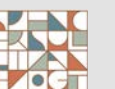


A detailed photograph of the Gothic Revival architecture of the Unitarian Memorial Church in Fairhaven, Massachusetts. The image shows a close-up of the stone facade, featuring intricate tracery, pointed arches, and a prominent flying buttress. The lighting is warm, suggesting late afternoon or early morning, highlighting the textures of the stone. A clear blue sky is visible in the upper right corner.

UNITARIAN MEMORIAL CHURCH CONDITIONS ASSESSMENT



Architecture



Spencer, Sullivan & Vogt
ARCHITECTURE · PRESERVATION

Lynne Spencer, Principal

Doug Manley, Project Architect

Curtis Perrin, Project Manager

Structures

Structures North



CONSULTING ENGINEERS, INC

John Wathne, P. E.

Masonry

BUILDING & MONUMENT
CONSERVATION

Ivan Myjer, Principal

Stained Glass

Serpentino
Stained & Leaded
Glass INC.

Roberto Rosa, V. P.



Life Safety

Critical Hazard - address immediately

Primary

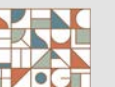
Urgent Concern - address within 1 - 3 years

Secondary

Impending Concern - address within 5 - 8 years

Eventual

Future Repair - long-range

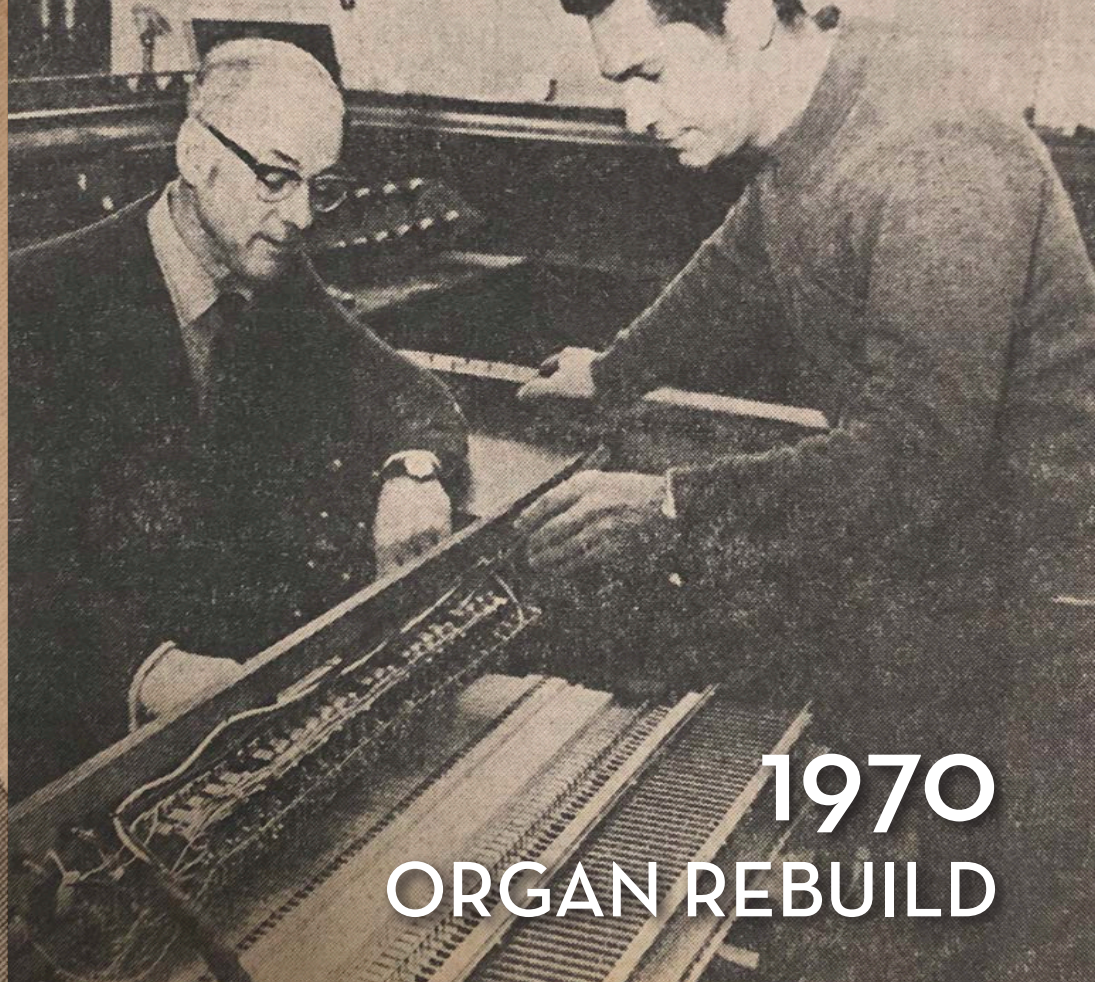




1956
LEAKS IN NAVE



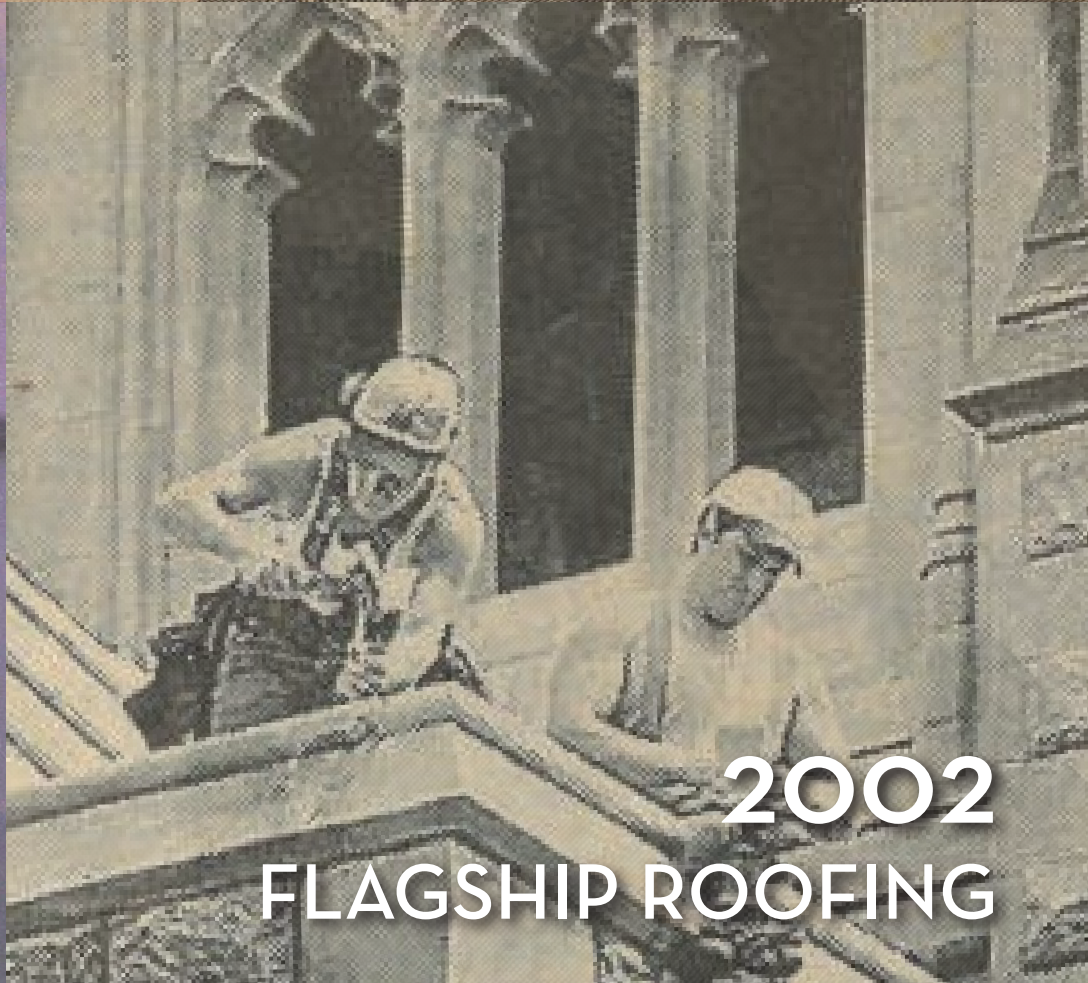
1959
LIGHTNING STRIKE



1970
ORGAN REBUILD



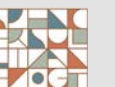
1978
LEXAN WINDOWS



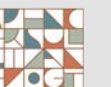
2002
FLAGSHIP ROOFING

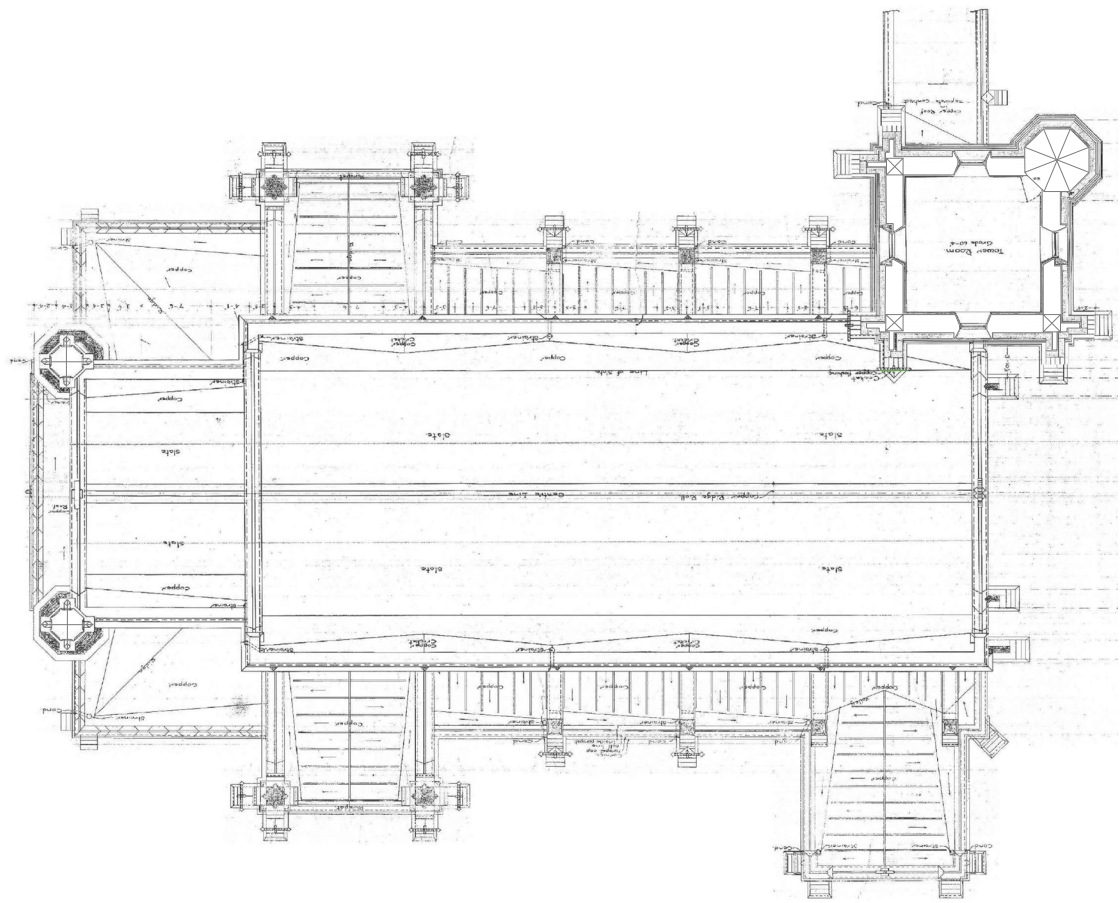


2004
GUTTER PROJECT



ROOFS



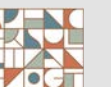


ROOF - overview

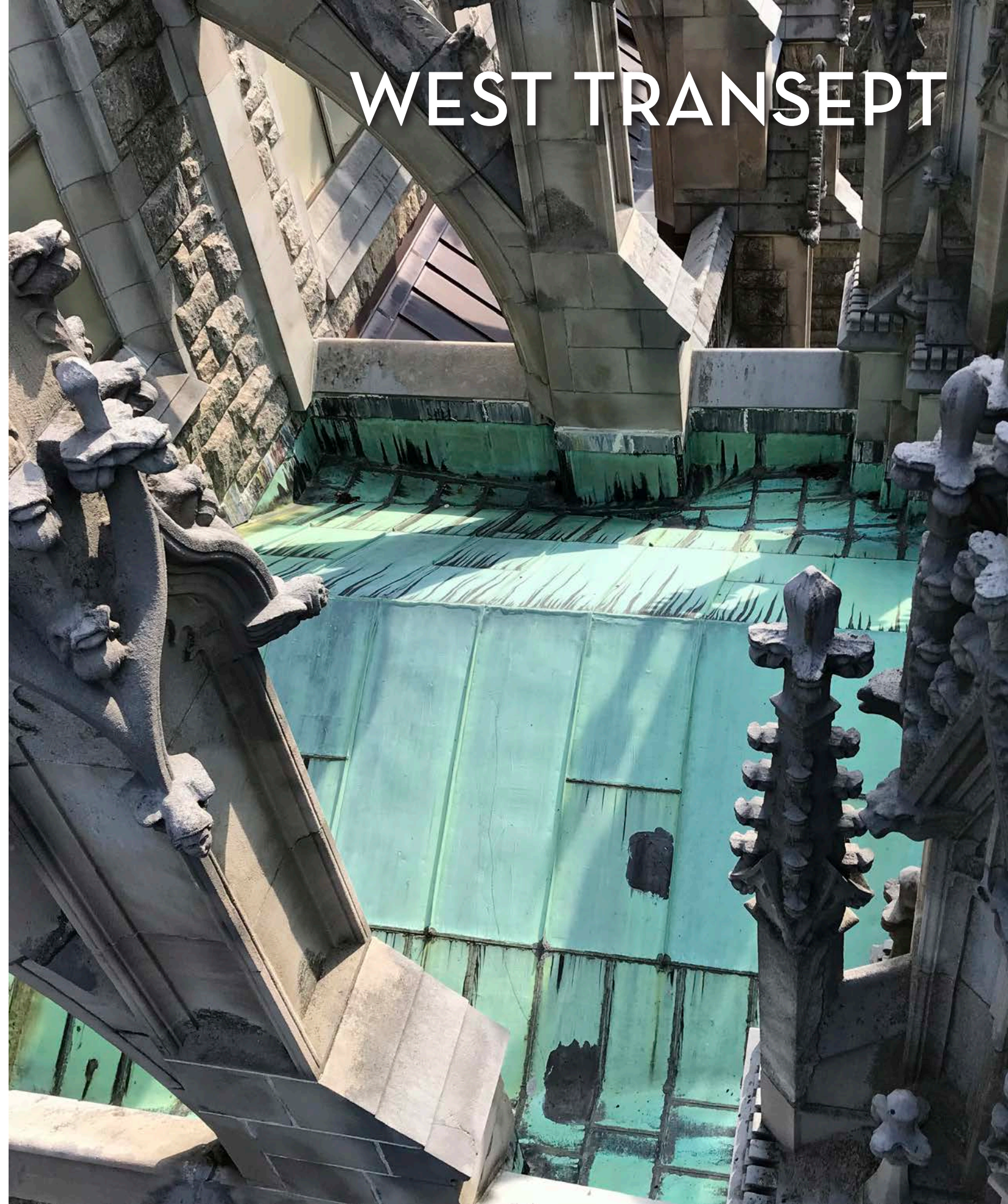
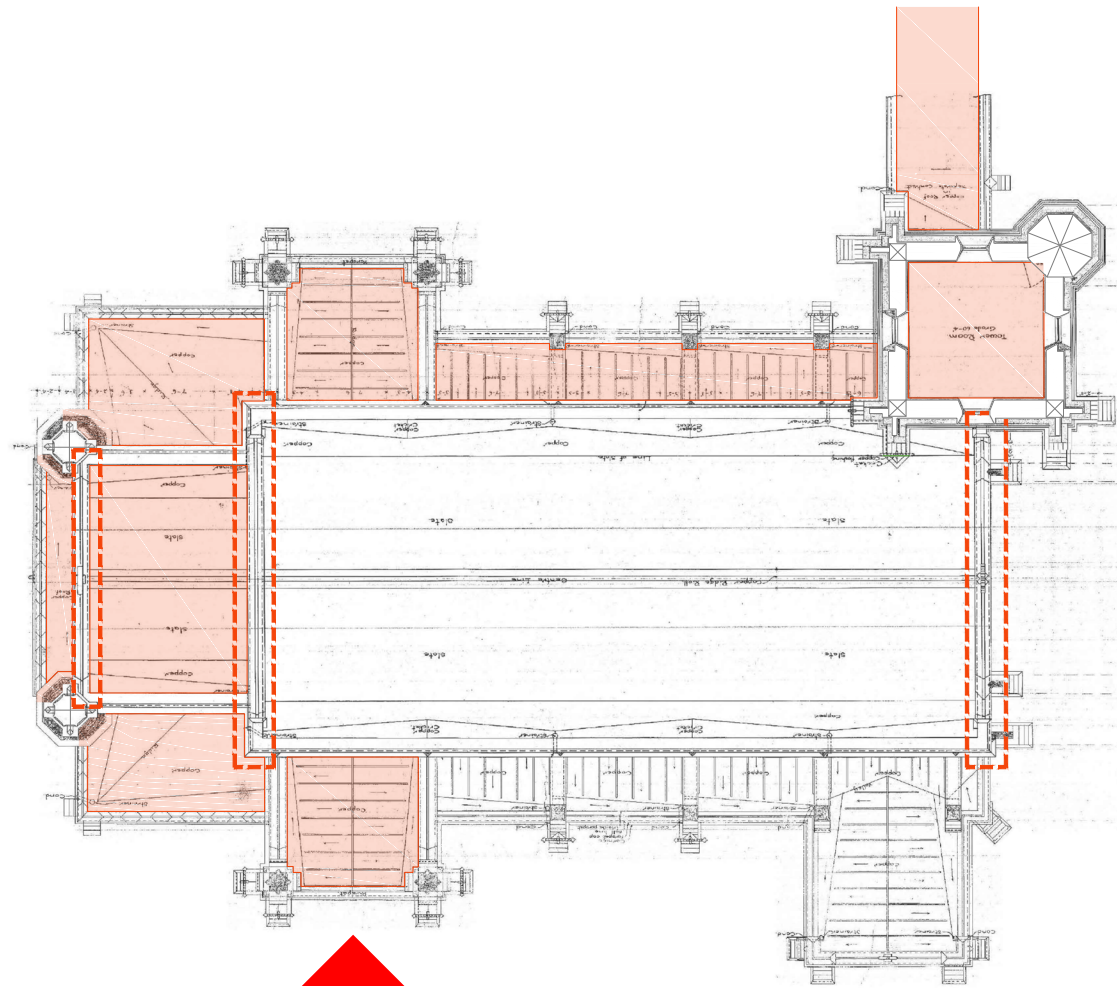


Unitarian Memorial Church | Fairhaven, Mass. | February 13, 2019

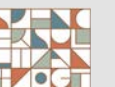
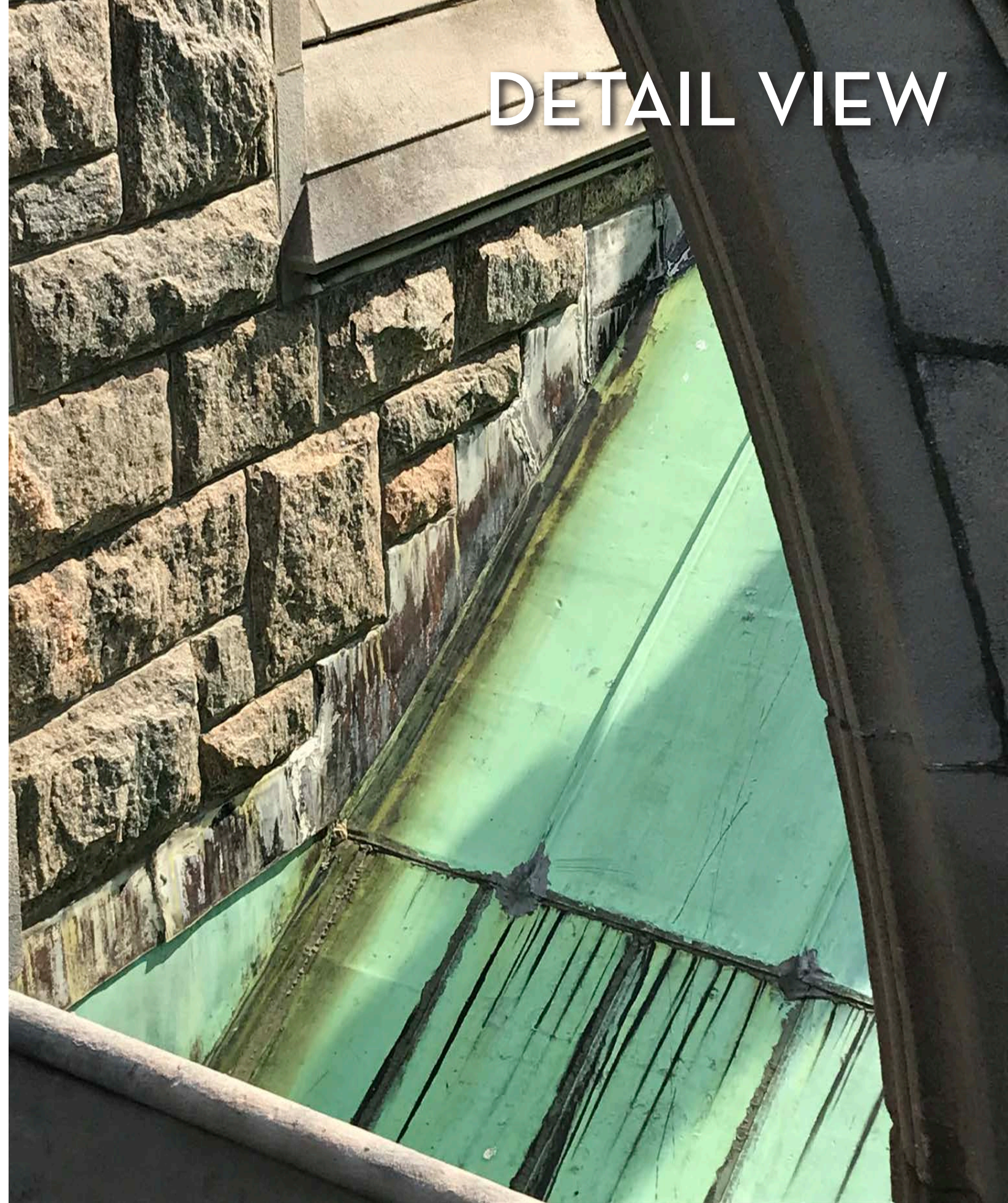
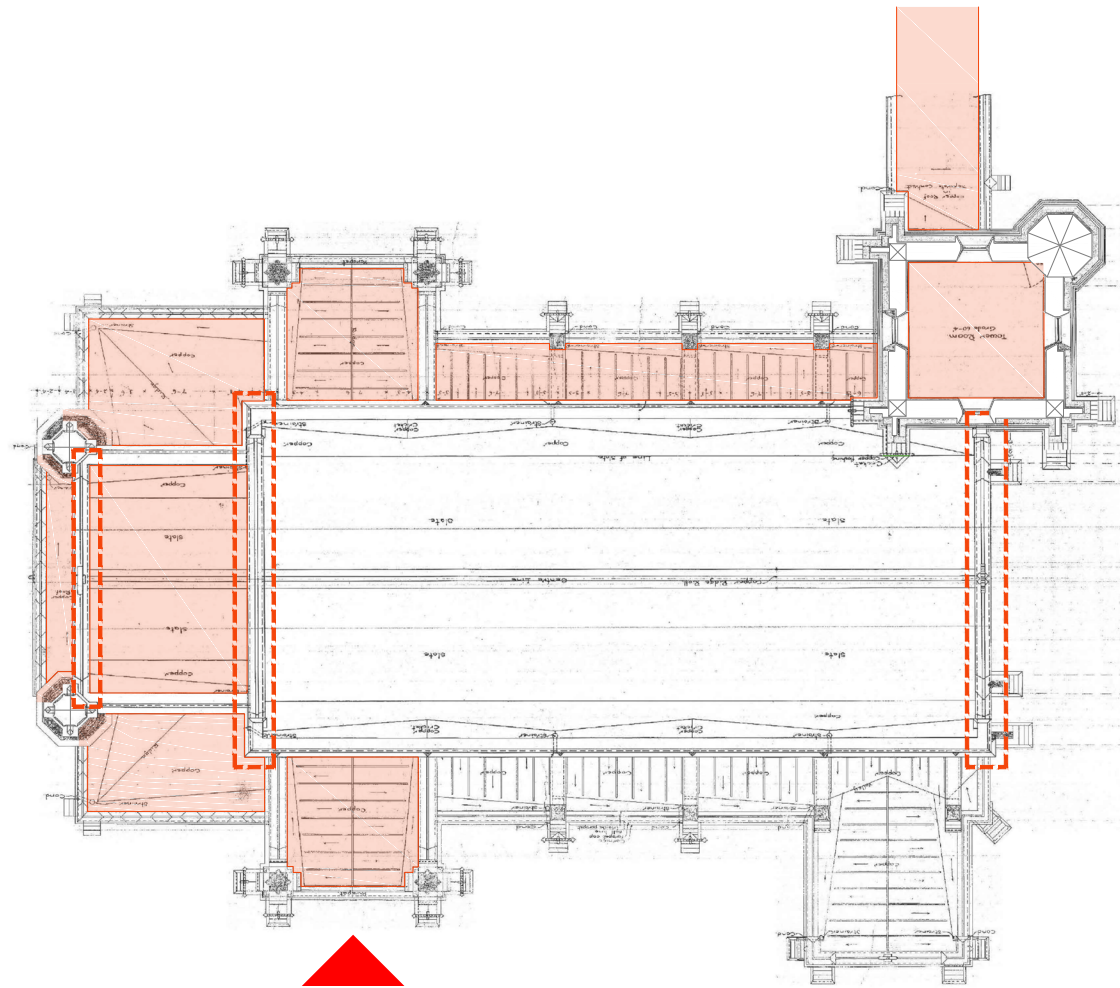
Spencer, Sullivan & Vogt
ARCHITECTURE • PRESERVATION



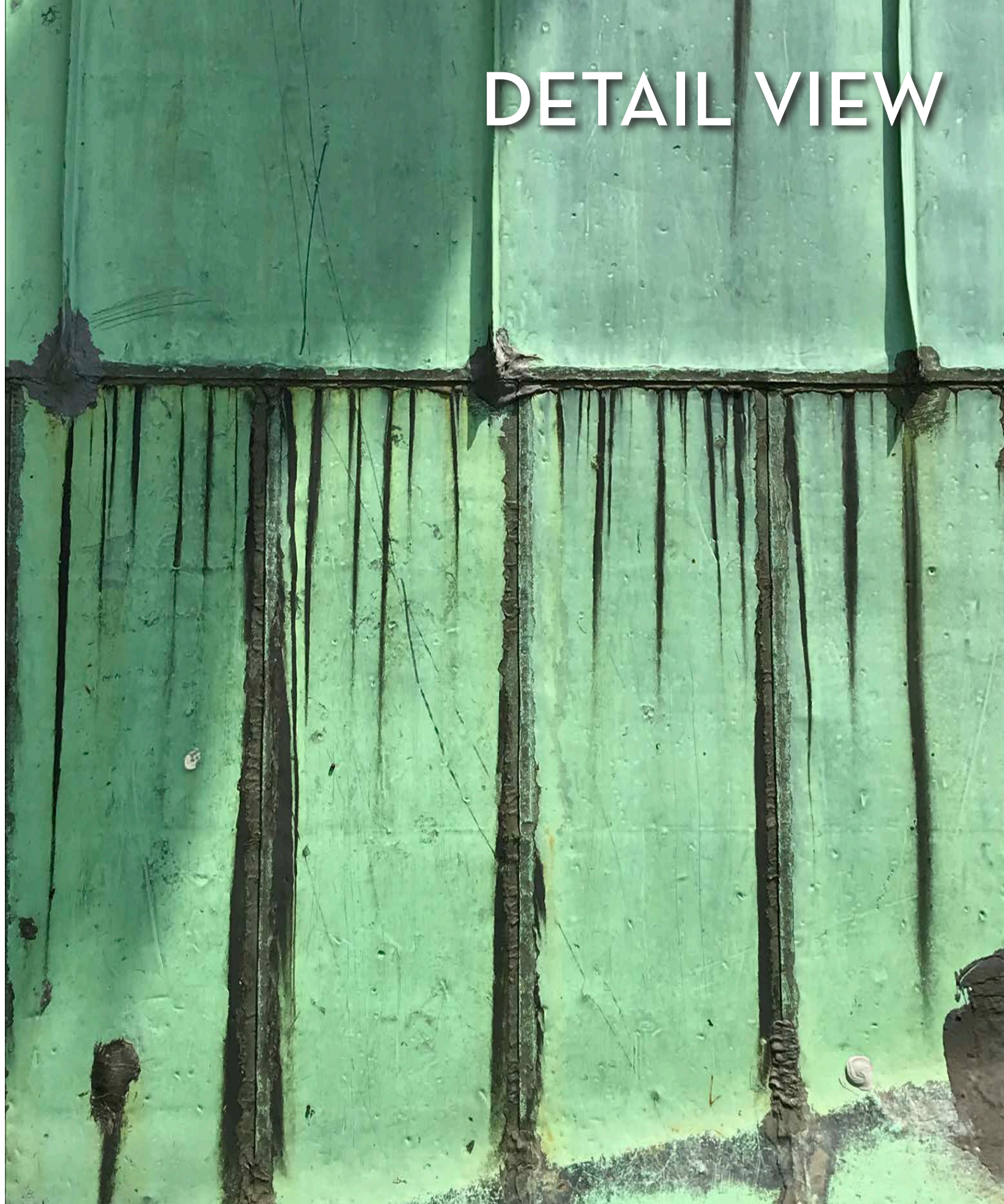
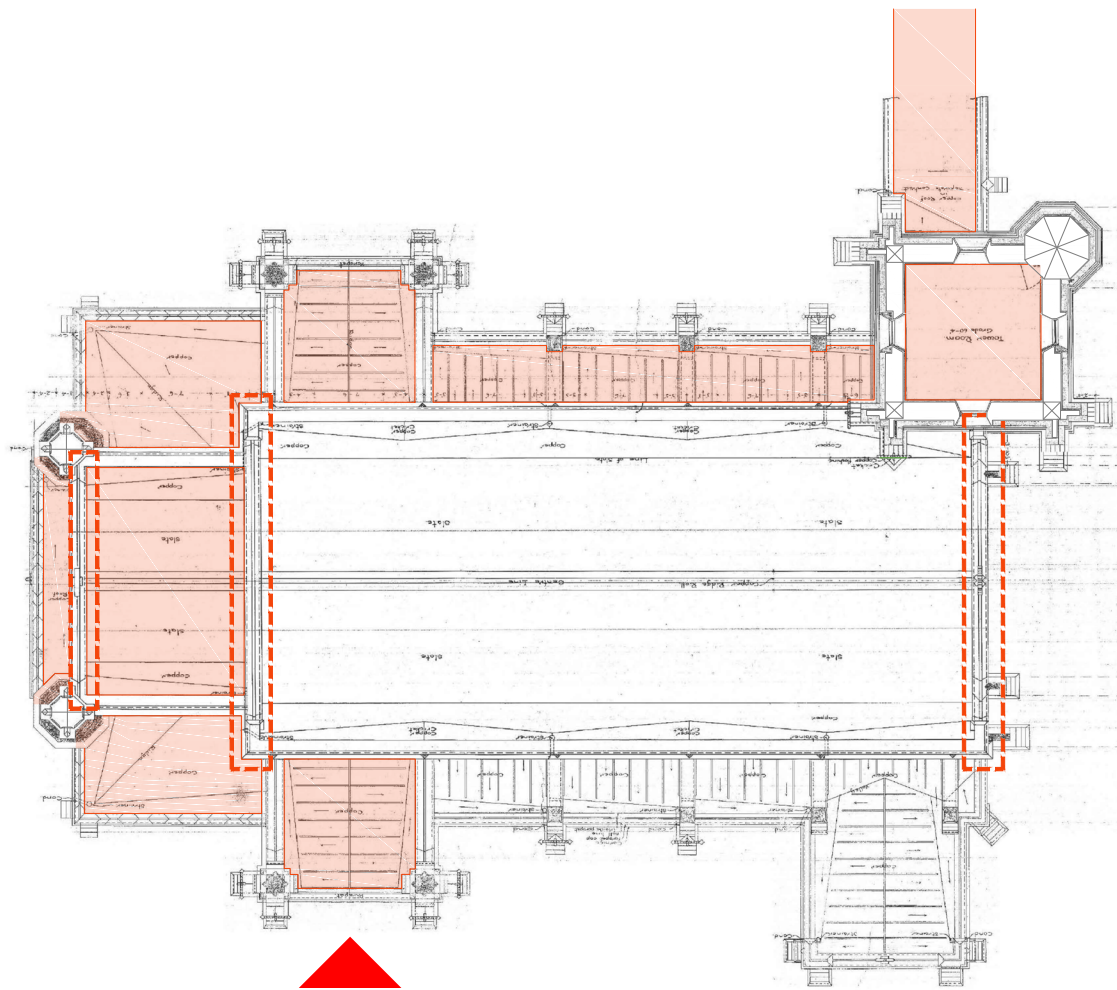
WEST TRANSEPT



