



### Update on the Luther Store Repairs

As most people know, the Luther Store is closed for repairs. During an inspection by our Structural Engineer, termite damage was found in 75% of the 1st floor framing. All the repairs on the first floor have been completed.

We now have to address the 2nd floor framing. The 2nd floor has significant deflection and the ceiling on the first floor is bowing in the same areas. The ceiling will need to come down for the repairs to be done properly.

There is a long list of issues with the building. The chimneys need to be rebuilt, the back addition is pulling away from the building, the shutters that protect the windows are in need of repair and, in some cases, replacement. The deterioration of the shutters and breaking down of the mortar on the exterior of the building has caused leaks and rot in some of the windows.

(cont'd on page 2)



### History of Repairs

1953 roof repair, power washing exterior of the building, repointing of the exterior bricks and sealing the bricks. Two windows and two shutters were added that did not exist prior. Electrical was brought up to date.

1963 - steel beam with columns placed in basement

1966 - 1st floor ceiling removed to expose second floor joist. 2nd floor joist replaced, ceiling repaired.

1976 - water main replacement

1978 - repairs to the first floor framing

1978 - roof repair and replacement

1982 - 1<sup>st</sup> floor joist replaced

1990's - painting of doors and windows and trim exterior

1994 - half roof replacement

1998-2002 was a four phase project :

- 1 - the back wall of the building rebuilt
- 2 - sump pump installed and a leaching field added to the side lot for it to drain into
- 3 - new heating system
- 4 - dehumidifiers replaced

### SHS Annual Meeting & Elections

**Sunday, Sept. 8th, 2024, 1:00 p.m. @ Swansea Community Center**

The SHS is in search of a Secretary as well as new Executive Board members.

We also need people interested in being part of the Program & Events Committee and other committees.

Please contact Cheryl Bogle for more information  
508-496-9564 or [integracrete2@gmail.com](mailto:integracrete2@gmail.com)

#### History of Repairs cont'd.

2000 - steel beam from 1963 replaced

~2009 - heating system was disconnected and the dehumidifiers were removed from the building due to money issues

2022 - whole roof replaced with cedar roofing shingles, zinc stripping, ice and water and Cedar Breather.

2023 - one floor joist repaired on second floor. End of the floor joist had rotted out was no longer sitting on the sill. This was due to window leak and powder post beetles.

#### History of Repairs cont'd.

2023 - bats removed from the attic space and guano cleanup performed

2023 - termite infestation addressed and pest control company coming will check traps and inspect the building every 6 months

2023- building tented for powder post beetles and silverfish. Powder post beetles were attacking not only the structure of the building but the artifacts within the building

2023-2024 - 75% of the first floor framing was replaced due to termite infestation

## Update on the Luther Store Repairs *(continued from page 1)*

Pat Redfearn and Cheryl Bogle have been researching the maintenance history of the Luther Store. It was discovered that the 1st floor and 2nd floor framing has been replaced and/or repaired four times since 1953. In the 1960s, along with the replacement of the 2nd floor framing, a steel beam with columns was placed in the basement. In 1999-2000 that steel beam was replaced again as it was rotted due to the humidity in the building. If we do not get the humidity under control soon, the beam will need to be replaced again in the next few years.

Most of the issues with the Luther Store building are due to the building not being properly climate controlled or weather tight. We will not be able to get the building 100% weather tight but we can make a big difference. Addressing the doors and windows, insulating the attic spaces and properly capping off the chimneys along with proper heating, cooling and dehumidification will then allow us to concentrate on repairs for the rest of the building.

At this point in time, the Swansea Historical Society Executive Board does not have the funding to make the building weather tight and climate controlled. We have received estimates for the heating, cooling and dehumidification system that are coming in at \$38,000. To get the building as weather tight as possible, we will need an additional \$20,000 - \$30,000.

Other repairs needed in the future:

- Shutters and window frames and need of repair and or replacement
- Bricks are spalling on the outside of the building and some will need repointing and replacement
- Two panels of the front door, which is original to the building, will need to be replaced along with the front door threshold. Other doors may need thresholds replaced, too
- Chimneys and fireplaces need to be rebuilt and properly capped
- Repairs needed on back addition which is pulling away from the main structure
- Testing for black mold
- 2<sup>nd</sup> floor ceiling damaged by leaking chimney needs repairs
- 2nd floor framing has come into question due to deflection of the flooring and bowing of the ceiling on the first floor

### Our 2023 Events

April - as a follow-up to our December 2022 talk "Explore the Whydah," we organized a "Trip to the Whydah Museum"

May - "Bathsheba Spooner Talk."

June - 2<sup>nd</sup> Annual Vendor Craft Fair.

July - a talk about architect Henry Vaughan by Reverend Alan R. Hess

September - Annual Meeting" followed by a talk by David Greene on "Lincoln's Last Day: 24 Hours That Changed America,"

October - Pumpkin Patch event and Paul Cote took people on the always popular Annual Abram's Rock Walk

December - Swansea Holiday in the Village event and our well-attended Holiday Vendor Craft Fair

### Luther Store Trivia

We have found information that the Luther Store actually broke ground ~1799. This was about the same time the Luther Tavern was built.

The Luther Store opened ~1802-1803, a year or two after the Luther Tavern.

John Brown Luther did not take over the Store until 1813. Samuel Luther was the financial backer. Mason Luther, Sr. was the contractor and designer.

Mason Luther, Jr. became involved ~1815. He helped out with the bar at the store.

James Luther did not want to be involved with the alcohol, which was not allowed at the Tavern. Alcohol was, however, sold across the street at the Luther Store.



Please visit our website at [swanseahistoricalociety.org](http://swanseahistoricalociety.org) and click on the "Store" link to see our available items for purchase - mugs, wind spinners, rope bowls and many other items!.

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Monetary Donations are always accepted! Donations will be used for restoration and repairs only, not for operating funds.



### Upcoming Events

**September 8<sup>th</sup>, 1:00 p.m.**

SHS Annual Meeting  
Swansea Community Center

**September 8<sup>th</sup>, 2:00**

(following the Annual Meeting)  
Talk on "WORLD WAR II - the German Soviet Union Conflict"  
by Bill Hall  
Swansea Community Center

**October. 12<sup>th</sup>, 10 a.m. - 2 p.m.**

Pumpkin Patch Event  
w/ Children's Raffle  
Luther Store grounds

**October 27<sup>th</sup>, 10:00 a.m.**

Abram's Rock Walk - Meet behind  
Case Jr. High School

**Date TBD**

Holiday Vendor Craft Fair



**Copies of the cookbook are still available for purchase @ \$15 each**

### SHS Officers & Board

President - Carl Becker,  
Vice President - Cheryl Bogle  
Treasurer - Robbie Alford  
Secretary - Cheryl Bogle

Paul Cote  
Patricia Redfearn

Diane Luther Silvia  
Carol Gafford