

Zechariah Boodey House Committee Town of New Durham NH

To: The Board of Selectmen,
Town Administrator
Date: April 26, 2017
Subject: Progress Update

It is an honor to present this update of activities regarding the Zechariah Boodey House and Barn. These activities have taken place since the Committee met with the Board of Selectmen and Town Administrator on January 19, 2017, during a joint review of the Marketing Plan.

Inserted is a copy of the of Phase I Planning from the Strategy and Implementation section from the Marketing Plan. (Page 14) At a recent meeting the Committee reviewed this chart to measure our progress.

The Committee is pleased to share the progress made thus far toward implementation of the plan.

As you know we met with the Board to review the Marketing Plan, and to take comment from the Board regarding the Plan and the vision for the future of the Boodey House. The Committee is working toward developing the detail requested for the areas identified in the Marketing Plan requiring supplemental data and materials.

Funding: The Committee has worked to strengthen its plan for funding. We have re-connected with an individual whom stated their willingness to help develop a "crowd funding" website for the project. We have begun to research grant opportunities, beginning with the Office of Energy and Planning, resulting with identification of a few grants available for this project. We continue to accept donations of real money and in-kind services. We have had a verbal commitment for gifting of funds which would be used as an endowment to fund programs.

On April 21, Tatiana and I attended New Hampshire Preservation Alliance Bi-Annual Conference. The timing of this conference couldn't have been better. Most of the sessions targeted areas important to this project. The title of the conference is "*Preserving Community Character*". We attended the following sessions: "*Capital Projects: Getting Started and Getting it Done*", this session highlighted the key roles of a design/construction team and addressed project management, energy efficiency, and building code compliance; "*Telling your story: Media, Marketing, Communications*", this session offered communications strategies and outreach programs to inspire action and to enhance support for our preservation work; "*Saving our Rural Landscapes: Creative Uses for Old Farms and Barns*", offered creative solutions and opportunities for the re-use of barns and farm properties; "*Improving Project Success: Fundraising, Grants and Capital Campaigns*", we learned how to make a case for funding our project, how to build community capacity and support, find public and private funding sources, and execute fundraising plans; and attended two round table sessions titled: Farm and Barns and Municipally Owned Buildings. This event was a valuable opportunity for networking and connecting with likeminded people and organizations. A copy of the Marketing Plan was shared with some of the attendees and officials. I had an opportunity to talk with retired State Architectural Historian James Garvin about our project. He was very supportive and encouraging for our project. An individual representing ADG from Concord NH complimented the plan, say it was very well done for volunteer efforts. We also heard comments, "no one has done one of these for historic preservation before, and may we look". Offers of assistance from within the preservation community are being followed up. Attendance to this conference has enhanced the knowledge base and reenergized the membership. It was reassuring to hear we are on the right track.

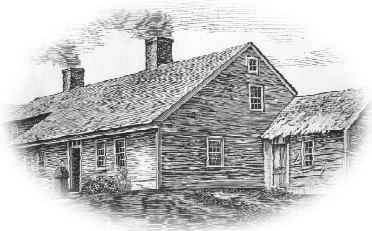
Generating Construction Drawings and Generating Material Lists:

I have contacted John Gianfort, Capstone Coordinator from UNH. John was very excited to hear of this project. He explained the process to be followed for a project to qualify and to be considered a Capstone project. My request was for construction drawings, and going through the permit process. The Town would be the host, the student is not paid, and there may be some cost for materials. We would need to provide a point of contact and frequency for review with the student(s). The Coordinator

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"Preserving the Past to support the Future, Reconstruct and Reuse of the Zechariah Boodey Farmstead"

| Phase I Planning |
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| <ul style="list-style-type: none">•Presentation (Fall 2016)•Board of Selectmen•Funding<ul style="list-style-type: none">•Crowd Funding•Grants•Donations•Gifting Campaign•Generate Construction Drawings<ul style="list-style-type: none">•Septic Design, approval, permits•Landscaping, exterior lighting•Planning Board Review•Generate Material Lists<ul style="list-style-type: none">•Structural Assessment•Eligibility for State Registry for Historic Places•Secure Professional Services<ul style="list-style-type: none">•Clerk of the works•Develop RFP<ul style="list-style-type: none">•Seek Bids•Award Bid(s) |



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will be sending an email notifying the town when the requests for projects open, and the timeline to submit projects for consideration. Should this project be selected, a video or live presentation is made before the students, for their consideration and selection to accept the projects as their senior project. The Capstone project is a two semester program. John did share the drawings would not be engineering certified and stamped. The student will work with engineers within the school.

At this stage I have contacted CMA Engineering, Josh Bouchard. I have asked if they would work with us to certify and stamp the drawings produced by the students from the Capstone program, as a partner for our project. I also asked if they provide structural assessment and certifications for timber frame buildings. Josh said he will talk with Management and return a call following his vacation. The structural assessment is important to determine a material list for construction. We have been provided additional names to contact for the structural assessment.

