

# Community Church of Durham HDC Application

Building Background and Project Narrative: The Community Church of Durham occupies a group of attached buildings that consist of: the original historic, clapboard Church (1848- referred to as "Sanctuary" in drawings), a brick Education Center that was originally separate (1962), and a two story multipurpose addition (1998), which connects the original church to the Education Center. The original church underwent major interior modifications in 1923 and 1976, but its exterior remains extensively original. The goal of this project is to rehabilitate vital historic aspects of the Community Church of Durham, while preserving the building's original aesthetic. By renewing particular damaged or weathered aspects of the building, the objective is to mitigate maintenance, increase efficiency and overall building longevity.

This project includes the following scope of work:

- Replace Granite Stairs at Sanctuary Entryway
- Rehabilitate Sanctuary Front Doors
- Rehabilitate (12) Historic, Sanctuary Single Hung windows
- Rehabilitate Sanctuary "Globe" Window
- Wash, repair rot, paint 30% of building exterior
- Rehabilitate Steeple
- Rehabilitate Steeple Copper Roof
- Replace (3) Chapel windows



View of Existing Church from Main Street  
No Scale

Brick education  
Wing built in  
1962

Multipurpose  
addition  
constructed in  
1998 to  
connect two  
buildings

Original Church  
built in 1848

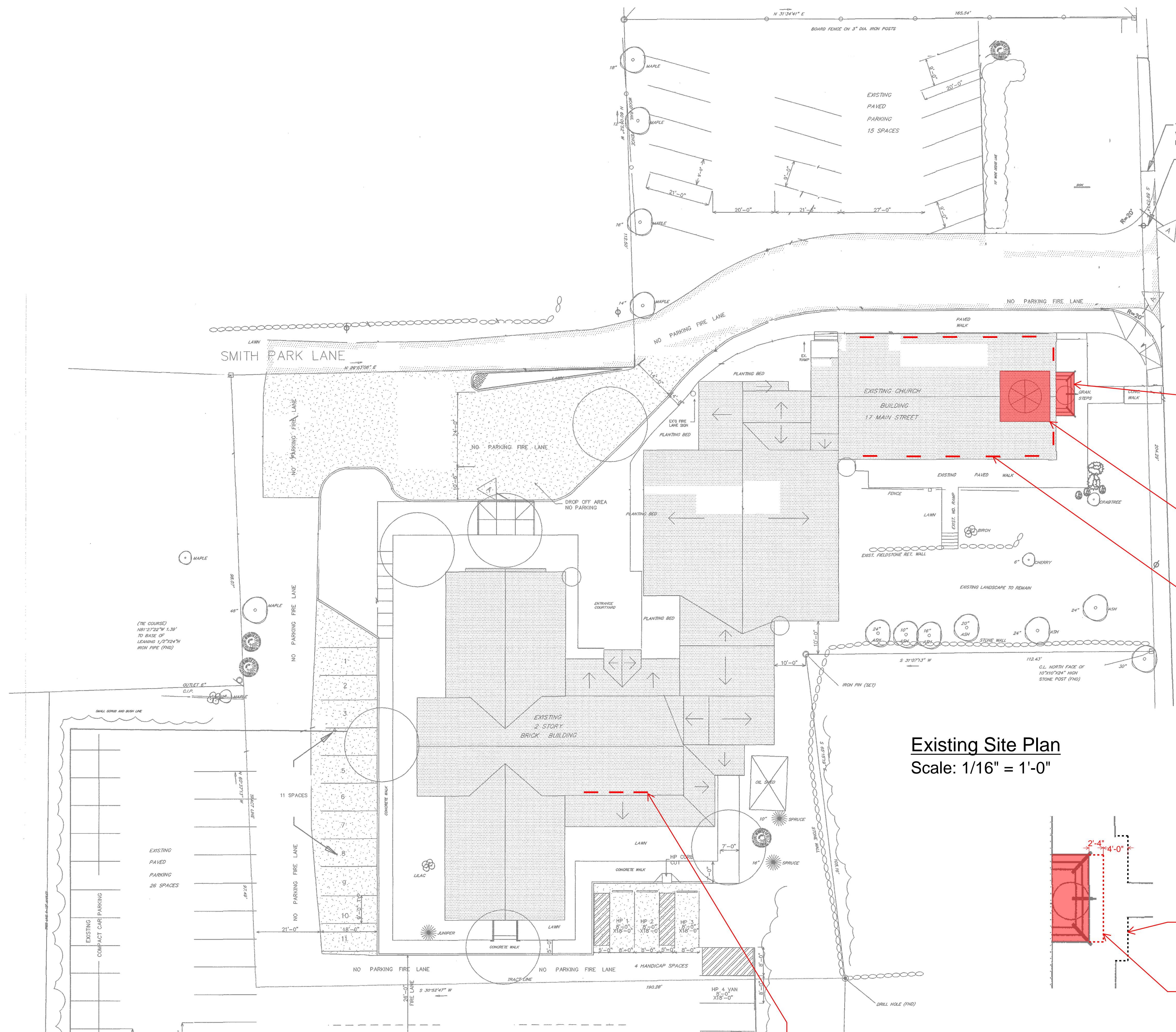


Overall Building & Site Layout (Overhead view from North/ Main St.)  
No Scale

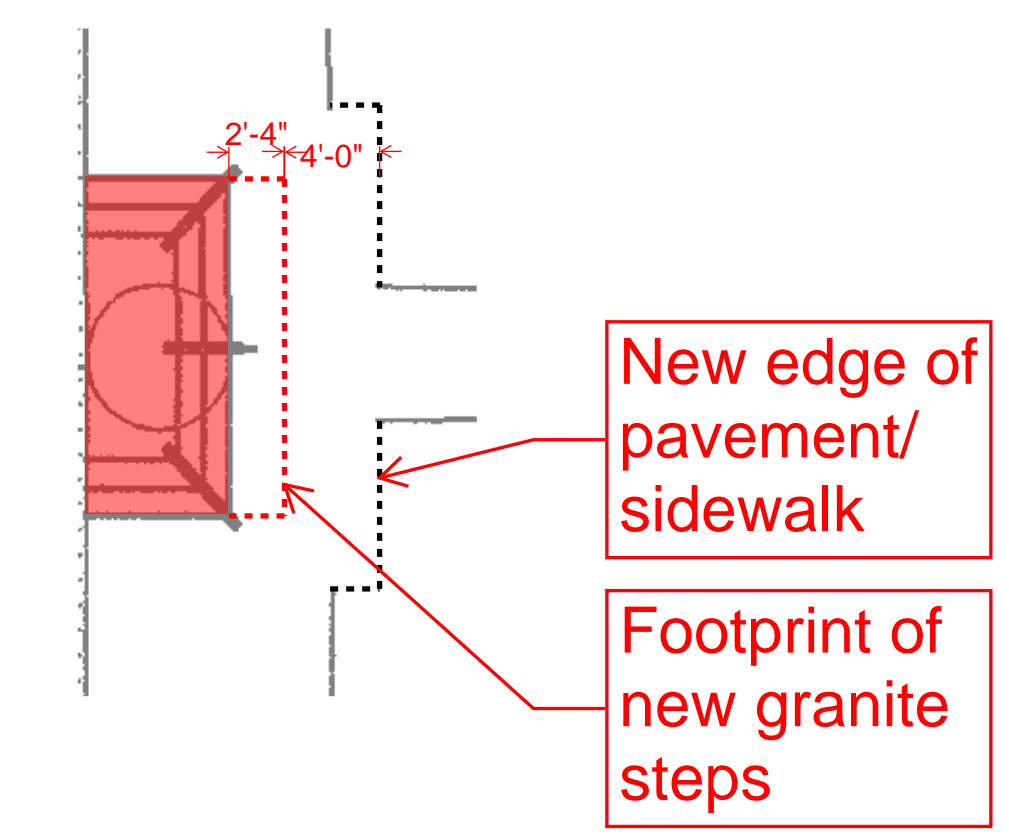
# Site Plan



Image of Affected Pavement & Landscaping



Existing Site Plan  
Scale: 1/16" = 1'-0"



Proposed Granite Step Plan  
Scale: 1/8" = 1'-0"

Existing Granite Stairs to be replaced. New stairs will project 28" further than existing footprint (see enlarged plan below). Careno Construction will repave around new stairs to connect to walkway and sidewalk as necessary. Careno will provide a loam bed to accept new plantings along Main St. Landscaping will be provided by Church volunteers. All new paving will be sloped away from building to match existing draining conditions.