DETAIL VIEW



DETAIL VIEW



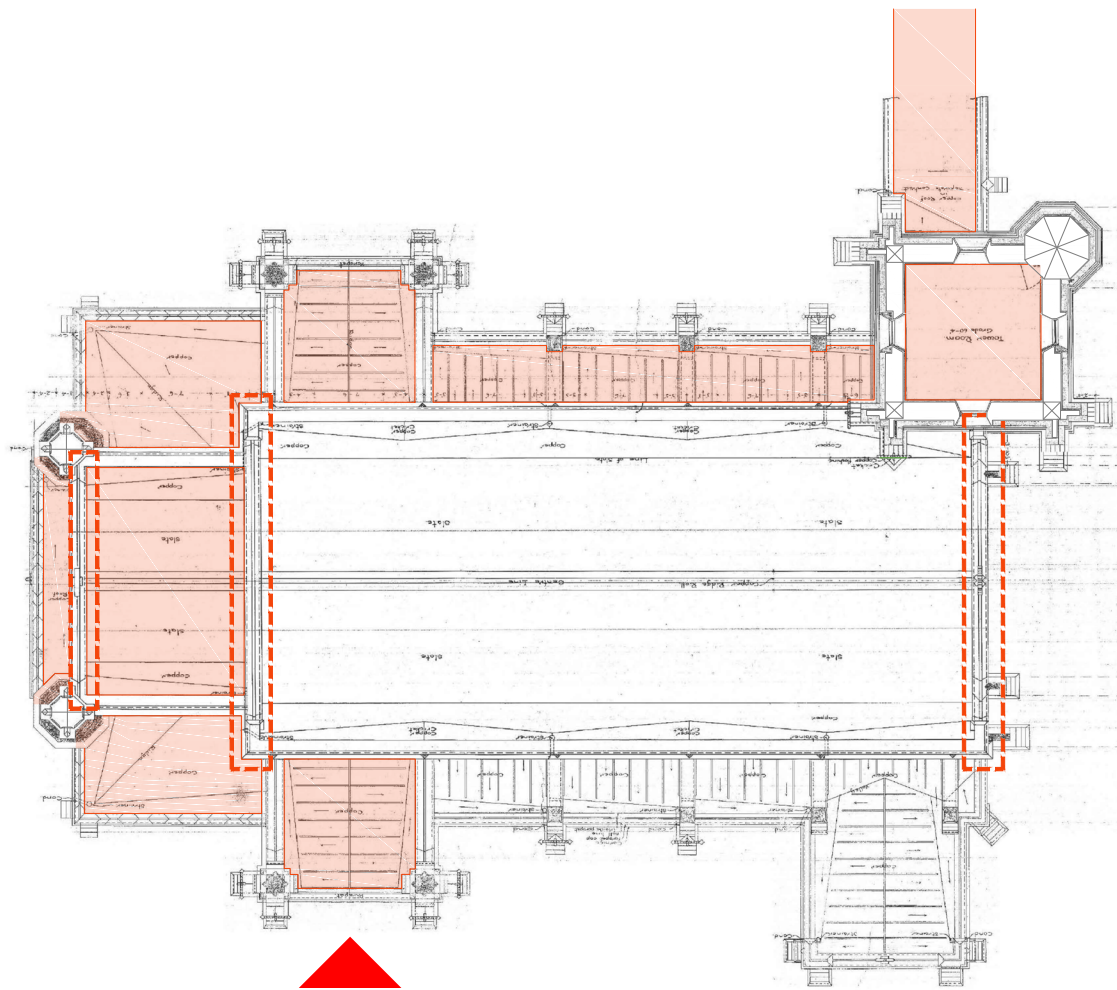
ROOF - primary



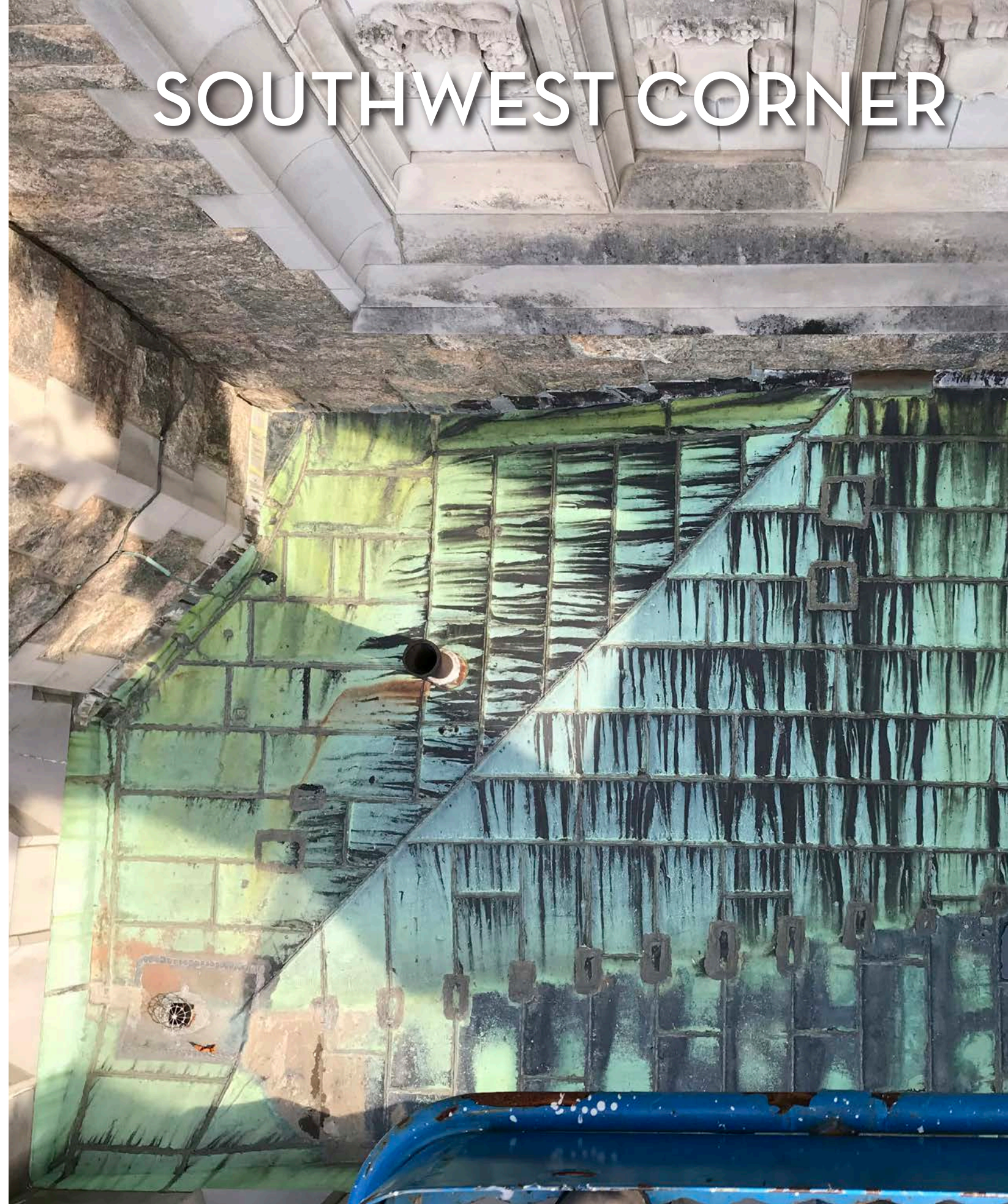
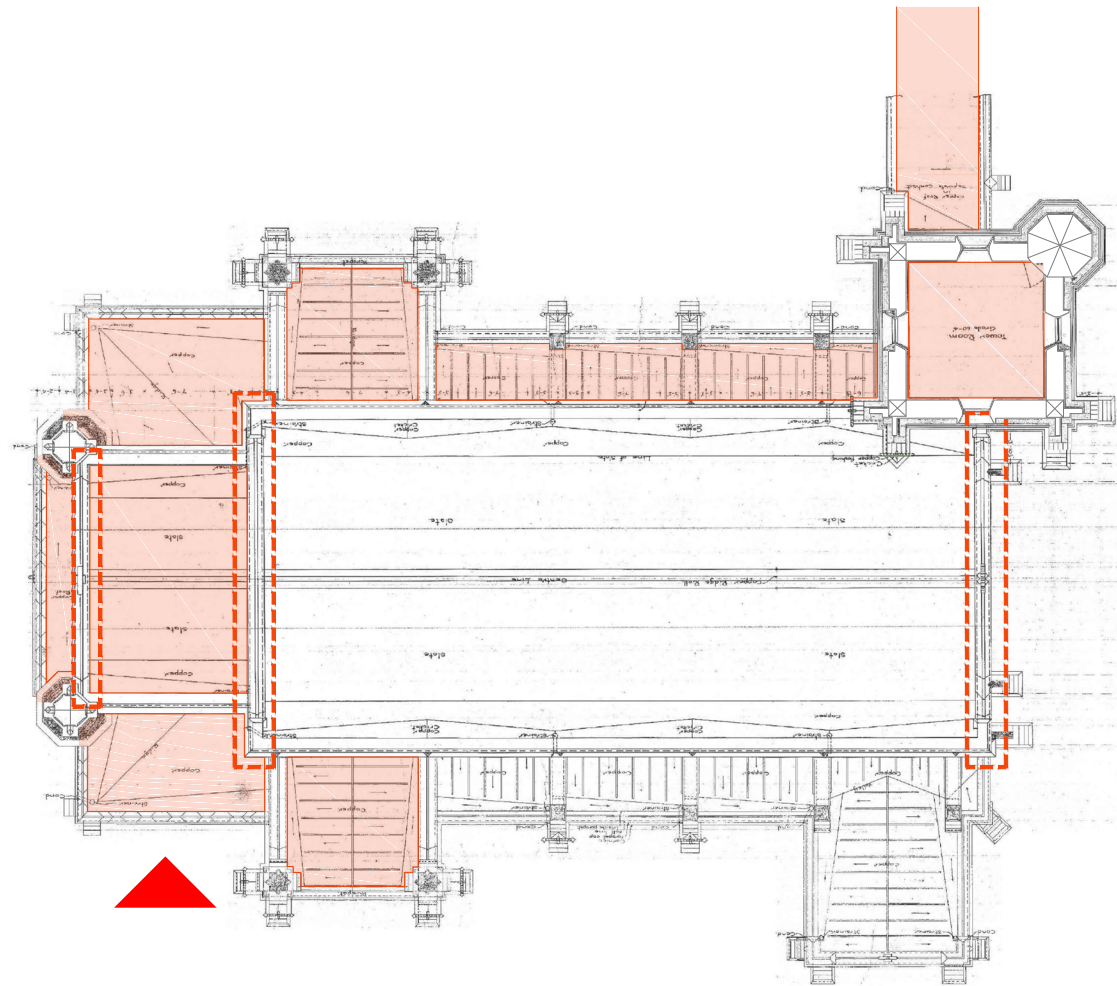
Unitarian Memorial Church | Fairhaven, Mass. | February 13, 2019



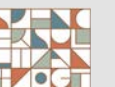
DETAIL VIEW

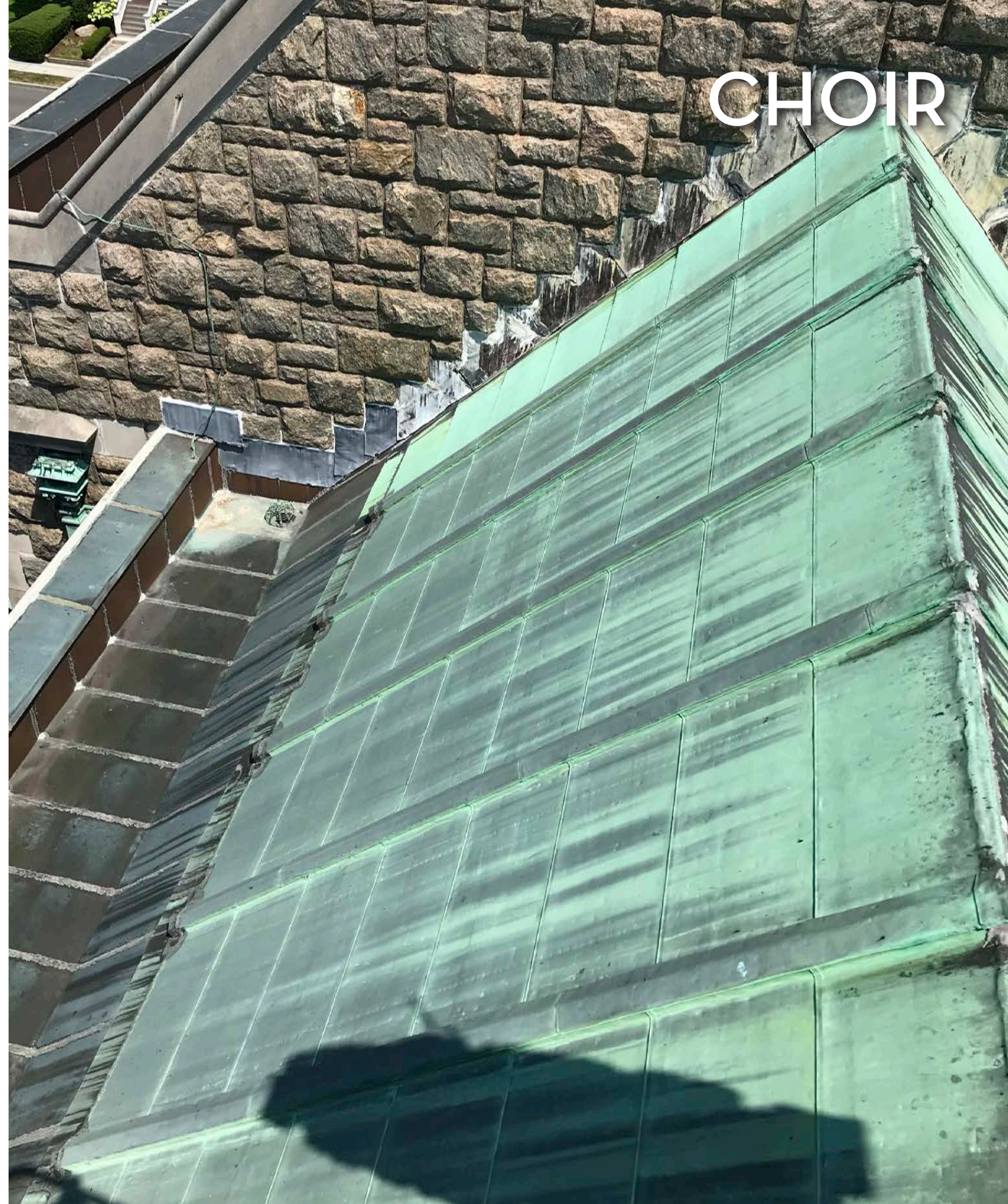
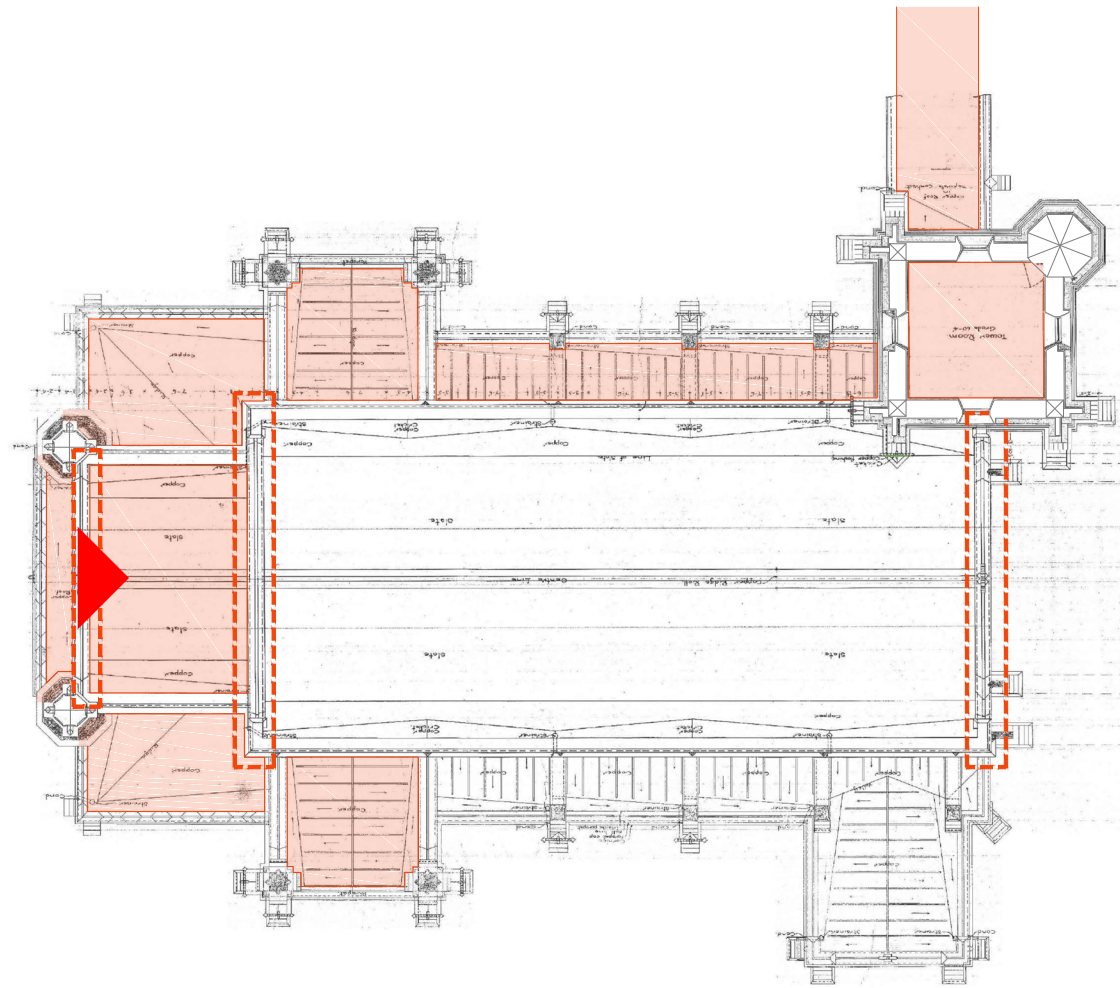


SOUTHWEST CORNER



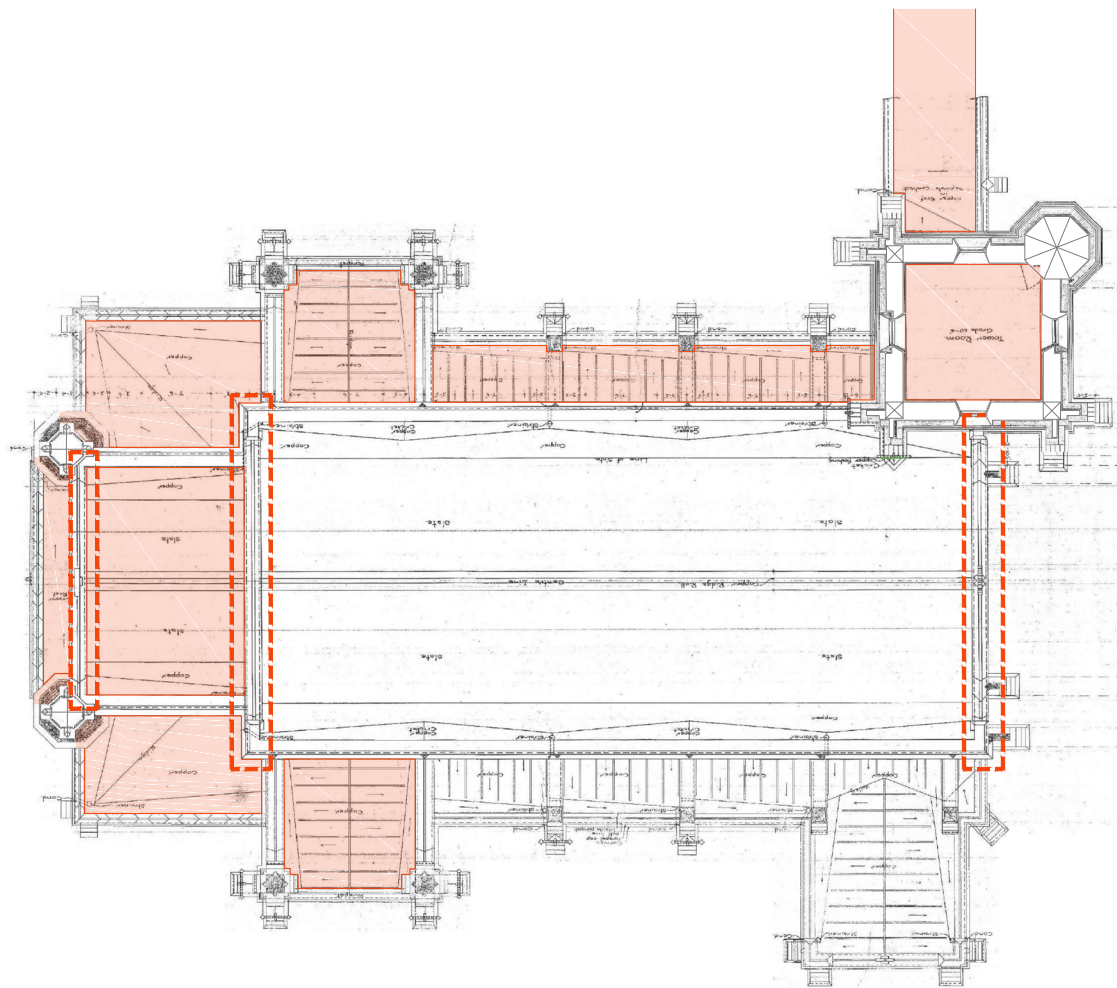
ROOF - primary



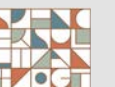


ROOF - primary

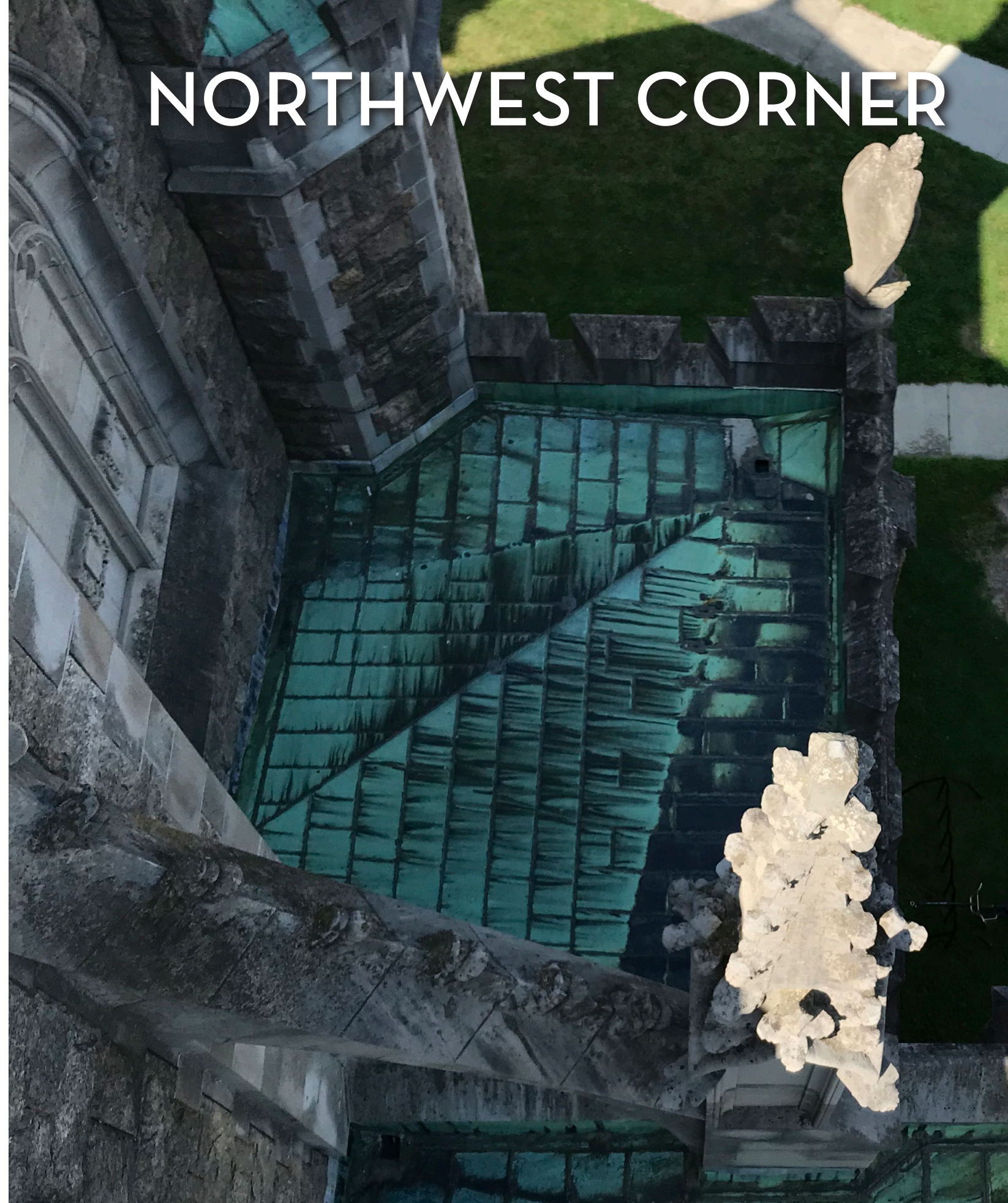
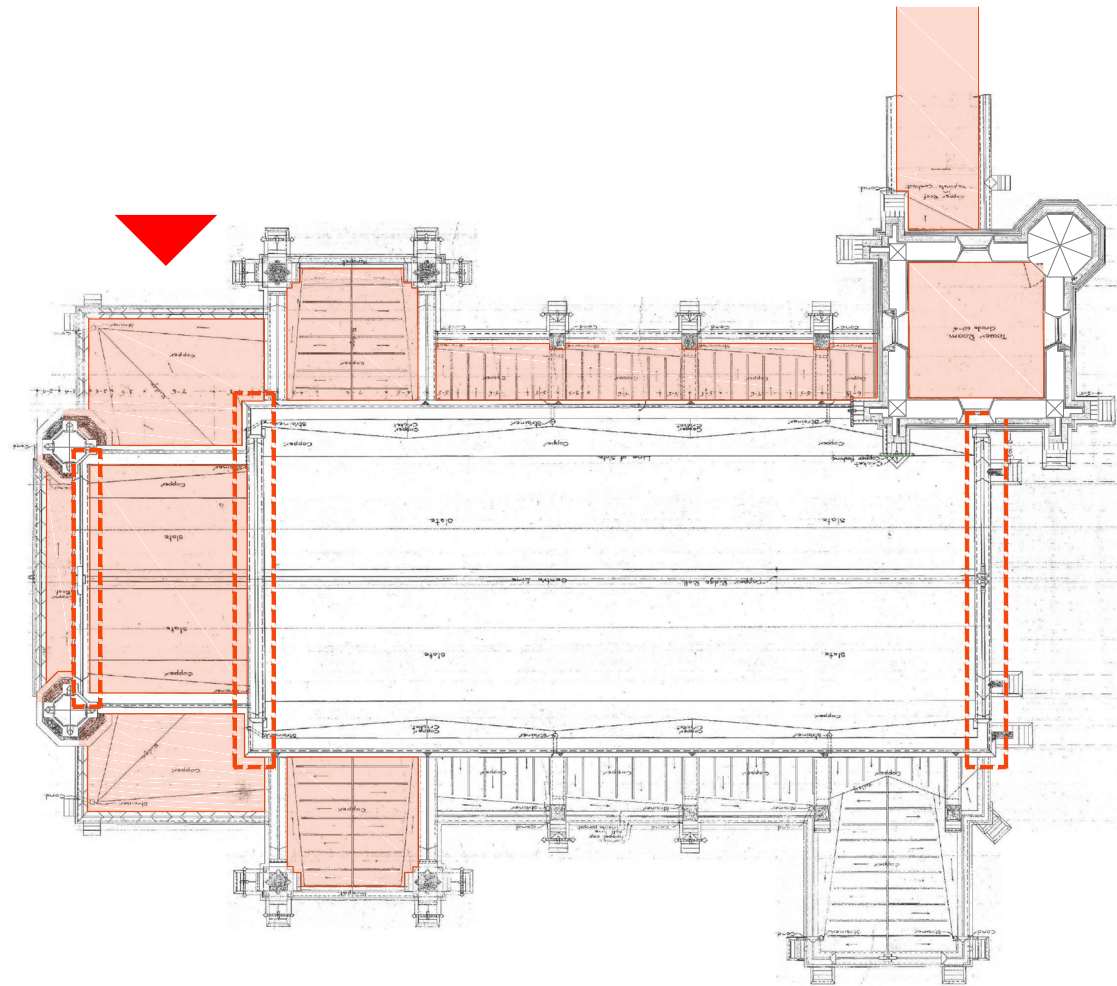




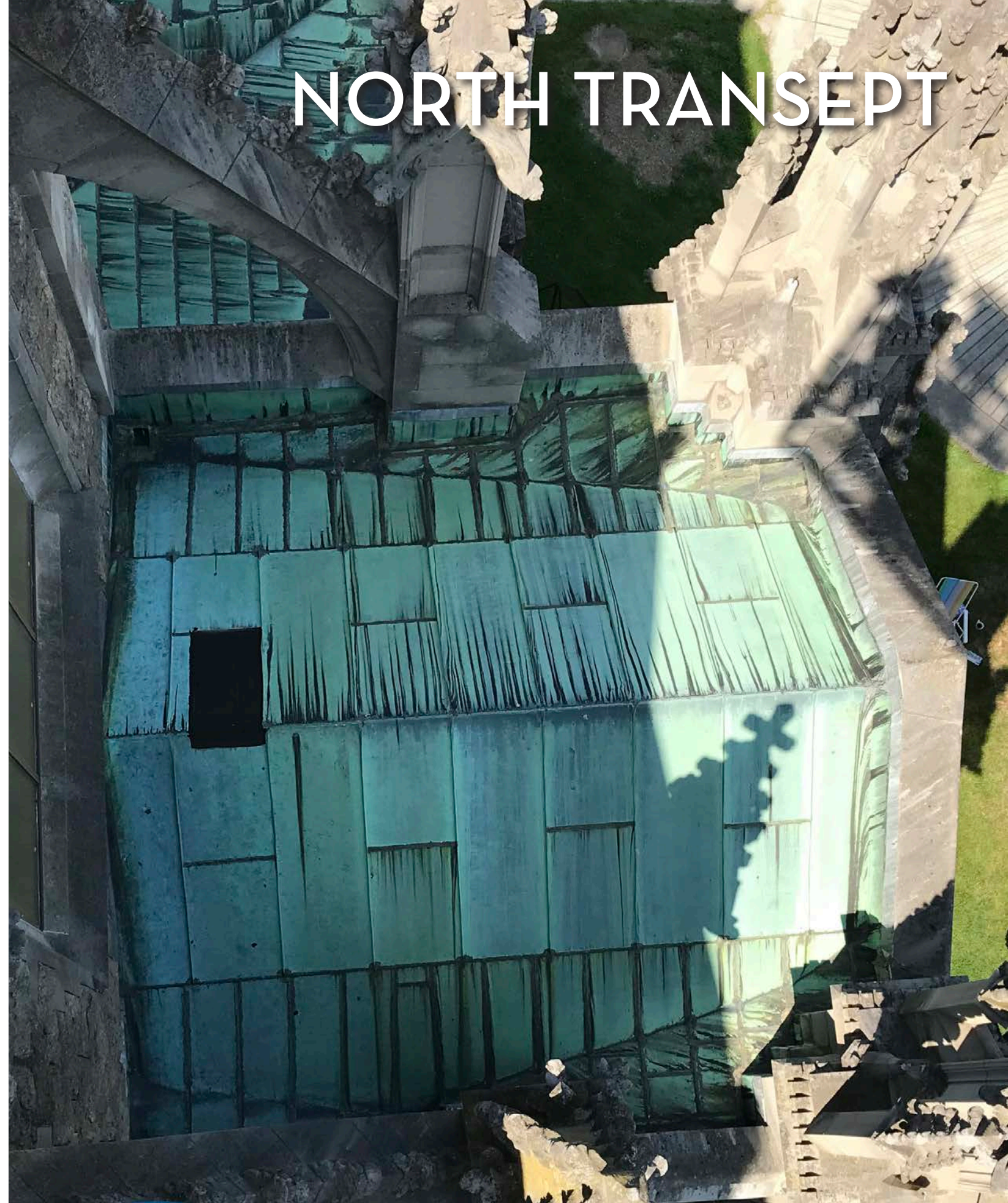
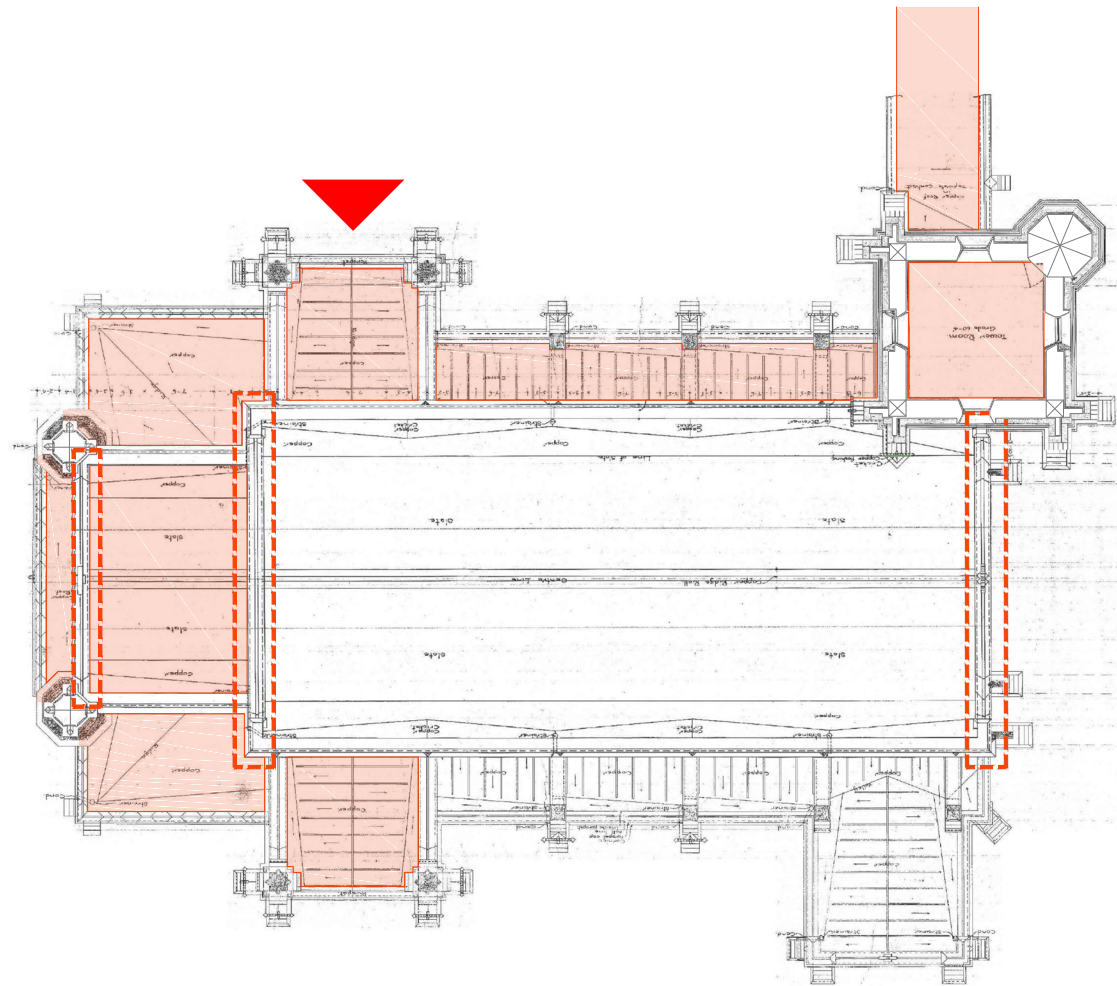
ROOF - primary



