

Appendix B Canterbury Historic District Commission Application for Certificate of Approval

Preliminary Meeting: If desired, prior to the completion of an application, applicants may request a "preliminary meeting" to provide an opportunity for the HDC to become acquainted with the proposed project and to help the applicant ascertain what information is required to complete the application and to present at the public hearing. The "preliminary meeting" is a non-binding, working session. A short written description of the work to be performed, including a diagram, sketch, or plan illustrating the projected are helpful, as are photographs of the existing site and/or building which will be impacted by the projected.

Application: Please review the following regulations and procedures in completing the application. The HDC will render a decision on the completed application within ten days of the public hearing.

Property Address 288 Shaker Rd - East House

Map 228 Lot 7

Property Owner Canterbury Shaker Village
 address 288 Shaker Rd, Canterbury, NH 03024
 phone (603) 783-9511 x20
 email chamnerstdt@shakers.org

Applicant same as property owner
 address _____
 phone _____
 email _____

Type of Project (fee, please check the applicable category (note: this is not a fee for a building permit)

- New Construction (\$100)
- Renovation or addition (\$100)
- Accessory building (\$70)
- Repair of an existing structure* (\$35)
- Demolition of an existing structure (\$100)
- Construction or removal of fences or stone walls (\$35)
- Change in natural features* (\$35)
- Solar panels, rooftop or ground mount (\$35)
- Work in proximity to a known archaeological site* and/or cemeteries (\$35)

Note: * see glossary on reverse side of this form for definitions.

Project Description (provide a brief description of the project, use additional sheets are required). Preservation of the East House will involve structural repairs rebuild of the brick foundation, as well as repairs to siding, trim, replacement of the roof, repair of the windows & installation of new custom wood storms.

List of Abutters: attach a list of the abutters provided by the Assessor's Office (name, address, and map/lot)

Project Schedule - The project is scheduled to begin on _____ and to be completed by _____
 mm/dd/yyyy mm/dd/yyyy

Application Contents (see HDC "Regulations" for content requirements)

	Applicant		Town
	Yes	Yes	No
Site Plan - 1/4" scaled plans showing footprint of existing and proposed improvements, boundaries, setbacks, circulation, and landscaping (existing/proposed)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Architectural details - 1/4" scale plans and sketches (as applicable): including but not limited to windows, doors, moldings and trim, railings, masonry, brackets, shutters, etc.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Materials description - specification sheets and/or samples of proposed building materials	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Photographs - dated photographs of existing buildings and site suitable for recording	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Waiver of Hearing Requested: Pursuant to the criteria set forth in Article 5(B), the applicant requests a waiver of hearing. Yes No _____

Signature(s)

Applicant, if different than the property owner: [Signature] Date _____

Property Owner: _____ Date 3/29/20

The above named owner and applicant recognize the property is situated in the Historic District of the Town of Canterbury, New Hampshire. We certify that the information contained in the application is true to the best of our knowledge and request that the HDC consider the proposal for the above referenced property.

Canterbury Shaker Village
East House
HDC Application

The East House will undergo renovation this summer, likely beginning in May. This will be an overall exterior rehabilitation, done by a team of contractors.

Structural Repairs - The work will begin with repairs to the building's sill by Oliver Fifield and his team. They will lift the building slightly to remove deteriorated structural members and replace them. This work will not be visible from the exterior. Once that is done, ProPoint Restoration will rebuild the building's brick south foundation wall. Details are as follows:

Sill Replacement/repair

1. Remove approx. 3' of wide clapboards and sheathing on the outside of building on south, west, and east sides to access sill and assess extent of damage. Install temporary weather barrier to remain for duration of project.
2. A 2' wide section of split lathe will need to be removed on the south end of building to replace carrying timber/interior sill. Removed lathe will be preserved during repairs and restored to its original position wherever possible.
3. Some of the brick work in the basement will need to be pointed or re-laid entirely and the cost of masonry repairs is not included in this proposal. Exterior masonry repair and repointing also to be performed by masonry subcontractor prior to completion of work.
4. Jack building only enough to support structure to replace rotted sections. Everything will be done to not damage the interior finish work of the East House. The client understands that Historic Barn Restoration LLC does not assume responsibility for minor repairs to interior finish that may result during the normal course of work.
5. Approximately 70 lf of sill will be replaced with hemlock 8x8 beams including the entire west side and sections of the north and south.
6. The interior second sill/carrying timber on the south wall will be replaced with an 8x8 hemlock timber. The two pre-existing post jacks removed and one permanent cellar post installed to half the span.
7. Reinstall sheathing, replacing any unsuitable materials in-kind.
8. Stud and post replacement are not included as the existing appear sound. Any failed studs or posts revealed during the course of work will require an approved change order added to the scope of work.