Existing Steeple & Copper Roof To be Rehabilitated

Lines indicate approximate location of (12) Sanctuary Windows to be Rehabilitated

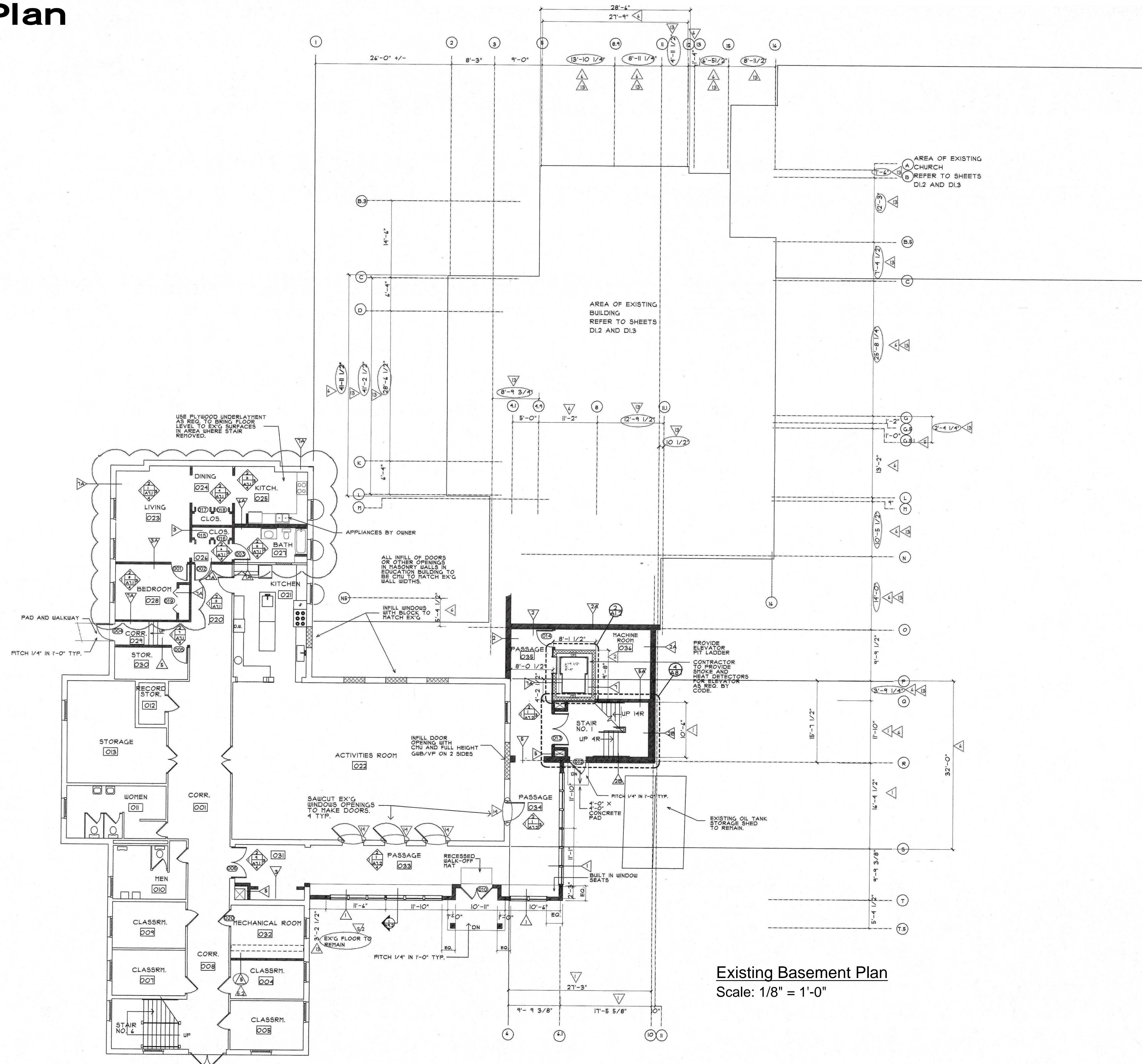
Note: All existing site conditions to remain with the exception of scope of work outlined above.

Lines indicate approximate location of (3) Chapel Windows to be Replaced

NO.	DATE	REVISION

DATE:	04/19/2024 REV: 04/25/2024	SHEET NO.
PROJECT #:		
DRAWN BY:	SC	
SCALE:	PER PLAN	
SHEET TITLE:		

# Basement Floor Plan

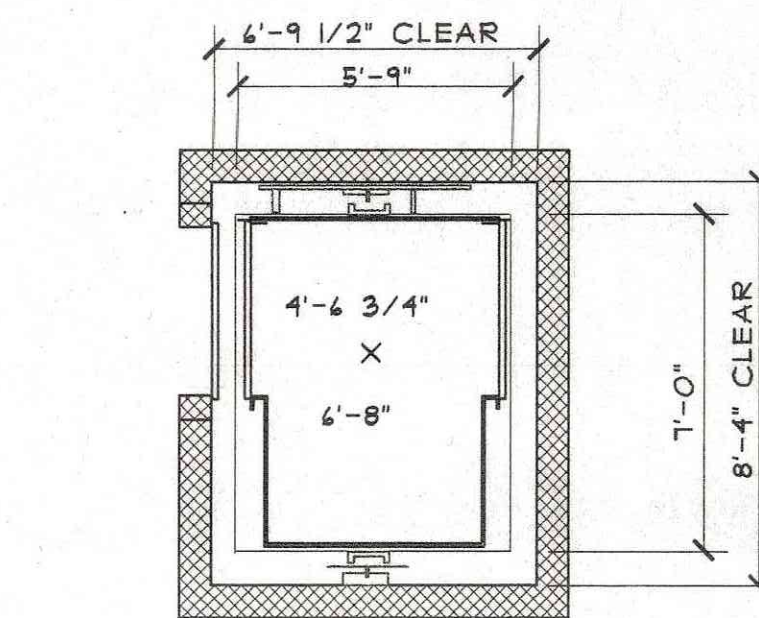
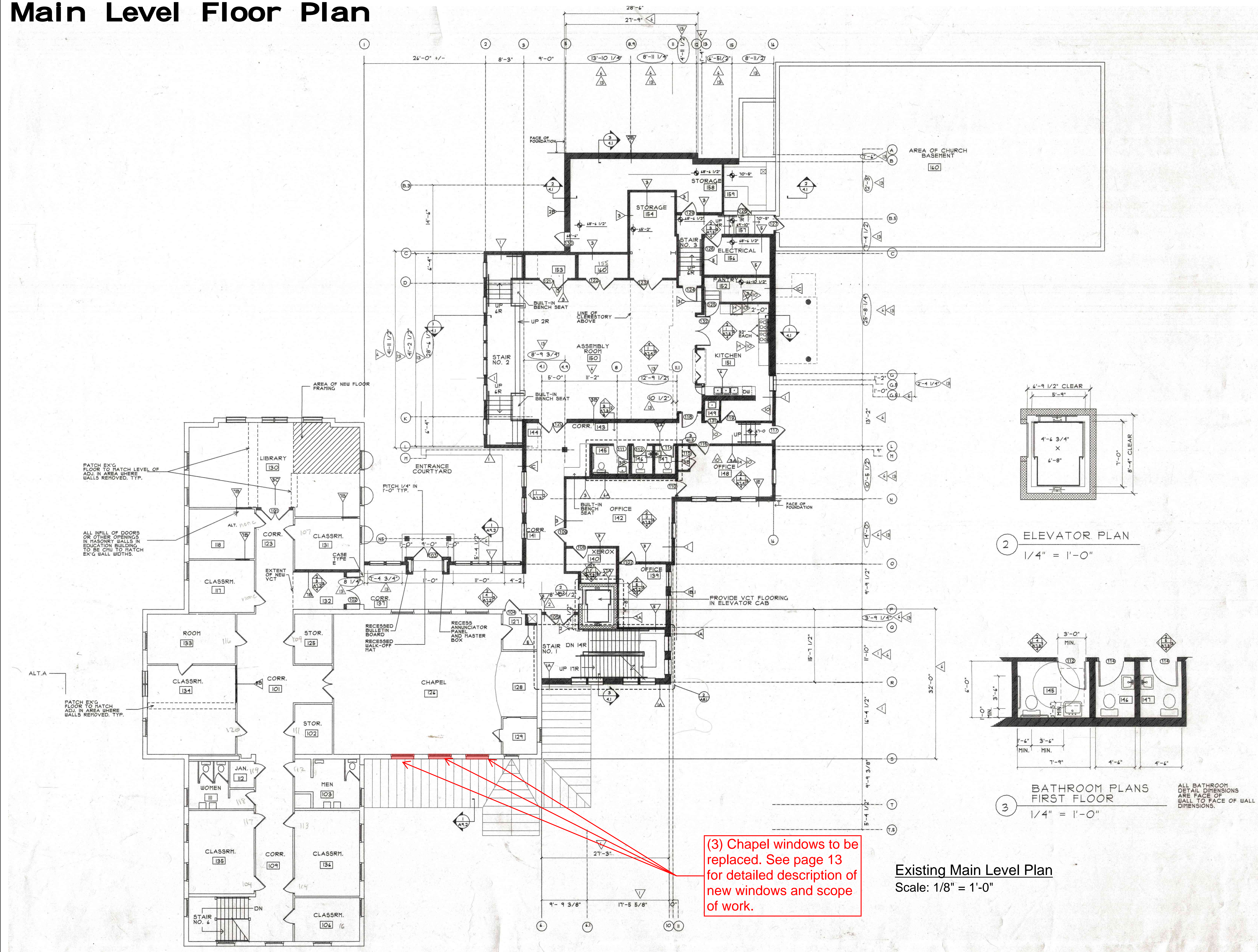


Existing Basement Plan  
Scale: 1/8" = 1'-0"