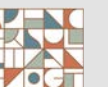
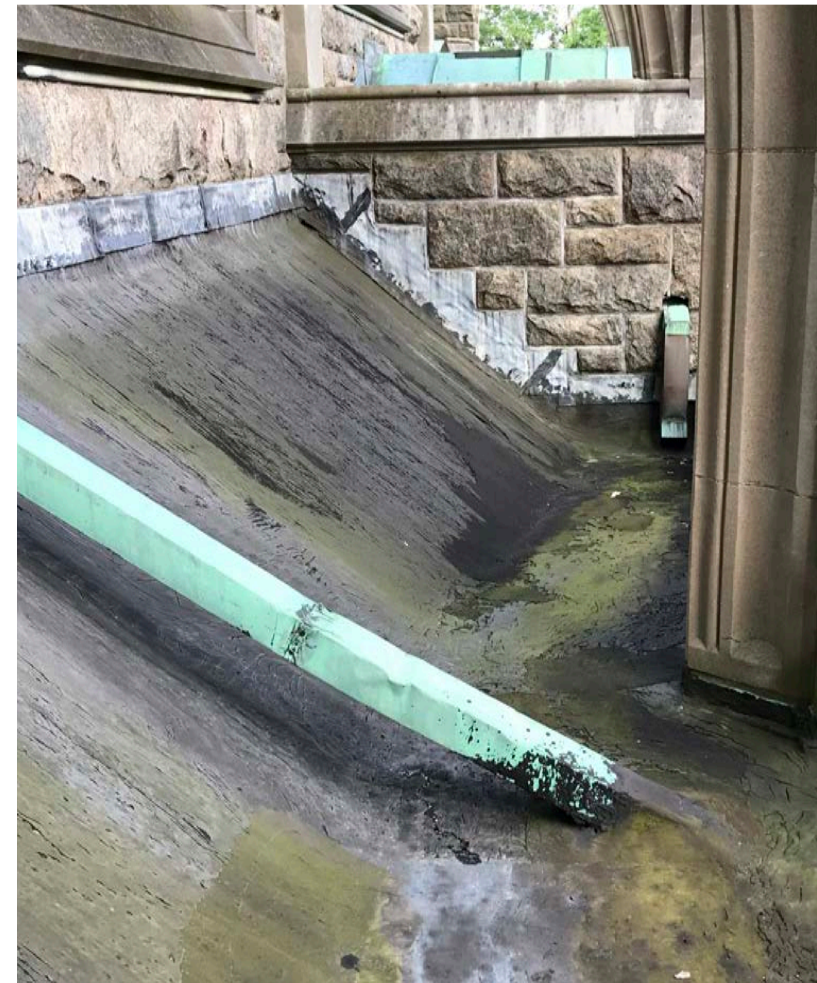
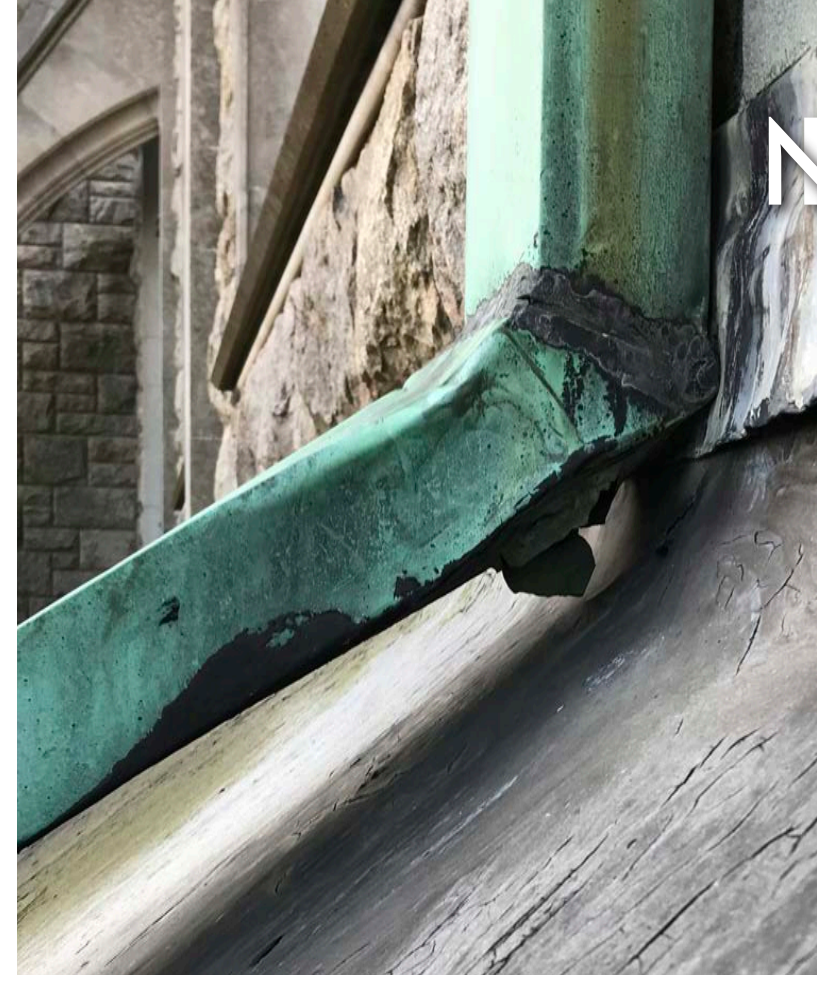
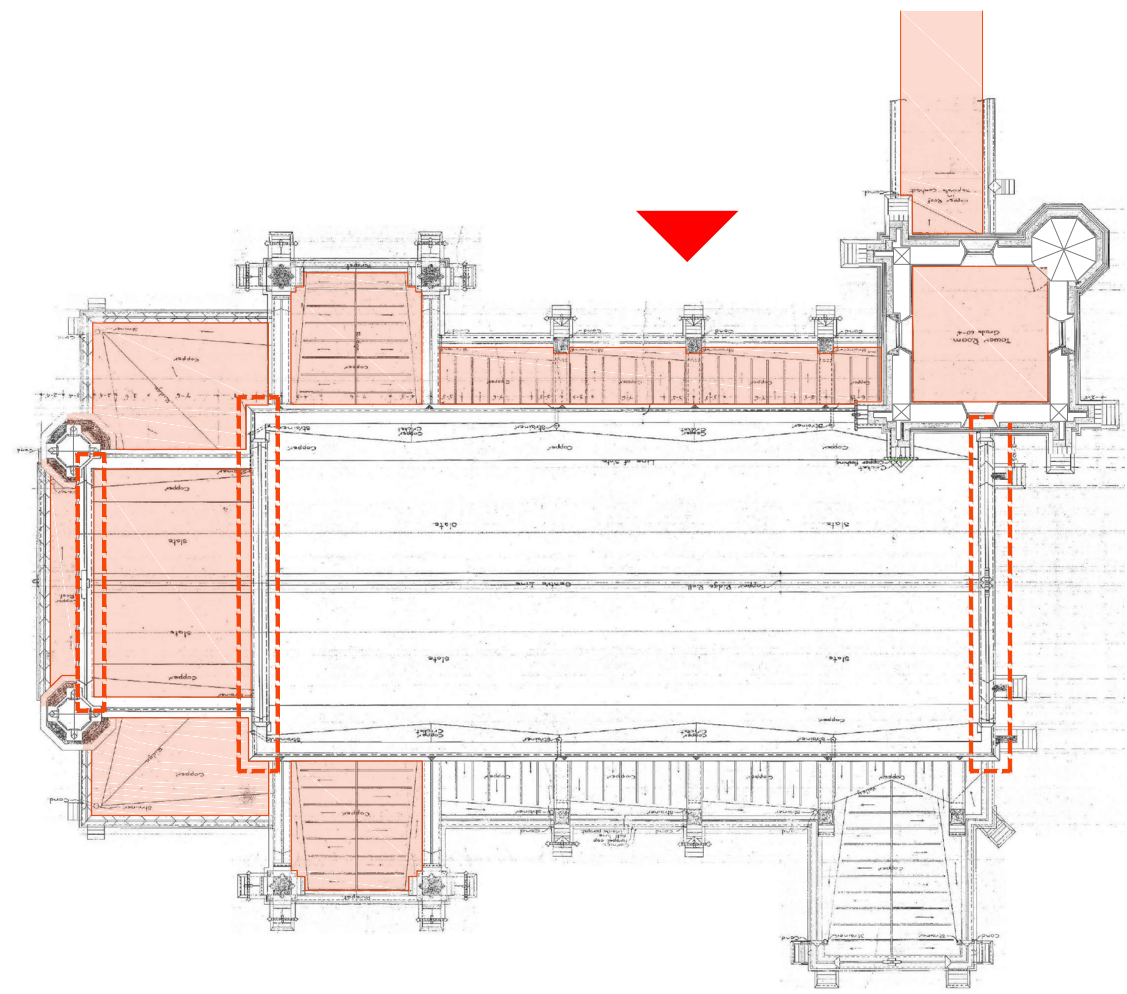
NORTHWEST CORNER



NORTH TRANSEPT



NORTH AISLE



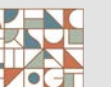


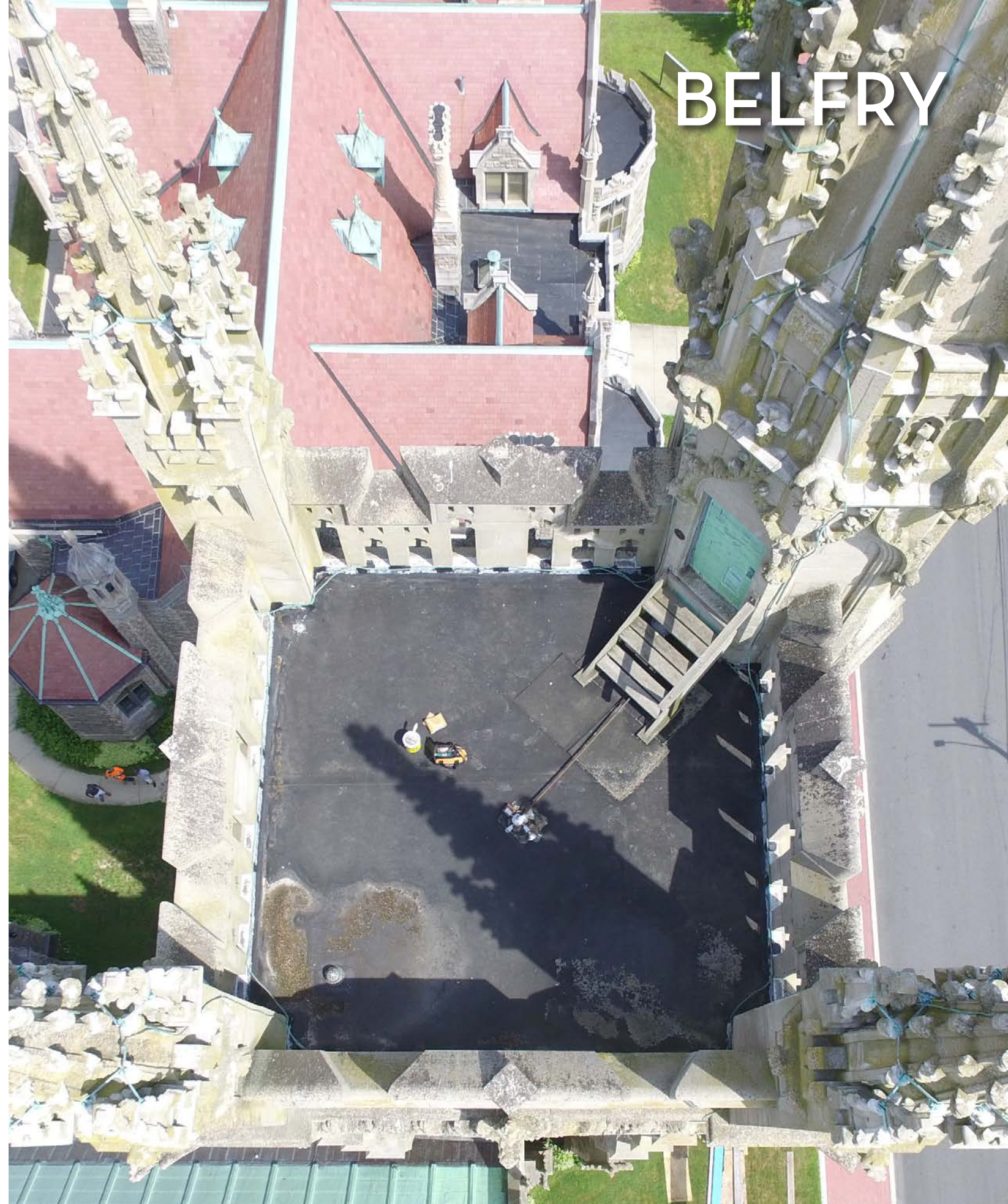
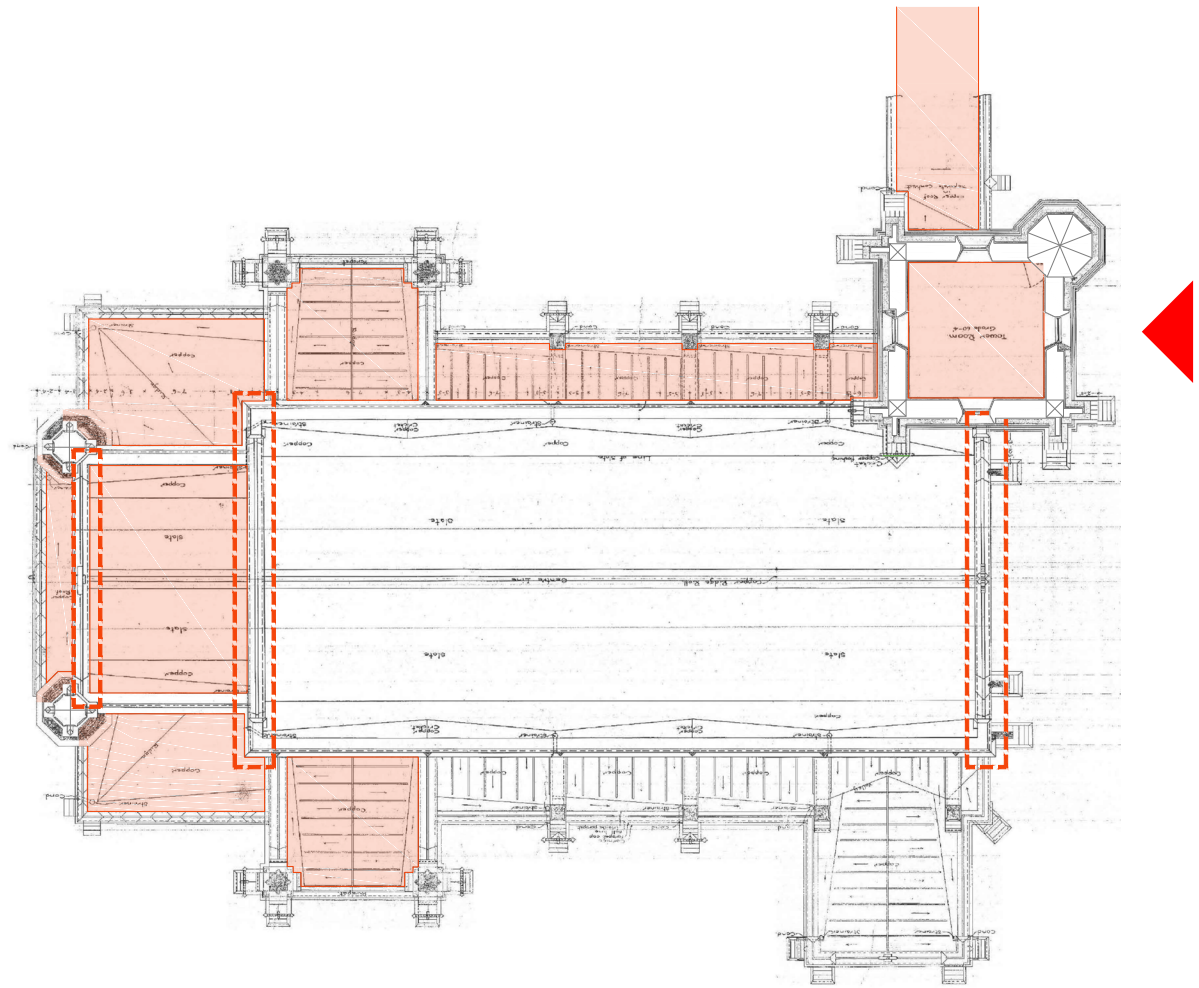
FAIRHAVEN

ROOF - project comparison



RUGGLES BAPTIST

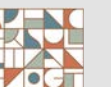




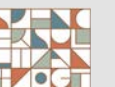
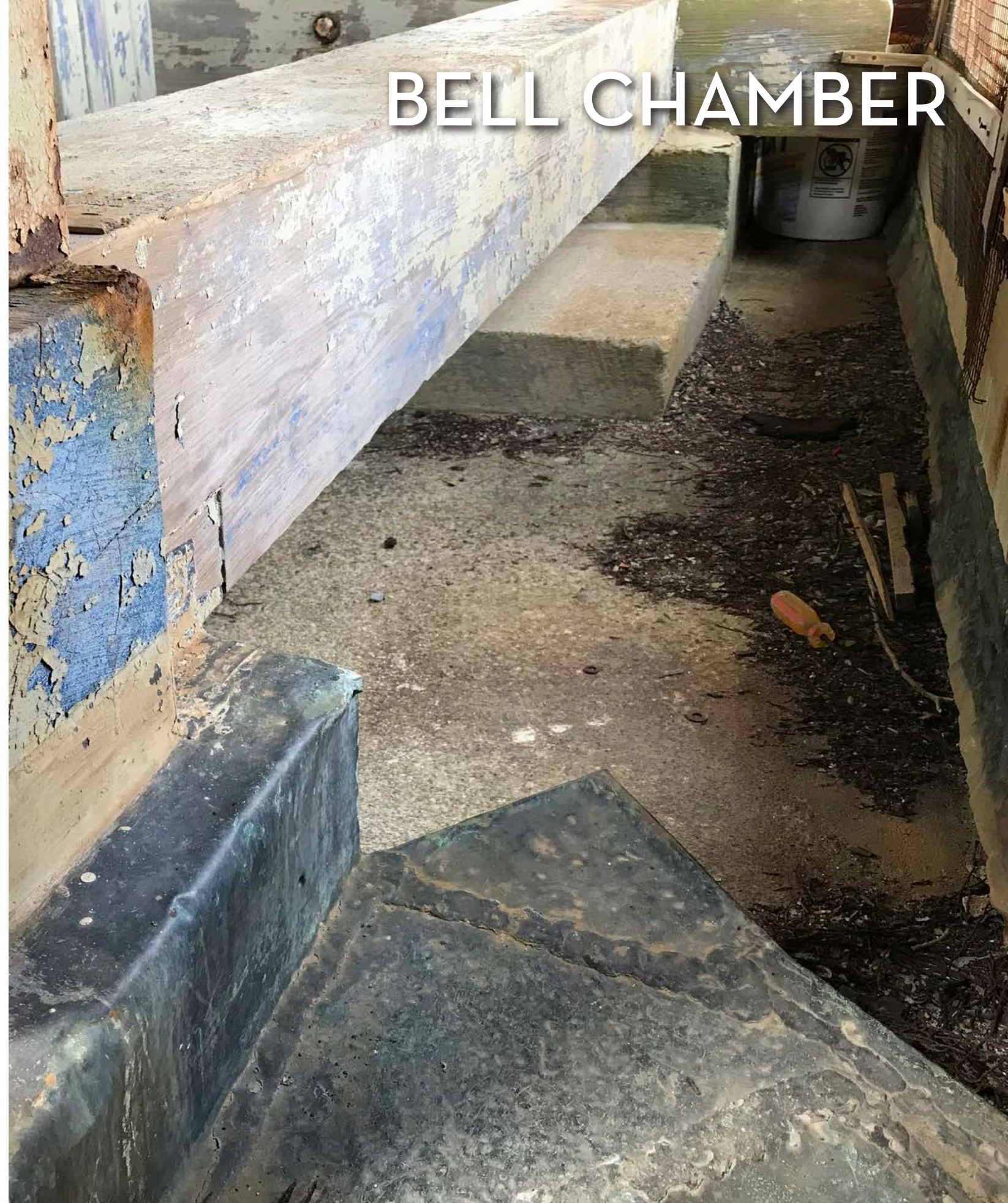
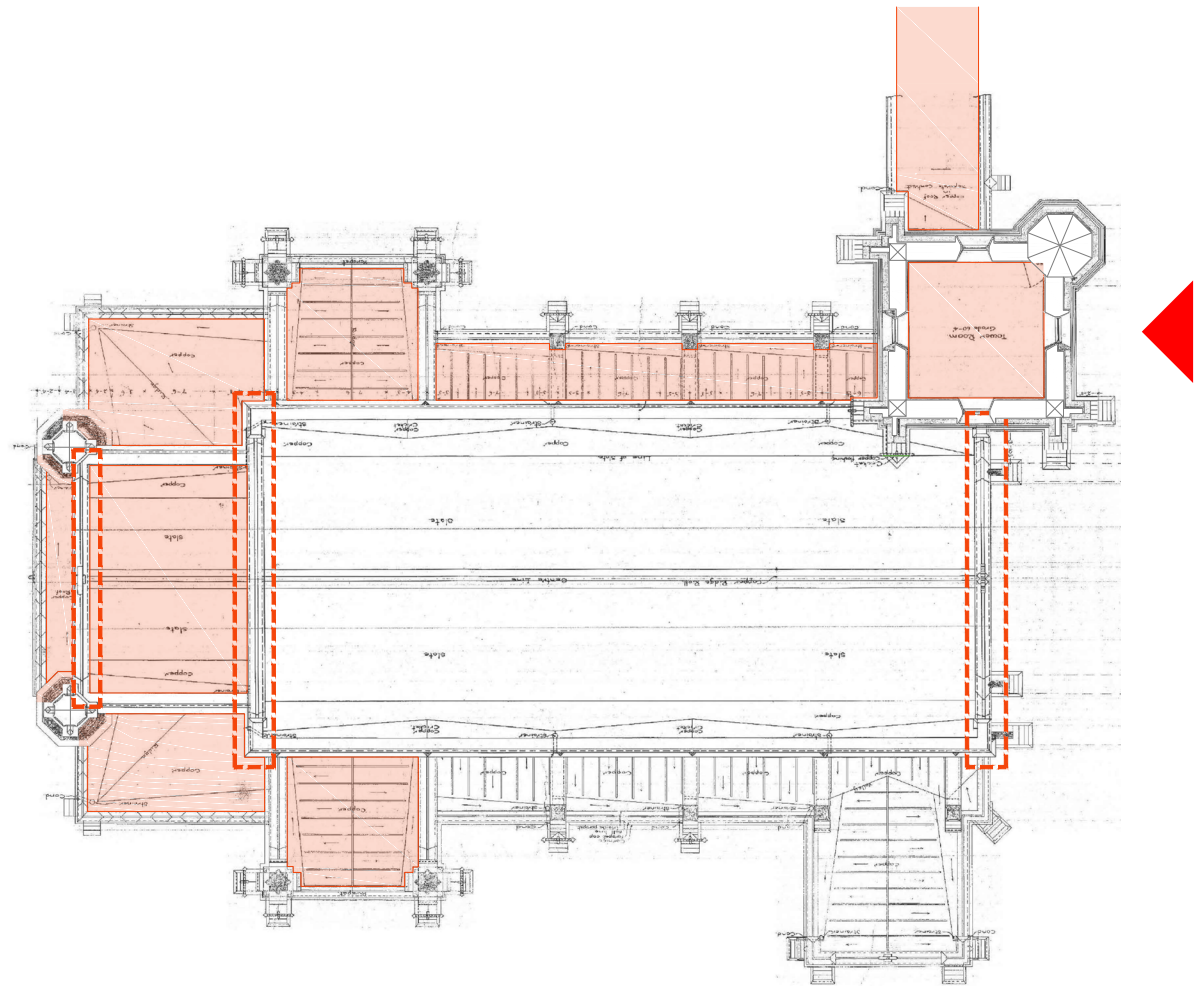
ROOF - primary



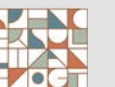
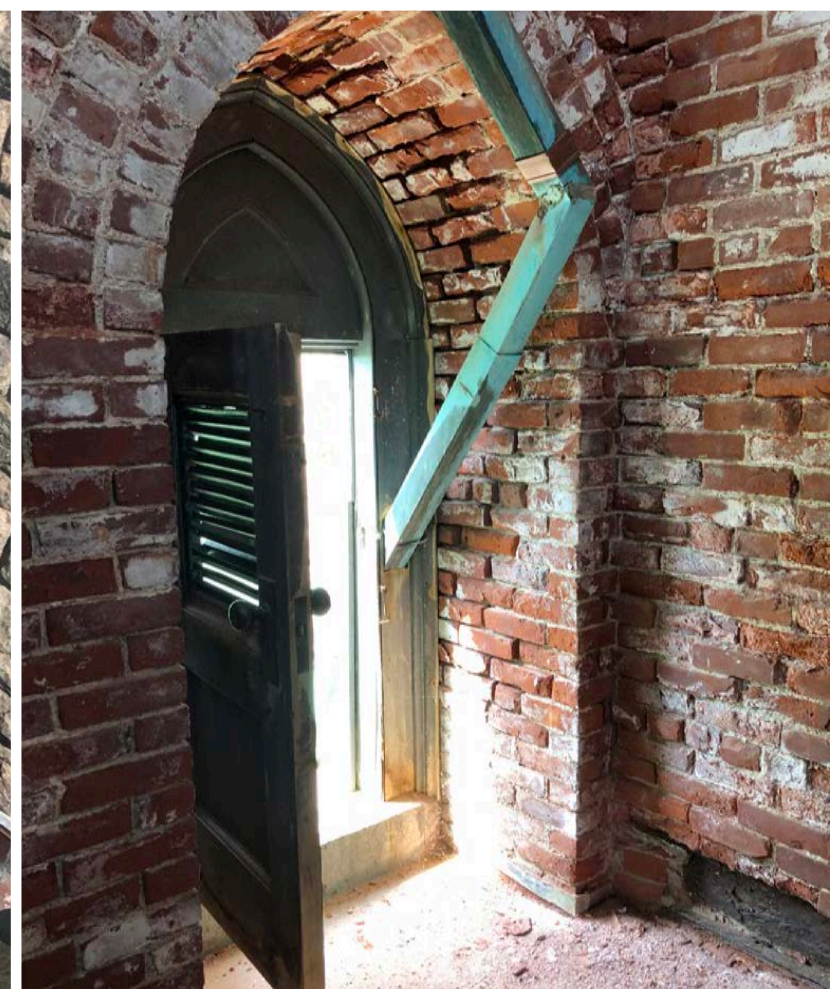
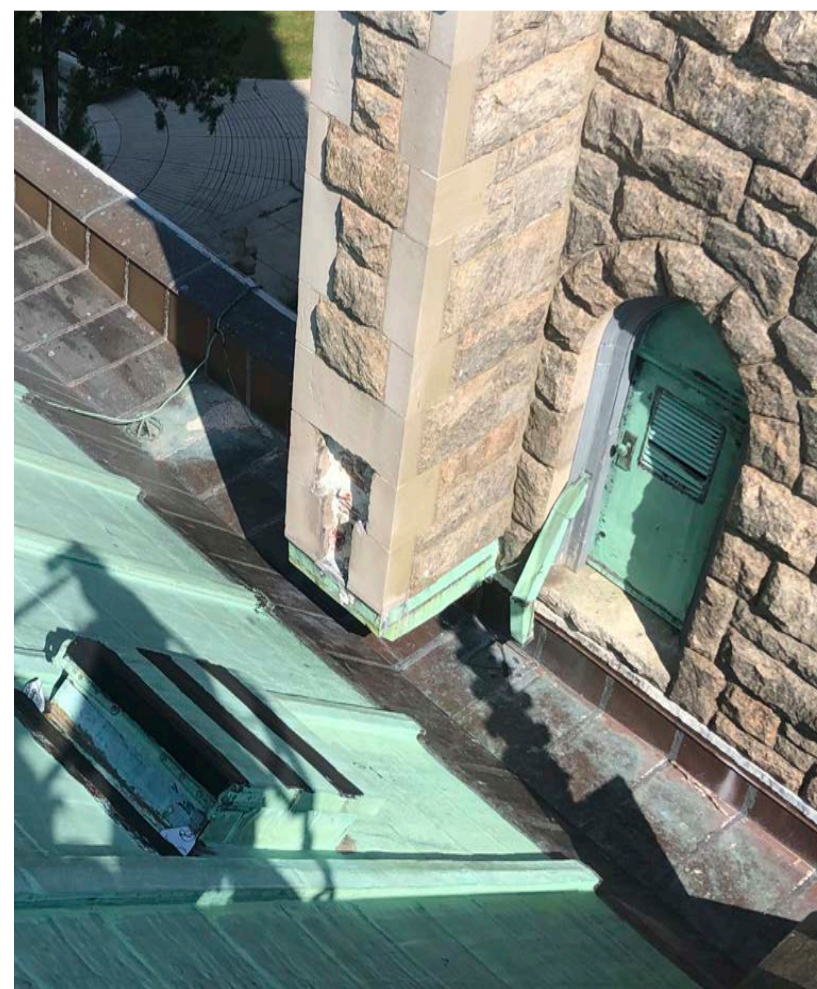
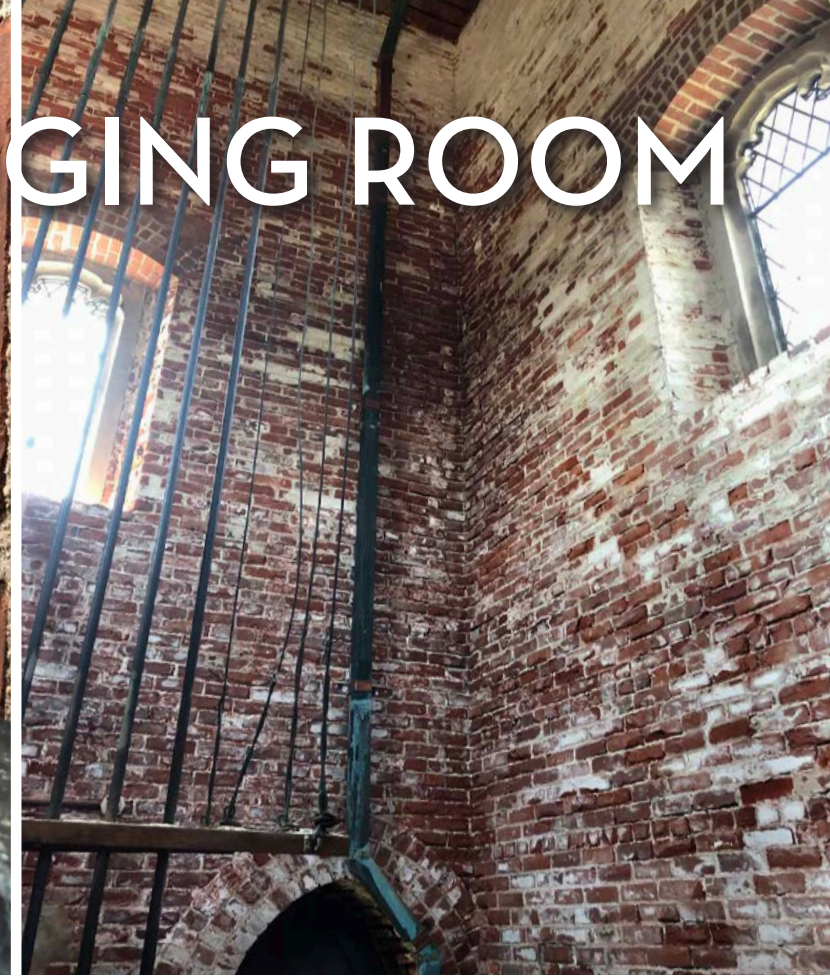
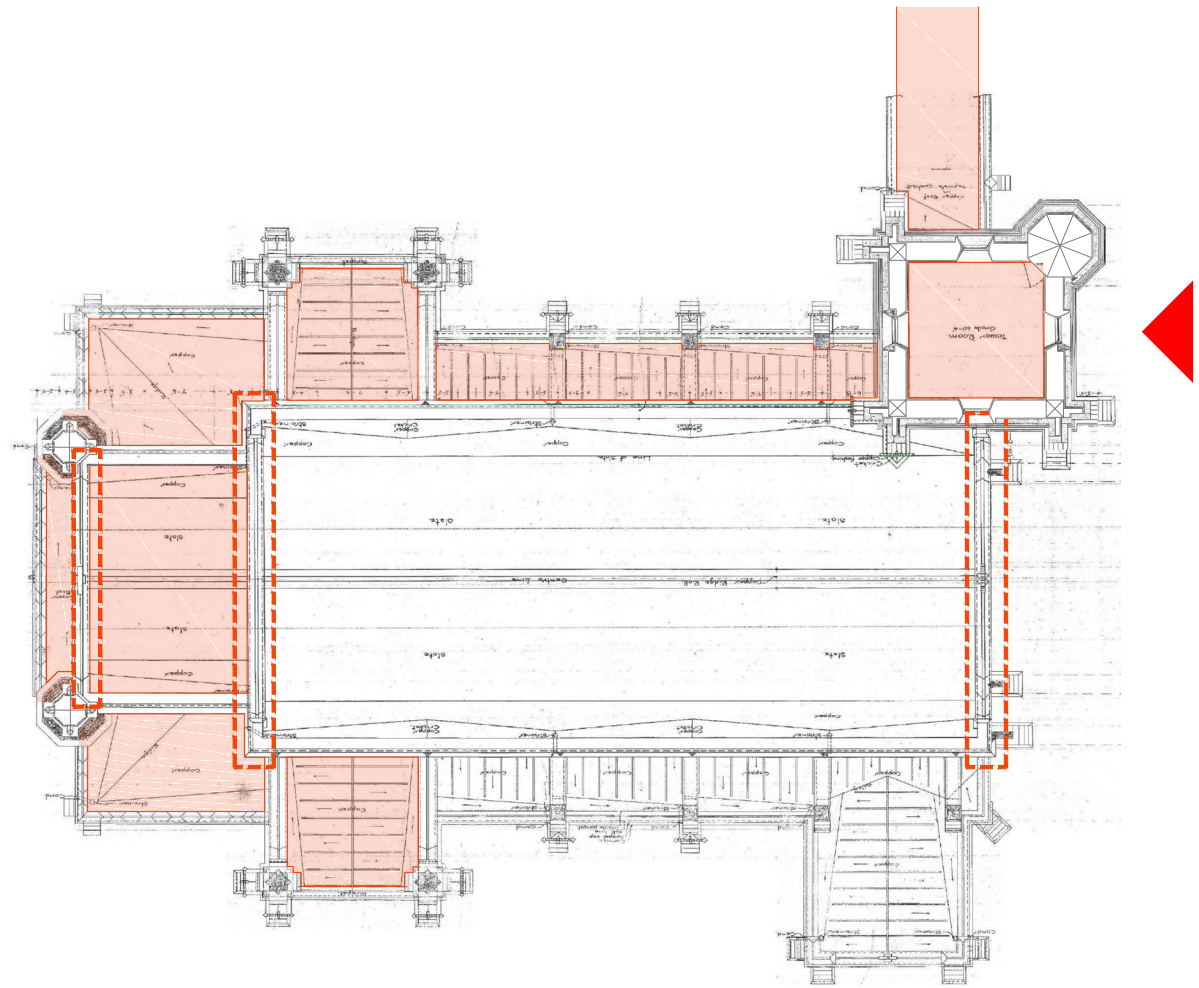
Unitarian Memorial Church | Fairhaven, Mass. | February 13, 2019



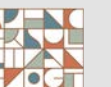
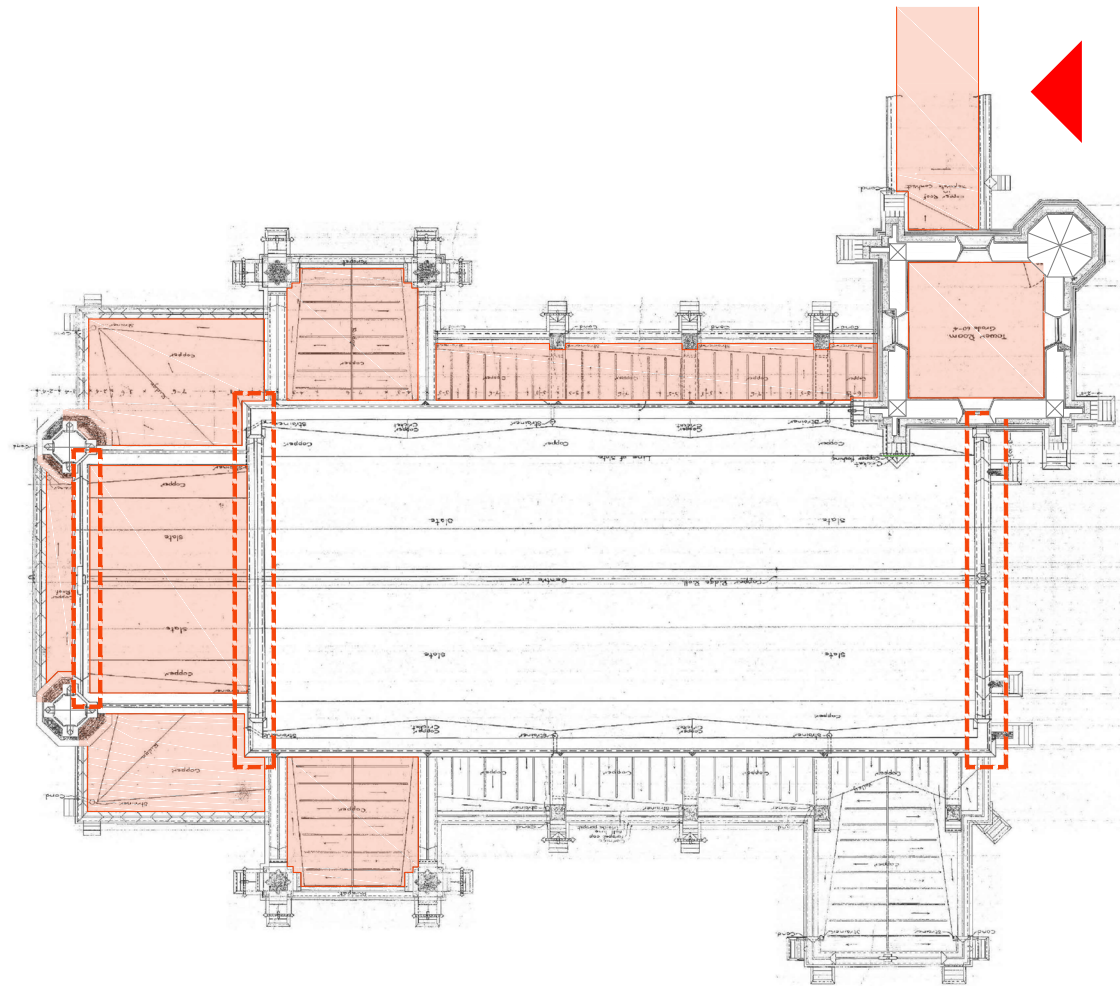
BELL CHAMBER



