

Union Church Committee

Report to the Select Board

To: Durham Select Board

From: Union Church Committee

Date: 1 DEC 2023

Re: Report of Conclusions and Recommendations

Background:

On 11 JUL 23, the Select Board formed the Union Church Committee (UCC) with the following members and alternates:

Members: William Schneider, Paula Erdmann-Purdy, Lois Kilby-Chesley, Emily Alexander, Tyler Hutchison, Neil Berry and John Talbot.

Alternates: Tia Wilson and Candace DeCsipkes.

At the first meeting, we elected William Schneider to be Chair, Lois Kilby-Chesley to be Vice Chair, and Tyler Hutchison to be Secretary. We were sworn in and began our work. At the second meeting we voted to adopt Bylaws for the Committee. (App.)

The Select Board tasked the UCC with accomplishing the following goals, and reporting back on or about 1 DEC 23:

Goals:

1. Identify long term uses for the property and how the Town will benefit.
2. What restoration is required to bring the building to code.
3. Present proposal to the Select Board on how these goals will be accomplished.

The UCC used these Goals as our organizing principles and referred to them frequently during our investigation. We had five meetings, at which we had robust discussions of the issues, learned about the history of the Union Church, visited the Union Church as a group, and consulted with several experts to help guide our decisions. Every member and alternate member participated enthusiastically in the UCC's discussions and contributed immensely to accomplishing our Goals.

This UCC Report will present our conclusions and recommendations in support of the assigned Goals. Extensive backup materials, including Meeting Minutes and reports of experts, will be presented as attachments to this Report.

Conclusions and Recommendations:

Goal 1 - Identify long term uses for the property and how the Town will benefit.

The Union Church is a beautiful old building in the heart of the Historical District of Durham. It is the home of a rare Revere Bell in the belfry. It has served several different purposes over the years - as a Church, as a gathering place for Town Meeting and as Town Hall, and most recently as a location for the Durham Historical Society to display their collection of historical artifacts.

The present use of the Union Church was established at Durham's Town Meeting in 1984, after it was deemed no longer useful solely as Town Hall or a Town Meeting location. "[I]t was voted to allow the Durham Historical Society to place artifacts and other items of historical interest on permanent display in the town hall..." (App.)

We spent one meeting brainstorming all the potential uses for the Church, from tearing it down, to moving it near the Grange Hall, to selling it for retail use, to establishing a museum, and many more ideas. The next meeting, we sorted through all the potential uses. We applied "filters," such as value to Durham, financial cost, cost vs. benefit, and practicality, to assist us in arriving at the correct recommendation for the Town.

The UCC unanimously concluded that the best use for the Church is as a museum of Durham's history, to be run and administered by the Durham Historical Society. This use will help the people of Durham to learn about and stay in touch with their past. It will help to connect new residents to the hardy people who came here to build Durham and give it such an interesting history. Likewise, it will help to give the young people of Durham a deep and enduring appreciation for their hard-working and creative forebears. Finally, it is the most appropriate use for one of Durham's most historically significant buildings, and an excellent way to make it open and available to the public.

Additionally, the UCC voted 6 – 1 to recommend that the best course of action to realize the maximum benefit to Durham is to donate the Church in its present condition to the Durham Historical Society, along with the approximately \$30,000 that has been committed at Town Meeting to its maintenance and repair. The one dissenting vote was for the Town to repair the outstanding maintenance issues, and then to donate the Church to the Historical Society. This would allow Durham to receive all of the benefits of a museum of our heritage in an important historical building and would relieve the Town of the responsibility to maintain and repair the Church with public funds. The Durham Historical Society (a registered nonprofit organization) has voted to accept the donation of the Church if the Select Board and Town Meeting agree with our recommendation.

Goal 2 - What restoration is required to bring the building to code?

This Goal really calls for two separate answers.

In the first case, the primary code that applies to the Church is the National Fire Protection Life Safety Code. This code is administered in Durham primarily by the Fire Chief, with assistance from the Codes Enforcement Officer. The UCC interviewed both officials. Fire Chief Tripp told us that the code standards for a given building are determined by its use. The standards would necessarily change if the ownership or use changes. Chief Tripp has inspected the Church and categorized its present use as a storage building. His determination of use is definitive. He inspected the Church and provided the UCC with a copy of his findings. (App.). Since it is a Town-owned building, Chief Tripp has been working hard to address and correct the findings from the inspection. He expects to have the Church compliant with code by the second week of December this year.

While not a “code” requirement, the Town is required to provide access to the activities in the Church to people with disabilities under the federal Americans with Disabilities Act. Similar accessibility would be required if the Church is owned by a private organization like the Durham Historical Society.

Perhaps the larger question, and one that the UCC spent considerable time discussing, is what maintenance, repairs, and modifications are necessary to keep the Church in good shape and suitable for use as a museum. Deferred maintenance has created some structural issues for the Church, and the report of the Structural Engineer hired by the Select Board is very helpful. (App.). This was the recommendation of the Engineering Firm:

“Based on my site visit I recommend repairing the damaged areas of wood sill and exterior trim as noted in order to prevent future water intrusion in and around the structure. Water intrusion is one of the primary factors that causes deterioration to structural members which can then lead to failure. The exterior building siding, primarily on the east side of the building, is in poor shape and will need to be replaced and/or repaired in the next year or two. The southeast corner of the building needs to be repaired, which also includes the wood soffit (This area is shown in picture 2). Wood trim will most likely need to be replaced at both of these areas.” (App.)

The Engineering Firm found the Church to be in fairly good and sturdy condition, overall:

“In my professional opinion, the building is capable of supporting the historical loading conditions that it has sustained over the past years. Minor repairs will need to be made to the exterior of the building as previously indicated but currently those areas of repair do not affect the structural capacity of the floor rating for the building.”

Another avenue the UCC explored was traffic control and parking at the Church. A traffic control expert from the Maine Department of Transportation inspected the site and made

recommendations. (App.). His primary recommendations were to designate an entrance/exit (with plantings or crushed stone) and to mark a parking area thirty feet from the road.

The UCC obtained estimates from contractors for approximate costs for the repairs and maintenance described above:

Repair/replace wood sill and trim	Approx. - \$45,000
Repair corner post and siding	Approx. - \$5,000
Provide access for people with disabilities	Approx. - \$10,000
Improve traffic safety	Approx. - \$1,000

Goal 3 - Present proposal to the Select Board on how these goals will be accomplished.

The Union Church Committee recommends to the Select Board that the Union Church is donated by the Town of Durham to the Durham Historical Society, along with the approximately \$30,000 that has been appropriated by Town Meeting for the maintenance and repair of the Church. The UCC recommends that this is accomplished through a Warrant Article at Town Meeting, at which the residents of Durham would vote for or against this proposal.

Appendices:

- A. Agendas and Meeting Minutes
- B. Bylaws
- C. History of Union Church
- D. History of Repairs
- E. Assessment Record
- F. National Register of Historic Places recognition
- G. Historic District Commission information
- H. Town Meeting actions
- I. Maintenance/Repair Estimates
- J. Structural Engineer's Report
- K. CEO and Fire Chief Interviews and Inspection
- L. Durham Historical Society Letter

Town of Durham
Union Church Committee Minutes
Town Hall, 6:00 PM
July 18, 2023

In Attendance:

Jerry Douglass, Town Manager
Bill Schneider
Paula Erdmann-Purdy
Lois Kilby-Chesley
Emily Alexander
Tyler Hutchison
Neil Berry
John Talbot
Tia Wilson
Candy DeCsipkes

1. Selection of officers

Chair

Bill Schneider, 4 votes
Lois Kilby-Chesley, 3 votes

Bill Schneider elected as chair

Vice Chair

Lois Kilby-Chesley, 7 votes

Lois Kilby-Chesley elected as vice chair

Secretary

Tyler Hutchison, 7 votes

Tyler Hutchison elected as secretary

2. Review Committee Charge

- Identify long term uses for the property
- Restoration required for bringing the building to code
 - What requirements are needed by the department of the interior to keep historical registry designation?
 - Applicable code depends on desired use

- Provide proposal to the select board

3. Informational Exchange

- Discussion regarding the bylaw examples provided by Neil Berry
 - Decided to adopt bylaws with changes to allow Robert's Rules of Order as a guide rather than rule
 - Defined that alternates are voting members when a quorum is not achieved and that alternates will be varied from meeting to meeting when possible
- Use by Durham Historical Society (DHS)
 - Town meeting notes from 1984 and 1988 show that DHS has use of the union church and that right would have to be specifically revoked at a town meeting
 - Discussion as to moving this church which is not the ideal solution to the DHS. Additionally, it is unclear if this would affect the national registry status. The biggest concern is safety with the road and the parking lot though the road commissioner offered some suggestions. MDOT would have to become involved to feel confident in any public use safety decision
 - **National registry paperwork is to be provided to Tyler Hutchison for group distribution.**
- Estimates for Sill Repair
 - \$21k remains from original \$66k provided in 2017 and an additional \$10k that must be used by December 31, 2023
 - Estimate to replace sills is approximately \$50k, but additional work will be needed to replace footers that were removed in 2019 when \$18k was spent to repair the foundation.
 - One suggestion to the selectboard may be to review the procurement policy and what/how the proposal was accepted in 2019. Additionally, the committee itself could review the original RFP and bidding process for the original foundation repairs done in 2019 as the work was more of a band-aid than a permanent replacement. We may be able to call upon the company's work guaranty to alleviate some cost since the cinder blocks are sinking into the ground without footers.
- Maine preservation assessment
 - In 2015 and 2017, DHS paid for an assessment of the building.
 - **Tyler will send the 2015 and 2017 assessments to the group**

4. Determine future meeting dates

- Based on timeline, meetings should occur every two weeks on Thursday

5. Other Items

Additional information shared during discussions that don't fit with general agenda items

- Lois Kilby-Chesley and John Talbot to pursue additional estimates for items like foundation repair and building moving
- The committee does not feel like a group designed to act on estimates and quotes, but rather to just offer suggestions which seems to be in line with the request board and the bylaws. This causes some difficulty with the \$10k that is currently allotted for use on the Church since this committee nor the DHS seem to have power to spend that money. However, the committee could use the money for evaluations and assessments which could aid in suggestions.
- Lois recalls from the meeting with North East Housewrights that the church is likely to have serious structural issues or have a side collapse in 4-5 years
- Discussed looking for details on the original

Next Meeting: August 3, 2023

Agenda Items:

- Tia will present on the origins and grand history of the church as well as the modern repair history
- Discussion of possible uses of the Union Church should be on the agenda for next time
 - Some initial discussion items are as follows: sell it to a private entity, donate to the DHS and let them deal with it

Union Church Committee
August 3, 2023 - 6 to 8 pm
Town Office

1. Call to Order

2. Attendees/Quorum. William Schneider (chair), Paula Erdmann-Purdy, Lois Kilby-Chesley, Emily Alexander, Tyler Hutchison, Neil Berry and John Talbot. The two alternates are Tia Wilson and Candace DeCsipkes.

3. Review committee charge:

1. Identify long term uses for the property and how the Town will benefit.
2. What restoration is required to bring the building to code?
3. Present proposal to the Select Board on how these goals will be accomplished

4. Review the Minutes from July 18, 2023

* Prior to the meeting an addition was made to the Minutes at Tia's request, which read, "One suggestion to the selectboard may be to review the procurement policy and what/how the proposal was accepted in 2018".

5. Action Items

* Tia will present on the origins and grand history of the Union Church.

* Tia will discuss the modern repair history of the Church.

* Report on meeting with Copp Bros.

* (By request) Review the procurement policy and what/how the proposal was accepted in 2018.

* Discussion of possible uses of the Union Church

* (By request) Lois is questioning the following decision and whether it went to a vote to use the money for something other than what the Town Meeting attendees approved - repair of the sills. "The committee does not feel like a group designed to act on estimates and quotes, but rather to just offer suggestions which seem[s] to be in line with the request [of the] board and the bylaws. This causes some difficulty with the \$10k that is currently allotted for use on the Church since this committee nor the DHS seem to have power to spend that money. **However, the committee could use the money for evaluations and assessments which could aid in suggestions**".

6. Public Comments. Confirm the next meeting dates (8/17 and 8/31). Set next agenda.

7. Adjourn

Town of Durham
Union Church Committee Minutes
Town Hall, 6:00 PM
August 3, 2023

In Attendance:

Bill Schneider
Paula Erdmann-Purdy
Lois Kilby-Chesley
Emily Alexander
Tyler Hutchison
Neil Berry
John Talbot
Tia Wilson

Absent:

Candace DeCsipkes

1. Agenda Addition

- a. John Talbot requests adding an item to discuss a conversation with MDOT be added to agenda

2. Minutes acceptance

- a. Disagreement that the Durham Historical Society (DHS) \$10k could be used by the UCC for quotes and evaluation which was suggested as a possibility in the previous minutes
- b. Decided that Lois would get transcript results from the town meeting to see what was discussed for \$10k allotment
- c. Update to the minutes to reflect that it was from recall that Northeast Housewrights suggested the impending structural collapse, not reflected in any written report
- d. Minutes accepted, 7-0

3. Presentation on history of the Union Church

- a. Digital copy of the presentation saved with meeting minutes
- b. A number of anecdotes were shared about the union church
 - i. At one point, all historical society items were held at Mae Parker's house, and later moved to the Union Church for museum use
 - ii. Tia will share certain newspaper articles with the group (e.g. the story of the fire inside the Union Church which burned the original floor)
- c. **DHS owns a copy of the Revere bell book at this time, but not the _____**
- d. Question as to whether 'Museum' is a tax or legal classification

- i. Noted that in Durham's Land Use Ordinance this would fall under Cultural Facilities
- e. Suggested that there is renewed interest in the church and museum from the town now that there is activity
- f. Noted that the UCC should look back at the repairs in 2019 to see what was done and approved as the original foundation repairs were likely done much earlier so it is unclear what additional steps were taken in 2019

4. Purchasing/Procurement Policy Discussion

- a. Hard copies distributed to the group
- b. Worry that previously monies that went towards bids in recent repairs may not have been used to fullest extent
- c. Disagreement that this investigation is a different capacity than this committee's prerogative/charter

5. Side discussion on UCC funding

- a. Question as to whether in our charges include getting quotes
- b. Suggested that a likely product should be a list of potential outcomes attached to some sort of cost estimate to provide accurate information to selectmen
- c. Noted that in our accepted bylaws the UCC had decided to that estimated costs would be included
- d. Attaching costs/benefits with a comprehensive list and costs would tell the story of our eventual decision
- e. Suggested by this thought, we likely will need funds to pursue some analysis e.g. hiring of a structural engineer

6. Side discussion on purview of the Historic District Commission

- a. Summary is that the Historic District Commission oversees, along with the code officer, the building processes in the historic district (southwest bend historic district)
- b. Reflecting on Durhams current (8/3/2023) zoning map with a purple outline
- c. Oversees such things as roof pitch, type of singles, etc which are laid out in the land use ordinance
- d. Currently necessary for any changes in buildings/properties within 1500 feet of the historic district or any building on the historic register
- e. Historic District Commission review should be triggered on building permits. Historically this may have been hit or miss, but there have been noticeable improvements lately.