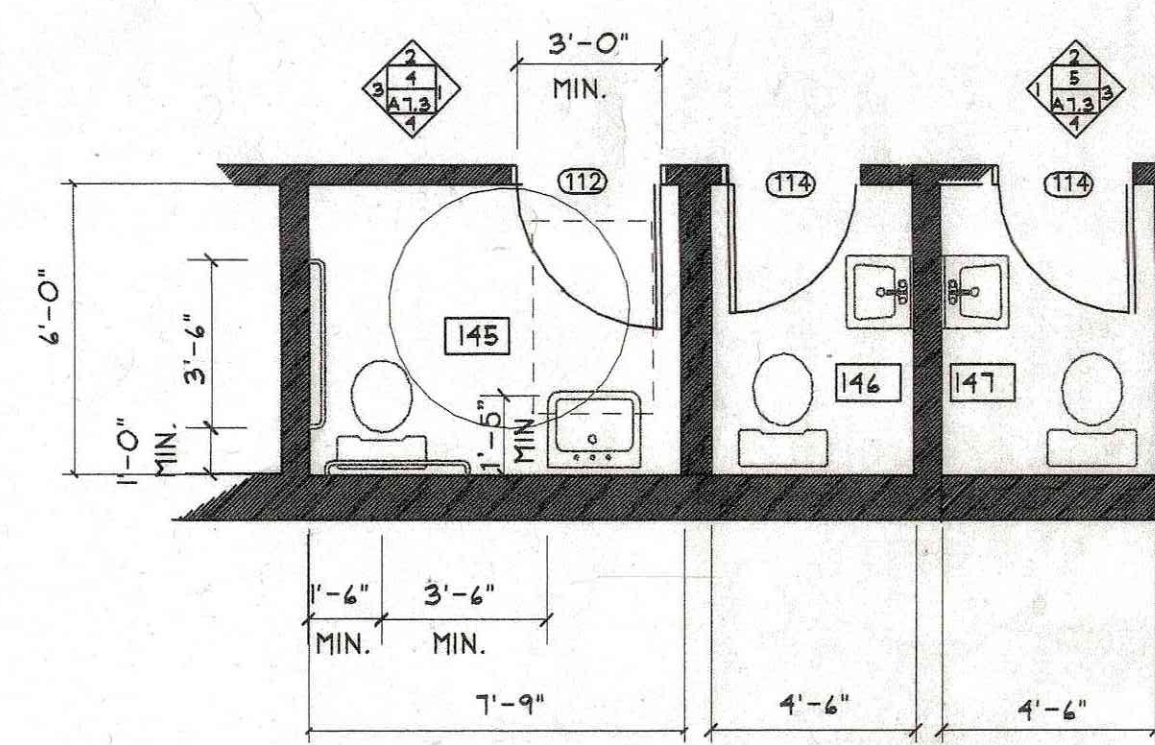
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# Main Level Floor Plan



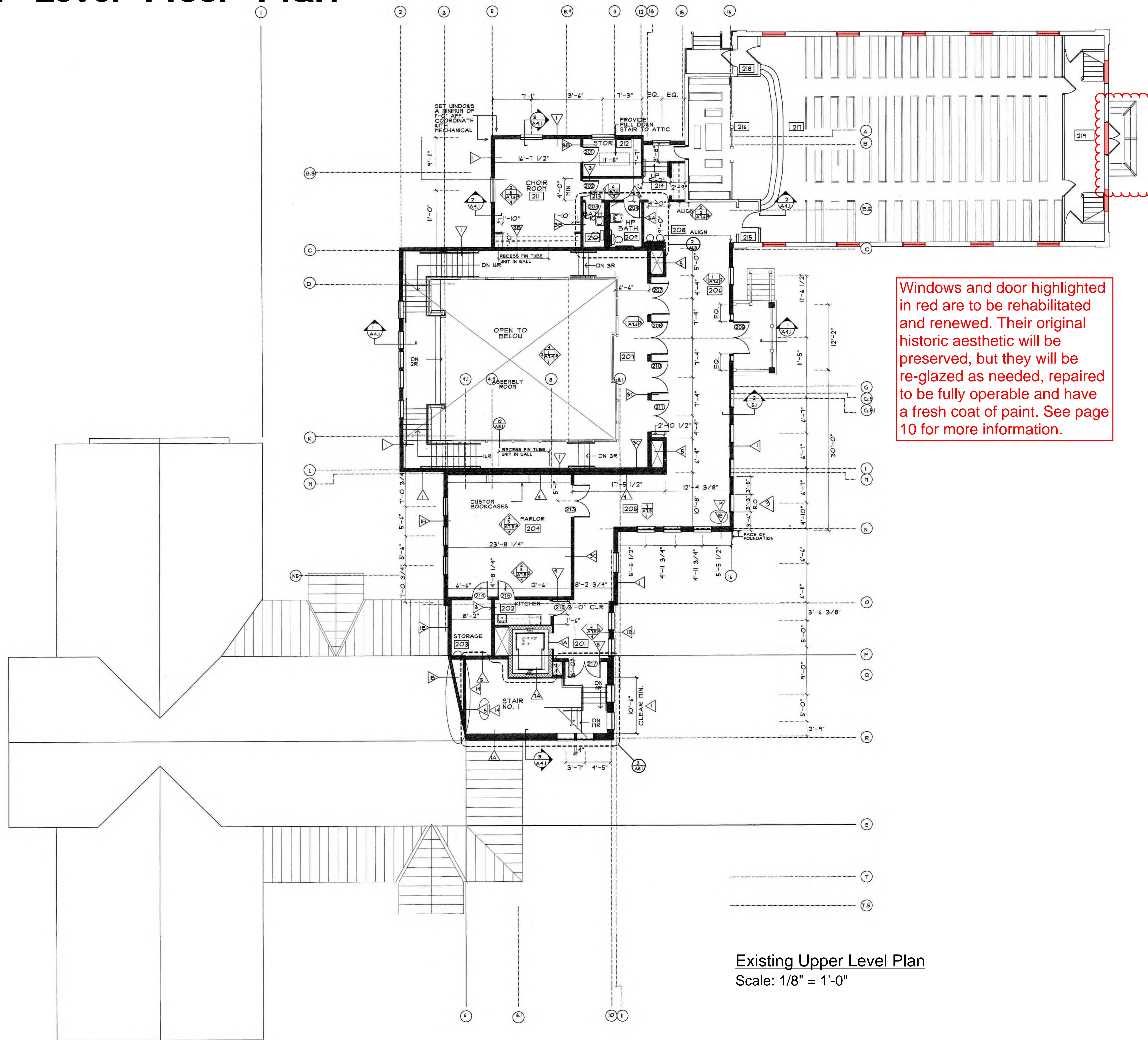
2 ELEVATOR PLAN  
1/4" = 1'-0"



3 BATHROOM PLANS  
FIRST FLOOR  
1/4" = 1'-0"

ALL BATHROOM  
DIMENSIONS  
ARE FACE OF  
WALL TO FACE OF WALL  
DIMENSIONS.

# Upper Level Floor Plan



Existing granite stairway and railings to be replaced. See page 8 for detailed information.

Windows and door highlighted in red are to be rehabilitated and renewed. Their original historic aesthetic will be preserved, but they will be re-glazed as needed, repaired to be fully operable and have a fresh coat of paint. See page 10 for more information.

Existing Upper Level Plan  
Scale: 1/8" = 1'-0"