Roof - The building's wood shingled roof will be replaced, using new yellow cedar shingles matching those recently installed on the Dwelling House, Horse Barn, and Ministry Privy. Specifically, the contractor will:

New Wood Shingle Roof

1. Erect staging to eave height on building and strip roof, disposing of all waste keeping site clean during construction.
2. Re-nail loose roof boards, and replace any rotted roof boards with rough sawn pine or hemlock in-kind.
3. New 3/4"x3" strapping installed over original roof sheathing for ventilation and copper flashing on eave to cover exposed strapping/air gap between shingles and eave trim.
4. Install 5/8 butt Alaskan yellow clear shakes with a 5" exposure to the weather. Ring shank stainless nails used. Each side of the roof is approximately 42'x17'6", 7.5 squares, or a total 15 square roof. 7 bundles 5/8 butt shakes/square this roof will require at minimum 105 bundles (should allow for some waste/cuts etc. **115 bundles** necessary).
5. Coordinate with chimney mason to inspect chimney and re-point/flash as needed prior to shingling around area. Cost of chimney repairs/flushing not included in estimate.
6. Rolled lead flashing to be installed on returns etc. for added water barrier in infiltration areas.
7. During project temporary water proofing will be used at the end of every workday to ensure roof does not leak.
8. Clear red cedar ridge cap installed.

Chimneys – ProPoint Restoration will re-point the building's brick chimneys. A mortar analysis has been done, showing that the existing mortar is soft Type L lime mortar. The same will be used for the current work.

Gutters and Downspouts – Gutter Done will replace the existing white K-style gutters and 3x4 downspouts, with straps and flashing as needed.

Other Carpentry - The building will be inspected closely and repairs made as necessary to siding and trim. The roof/hood over the main entrance will be repaired, as will the building's doors.

Trim and wide clapboard repairs

1. Replacement materials will be eastern white pine primed front and back with oil primer. Finish paint is not included in this section. Clapboard replacements to be custom quarter-sawn and shaped to match existing feathered-joint wide clapboard.
2. Only rotted, split, or otherwise unsuitable clapboards to be replaced, all sound siding to be preserved and restored.
3. Remove storm windows, label and store onsite, assess damage. Reinstall storms after project is complete. Replacing or installing new storm windows is not included in this estimate. We recommend new storm windows be considered for basement level.
4. Temporarily remove window units from south basement brick wall for masonry work, temporary weatherproofing installed.
5. Repair and/or replace rotted or otherwise unsuitable trim. Parts made to match existing profile and material. Exposed face of trim to be hand-planed to best match original manufacturing methods.
6. Clapboard siding to be fastened with square head galvanized Tremont cut nails.
7. All eve trim to be repaired if necessary (all appears on site to be in good condition) and re-nailed.
8. Corner Boards addressed, at least one needs some repair work.
9. The exterior window trim and sills seem to be in very good condition with the exception of a couple basement windows on the east side of building. New window jambs will be built if existing ones are not repairable.

West Entry Roof

Existing 4ft 6in by 8ft 6in roof over western entry door appears to be in good shape except for paint and some rotted fascia boards, as well as the flat seamed painted tin roof.

1. Stage area, remove old metal and rotted fascia boards. Provide temporary waterproofing.
2. Replace rotted fascia boards, and any rotted sheathing found after flat seam metal roof is removed.
3. Install new flat seam painted metal roof to match original red. The new roof will have a positive drip to prevent the fascia from rotting again.

Door Repairs

The west entry door needs some repairs to jamb and a new threshold, but the door itself seems to be in good condition. A new white oak threshold will be installed and repairs made underneath so the door fits well and is back to original working condition. The lower level entry on the south side also needs repairs made to jamb.

