

**Historic District Commission**  
Meeting Minutes  
November 14, 2024  
Eureka Community Center, 6:00pm

Meeting called to order 6:02 pm

**I. Establish a quorum**

Quorum established

**II. In attendance**

Present

Lois Kilby-Chesley, Chair

Emily Alexander, Secretary

David McLellan

Candace DeCsipkes

Paula Erdmann-Purdy

Sandra Hilton, Alternate

Guests

Heather Roy (in the capacity of Select Board member)

Joe Roy (unclear in what capacity)

**III. Approve Minutes**

- a. Approve meeting minutes from october 10, 2024

Motion to approve minutes

Seconded

All in favor

Paula Erdmann-Purdy abstains

**IV. Information and Reports (no vote necessary)**

- a. Select Board agenda was amended  
October 29th SB meeting DHDC on agenda

## **V. Continuing Business**

### **B. Reactions**

1. SB received the legal recommendations from several people and groups
2. Letter from the lawyer was received by the DHDC. View points need reconciling. Letter mentions the architectural survey is required as a legal document.
3. In May 2024 Jerry Douglas sent the DHDC 3 tasks
4. No answer on the architectural survey received from Joe Roy by the DHDC as of this meeting

### **Election Table Overview**

- Lots of interest from town residents
- Overall positive experience
- Passed out lots of brochures

Directed people to Tia Wilson if they asked about property

### **A. Vision Discuss**

1. The Durham Historic District was started when Durham was growing fast as a way to prevent the center of town from being developed by a business (e.g. gas station or fast food chain)
2. The value of a historic district: provides a preserved heart of a town's heritage, a place that is maintained and easily connect to the town's past
3. Awareness and outreach should be part of our vision, maybe a historic district sign

Motion that the DHDC respectfully requests that no changes be made to Durham town ordinances 5.14, article 12 until 2026

Seconded

Discussion

- Article 12 is the only article that pertains to DHDC
- The 1500ft is a sticking point
- Potential letter amendment for the Historic District
- The DHDC requires the time to reflect about the legal recommendations and ramifications of the lawyer letter

Friendly Amendment Proposed

Submit a request to not decide on final ordinances until the DHDC has had time to reflect from the lawyer until town meeting 2026. Rather than hold off, give us time to reflect on the legal adjustments. Now that DHDC has seen that legal recommendations, we would like to reflect on what that means for our group and the ordinances pertaining to the Durham Historic District and the Durham Historic District Commission

Amendment not accepted

New Amendment: \*(until the commission has adequate time to review the lawyers recommendations as submitted with a vote by town meeting April 2026)

Seconded as amendment

Discussion

Question proposed as to why the DHDC ordinances are in review and focus to the Select Board this year for town meeting 2024

Inquiry: is it possible to review in January. The DHDC needs more time to consider the lawyer's recommendations.

All in favor

1 Nay

## **B. Architectural Survey**

Discussion on what DHDC would potential do to move forward

Parameters

DHDC reached out to Maine Preservation in Augusta for recommendations, synopsis

Motion to begin collection for surveys, informal way for budget estimation

Friendly amendment just reach out to Margaret

Amendment accept

David will contact Historic Home Advisor Margaret to get ballpark figure

Discussion

All in favor

Motion to create boundaries for communication with Margaret, Paula letter's recommendation from Phippsberg is 50 years or older, Whole town of Durham, 1950's

Seconded

## Discussion

Parameters for the architectural survey be Structures/ buildings (including barns, schoolhouses, residential, churches, governmental buildings) in the town of Durham that are 50 years or older

archeological sites might be outside of our purview

Reconnaissance survey, a drive-by

All in Favor

David will report back to the group whether via email or at next meeting about correspondence

## **C. The Future of the DHDC**

\*Youtube video reference, October 29th

1. Future depends on what the Select Board decides to do with the ordinances, at the next Select Board meeting if the Select Board goes with George Theborge, Town Planner, suggested changes the DHDC gets demoted to an advisory committee as a result
2. Vote for these changes will go to town in warrant

Town Planner summary reviewed and read aloud

- Objectives: come up with a focus for questions for the Select Board
- Question posed as to why John Talbot is speaking on the behalf of the Durham Historic District
- Commission was discussed at the October 29th Select Board meeting.
- Comprehensive Plan was the original trigger for the DHDC to review and rewrite ordinances

## **D. Change of Name**

One of the three tasks that the Select Board has requested of the Durham Historic District

Motion to remain the Durham Historic District Commission

Seconded

Discussion

The DHDC has more pressing matters than to change the name of a commission

All in favor

November 26th DHDC is on the agenda for the Select Board and back up is December 10th  
Reply to SB's invite, inquire with SB what the format they are thinking for this meeting, reach out  
in an official capacity for survey

## **VI. New Business**

Have some of the commissioners attend the Dec 10 Select Board meeting

Vote taken to extend the DHDC meeting for 15 more minutes

No objection

Vision discussion continues

## **VII. Final decision summary**

### **Actionables**

- Chair to send respectful request for extension to the Select Board
- Vice Chair to connect with contact over architectural survey

## **VIII. Future topics for the next meeting**

- David's findings from architectural research
- December 10th Select Board review

## **IX. Adjourn**

Motion to adjourn

Seconded