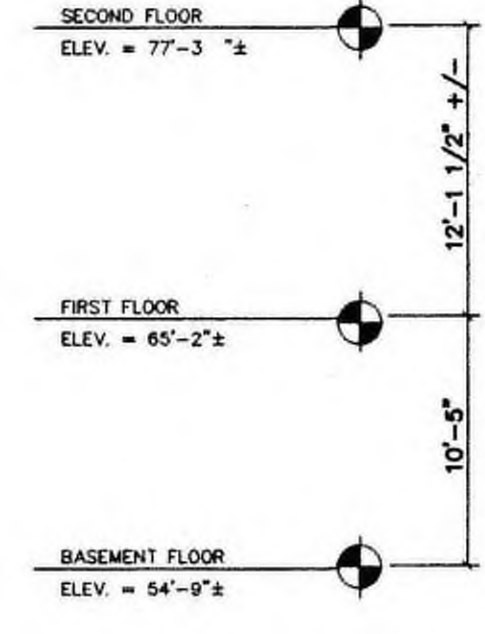
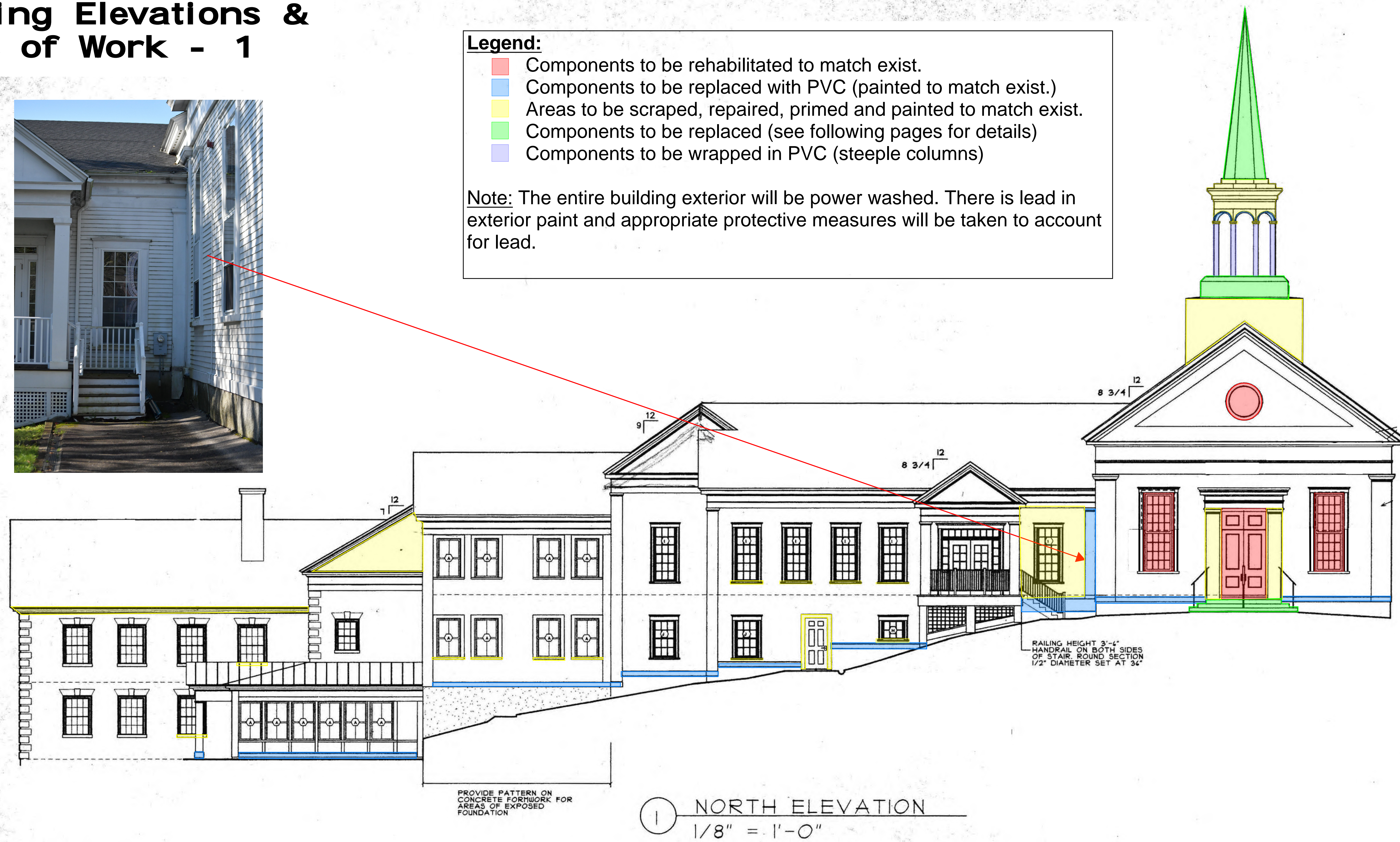
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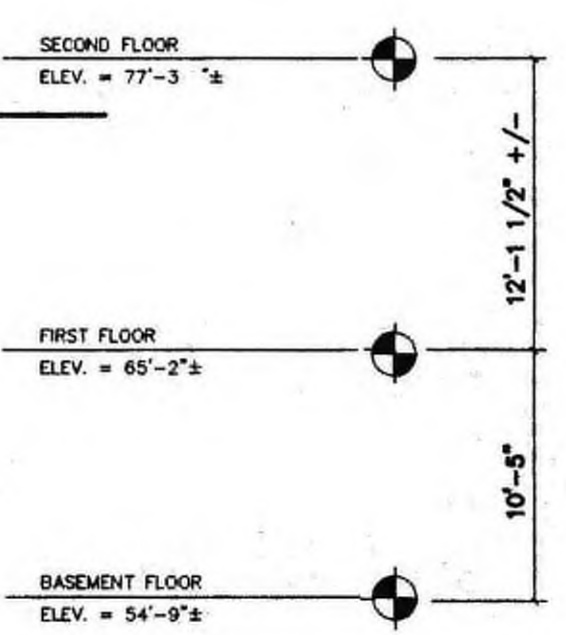
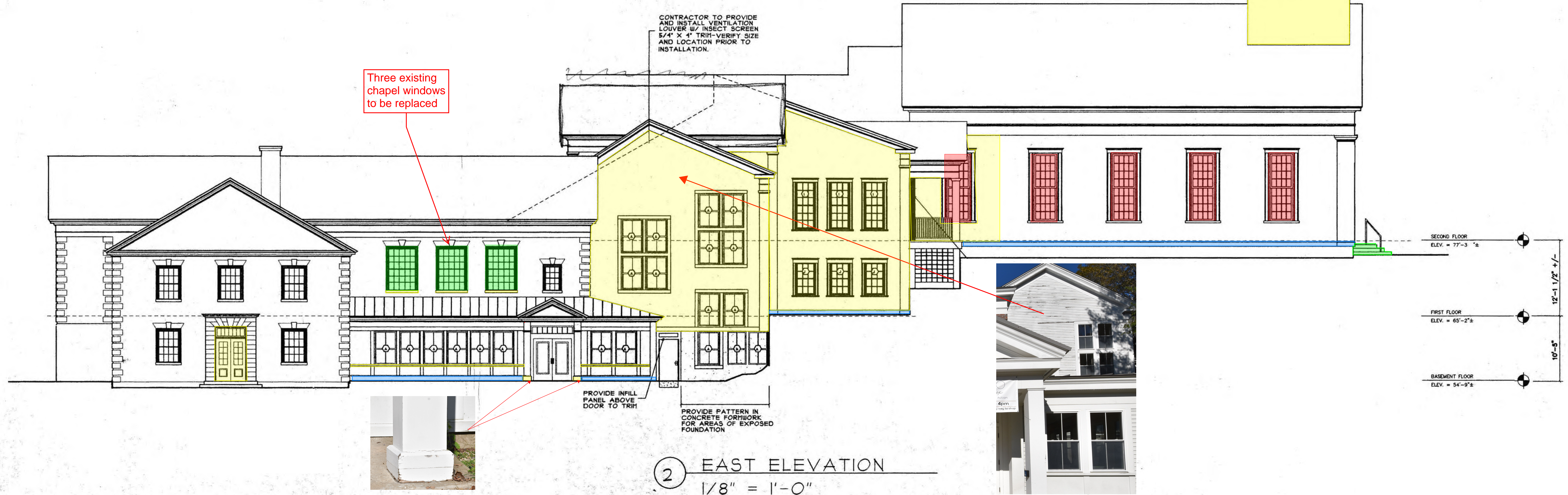
# Building Elevations & Scope of Work - 1

- Legend:**
- Components to be rehabilitated to match exist.
  - Components to be replaced with PVC (painted to match exist.)
  - Areas to be scraped, repaired, primed and painted to match exist.
  - Components to be replaced (see following pages for details)
  - Components to be wrapped in PVC (steeple columns)

**Note:** The entire building exterior will be power washed. There is lead in exterior paint and appropriate protective measures will be taken to account for lead.



① NORTH ELEVATION  
1/8" = 1'-0"



② EAST ELEVATION  
1/8" = 1'-0"

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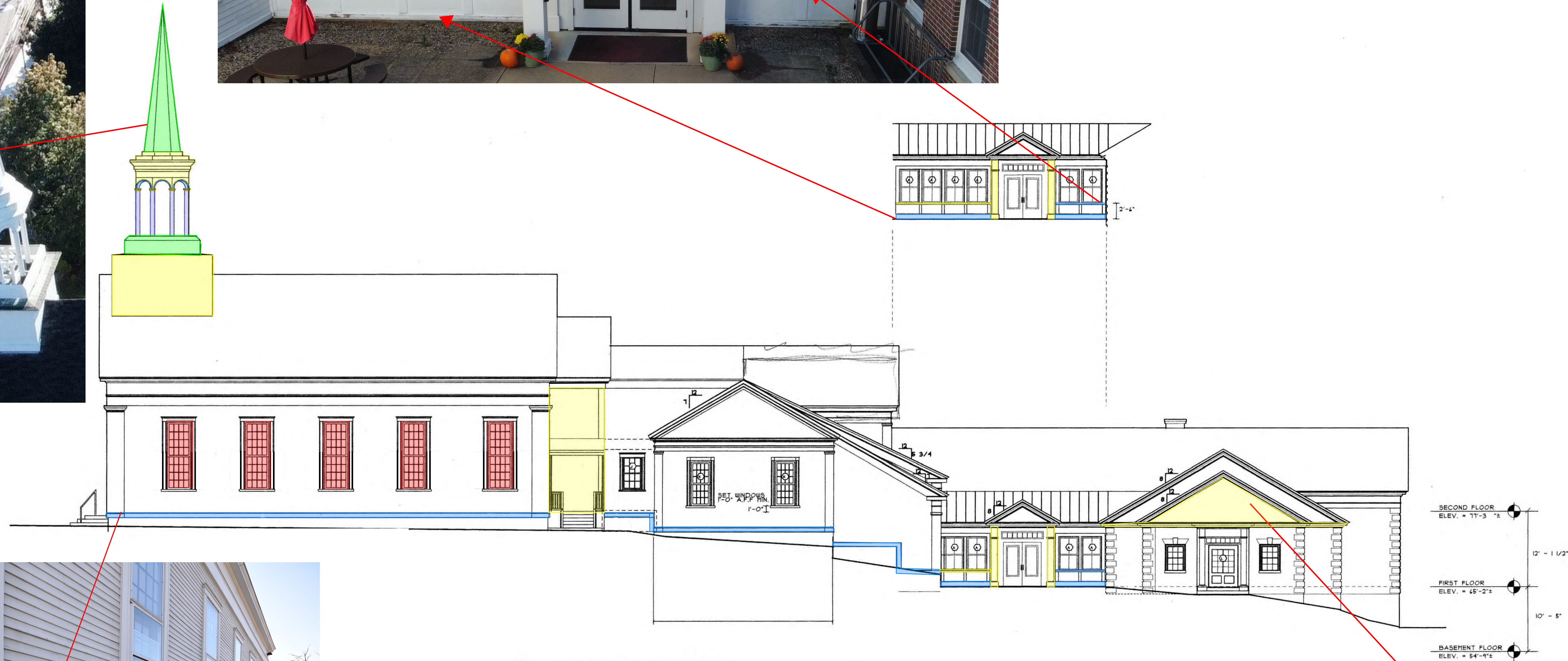
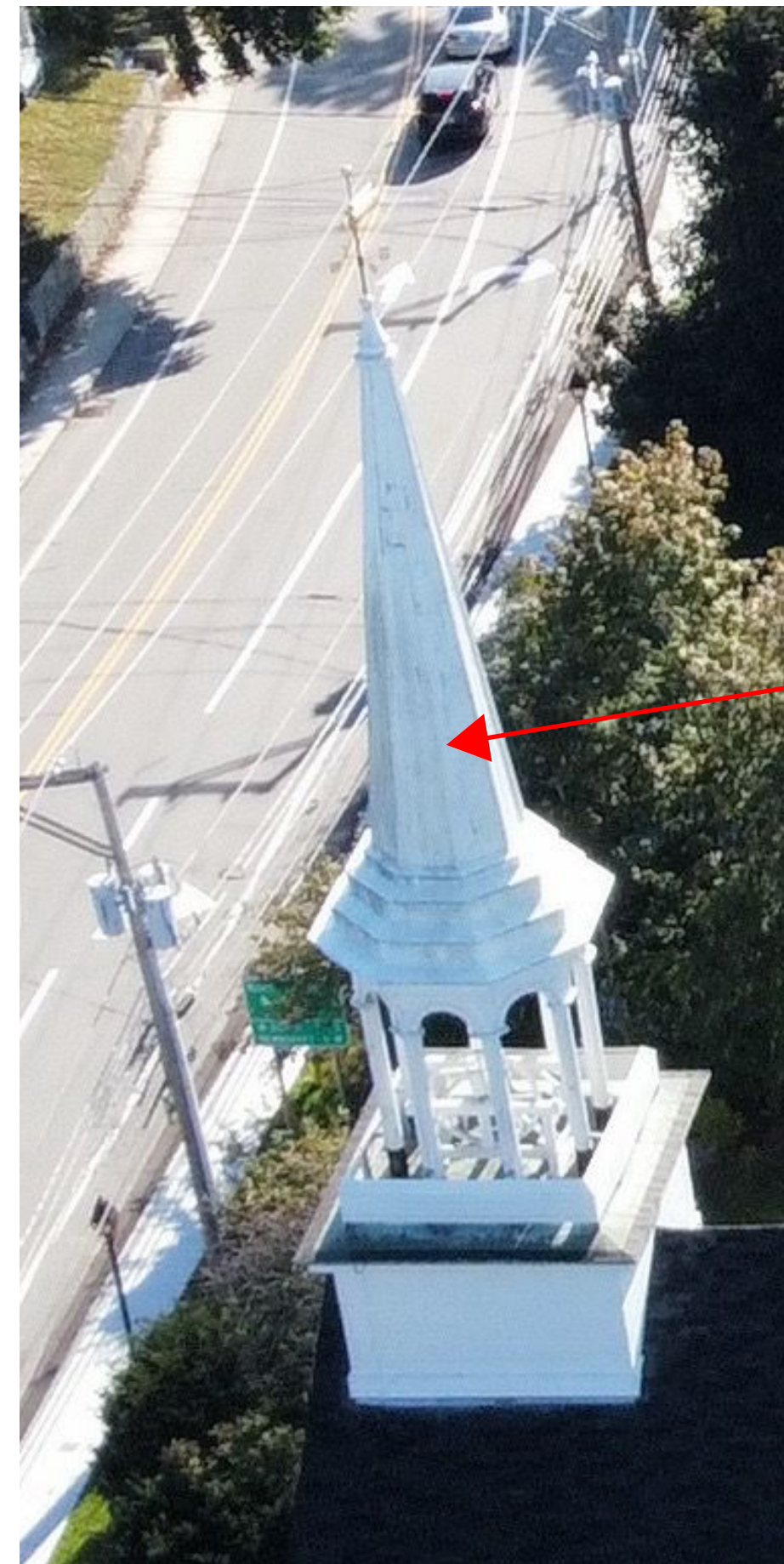
# Building Elevations & Scope of Work - 2