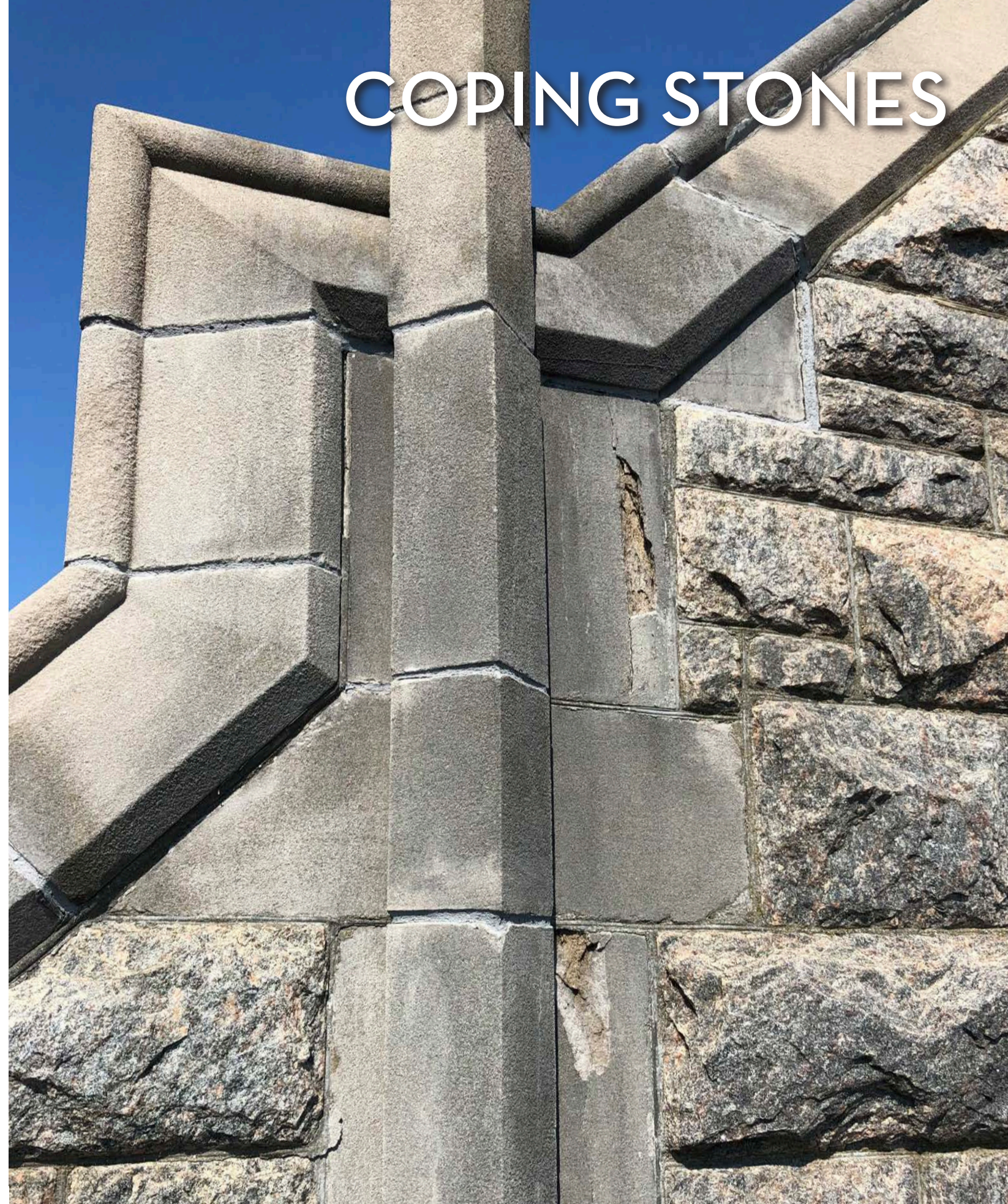
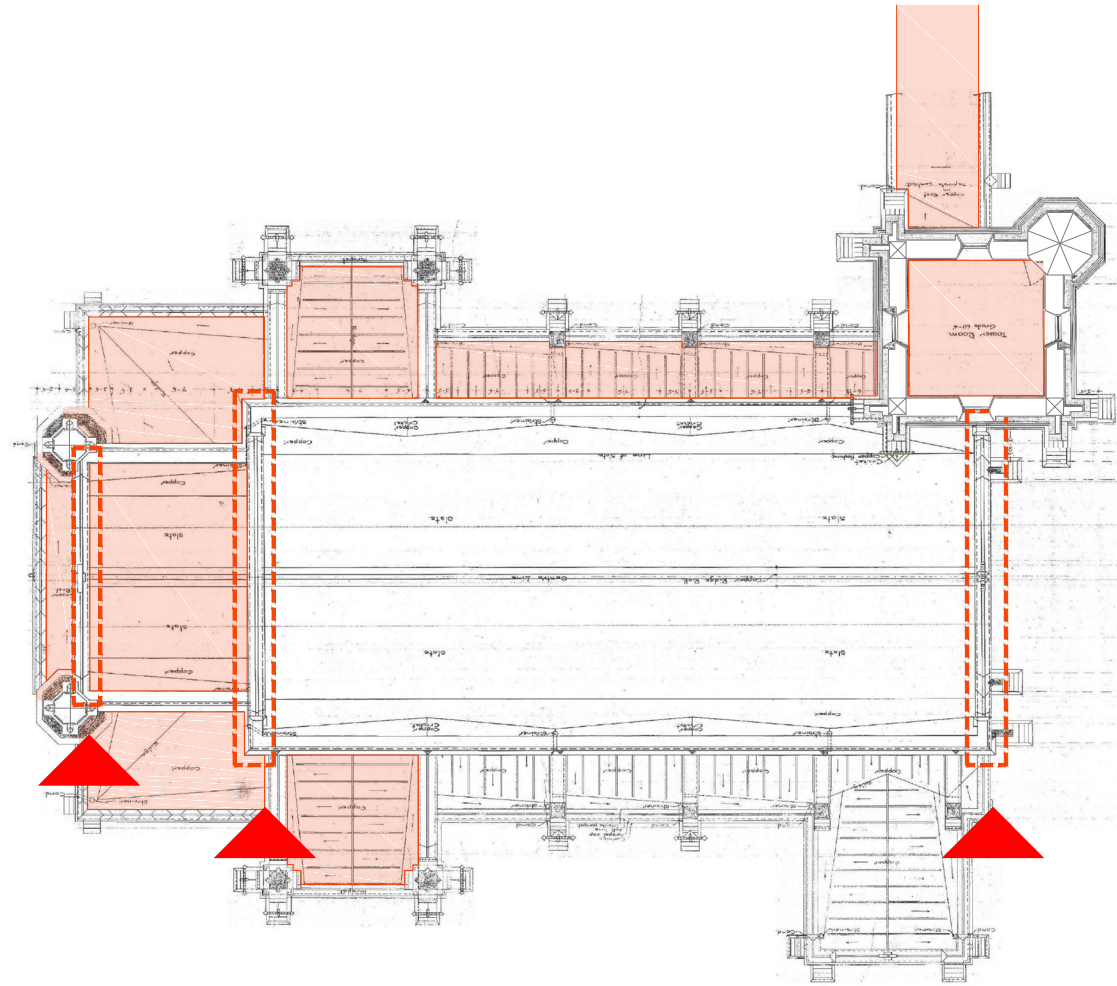
RINGING ROOM



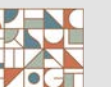
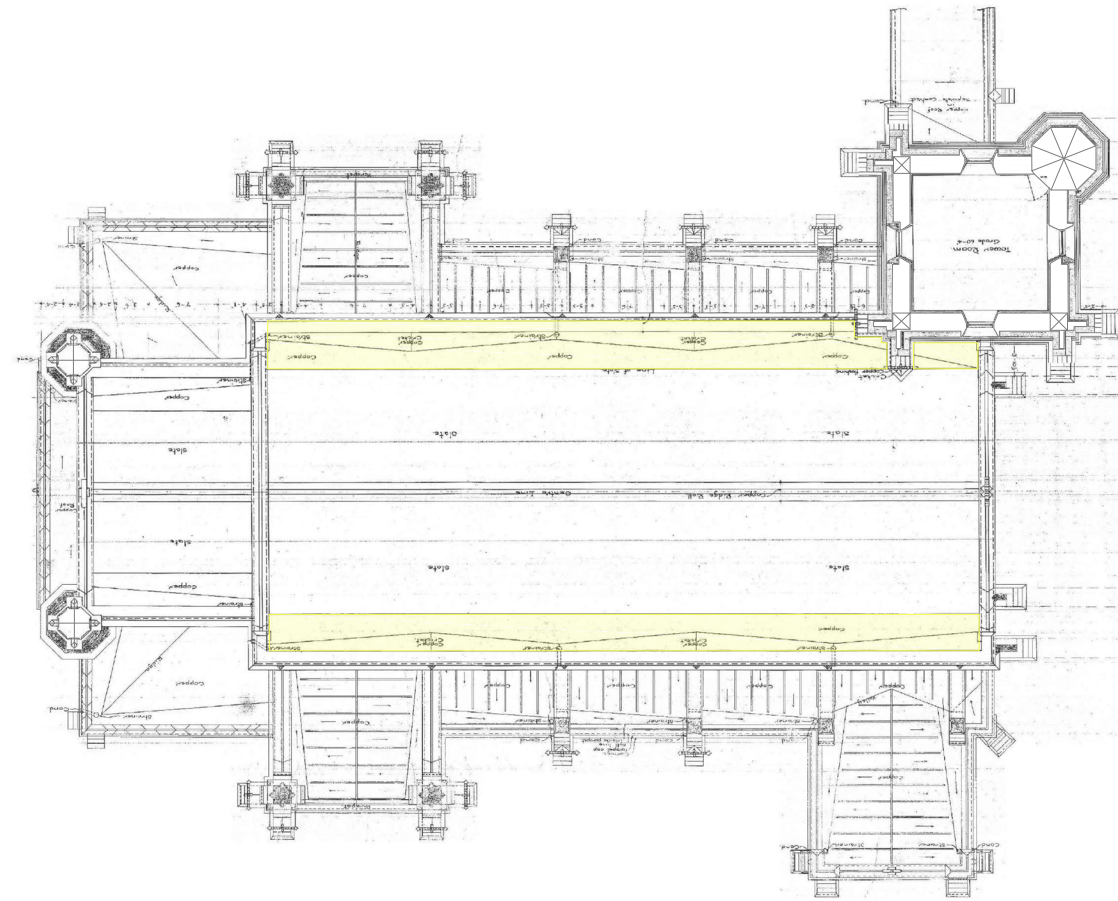
CLOISTER

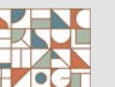
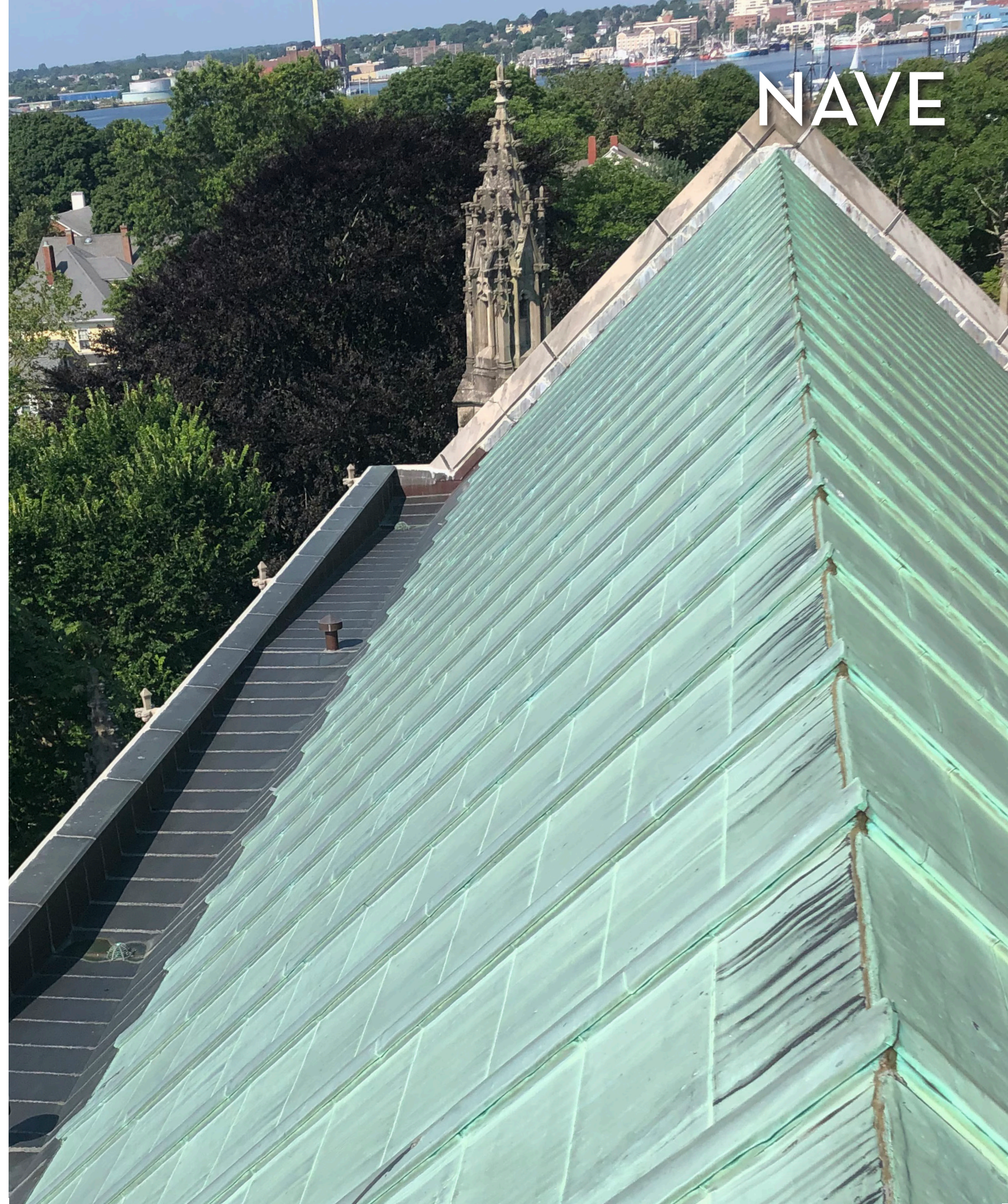
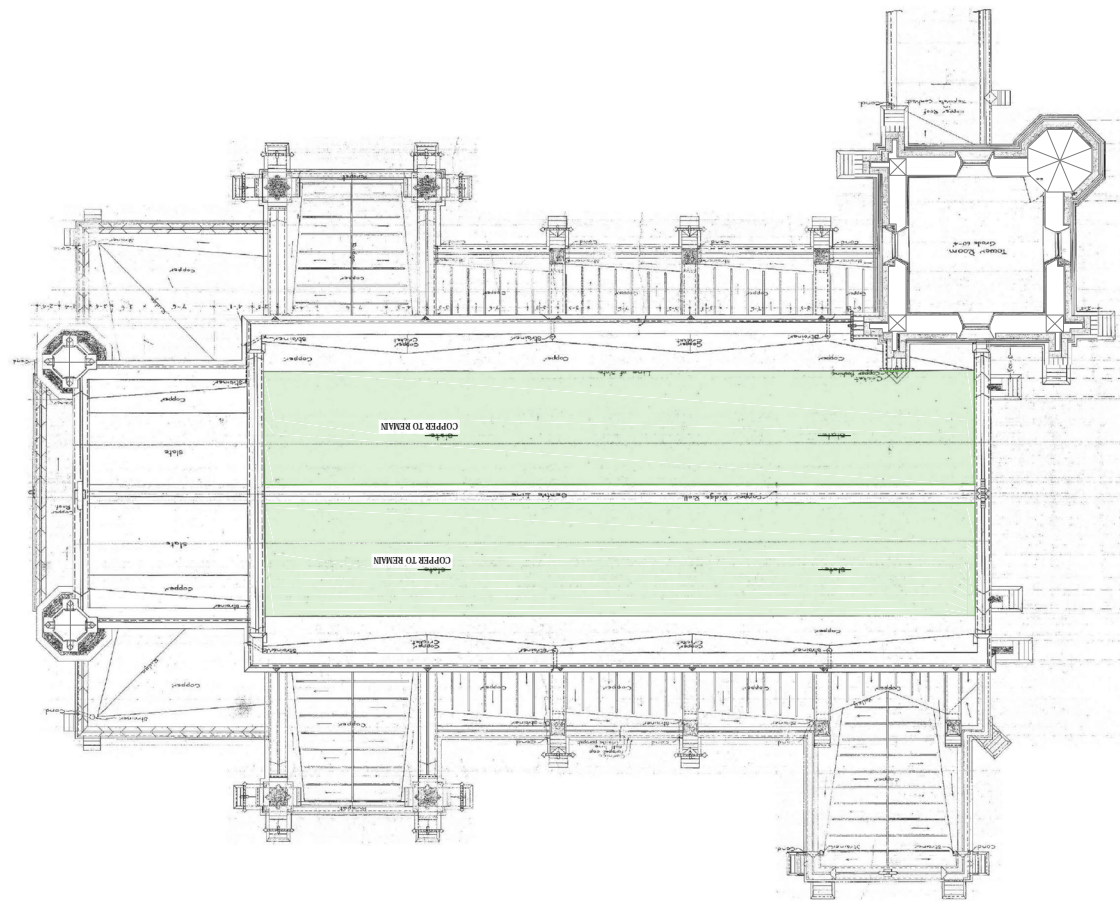


COPING STONES

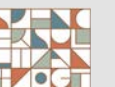
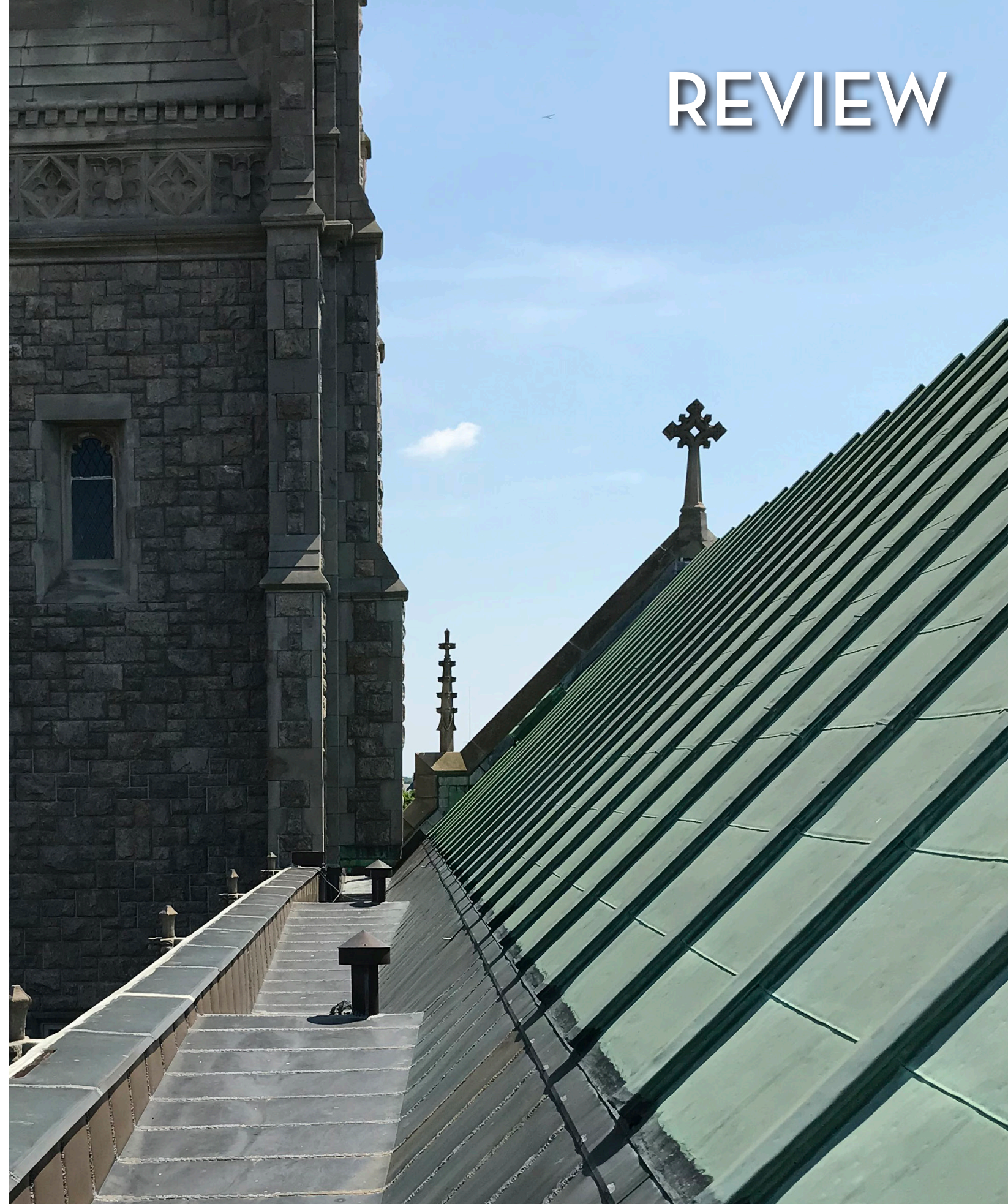
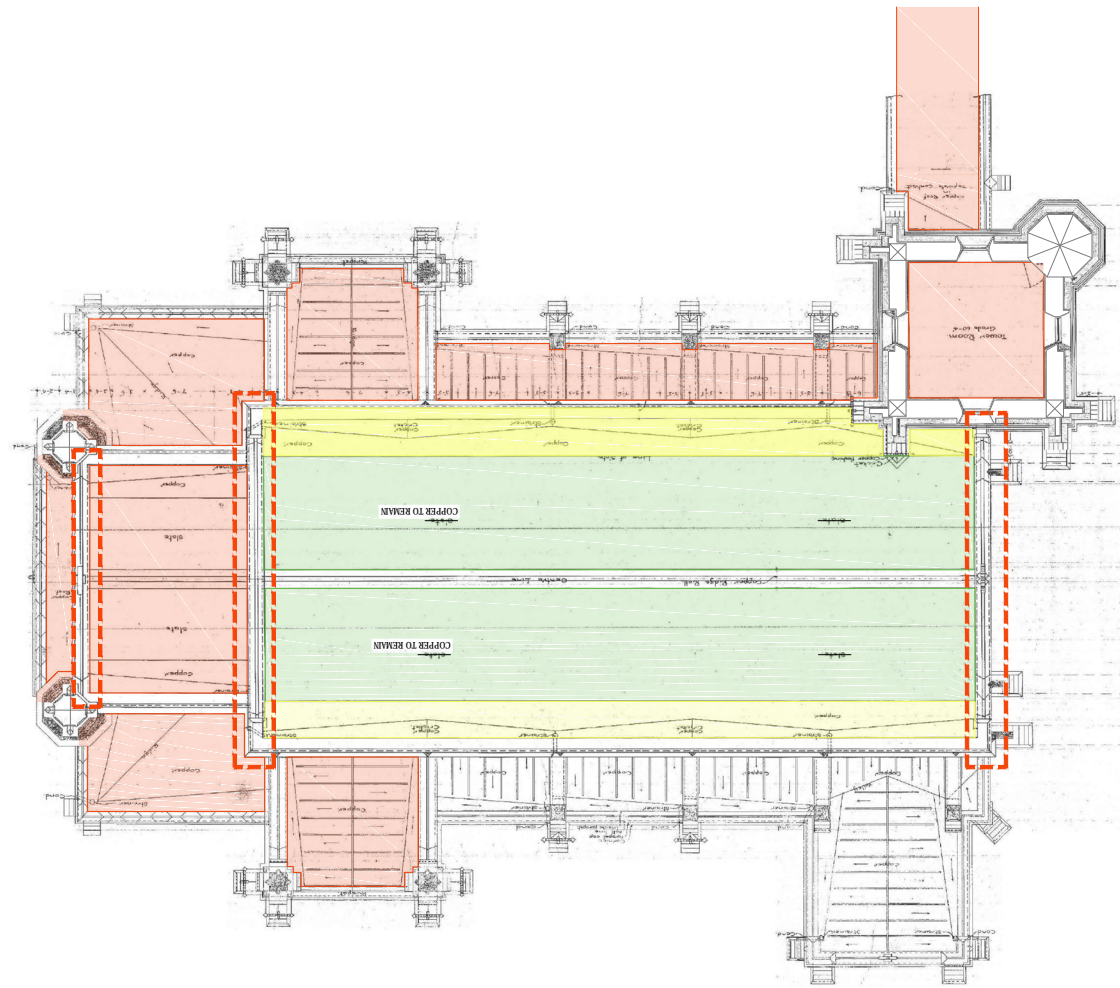


TROUGHS





REVIEW



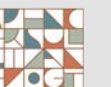
MASONRY ASSESSMENT

1. repoint open mortar joints in limestone causing water and frost damage
2. introduce through-wall flashings to stop water entry
3. amend weathered and spalled limestone trim units
4. clean biological films
5. re-set and pin loose ornaments
6. granite ashlar is in excellent condition

BUILDING & MONUMENT
CONSERVATION
Ivan Myjer, Principal



NORTH ELEVATION





NORTH ELEVATION - overview

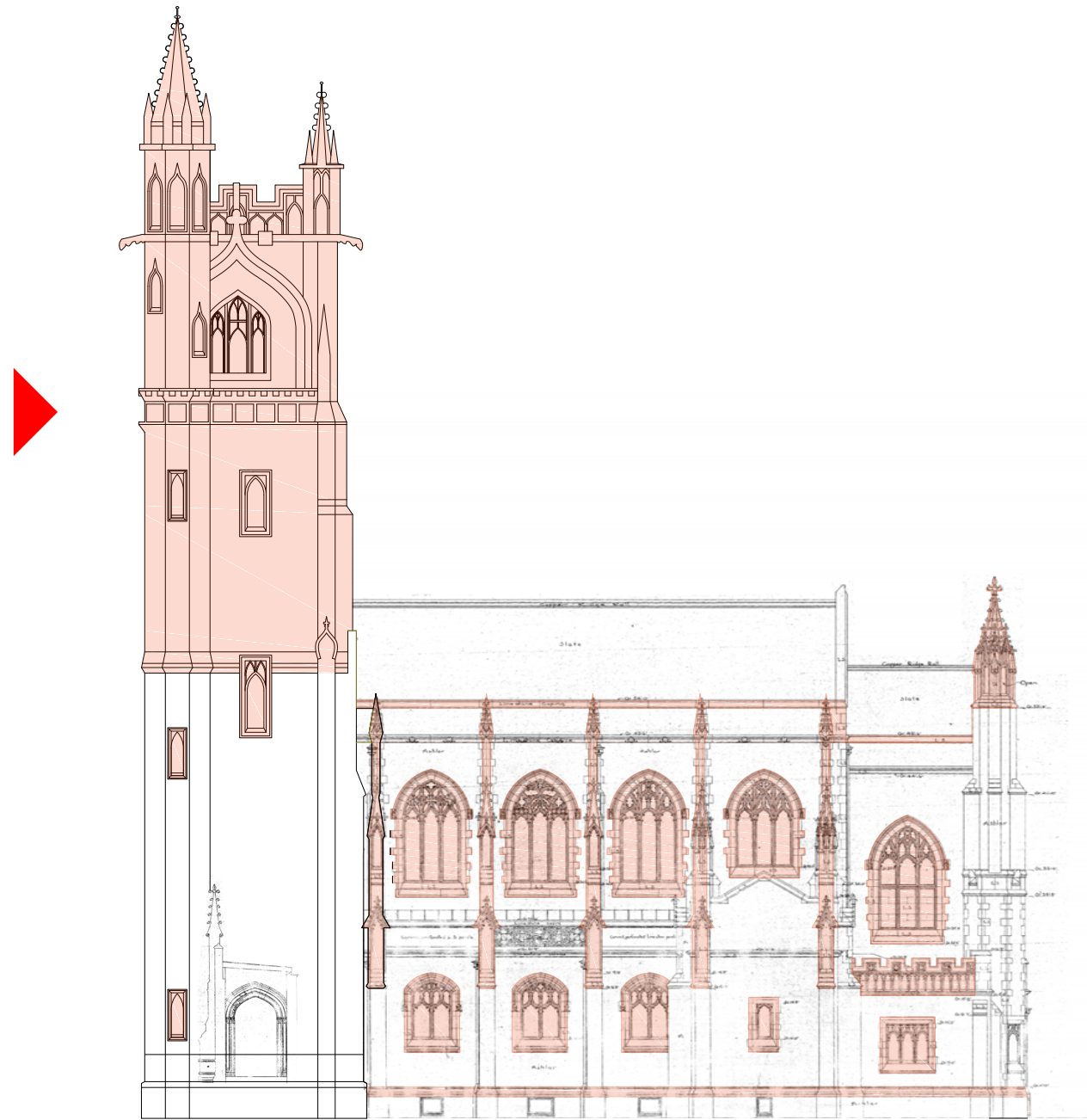
3/64" = 1'-0" 0' 5' 10' 25'

Unitarian Memorial Church | Fairhaven, Mass. | February 13, 2019

Spencer, Sullivan & Vogt
ARCHITECTURE • PRESERVATION



BELFRY

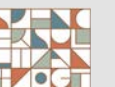


NORTH ELEVATION - primary

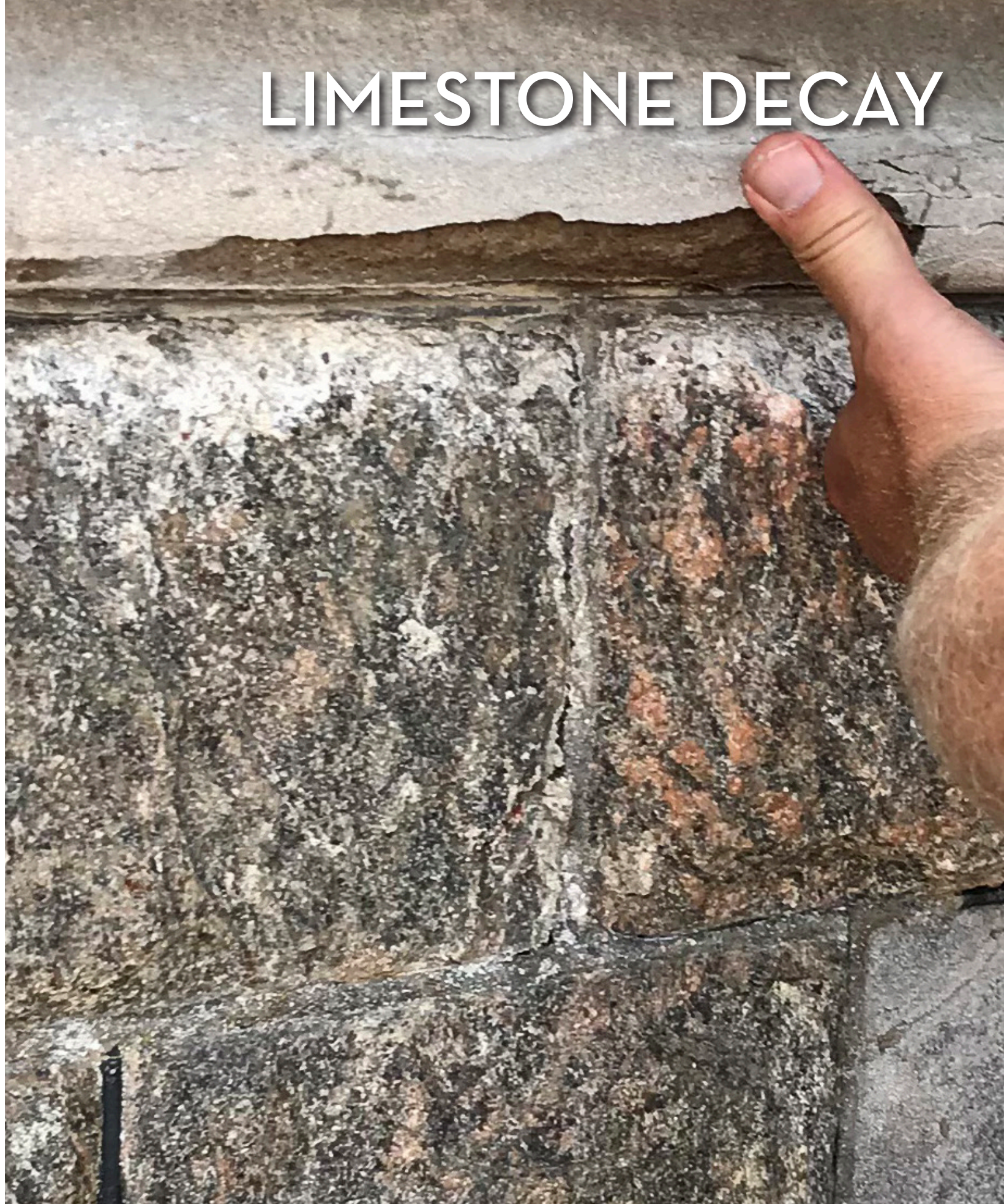
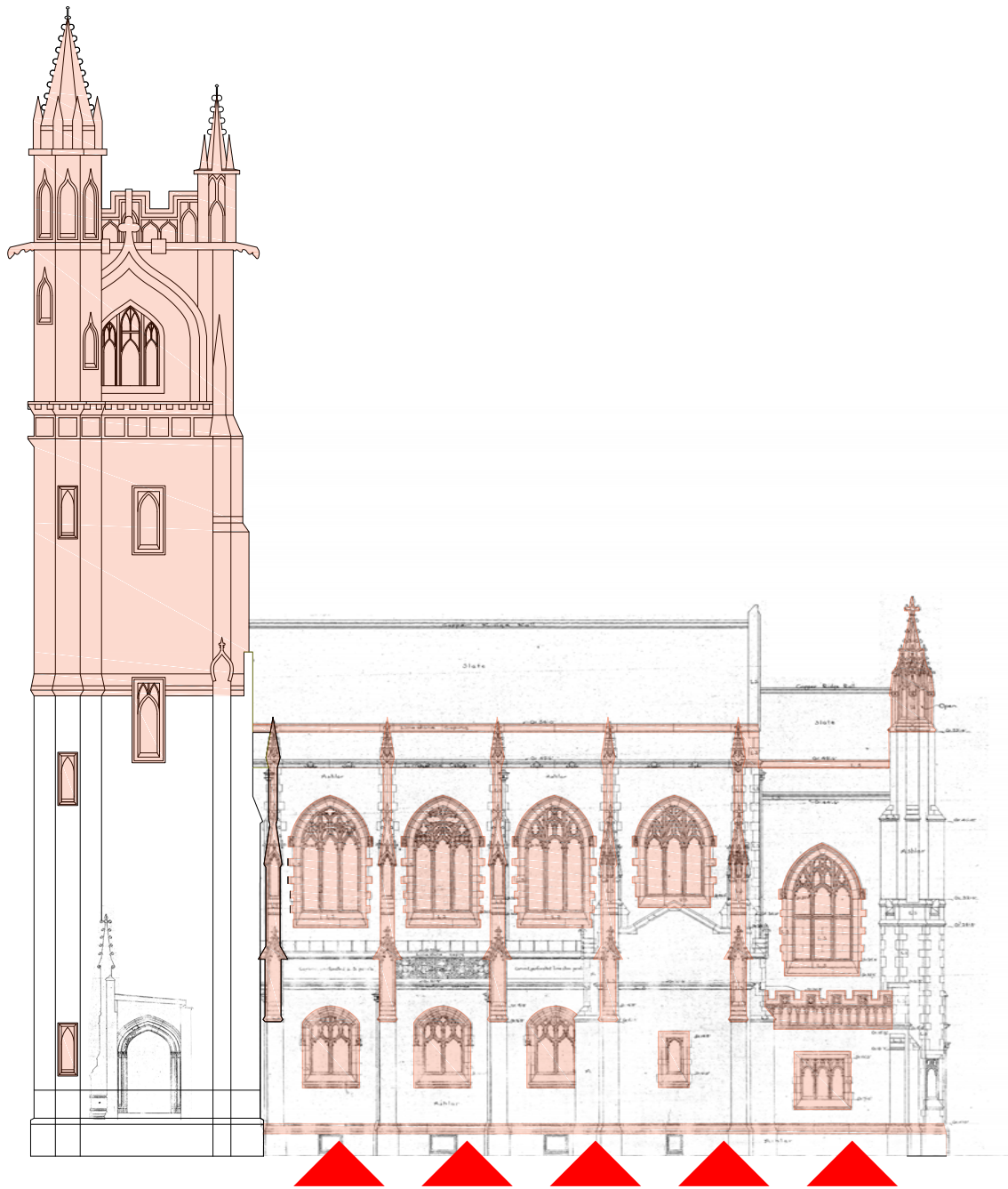
3/64" = 1'-0" 0' 5' 10' 25'