1. Remove door(s) to be scraped and painted under cover off site, and install temporary door in place with lock to keep weather out.
2. Replace rotted threshold (s). Make repairs to or replace parts of jamb that are rotted or split.
3. Re-hang repaired doors with one coat of primer and two coats of finish paint applied.

Paint - Once the carpentry has been completed, the building will be painted.

Exterior Painting

The entire exterior of structure will be scraped and painted with one coat of oil-based primer, and two coats of Sherwin Williams Duration exterior finish. All coats will be applied with a brush.

1. Erect scaffolding as needed, and tarp off areas during painting to catch any paint chips during scraping and keep dribbles from getting on stone/brick work.
2. Scrape loose paint and dispose of. Keeping site clean at the end of each day and tidy during project.
3. Caulk any holes from previous nails etc.
4. Apply one coat of oil-based finish paint.
5. Two coats of finish paint applied.
6. Site left clean.

Windows – While the carpentry is being done, Olde Window Restorers will remove the building's historic wood sash window, and preserve them, repairing glazing as needed and repainting the exteriors. While preserving the existing window hardware intact, they will weatherize the windows, adding bronze Vs along the sides of the jamb, a vinyl bulb at the sill, and a brush at the meeting rail.

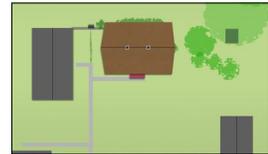
We will remove the existing triple track aluminum storm windows and replace them with new custom-built wood storm windows. The new storms will fit within the existing window opening, and the meeting rail will align with that of the sash. The upper panel will be a fixed storm panel, and the lower panel will be interchangeable between storm and screen panel. The storms will be made of ACCOYA pine, painted with George Kirby paint with oil primer followed by latex paint.



GENERAL SETTING

PHOTO: JANUARY 2025

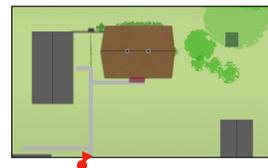
A 1.1: View of East House (center, partially obscured) at the eastern edge of the village.



GENERAL SETTING

PHOTO: JANUARY 2025

A 1.2: View of East House from pedestrian walkway.



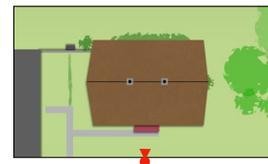
2. Exterior Views



ELEVATION

PHOTO: JANUARY 2025

A 2.1: East façade of East House with wood clapboards (5½" exposure, scarf-jointed), 5" corner boards with corner bead, and a 10" apron along the front and gable ends (none along the east side).

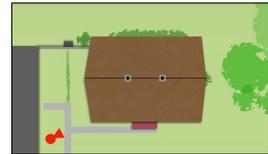




ELEVATION

PHOTO: JANUARY 2025

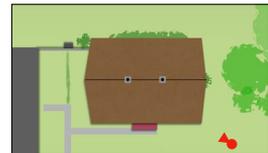
A 2.2: East façade and north gable end. Utility lines extend from the adjacent Sisters' House. Finished granite underpinning.



ELEVATION

PHOTO: JANUARY 2025

A 2.3: East façade and south gable. Grade drops at the SW corner to create a walk-in basement workshop enclosed by brick infill.

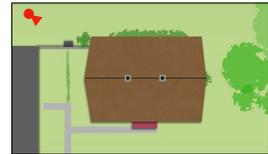




ELEVATION

PHOTO: JANUARY 2025

A 2.4: East elevation and north gable. Grade drops beyond a granite retaining wall which extends from the NE corner of the building. Dressed underpinning above rough granite foundation.



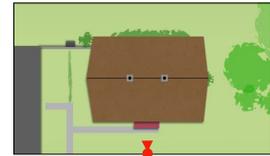
3. Detail Views



CONDITIONS

PHOTO: JANUARY 2025

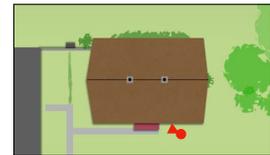
A 3.1: Entry assemblage: granite steps (oversize and not centered), four-panel main entry door with 6/4 sidelights and bracketed hood covered in soldered flat metal panels.



CONDITIONS

PHOTO: JANUARY 2025

A 3.2: Steps to front door made from a single piece of granite. Earlier photos show a similar step (with scraper and handrail), but roughly matching the width of the 48" door.