**Legend:**

- Components to be rehabilitated to match exist.
- Components to be replaced with PVC (painted to match exist.)
- Areas to be scraped, repaired, primed and painted to match exist.
- Components to be replaced (see following pages for details)
- Components to be wrapped in PVC (steeple columns)

**Note:** The entire building exterior will be power washed. There is lead in exterior paint and appropriate protective measures will be taken to account for lead.



3 WEST ELEVATION  
1/8" = 1'-0"

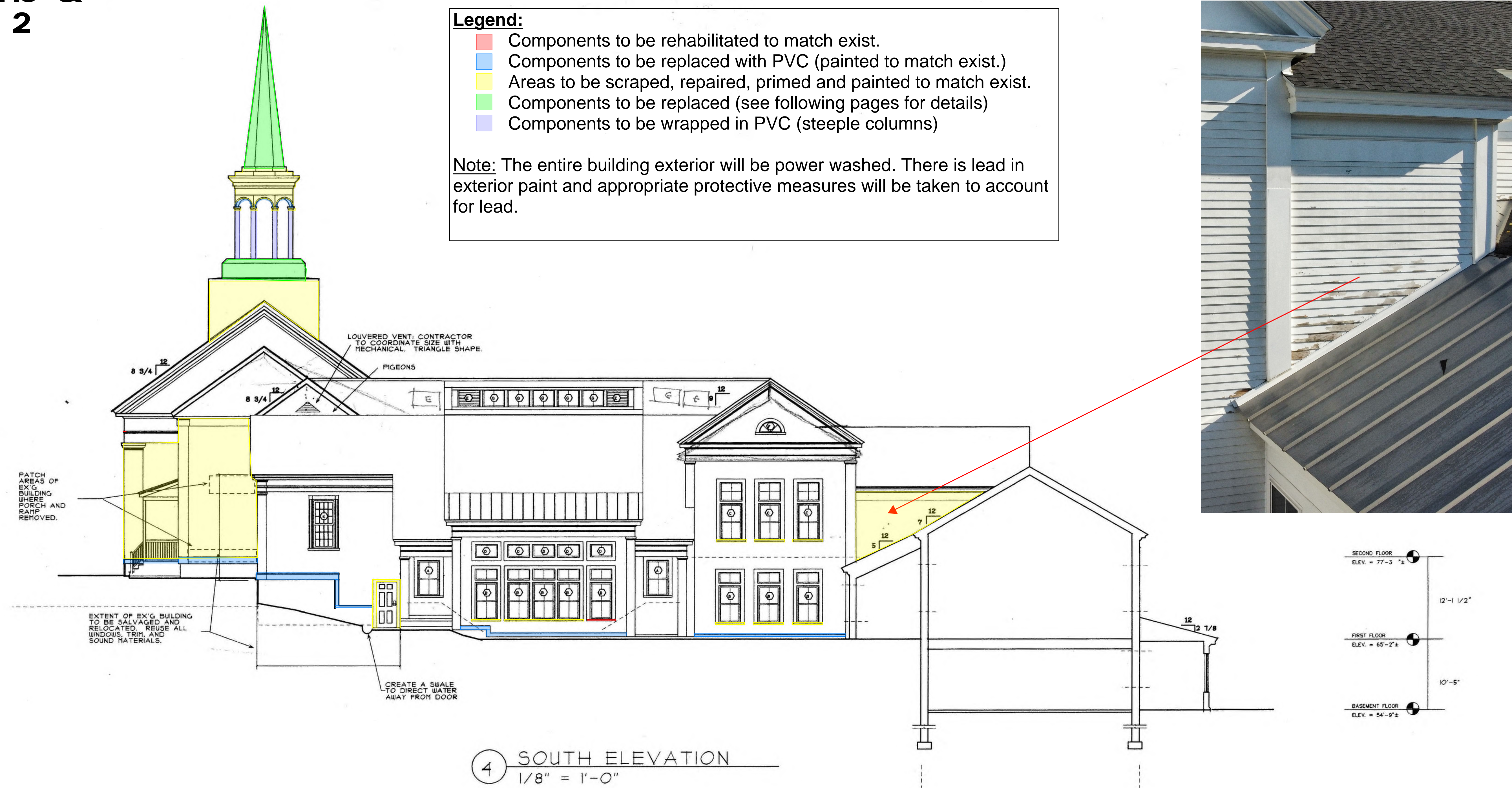


# Building Elevations & Scope of Work - 2

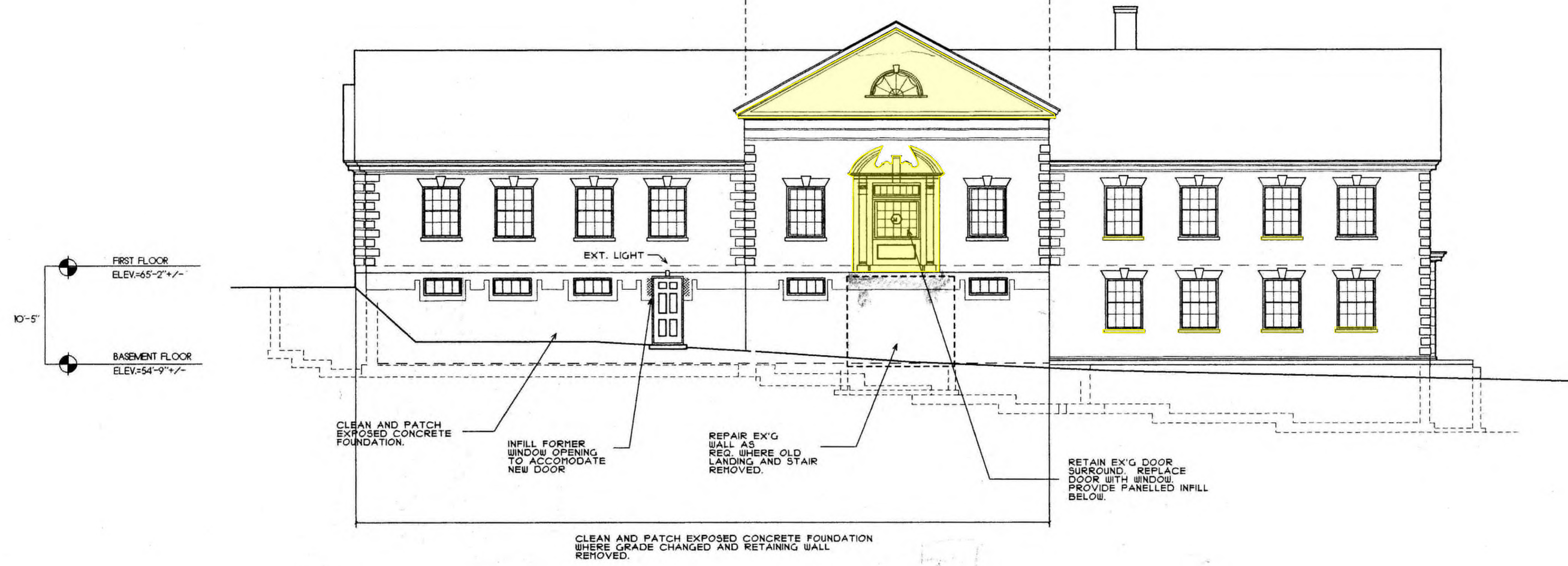
**Legend:**

- Components to be rehabilitated to match exist.
- Components to be replaced with PVC (painted to match exist.)
- Areas to be scraped, repaired, primed and painted to match exist.
- Components to be replaced (see following pages for details)
- Components to be wrapped in PVC (steeple columns)

**Note:** The entire building exterior will be power washed. There is lead in exterior paint and appropriate protective measures will be taken to account for lead.



