glass windows require waterproofing*

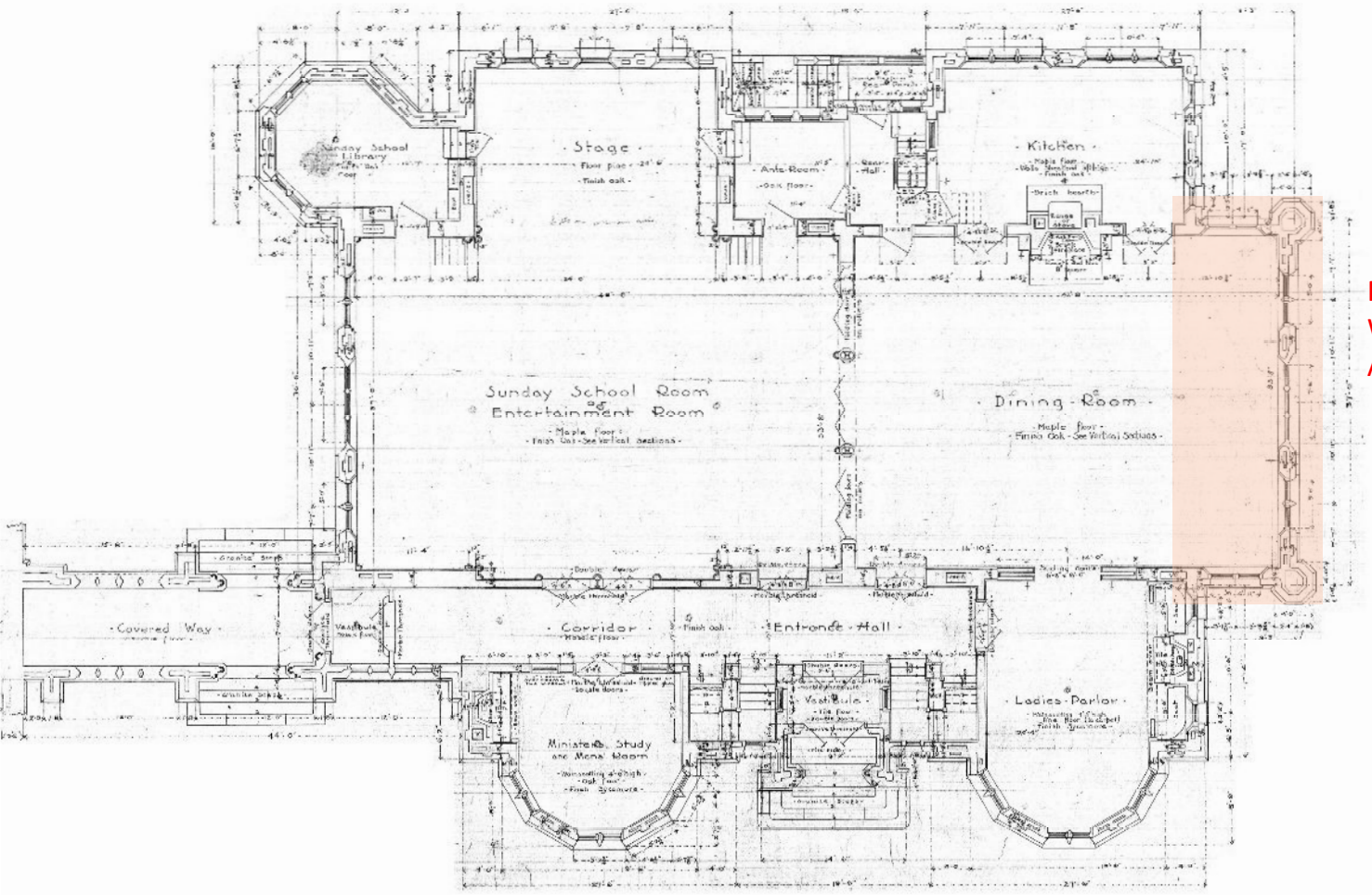


*Open joints in window tracery have brought water to the interior*



*Open joints in the coping stones have caused further wall deterioration*


Proposed
Work
Area

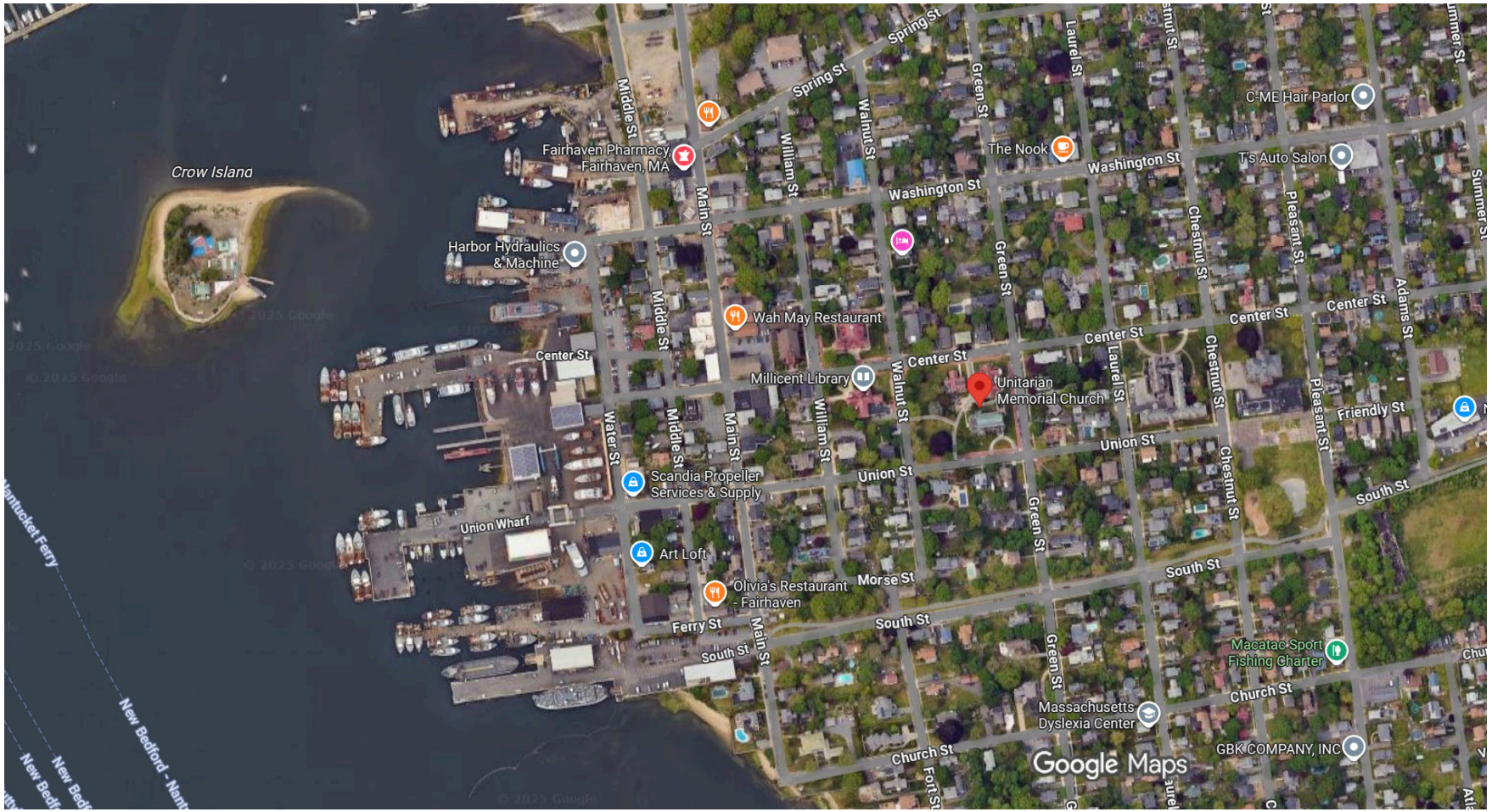

Stage
Kitchen
Sunday School Room
Entertainment Room
Dining Room
Covered Way
Corridor
Entrance Hall
Ladies Parlor
Minister's Study
and Meal Room
Proposed
Work
Area
Center Street
Green Street

# FEASIBILITY STATEMENT

The project would require a standard building permit. No zoning or other approvals would be required as the project would not alter the appearance or use of the building. There are no known barriers or impediments to executing the project.