7. Review of Meeting with Copp Brothers for Moving the Union Church

- a. Notes from the meeting will be digitally submitted with these minutes
- b. Report from the Copps is that it would cost hundreds of thousands of dollars to move and they would not be interested
- c. If it is important to move, we could reach out to other companies who might disassemble differently to move
- d. Copp's could however raise the building, repair the sills, and have others pour a new foundation. Likely estimate is that this would be around \$100k (\$70k in new monies plus the approximately \$31k current available resources)

- e. Town could get together a list of what should be done to the building in totality which could be done when building is lifted

8. Conversation with MDOT about Entrance Safety

- a. Safety officer said the entrance/exit would have to be narrowed for compliance for a single
- b. Uncertain the exact suggestions that will come back, but the safety officer will visit the sight and provide some sort of written information

9. Discussion on Possible Uses

- a. Ownership variability
 - i. Town owns the building (as now)
 - ii. Town sells building to the DHS
 - iii. Town sells the building to a private entity
 - iv. Town sells the building to a non-profit
 - 1. Similar to methodist church which proved it had seed money and then bought from the town for \$1
 - v. Town sells the building only and keeps the land
- b. Structural modifications
 - i. Minimal fixes, foundation, sill as have been discussed
 - ii. Tears down building
 - iii. Complete overhaul with modern buildings, code improvements (ADA compliance, bathrooms, heating, electric
 - iv. Lift building, full foundation with kitchen, archival space, bathrooms
- c. Money allotted is transferred to DHS with the building (and then DHS is on their own to fix)
- d. Owning entity looks into crowdfunding for repairs
- e. Commercial Entities
 - i. Store
 - ii. Collaborative workspace/cubicle farm
 - iii. Kayak rental
 - iv. Rental space (especially coordinated with full foundation replacement)
 - v. Flea market
 - vi. Artisan location
- f. Use for town government
- g. Move the building
 - i. Towards Eureka center
 - ii. Towards River Park
 - 1. Take it down in pieces
- h. Cultural Facilities
 - i. DHS Museum
 - ii. Town library
 - iii. Art gallery
 - iv. Renewed as church again
- i. Recreational facility

10. Requested Agenda Addition - Clarify whether the UCC can use money for the assessment

- a. The main question is whether the UCC use money from either the \$21k in DHS town allotment or the \$10k for evaluation
- b. Lois recalls that Gerry said that the \$21k is earmarked for repairs only
- c. Could pay for a structural engineer if possible
 - i. Lois will investigate town meeting minutes to see how the \$10k was defined
 - ii. Structural engineer could provide a full building analysis for repairs as well as concerns with any updating building features
 - iii. Tyler and Emily will contact a structural engineer they have worked with in the past, Helen Watts, who has historical building specialization

11. Public Comments

- a. No members of the public present

12. Next meeting

- a. Next meeting will be 8/17 at 6PM **at the Union Church**
- b. The following meeting will likely be on 8/31

13. Adjourn, vote 7-0

Union Church Committee - Uses and Outcomes from 8/3/2023

Ownership variability

- Town owns the building (as now)
- Town sells building to the DHS
- Town sells the building to a private entity
- Town sells the building to a non-profit
 - Similar to methodist church which proved it had seed money and then bought from the town for \$1
- Town sells the building only and keeps the land

Structural modifications

- Minimal fixes, foundation, sill as have been discussed
- Tears down building
- Complete overhaul with modern buildings, code improvements (ADA compliance, bathrooms, heating, electric
- Lift building, full foundation with kitchen, archival space, bathrooms
- Move the building
 - Towards Eureka center
 - Towards River Park
 - i. Take it down in pieces

Financial Items

- Money allotted is transferred to DHS with the building (and then DHS is on their own to fix)
- Owning entity looks into crowdfunding for repairs

Brainstormed Uses

- Commercial Entities
 - Store
 - Collaborative workspace/cubicle farm
 - Rental space (especially coordinated with full foundation replacement)
 - Flea market
 - Artisan location
- Use for town government
- Cultural Facilities
 - DHS Museum
 - Town library
 - Art gallery
 - Renewed as church again
 - Recreational facility

Union Church Committee
August 17, 2023 - 6 to 8 pm
Town Office

1. Call to Order
2. Attendees/Quorum. William Schneider (chair), Paula Erdmann-Purdy, Lois Kilby-Chesley, Emily Alexander, Tyler Hutchison, Neil Berry and John Talbot. The two alternates are Tia Wilson and Candace DeCsipkes.
3. Review committee charge:
 1. Identify long term uses for the property and how the Town will benefit.
 2. What restoration is required to bring the building to code?
 3. Present proposal to the Select Board on how these goals will be accomplished
4. Review the Minutes from August 3, 2023
5. Action Items
 - * Committee visit to the Union Church. Please meet at the Church.
 - * Discuss Structural Engineer inspection.
6. Public Comments. Confirm the next meeting date (8/31). Set next agenda.
7. Adjourn

Town of Durham
Union Church Committee Minutes
Union Church, 6:00 PM
August 17, 2023

In Attendance:

Bill Schneider
Lois Kilby-Chesley
Emily Alexander
Tyler Hutchison
Neil Berry
John Talbot
Tia Wilson
Candy DeCsipkes

Absent:

Paula Erdmann-Purdy

1. Minutes from 8/3/2023

- a. Acceptance postponed until next meeting when Bill has a chance to review
- b. Tyler mistakenly left Bill off the first surrounding of minutes

2. Meeting agenda

- a. To see the property/building in person and point out some of the known issues
- b. Unable to enter the building due to Selectboard saying that they should padlock the doors
- c. Lois passed out the 2017 prioritization assessment
- d. General building condition
 - i. Likely last painted in 2001
 - ii. All windows likely need to be reglazed but otherwise appear in decent shape
 - iii. Majority of the window panes are float glass
 - iv. Previous emergency work was to patch a roof leak. Roof was patched but plaster has come down from the ceiling for 15-20 years
 - v. Acreage of the Union Church building lot is 0.29 acres (006-033) and neighboring lot (formerly masonic lodge) is 0.3 acres (006-032)
 - vi. Chimney reinforcement redone during bell tower repair
 - vii. Unclear if the lightning rod is appropriately grounded
- e. Interior notes (from outside)
 - i. Cracks are visible in the northeast corner on the inside of the building
 - ii. Wood stove (from old southwest bend school) inside tied into chimney but has not been used in at least 25 years to anyone's memory
 - iii. Possibilities that there was old stained glass on back wall

- f. Front/south elevation
 - i. Tar up to the stairs is not appropriate for a building on the historic register
 - ii. Stairs not to code and entrance not ADA compliant
 - iii. White belltower redone in the 90s
 - iv. John Libby rebuilt the beams for the bell cradle and Robert Hanscom Steeplewright worked on the steeple
 - v. Total project cost is remembered to be \$98k but not currently backed up with paper quote
- g. Eastern elevation
 - i. Are the granite foundation blocks sitting on anything in the crawlspace?
 - ii. New french drain along ground surface
- h. Northeast corner
 - i. 2015 preassessment report suggested that leaking from the hole near the top plate may have been internal
 - ii. Discolored from moisture inside of the building
 - iii. Many woodpecker holes in the northeast corner wood
 - iv. Caulk and spray foam along the sill cladding seems to have funneled additional water into the sill and caused or accelerated rotting. Additionally, the plywood patch on the corner near sill plate has also likely encapsulated and funneled moisture.
 - v. Suggested in some of the assessments that trees should be clearcut around the building to aid in drying out
 - vi. Large rotted hole in the upper northeast corner
 - vii. Exterior sill cladding easy to pull off of the building
- i. North elevation
 - i. Rip rap and back fill added to reduce erosion and to give a way to walk along exterior wall
 - ii. Paint on northern elevation has some if not all lead paint
 - iii. Access to crawlspace available through north
 - iv. Northwest upper corner also appears to have a hole
 - v. Previous repaired cinderblocks have clear signs of cracking along previous mortar patches suggesting settling
- j. West elevation
 - i. Plants visible in crawlspace through opening on foundation
- k. Crawlspace
 - i. Moisture barrier paid for by town, but was never installed during any of the previous repair visits
 - ii. Floor joists appear to be in great condition and ~18" original, oak floorboards visible from the bottom
 - iii. Current interior floor is yellow pine
 - iv. Unclear if footers are present

3. Adjourn at 6:50

a. Vote 6-0

Union Church Committee
September 28, 2023 - 6 to 8 pm
50 Rough Rider Road, Durham

1. Call to Order
2. Attendees/Quorum. William Schneider (chair), Paula Erdmann-Purdy, Lois Kilby-Chesley, Emily Alexander, Tyler Hutchison, Neil Berry and John Talbot. The two alternates are Tia Wilson and Candace DeCsipkes.
3. Review committee charge:
 1. Identify long term uses for the property and how the Town will benefit.
 2. What restoration is required to bring the building to code?
 3. Present proposal to the Select Board on how these goals will be accomplished
4. Review the Minutes from August 3 and 17, 2023
5. Action Items
 - * Discuss Structural Engineer inspection.
 - * Review/Refine potential UCC use recommendations and costs/benefits.
 - * Discuss "bring[ing] the building to code."
6. Public Comments. Select the next meeting date. Set next agenda.
7. Adjourn

Town of Durham
Union Church Committee Minutes
Mr. Bill Schneider's Barn, 6:00 PM
September 28, 2023

In Attendance:

Bill Schneider
Lois Kilby-Chesley
Emily Alexander
Tyler Hutchison
Neil Berry
John Talbot
Tia Wilson
Candy DeCsipkes
Paula Erdmann-Purdy

1. Minutes approval

- a. 8/3/2023
 - i. Approved 7-0
- b. 8/17/2023
 - i. Brief discussion as to who actually paid for the moisture barrier. Tia Wilson confirmed that Linda Litchfield bought the moisture barrier and the town reimbursed her for it
 - ii. Approved 7-0

2. Structural Engineer Discussion

- a. Report was conducted in mid October
- b. Initial takeaway is that the structure is in good shape and will stand for a while
- c. Trillium conducted the inspection (specifically Eric Dube)
 - i. Confirmed sill problem and issues in the north east corner
- d. Lois shared emails back and forth with Craig Gilbert from Northeast Housewrights
- e. Some confusion about who originally suggested 5-10 years of life in the sill as to whether it was the state run preservation group (Maine Preservation Commission) or the Maine Preservation (Yarmouth) group. The length of life was reported by Chris Closs from the Maine Preservation (Yarmouth) group.
- f. Tia Wilson shared that the Durham Historical Society is currently allowed access to the building as long as Fire Chief Rob Tripp is kept in the loop
 - i. Opening up the Church altogether is pending the official structural report
 - ii. Select board member Klein Golden is particularly concerned about the use of the building as a meeting place
- g. Tia Wilson also discussed her early conversations with the Fire Marshall's office

- i. According to Tia, the head of the Fire Marshall planning board has said that
 - 1. A second egress should not need to be built
 - 2. Since is classified as a meeting house it does not need a structural permit
 - 3. It's building use is grandfathered
 - 4. Tia said she would share the message from the Fire Marshall's office (from Marc Veilleux)
- ii. Local firemarshall and investigator (Brittany White) said
 - 1. It needs two doors
 - 2. Head of the fire marshall's office said that the official statement will be from Ms. White's report
 - 3. This may have been from incorrect report on use of building
 - 4. Has not been a meeting house (i.e. church) since the 1880s
 - 5. Union Church is approved for use by 67 people but would need a dance permit
- iii. Suggested resolution for fire marshall report
 - 1. Shared communication with Mr. Vieilleux
 - 2. Loop in DHS
 - 3. All reports should be in final report from UCC
 - 4. Bottom line is that the code depends on final use
- iv. Overall the hearsay on the structural report sounds like good news
- v. Initial issues go back to the 8/8/23 selectboard meeting where questions of RFP ended up resulting in a reaction to close the building
- vi. Likely the DHS intended use would eliminate many code requirements if that becomes the main suggestion
- vii. Tia representing the DHS mentioned that the building will need to be winterized soon
 - 1. This entails candles for Christmas
 - 2. Masks for Halloween
 - 3. Clothing and textiles in boxes to prevent rodents

3. Determining recommendations for use

- a. Referencing the 8/3/23 Uses
- b. Technique will be to remove items from the list **only** with a unanimous vote

The items below were brainstormed at 8/3 and are referenced again here for clarity

1. Town owns the building (as now)

- a. Paula speaks first to say that it should remain on since it would be an enormous task for the DHS to take over as of now
- b. Tyler suggests that it should be taken off since the town has continually shirked its responsibility

2. Town sells building to the DHS

- a. Kept on with no arguments
- b. Question as to whether the DHS would be willing to accept

- c. Tia speaks on behalf of DHS that the DHS has preemptively voted in case of this discussion
 - i. Currently DHS has 7 yeras of monthly expenses
 - ii. Town would have to approve transfer of funds
 - iii. Paula proposes that during financial discussion that the town would be responsible to bring it up to structural soundness
 - 1. Paying for cars, trucks, and tarring roads it seems like the town would have the money
 - 2. 100k would have to come out of something else
- 3. Town sells the building to a private entity**
 - a. Removed as it would be impractical for septic, well, etc.
- 4. Town sells the building to a non-profit**
 - a. Somewhat similarly to the West Methodist church sale
 - b. To be clear, the Friends of the West Methodist Church is a subsidiary of the DHS and shares the 501(3)(c)
 - c. Perhaps sold to Masons, Amvets or similar
 - d. Could change text to non-profit other than the DHS to avoid confusion
 - e. Voted to remove
- 5. Town sells the building only and keeps the land**
 - a. Question as to why the town would want to move it
 - b. Seems excessively expensive and complicated
 - c. Voted to remove
- 6. Minimal fixes, foundation, sill as have been discussed**
 - a. Mentioned that UCC should discuss what the "minimal fixes" are and divide them into sections
 - b. Likely breakdown is
 - i. Corner post - Northeast Housewrights estimate - \$2500
 - ii. Trim on corner - Northeast Housewrights estimate - \$550
 - iii. Sill skirt - Northeast Housewrights estimate - \$2800
 - iv. Sill itself (just the north and east elevations) - \$ 35000
 - 1. Includes raising building
 - v. Foundation - Copp estimate \$50k
 - 1. One side of the West Durham Methodist Church was \$25k
 - vi. Granite covering of foundation repairs - cost unknown
 - 1. This would likely satisfy the DHDC since it would be visually appropriate
 - c. Neil Berry will pursue estimate for foundation
 - i. Town did not want UCC to pursue RFPs, but budgetary/pre-quotes are fine
 - d. Neil Berry measured building footprint at
 - i. Main building - 40' x 36'
 - ii. Foyer - 6' x 24'
- 7. Tears down building**
 - a. Remove from list

8. Complete overhaul with modern buildings, code improvements (ADA compliance, bathrooms, heating, electric)

- a. Remove and rework this listing
- b. Break into code improvements and electrical inspection
- c. Necessary upgrades
 - i. ADA
- d. Remove entirely
 - i. Bathroom, heating, electric
- e. Would be nice bullet
 - i. Improve heating
 - ii. Possibly new linear/check chimney

9. Lift building, full foundation with kitchen, archival space, bathrooms

- a. Remove from recommendation

10. Move the Building

- a. Remove as discussed in item 5

11. Money allotted is transferred to DHS with the building (and then DHS is on their own to fix)

- a. To be clear, this is the currently allotted \$31k
- b. Keep this item

12. Owning entity looks into crowdfunding for repairs

- a. Add a new bullet asking town to fix mandatory/minimum repairs immediately
- b. Need to determine what the "mandatory" repairs are
- c. Break down in necessary, ideal, and all improvements
- d. Keep this item

13. Commercial Entities Use

- a. Remove

14. Town Government Use

- a. Remove

15. Cultural Facilities

- a. DHS Museum
- b. Town library
 - i. Remove
 - ii. Town library items that were in the Union Church had been moved to the school
- c. Art Gallery
 - i. Part of DHS Museum?
- d. Many cultural facility ideas could be lumped under DHS museum
- e. Renewed as church
 - i. Remove
- f. Recreational facility
 - i. Remove

At this stage, the UCC stopped to vote on primary recommendations sections (that is ownership, financial, structure, use)

1. Ownership

- a. For ownership, John motioned, Lois seconded that the town sells the Union Church to the DHS as the primary recommendation
 - i. Financial items for a later discussion
 - ii. Vote 7-0 in favor of this becoming the primary recommendation
 - iii. Secondary recommendation is that the town continue owning the building

2. Financial

- a. Motion made that the town transfer the approximately \$31k to the DHS to start on repairs, Lois moves, John seconds
 - i. Money had been allotted for the West Durham Methodist, but nothing was transferred
 - 1. Money had been allotted for Union Church, but technically the town/Select board still owns the money and have final say
 - 2. Town vote required to transfer it to a non-town affiliated entity
 - 3. Discussion as to whether \$10k came out of operational funds or raised from taxes
 - a. Neil Berry confirms money was raised from additional taxes
 - b. Auditors report shows that the \$10k has been moved to the restoration fund
 - 4. Discussion whether funds transfer would have to go to town vote
 - a. Likely would for a non town entity, but technically the town can sell/acquire real estate without a town vote
 - b. If select board disagrees with fund transfer, could acquire signatures to put the fund transfer vote on the warrant
 - ii. Discussion that DHS should participate in all RFPs if the town works on fixing the building before fund/building transfer
 - iii. Vote on: Money allotted (\$31k) is transferred to DHS with building and then DHS is on their own
 - 1. Vote passes, 6 in favor, 1 against
- b. New motion asking town to fix mandatory (to be determined) repairs immediately as secondary recommendation - Paula motions, John seconds
 - i. Start of list is the above costed items, corner post, sill, trim
 - ii. The "necessary" items are up for some debate
 - iii. To be clear on previous point, town sells building to DHS for \$1 (essentially real estate transfer, not a sale)
 - iv. Vote 4-3 in favor
- c. Town funds ALL improvements prior to transfer, John motions, Tyler seconds
 - i. Vote 1-6 against
- d. A vote on crowdfunding is irrelevant given UCC stance on real estate sale

3. Improvements

- a. Discuss bringing the building up to code (though this will depend on Selectboard decision with recommendations)

- b. Someone to follow up as to whether the codes officer has done a review of the Union Church (this was set in motion in August)
 - i. Codes officer should likely bring in a historic codes expert to help
 - ii. Maine municipal should be able to help
 - iii. Jerry is out until mid October