4 SOUTH ELEVATION  
1/8" = 1'-0"





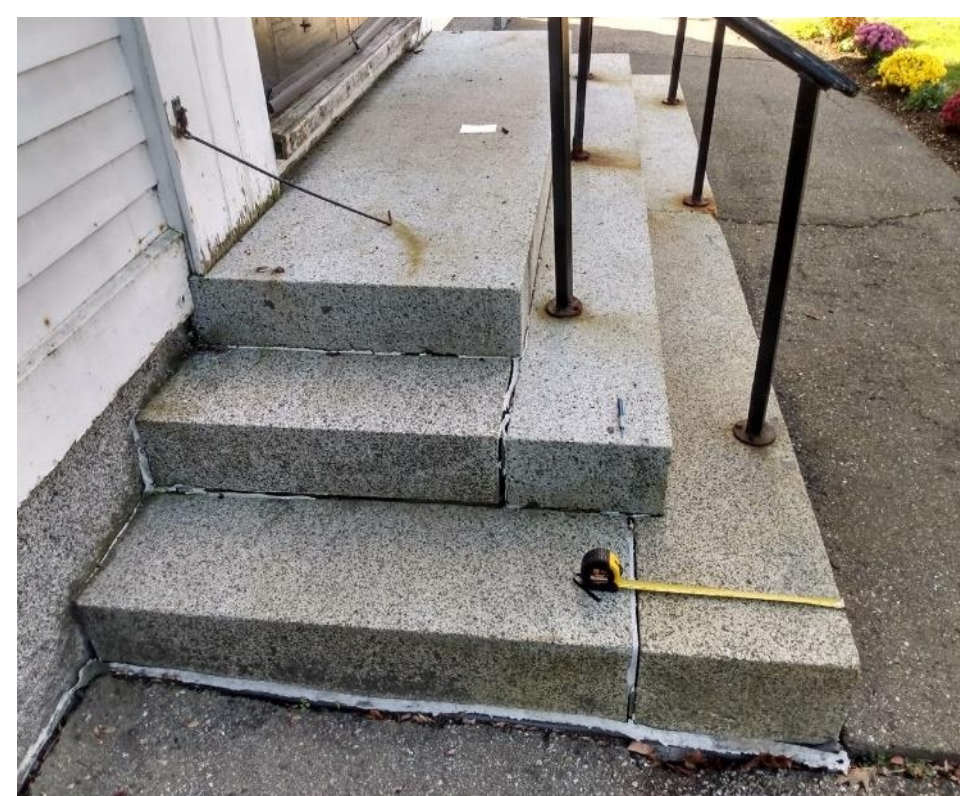
# Replace Granite Stairs & Rehabilitate Sanctuary Front Doors

## Granite Stair Replacement:

The primary goal of replacing the existing granite stairs and railings is to increase safety. The existing stairs are not code compliant and the railings are damaged and have caused rusting to occur on the granite steps. We are proposing the following scope of work and stair layout to achieve code conformance:

- Increase the depth of the landing
- Add a riser so we are able to raise the landing so it is flush with the threshold of the out-swing front doors.
- Install new black, powder coated steel railings with curved terminations for increased safety
- Repave around new stairs as needed for positive drainage away from building and safe circulation

## Photos of Existing Conditions:



Existing Partial Front Elevation



Proposed Partial Front Elevation w/ New Granite Stairway & Railing



Existing Partial Side Elevation



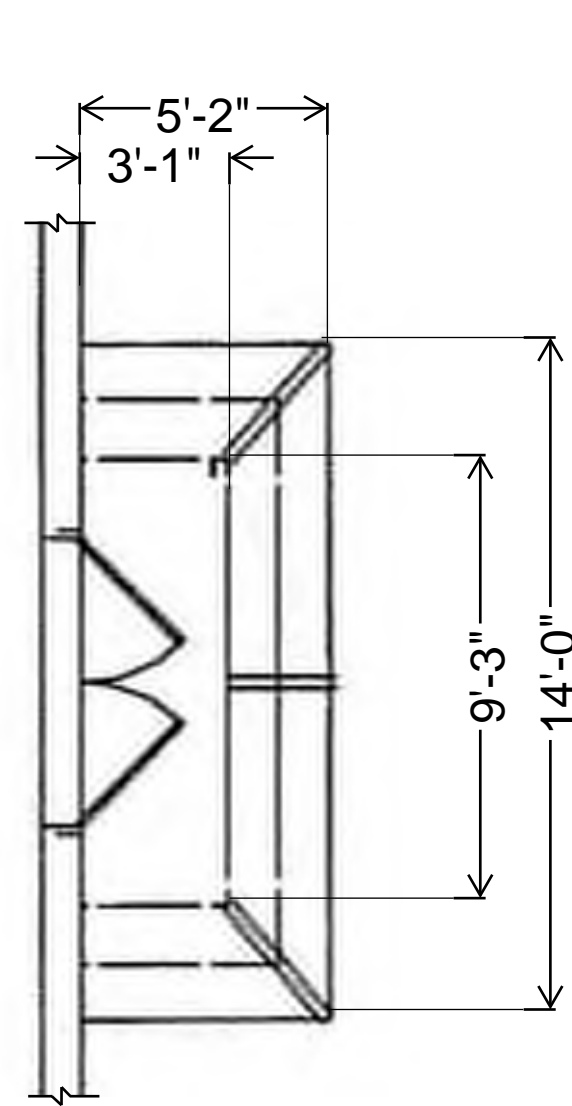
Proposed Partial Side Elevation

**Note:** This is a conceptual depiction of the new stairway & railing side view in relation to the existing setting. Although, not clearly depicted here, the new stair and railing will be located where it is currently.

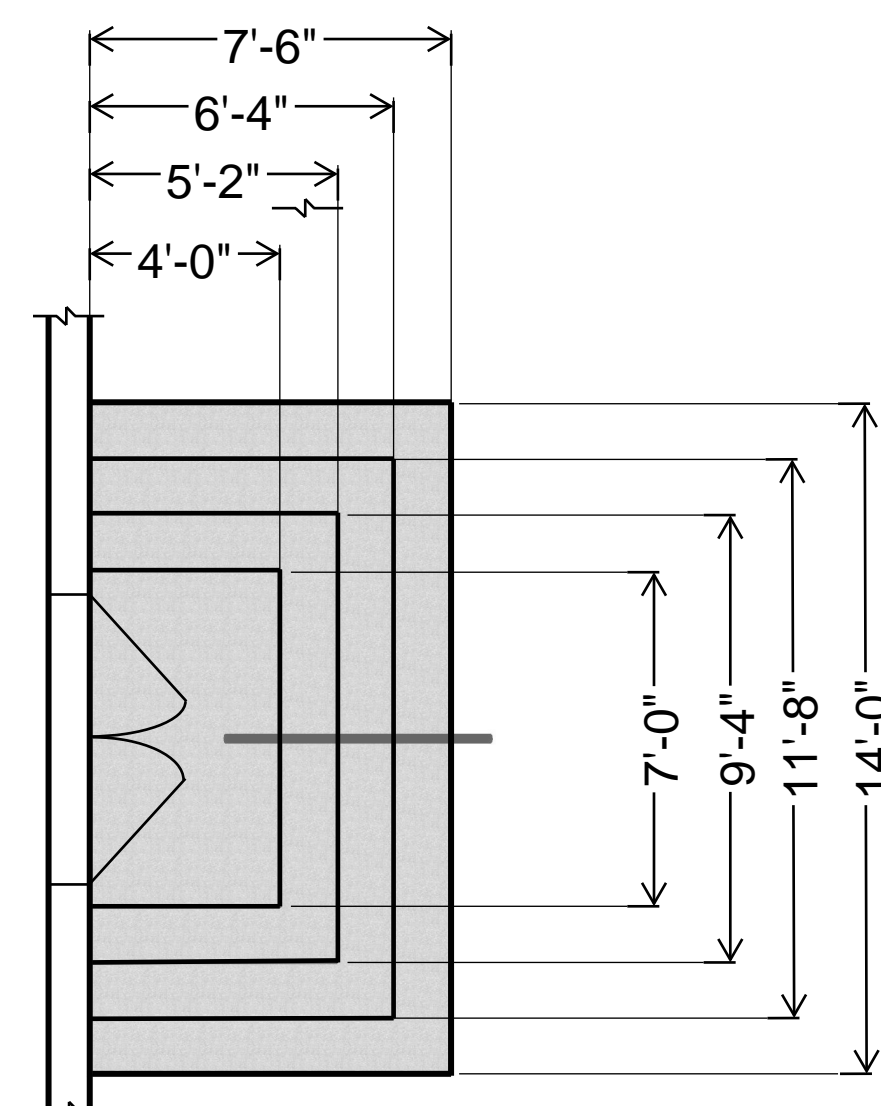
## Rehabilitation of Sanctuary Front Doors (clouded above):

**Goal:** To upgrade the door's security, increase its functionality and improve weather tightness while preserving the doors original historic character and aesthetic. **Scope of work:**

- Scrape paint off existing doors
- Repair doors with structural epoxy
- Prime and paint doors to match existing
- Reset doors in opening & install new weather stripping
- Remove and install new wood door threshold. Stain and seal.
- Existing exterior hardware to be removed, re-furbished, and re-installed to match existing.
- Existing exterior light fixture above door to remain as is.



