

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 - Meeting House Map 228 Lot 7

Property Owner Canterbury Shaker Village Applicant same as property owner
 address 288 Shaker Rd, Canterbury NH 03224 address _____
 phone (603) 783-9511, x20 phone _____
 email ehammerstedt@shakers.org 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) We will preserve the building including sill/structural repairs, & repairs to roof, siding, trim & railings. See attached narrative for more information.

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 5/4/2026 and to be completed by 10/31/2026.
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: [Signature] Date 3/25/26

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 Meeting House

REPAIR RECOMMENDATIONS

Undercarriage – Existing Condition: At some point early in the building's lifetime the entire undercarriage was replaced. We are told that the original floor system rotted heavily due to moisture build up in the unventilated crawl space.

When the floor system was replaced, the outer portion of the exterior sill was maintained. The inner portion, 6-8 inches, was hacked back to the inner face of the tenons at the base of the posts. Presumably this allowed the posts to remain supported throughout the process, eliminating the need to jack and hold the posts. When new sill pieces were cut and installed, they were not pushed flush against the original sill, leaving a substantial gap between the two.

Any original pieces of the sill that remain are hand hewn white oak. The replacement sill and girt timbers are also oak but cut using a vertical sash mill. The replacement joists are round log pine with stripped bark.

Undercarriage – Repair Recommendation: In the areas where the original sill has been cut away, we recommend that the sill be fully replaced and tied into the existing floor system. This will remove any rot in the remaining original sill, improve bearing for the eave posts, and return the undercarriage into a whole and connected system.

The work involved will require the following:

- Removing and cataloging siding, sheathing and trim in areas where the sill will be replaced.
- Sliding back the entry step stones on the western eave.
- Placing stacks of cribbing at regular intervals around the building to disperse the load of temporary shoring posts.
- Installation of 3x10 lifting timber ribbons, lifting brackets and shoring posts around the exterior walls to evenly lift each wall.
- Lifting each wall just high enough to remove the old sill.
- Cutting new sill pieces to match the existing post layout and floor system.
- Installing new sill pieces and lowering walls back to proper height.
- Installing free tenons or metal tension straps to secure the floor system to the exterior sill.
- Re-installing all sheathing, siding and trim to properly close in the frame, and re-placing the step stones.
- Recreating mesh screens for ventilation openings in capstone foundation

Frame – Existing Condition: Aside from the undercarriage, the frame of the Meeting House is in excellent condition. The major timbers such as posts, plates and tie beams are all hand-hewn oak, while the scantlings (small framing members) are also oak but vertically sawn on a sash mill. Marriage marks scratched into the frame were used by the builder to match corresponding pieces and indicated that this was cut using the scribe rule method which is expected of the time period.

The profile of the meeting house frame is a gambrel style, meaning the roof is broken into two separate planes; a lower steep pitch and an upper shallow pitch. The framing method is drawn from the Dutch tradition, composed of many closely spaced and heavily framed bents. Each bent is composed of 8x9 eave posts connected by 9x13.5" tie beams, positioned 3' below the top of the wall. Referred to as a dropped tie, this 13.5" deep beam provides the strength and stiffness needed to support the upper wall in this gambrel frame. The upper wall sits six feet in from the exterior wall and supports the top of the lower rafters and the feet of the upper rafters. This frame is well designed and equally well built, showing no signs of fatigue or failure.

Frame – Existing Condition: No work anticipated at this time

Exterior Trim, Siding, Fenestrations and Railings – Existing Condition: The exterior of the building on the whole is performing well; with the signs of age and weathering one would expect of a building this old. Minor damage has been identified, particularly around window and door trim and sills.

Exterior Trim, Siding, Fenestrations and Railings – Recommended Repairs: There are a number of minor repairs to be performed on the windows, doors and trim around the exterior of the building. In addition to the individual repairs, the entire exterior should be properly scraped, primed and re-painted. The whole of the building should be encompassed with scaffolding both to provide access to all exterior areas and to properly contain lead paint during the scraping process. This will also provide the access needed to complete repairs of any damaged windows.

Each set of the exterior entry railings should be repaired or replaced in kind. These should be built using mortise and tenon joinery and securely fastened to the existing stone steps.

Roof – Existing Conditions: The wooden shingle roof is showing signs of age and weathering. Many shingles are cupping or falling out. In some areas light can be seen coming through the roof into the attic space. Signs of water penetration seen in broken and discolored plaster indicate the roof is in need of replacement in kind.

Roof – Recommended Repair: Originally the roof would have been covered with a thick 5/8" white cedar shake. The existing shingles are 3/8" thick and failing. A new in-kind replacement for this roof covering can be provided locally and created with the thicker and longer shake. A 5-inch reveal on a 5/8" by 18" shake provides triple coverage with the overlap.

Erecting scaffolding for the exterior restorations provides the opportunity to safely complete work on the meeting house roof. The best way to address the roof that will match the longevity of the repairs to the exterior walls would be to completely remove and replace the wooden shingles.

Stripping the roof would allow the integrity of all of the sheathing boards to be assessed before covering with a weather resistant sheeting. In addition, regular courses of pine strapping should be added to lift the shingles away from the roof surface, providing a layer of air to allow shingles to properly dry after weather events. New white cedar shakes should be installed over this layer of strapping with proper lead/copper flashings where appropriate.

Chimneys – The existing will be repointed by ProPoint Restoration, LLC. Using scaffolding in place for the roof replacement, or a lift, they will repoint the chimneys above the roofline. A mortar analysis was done, and the existing type L soft lime mortar will be used for the repointing.

Windows – The existing historic window sash are being preserved, per an HDC application with prior approval, outside the scope of this review.

Photographs of Existing Conditions



View of the Meeting House from the north, showing current condition.
E. Hammerstedt, June 27, 2025



Facade of the Meeting House facing east showing general condition of roof, siding, windows.
Mae Williams, Winter 2024.



North elevation of the Meeting House. Mae Williams, Winter 2024.



Church Family Meeting House, facing southwest. Mae Williams, Winter 2024.



Church Family Meeting House, facing northwest. Two windows had been removed for study to help determine the specific scope of preservation work. Mae Williams, Winter 2024.



First floor meeting room window, representative example. Mae Williams, Winter 2024



Dormer window, representative example. Also shows condition of existing cedar shingle roof.
Mae Williams, Winter 2024



Third floor/attic window, representative example. Mae Williams, Winter 2024



Window in 1815 east addition, representative example. Also showing condition of siding and trim. Mae Williams, Winter 2024



North entrance, which is like the south entrance but south handrails are in worse condition with elements missing. Also showing condition of siding, trim, threshold, etc. Mae Williams, Winter 2024



South entrance on 1815 addition, which is like the north entrance. Mae Williams, Winter 2024