

# 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

