

## Meeting Report

Date: 14 December 2015, 9am  
Place: Town Office  
Subject: Meetinghouse roof  
Attending: Dave Caron, Janet Grant, Randy Heglin, Don MacIsaac, Cush Moore, Mike Petrovick, Tom Rothermel, Robert Stephenson.

Mike Petrovick (Catlin + Petrovick, Architects) presented his one-page 'Roof Condition Assessment' which appears below.

He is of the opinion that the life of the roof is nearing its end but that it can be expected to last for another two years with minimal leaking. (The leaking so far seems to be associated with winter snow and ice accumulating on the roof and then melting.)

When it comes to replacement, he laid out three options: 1) wood shingles; 2) asphalt shingles; 3) standing-seam metal. All discussion focused on the first two options. If done correctly with the proper materials a wood roof should last 40-50 years; a good asphalt roof, 30 years.

The usual procedure is to pursue grant funding first before going to Town Meeting. LCHIP, a state program, probably would be our best bet (no upper limit). It might fund a half or more of the total cost. A wood option would probably be better funded than an asphalt option. The state's Mooseplate program is also a possibility (up to \$10,000). A grant from the state's CLG program might be a possibility. Deadlines for all three programs will be determined but they will all be later in 2016. Rob will make enquiries.

Mike suggested we talk with Barbara Miller who has written LCHIP applications for other communities. Janet Grant will pursue this.

Dave expressed the opinion that \$20,000-30,000 might be available for the project from the Town's Municipal Building Capital Reserve.

Those present constituting the Meetinghouse Committee agreed to recommend to the Selectmen the same figure—\$3,000—as in recent past years for this coming Town Meeting warrant.

The meeting adjourned at 9:40am.

Also appearing below are notes prepared by Rob prior to the meeting.

Rob Stephenson  
16 December 2015

Meetinghouse Roof meeting  
14 December 2015

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What needs to be done before Town Meeting and by when and by whom?

Should we try to go another year? No leaking since last winter.  
If we do try to stretch it out, are there temporary repairs we can make if some leaking occurs?

What amount should we request for this coming Town Meeting?  
The whole estimated amount? A portion of it with the assumption that we'll go to 2017 or even 2018.

If we wait, should damage to ceiling be repaired for next season? Would insurance cover some of the cost?

Could the south side be done one year and wait for several years until the northside deteriorates further?

Balance of Meetinghouse Trust Fund is now \$18,453.45 but we have yet to receive Dennis Wright's bill so assume perhaps \$15,000 is available.

Fundraising potential to off set costs:

- Mooseplate grant. Up to \$10,000 non matchable. Probably only if wood shingles.
- LCHIP grant. Possibly half the cost. Probably only if wood shingles.
- Individuals and foundations. Perhaps up to \$5,000 or so.

What are the important dates for the project vis-a-vis Budget Committee, Town Meeting.

Assume a total cost of \$90,000:

\$10,000	Meetinghouse Trust Fund
\$10,000	Mooseplate Grant
\$45,000	LCHIP Grant
<u>\$5,000</u>	Private donations
\$70,000	TOTAL
\$20,000	Minimum to be raised at Town Meeting(s).

## **Jaffrey Meetinghouse Roof Condition Assessment December 11, 2015**

The current wood shingle roof is approximately 20 years old. The shingles, installed over skip sheathing, appear to be 18" cedar, which are siding shingles more than roofing shingles, were installed with nails into the skip sheathing.

In spring 2015 water stains were discovered on the interior ceiling immediately below the south-facing roof slope. Further inspection of the roof by the architect and two roofing contractors have determined the roof is in the early stages of failure. The leaks on the south roof slope appear to be due to trapped water from melting snow caused by heating of the sun. While no further visible signs of further leaking occurred through the summer and fall of 2015, depending upon the severity of the future winters, the roof shingles may periodically leak under certain circumstances. The problem is like to worsen over time, depending upon the severity of weather, and in particular, winter snow-pack.

While there can be no guarantee, under normal conditions, it is estimated the existing roof should be able to continue in service for the next two years with minimal leaking. It should be noted that the roof should be monitored closely during throughout the year to insure water infiltration is properly managed to reduce the risk of damage to the historic structure.

The architect recommends the town plan on replacing roof no later the end of 2018 to avoid the risk of major damage to the historic meetinghouse.

The architect is recommending three options for roof replacement:

1. Red cedar roof shingles, 24" minimum with 3/4" minimum butt ends and installed with 6" maximum exposure. This material more closely resembles the original wood shingles installed when the building was constructed. This roof would could be installed over the existing skip sheathing, however modern installation methods include the addition of horizontal nailer boards which provide an airspace beneath the shingles. The cost for a new wood shingle roof will be approximately \$100,000.
2. An alternative to wood shingles are composite architectural roof singles such as GAF Timberline or IKO Cambridge may be used as an alternative to wood. It should be noted that the *Secretary of the Interior's Standards for the Treatment of Historic Buildings*, NH LCHIP and NH Historic Resources, prefer traditional 3-tab composite shingles to architectural-style shingles. It is the opinion of these agencies not to use artificial materials in place of historically accurate materials. Installing composite shingles would require the installation of an underlayment such as plywood or OSB. The cost approximate cost to install a composite shingle roof would be \$50-60,000.

3. The third alternative would be to install standing seam metal roofing. This material would likely not be supported by NH LCHIP. While durable, metal roofing is not historically accurate. The approximate cost to install standing seam metal roofing would be \$100-125,000.