

Jaffrey Meetinghouse Tower Project

Final Report

September 26, 2022

A. A description of the final condition of property based on visual inspection.

AS THE ORIGINAL APPLICATION by the Town of Jaffrey for LCHIP support and the photographs submitted with that application will attest, there was substantial deterioration of the Tower of the Jaffrey Meetinghouse and substantial deficiencies in the condition of the interior including life safety issues.

(This is a recurring problem with tall buildings where access to upper portions for inspection purposes may be difficult at best.)

From the ground it was possible to see deterioration in the wood elements of the upper portion of the Meetinghouse Tower and in the four clock faces. This was confirmed by climbing above the Bell Level 1 through various openings up as far as this was possible.

This project—which stretched over more than two years—successfully addressed these issues and more and has resulted upon completion with a Tower that is both internally and externally much improved.

The photographs submitted with this report and (and many more) may be found at

<https://rs41.smugmug.com/Jaffrey/Meetinghouse/Meetinghouse-Tower-Project-Exterior-Views/>

<https://rs41.smugmug.com/Jaffrey/Meetinghouse/Meetinghouse-Tower-Project-Interior-Views/>

<https://rs41.smugmug.com/Jaffrey/Meetinghouse/Clock-Faces/>

<https://rs41.smugmug.com/Jaffrey/Meetinghouse/Meetinghouse-Tower-project/>

To summarize, the major & minor improvements and upgrades included, from the lowest level to the spire top (for reference see the photographs linked above):

- Restored historic sign on west façade at ground level.
- Removed much lumber, trash, items in storage, etc., from Tower Level 2 (“Yellow Room”) and from upper levels. Some of this was re-stored in the cellar of the Meetinghouse and in the old Jaffrey Center Fire Station on Mountain Road. And some was removed to the Jaffrey Recycling Center.
- Plaster in Tower Level 2 (“Yellow Room”) was replaced and patched; all plaster surfaces were painted matching existing colors dating to the 19th century; new LED lighting was installed; light switch to the upper level and a duplex receptacle were combined; a broken doorknob was replaced with an historically appropriate replacement; architectural elements from current & previous rehabilitation efforts were sorted and a representative sample preserved and stored.
- Stairways from Tower Level 2 up through Tower Level 5 were renovated to include new locally sourced pine treads & risers, left untreated/unpainted, substantially increasing load capacity and stability.
- To these stairways were added black painted steel pipe tri-handrails, increasing substantially the safety of those climbing to service the Tower clock, Town workers and First Responders.

- LED ceiling lights were installed at Tower Levels 2-5 substantially increasing visibility throughout the non-public areas of the Tower.
- The entire Tower and the west façade of the main original Meetinghouse structure were prepared for painting, spot primed and painted with two coats of quality paint. (The south façade of the main structure was also prepared and painted at the same time by the same sub-contractor although this was not part of the LCHIP project.)
- The railing/balustrade atop Bell Level 2 was removed on August 2, 2021. It had come partially unattached and had moved during heavy winds posing a danger to the public. It was deemed not salvageable and was replicated by the Contractor and reinstalled.
- Several decorative urns on Bell Levels 3 & 4 were also deteriorated and were replaced by newly turned ones made from cedar.
- Other instances of wood deterioration in the upper portions of the Tower were discovered and dealt with in-place.
- The wood shingle roof on Bell Level 2 (above the bell) was deteriorated and was replaced by a pre-finished metal roof.
- All the numerals, minutes and hands were removed from the four clock faces on June 2, 2022, by sub-contractor Phil D'Avanza. The hands, which were deemed unusable, were replicated in cedar and gilded. The numerals and minutes were re-gilded. All were then re-installed on August 8, 2022.

END