4. Adjournment

- a. Next meeting to be Thursday, October 19
- b. Town office will be available

Union Church Committee
November 30, 2023 - 6 to 8 pm
50 Rough Rider Road, Durham

1. Call to Order
2. Attendees/Quorum. William Schneider (chair), Paula Erdmann-Purdy, Lois Kilby-Chesley, Emily Alexander, Tyler Hutchison, Neil Berry and John Talbot. The two alternates are Tia Wilson and Candace DeCsipkes.
3. Review committee charge:
 1. Identify long term uses for the property and how the Town will benefit.
 2. What restoration is required to bring the building to code?
 3. Present proposal to the Select Board on how these goals will be accomplished
4. Review the Minutes from September 28, 2023
5. Action Items
 - * Discuss Structural Engineer inspection.
 - * Discuss "bring[ing] the building to code."
 - * Review Minutes from tonight.
 - * Review/Approve Final Report
6. Public Comments.
7. Adjourn

Town of Durham
Union Church Committee Minutes
Mr. Bill Schneider's Barn, 6:00 PM
November 30, 2023

In Attendance:

Bill Schneider
Lois Kilby-Chesley
Emily Alexander
Tyler Hutchison
Neil Berry
John Talbot
Tia Wilson
Paula Erdmann-Purdy

Absent

Candy DeCsipkes

1. Minutes 9/28

1. Moved and approved
 1. 7-0

2. Structural Engineering inspection

1. Heartened by structural engineering report
2. In line with previous report
3. Cost significantly more
 1. Approximately \$2000 number current (?)
 2. Paid for with an MMA grant
4. Unclear if old/current foundation frost protected
 1. Either 4' down for frost line
 2. Or polystyrene coating
 3. Repairs were likely mostly repairing the cracks
5. First report suggested typically rubble under foundation
 1. May have put rubble underneath from previous repairs
6. Appears to be no current frost damage

3. Building to code

1. Chief Rob Tripp
 1. DHS had come in to fix placement of fire extinguisher and 24" from ceiling
 2. People coming in on December 7 to update fire protection system
 3. Fire department had come in every month for years so unclear why it was allowed to fall out of code
 1. Was town's responsibility to do it

4. 24" from ceiling items was fire and planning board items from the 1970s
5. Upstairs "trash" was boxes in bubble wrap so it was neatened up
6. Moved fire extinguisher out from door

4. Review on final report

1. Some comments on estimates but rescinded
2. Lois offering itemized from Northeast Housewrights and correspondents
3. Whether or not it is approximately or exactly \$30k remaining, approximately in report which should cover
4. Building never used as storage location by DHS so should be struck from record
 1. But fire chief has qualified it as a storage location that will be kept
5. Motion by John Talbot to accept report with one storage location update
 1. Seconded by Emily Alexander
 2. Passed 7-0

5. Motion to accept today's meeting minutes

1. Talbot motions, Purdy seconds
2. No public comment since there's no public
3. Passes 7-0

6. Motion and seconded to adjourn

1. 7-0, Adjourned passes

July 18, 2023

Last Changed: July 19, 2023

Town of Durham Union Church Committee By Laws

ARTICLE I NAME:

The name of this committee shall be the Durham Union Church Committee and herein shall be referred to as the 'Committee.'

ARTICLE II PURPOSE:

The Committee shall work to meet the goals assigned by the Durham Select Board below.

1. Identify long term uses for the property and how the Town will benefit.
2. What restoration is required to bring the building to code.
3. Present a proposal to the Select Board on how these goals will be accomplished.

By Committee:

1. Provide cost Estimates for all suggested options.

ARTICLE III COMMITTEE MEMBERSHIP:

The Durham Select Board created the Union Church Committee and appointed seven (7) voting members and two (2) alternate members. Alternate members shall have no voting rights and will replace any voting member who resigns or is removed for cause. A majority vote (four/4) of the Committee will remove a member for being absent from three(3) consecutive scheduled meetings and for cause as provided by law and likewise to appoint a new voting member from the alternate members.

ARTICLE IV OFFICERS & ELECTIONS:

The officers of the Committee shall be Chairperson, Vice-Chairperson and Secretary. Members of the Committee shall nominate members for each officer position, being proposed by one member and seconded by another. Officers of the Committee shall be selected by and from the majority of voting members at the first committee meeting and annually at the first Committee meeting following the committee's anniversary date. Should an officer resign, the Committee shall hold an election for that position at the next scheduled meeting.

ARTICLE V DUTIES OF OFFICERS:

1. Duties of the Chairperson. The Chairperson shall preside over all meetings of the Committee, shall be responsible for the orderly functioning of the Committee and shall appoint such subcommittees as deemed necessary. The Chairperson shall execute and sign all official documentation on behalf of the Committee in accordance with the Town of Durham policies and/or guidelines and the Laws of the State of Maine. The Chairperson shall also be designated as the Committee's spokesperson, unless he/she elects to delegate to another member, during Town Meetings, explaining the Committee's recommendation and any other pertinent information as requested by the Committee. The Chairperson may, if requested, read an explanation of the minority position if so requested. The chairperson shall produce and promulgate the meeting agendas. The Chairperson shall also perform such other duties applicable to the office as prescribed by the parliamentary authority adopted by the Committee. Section
2. Duties of the Vice Chairperson. The Vice-Chairperson shall preside over the meetings of the Committee in the absence of the Chairperson and shall perform the duties of the Chairperson in his/her absence, if authorized to do so by the Committee. In the event of death, removal or resignation of the Chairperson, the Vice-Chairperson shall assume the office of the Chairperson. Section
3. Duties of the Secretary. The Secretary shall keep proper and accurate records of the Committee, attend to the correspondence on behalf of the Committee, notify the membership of various meetings, take proper minutes at each meeting.

ARTICLE VI MEETINGS:

Regular Meetings: The regular meetings of the Committee shall be held as scheduled at each Committee meeting.

Meeting Agenda: To be provided by the Chairperson.

Quorum: A quorum will consist of five (5) voting members of the Committee. If no quorum exists one (1) or two (2) alternate members as needed to make a quorum shall act as a voting member for that meeting.

ARTICLE VII PARLIAMENTARY AUTHORITY:

"Robert's Rules of Order" shall guide the Committee in all cases to which they are applicable and in which they are not inconsistent with these Bylaws and any special rules of order the Committee may adopt..

These bylaws may be amended at any Committee meeting by a two-thirds vote of the voting membership present, provided a notice has been sent with the proposed amendment to each member at least one week before the date of such meeting.

Chairperson: _____

Vice Chairperson: _____

Brief History of the Union Church

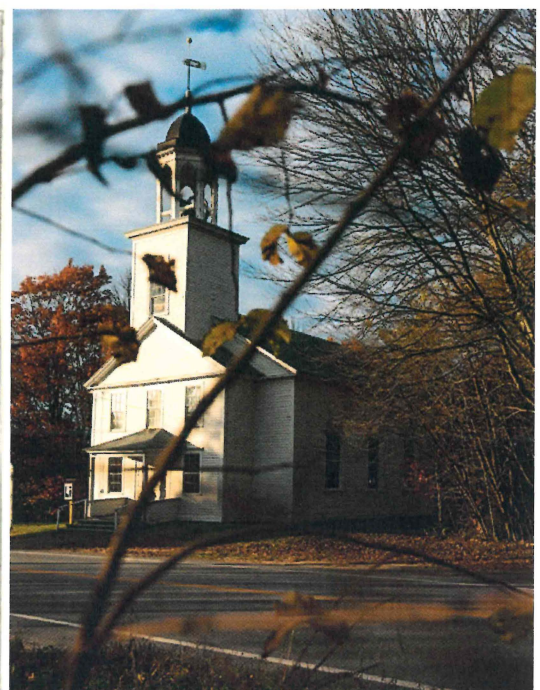
Durham, Maine

In 1835, the Union Church at South West Bend was built as a multi-denominational church. The Baptist congregation was the first religion to use the building for services. Twenty-two members formally organized themselves into the then-Baptist Church of Durham on August 8, 1835. Over the years, the Baptist congregation dwindled in size, and services at the church ended in 1887, at that point, it was dropped from the Baptist Association. Other denominations used the church until the early 20th century. The church did however sit abandoned for a period of time before it was deeded over to the town on August 22, 1922. It was used as the town hall until 1986, and since then has been the home of the Durham Historical Society.

The original front of the building was changed when the town took ownership of the building in 1922. Originally, two doors with lancet arched louvers occupied the outer bays, and a single window was centered on the upper level. (See picture below) It was common to have two doors entering a church, one for men and one for women. In 1922, the two doors were used to create a center door, which the church currently still has. You can still see the original door handle on the doors today. The window which is currently seen on the belfry, is the same six-over-six window from when the church was originally built. Within the belfry, proudly hangs a Revere bell.

The church also features 8, twelve over twelve original windows, as well as a small Queen Anne-style square window with colored glass, which is located within the one-hole outhouse. The original gallery located at the front of the church was converted into office space when the building became the town hall. You can still see the small rectangular opening, which offers views into the church from above. The original gallery stairs, which were presumably located in the vestibule, are no longer standing, and have been replaced with stairs, which are located within the church.

On August 2, 2001, the Union Church was placed on the National Register of Historic Places.



Through the Years

Throughout the years, the church has stood witness to many religious services, celebrations with family during holiday festivities, it has hosted concerts by famous opera singers, watched as loved ones unite in marriage, smiled along as children were baptized, and mourned with families during funerals. The church has survived two lightning strikes, as well as a fire from a chandelier falling, which nearly killed a woman during a church service. Young children have rang the Revere Bell during the start of the Memorial Day Parade, in honor of our town's veterans. Open houses, bake sales, quilt displays, art shows, and historical speakers have all taken place within the historic walls of this well-known landmark. It has been cared for and loved by members of this town for nearly 200 years. Hundreds of locals have donated thousands of dollars countless times to help save the church. Needless to say, this is a very loved and beautiful building.

Durham.

The Durham High School, which has been a success under the instruction of Mr. Sale closed Friday. Saturday evening there was an entertainment in the Union church. The following participated: W. S. Cox, Etta M. Field, Hattie E. Cox, Master L. Eveleth, Wm. Merrill, Julia L. Fitz, Flora H. Hackett, F. W. Newell, Mary L. Loring, Mamie H. Paine, Oscar L. Nichols, Eva M. Philbrook, Mamie E. Thomas, Frank N. Strout, Lizzie J. Strout. There were three prizes and they were awarded to Frank N. Strout, Lizzie J. Strout and Mamie H. Paine. Music by Tyler's band. Mr. T. D. Sale, the teacher, is a worker, not only in the school-room but outside. By personal efforts he has prevailed upon the parents to visit his school. The district has retained this competent teacher for the winter school.

Durham.

There will be preaching through September and October at the Union church, South West Bend, Durham, by Rev. Mr. Guild of Brunswick.

Quilt exhibit

DURHAM — To help pay for restoration of the Old Town Hall Building (formerly the Union Church), the Durham Historical Society is sponsoring a 19th and 20th century Maine quilt exhibit from 9 a.m. to 1 p.m. Saturday, Sept. 29.

DURHAM

DURHAM, Me., June 20 (Special).—A wide-awake Food Conservation meeting was held Monday at the Union church, Durham. The meeting was opened with singing America by the Liberty chorus led by Ruth Gale.

Durham—Dec. 5th, Rev. John Miller, aged 63 yrs
[Funeral at the Union Church, South West Bend, Durham, Wednesday the 8th inst., at 10 o'clock.]
Newport—Dec. 4th, George J. son of Watson Cooke esq.

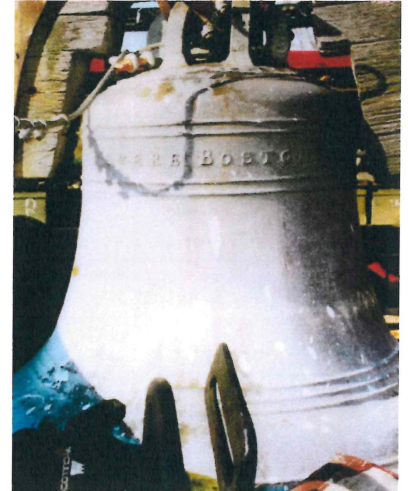
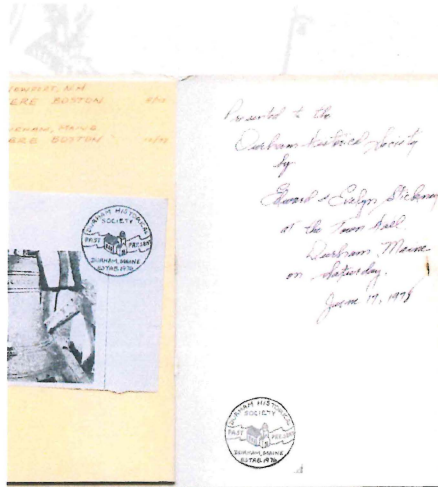
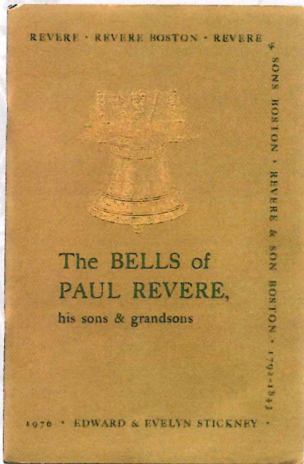
NOTES.

A complimentary concert will be given to Mrs. Ada Cary Sturgis at the Union Church, Durham, on the evening of September 5th. She will be assisted by Miss Annie Wing, Mr. Fred M. Warren, a male quartette and Miss Maria Laughton, elocutionist.

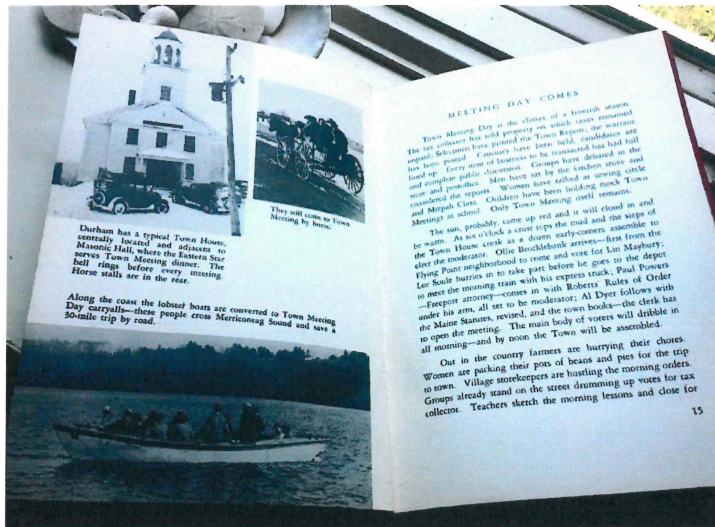
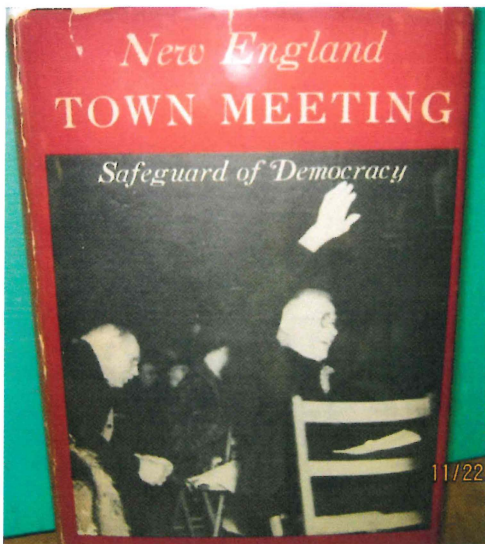
—The marriage of George O. Coolidge of Lisbon and Miss Nettie M. Sharp, formerly of Durham took place Saturday evening. They are spending a few days at the home of the bride's sister, Mrs. Elizabeth Jones.

Book Features

The Union Church has been featured in a few books over the years. The 1st book, "The Bells of Paul Revere, his Sons & Grandsons", was written by Edward & Evelyn Stickney in 1976. The Historical Society was presented with a signed copy of the book on June 17, 1978. (See pictures below)



The second book, which currently can be purchased on Ebay for \$110 is titled, "New England Town Meeting". It was published in 1940 and written by John Gould. The book features members of our community participating in a town meeting.



The Use of The Union Church since 1988

On March 24, 1976, the Durham Historic Society was formed. The first meeting was held at the Durham Elementary School. Helen Caron, Patricia Curit, Marion Erdmann, Beverly Koenig, Mae Parker, Thelma Welcome, and Margaret Wentworth became the founding members of the committee and drafted the historical societies by-laws. The last original founding member, Margaret Wentworth, passed away in November of 2022. Today, meetings are still held on the original third Tuesday of the month.

During the period of 1976-1988, the Historical Society would meet at members' houses. During that time, they collected several historical documents, and artifacts, which were kept safe at Mae Parker's home. Members worked hard to document stories told by locals and photograph historical locations as much as they possibly could.