Unitarian Memorial Church | Fairhaven, Mass. | February 13, 2019

Spencer, Sullivan & Vogt
ARCHITECTURE • PRESERVATION



LIMESTONE DECAY



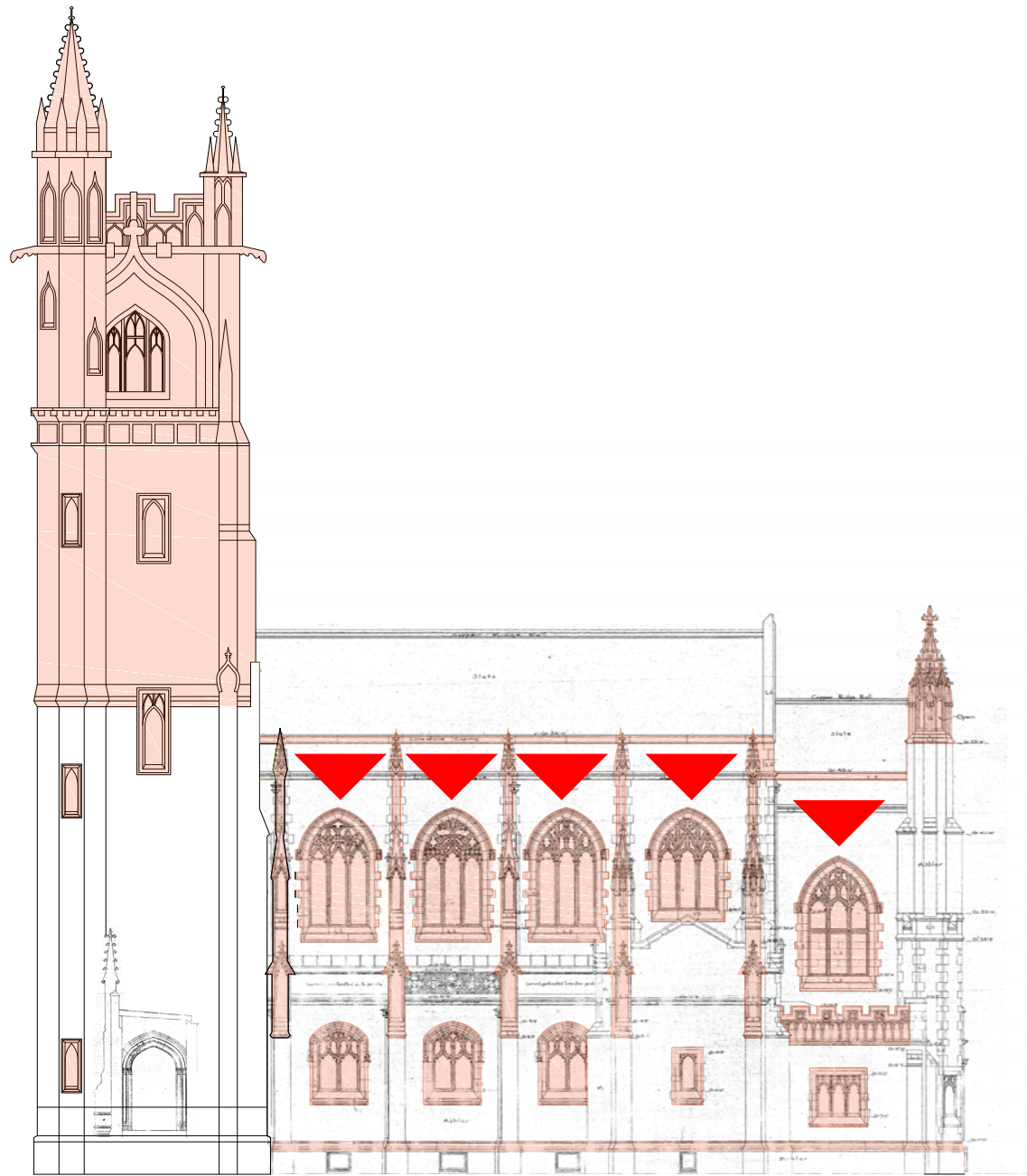
NORTH ELEVATION - primary

3/64" = 1'-0" 0' 5' 10' 25'

Unitarian Memorial Church | Fairhaven, Mass. | February 13, 2019



WINDOW TRIM

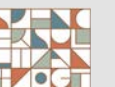


NORTH ELEVATION - primary

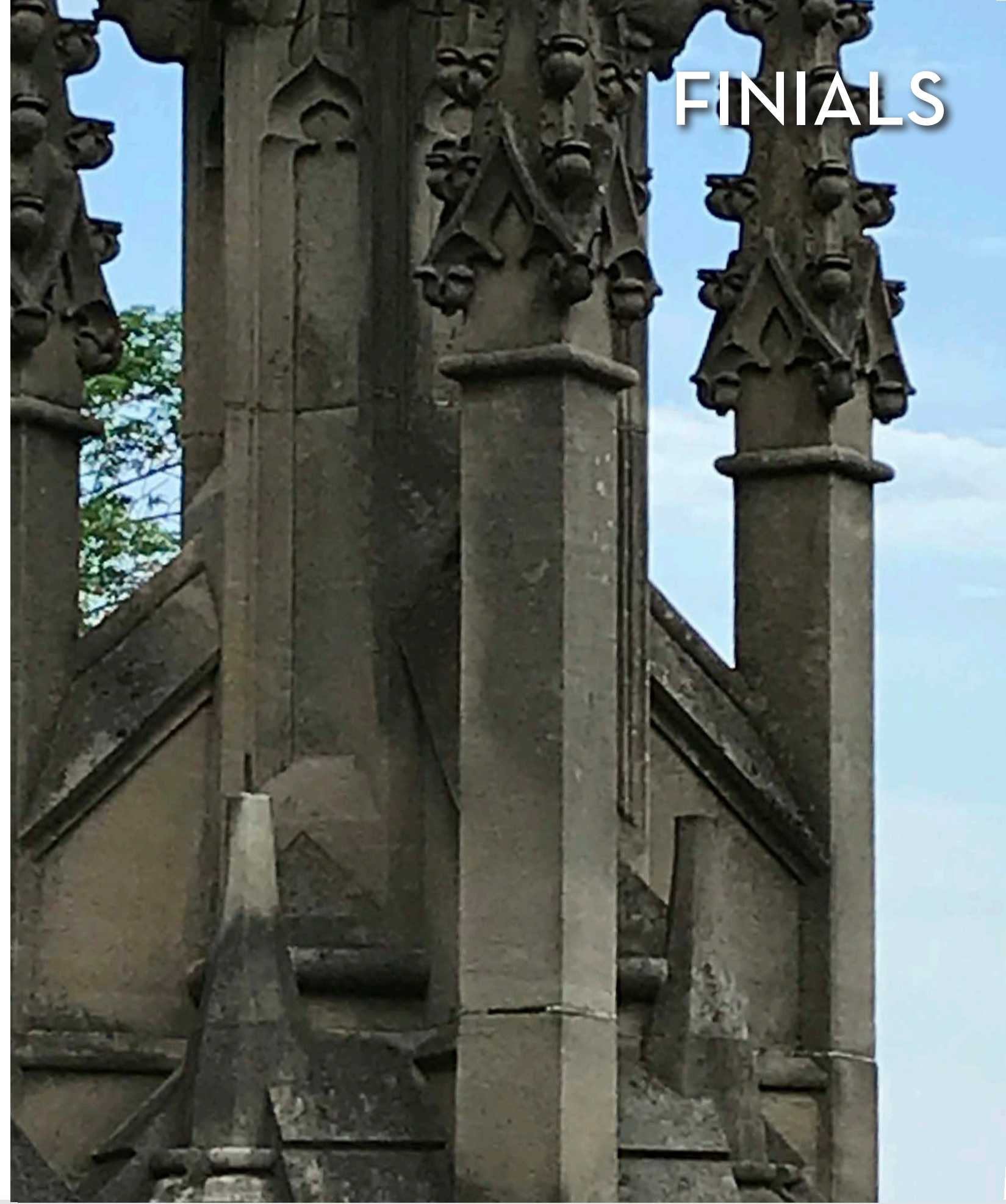
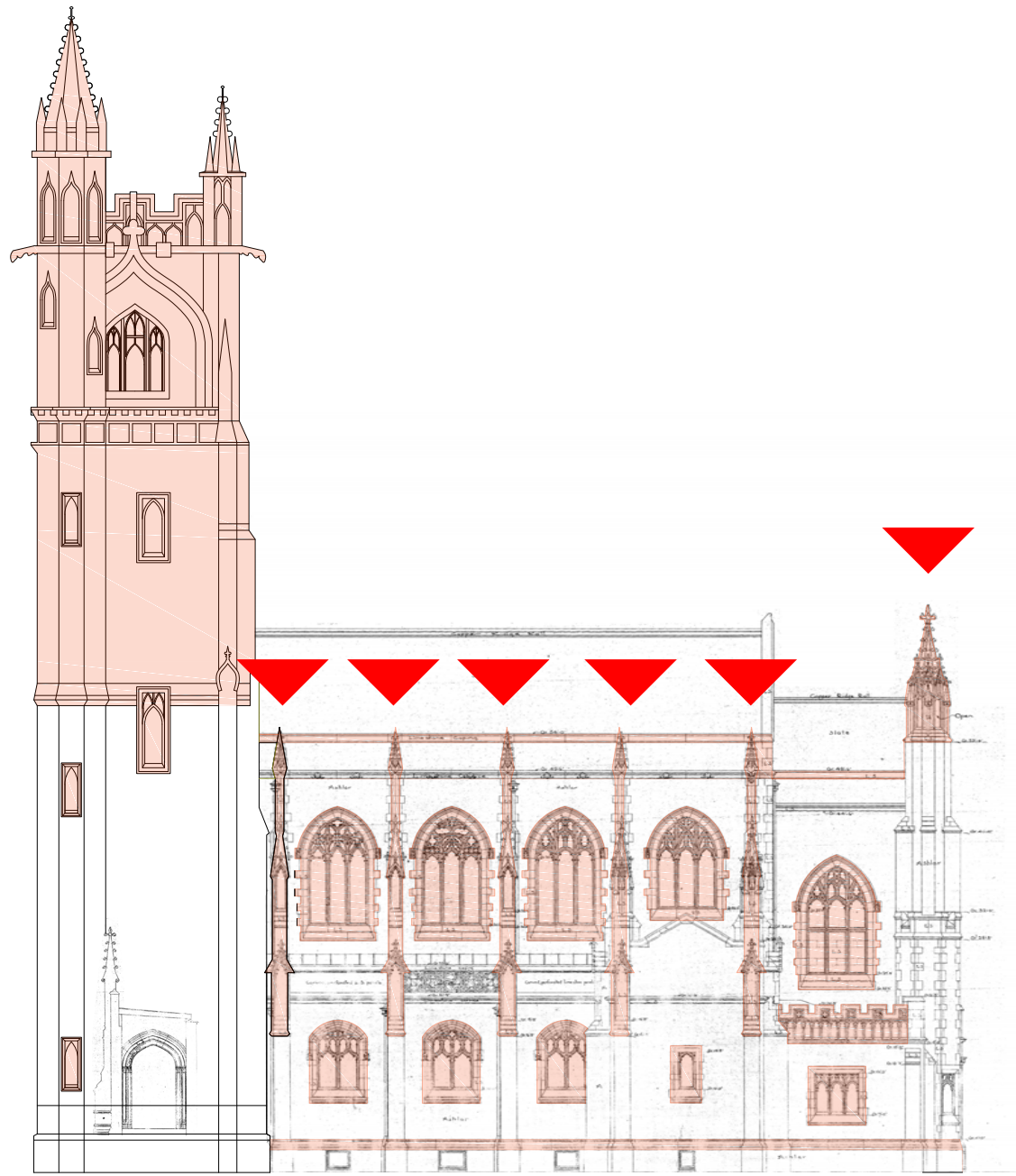
3/64" = 1'-0" 0' 5' 10' 25'

Unitarian Memorial Church | Fairhaven, Mass. | February 13, 2019

Spencer, Sullivan & Vogt
ARCHITECTURE • PRESERVATION



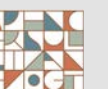
FINIALS



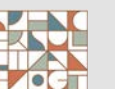
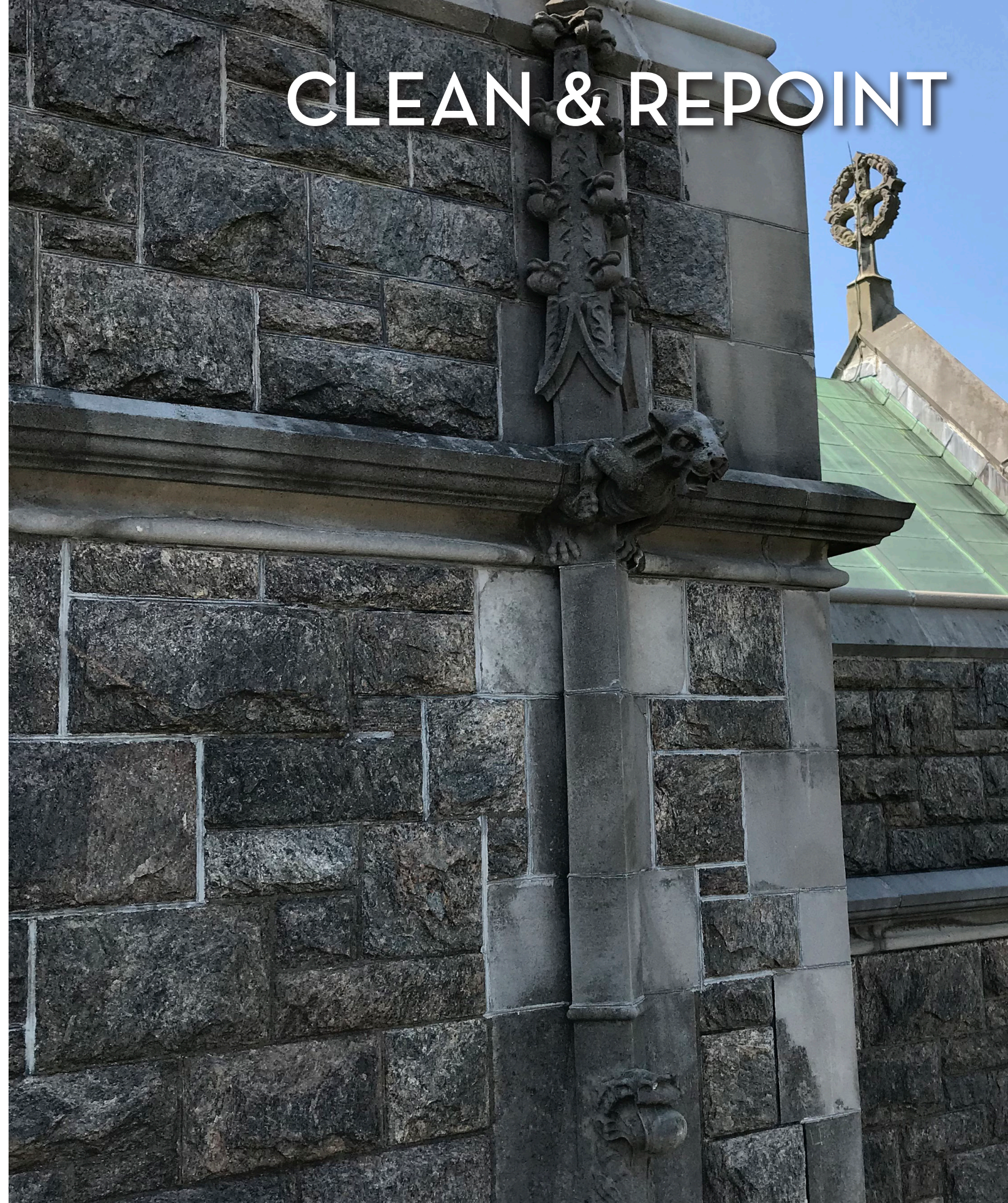
NORTH ELEVATION - primary

3/64" = 1'-0" 0' 5' 10' 25'

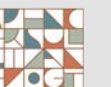
Unitarian Memorial Church | Fairhaven, Mass. | February 13, 2019

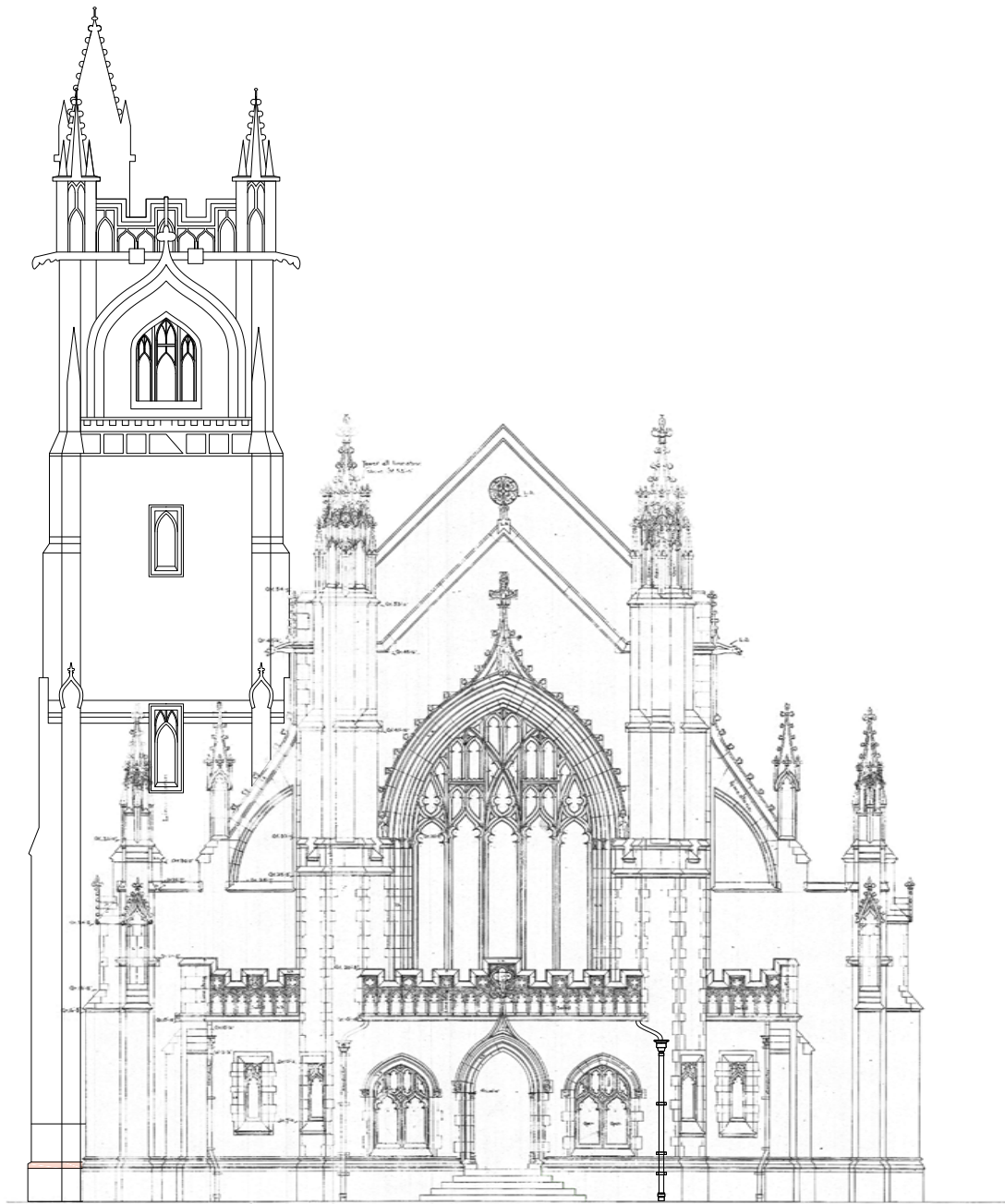


CLEAN & REPOINT



WEST ELEVATION



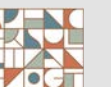


WEST ELEVATION - overview

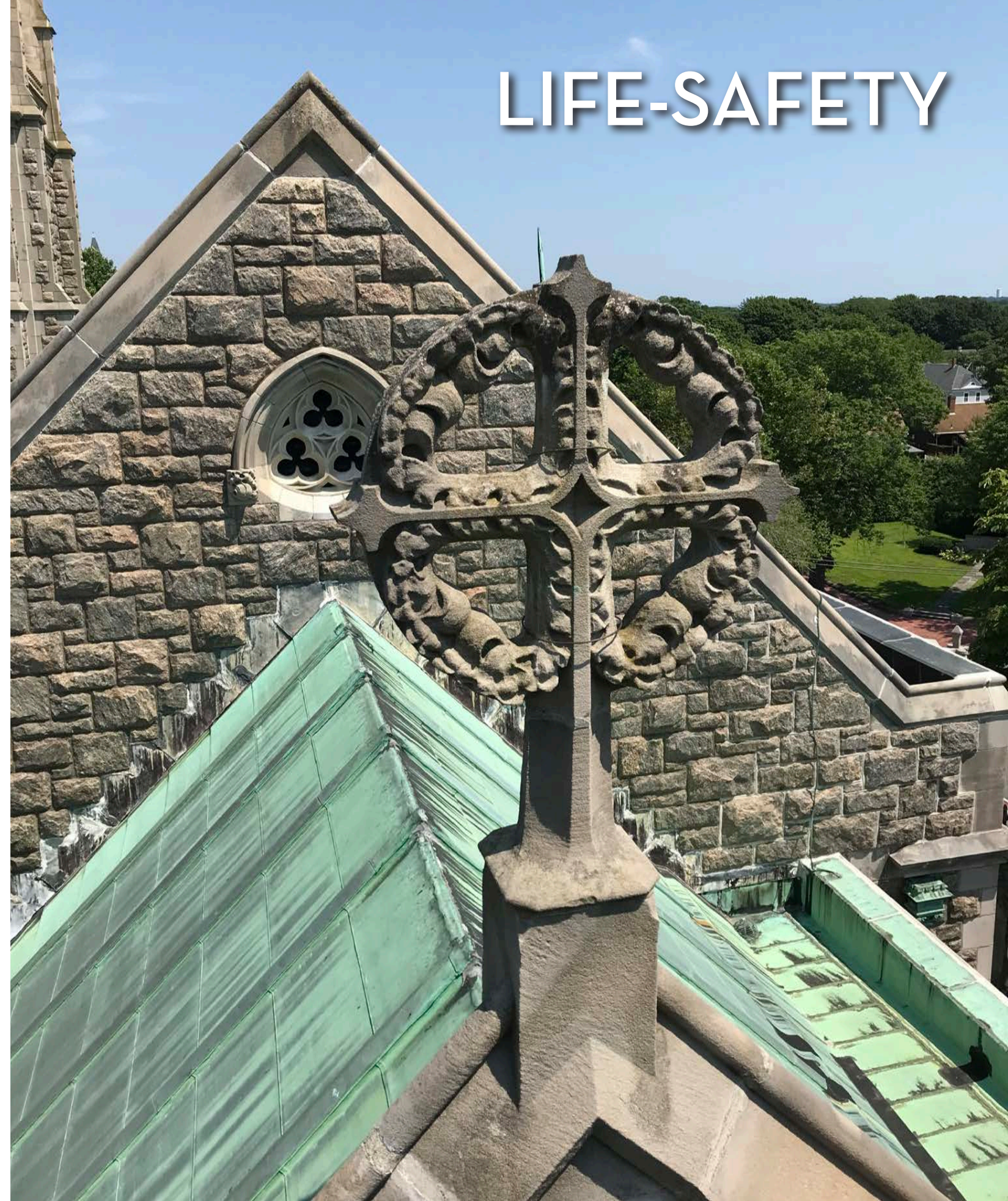
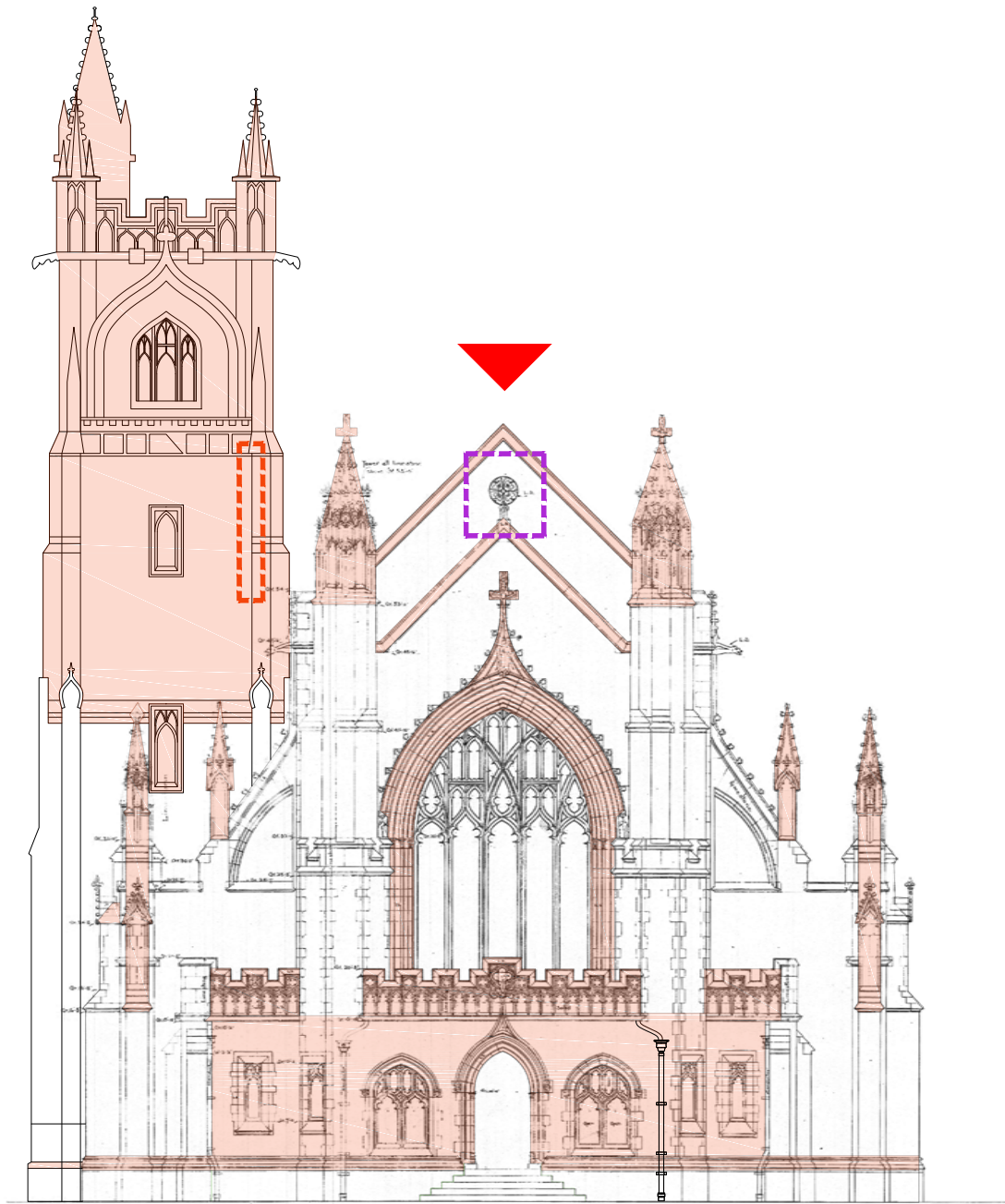
3/64" = 1'-0" 0' 5' 10' 25'

Unitarian Memorial Church | Fairhaven, Mass. | February 13, 2019

Spencer, Sullivan & Vogt
ARCHITECTURE • PRESERVATION



LIFE-SAFETY



WEST ELEVATION - primary

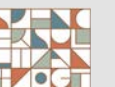
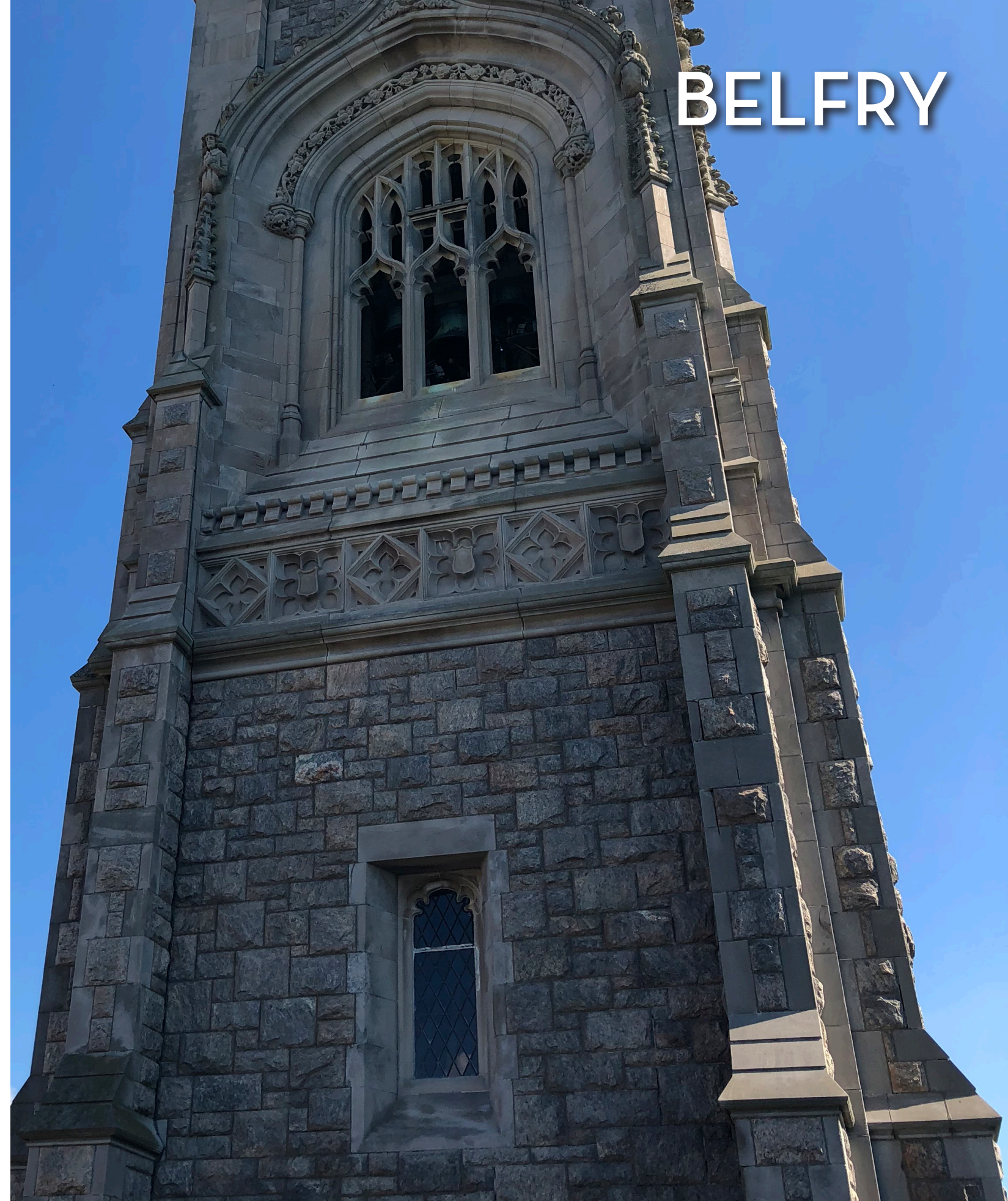
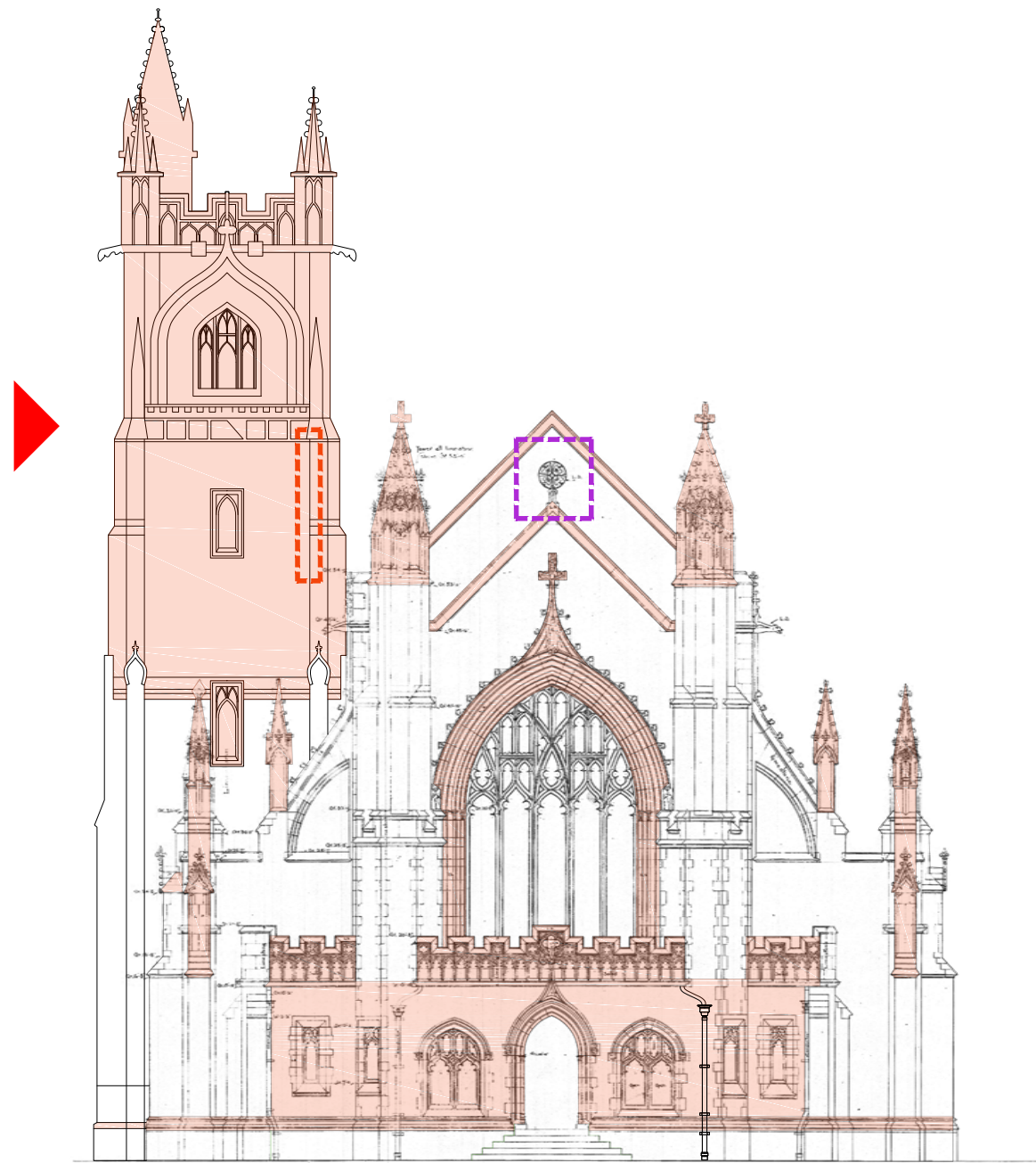
3/64" = 1'-0" 0' 5' 10' 25'

