

**Town of Cape Elizabeth  
Spurwink Church Study Committee  
Meeting Minutes  
September 19, 2005  
7:00 p.m. Town Hall  
William H. Jordan Conference Room**

**Present**        Jane Beckwith  
                     Daniel Chase  
                     Carol Fritz  
                     Paul McKenney  
                     R. Bruce Munger, Co-Chairman  
                     Elizabeth B. Peterson  
                     Ann R. Strout

**Absent**         Darren McLellan, Co-Chairman

**Staff**            Debra Lane, Asst. Town Manager    Ex-officio  
                     Ernie MacVane, Facilities Manager   Ex-officio

The fourth meeting of the ad-hoc committee convened on Monday, September 19, 2005 at 7:10 p.m.

**Approval of Minutes – August 15, 2005**

Moved by P. McKenney and seconded by J. Beckwith to approve the minutes as amended. A correction was made to the draft minutes on page 2 paragraph 3. There was a clarification that cost estimates are needed to determine the cost and feasibility of moving utilities.

Motion passed unanimously.

**Review of Greater Portland Landmarks Advisory Service Report**

Members (Thomas L. Hinkle, Joyce Bibber, Pat Webber) of the Greater Portland Landmarks Advisory Service joined the site visit of The Spurwink Church on August 15, 2005. Greater Portland Landmarks is one of the organizations that the committee has requested advice regarding the conservation of the facility. A written report dated August 31, 2005 was received. A copy of the report is attached.

The “most serious” problem cited in the report “is one of site drainage.” “Having the base of the wooden structure in contact with the ground introduces moisture into all the components of the structure including the sills of the frame, causing decay and failure.” “Closeness to grade also made it difficult for us to determine the condition of the foundation beneath the entry section, but we found evidence of a fieldstone foundation wall like that supporting the main block.”

At the last meeting, the Committee agreed foundation stabilization and drainage are the top priorities. These priorities coincide with the problem cited in the Greater Portland Landmarks report. There is a concern of any impact to the structure of the church during and following foundation work.

### **Report from Ernie MacVane – Relative Floor Elevations**

Ernie arranged for Pinkham & Greer to provide relative floor elevations within the church. A copy of the report is attached. The report indicates more settling of the building on the right side of the main church at the entrance. It is apparent the sill on the outside of the church on the Route 77 side, is rotting. These are just two factors that further substantiate the need to address the foundation.

### **Next Step**

Ernie described the method used in the recent restoration of the tower at Portland Head Light. Given the historical significance of the tower and church, a similar process for the church is recommended.

- Best Management Practices – The Maine State Preservation Society will be asked to provide information regarding churches and meeting houses.
- Engineer’s Estimate – Pinkham & Greer will be asked to provide an estimate of the cost of a report, which will outline and estimate cost for conservation to the church.
- Engineer’s Report – Pinkham & Greer will make recommendations, based on comments and advise from the historic experts.
- State Review – The Maine State Preservation Society will be asked to review the engineer’s report and comment.

Carol stressed the need to include an historic architect. The committee agreed consultation from the historic experts is needed, as determined appropriate throughout the process.

Bruce suggested that the scope of the committee’s work center on the drainage and foundation stabilization. After much discussion, the committee felt the charge includes the entire building.

It was agreed that the committee needs advice from the town manager before preceding any further.

Debra and Ernie will meet with the town manager to discuss protocol and process.

*Debra and Ernie met with Michael McGovern. Michael explained the charge of committee is to take the Pinkham & Greer report and expound on the details. It is the town manager, not the committee, who hires the engineer. Michael directed Ernie to obtain an estimate from Pinkham & Greer as to the cost of a complete report – recommendations for conservation and cost estimates. Ernie will report back to Michael.*

*The committee's priorities as outlined in the August 15 minutes, should be the guide for the engineers. The committee Michael would like the engineers to meet with the committee to get a better sense of the priorities.*

As reported at the last meeting, Ernie will secure the building for winter, as best as can be. The concerns include damage by rodents and ice blockage in the vestibule. Ernie will talk with Bob Malley, Director Public Works. Is there a way snow can be plowed or removed from the Route 77 side of the building to avoid further decay and rot?

#### **Proposed Agenda for Next Meeting - Monday, October 17**

Approval of Minutes from September 19

Review of Report from Ernie MacVane – Engineer's Estimate for Report

Discussion of Informing the Public – At the appropriate time, the committee wants to provide the public with information and an update of the committee's progress. A draft copy of the first submission will be available at the meeting.

Next Meeting – Committee members are asked to bring their calendars. Meeting dates will be scheduled through the end of the calendar year.

#### **Adjournment**

After hearing no further business, Co-Chairmen Munger adjourned the meeting at 8:50 p.m.

Respectfully Submitted,  
Debra Lane, Assistant Town Manager

#### **Meeting Schedule – Town Hall - William H. Jordan Conference Room**

**Monday, November 21, 2005 7:00 p.m.**

**Monday, December 19, 2005 7:00 p.m.**