In April of 1988, during the Annual Town Meeting, Article 91 was motioned by C. Foster and seconded by J. Moran to turn the responsibility for the operation and use of the Old Town Hall/Union Church over to the Durham Historical Society. Since then, members of the society have worked tirelessly to help restore and renovate the historic church. Historical artifacts and documents were then moved from Mae Parker's house to the Union Church, which started the Durham Historical Society Museum. Today, you can still view relics such as:

- Original copies of Everett Stackpole's book, "The History of Durham".
- Original maps of Royalsborough and Durham
- Historical property deeds
- Vintage school desks from Durham's one-room schoolhouses
- The red velvet chairs that were saved from the "Little Brown Church" as it burned to the ground.
- Victorian clothing from the Bliss Farm
- And much much more!

The Historical Society has held numerous fundraisers within the church throughout the years. Multiple art shows, quilt displays, bake sales and talks have been viewed by hundreds of members of the town.

Durham, Saturday, Sept. 29: 19th and 20th Century Maine Quilt Exhibit, 9 a.m. to 1 p.m., Old Town Hall, 144 Royals Road (Route 136). Held by the Durham Historical Society.

The Durham Extension Club will meet at the historic Old Durham Town Hall atop the hill at Southwest Bend on Route 136 at 11 a.m. Wednesday for a tour of the Durham Historical Society's exhibits. This will be open to the public. All are welcome. Those attending should bring a sandwich and sweater because the building won't be heated. Anyone with items for this column may contact Connie Footman at 353-2598.

Society speaker

DURHAM — The Durham Historical Society will meet at 7 p.m. Tuesday, Sept. 14, at Union Church (old town hall), Route 136. The speaker, Dennis Stires of Livermore, authored

and Livermore and co-edited be "Pines and

s will be served am. All are welcome who desire air books for au- For more information Maxine Herling at

353-8140.

Open house is last for season

DURHAM — The Durham Historical Society will hold its last open day for the summer at the Old Town Hall/Union Church from 1 to 3 p.m. Aug. 17.

Built in 1824, the building also houses the Durham Historical Society's collection of books and artifacts. The Congregational Church held here from 1947 until 1986.

Tables for rent

A flea market will be held in the Union Church from 9 a.m. to 2 p.m. Saturday, Sept. 30, at the church. The sale will be held in the church. The church is at 744 Royalsborough Road, Route 136. A large selection of books and baked goods will be available. Weather permits. Tables are available for \$5 each. Contact Rita Merrill at 353-2223 (week nights after 3:30 p.m.) if interested in a table.

Community art show, bake sale

DURHAM — The Durham Historical Society will hold a Community Art Show and bake sale to benefit the Restoration Fund. The show will be held at the Old Town Hall/Union Church from 10 a.m. to 2 p.m. Sunday, May 13.

Through its variety of uses and various renovations, its benefit to the town has remained; it is a gathering place for the town's people. The church has proudly stood on the hilltop at the Androscoggin's bend, watching Durham through the centuries. It is a testament to Durham's passion for its past and a receipt of the community's priority to preserve for its future.

1835

- Church built using funds raised by Durham residents, builder was George Williams of Auburn

1887

- Renovations were completed. New paint inside and out, new shingles, and new paper. The woodwork inside of the church was stained Cherry. Renovations were completed by William H. Thomas.
- Carpet was installed

1920's

September 1922

- Vote passes to take over Union Church as town hall, renovations cost \$500
- Committee forms to oversee funds and alterations consisting of Ralph P. Stackpole, H.J. Merrill, William Eveleth, Harry Parker and Julian Sylvester
- Renovations begin with the two separate entrances moved to make a single centered double doorway, porch added, 5 windows added, interior plaster fixed and painted. Work done mostly by town residents

1924

- Newly restored building officially opens as Durham's Town hall

1950's

March 1959

- The town raised \$1995 to be used in repairing the Town Hall. It was noted that the corner of the building was in bad shape and in danger of collapsing.

June 1959

- Bids for foundation repairs, including tearing down of chimney and or window repairs, inside paint job, new floor, heating system were received.

1970's

1975

- Church exterior painted: Qunicy Herling and 6 volunteers through the Neighborhood Youth Corps Program paint entire exterior. Labor paid through the Youth Corps Program. Funds for materials authorized in a special town meeting in May 1975 with stipulation building be painted white.

1976

- Revere bell discovered in bell tower of the Union Church
- Selectman generate list of improvements for the town hall, is published in the Durham Town Report
- Durham Historical Society formed

1977

- DHS reported that the restoration of the 6, free-standing antique pews had been completed by William Bowen.
- Andy Valley Roofing Co of Auburn won the contract to re-roof the Union Church
- Helen Caron, president of DHS noted that a new cradle was currently being built for the Revere bell in the tower and said there is now a rope on the clapper enabling the bell to be rung.

1978

- Edward C. Stickney of Bedford, Mass. was called in and authenticated the bell as a Revere Bell

1979

- Restoration Committee was reappointed: Mae Parker, Mabel Russell, Lucille Bowie and Helen S. Caron
- \$2,000 was appropriated at the Durham Town Meeting on March 3, 1979 for the use of the Restoration Committee in the third stage of the Town Hall restoration program which was painting and refinishing of the main hall.

- On April 2, basic specifics were submitted to the selectman who subsequently published the bid and notice and the bids were opened May 7. The bid was granted to Rodrigue and Son of Lewiston.

1980's

March 1980

- Floors were refinished
- Interior of church painted by Rodrigue and Sons of Lewiston, for labor and materials: \$1910.00

July 1980

- Painting and refinishing completed, approved by the selectman on July 30

1983

- The doors of the church were repainted to remove vandalism (666 was spray painted on the doors)

1981

- Floors and inside stairs sanded and oiled with Masur Oil for \$550 by Zane Campell
- Stove pipe for woodstove was installed, asbestos mat replaced

1988

- Church is emptied as newly built town hall opens on Hallowell Road
- Town votes to allow DHS to operate from Union Church
- Exterior painted
- At the request of the selectman, it was agreed upon to organize a committee to repaint the town hall.

1989

- Cradle removal for Revere bell Bob Marstaller, Ralph and Todd Koenig, Jim Beaulieu and Keith Higgins. Amvets take down old cradle and rehang Revere bell on cross beam. Mr. Libby to work on new cradle.

1990's

1998

- \$8,000 or \$5,000 for painting the Union Church requested at Town Meeting?

2000's

2000

- Selectman give Historical Society permission to begin emergency repairs to bell tower and allocate \$5,000 from funds raised by Historical Society fundraisers to go towards painting the exterior

2001

- Union Church placed on National Historic Register

2002

- Inspection of cradle in bell. Bell Tower determine to be badly deteriorated and the bell was sinking, estimated cost \$40,000

2003

- Church's exterior painted by Eric Price of Priceless Painting, \$23,000, funds raised by DHS and designated by voters

September 2003

- Revere bell and eight- sided replica steeple reinstalled by R.O. Hanscom Steeplewright of Greene, Me. Crane operator Maarten Zwann through Cote Crane and Rigging out of Auburn

May 2005

- Gravel to prevent back splash onto painted exterior of church donated by Mike Copp

2006

- DHS requests touchups to exterior paint from Eric Price of Priceless Painting under the 5 year contract, possibly violated
- David Griswold did window work

2007

- Estimates for rear corner repair, DHS got 2 estimates and asked Town to get the third.

2010's

2014

- Request for condition assessment from Maine Preservation, request by Rita Merrill

November 11, 2014

- Christopher Closs of Maine Preservation conducts pre-assessment inspection

2015

March 3, 2015

- Christopher Coss Report delivered

2017

From DHS meeting notes:

- *Candy contacted Chris Closs to find out about possible names of contractors who would be willing to bid on the Union Church foundation work. Once we receive bids, we can start a fundraising to repair the foundation. We are also concerned about the roof at both churches and will get bids on this as well.*

January 2018

- Linda Litchfield received a proposal from Chris tanguay - Maine Dry Stone Master Craftsman to build a stone retaining wall in the back of the building, and to replace block foundation, rebuild stone corners of the foundation, address structural issues in the building and to replace rotted sills. This bid was \$98,605.26. At this time, the town did nothing with this bid.

April 2018

- \$10,000 transfer approved at Town Meeting from the Municipal Buildings Reserve Account to the Restoration Fund to stabilize church's eroding
- Front window was repaired from being shot by a BB gun. This work was done for free by a Page Atherton contact.

From DHS meeting notes:

- Linda received a bid from Chris Tanguay for the work that needs to be done to the Union Church to maintain its structure. The bid was approximately \$99,000. This has been submitted to the town, and a request has been put in to start using the \$56,000 that was allocated to the Historical Society for restoration.
- At this time, the selectman are contemplating selling the West Methodist Church and the Union Church. They are requesting from us our 5 year plan, on what the Historical Society is intending to use the building for. Tia will prepare a statement and submit it to the Historical Society members to review.
- The society will think of questions to ask the selectman about their plans for the building, for the next meeting in August.

2019

- Porch stairs and railings repaired by Jan Litchfield
- Letter was sent to selectboard from DHS to establish an agreement for the continued use of the building for our monthly meetings and to house the society's historical archives and relics. It was presented to the board by Jeanne Costigan during their meeting.

May 2019 - Foundation work + back fill done by Mike Copp

- Ruth Glasier emailed Tia on 06/30/2019 with copies of the town vote from 1988, allowing DHS the use of the building. This was the first any of the members had heard of this. Ruth specified that "Votes taken at a Town Meeting can only be changed by a new vote at Town Meeting." which ensured the use of the building to the Historical Society.

- Moisture barrier plastic to protect sills from ground moisture purchased by private citizen Linda Litchfield, not installed as of 2023. Currently stored in the Union Church.

From DHS meeting notes

- The society wrote a brief 3 sentence vision for the Union Church. They will continue to establish a plan on what is needed to organize the museum.
- Paula Purdy-Erdmann agreed to go to the next Selectboard's meeting with another member of the Historic District Commission to state that DHS and DHDC be a part of the Union Church Committee

2020's

2022

June 2022

- The Select Board approved the roof to be repaired by a person who has previously worked on the Union Church.

2023

April 2023

- Town authorizes \$10,000 at Town Meeting

Durham


Map Lot 006-032

Account 495

Location ROYALSBOROUGH ROAD

Card 1 Of 1

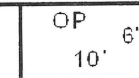
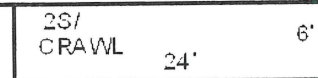
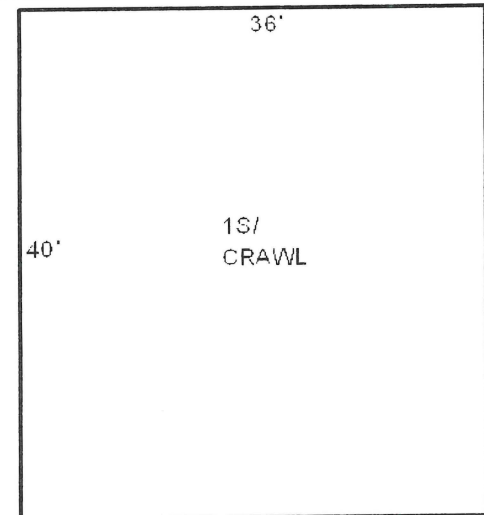
7/01/2013

Building Style			SF Bsmt Living			Layout		
1.Conv.	5.Garrison	9.DOUBLE W	Fin Bsmt Grade			1.Typical	4.	7.
2.Ranch	6.Contemp	10.CONDO	Secondary Heat			2.Inadeq	5.	8.
3.R Ranch	7.Seasonal	11.	Heat Type			3.	6.	9.
4.Cape	8.Primitiv	12.	1.HWBB 5.FWA 9.No Heat			Attic		
Dwelling Units			2.Radiator 6.GravWA 10.			1.1/4 Fin	4.Full Fin	7.
Other Units			3.Rad. Flo 7.Electric 11.			2.1/2 Fin	5.Fl/Stair	8.
Stories			4.Steam 8.Fl/Wall 12.			3.3/4 Fin	6.	9.None
1.1	4.1.5	7.	Cool Type			Insulation		
2.2	5.1.75	8.	1.CENTRAL 4.			1.Full	4.Minimal	7.
3.3	6.2.5	9.	2.			2.Heavy	5.Unknown	8.
Exterior Walls			3.			3.Capped	6.	9.None
1.CLAP	5.T-111	9.Cem BD	Kitchen Style			Unfinished %		
2.WD SH	6.BR/STONE	10.Log	1.GOOD 4.Obsolete 7.			Grade & Factor		
3.COMP	7.NOV	11.STUCCO	2.TYPICAL 5.			1.E Grade	4.B Grade	7.AA GRADE
4.ASB/ASP	8.AL/VIN	12.	3.OLD TYPE 6.			2.D Grade	5.A Grade	8.
Roof Surface			3.None 9.None			3.C Grade	6.A + GRAD	9.Same
1.Asphalt	4.Composit	7.Metal Rs	Bath(s) Style			SQFT (Footprint)		
2.Slate	5.Wood	8.	1.GOOD 4.Obsolete 7.			Condition		
3.Metal I	6.Other	9.	2.TYPICAL 5.			1.Poor	4.Avg	7.V G
SF Masonry Trim			3.Old Type 6.			2.Fair	5.Avg+	8.Exc
OPEN-3-CUSTOM			# Rooms			3.Avg-	6.Good	9.Same
OPEN-4-CUSTOM			# Bedrooms			Phys. % Good		
Year Built			# Half Baths			Funct. % Good		
Year Remodeled			# Addn Fixtures			Functional Code		
Foundation			# Fireplaces			1.Incomp 4.SMALL 7.LAYOUT		
1.Concrete	4.Wood	7.				2.O-Built 5.CDU 8.OTHER		
2.C Block	5.Slab	8.				3.Delap 6.STYLE 9.None		
3.Br/Stone	6.Piers	9.				Econ. % Good		
Basement						Economic Code		
1.1/4 Bmt	4.Full Bmt	7.				0.None 3.Services 9.None		
2.1/2 Bmt	5.None	8.				1.Location 4.Traffic 8.		
3.3/4 Bmt	6.	9.None				2.Encroach 8.Other 9.		
Bsmt Gar # Cars						Entrance Code 0		
Wet Basement						1.Interior 4.Vacant 7.		
1.Dry	4.	7.				2.Refusal 5.Estimate 8.		
2.Damp	5.	8.				3.Informed 6.		
3.Wet	6.	9.				Information Code 0		
						1.Owner 4.Agent 7.		
						2.Relative 5.Estimate 8.		
						3.Tenant 6.Other 9.		

Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
332 CHURCH	1835	1440	3 100	3	0 %	50 %		1.ONE STORY FRAM
2 TWO STORY	1835	144	3 100	3	0 %	50 %		2.TWO STORY FRAM
21 Open Frame	1835	60	3 100	3	0 %	50 %		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic





MAINE HISTORIC PRESERVATION COMMISSION
55 CAPITOL STREET
65 STATE HOUSE STATION
AUGUSTA, MAINE
04333

ANGUS S. KING, JR.
GOVERNOR

EARLE G. SHETTLEWORTH, JR.
DIRECTOR

1 October 2001

Selectmen
Town of Durham
630 Hallowell Road
Durham, Maine 04222

Dear Selectmen:

The Maine Historic Preservation Commission is pleased to inform you that the **Union Church** was entered in the National Register of Historic Places on August 2, 2001 by the National Park Service, Department of the Interior, Washington, DC. A certificate signifying this recognition will be forwarded to you at your request.

If the Commission may be of further assistance to you in preserving this historic property, please do not hesitate to contact us.

Sincerely,


Earle G. Shettlesworth, Jr.
Director



ANGUS S. KING, JR.
GOVERNOR

MAINE HISTORIC PRESERVATION COMMISSION
55 CAPITOL STREET
65 STATE HOUSE STATION
AUGUSTA, MAINE
04333

EARLE G. SHETTLEWORTH, JR.
DIRECTOR

At a meeting of the Maine Historic Preservation Commission

held on April 27, 2001

UNION CHURCH


was approved for nomination to the

National Register of Historic Places.

The nomination will be sent to the Chief of Registration in Washington, D. C. for consideration.

You will be notified of the final decision when it is received.

Sincerely,


Earle G. Shettleworth, Jr.
Director





MAINE HISTORIC PRESERVATION COMMISSION
55 CAPITOL STREET
65 STATE HOUSE STATION
AUGUSTA, MAINE
04333

ANGUS S. KING, JR.
GOVERNOR

EARLE G. SHETTLEWORTH, JR.
DIRECTOR

March 20, 2001

Selectmen
Town of Durham
630 Hallowell Road
Durham, Maine 04222

re: Union Church, 744 Royalsborough Road

Dear Selectmen:

We are pleased to inform you that the above property will be considered by the Maine Historic Preservation Commission for nomination to the National Register of Historic Places. The National Register is the Federal government's official list of historic properties worthy of preservation. Listing in the National Register provides recognition and assists in preserving our Nation's heritage. Enclosed is a copy of the criteria under which properties are evaluated as well as a fact sheet which discusses the effects of listing.