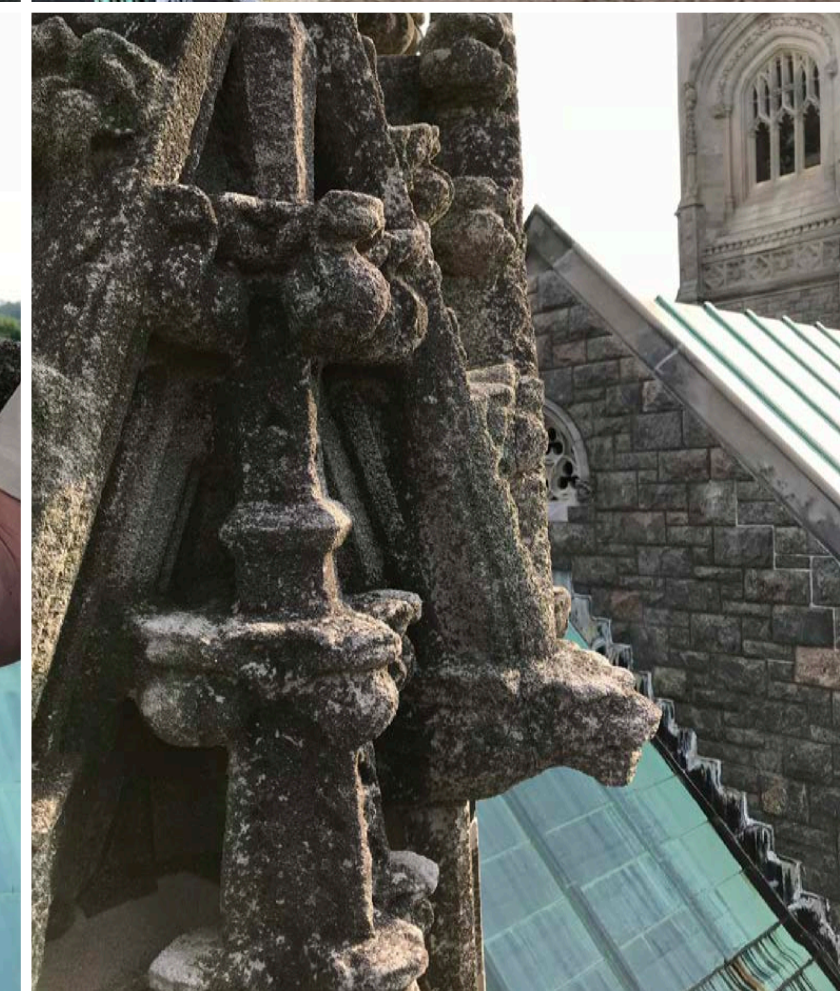
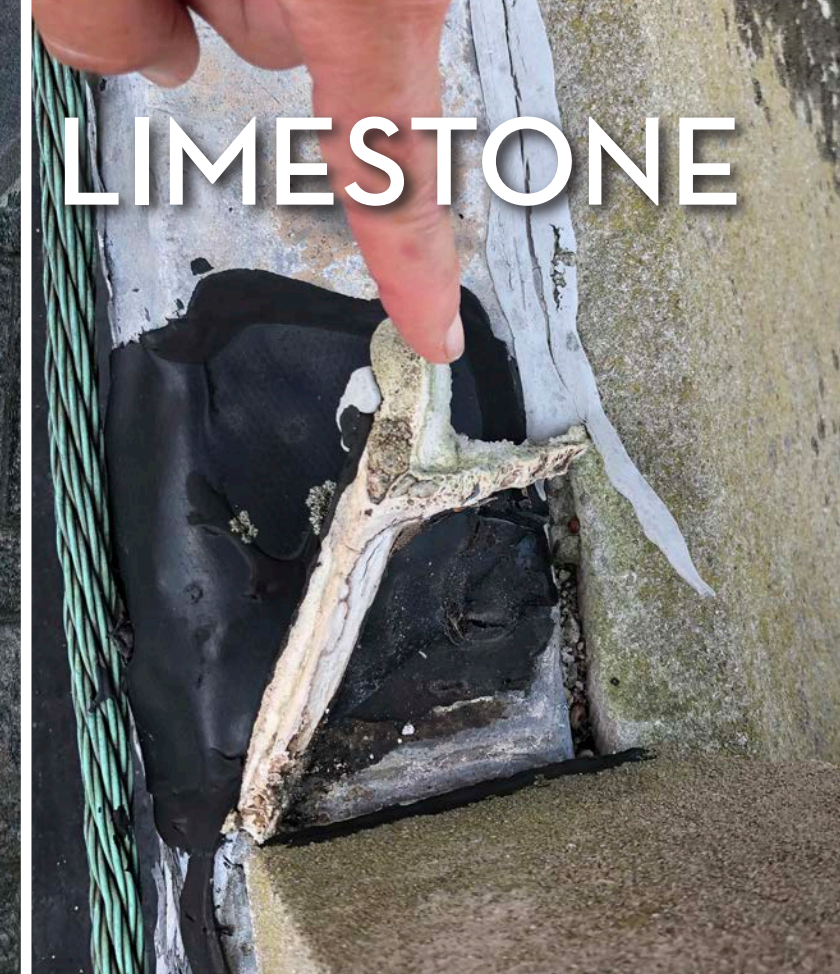
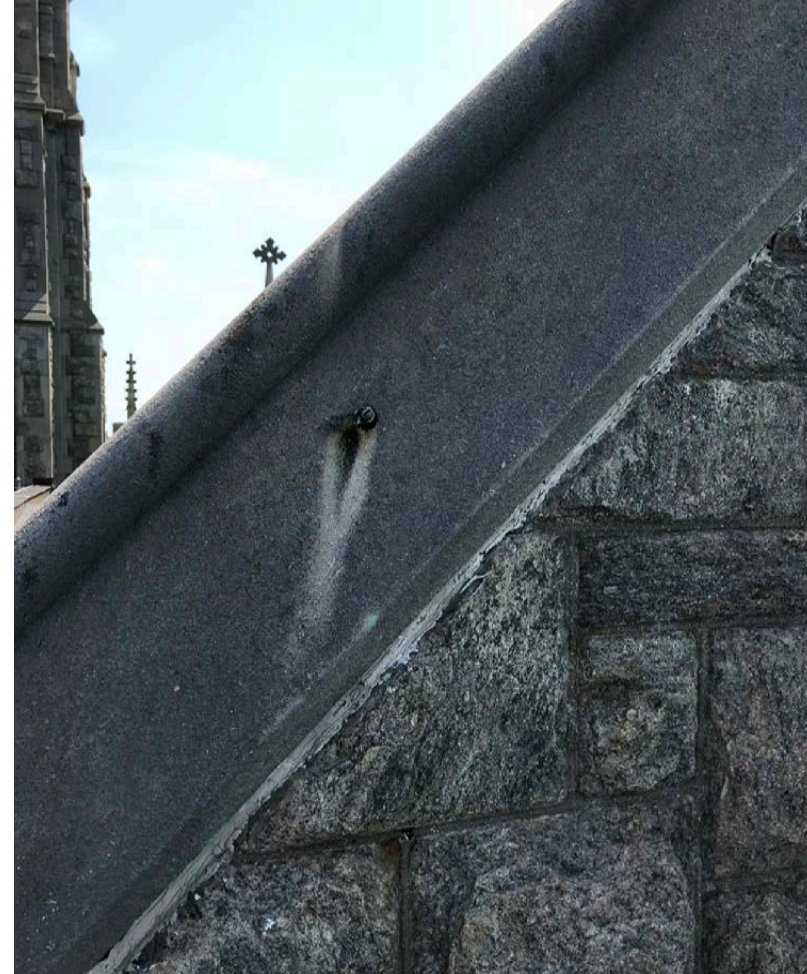
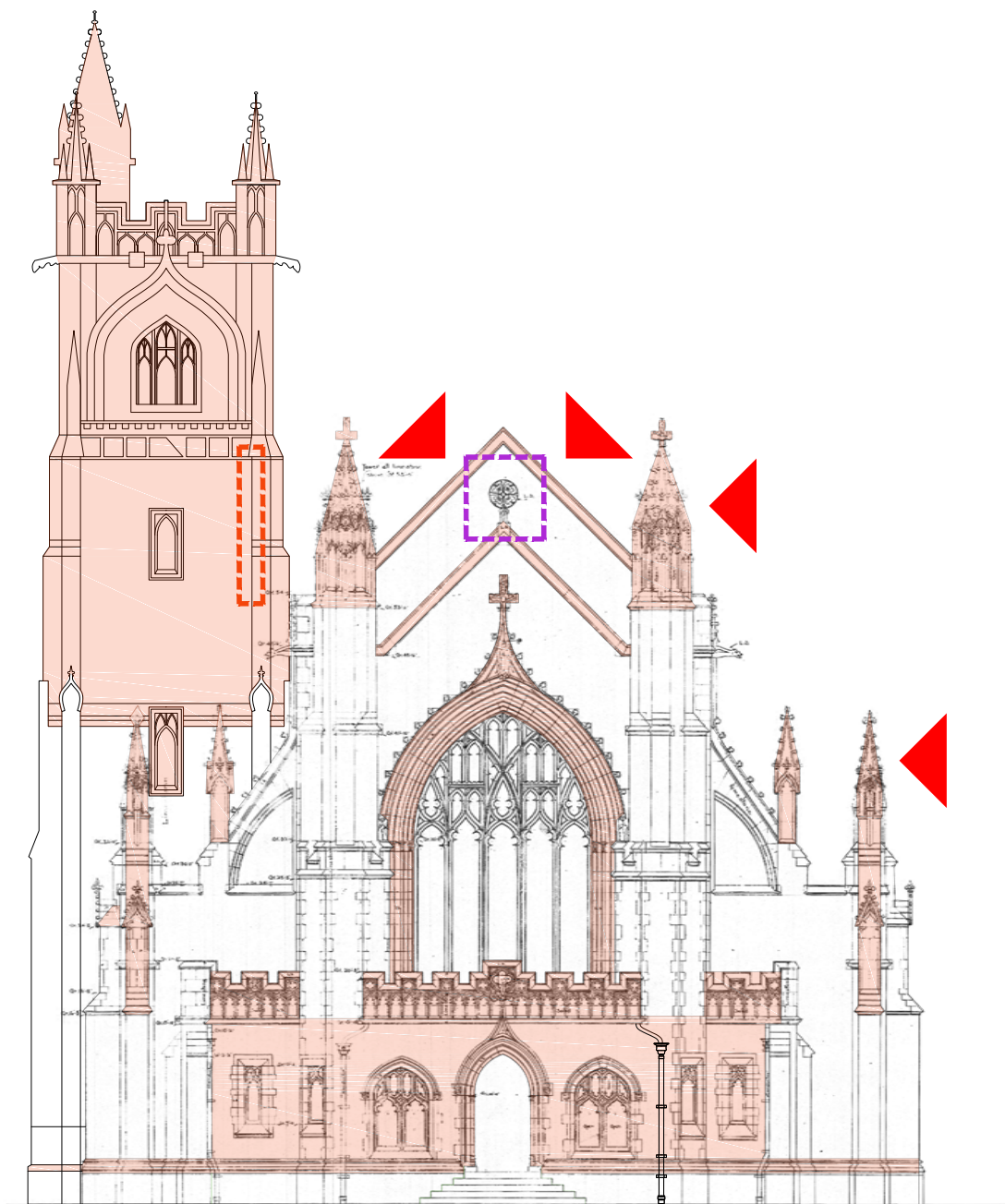
Unitarian Memorial Church | Fairhaven, Mass. | February 13, 2019

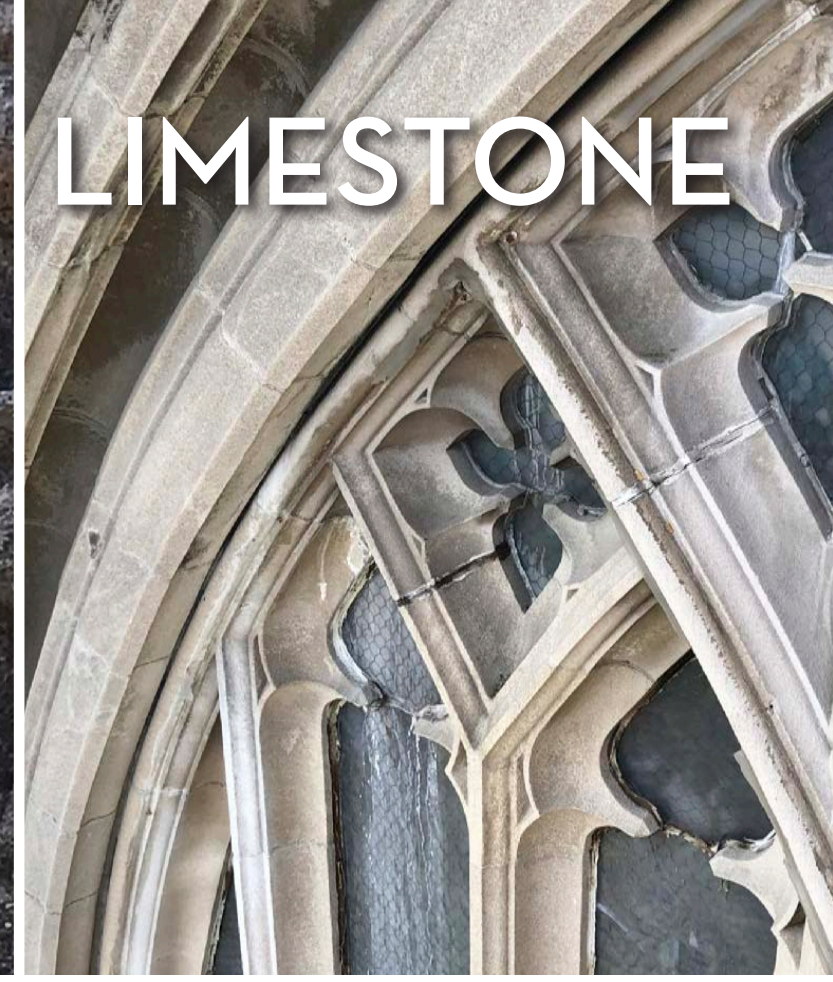
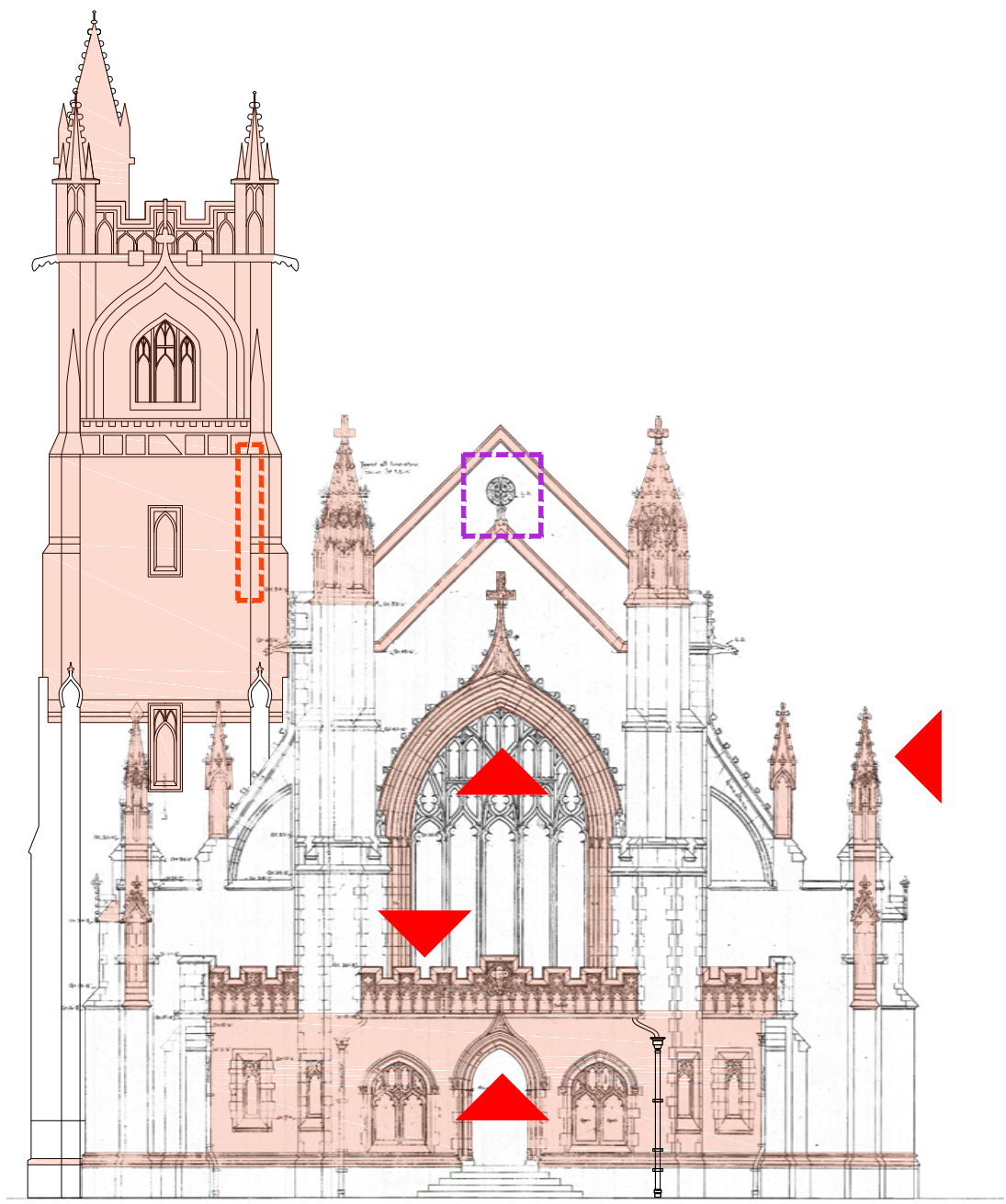
Spencer, Sullivan & Vogt
ARCHITECTURE • PRESERVATION



BELFRY







WEST ELEVATION - primary

3/64" = 1'-0" 0' 5' 10' 25'

Unitarian Memorial Church | Fairhaven, Mass. | February 13, 2019

BELFRY

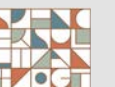


WEST ELEVATION - secondary

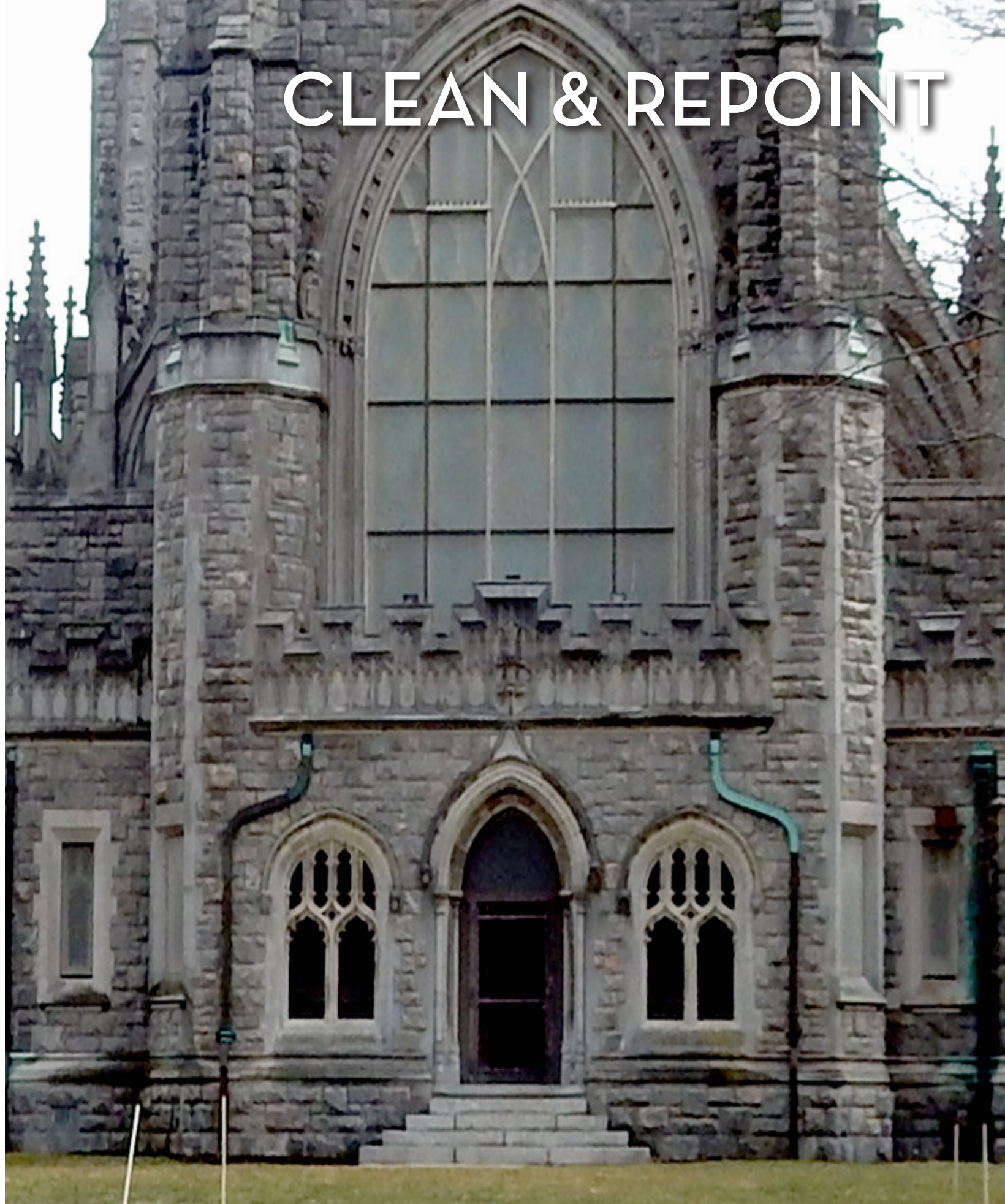
3/64" = 1'-0" 0' 5' 10' 25'

Unitarian Memorial Church | Fairhaven, Mass. | February 13, 2019

Spencer, Sullivan & Vogt
ARCHITECTURE • PRESERVATION



CLEAN & REPOINT



WEST ELEVATION - eventual

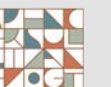
3/64" = 1'-0" 0' 5' 10' 25'

Unitarian Memorial Church | Fairhaven, Mass. | February 13, 2019

Spencer, Sullivan & Vogt
ARCHITECTURE • PRESERVATION



EAST ELEVATION



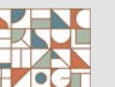


EAST ELEVATION - overview

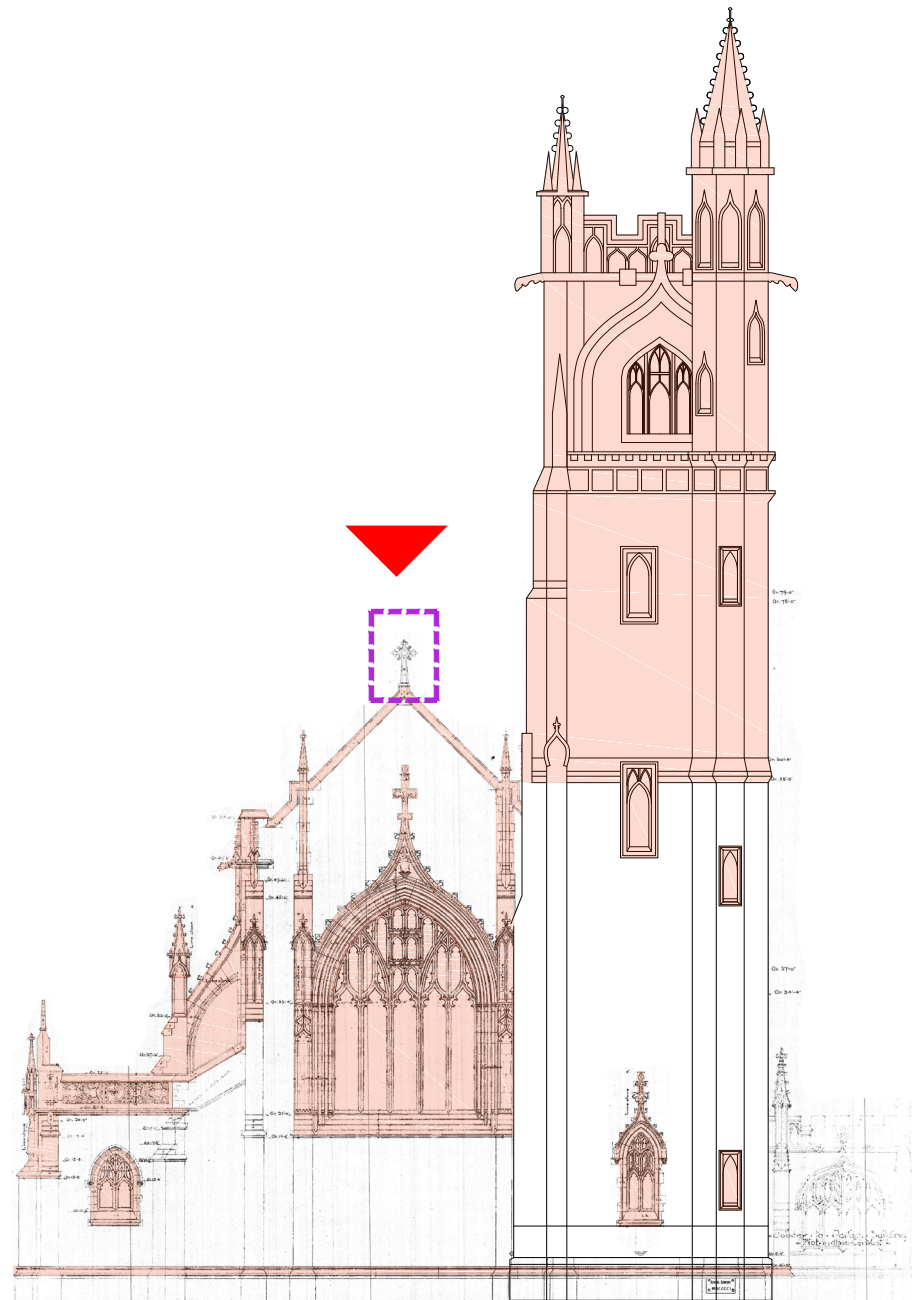
3/64" = 1'-0" 0' 5' 10' 25'

Unitarian Memorial Church | Fairhaven, Mass. | February 13, 2019

Spencer, Sullivan & Vogt
ARCHITECTURE • PRESERVATION



LIFE-SAFETY



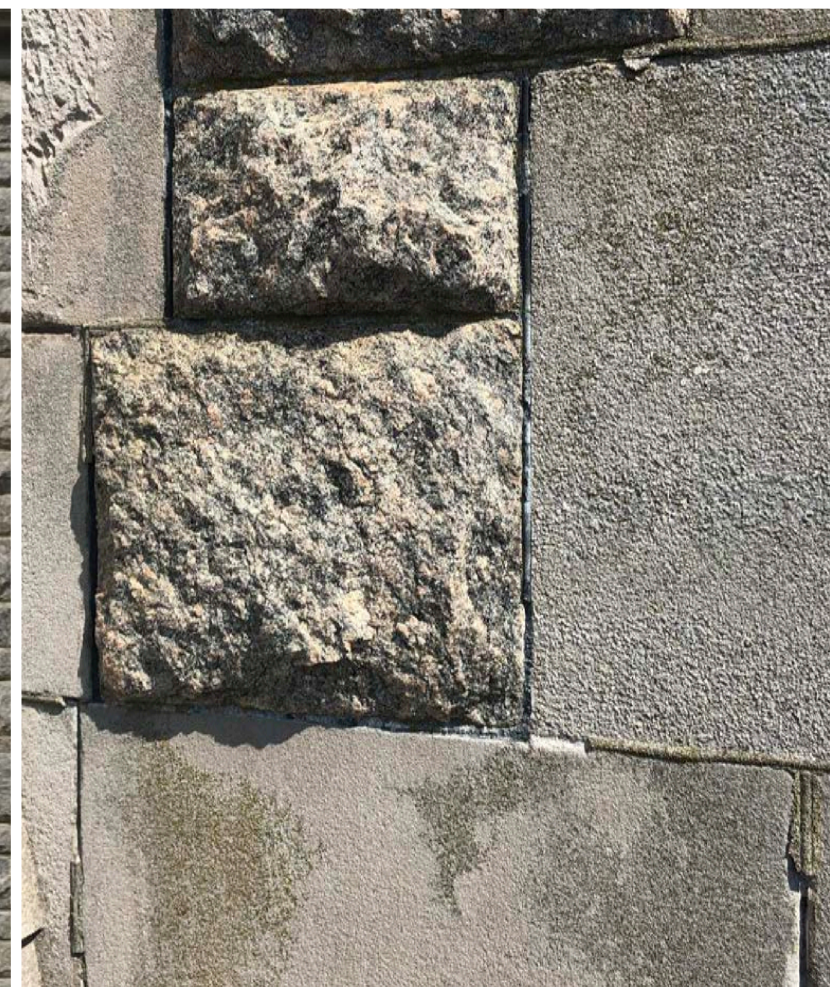
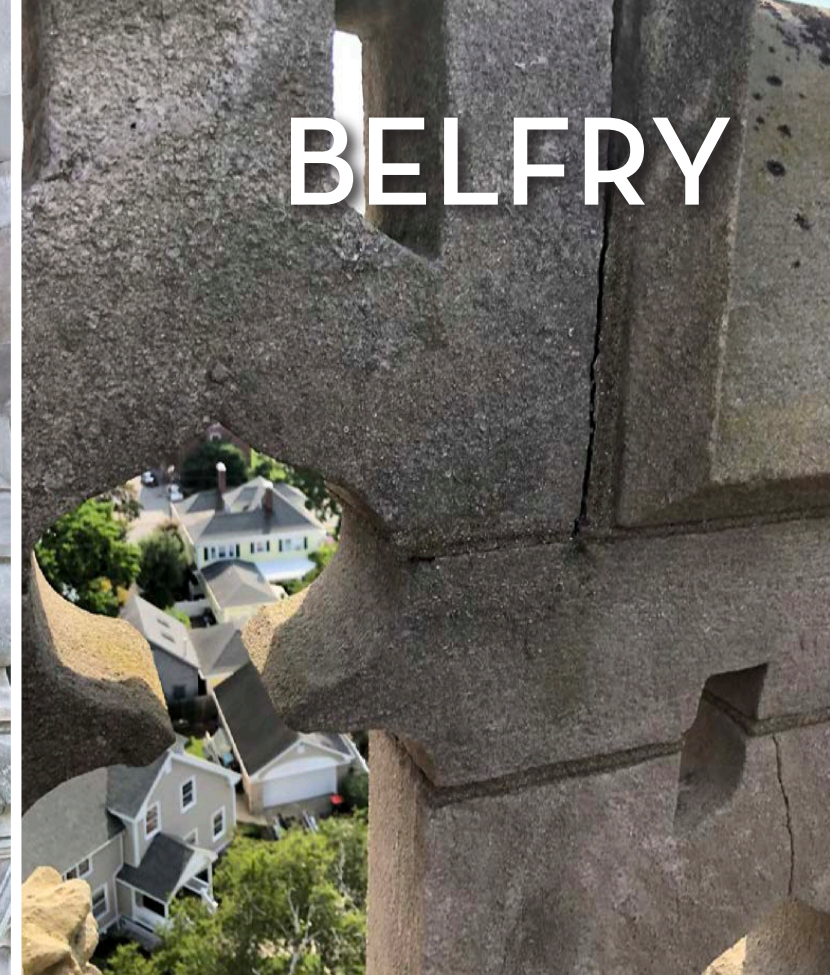
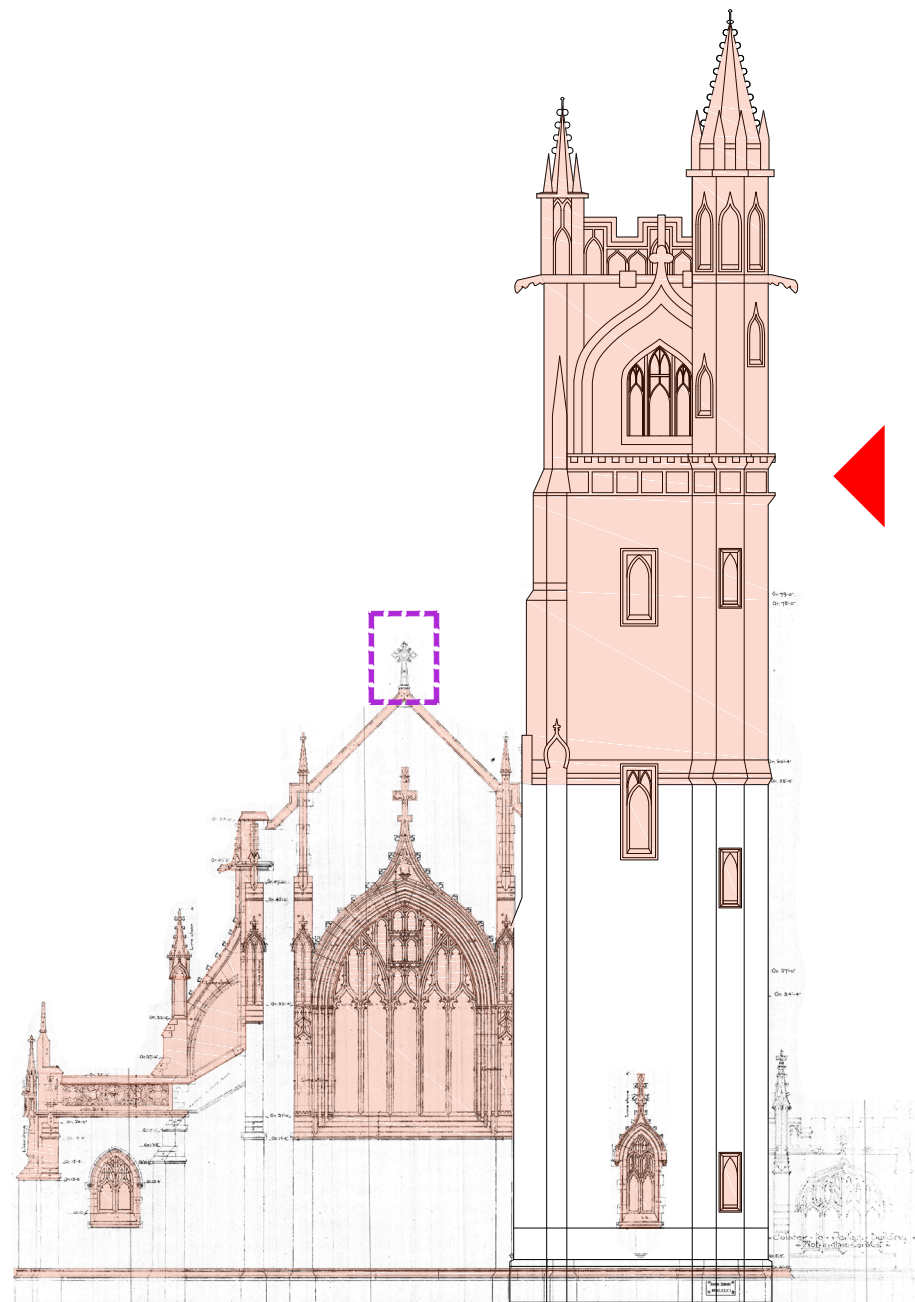
EAST ELEVATION - primary