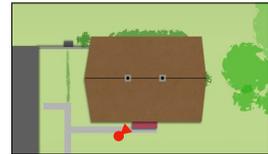




CONDITIONS

PHOTO: JANUARY 2025

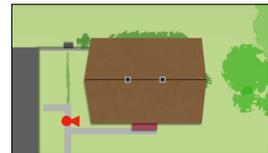
A 3.3: Wide gap between steps and collapsed inner brickwork; daylight visible from inside the basement.



CONDITIONS

PHOTO: JANUARY 2025

A 3.4: Broken connection between downspout and clay drainpipe; perhaps still functional; moisture is evident in the basement near this location.

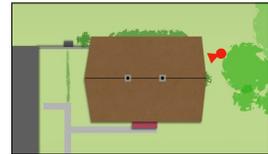




CONDITIONS

PHOTO: JANUARY 2025

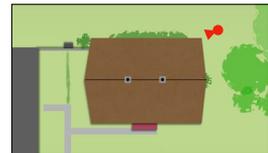
A 3.5: Brick veneer missing from one section along the south basement (next to exterior door); no evidence that face bricks were tied to those behind by anything but mortar. Note mis-matched granite, suggesting re-use.



CONDITIONS

PHOTO: JANUARY 2025

A 3.6: Broken connection with granite courses which form the SW corner; intact brick veneer lies several inches proud of the corner.

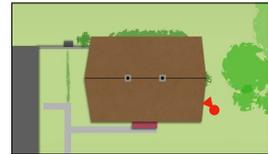




CONDITIONS

PHOTO: JANUARY 2025

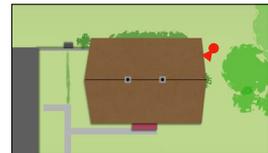
A 3.7: Windows sit loosely within openings in the south-facing brickwork.



CONDITIONS

PHOTO: JANUARY 2025

A 3.8: Exposed window frame (with attached storm window) within damaged brickwork; a section of the building's outer sill is rotted above (upper right).

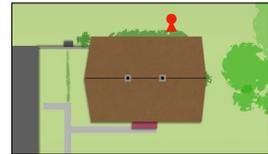




CONDITIONS

PHOTO: JANUARY 2025

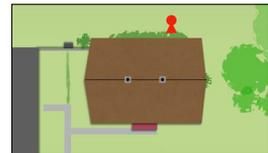
A 3.9: Laundry dryer vented through basement windows, which was covered on the interior when the laundry had been used as a darkroom. See photo B-0.10



CONDITIONS

PHOTO: JANUARY 2025

A 3.10: Loose siding and rotted window trim on east elevation require investigation to assess condition of sheathing and framing behind. Excess moisture may originate with dryer vent directly below.



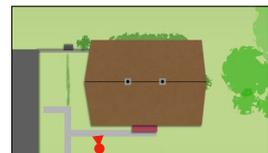
4. Roof & Chimneys



ROOF

PHOTO: JANUARY 2025

A 4.1: Wood shingles deteriorated, leaving gaps in the gable eave projection on the north end. Note: HABS photos (1969-70) show low profile asphalt shingles on this roof.

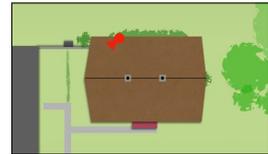




ROOF

PHOTO: JANUARY 2025

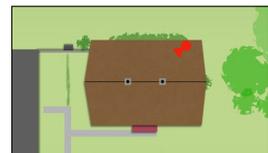
A 4.2: Wood shingles deteriorated, leaving gaps in the gable eave projection on the north end.



CHIMNEY

PHOTO: JANUARY 2025

A 4.4: South chimney (left) appears slightly better than north but still requires repointing work.

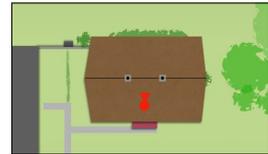




CHIMNEY

PHOTO: JANUARY 2025

A 4.5: Chimney tops require new parging.



CHIMNEY & ROOF

PHOTO: JANUARY 2025

A 4.6: Another section of missing or deteriorated ridge cap between the two chimneys on the west side.