Owners of private properties nominated to the National Register have an opportunity to concur in or object to listing in accord with the National Historic Preservation Act and 36 CFR 60. Any owner or partial owner of private property who chooses to object to listing may submit to the State Historic Preservation Officer a notarized statement certifying that the party is the sole or partial owner of the private property and objects to the listing. Each owner or partial owner of private property has one vote regardless of what part of the property that party owns. If a majority of private property owners object a property will not be listed; however, the State Historic Preservation Officer shall submit the nomination to the Keeper of the National Register for a determination of the eligibility of the property for listing in the National Register. If the property is then determined eligible for listing, although not formally listed, Federal agencies will be required to allow the Advisory Council on Historic Preservation an opportunity to comment before the agency may fund, license, or assist a project which will affect the property. If an owner chooses to object to the listing of his property, the notarized objection must be submitted to Earle G. Shettleworth, Jr., S.H.P.O., Maine Historic Preservation Commission, 55 Capitol Street, 65 State House Station, Augusta, Maine 04333-0065, by April 27, 2001.





Earle G. Shettleworth, Jr.
Director

MAINE HISTORIC PRESERVATION COMMISSION
55 Capitol Street
65 State House Station
Augusta, Maine 04333

Telephone:
207-287-2132

THE NATIONAL REGISTER OF HISTORIC PLACES

What are its effects?

- A. Listing in the National Register gives official recognition to the historic and cultural importance of a property as part of the Nation's heritage which ought to be preserved.
- B. Properties listed in the National Register or deemed eligible for such listing are afforded protection from adverse impact by projects funded, licensed, or executed by the Federal Government, since Federal projects which affect such properties are subject to review by the State Historic Preservation Officer and, if necessary, the Advisory council on Historic Preservation in Washington, D. C.
- C. Depreciable properties in the National Register can qualify for certified rehabilitation tax credit incentives under the historic preservation provisions of the Tax Reform Act of 1986.
- D. Control and authority over the use and disposition of a property listed in the National Register or deemed eligible for such listing remain solely with the owner unless he has applied for and received a matching grant or other Federal funding, or is participating in a rehabilitation tax credit project. Listing in the National Register does not mean that limitations will be placed on the property by the Federal government. Public visitation rights are not required by the owner.



MAINE HISTORIC PRESERVATION COMMISSION

55 Capitol Street
65 State House Station
Augusta, Maine 04333

Earle G. Shettleworth, Jr.
Director

Telephone:
207-287-2132

NATIONAL REGISTER CRITERIA

The quality of significance in American history, architecture, archaeology, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, material, workmanship, feeling, and association, and:

- A. that are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. that are associated with the lives of persons significant in our past; or
- C. that reflect in an outstanding manner the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. that have yielded or may be likely to yield information important in prehistory or history.

Ordinarily cemeteries, birthplaces, or graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the last 50 years shall not be considered for the National Register. Such properties will qualify if they are integral parts of districts that meet the criteria or if they fall within the following categories:

- A. a religious property deriving primary significance from architectural or artistic distinction or historical importance; or
- B. a building or structure removed from its original location but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or
- C. a birthplace or grave of a historical figure of outstanding importance if there is no other appropriate site or building directly associated with his productive life; or
- D. a cemetery that derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or
- E. a reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or
- F. a property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own historical significance; or
- G. a property achieving significance within the past 50 years if it is of exceptional importance.

DURHAM TOWN OFFICE
ATTENTION JOHN WHITE

FROM FRANCES BROWN, *secretary*
DURHAM HISTORICAL SOCIETY
353-2435

DURHAM HISTORICAL SOCIETY
Tuesday, March 20, 2001

ATTENTION JOHN WHITE:

**THE TOWN WILL BE RECEIVING A LETTER FROM KEITH MAHONNEY
OF THE MAINE HISTORIC CONSERVATION.**

THIS LETTER WILL BE VERIFYING THAT:

- 1. THE OLD TOWN HALL IS TOWN OWNED**
- 2. TOWN IS AWARE OF WHAT THE HISTORICAL SOCIETY IS PLANNING TO
DO TO THE OLD TOWN HALL**
- 3. THAT THE TOWN AND SELECTMEN SUPPORT THE ON GOING PROJECT**

**THE HISTORICAL SOCIETY IS REQUESTING THAT THE FORM WHEN
RECEIVED BE FILLED OUT AND RETURNED TO MR. MAHONEY.**

**ANY QUESTIONS ABOUT THIS LETTER OR FORM CAN BE ADDRESSED TO
FRANCES BROWN SECRETARY OF THE HISTORICAL SOCIETY AT 353-2435.**

THANKS

**FRANCES BROWN, SECRETARY
DURHAM HISTORICAL SOCIETY**



Durham MAINE

Search



[HOME](#)

[BOARDS AND COMMITTEES](#)

[TOWN DEPARTMENTS](#)

[Find It Fast](#)

[ONLINE SERVICES](#)

[DISCOVER DURHAM](#)



[Home](#) » [BOARDS AND COMMITTEES](#) » [Historic District Commission](#)

Durham Historic District Commission Mission Statement

The mission of the Durham Historic Commission is to identify, preserve and inform citizens of the Town of Durham about it's unique historical heritage. In fulfilling this mission, the Commission encourages local ordinances, by-laws or public action that preserves historic properties, both private and public. The Commission encourages appropriate maintenance and restoration of the town's historical structures and open spaces.

[Durham Historic District Commission Mission Statement](#)

[Historic District & Map](#)

Contact Info

Phone:

(207) 353-2561

Address:

Durham Town Office
630 Hallowell Road
Durham, ME 04222
United States

In 2002 Durham created a historic district as part of its Comprehensive Plan and developed ordinances in accordance with that plan. In 2007 the Town appointed a Historic District Commission to support the ordinances. It is the mission of the HDC to identify, preserve and educate the town about its unique historical heritage. As outlined in the Historic District Ordinance, the purpose of the Historic District and Historic Preservation Commission is “preserving, protecting and enhancing buildings and places or areas within the town which possess historical or cultural attributes and for the economic welfare of the residents and visitors to the town.”

Durham's Historic District is located in the Southwest Bend area of town near the bandstand, where Route 136 (Royalsborough Road), Route 9 (Newell Brook Road) and Ferry Road meet. The Historic District includes properties on Ferry Road, properties on the river side of Route 9 for a short distance south from Southwest Bend, as well as properties on both sides of Route 136 for a short distance north from Southwest Bend.

The Historic Preservation Commission is responsible for reviewing all applications for a Certificate of Appropriateness for properties in the Historic District. The HPC reviews these applications for conformance to the local ordinances.

- E. Nothing in this procedure, and no decision by the Planning Board shall be deemed to create groundwater rights other than those rights which the applicant may have under Maine law.

Section 5.14. HISTORIC RESOURCES

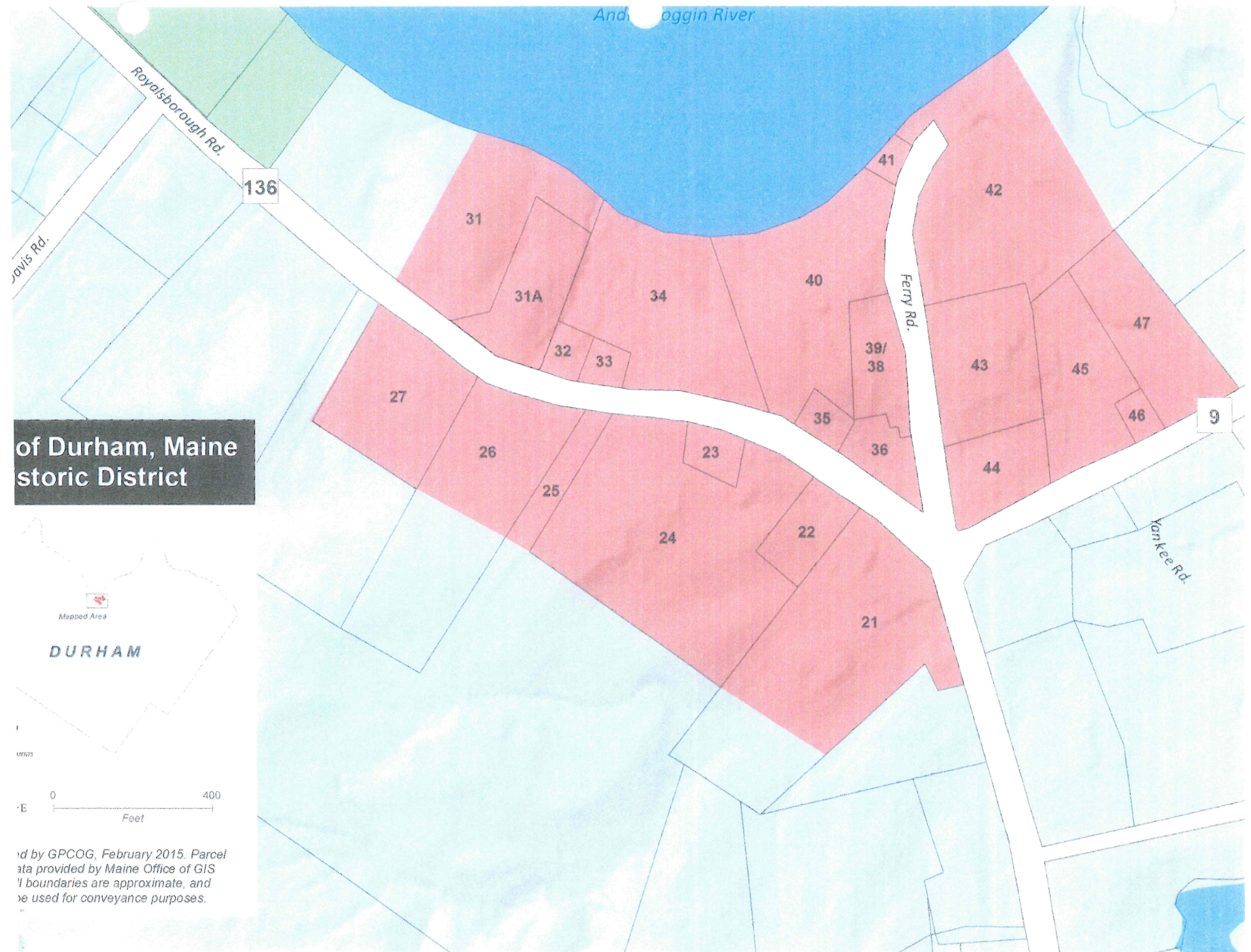
No stone walls or granite posts, abutments or markers older than one hundred (100) years of age will be torn down unless relocated on the property, no cemetery or grave marker will be disturbed, no archeological site identified by the Maine Historic Preservation Commission will be disturbed, no structure listed on the National Register of Historic places will be torn down or its exterior facade altered except to restore it in accordance with the standards of the Secretary of the Interior, and no churches or school buildings older than one hundred (100) years of age will be torn down or altered except to restore them in accordance with their original design. The design of any remodeled existing structure, or of any new structure to be constructed in any District or any new use in any District, which is to be located within fifteen hundred (1500') feet of all lot lines of, or which are visible from any portion of a public way adjacent to:

- A. Any structure, site or archaeological site or other property listed on, or deemed eligible by the Maine Historic Preservation Commission for listing on, the National Register of Historic Places, or
- B. Which has been identified by the Maine Historic Preservation Commission as:
1. A structure, site, archaeological site, or property of national, statewide or local historic significance, or
 2. A structure, site, archaeological site, or property whose exterior appearance is worthy of protection from incompatible uses due to its historically aesthetic qualities (such properties meeting the criteria in subsections A. and B. will be on file at the Town Office for review) shall be compatible with such historic properties, in terms of mass, scale, design, building material, and height. Appropriate buffer strips of twenty-five (25') feet shall be maintained at all lot lines of property abutting such historic properties.

Section 5.15. HOME-BASED BUSINESS

- A. A home-based business shall be allowed if it meets the definitional requirements for such occupations found in this Ordinance and complies with all of the requirements of this section and will if it so complies, not require a conditional use permit. If the home-based business does not meet all of said requirements as determined in a required review by the Code Enforcement Officer, then a conditional use permit shall be required.
- B. The use of a dwelling unit for a home occupation shall clearly be incidental and subordinate to its use for residential purposes.
- C. A home occupation may not alter the residential character of the structure or change the character of the lot from its principal use as a residence.

Rural
Residential
and
Agricultural
District



**of Durham, Maine
storic District**



0 400
Feet

Map by GPCOG, February 2015. Parcel
data provided by Maine Office of GIS
All boundaries are approximate, and
not to be used for conveyance purposes.

At the 1984 Annual Town Meeting it was voted to "allow the Durham Historical Society to place artifacts and other items of historical interest on permanent display in the (old) Town Hall as the selectmen deem advisable."

At the 1988 Annual Town Meeting it was voted to "turn responsibility for the operation and use of the old Town Hall over to the Durham Historical Society".

Minutes of the 1984 Annual Town Meeting (continued)

Article 19. On a motion by A. Purinton, seconded by R. Sargent it was voted to pass the article by.

Article 20. On a motion by F. Bowie, seconded by J. Morang, it was voted to raise \$800 for the War Memorial Park.

Article 21. On a motion by F. Bowie, seconded by J. Morang, it was voted to raise \$300 for maintenance of the town hall.

Article 22. On a motion by ~~F. Bowie, seconded by J. Morang~~ M. Parker, seconded by R. Jabaut, it was voted to allow the Durham Historical Society to place artifacts and other items of historical interest on permanent display in the town hall as the selectmen deem advisable.

Article 23. On a motion by F. Bowie, seconded by R. Jabaut, it was voted to raise and app. \$100 for CEP.

Article 24. On a motion by F. Bowie, seconded by G. Brown, it was voted to app. and raise \$5500 for welfare.

Article 25. On a motion by B. Bowie, seconded by R. ~~Jabaut~~ R. Griffin Jr., it was voted to raise \$18,000 for Emerson's landfill; and \$466.66 for the Bath-Brunswick Energy Project.

Article 26. On a motion by F. Bowie, seconded by R. Jabaut it was voted to raise \$700.

Article 27. On a motion by F. Bowie, seconded by J. Morang, it was voted to raise and app. \$500 for the purchase and installation of Road signs.

Article 28. On a motion by F. Bowie, seconded by J. Morang, it was voted to raise and app. \$930 for MMA Dues.

Article 29. On a motion by F. Bowie, seconded by J. Wakeman, it was voted to raise and app. \$1100 to hire an assistant for the tax. coll-treas.

Article 30. On a motion by F. Bowie, seconded by J. Morang; amended by Barbara Chesley, seconded by R. Griffin to read "treasurer" instead of Tax Collector; to allow the treasurer to retain the \$3 fee for the 30-45 day notice of lien expiration.

Article 31. On a motion by F. Bowie, seconded by Mrs. McPeake, it was voted to raise \$500 to continue the program of microfilming the town records.

Article 32. On a motion by F. Bowie, seconded by J. Morang, it was voted to transfer the sum of \$10,000 from the excise tax account to the municipal building account.

Article 33. On a motion by G. Brown, seconded by Maw Parker, it was voted to pass by Androscoggin Valley Community Action; Motion by M. Parker, seconded by R. Jabaut to raise \$400 for Western Older Citizens; All others in article passed by.

Article 34. On a motion by Mrs. McPeake, seconded by J. Morang it was overwhelmingly defeated by show of hands to take up articles 54, 55 and 56 out of order. In a new motion on Article 34, W. Ziemer made a motion, seconded by John Wakeman to appropriate \$346,269.45.

Article 35. On a motion by Mrs. Ackerman, seconded to by Mrs. Sturm to raise \$15,287, it was voted to raise \$0.

Article 36. On a motion by F. Bowie, seconded by J. Morang it was voted to ~~appropriate~~ appropriate \$15,947.28.

Article 37. On a motion by ~~F. Bowie, seconded by J. Morang~~ F. Bowie, seconded by J. Morang, it was voted to app. \$85,762.30.

*Attest: A true copy
Constantine J. Linton
T. Clark*

Annual Town Meeting - Second Session - Continued

Article 87. Motion by Frank Bowie, seconded by E. Bowie to raise \$0 failed.

New motion by N. Arbuckle, seconded by S. Saunders to raise and appropriate \$1,336 for 1988 dues for membership in the Androscoggin County council of Governments. So voted.

Article 88. Motion by A. Purinton, seconded by R. Hodges to authorize the Selectmen to appoint a Growth Ordinance Review Committee to report to the Town on or before annual Town Meeting 1989. So voted.

Article 89. Motion by F. Bowie, seconded by A. Purinton to raise an appropriate \$7500 for the position of Codes Enforcement officer. so Voted.

Article 90. Motion by F. Bowie, seconded by G. Leger to raise and appropriate \$2500 to maintain & insure the Old Town Hall. Motion to to \$7500 failed. Another motion to amend the main motion by adding \$2500 by V. Hodges, seconded by D. Ackerman failed. Motion by D. Goben, seconded by J. Morang to call question approved, Then went back to original main motion by Bowie, sec. by Purinton for \$2500. So voted.

Article 91. Motion by C. Foster, seconded by J. Morang to turn responsibility for the operation and use of the old Town Hall over to the Durham Historical Society. So voted.

