



TOWN OF DURHAM
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Town Planner's Project Review for HDC
Thursday, May 2, 2024

VIII. **Durham Community Church**. 17 Main Street. Application for various changes to the existing building including replacement of the granite steps; replacing/rehabilitating numerous windows; washing, repairing, and painting portions of the exterior; and rehabilitating the front doors, the steeple, and the copper roof. Community Church of Durham, property owner. Stephanie Castoldi, Project Manager for Careno Construction, contractor. Map 108, Lot 6. **HDC**

Here are comments about each individual component of the application from the Durham Community Church. These are comments from the Town Planner only. The Historic District Commission will make its own judgment where any discretion is involved.

From the Historic District Ordinance Section 175-96, A. General Principles, standards 1, 2, 5, and 6 are relevant.

Under the ordinance, these activities are exempt from review by the HDC:

- General maintenance and in-kind repair that does not involve any significant change in the materials or outward appearance of the structure or site.
- Certain limited items if they will not be visible from a public street within the Historic District at any time of the year.
- Painting where the color will not change.

It appears that a number of items are exempt from review. It would still be helpful for the applicant/architect to go over each item explaining the exact work that will be done.

- 1) Sanctuary front doors. It sounds like this is exempt from review, that all work is maintenance and no parts are being removed and replaced. See page 9 in the drawings, the description on the right side of the sheet.
- 2) Windows – 12 single hung windows. The windows are on the main, historic church. These windows will be “rehabilitated to match existing.” See descriptions on page 5 and 10 in the drawings. So this item may be exempt from review but given the importance of the windows it would be helpful for the architect to review the details of the rehabilitation.

- 3) Windows – Sanctuary globe window. According to the applicant this window will be “rehabilitated to match existing.” It sounds like this work is maintenance and is exempt from review. See page 10 in the plan set.
- 4) Windows – 3 chapel windows. These windows will be replaced. This is subject to review as the new windows will be a little different. See page 13 in the plan set.
- 5) Granite steps. The steps are being rebuilt. There will be an additional step and the bottom step will extend 28” further. This item is subject to review because a real change is being made. Steps are considered an appurtenant element of the architecture of the building. The railing will be replaced with a slightly different design.
- 6) Trim replacement. Portions of the wood trim are to be replaced with PVC and “painted to match.” See items in blue on pages 6, 7 and 8.
- 7) Rehabilitate steeple. The columns in the cupola will be replaced with PVC (Azek or comparable?) and “painted to match existing.” The spire and part of the base of the cupola are to be replaced in kind (partially with mahogany). See pages 11 and 12. This portion of the work is probably exempt. The arches and columns will be covered with PVC and are thus subject to review.
- 8) Rehabilitate steeple copper roof. The copper roof is being refinished with black rubber roofing. This is exempt assuming that it is not visible from the ground.
- 9) Other items (?). The applicant should specify if there are any other building details or site details that will be changed.
- 10) Site work. According to the applicant no site work is proposed at this time.
- 11) Exterior facades – wash, repair rot, paint about 30% of the exterior. The areas shown in the drawings in yellow, to be “scraped, repaired, primed, and painted to match existing,” as stated, are exempt from review as this is considered maintenance. As stated, the details must match the existing, including the reveal on the clapboards and the contours of all trim.

If the application is approved, the approval should include all elements included in the drawings and application package except for any specific items that are not approved or are to be modified.