

Update on the Haselton Barn Roof
Presentation to the Hudson NH Board of Selectmen
March 1, 2022

The Haselton Barn is located on the southern end of Benson Park on the corner of Bush Hill Road and Flying Rock Road. This historic structure is estimated to have been constructed between 1850 and 1860, with major additions around the turn of the century (early 1900's). The barn is approximately 96 feet long and 36 feet wide with a total of four floors. This barn is framed with native lumber, with mortise and tendon joints held with 1 inch oak pegs.

In January 2009, the DOT transferred to the Benson Park Property to the Town of Hudson.

Recent History

In 2003 an extensive study was done to determine the condition of the structure. This study was updated in 2018. As of the 2018 report, the existing roof exterior was in very poor condition. It is comprised of one inch thick board sheathing, covered with a layer of wooden shingles, then repaired with some metal sections on top of the wood. There are one or two layers of asphalt shingles on top of that.

Currently, portions of the shingles are actually sliding off the roof and the roof has been leaking at a number of places in excess of three years. At this time, there is a significant amount of rot in these leaking areas which will require replacement of the boards and possibly some of the underlying structural members.

In the spring and fall of 2018 we suffered several incidents of vandalism in the barn including a small fire started on the third (wooden) floor, which is the main floor of the barn. In October of 2018, the DPW extensively re-secured the barn exterior to prevent unauthorized entry. In December of 2018, we installed security lighting around the outside of the barn for \$1,875. There has not been any reoccurrence of unauthorized entry or vandalism since that time.

Also in fall 2018, we pursued and estimate to replace the roof. The solicitation went out to several contractors, but we had lonely one response. The only estimate we were able to get was \$60,000 to strip the roof down to the boards and install plywood sheathing on top of them and asphalt shingles. Striping the roof is required due to the instability and the weight of the multiple layers of the existing roof. At this time, we also learned that an engineering study would have to be done to examine whether the structure would support the new roof and for the safety of the new roofing contractor's personnel. In January 2019, CMA Engineers Inc. did this report and confirmed that the structure would support the new roof with only minor repairs (one cracked rafter) for us for a cost of \$5,800. Also in January of 2019, the Board of Selectmen rejected the \$60,000 roofing project, saying that they would look for relief through Concord. Subsequent to the rejection, a meeting was held with the Board of Selectmen at the Barn with DOT and DHR to seek financial support. At that time, DOT & DHR advised the BOS that they could submit the request in writing. DOT advised, however, that it was highly unlikely that it would be accepted due to the agreement in the Deed stating that the Town is responsible for maintaining the three historical buildings which are in the Park in as equal or better condition then they were in at the time of the signing of the Deed.

In the subsequent Spring this project was put on the Towns Capital Improvement Program (CIP), however, it did not make the cut for funding.

Current

At this time, the engineering report from 2018 is no longer valid due to the passage of time and the continued leaking and rot, and it would need to be done over. Our cost estimate at this time for the roof repair is in excess of \$120,000 due to the increased scope of work due to the continuing leakage and ensuing rot, as well as cost of inflation in building materials.

Richard Empey, Chair, Benson Park Committee
Jack Madden, Member, Benson Park Committee