Article 92. Motion by A. Purinton, seconded by K. Scribner to authorize the selectmen to appoint an Old Home Days Committee. So voted.

Article 93. Motion by L. Bowie, seconded by F. Bowie that selectmen authorize payment of reasonable expenses of all un-funded committees, authorized by the town or appointed by the selectmen be paid out of contingent. so voted.

Article 94. Motion by A. Purinton, seconded by F. Bowie to authorize the Board of Selectmen to dispose of any town-owned property which the Selectmen determine is no longer needed of usable by the Town, on such terms as they may deem advisable. So voted.

Article 95. Motion by A. Purinton, seconded by K. Scribner to authorize the municipal officers to spend an amount not to exceed 3/12 of the budgeted amount in each budget category of the Town of Durham annual budget during the period from January 1, 1989 to the March 1989 town meeting. So voted.

Article 96. Motion by A. Purinton, seconded by K. Scribner to discontinue allowing discounts on taxes. So voted.

Article 97. Motion by F. Bowie, seconded by A. Purinton to raise and appropriate for the care of abatements. So voted.

Article 98. Motion by A. Purinton, seconded by K. Scribner to set interest on delinquent taxes at 11 percent, to start 30 days from the date of the tax bill. so voted.

Article 99. Motion by F. Bowie, seconded by A. Purinton to authorize the Board of Selectmen, on behalf of the Town, to sell and dispose of any real estate acquired by the town for non-payment of real estate taxes thereon on such terms as they may deem advisable, and to execute quit-claim deeds for such property. So voted.

Attest, a true copy, Courtney G. Gorton Town Clerk

David C. Griswold
16 Timber Oak Drive
Durham, Maine 04222

Durham Historical Society
744 Royalsborough Road
Durham Me, 04222

June 6, 2006

Feb 6, 2006

Clean up broken window, Find materials and secure building, this includes covering broken window and securing rear door Time 1.5 hours

March 23, 2006

Locating and picking up replacement window, Time 1 hour

March 28, 2006 Repair work to replacement window, includes scrapping and removing old glazing, adding ½ inch to each side to get proper width, Time 1.5 hours

March 29, 2006

Completed enlargement of window, sanded and painted grids 2 hour

March 30, 2006

Paint window frame .5 hour Paint \$13.50

March 31, 2006

Glazed window 1 hour Points \$.99

April 28, 2006

Repaired rear door 2 hours Clasp and hinges
Reinforced door, and replaced hinges and clasp \$14.04

May 25, 2006

Fitted and painted window 2 hours

May 31, 2006

Finished painting and cleaning window, ready for installation 1 hour

June 5 2006

Removed upstairs center window, installed replacement window and installed removed window to lower level to replace damaged window 1.5 hours

Total labor 14 hours @ \$30.00 +	\$420.00
parts	\$28.54
Total	\$448.54

David C. Griswold

16 Timber Oak Drive
Durham, Maine 04222
207 353-6250

APP. I.



233 West Main Street • Yarmouth, Maine 04096
 Tel (207) 847-3577 • info@mainepreservation.org
www.mainepreservation.org

March 03, 2015

Pre-Assessment Inspection of the Durham, ME Old Town Hall

744 Royalsborough Road / ME Route 136

Durham, ME

Prepared by Christopher W. Closs

Background - I inspected this property on Tuesday, November 11, 2014 between 8:30 – 10 AM; weather was clear; with moderate temperature. Accompanying me were Ben Love; and two members of the Durham Historical Society. The subject property was originally constructed in 1835 on a promontory along the Royalsborough Road (ME Route 136) overlooking the west bank of the Androscoggin River. Originally constructed as the Union Church, serving parishioners of all denominations, the building was acquired by the Town of Durham in 1922 and partially remodeled for use as a town hall, until it was de-commissioned in 1986. Since that time the building has been owned/maintained by the Town, under the direction of the Durham Historical Society. The building was listed in the National Register of Historic Places on August 2, 2001.

Site Conditions

The Old Durham Town Hall is situated on a very small parcel of land (less than one-quarter acre) facing southwest, at the top of a hill, on a gently sloping site which drains to the northeast. However, at the rear property line, the slope increases precipitously – and abruptly - within 10' of the rear wall of the building foundation. This slope descends several hundred feet to the floodplain of the Androscoggin River, which makes a sharp, 90° bend to the northeast at this point. To the west of the building is a gravel parking area (formerly the site of an IOOF Hall, now demolished); and to the east, a lightly wooded area that borders a nearby residential property. Setback from the Royalsborough Road is approximately 30" +/- and sheet flow drainage from this roadway flows both across the surface of the site of – and under - the Old Town Hall.

Description - This late Federal style, gabled roof church edifice is rectangular in plan, and also bears Gothic Revival influence in its design, with pointed arch fans and ornamental spires above the window openings along the sidewalls. Three bays by three, the building is approximately 35' x 50' in dimension and is covered entirely in clapboards, a high percentage of which may be originals with skived joints. Color scheme is all-white. The façade includes a two story, three-bay gabled pavilion, which rises to mimic the pitch of the main roof but is slightly lower than the former. The pavilion and principal roof both support a handsome bell tower, with a tall, square tower base, with an octagonal, domed-roof belfry above. The full-height apertures in the belfry

are also detailed with pointed Gothic arches. The belfry contains a rare example of a bronze bell cast by the son of Paul Revere.

The front entry is covered with a simple, hipped-roof porch, set on two square corner posts and a wooden floor accessed by a short flight of three wooden steps. This feature is partially enclosed with two, low, cheek walls comprised of Novelty siding and a simple wooden rail, which extends down the front steps to the entry walk. The paired front entry doors are c. 1920, five-panel leaves, likely installed in 1922 (See Photos 1 and 2)

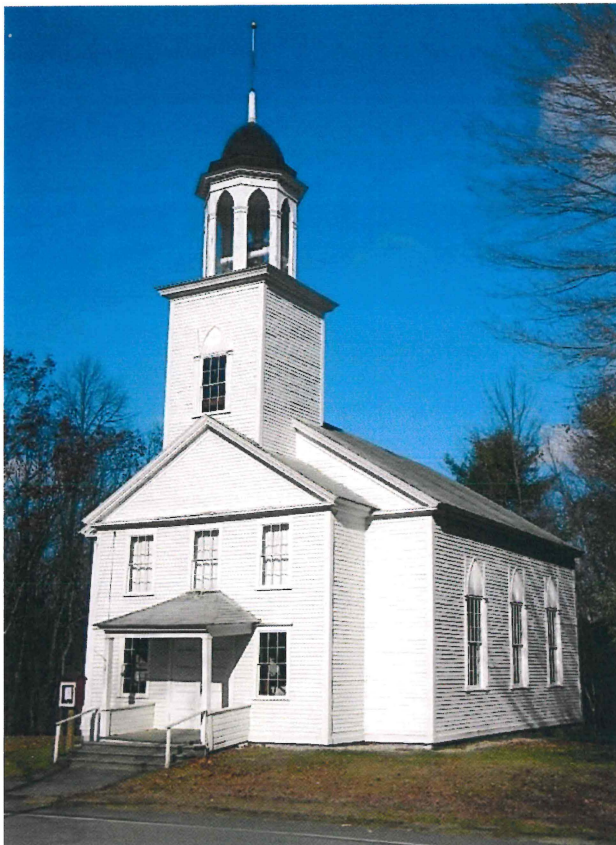
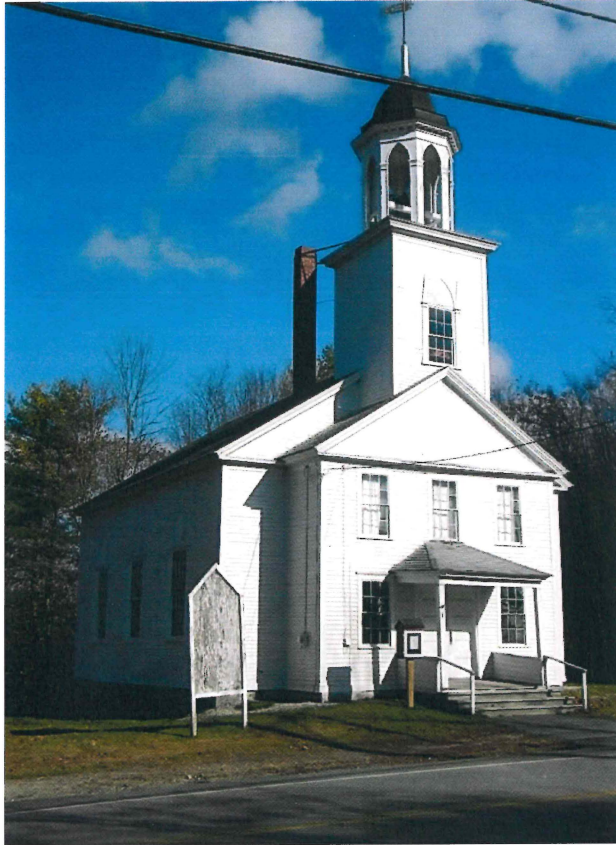


Photo 1 – View NE of façade from ME Rte 136 **Photo 2** – View N of façade from ME Rte 136

The simple, medium-pitched gabled roofs are currently clad in gray asphalt shingles installed between 2007 – 2010 and appear in good condition. Roof planes also appear flat, with no sagging at center spans. There is no gutter system but the declining pitch of the ground to the rear appears to carry roof runoff around the building effectively, discharging water at the rear. A tall, simple brick interior furnace chimney stands near the center of the ridgeline, and is braced with steel straps to the back edge, or surface of the bell deck. There is no gutter system.

The eight windows – in the sidewalls and rear – all contain original sash and their ornamental casings, as previously noted. Window sashes are twelve-light over twelve in pattern and retain their original glazing. There are no storm windows. The front windows are six-light over six in configuration; it is not clear if these are original or were installed in the 1922 remodeling. A single Queen Anne style window, with colored glass in a reticulated pattern, was installed for a bathroom, likely c. 1912. (See Photos 3 and 4)



Photo 3 – Typical 12/12 original window

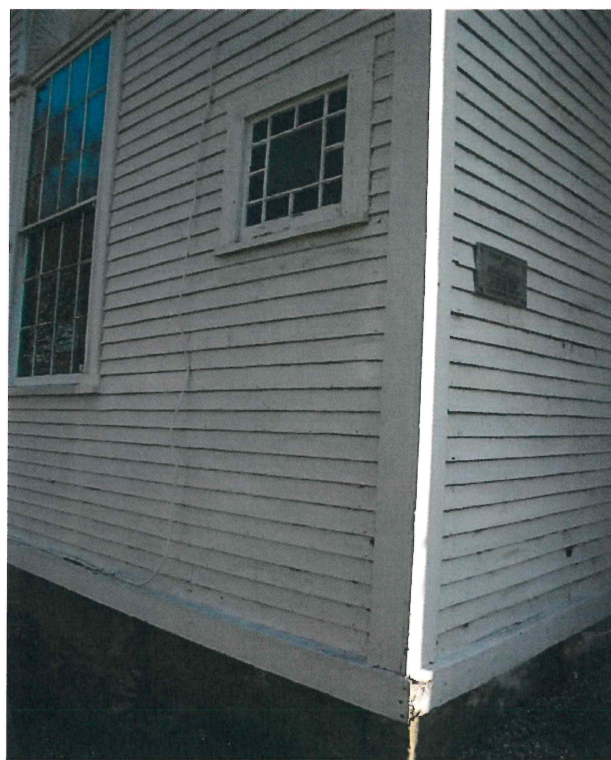


Photo 4 – Queen Anne style sash @ SW corner

Procedures – The inspection party observed both the exterior and interior of the structure, paying particular attention to structural considerations or deficiencies. No testing of materials

or structures was undertaken but recommendations for additional investigation may be found below.

Observations and Findings

- 1. Site Vegetation** – Mature hardwood trees are encroaching on the site and the building at the rear (north end) of the building. This condition (shaded site and rear wall plane) attracts and holds moisture, which affects/elevates the moisture levels in the soil around and under the building, where there is a dirt floor. Elevated moisture levels can also saturate the clapboarding and shorten the life of the paint film on this side of the building. The existing trees are sufficiently tall in height that they could also endanger the roof and rear wall, in the combined event of saturated soils and high wind events. (Example: Hurricane of 1938) (See Photos 5 – 7)

Recommendation: Clear cut all mature hardwood trees to the property line and explore whether neighboring property owner(s) will allow heavy thinning of the trees down-slope from the building. Stumps and roots should be cut flush with the ground – **BUT SHOULD NOT BE REMOVED!** As the root systems help hold the steep slope in place. Seeding this area with a conservation mix of grasses should be encouraged, to further contain soil erosion. An added visitor benefit, for the programmatic use of the site will be the re-opening of the stunning view of the bend in the Androscoggin River, several hundred yards to the northeast – itself an attraction for the local visitor or tourist.



Photo 5 – Rear (N Elv) and steep slope



Photo 6 – E Elv – encroaching vegetation



Photo 7 – S and E Elevations; Encroaching vegetation along east side of site

2. **Site Stability and Drainage** – The long-term stability of the soil and steep slope at the rear (N) of the building is of major concern, in anticipation of heavier rainfall events, such as the

deluge of August, 2014, which could cause a washout, and threaten the stability of the building. The rear of the site has been marginally stabilized with the placement of large granite foundation blocks which were taken from the rear of the building's original foundation, inter-mixed with $\frac{3}{4}$ " crushed stone, and re-purposed for use as a retaining wall, flush with the grade. While this new ground retaining structure does not show signs of failing, the combination of excessive shade, saturated soils, the velocity of site runoff under certain conditions, along with freeze-thaw cycles, will eventually degrade this structure – and likely move it down the slope. It is unknown if there is a perimeter drainage system beneath the crushed stone apron observed along the sidewalls and rear of the building.

Photo 8 – Typical foundation stone & gravel retaining wall at NW corner at rear of building



Recommendation:

- Excavate existing crushed stone apron to determine if there is a perforated perimeter drainage pipe beneath the stone, or possibly at a level just below the stone foundation footings. In the absence of gutters, it would be prudent to install such a system, using filter fabric appropriately. Exit drain openings (2) should be situated slightly down the rear slope and should discharge into dry wells, to avoid further erosion of the slope. Alternatively, a swale lined with heavy mil plastic, or EPDM rubber membrane, and pitched to the rear (N) could be constructed in the existing apron, and re-filled with the existing crushed stone.
- The original granite capstones now sunk in the ground should be carefully removed and re-integrated into the rebuilding of the historic foundation rear wall and at the rear corners of the building.
- The granite capstones could be replaced by waste concrete cubes (2' x 2' x 4') obtainable from most concrete plants at a minimal cost. The Town of Durham should consult a structural engineer to determine if pilings should be sunk into the rear slope within the 10' margin of the rear of the building, prior to setting the concrete cube replacement retaining wall. Any retaining wall should be constructed with an adequate drainage system beneath its base, which could be integrated with improvement of the entire building foundation perimeter drainage system.

3. Footings and Foundation



Photo 9 – Replacement of NW corner of foundation with CMU



Photo 10 – Detail of CMU failure at NW corner due to settlement of footing



Photo 11 – Typical original dry-laid foundation design utilizing existing rock rubble-wall below grade, with dressed granite capstone for top course. Footings are likely 3"-4" stone mat in a shallow trench below the rubble course. Capstone joints were pointed later, to add stability, and repel wind and rainwater.

Photos 9 and 10 illustrate the gradual failure of the foundation at the NW corner, where footing material has settled, causing shear cracks in the concrete masonry units (CMU). It is unknown if a reinforced concrete footing was poured when the current repairs were undertaken (date unknown – but within the last 35 years).

Recommendations: The current foundation repairs at the rear likely have another 10 – 20 years of life expectancy before the structure becomes wholly unstable, allowing the building above to settle further, cracking plaster interior finishes and ceiling, and adding stress to the timber frame and roof members. Maine Preservation suggests that the original foundation be restored, using the existing granite stones found nearby, as funding allows. This construction however, should include the following as integral components of the project:

- **Correction of all drainage and slope stabilization problems identified earlier with a modern, comprehensive, geo-technical design.** This design should also eliminate sheet-flow water from intruding beneath the front and sidewall foundations, and saturating the soil floor of the crawl space beneath the building. This could require a semi-circular interceptor drain enveloping the front of the building nearest the road,

which is exposed to highway runoff; or an interior perimeter footing drain at the base of the foundation.

- Construction of a proper retaining wall – with pilings beneath if needed – to retain the slope and to provide a stable platform upon which to pour a new concrete footing for the restored rear wall of dry-laid granite
- Construction of a U-shaped, reinforced concrete, grade beam, with frost-proof footing (at least 5' beneath the surface) of sufficient width to accommodate a re-constructed dry-laid granite rubble wall and capstone foundation (which would replace the existing section of U-shaped CMU foundation).