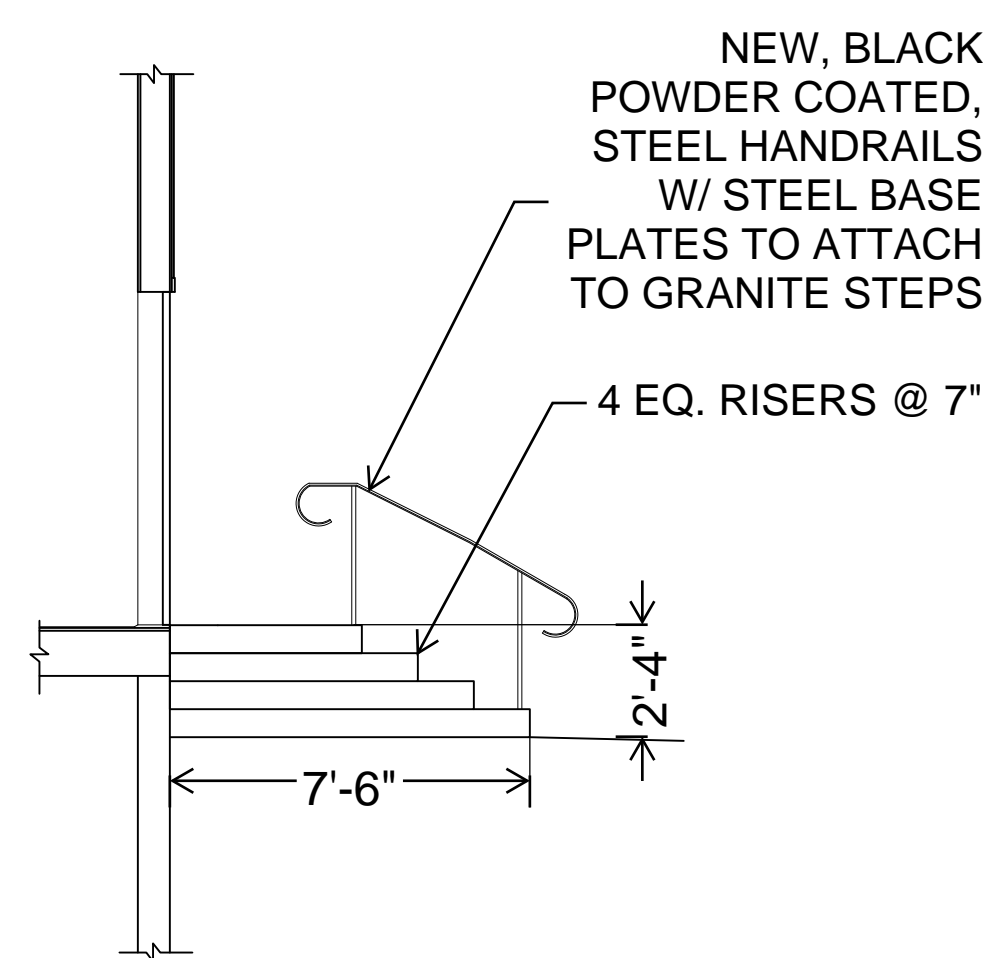
Existing Granite Stairs  
1/4=1'-0"



Proposed Granite Stairs  
1/4=1'-0"



Image of Proposed Top Rail Profile



Proposed Granite Stairs  
1/4=1'-0"

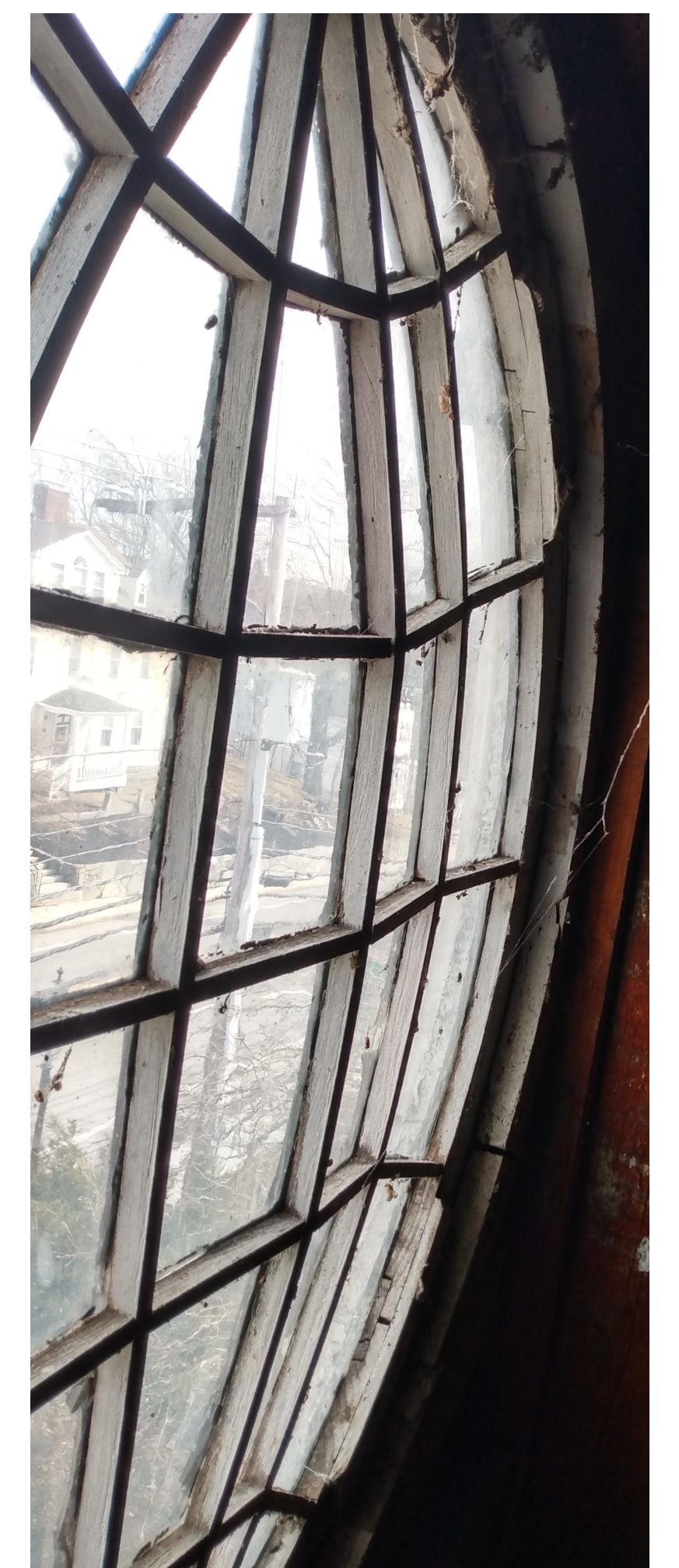


Image of Proposed Swenson Granite Material

# Rehabilitate Sanctuary Single Hung Windows & Globe Window



**Image of Existing Sanctuary Window**



**Images of Existing Exterior & Interior Globe Window Conditions**

**All highlighted windows to be rehabilitated:**

1. Globe window: To be removed and transported off site to be renewed. Rotted elements of window will be removed and re-built with wood to match existing. Damaged components will be repaired using structural epoxy. Entire window unit to be scraped, primed and painting to match existing.
2. (12) Sanctuary windows: Scraped, re-glazed as need, repaired with structural epoxy, primed, painted and renewed to full operating capabilities. Renewed windows will match existing windows in material, color, and operability. The exterior aesthetic of the windows will not change, in fact, the goal of the rehabilitation is to preserve the window's original historic features as much as possible. Existing storm windows are to remain.

# Steeple Rehabilitation & Restoration



Weather vane to remain as is.

Trim at top of spire to be scraped, primed and painted white to match existing.

Existing wood spire boards to be replaced with mahogany (caulked and sealed at all ribs).

Trim components to be scraped, primed and painted

Arched trim elements & trim at top of columns to be replaced with PVC as needed. PVC to be primed and painted white to match existing.

Columns to be wrapped with 3/8" PVC as a way to protect and preserve the structural integrity of the original columns. PVC will be primed and painted white to match existing.

Bell cradle to be scraped, repaired with structural epoxy, primed and painted to match existing.

Balustrade to be replaced with mahogany. Design and paint color to match existing.

Copper roof to be re-finished with black, EPDM rubber roofing. See following sheet for details.

Steeple base to be scraped, prime and painted white to match existing.

## Notes:

1. All replaced steeple components will be replaced in kind. Spire and balustrade components to be replaced with mahogany. Arched trim components to be replaced with PVC.
3. All other steeple components will be scraped, primed and painted.
4. All new paint will be white to match existing.
5. The goal of this work is to restore and increase the longevity of the steeple's original, history structure.



