



TOWN OF DURHAM
Historic District Commission
8 Newmarket Rd
Durham, New Hampshire 03824-2898
(603) 868-8064
Michael Behrendt, Town Planner
mbehrendt@ci.durham.nh.us

NOTICE OF DECISION

May 8, 2024

Durham Community Church
c/o Doug Bencks
17 Main Street
Durham, NH 03824

Re: APPROVAL for various changes to the exterior of Durham Community Church.
Map 108, Lot 6

Dear Doug,

The Durham Historic District Commission reviewed the application from the Durham Community Church for numerous items at its meeting last Thursday, May 2, 2024. The application was approved as submitted with the following changes and additional items. I attach on the following two pages a portion of a memo that I sent to the commission outlining the various items that are affected. For reference only.

- The replacements to the baseboard referred to in item 6) in my memo, for the three sides of the main historic church building, will be made with wood rather than PVC.
- Please provide photographic documentation of all of the exterior changes showing both the existing and the finished conditions to the Durham Historic Association for their archives.
- There should be no expectation of approval for placement of a roof over the entrance portico in the future [related to changes being made at the front step into the entrance door].

Please contact Tracey Cutler, Administrative Assistant, at 868-8064 to apply for any necessary building permits. Thank you for your cooperation in the review process. I wish you the best of luck with this most worthwhile project.

Sincerely,

Michael Behrendt, Town Planner

cc: (all via email)

Historic District Commission
Stephanie Castoldi

Audrey Cline, CEO
Nancy Sandberg, DHA

Excerpt from Town Planner's Project Review for HDC

Thursday, May 2, 2024
FOR REFERENCE ONLY

- 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**
- 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. [Part of approval so moot regarding exemption.]
 - 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. [Part of approval so moot regarding exemption]
 - 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. [Part of approval so moot regarding exemption.]
 - 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. [Part of approval so moot regarding exemption.]
 - 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. [Part of approval so moot regarding exemption.]

- 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. [Part of approval so moot regarding exemption.]