

From: George Born gborn@lchip.org
Subject: Jaffrey Meetinghouse (tower), LCHIP & DHR Approval with Conditions
Date: November 30, 2021 at 4:43 PM
To: Robert Stephenson rob@rs41.org
Cc: Michael Petrovick mpetrovick@mjparchitect.com

GB

Rob,

LCHIP and DHR have completed their reviews of your proposed scope of work.

The project is approved with the following conditions:

- Repair may include the limited replacement in kind of extensively deteriorated, broken, or missing components.
- Repairs to the structural systems may be augmented, using (for example) paired or sistered elements, or other ways to supplement and reinforce the structure. Replacing a historic structural feature in its entirety or in part when it could be repaired or augmented and retained shall not be undertaken.
- Work on the tower and belfry roofs should follow the recommendations of *Preservation Brief 4: Roofing for Historic Buildings*.
- Exterior painting should be done according to the recommendations of *Preservation Brief 10: Exterior Paint Problems on Historic Woodwork*. Methods for removing paint shall not include rotary drill attachments, waterblasting above 600 p.s.i., sandblasting, blow torches, or heat guns/heating plates.
- The proposed substitution of materials on the bell level of the tower, to replace the existing wood shingle roof with a new pre-finished metal roof, is to take place on a very shallow pitch, which has leaked in the past, resulting in damage. Consequently, this change is consistent with the recommendations of *Preservation Brief 16: The Use of Substitute Materials on Historic Building Exteriors*, which permits the use of new materials when the previous material turned out to be a poor choice.
- Plaster repair must follow the recommendations of *Preservation Brief 21: Repairing Historic Flat Plaster—Walls and Ceilings*.
- Interior painting shall follow the recommendations of *Preservation Brief 28: Painting Historic Interiors*.
- Work on the lightning-protection system must follow the recommendations of *Preservation Brief 50: Lightning Protection for Historic Buildings*.

Please share this information as needed with your contractor and others who will be supervising or doing the work.

You may begin work anytime.

Remember to let me know when you are approaching the halfway point on your project, as I will need to make a midpoint site visit.

Please let me know if you have any questions.

George

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*better to consolidate than to repair,
better to repair than to restore,
better to restore than to rebuild,
better to rebuild than to embellish*

- A. N. Didron (1806-1867)