3/64" = 1'-0" 0' 5' 10' 25'

Unitarian Memorial Church | Fairhaven, Mass. | February 13, 2019

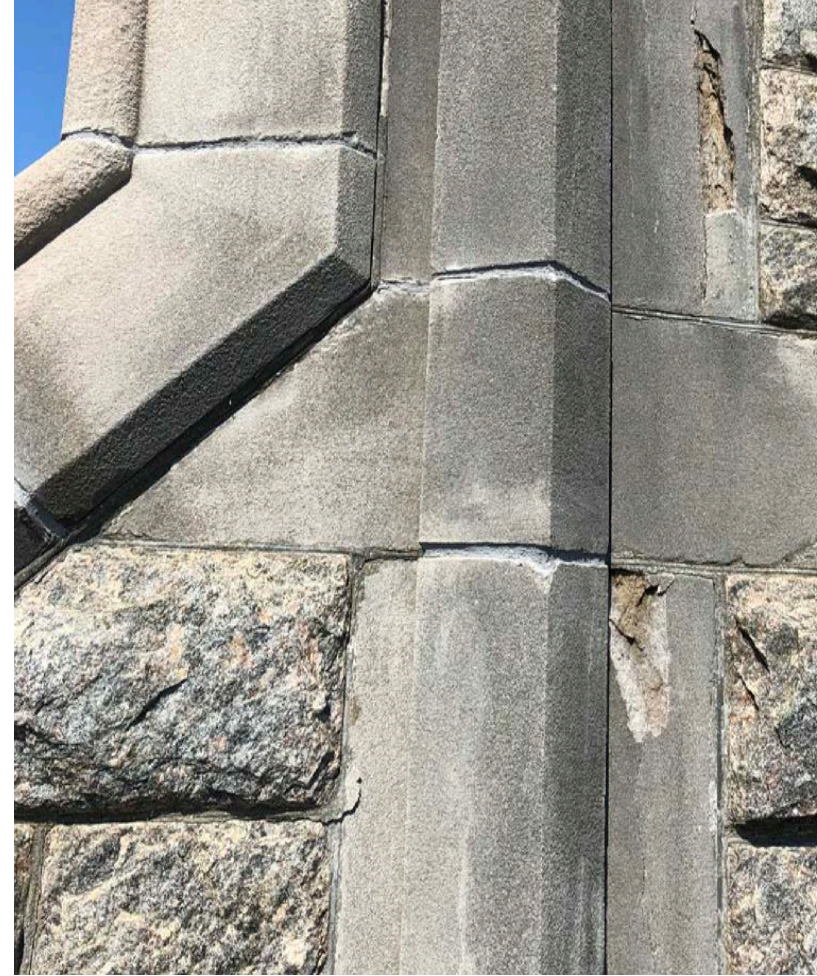
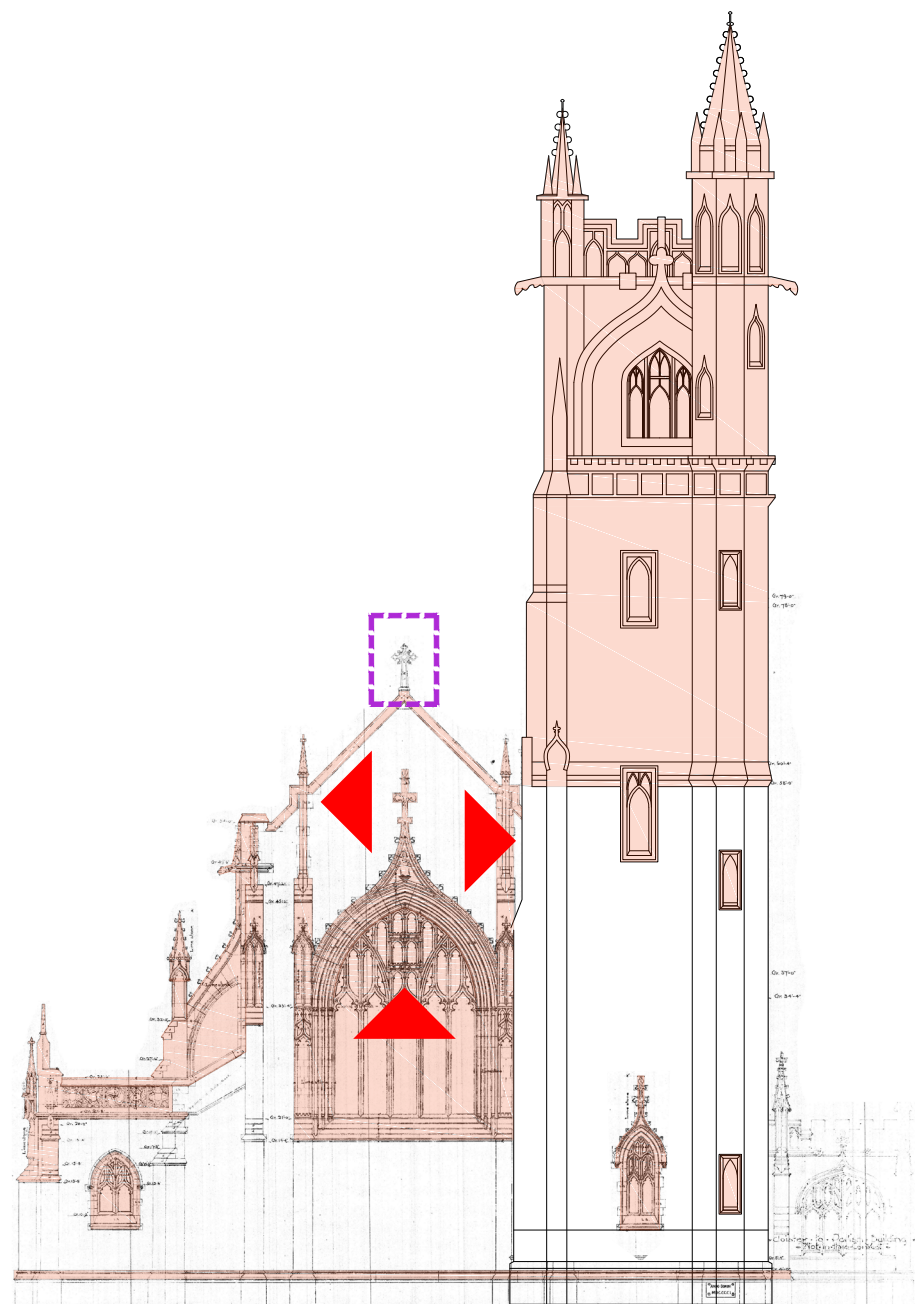
Spencer, Sullivan & Vogt
ARCHITECTURE • PRESERVATION



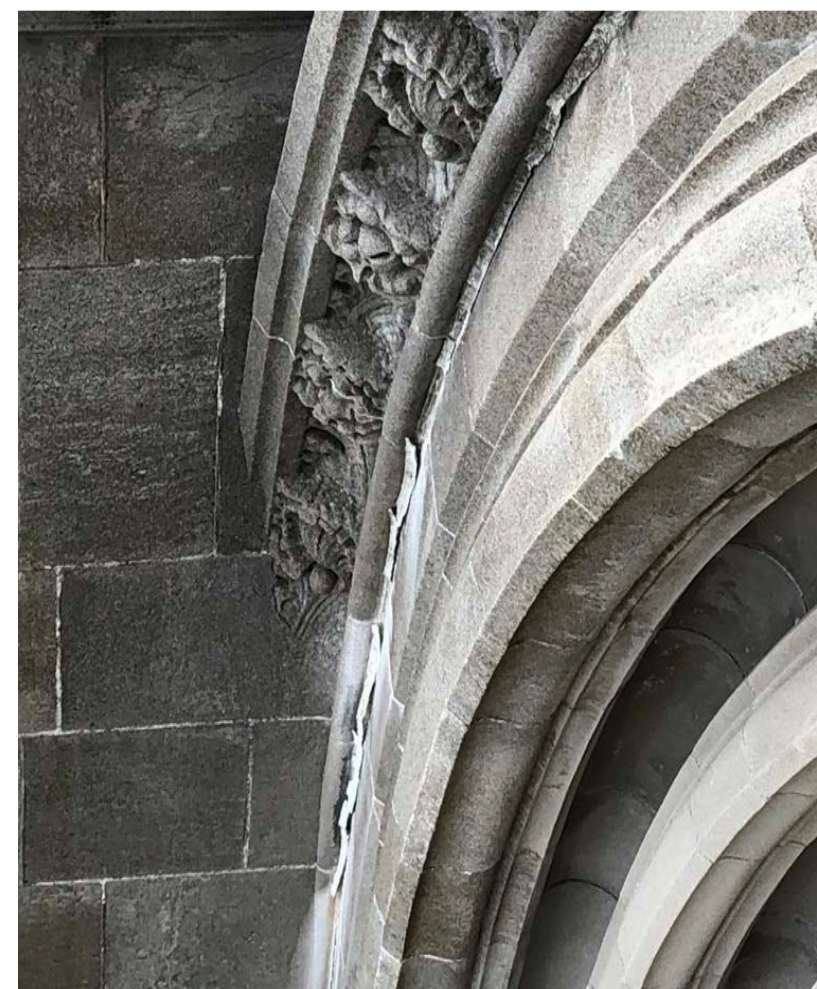


BELFRY

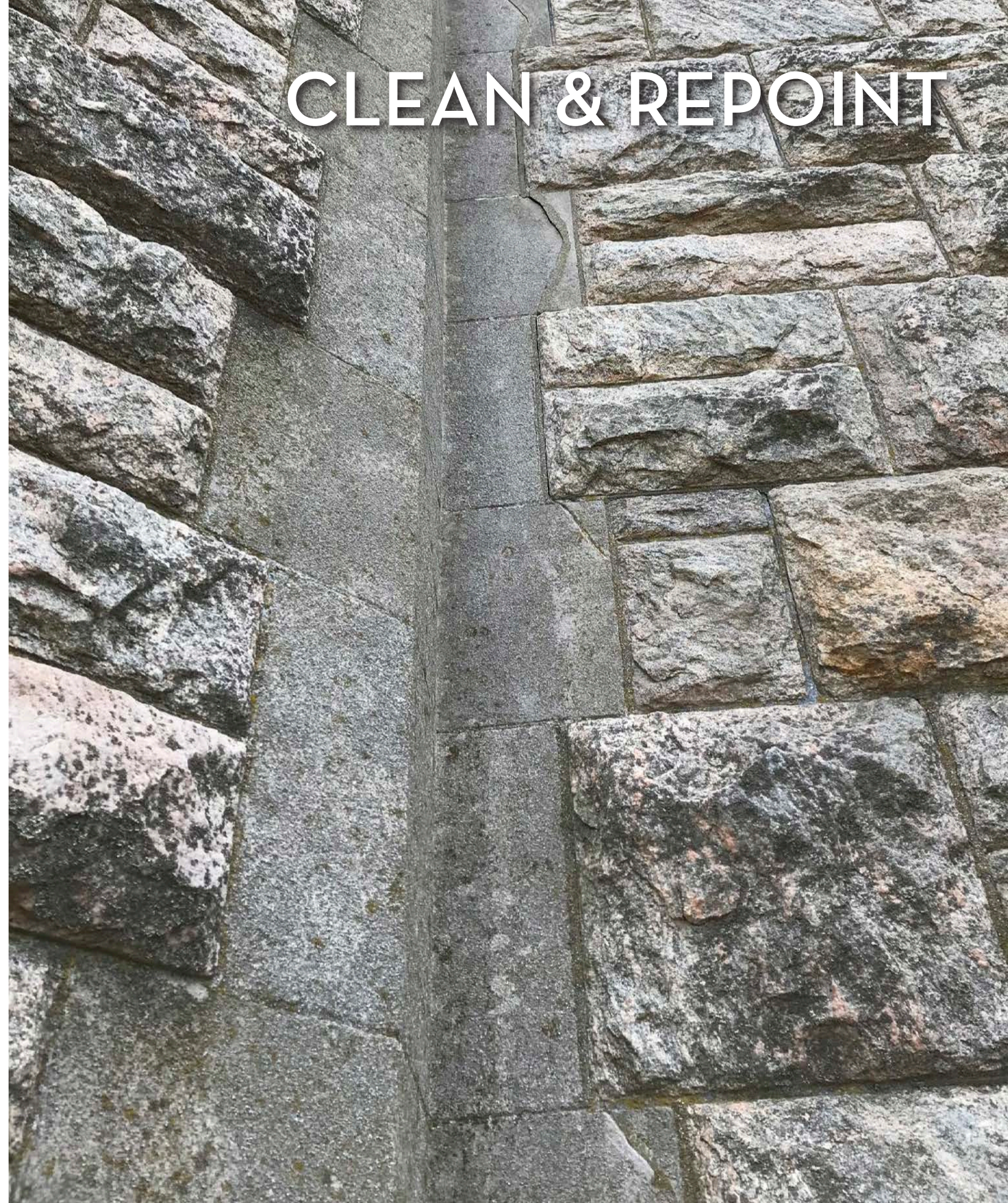




LIMESTONE



CLEAN & REPOINT

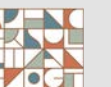


EAST ELEVATION - secondary

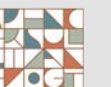
3/64" = 1'-0" 0' 5' 10' 25'

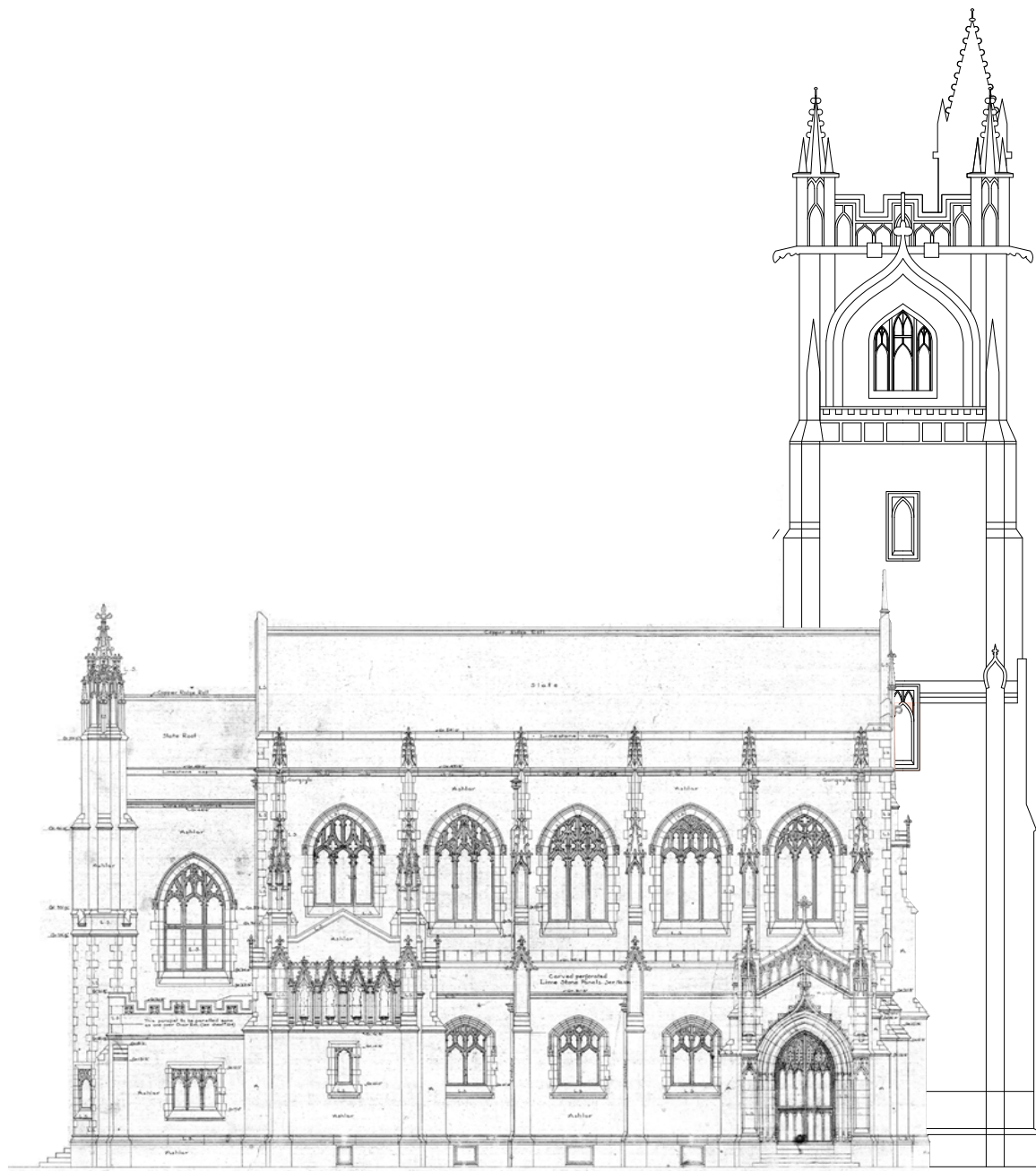
Unitarian Memorial Church | Fairhaven, Mass. | February 13, 2019

Spencer, Sullivan & Vogt
ARCHITECTURE • PRESERVATION



SOUTH ELEVATION



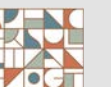


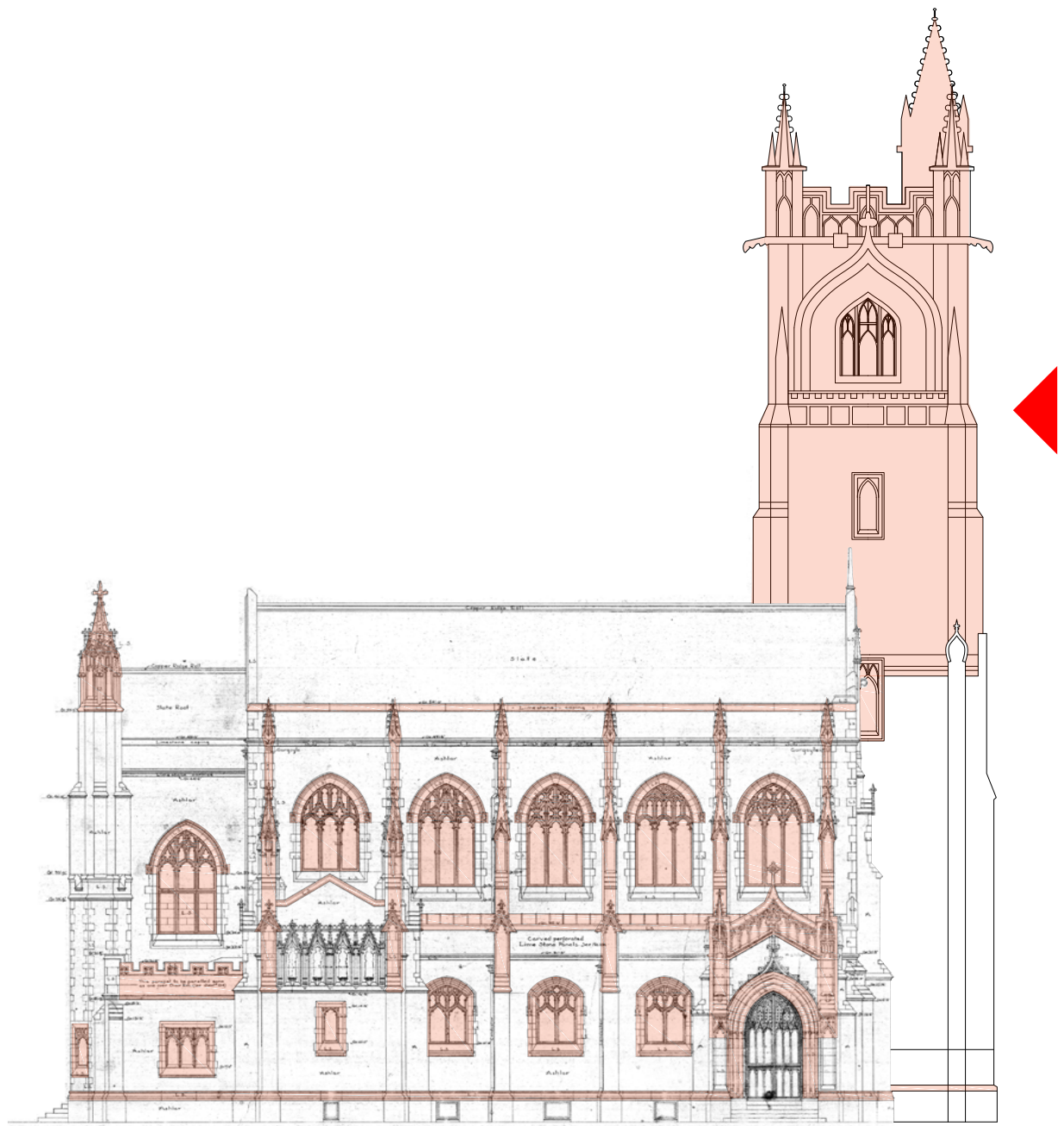
SOUTH ELEVATION - overview

3/64" = 1'-0" 0' 5' 10' 25'

Unitarian Memorial Church | Fairhaven, Mass. | February 13, 2019

Spencer, Sullivan & Vogt
ARCHITECTURE • PRESERVATION

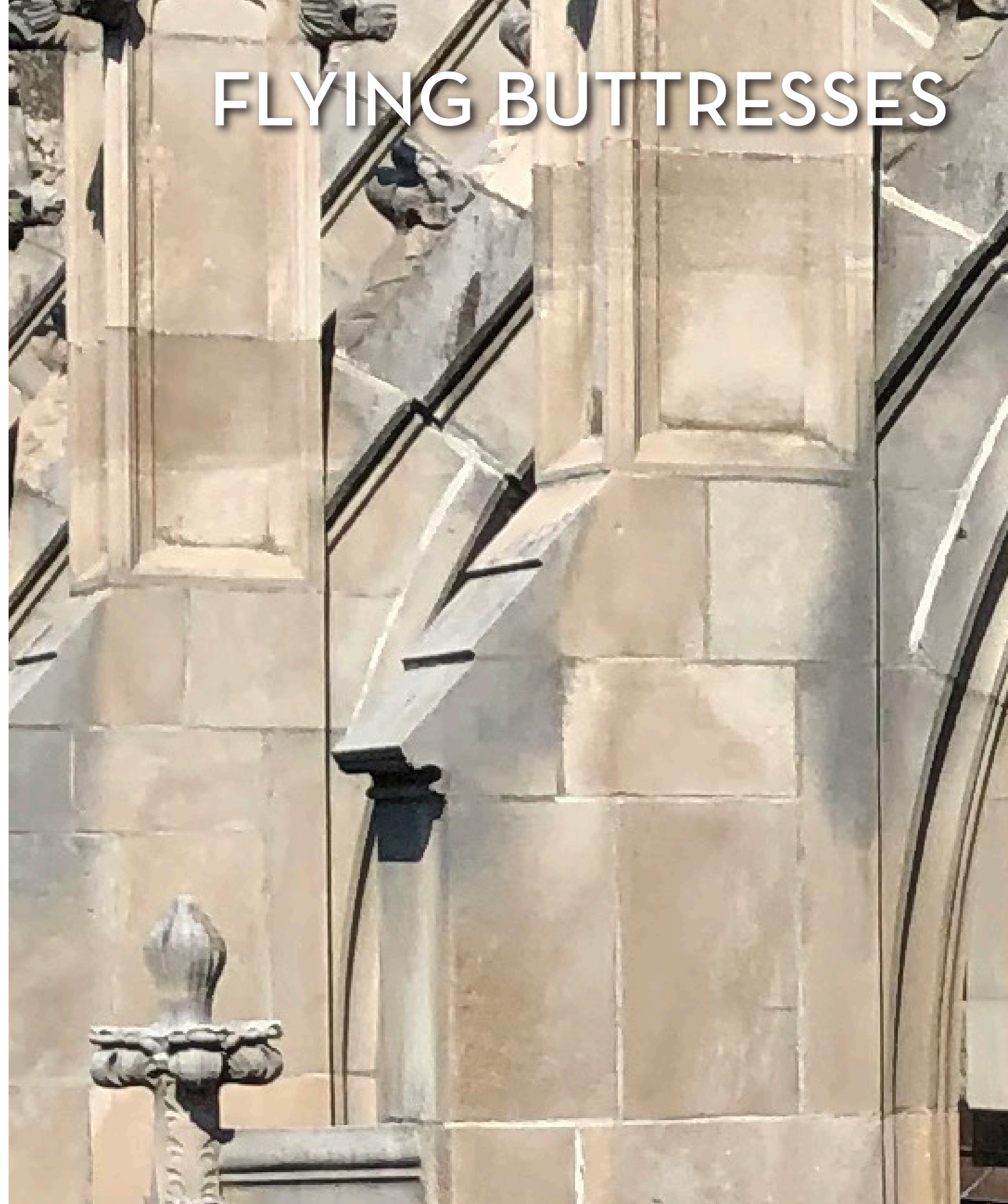
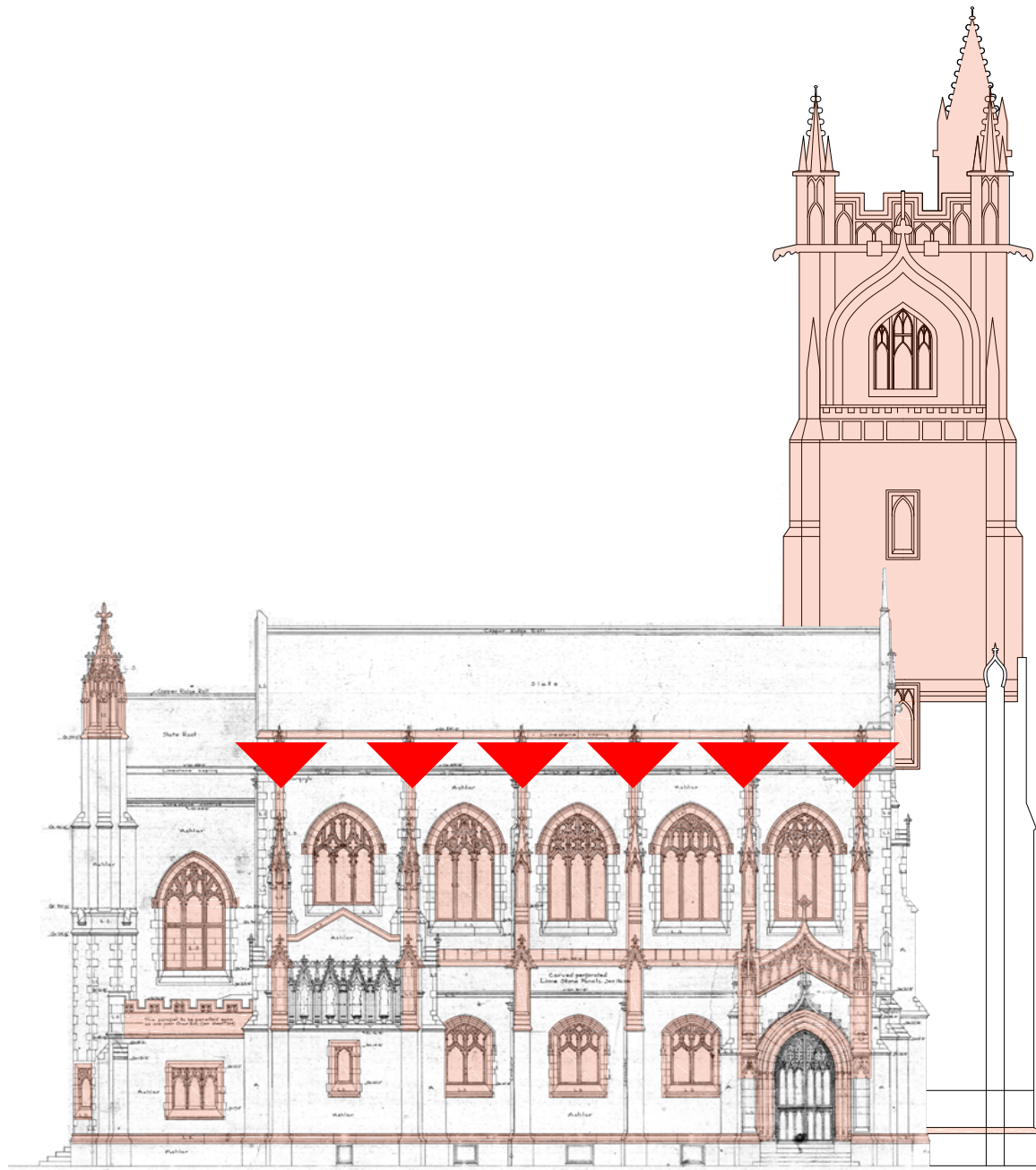




BELFRY



FLYING BUTTRESSES

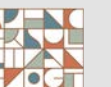


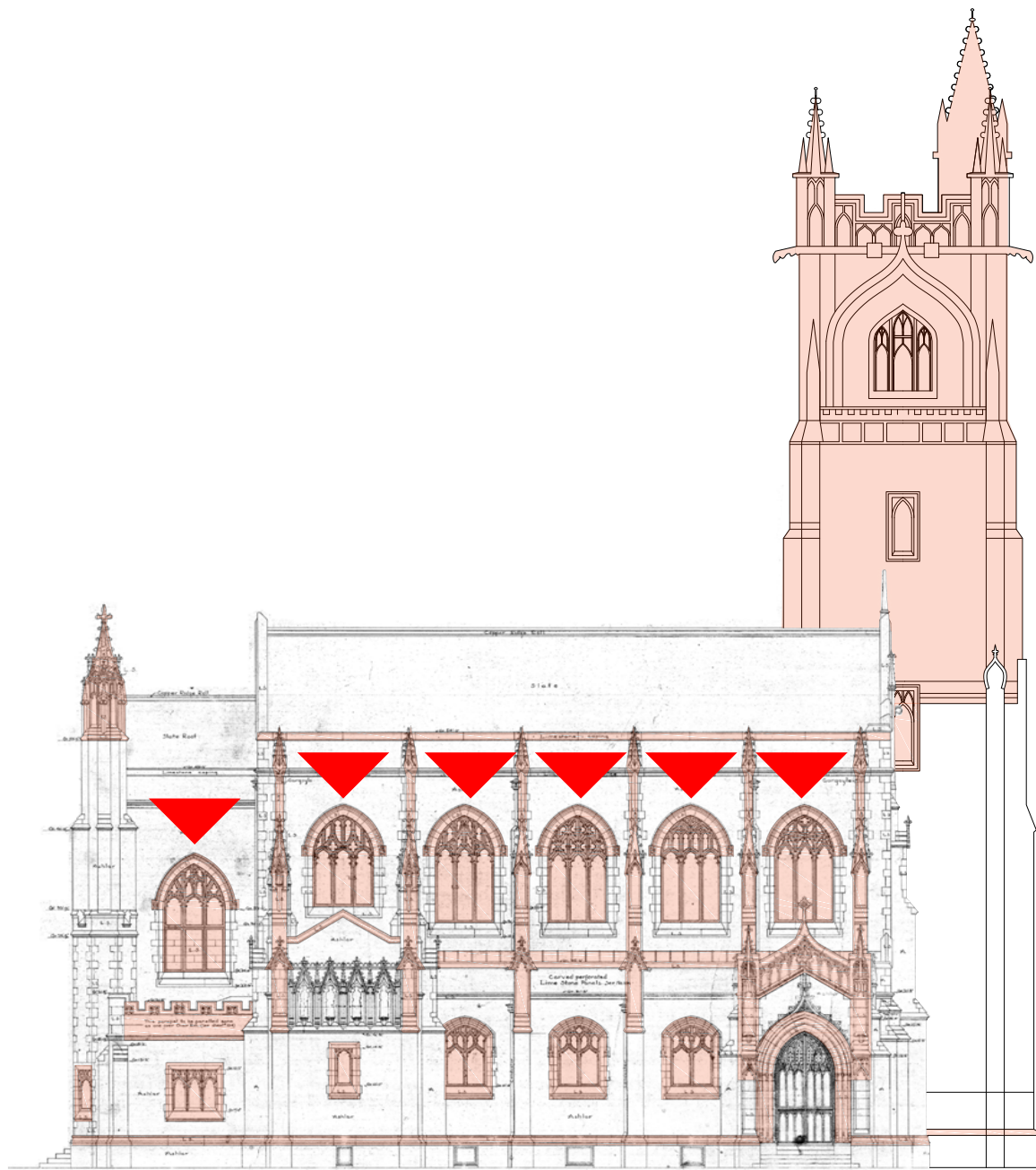
SOUTH ELEVATION - primary

3/64" = 1'-0" 0' 5' 10' 25'