Image of Existing Arched Trim Condition



Enlarged Bell Cradle & Column Image

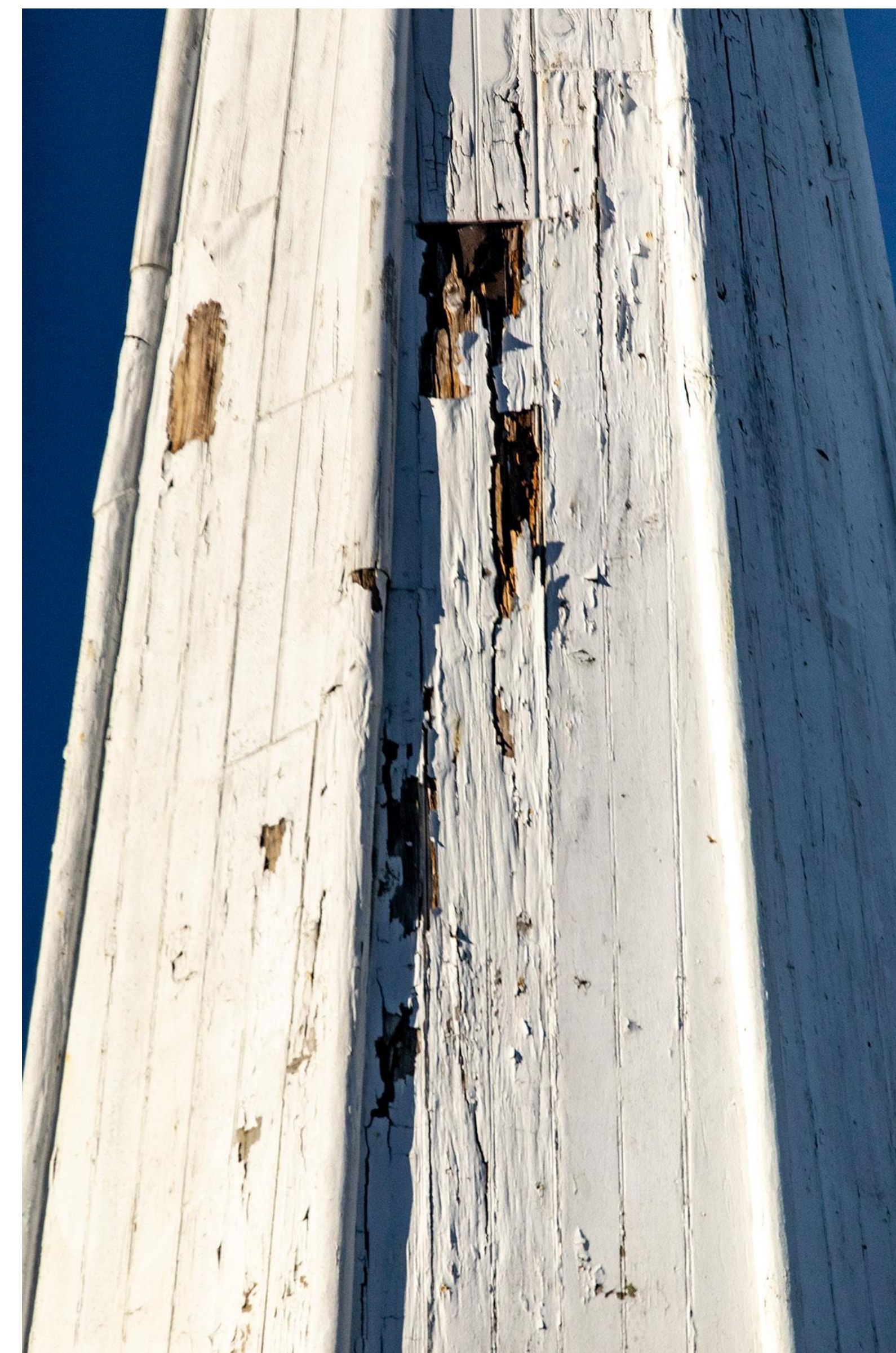


Image of Existing Spire Rotting



Enlarged Belfry Image

# Rehabilitate Belfry Copper Roof

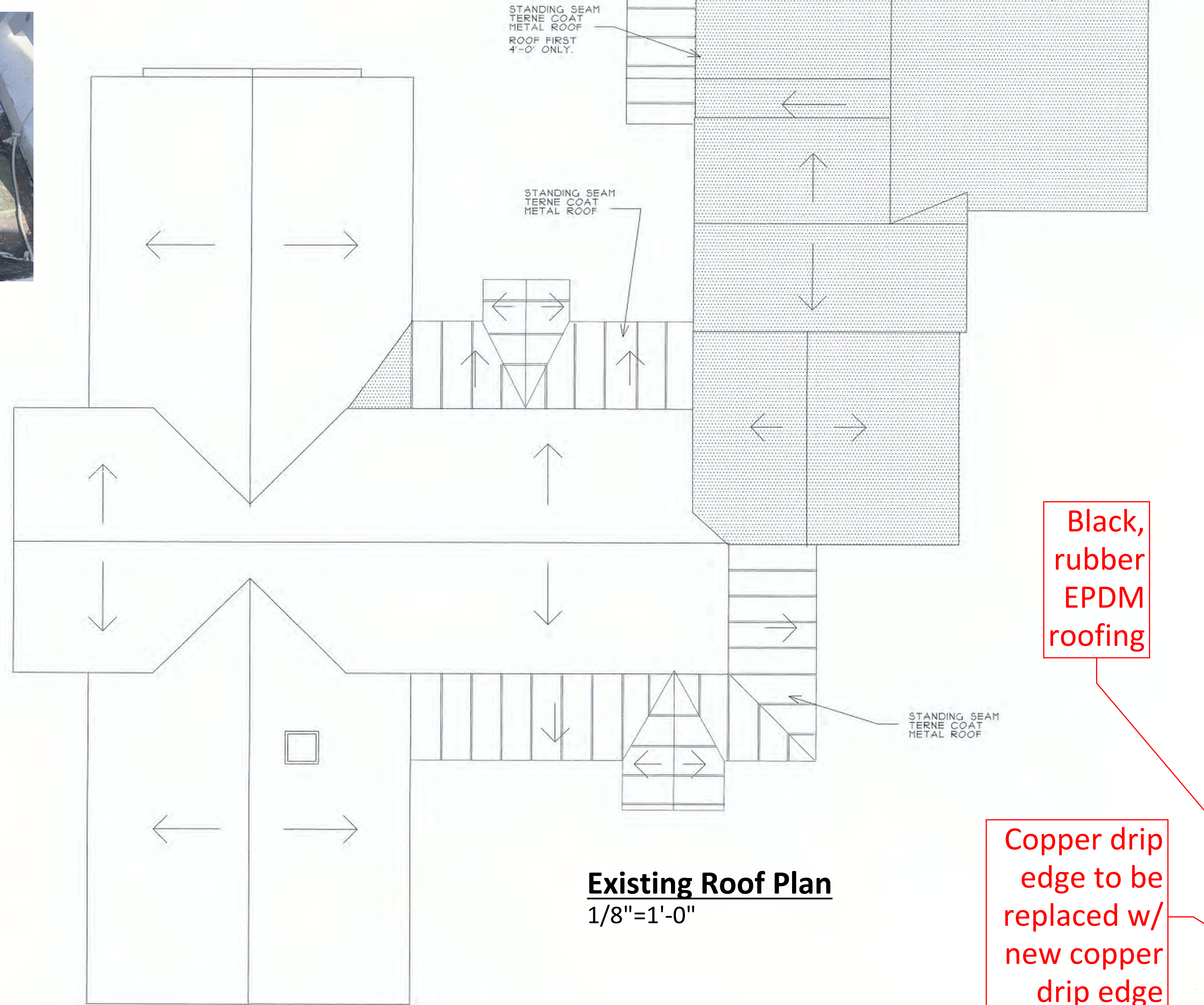
## Rehabilitation of Belfry Copper Roof

**Goal:** To improve roof's efficiency and weather tightness.

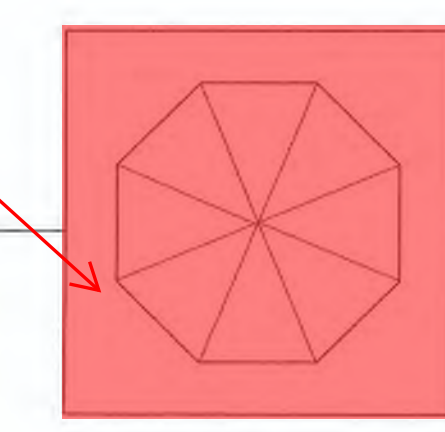
### Scope of work:

- Remove existing balustrade (to be re-built to match existing)
- Install 1/2" Invinso Board over existing and damaged copper flat seamed roofing
- Install liquid applied EPDM Rubber Roofing System flashed to columns and penetrations.
- Install 1 1/2" Copper drip edge so copper edge is viewed from street (maintain existing aesthetic from below)

### Image of Exist. Weathering



Roof Area to be Renovated



Note: From below, the only portion of this roof that is visible from the sidewalk or street is the drip edge. This will be replaced in kind with a 1-1/2" copper drip edge.



Existing Roof from the Top



Proposed Roof from the Top



Existing & Proposed View from Below

Black, rubber EPDM roofing

Copper drip edge to be replaced w/ new copper drip edge

# Replace (3) Chapel Windows



(3) Existing steel windows to be replaced

**Existing Window Unit:** Hopper Over Fixed Over Hopper  
**Existing Material:** Steel  
**Interior Finish:** "Silver" Steel  
**Exterior Finish:** White

**Proposed Window Unit:** Marvin Elevate- Double Hung  
**Material:** Fiberglass Exterior & Wood Interior  
**Interior Finish:** Painted White  
**Exterior finish:** Stone White

**Notes:** 1. Existing masonry header detail at window exterior to remain.  
 2. We are proposing to change the operation of the window in order to mitigate the thickness of the new window frame. If we were to select a new hopper over fixed over hopper unit, the mullions would be very thick and differ greatly from the existing, narrow steel frame. Our goal is to keep the overall aesthetic of the new window frame similar to existing conditions.  
 3. The goal of this aspect of the project is to increase the energy efficiency and operability of the windows. The existing windows are currently a source of sufficient heat loss.