Google Maps

# Unitarian Memorial Church




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

# ADDITIONAL PHOTOGRAPHS



Image 01: View of transept gable, focus of masonry and flashing work

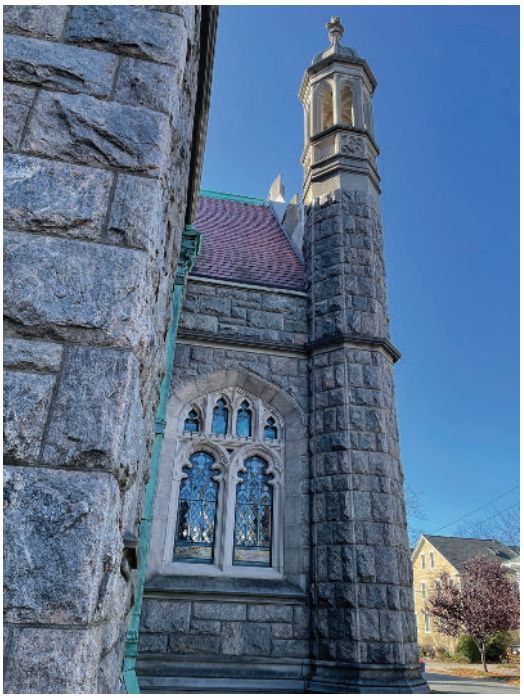


Image 02: Replacement of aged and failing flashings will ensure weathertight enclosure

Image 03: Proper joint preparation and use of protective lead T-caps will protect vulnerable skyward facing joints



Image 04: Aging joints at the limestone tracery allows moisture penetration and degradation of the leaded glass windows



# MACRIS ENTRY

## Massachusetts Cultural Resource Information System

## Scanned Record Cover Page

| | |
|---|---|
| **Inventory No:** | FAI.29 |
| **Historic Name:** | Memorial Church Parish House |
| **Common Name:** | |
| **Address:** | 102 Green St |
| | Center St |
| **City/Town:** | Fairhaven |
| **Village/Neighborhood:** | Fairhaven; |
| **Local No:** | |
| **Year Constructed:** | C 1903 |
| **Architectural Style(s):** | Neo Gothic Revival; |
| **Architect(s):** | Brigham, Charles A.; Cutter, A. B. Company; Willcutt, Lyman D. and Sons; |
| **Use(s):** | Auditorium; Parsonage; |
| **Significance:** | Architecture; Religion; |
| **Area(s):** | FAI.D |
| **Designation(s):** | Nat'l Register Individual Property (11/22/1996); |
| **Building Materials:** | Roof: Slate;<br>Wall: Ashlar Random Laid; Brick; Glazed Terra Cotta; Limestone; Stone, Cut;<br>Foundation: Stone, Cut; |
| **Demolished** | No |



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

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

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

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

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

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# PRESERVATION ARCHITECT PROFILE

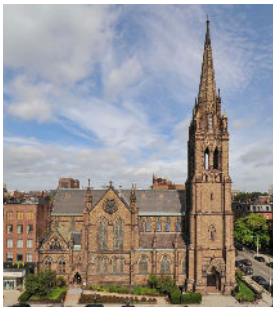
Spencer Preservation Group
PRESERVATION ARCHITECTS



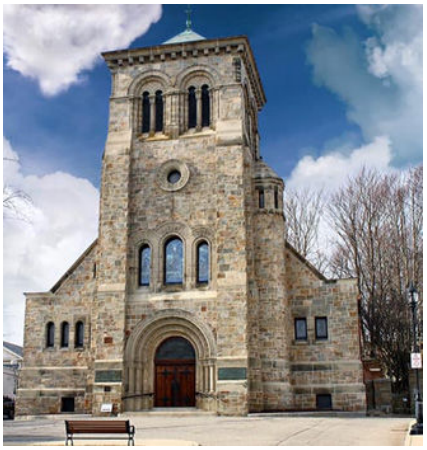
**FIRM PROFILE:** Spencer Preservation Group is an architectural firm dedicated to all aspects of historic preservation from National Register nominations to conditions assessments, from historic structure reports to full architectural services. Lynne Spencer, Doug Manley, and Shawn Willett lead a team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











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

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





## Our Team

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

## Our Services

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

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

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

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

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

## Our Awards

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

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

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

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

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

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

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

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



## Lynne Spencer

***Principal of Preservation***

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

### EDUCATION

Keuka College, Keuka Park, NY
*Bachelor of Arts*

### AWARDS

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

### EXPERIENCE

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

### ASSOCIATIONS

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

### PROJECTS

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

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

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

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

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

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

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

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

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

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

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

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

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## Doug Manley AIA

**LEED AP**

***Principal of Architecture***

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

### EDUCATION

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

### AWARDS

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

### EXPERIENCE

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

### ASSOCIATIONS

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

### CERTIFICATIONS

LEED AP

### APPOINTMENTS

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

### LICENSES+REGISTRATIONS

| | |
|---|---|
| Massachusetts | 5964 |
| Maine | 5034 |

### PROJECTS

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

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

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

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

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

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

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

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

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

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

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

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