A part of the structural assessment will require the unloading of the building from the storage trailers. The Committee has contacted the Division of Historic Resources to try to coordinate their review of the structure, for determining eligibility for the State Registry for Historic Buildings. The assessment will be completed once the building is up. Contact has been made with the individual whom will be moving the trailers and he is on board and very willing to assist with our needs to complete this phase.

I have successfully applied for and received our driveway permit, address is 29 Stockbridge Corner Road. I have met with the Police Chief and Highway Supervisor seeking their input regarding this project. Each has provided written documentation of their support and the needs to support their concerns. Signage and crosswalk markings are the only items requested.

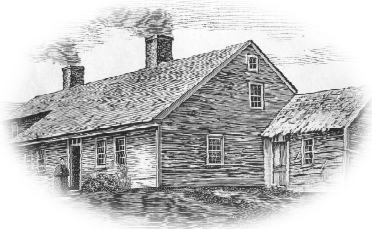
The Committee has begun detail planning for the interior and exterior of the building. The first workshop identified the items required to support operations for the interior areas of the building. This exercise will be useful when talking with contractors. The Committee is using historical photographs of the building, oral histories and references books, as guidelines. We are using the Secretaries of the Interior Standards for Historic Building Preservation as resource to ensure adherence to the standards. The Committee has requested to meet with the Division of Historic Resources, to go over our plans for our project. We feel it will be beneficial to have their input, during this planning stage, so the plans don't jeopardize the determination process for eligibility for the State Registry for Historic Places.

I have called three septic design businesses for quotes for a septic design. I met with one individual in March to talk about our needs. He stated he didn't see any issues while we walked the site. He felt we met all local and state requirements for setbacks. However he isn't licensed to design the size system we will need. He was very generous and answered questions I had about the process regarding this project. I will call another individual once he returns to the area from his winter retreat.

I have met with the Zoning Board of Adjustment, seeking their input as to the level of material they will need to review and render a decision on our request for a special exception to the Residential, Agriculture, and Recreational Zoning District for a commercial use. I have begun the process of gathering information to complete the application for their consideration of our request. The Committee feels strongly about going through this process, even though the project is not required to due to the fact it is a Town owned building and property. We feel it is important to take these steps.

I have received documented conformation from the NH Natural Heritage Bureau, confirming there is not any endangered species in the area of proposed disturbance.

We have had additional feedback from our Timber Frame Consultant regarding the building's layout. The roof line connecting between the barn and the addition did not work when put into 3D model software. It was a functional and appearance concern. He recommendation to correct this was to move the barn forward (southerly direction) by approximately six feet. He also recommended moving the loft to the east wall of the barn. This would address the need for a second egress from the second floor office space. He suggested a three floor loft, for a heat/cooling system location and storage space. He said the radiant floor heating would not be able to quickly recover the heat lost should the barn doors be opened. He also said we should consider the grade, slope up to the building when the house is put on the site, and relocating the bulkhead to the rear of the building. The Committee agrees with his recommendations and has put them into the conceptual plans. (Updated copies provided.)



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During some of my conversations with individuals a common issue arises. The status for non-profit and deductible donations is repeatedly coming up. I completed a very in-depth research on this subject some time ago. I contacted the State Attorney General's Office, Charitable Trust Unit for their professional direction. The Town is able to accept charitable donations under the Internal Revenue Code Section 170 (a) (1) and Section 170 (c) (1). Please see attached documents for the areas of the code relative to this, and the letter the Committee is able to give to those who make charitable donations.

The Committee updated its By-laws and the Board of Selectmen adopted a Charter for the Boodey House Committee.

Following the Marketing Plan presentation with the Board of Selectmen, I arranged for meetings and met with Swens, Greg and Scott for the purpose of a deeper understanding of concerns expressed during the January meeting. Each individual expressed offers to share their experiences working with non-profits and capital projects and preservation projects, with the Committee. These meetings proved to be beneficial to both sides, because it allowed the sharing of details. Their support has benefited the Committee and this project with its growth.

The Board of Selectmen appointed Crissa, Hal and Jess Evans as Associate Members, effective March 30, 2017. Crissa has contributed countless hours, much financial support, and effort toward the success of this project, and she is a direct decedent of the Boodey family. Hal and Jess, Crissa's family has supported our efforts and supported Crissa along the way. In total it has been 13 years of unwavering dedication.

The Committee set up a display table at the Alton Home Show April 22nd. It was a grand success. Many people visited with us, offered financial and verbal support. There is much interest and excitement about this project. We were provided two very significant leads, which if materialize will advance this project. I am currently looking into them and will advise the Board when appropriate.

We are planning a "Site Celebration" to happen during the New Durham Day event scheduled for July 29th. We are inviting demonstrators to return and extending invitations to new folks. We will set the site up to give the feel of the house and barn on the property, a visual to the Committee's vision. We plan to be open 10 to 2pm on the site.

I hope you would agree we are on track with our planning.

Please feel free to contact me should you have any questions or would like to talk about this project. 603-859-4643.

Best Regards;

Catherine Orlowicz
Chair
Zechariah Boodey House