4. Building Envelope

- **Main Roof and Pediment Roof (Front Pavilion)**
 - Maintain existing asphalt shingle roof and inspect regularly
- **Flashings**
 - Maintain, or replace any failing metal flashings; inspect regularly with roofs
- **Clapboarding**
 - Maintain original and replacement clapboards by inspecting; re-nailing where needed
- **Paint**
 - Maintain paint film; schedule re-painting one side wall every 5 – 7 years to maintain budgetary discipline and feasibility; inspect all trim and mitre joints on building details for deterioration and leaks (See Photo 12)



Photo 12 – Deterioration & open seam in mitre joint at NW rear corner cornice return

Recommendations:

- Rear (North) wall clapboarding needs to be scraped, primed and re-painted ASAP, to prevent irreversible loss of original clapboarding now exposed to the weather
- Rear (NW corner) cornice return (Photo 12) should be partially dismantled; original components spliced with new wood (old growth Pine); and the entire assembly properly caulked, primed & back-primed (2 coats) and re-painted (2 finish coats). Wind driven rain entering the present open seam in the mitre joint is a contributing factor to the stains observed in the corner of the vaulted plaster ceiling on the interior (See Photo 13)



Photo 13 – NW corner of interior vaulted plaster ceiling – beginning to show deterioration and cracking from leaks in the exterior roof cornice return (behind this surface)

- Entry Porch – Patch to match; and repairs to base and trim are needed soon. Front steps could be modified with a ramp to allow Universal Access, and entry doors modified with controls to open electronically.



Photo 14 – Front entry porch, which is not ADA accessible - is now showing signs of decay and settlement. Open joints, lack of paint and exposure to the weather are contributing factors.

5. Windows – The original 12/12 light windows, along with the 6/6 light windows, (15 openings total) are character-defining features of the historic structure, and therefore should be maintained, rather than replaced. The windows are all in Good – Very Good Condition, considering their age, and are ideal candidates for repair and conservation treatment, and re-glazing, re-using the original glass. Maine Preservation can furnish the Town of Durham and the Historical Society with a list of highly-qualified, Maine-based window restoration contractors.

- A phased campaign to accomplish conservation of the windows is suggested – perhaps over a 4-year period, one elevation per year, to make this project affordable.
- Maine Preservation also recommends installation of exterior storm windows, to help protect the historic primary wooden sash.
- For additional UV-light protection of the artifacts collection inside, an interior storm window is also recommended utilizing UV filter glass.



Photo 15 – West Elevation – showing examples of all three types of historic window present

6. Bell Tower and Roof – The inspection team was unable to access the bell tower and belfry to inspect this structure or the bell deck roof, or the domed roof of the belfry.

- Professional inspection of these features, particularly the bell deck roof and domed belfry roof, should be conducted on a cyclical 5-year schedule to check for leaks or weather-related deterioration. Inspections should be coordinated with re-painting.

7. **Chimney and Flashings** – The furnace chimney and its roof flashings is a potential source for serious leaks, if left un-attended.
 - These features should be inspected on a 5-year rotation, with particular attention given to the anchorage of the steel bracing where it is affixed to the bell tower.
 - Adding a sheet metal rain cap atop the chimney, anchored to the brick masonry, will reduce the likelihood of accelerated interior chimney leaks, measurably.
 - A schedule should be created for when the chimney may need to be re-pointed, and funds budgeted in advance for this purpose.
8. **Lightening Protection** – Because of the building's prominent location at the crest of a hill, the Town may wish to consider installing a lightening protection system.
9. **Life Safety Systems & Security; Insurance** – To minimize public liability, while maintaining a safe environment for both staff and visitors, the Town should strive toward implementing all of the necessary, code-required, Life Safety Systems, including:
 - Smoke & CO Detectors
 - Fire Alarm system
 - Fire Suppression system
 - Emergency Lighting and Signage
 - Emergency Egress

Additionally, it is recommended that the Town review its insurance coverage for both the building and its irreplaceable artifacts collection, to maintain coverage with is consistent with rising values

10. **Interior – HVAC Systems and Environmental Management** – The building is not currently heated in the winter season, which is having a long-term, detrimental effect on foundation stability, wooden sill and floor framing, and the collection.
 - **Moisture Management** – (See Photo 16) It is recommended that a full vapor barrier, consisting of EPDM membrane, be laid down in the crawl space beneath the structure, to control the moisture rising from the earth which is affecting the stability of the structure, as well as the integrity of the artifact, books, photos and textiles collection.
 - **Maintenance heating of the structure in winter (50°)** is strongly recommended, as soon as funds can be acquired for this purpose. Maintenance heating of the crawl space should be considered, but only if the foundation repairs have been completed and the crawl space insulated – and ventilated mechanically, if this is found to be needed.
 - The access opening and hatch door, as shown in Photos 5 and 16, should be closed in winter and moisture levels should be monitored.

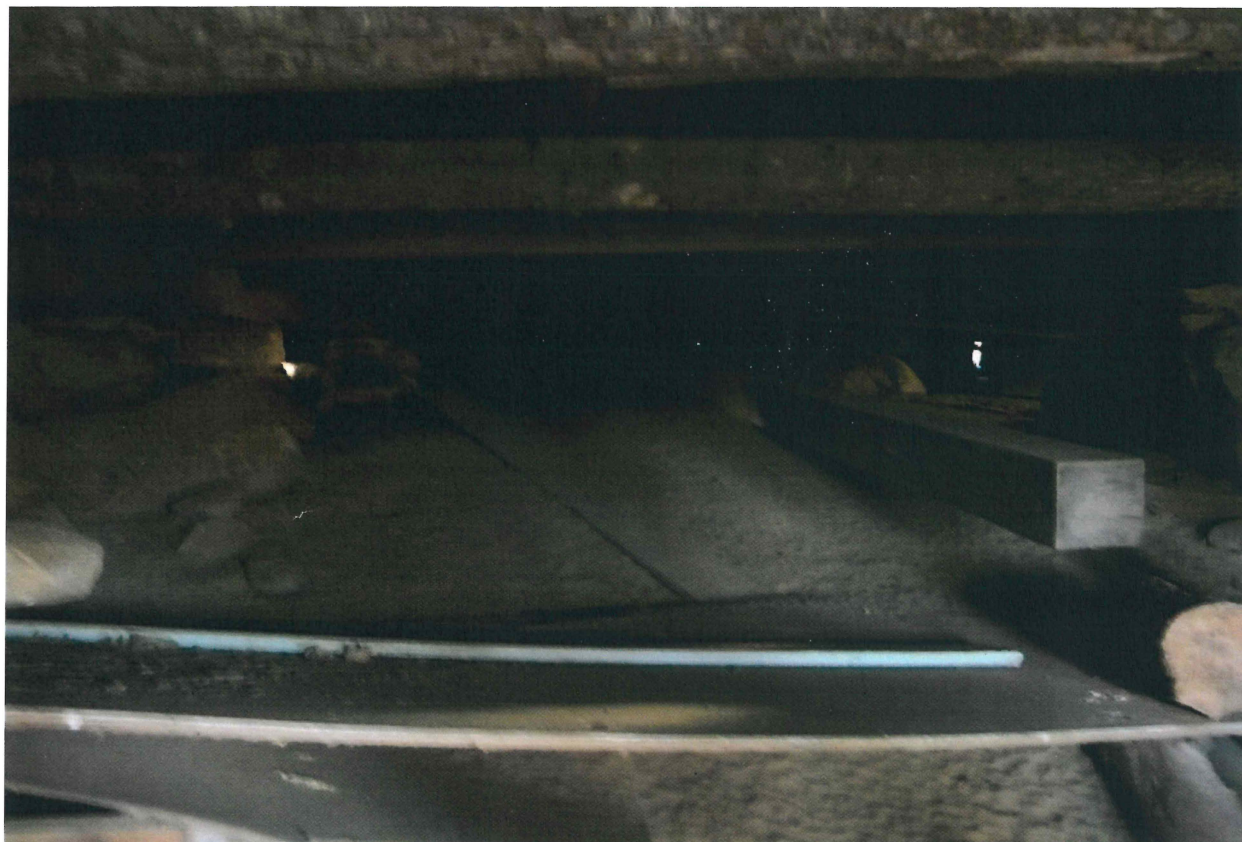


Photo 16 – Unprotected soil floor of crawl space beneath the structure, remains moist from both surface runoff from the highway, as well as moisture percolating upward from below.

Conclusion

Maine Preservation would like to see the Town of Durham and its local partners undertake a comprehensive, fully-integrated Master Plan for the Conservation, Program Management and Maintenance of the Durham Old Town Hall. Such a plan would include the following elements:

- **Earned Income & Future Sources of Revenue to support on-going Cyclical Maintenance**
- **Innovative and Aggressive Plan for Programs and Expanded Future Use**
- **Development of Partnerships with other Town Organizations and Entities**
- **Year-Round Use of Property for Civic, Cultural, Educational & Entertainment Purposes**

End of Report



133 West Main Street • Yarmouth, Maine 04096
Tel (207) 847-3577 •
info@mainepreservation.org
www.mainepreservation.org

August 22, 2017

Summary Priority Planning List for Improvements

Union Church / Old Town Hall - Durham, ME

Prepared by Christopher W. Closs

1. **Site and Drainage** – Correct / re-direct sheet flow of water from highway around the building, rather than under the foundation & basement area.
2. **Roof** – NW Corner – Correct *leaks now damaging interior plaster occurring as a result of failed cornice return*
3. **Site Vegetation** – Mature hardwood trees are encroaching on the site and the building at the rear (north end) of the building and should be thinned & cut back to the property line.
4. **Rear Retaining Wall** – Retain a civil engineer to advise on the most effective plan for: a) stabilizing & re-constructing the rear retaining wall; and b) developing a more permanent drainage plan for managing roof runoff, sheet flow from the highway, and correcting the previous concrete block foundation repairs (now failing) with a more permanent solution, employing the original granite capstones removed from the building to erect the current retaining wall.
5. **Building Envelope** - a) develop a **Cyclical Maintenance Plan for the exterior**; b) begin with **carpentry repairs of the failed cornice return and rodent-proofing the north (rear) wall**; c) **re-paint the north wall**.
6. **Front Entry Porch** – Undertake needed repairs; modify design of porch to accommodate a Universal Access Ramp, which is ADA compliant.
7. **Conserve & Repair Original Windows** – implement 4-year program; apply exterior storms; and interior UV panels to protect the collections from UV light
8. **Inspect Bell Tower and Roof** – Consider applying for a Steeples Project Assessment Grant

9. **Chimney and Flashings** – Inspect & repair (as needed) furnace chimney and its roof flashings for potential leaks.
- Inspect on a 5-year rotation, with particular attention given to the anchorage of the steel bracing where it is affixed to the bell tower
 - Add a sheet metal rain cap atop the chimney
 - A schedule should be created for when the chimney may need to be re-pointed, and funds budgeted in advance for this purpose.
10. **Lightening Protection** – Because of the building's prominent location at the crest of a hill, investigate installing a lightening protection system.
11. **Life Safety Systems & Security; Insurance** – To minimize public liability, while maintaining a safe environment for both staff and visitors, the Town should strive toward implementing all of the necessary, code-required, Life Safety Systems, including:
- Dis-connect & remove any Knob & Tube wiring circuits which may remain
 - Smoke & CO Detectors
 - Fire Alarm system
 - Fire Suppression system
 - Emergency Lighting and Signage
 - Emergency Egress
12. **Insurance Coverage** - It is recommended that the Town review its insurance coverage for both the building and its irreplaceable artifacts collection, to maintain coverage consistent with rising values.
13. **Interior – HVAC Systems and Environmental Management** – The building is not currently heated in the winter season, which is having a long-term, detrimental effect on foundation stability, wooden sill and floor framing, and the collection.

Recommendations:

- **Moisture Management** – Install a full, basement floor vapor barrier, consisting of EPDM membrane, laid down in the crawl space beneath the structure.
- **Winter Maintenance Heating** - Maintenance heating of the crawl space should be considered, but only if the foundation repairs have been completed and the crawl space insulated – and ventilated mechanically. (50°) minimum temp. is strongly recommended.

North East Housewrights LLC (CRAIG)

220 Main St
Gorham, Me 04038
207-831-3913
craig@nehousewrights.com

Estimate

Date	Estimate #
7/16/2023	887

Name / Address / Phone					
Town of Durham, Me Union Church Building 744 Royalsborough Rd Durham, Me 04222					
Terms			Project		
Hold 30 Days- See Terms			Sill replacement Rear +		
Item	Description	Qty	U/M	Rate	Total
General Work Discr...	General Work Description Rear of Building (Gable End North) 36'-6" , (Eave West) 20'-0" , (Eave East) 16'-0" Remove 4'-5' of clapboards and sheathing to expose Rot and allow for attaching lifting and jacking equipment. Replace sill sections. Water damaged/broken floor joist- sister (add to the side of existing joist with new attach to sill.) (North/West) 12'-6" Corner post up to Gable end return- remove clapboards to the nearest joint at a minimum of 6'-0" to either side of corner post. Replace post, wind braces, sheathing, reside area. NOTE: lifting and replacing structural components of this building WILL result in damaged plaster on the interior in which we take NO responsibility for. Any interior repairs are a separate Estimate. That being said, our methods of securing and lifting / jacking the building minimizes interior damage.				0.00
2.0 Set up environm...	Set up environmental controls, construction equipment and clean up. 72' x 8' area	588.00	Sq ft	3.60	2,116.80
1.2 Building Permits	Building Permits: The town of Durham will cover these or NEH LLC will be reimbursed.			0.00	0.00
6.6 Sill replacement	Sill replacement~.Remove 4' - 5' siding and sheathing to attach steel to lift and support the building and replace damaged sill. Re-sheath (Period style)	72.50	Lin ft	470.00	34,075.00
6.5 Rebuild/ Repair ...	Repairs to framing (Corner Post) Remove clapboards, sheathing, wind braces, re- sheath.	12.50	Lin ft	193.00	2,412.50
Project Supervisor \$73, 1st Carpenter \$65, 2nd Carpenter \$55, 3rd Carpenter \$50, Assistant \$45.					Total

All work done according to above specifications, meeting industry standards or above. Not responsible for conditions unknown or beyond reasonable control. For any additional work, there will be an estimate in writing signed by owner or representative.
We carry the necessary liability and workers compensation insurances.

To authorize above work
Please sign, date and return one copy.
Thank you

Signature_____

SOCIETY
HAS
9-31-23

North East Housewrights LLC

220 Main St
Gorham, Me 04038
207-831-3913
craig@nehousewrights.com

Estimate

Date	Estimate #
7/16/2023	887

Name / Address / Phone
Town of Durham, Me Union Church Building 744 Royalsborough Rd Durham, Me 04222

Terms	Project
Hold 30 Days- See Terms	Sill replacement Rear +

Item	Description	Qty	U/M	Rate	Total
10.3 Corner Boards	Trim on the corner of a building	12.50	Lin ft	43.87	548.38
10.1 Sill Skirt	Sill skirt mill and install 2x6 stock	72.50	Lin ft	39.00	2,827.50
11c Clapboarding	Clapboard siding primed and cut ends re-primed- Labor SS ring 5d nails	520.50	Sq ft	7.29	3,794.45
Clapboard 6"	1/2 x 6 Clapboard siding "Life Span" TM PT & Primed	1,562.00	Lin ft	2.82	4,404.84
Message	Please note. This is an estimate, We don't know if the wall studs are sound. They need to be in order to attach our I beams to stabilize and lift building section. NEH LLC will ask for 10% deposit to working capital begin order materials and will invoice Materials and labor every Two weeks.				0.00

Project Supervisor \$73, 1st Carpenter \$65, 2nd Carpenter \$55, 3rd Carpenter \$50, Assistant \$45.	Total	\$50,179.47
--	--------------	-------------

All work done according to above specifications, meeting industry standards or above. Not responsible for conditions unknown or beyond reasonable control. For any additional work, there will be an estimate in writing signed by owner or representative.
We carry the necessary liability and workers compensation insurances.

To authorize above work
Please sign, date and return one copy.
Thank you

Signature_____

July 16,2023

Hi Lois,
Not much for summer weather, but a rainy day with a book at the lake beats working !
Yes, we knew just by looking their budget would not be enough to address the rot
We can't tell how bad the sills are on the East and West sides until exposed.
Let me know. We can just do a portion. Say corner post #1on the list and some number of feet of sill to either side to stabilize the corner of the building.
I don't want to get too far ahead of myself. I know you want the town to reallocate the resources they had.
Best, Craig

Aug 10, 2023

Hi Jerry & Lois,
Corner post. The intersection of Post, Roof & Soffit show a lot of rotten wood on the trim.
Along the Post/Corner boards the Woodpeckers have been busy in several places. Indicating insects along the length of the post. Fortunately, being Post and Beam construction their is large timber to keep things stable for now. The top plate 6x8 or 8x8 has 4x4 wall studs mortise into it adding some stability. The ants have most likely hollowed the Post. Why the Woodpeckers are there. Only once opened up will the full extent of the damage be known. Once opened (strip clapboardsand sheathing) and disturbed cannot stop.
Also, squirrels have been nesting keeping the entrance large and open the the weather.

