



Jaffrey Meetinghouse Tower Project 2020-2022

Town of Jaffrey
10 Goodnow Street
Jaffrey, NH 03452

STEWARDSHIP PLAN

Previously submitted. Updated below.

Stewardship Plan: The Stewardship Plan explains how you will ensure that the property will be maintained in good condition over time. This plan will also be reviewed and approved by the Division of Historical Resources. See <http://www.lchip.org/documents/Stewardship%20Plan%20Guidance%20Document.pdf> for general information about stewardship plans, or you may contact the LCHIP office for sample Stewardship Plans.

Excerpt from original application relating to Stewardship (Meetinghouse Roof Replacement Project):

7a. Town of Jaffrey (the owner)

7b. The Town of Jaffrey established a Meetinghouse Trust Fund in 1991 and at each Town Meeting funds are added to this fund, in recent years \$3,000. Rental income from the use of the Meetinghouse is added to this fund as well. Maintenance and repair costs are paid from this fund, the largest recurring cost being painting, on a rotating annual basis, of the exterior, interior and windows. As of December 31, 2015, the available balance stood at \$18,445.61 [9/30/2021: \$16, 137.03]. The Trustees of Trust Funds manage the fund and the Meetinghouse Committee administers the expenditures.

7c. The Meetinghouse Committee, which is a Town committee composed of a Selectman and a representative of the Historic District Commission and the Village Improvement Society, meets twice a year, in the spring and fall, to review Meetinghouse issues and to review and decide on repair and maintenance projects, past and future. It meets at other times as needed. A member of the Committee oversees all projects and undertakes routine maintenance often with the assistance of staff of the Department of Public Works. The scheduling of events is overseen by the Committee and the Town Manager's office. Applications for use of the Meetinghouse are considered and approved by the Selectmen. A member of the Committee inspects the Meetinghouse after events and deposits are released if no damage occurs.

Excerpt from original application relating to Stewardship (Meetinghouse Tower Project):

a. What organization is responsible for the long-term care and maintenance of the property (the "steward")?

Town of Jaffrey (Meetinghouse Committee and Department of Public Works)

b. Describe the steward's past record of caring for the resource, the steward's capacity to care for and maintain the property into the future, and any unique or challenging stewardship concerns.

The Meetinghouse Committee, the Department of Public Works and other organizations, particularly the Village Improvement Society, have cared for the Meetinghouse on a continual basis back to at least

1923 when the resource was renovated to its current configuration and use. Major work, often by volunteers, has been undertaken over the years including structural improvements, roofing, window restoration, lightning protection, painting, etc.

c. Will the resource be maintained according to a cyclical maintenance plan? Is there a dedicated funding stream available for stewardship? If no, describe any efforts being made to develop a plan and funding.

There is no maintenance plan per se although the Meetinghouse Committee meets and discusses necessary maintenance for a two to three year cycle. Much of this is related to painting both interior and exterior and the occasional large project such as the one proposed here. The Meetinghouse Trust Fund benefits annually at Town Meeting from an article which in recent years has totaled \$3,000. It also retains rental fees for events.

UPDATE (September 26, 2022):

Now that the present project has been completed, it is clear that the upper reaches of the Tower need to be periodically inspected and, if necessary, work undertaken. To some extent it is possible to ascend the Tower from within but this requires someone young and slim. And one can only up so far, not to the very top.

It is clear that wood deterioration is occurring over time and it is better to address it sooner or later.

Therefore, it is recommended that a lift high enough to reach the top of Spire be rented no more than every five years to carry out a full inspection and, if necessary, undertake necessary repairs. This would mean that the first such inspection should be done no later than 2027. It is recommended that Davis Construction, the contractor for this project and the earlier Roof Replacement project, be retained to do this work if they are available.

END

