

**From:** Michael Petrovick mpetrovick@mjparchitect.com

**Subject:** RE: First Submission LCHIP Jaffrey Meetinghouse Tower Project.

**Date:** November 12, 2021 at 1:35 PM

**To:** George Born gborn@lchip.org, Robert Stephenson rob@rs41.org

**Cc:** Jon Frederick jfrederick@townofjaffrey.com, Franklin W. Sterling fwsterling@comcast.net, Janet Grant janetsgrant@msn.com, Todd Croteau tcroteau@townofjaffrey.com

MP

Hi George,  
I can address this.

I have recommended this substitution as this small area of roof has a very shallow pitch. According to records, this area is a reoccurring problem area due to the shallow pitch and combined with the required penetrations necessary to secure the railing posts. The deterioration of this roof has resulted in water damage to surrounding areas, including the deterioration of the corner posts of the railing causing the railing to fail.

I feel strongly that replacing the wood shingle roof on this level of the tower with prefinished metal roof would eliminate the reoccurring failure of the wood roof shingles and water damage to the surrounding area. The specified material color selection would be in harmony with other roof areas of the building and is not in a location where it is typically visible.

Per Preservation Brief 16, When to Consider Using Substitute Materials in Preservation Projects, Item #3, Poor Original Building Materials, while the material itself is not of poor quality, the installation of wood shingles on a roof pitch of less than 18 degrees ( 12/4 pitch) is no longer considered standard practice due to the inevitable leaking of the roof and failure of the wood roof shingles, therefore the required installation detail is of poor quality. On new construction with wood shingle roofs, it is common practice to install metal roofing on roofs less than 18 degrees and wood shingles on surfaces of 18 degrees or greater.

There for we recommended the use of prefinished metal roofing in this area as it would be an

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**From:** George Born <gborn@lchip.org>

**Sent:** Friday, November 12, 2021 12:00 PM  
**To:** Robert Stephenson <[rob@rs41.org](mailto:rob@rs41.org)>  
**Cc:** Jon Frederick <[jfrederick@townofjaffrey.com](mailto:jfrederick@townofjaffrey.com)>; Franklin W. Sterling <[fwsterling@comcast.net](mailto:fwsterling@comcast.net)>; Janet Grant <[janetsgrant@msn.com](mailto:janetsgrant@msn.com)>; Todd Croteau <[tcroteau@townofjaffrey.com](mailto:tcroteau@townofjaffrey.com)>; Michael Petrovick <[mpetrovick@mjparchitect.com](mailto:mpetrovick@mjparchitect.com)>  
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Rob,

I see on the plans submitted to LCHIP in July that it is proposed, on the bell level of the tower, to replace the existing wood shingle roof with a new pre-finished metal roof. I also see in the specs the reference to Preservation Brief 16: The Use of Substitute Materials on Historic Buildings. Could you or someone on your team explain why this change in the roof material is proposed and how such a decision meshes with the best-practices outlined in the brief in question? Are there any other substitutions proposed?

George

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**From:** George Born  
**Sent:** Friday, November 12, 2021 11:31 AM  
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Rob,

Thanks very much for this. I very much appreciate the well-organized, detailed, and thorough presentation. I will share the description of the scope of work and the stewardship plan with the Division of Historical Resources. I will also let you know if any questions come up –

George

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**From:** Robert Stephenson <[rob@rs41.org](mailto:rob@rs41.org)>  
**Sent:** Friday, November 12, 2021 9:23 AM  
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**Subject:** First Submission LCHIP Jaffrey Meetinghouse Tower Project.

Hello George,

Attached is our First Submission for our LCHIP Jaffrey Meetinghouse Tower Project.

Please let me know if there is further documentation that you require.

Regards,

Rob