Meeting with Copp and Sons Building Movers

August 27, 2023

Five members of the Union Church Committee (Tia Wilson, Emily Alexander, Neil Berry, John Talbot and Lois Killby-Chesley) met with the owner of Copp and Sons Building Movers on July 27, 2023 at 8 am.

John Talbot had set up a meeting with the Copps to ask the logistics of moving the Union Church to another location.

Clifton Copp (?) and Peter Copp stated at the outset that their company would not be able to move the building.

Several reasons were stated:

- The building is too wide to carry along the road.

- The building would have to be cut into tiers to travel (removing the bell tower and then cutting into layers)

- The costs of removing 18 sets of wires between Union Church and Eureka Center (for example) would cost "hundreds of thousands of dollars".

Mr. Copp suggested that his recommended option is to leave the building where it is and to provide a poured foundation. His estimate was \$50,000 to raise the building and replace the sills. Plus an additional \$50,000 for a poured foundation. His company would not provide the poured foundation but could raise the building.

When asked about maintaining Dept of the Interior's Standards because the Union Church is in the Historic District and governed by Article 12 of the Durham Land Use Ordinances, Mr. Copp suggested thin granite blocks be cut to front the concrete and give the impression of being a stone foundation.

Another suggestion from Mr. Copp is to bring in "fill" and extend the property at the back of the Church, sloping it toward the river. (That would, perhaps, be determined by the owner of the property that extends behind the Church lot on the river side).

At this time the members of the UCC that met with the Copp Movers are happy to share this information for consideration by the full Union Church Committee.

November 28, 2023

Union Church Maintenance & Repair Requirements Prioritized

Reason Legend: C=Code Requirement LS= Life Safety R/M= Repair / Maintenance U= Upgrade

Item

Reason Priority

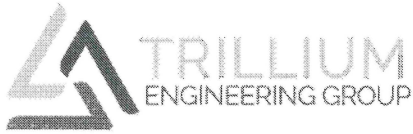
Estimate

Description

Use as currently classified *

1	Replace / Repair Sill (Jack Building)	RM	1		Jack up the Building, Repair with partial sill replacement
2	Replace Northeast corner post	RM	1		
3	Replace Northeast corner boards	RM	1		Exterior corner boards
4	Repair Corner Cornice	RM	1		
	Item 1,2,3 & 4		1	\$50,000	Written proposal fr North East Housewrights combines 1 to 4; Verbal Estimate from Copp Bros. to Jack Building & replace entire sill is \$50,000
5	Fire and smoke alarms	C	1		Done ?
6	Lightning Protection	LS	1		Connect existng lightning rod to earth ground
7	Chimney Inspection / Disable	C	1		
	Open to the Public				
8	Driveway Entrance & Parking	C	1	\$2,000	See Maine DOT email w Specs and improve site drainage, street run off
9	Fire Door	C	1		Code requirements uncertain (Estimate \$4,000-\$5,0000
10	Handicap ramp	C	1	\$10,000	
	Priority one (1) total			\$62,000	
11	New 4 ft Foundation, crawl Space	RM	2	\$50,000	Excavate for foundation footing below frost; Verbal est. from Copp Bros.
12	Face new foundation w/ Granite veneer	C	2	\$25,000	Historic district code? Kennebec Valley Stone thin stone Veneer is \$25/sq.ft form Gagne. Est. 600 Sq Ft exposed foundation (\$15,000). Installed with thin set by mason est. \$10,000
13	New Full Height Foundation	RM			Excavate for full foundation hole, 8 ft foundation. Same exposure for granite.
14	Exterior Paint	RM	2	\$25,000	Lead Paint removal & New Paint
15	Site Vegetation control	RM	2	\$3,000	Cut & remove mature trees. For moisture control around building siding.
	Priority two (2) total			\$103,000	
	Possible future upgrades				
16	Repair Windows	RM	3		Repair replace glazing and paint. Or replace windiws.
17	Upgrade Electrical Service/wiring	U	3		Upgrade to 200 amp service and rewire building
18	HVAC / Heat Pump	U	3	\$10,000	Museum artifact protection
19	Water	U	3	\$8,000	Drill well
20	Septic system	U	3	\$10,000	
21	Plumbimg / Bathroom	U	3	\$4,000	
22	Sprinkler System	U	3		

*The Union Curch is currently classified as a storage facility. Change in use would change occupancy classification & code requiremetns.



189 Main Street, Suite 200
Yarmouth, ME 04096

November 6, 2023

Mr. Jerry Douglass
Town Manager
Town of Durham
630 Hallowell Road
Durham, ME 04222

Re: Durham Union Church
Structural Observation Report

Project No: 23-225

Dear Mr. Douglass:

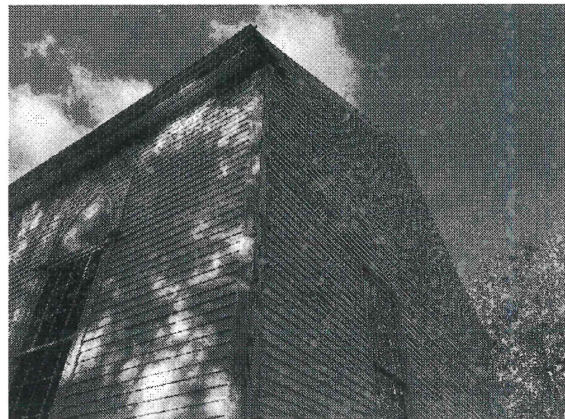
Trillium Engineering Group made a site visit to the Durham Union Church building to observe the overall conditions of the existing structure. The purpose of this site visit was to observe the condition of the major structural elements including the building foundation, the exterior sills, the corner posts and the roof framing in order to provide an overall condition assessment report to the town. For this report, the main entry wall facing Route 136, is noted as the West wall.

Observations

Upon arriving to the site we started our observations by walking around the exterior of the building to review the condition of the foundation and the wall coverings. I observed some deterioration of the wood sill plate and the building corner trim at the southeast corner of the building (see pictures 1 and 2). The rot and deterioration is from previous leaking of the siding and trim and also exists at several other small areas around the building. This is due to lack of maintenance of the trim, siding and flashings. The small areas of rot will need to be replaced and/or repaired in order to limit any further damage to the building. I next reviewed the existing first floor framing system from the rear crawl space access hatch. The floor framing is comprised of wood joists and timbers supported on granite stones (see picture 3). The framing appears to be in adequate condition with no obvious sign of failure or deterioration. Next, I observed the rear foundation wall that had been recently repaired with Concrete Masonry Units (CMU). The older granite stone foundation was removed at the northeast corner of the building and was replaced by the CMU (see picture 4). There is a slight bow



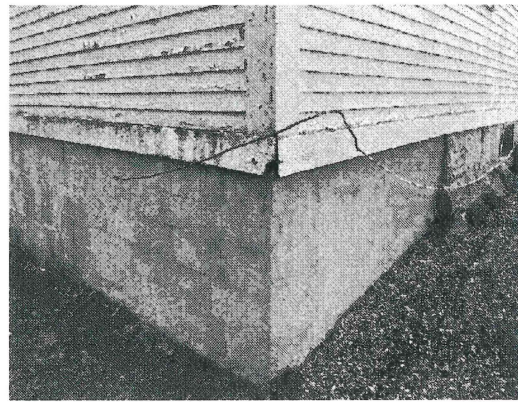
Picture 1: Southeast corner sill rot



Picture 2: Southeast corner trim damage

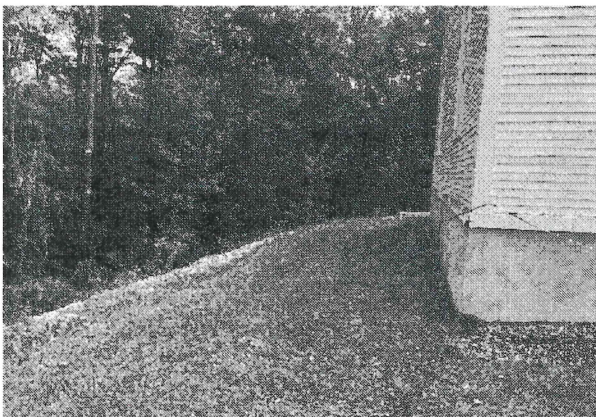


Picture 3: Existing first floor framing



Picture 4: Foundation at northeast corner

In the CMU wall and it showed signs of water intrusion at the time of our visit. This is most likely due to water intrusion at the horizontal frieze board. The flashing and frieze board should be repaired in order to limit any future damage to the newly formed CMU block foundation. It is unclear if the existing granite foundation and newly repaired CMU foundation is frost protected but based on my experience, most structures of this age did not have frost protected foundations. This is not necessarily a concern but wanted to note this possible condition. I also observed a flat, grassed area beyond the east wall of the CMU foundation which tapered away to a stone lined rip rap slope down to the river (see picture 5). This sloped area appears to be stabilized properly to protect the rear of the building from stormwater erosion. Lastly, I visited the interior of the building to review the main floor area and the roof framing. I was able to access the roof framing via the second floor roof hatch which led to the old bell tower and the timber framing above the main space. The bell tower area showed signs of wood repair in the past 10 years or so. This area appears to be in adequate condition with no visible signs of failure or deterioration. The roof framing above the main space is comprised of heavy timber trusses and timber purlins that support the wood plank sheathing (see picture 6). This area also appears to be in adequate condition with no visible signs of failure or deterioration.



Picture 5: Rear yard area



Picture 6: Roof Framing

Recommendations

Based on my site visit I recommend repairing the damaged areas of wood sill and exterior trim as noted in order to prevent future water intrusion in and around the structure. Water intrusion is one of the primary factors that causes deterioration to structural members which can then lead to failure. The exterior building siding, primarily on the east side of the building, is in poor shape and will need to be replaced and/or repaired in the next year or two. The southeast corner of the building needs to be repaired, which also includes the wood soffit (This area is shown in picture 2). Wood trim will most likely need to be replaced at both of these areas.

In my professional opinion, the building is capable of supporting the historical loading conditions that it has sustained over the past years. Minor repairs will need to be made to the exterior of the building as previously indicated but currently those areas of repair do not affect the structural capacity of the floor rating for the building.

Please note that our recommendations are based solely on observations during our site visit, photos taken, and conversations with those on site. Any additional information or unforeseen conditions may change our recommendations accordingly.

Sincerely,

A handwritten signature in black ink, appearing to read "Eric Dube", with a stylized flourish at the end.

Eric Dube, P.E.
Trillium Engineering Group

Union Church Committee

Interview Report

To: UCC

From: Bill Schneider

Date: 16 NOV 2023

Re: Alan Plummer (CEO) Interview

Background:

I spoke in person with the CEO on 24 OCT 2023 and asked him if he could help us with our Task #2 – Determine what is necessary to “bring the UC up to code.” He agreed to look into it for us. I sent him several emails to remind him in the interim. He left me a telephone message a couple of days ago asking me to call him.

Interview:

I spoke with the CEO by telephone on 16 NOV 2023. He let me know that he had been investigating the question for us, and had talked with people about it. He told me that he had spoken with a Maine State official, who encouraged him not to weigh in on our question. He said that he feels that he doesn't have the proper expertise to evaluate code compliance for a building such as the Union Church. He encouraged me to speak with the Fire Chief.

Union Church Committee

Interview Report

To: UCC

From: Bill Schneider

Date: 16 NOV 2023

Re: Fire Chief Robert Tripp Interview

Background:

I was aware that the Fire Chief had conducted an inspection of the Union Church (UC) earlier this year.

Interview:

I spoke with the Fire Chief by telephone on 16 NOV 2023. He was very helpful. He told me that he did indeed conduct an inspection on 10/11 AUG 2023. He forwarded me a copy the next morning. A copy of his inspection report is attached.

He told me that he is addressing and correcting the deficiencies that were identified to the extent that he can. Two deficiencies will need to be rectified by the Historical Society – storage within 24 inches of the ceiling and excessive waste storage upstairs.

For codes compliance purposes, Chief Tripp considers the current use of the UC as a “storage building.” As such, the UC will be in compliance with code once the deficiencies in his report have been corrected. He spoke with a representative of the Maine Fire Marshal’s Office, who confirmed that the Fire Chief’s determination of use for codes compliance purposes is controlling. He let me know that changes in ownership or use of the UC could change the code requirements.

DURHAM FIRE DEPARTMENT INSPECTION FORM

DATE: August 10, 11 2023

INSPECTOR'S NAME: T. Papp / Fire Marshal

OCCUPANCY: Union Church

CONTACT NAME: _____

OCCUPANCY ADDRESS: 744 Ryealborough

CONTACT NUMBER: _____

OCCUPANT SIGNATURE: _____

AISLES/EGRESSES

- ☐ BLOCKED
- ☐ INADEQUATE
- ☐ NOT ILLUMINATED
- ☐ EMERG. LIGHT OUT
- ☐ OTHER

ALARM SYSTEM

- ☐ INSPECTED
- ☐ OPERATIONAL
- ☐ TROUBLE FREE
- ☒ OTHER

ELECTRICAL

- ☐ PANELS OPEN
- ☐ POOR USE EXT. CORD
- ☐ COMBUST. W/IN 3FT
- ☐ OTHER

EXIT SIGNS

- ☐ LIGHT OUT
- ☐ NEEDED
- ☐ WRONG SIGN
- ☐ OTHER

EXIT DOORS

- ☐ INSUFFICIENT
- ☐ NOT MARKED
- ☐ WRONG HARDWARE
- ☐ LOCKED
- ☐ BLOCKED
- ☐ OTHER

EXTINGUISHERS

- ☐ RECHARGE/SERVICE
- ☐ NOT HUNG
- ☐ INADEQUATE NUMBER
- ☒ INACCESSIBLE
- ☐ OTHER

FIRE DOORS

- ☐ BLOCKED
- ☐ LOCKED/INOPERATIVE
- ☐ NO SELF CLOSURE
- ☐ OTHER

FIRE WALLS/BARRIERS

- ☐ NONE
- ☐ BREACHED
- ☐ COMBUST. W/IN 3FT
- ☐ OTHER

STORAGE

- ☐ IMPROPER
- ☐ NO PERMIT
- ☐ EXCESSIVE
- ☒ WITHIN 2 FT OF CEILING

FIXED FIRE EXT

- ☐ HOOD INSPECTED
- ☐ NEEDS SERVICE
- ☐ HOOD/FILTER NOT CLEAN
- ☐ PULL HANDLE BLOCKED
- ☐ NO TYPE K EXTINGUISHER
- ☐ OTHER

HEATING

- ☐ DEFECTIVE
- ☐ COMBUST. W/IN 5 FT
- ☐ DEFECTIVE CHIMNEY
- ☐ NEEDS SERVICE
- ☐ OTHER

HOUSEKEEPING

- ☐ DEBRIS IN AREA
- ☐ IMPROPER DISPOSAL
- ☒ EXCESSIVE WASTE up stairs
- ☐ OTHER

STANDPIPE SYSTEM

- ☐ THREADS DAMAGED
- ☐ HOSE DEFECTIVE
- ☐ NOT MARKED/BLOCKED
- ☐ OTHER

BUILDING EXTERIOR

- ☐ DANGEROUS STATE
- ☐ IMPROPER ACCESS
- ☐ EXCESSIVE VEGETATION
- ☐ OTHER

SPRINKLER SYSTEM

- ☐ NOT INSPECTED
- ☐ DEFECTIVE HEAD
- ☐ BLOCKED
- ☐ FDC BLOCKED
- ☐ LEAKS
- ☐ LAST INSPECTION DATE

☐ MSDS SHEETS

☐ EVACUATION PLANS

☐ BUILDING NUMBERED

REMARKS

NO alarm system inspection history

Fire alarm needs current inspection / test. Heads checked

NO Address numbers on building

Extinguishers need markings x two - main floor & up stairs

Storage within 2ft of ceiling

Excessive waste - storage second floor.



Durham Historical Society - 744 Royalsborough Road, Durham, ME 04222 - Phone: (207) 720-0015

November 30, 2023

Town of Durham - Selectboard
630 Hallowell Road
Durham, ME 04222

The Durham Historical Society would like to formally request the ownership of the Union Church (Lot 33) and the parking area (Lot 32) directly next to the building be transferred to us, such as the Methodist Church was transferred to the Friends of the West Durham Methodist Church for \$1.00 (which is a subsidiary of the Durham Historical Society). We are prepared to assume the responsibility of monthly costs, as well as fundraise and write grants to repair any current damage to the building. We would also like to formally request that the approximate \$30,000 that has been allocated for repairs to this historical building, be transferred to us for the use of repairs that need to be made.

With your support, we are fully prepared to officially make this our permanent home.

Sincerely,

Tia M. Wilson
Chair
Durham Historical Society

Employer Identification Number: 35-2634162

Founded in 1976

*Tia Wilson
Chair*

*Tyler Hutchison
Treasurer*

*Lois Kilby-Chesley
Secretary*

APP. L.