Unitarian Memorial Church | Fairhaven, Mass. | February 13, 2019

Spencer, Sullivan & Vogt
ARCHITECTURE • PRESERVATION



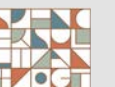


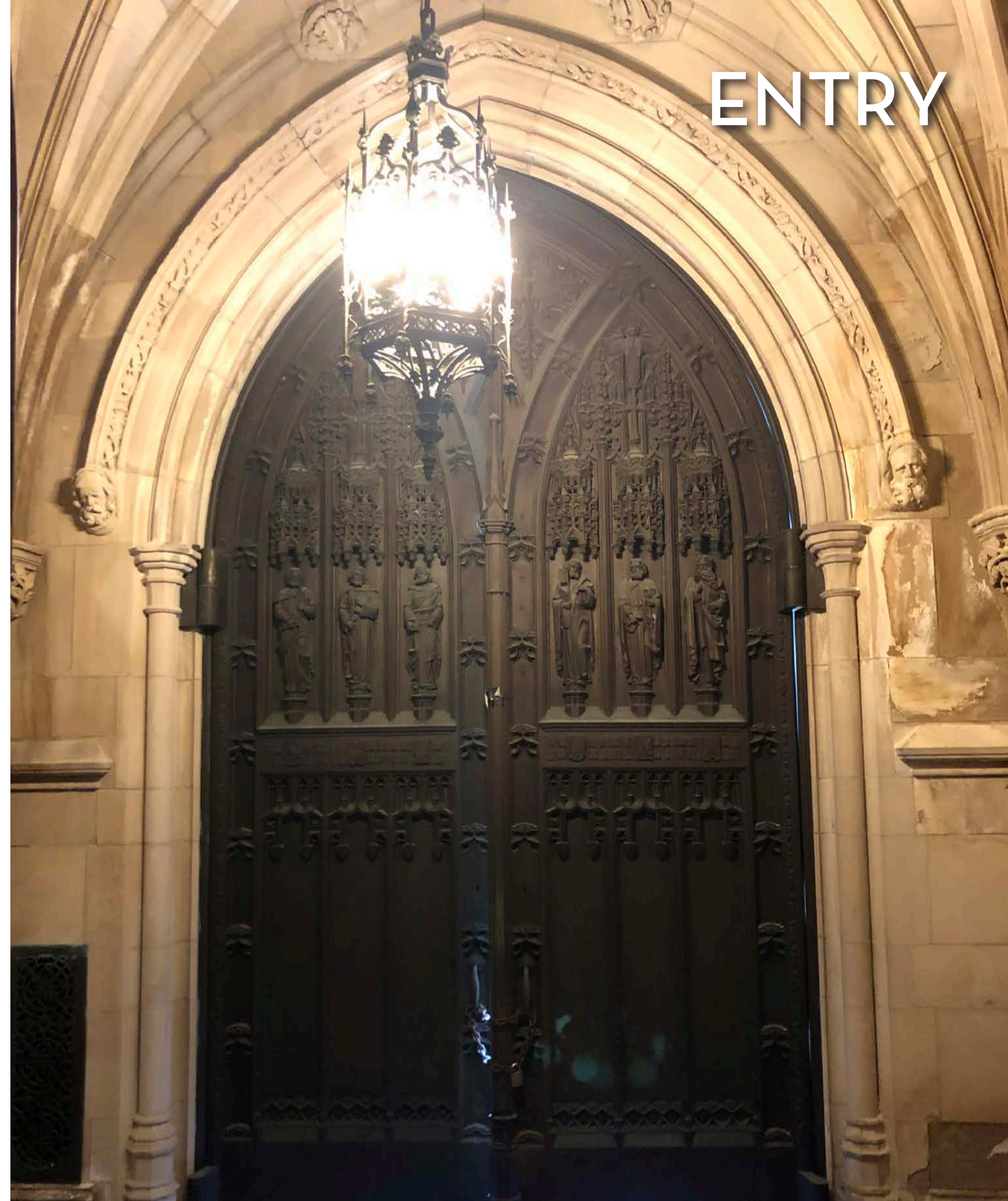
SOUTH ELEVATION - primary

3/64" = 1'-0" 0' 5' 10' 25'

Unitarian Memorial Church | Fairhaven, Mass. | February 13, 2019

Spencer, Sullivan & Vogt
ARCHITECTURE • PRESERVATION





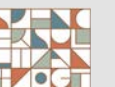
ENTRY

SOUTH ELEVATION - primary

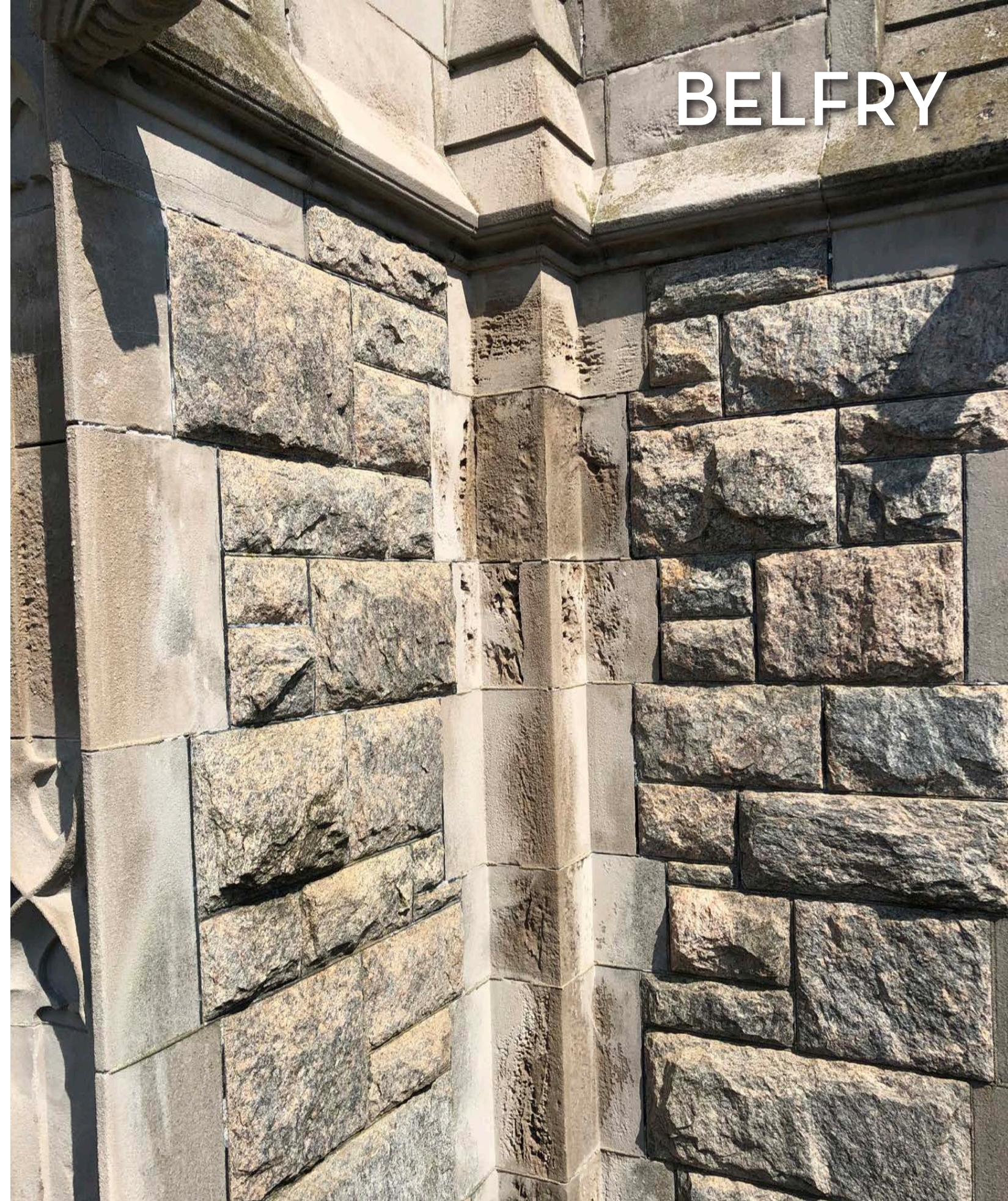
3/64" = 1'-0" 0' 5' 10' 25'

Unitarian Memorial Church | Fairhaven, Mass. | February 13, 2019

Spencer, Sullivan & Vogt
ARCHITECTURE • PRESERVATION



BELFRY



SOUTH ELEVATION - secondary

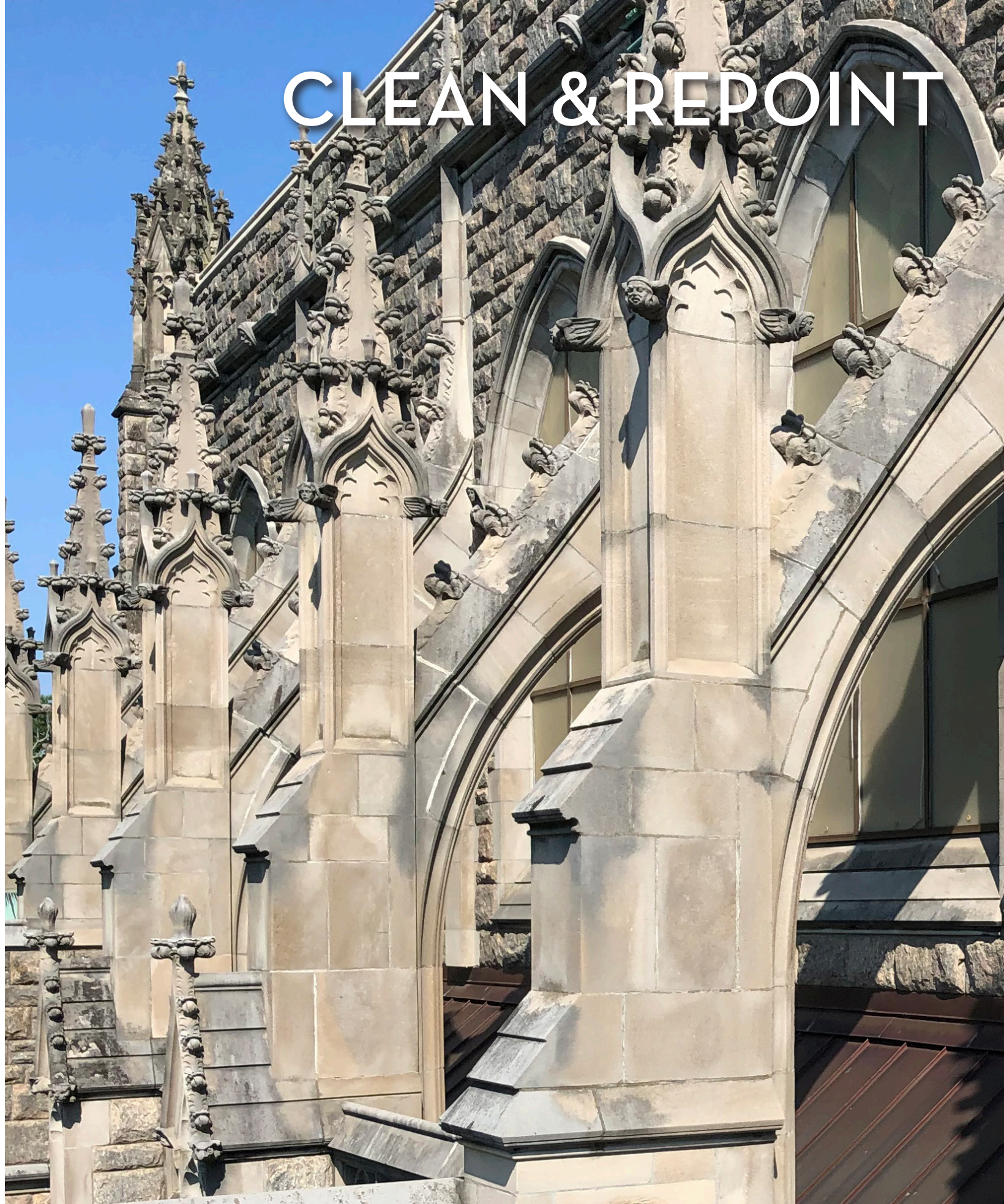
3/64" = 1'-0" 0' 5' 10' 25'

Unitarian Memorial Church | Fairhaven, Mass. | February 13, 2019

Spencer, Sullivan & Vogt
ARCHITECTURE • PRESERVATION



CLEAN & REPOINT



SOUTH ELEVATION - eventual

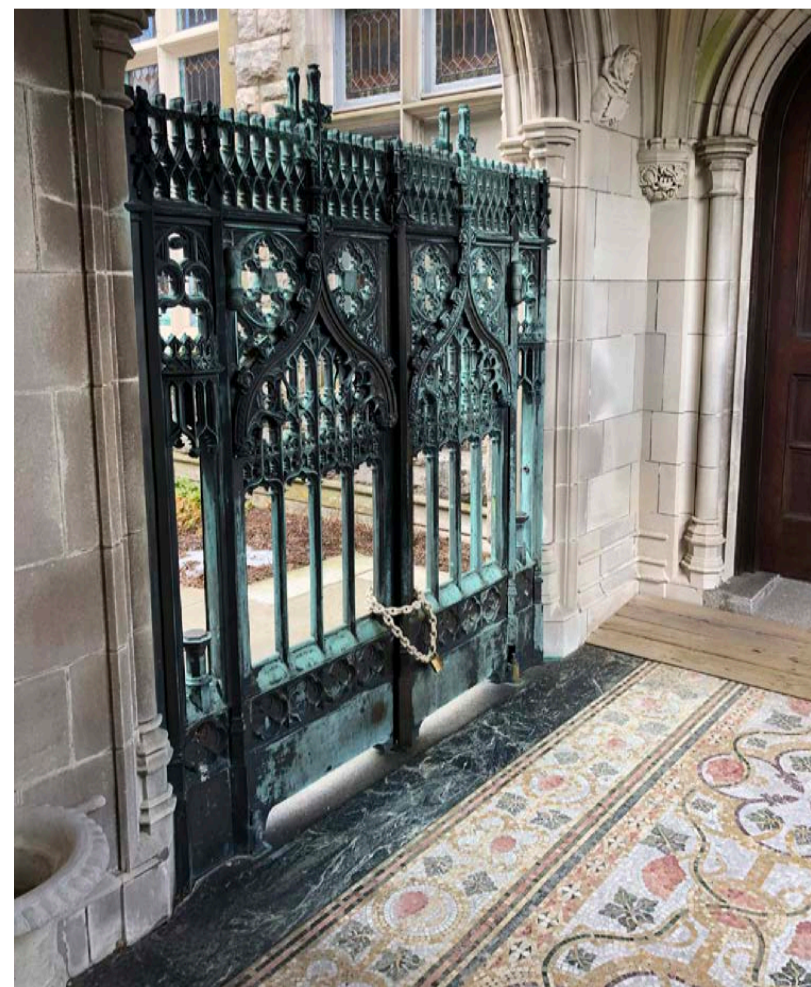
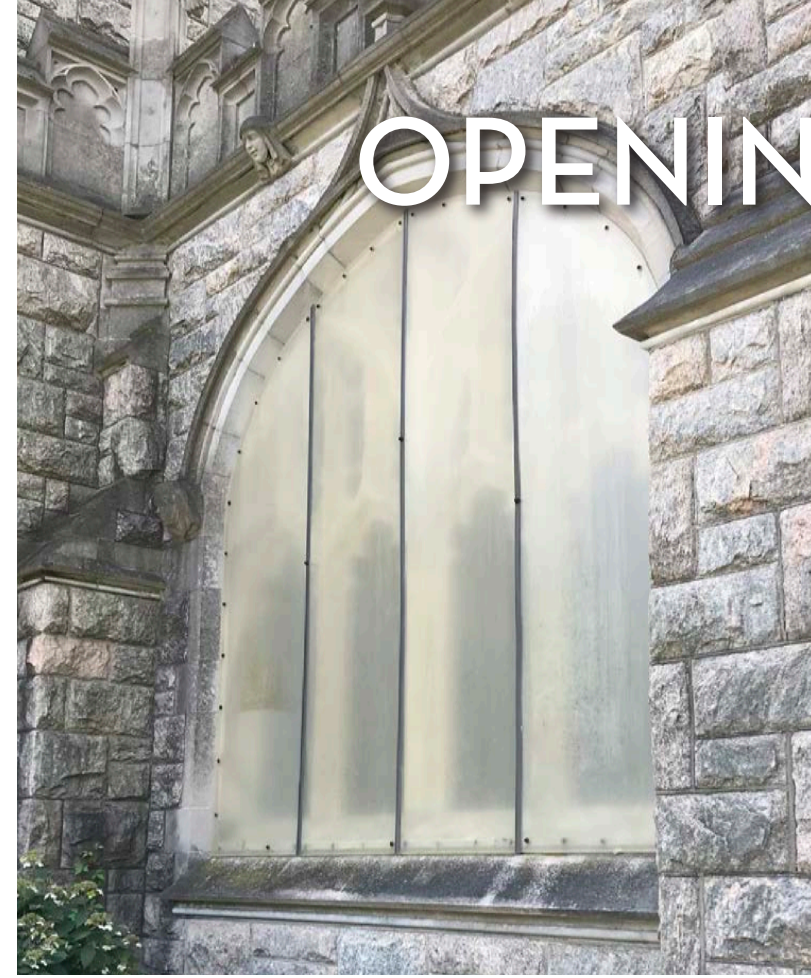
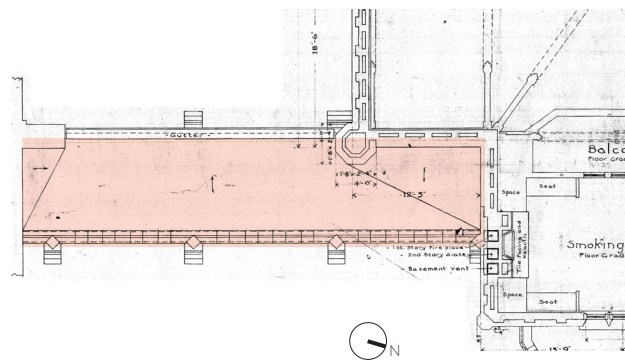
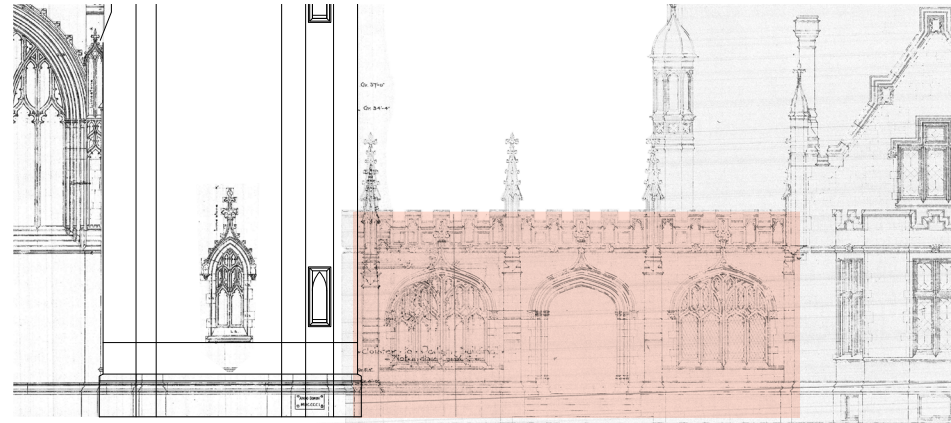
3/64" = 1'-0" 0' 5' 10' 25'

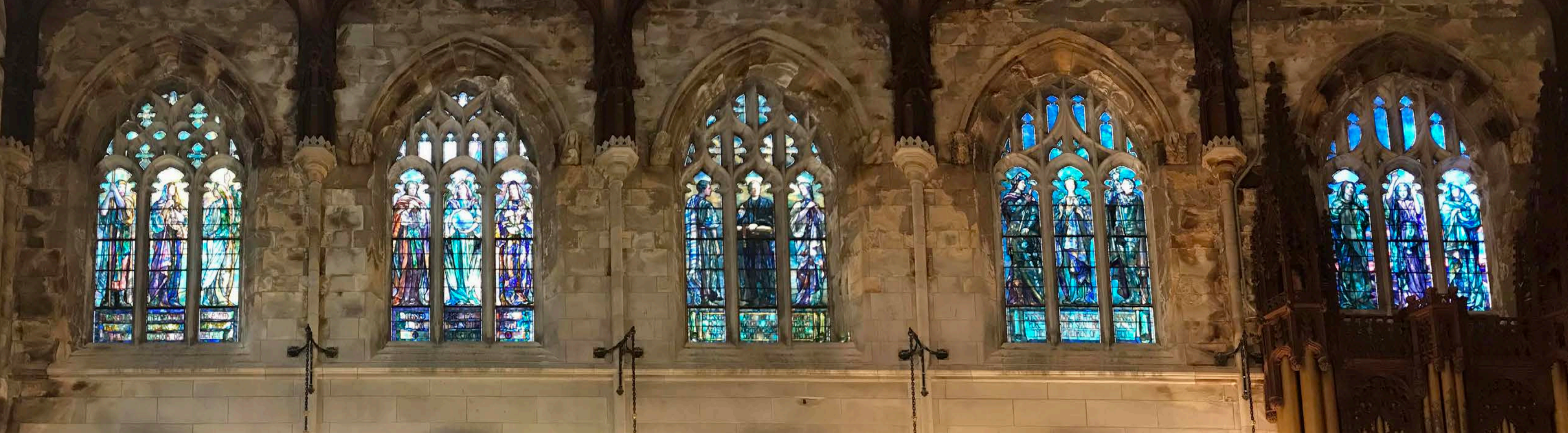
Unitarian Memorial Church | Fairhaven, Mass. | February 13, 2019

Spencer, Sullivan & Vogt
ARCHITECTURE • PRESERVATION



OPENINGS & FLOOR





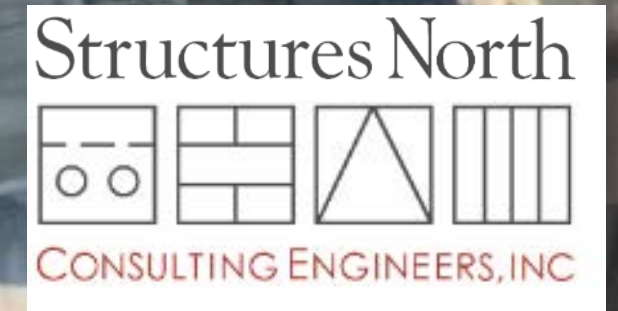


INTERIOR - primary

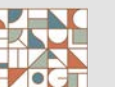


STRUCTURAL ASSESSMENT

1. address water infiltration causing structural problems
2. replace corroded cantilevered beam SW tower buttress
3. amend internal anchor corrosion causing shifting and cracking masonry
4. reset slipped stones at flying buttresses
5. apply cathodic correction for beams under cloister
6. use coating to correct corroded roof beams



John Wathne, P. E.

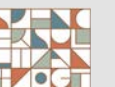


STAINED GLASS ASSESSMENT

1. remove polycarbonate glazing
2. perform up-close interior assessment with staging
3. restore ventilator panel operability at aisle windows
4. no indication of serious deflection or lead deterioration

Serpentino
Stained & leaded
Glass INC.

Roberto Rosa, V. P.



POTENTIAL FUNDING SOURCES

- **Strong Recommendation: Capital Campaign**
- **Hire Professional Fundraiser**
- **Community Preservation Act**
- **Save America's Treasures**
- **Partners for Sacred Places**
- **Private Foundations & Corporations**



All phases consolidated in single project

\$3,876,457

*** \$1 Million savings if all phases done at same time

WORK BY PHASE :



Critical Hazard - address immediately

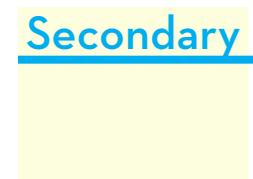
\$98,670



Urgent Concern - address within 1 - 3 years

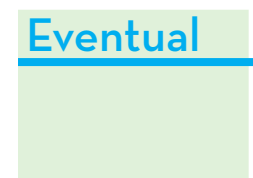
\$2,977,058

*** \$300K savings if Primary & Secondary done at same time



Impending Concern - address within 5 - 8 years

\$737,785



Future Repair - long-range

\$1,015,857



A detailed photograph of the Gothic Revival architecture of the Unitarian Memorial Church in Fairhaven, Massachusetts. The image shows a close-up of the stone facade, featuring intricate tracery, pointed arches, and a prominent flying buttress. The lighting is warm, highlighting the texture of the stone and the depth of the carvings. The sky is a clear, deep blue.

UNITARIAN MEMORIAL CHURCH CONDITIONS ASSESSMENT



UNITARIAN MEMORIAL CHURCH CONDITIONS ASSESSMENT

All phases consolidated in single project

\$3,876,457

*** \$1 Million savings if all phases done at same time

WORK BY PHASE :



Critical Hazard - address immediately

\$98,670



Urgent Concern - address within 1 - 3 years

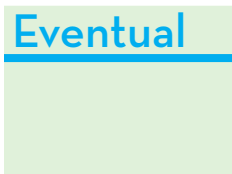
\$2,977,058

*** \$300K savings if Primary & Secondary done at same time



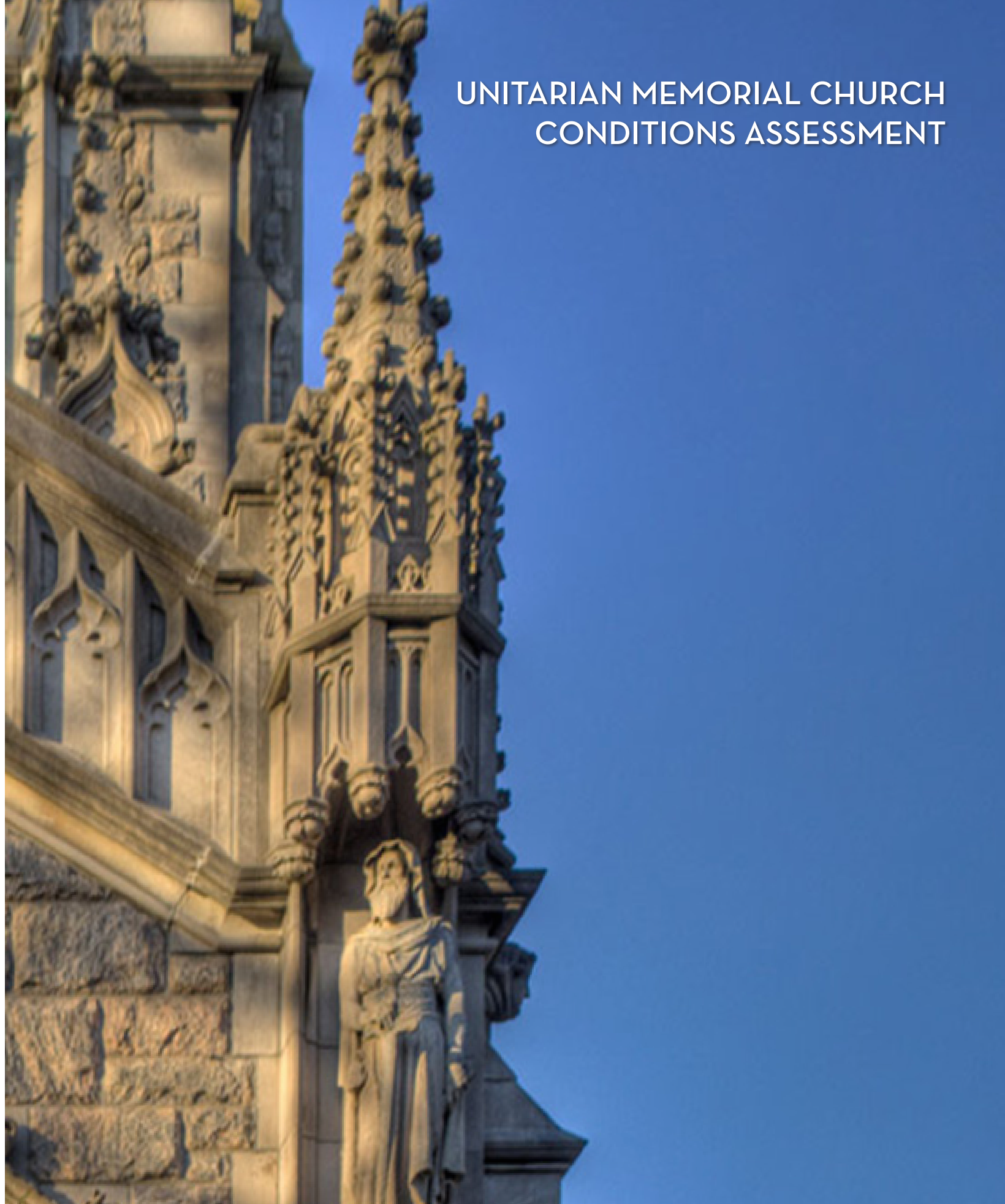
Impending Concern - address within 5 - 8 years

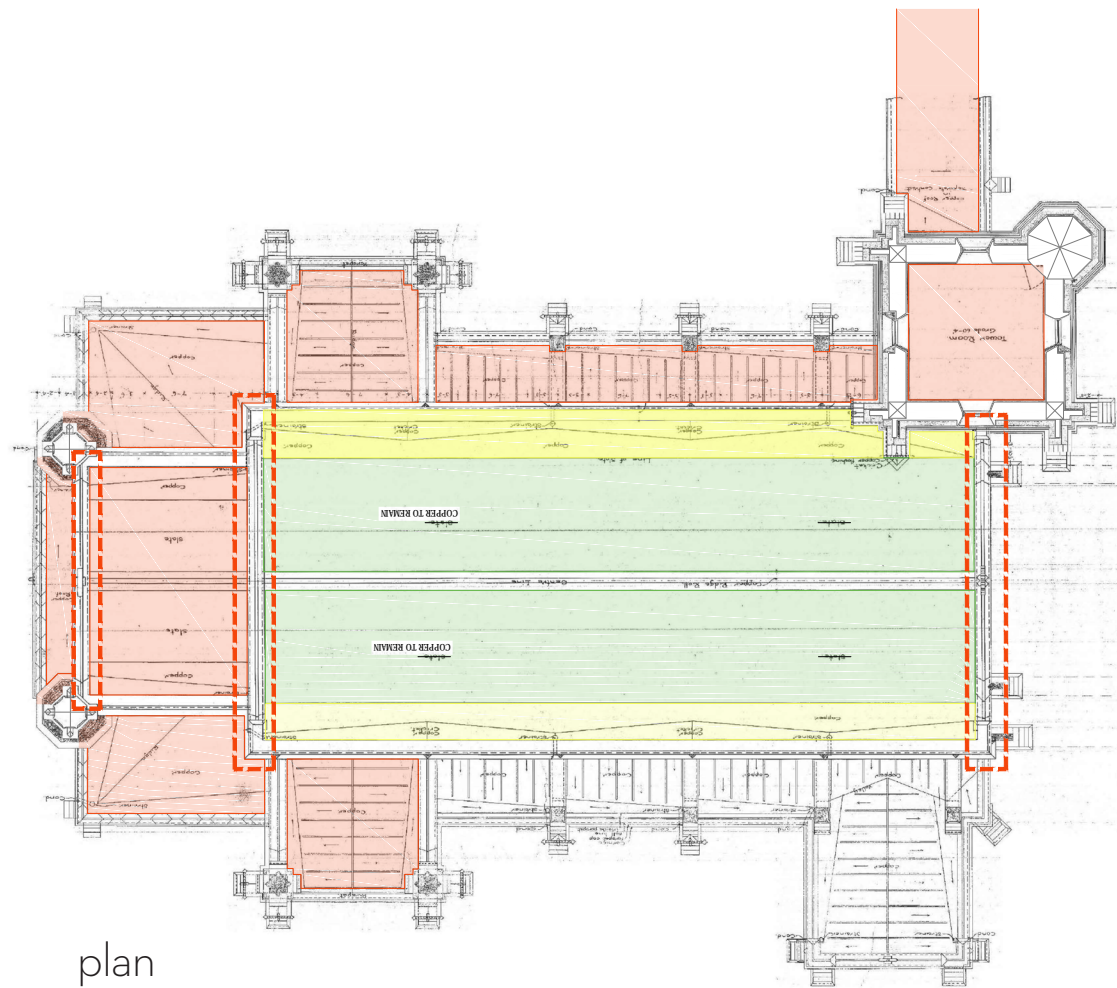
\$737,785



Future Repair - long-range

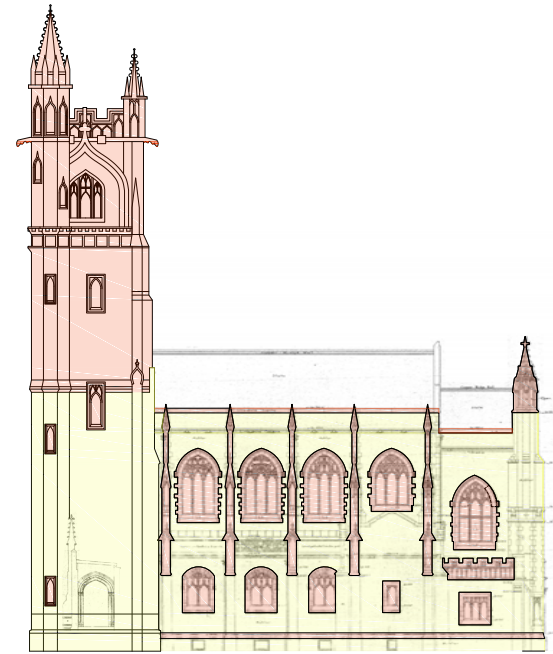
\$1,015,857



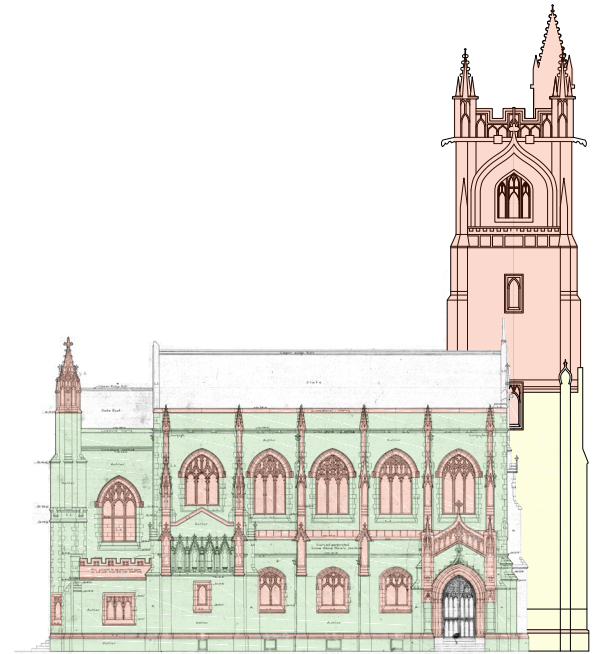


plan

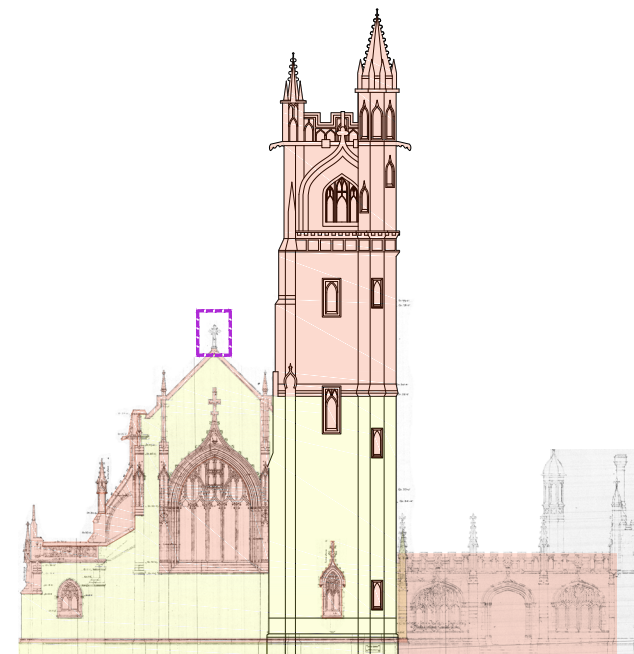

 $3/64" = 1'-0"$

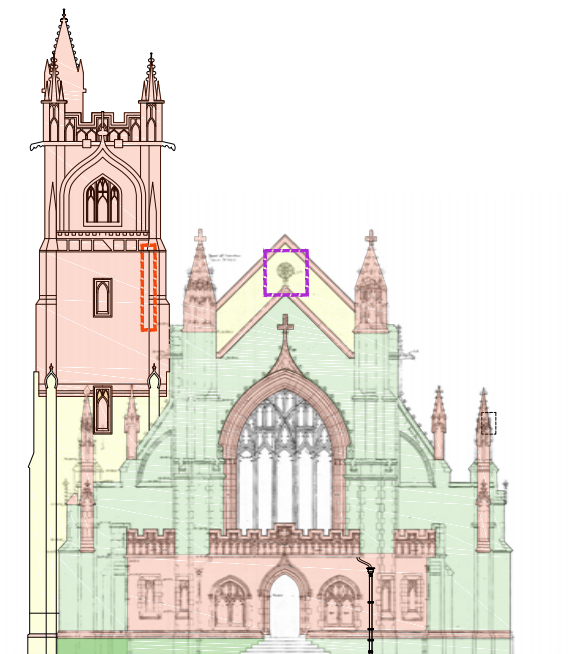
north



south



east



west

$3/128" = 1'-0"$