



PLANNING DEPARTMENT
Town of Durham
 15 Newmarket Road
 Durham, NH 03824-2898
 Phone (603) 868-8064 Fax (603) 868-8033
www.ci.durham.nh.us

HISTORIC DISTRICT COMMISSION

Application for *AMENDMENT*

to Certificate of Approval
Town of Durham, New Hampshire

Date: 6/23/14

Property information

Property address/location: 1 Madbury Rd Tax map and lot #: 4-1
 Name of project (if applicable): BALLANS BUILDING EXPANSION

Property owner

Name (include name of individual): MARK HENDERSON
 Mailing address: 12 PENDEXTER RD, MADBURY, NH 03823
 Telephone #: 603-966-6820 Email address: MARKHENDERSON@COMCAST.NET

Applicant (if different from property owner)

Name (include name of individual): _____
 Mailing address: _____
 Telephone #: _____ Email address: _____

Architect/Designer (if applicable)

Name (include name of individual): ISAAC DESIGN & NICK ISAAC
 Professional Designation: _____
 Mailing address: 35 OYSTER RIVER RD DURHAM, NH
 Telephone #: 397-5077 Email address: NICK.ISAAC@GMAIL.COM

Contractor (if applicable)

Name (include name of individual): TIM NOONAN, TSN, INC
 Mailing address: _____
 Telephone #: 765-4501 Email address: ~~XXXX~~ TIM.TSNINC@GMAIL.COM

Proposed changes (check all that apply)

Describe proposed changes _____

PLEASE SEE ATTACHED.

Proposed starting date: 7/2014

Submission of application

This application must be signed by the property owner, the applicant/developer (if different from property owner), and/or the agent.

I hereby submit this application to the Town of Durham Historic District Commission pursuant to the Town of Durham Historic District Ordinance and attest that to the best of my knowledge all of the information on this application form and in the accompanying application materials and documentation is true and accurate. As applicant/developer (if different from property owner) or as agent, I attest that I am duly authorized to act in this capacity and submit this application.

Name: MARK HENDERSON

Signature: *[Handwritten Signature]* Date: 6/23/14

Circle all that apply: property owner - developer - architect/designer - contractor - agent

** Please note that the applicant or a representative must attend the HDC meeting to present the application and answer any questions. If nobody attends the meeting then the HDC may not take any action on the application.*

A – Try adding an eave/architrave to form a pediment (triangle) at the top.

This will not be done but they will mimic the gable end of the exiting Ballard building. The Hip roofs on the back will be changed to gable roofs to match the front.

B - Try adding a small pediment onto a few of the windows. On the block on the right these might be better over the outer 2 rather than the inner 2 windows

Put the same lintels/crowns that are on the Ballard House over the single windows on the Madbury Road side and on the 4 second floor windows on the Main Street side.

C – Try making these cornerboards wider. This should probably also include the cornerboard of the main building at the far left.

Cornerboards at building corners will be 8” and at bays 6”

D – Try putting in double windows here to match the ones above.

This will be done.

E – What will this metal look like? Will it be solid?

This will be black iron or steel

F – I think the posts should be jazzed up a little. I saw an earlier drawing that had a taller base/pedestal that looked good. I think there should be stronger capitals also.

You will look at doing more substantial “columns” rather than Victorian-type “posts”. See attached.

G – For all the places where a vertical meets a horizontal (including windows and architraves), like this, can you show the vertical supporting the horizontal like the little detail I put next to G? You may already have this in your details.

This will be done.

H – How about a little detail here to jazz up the building a little, like a diamond shaped lozenge?

This will NOT be done.

I – I think double windows would be better here (oops, no J)

You will put the downspout here which will break it up a little

K – For all the double windows please include a wide mullion in the middle, at least as wide as (and preferably wider than) the outer vertical trim so that it does not look like two windows are mashed together.

This is will be done.

L – Can you add a frieze board here?

This is will be done.

M – Can you enrich the lintels here a little to help jazz up the façade a little?

This will be done, per B above.

N – I think another diamond lozenge would look good here

This is will NOT be done.

O – How about putting in a horizontal mullion all across. A lot of storefront windows have this to add some form. If you do please make it a real mullion (not a fake bar sandwiched in the glass) so that all of the windows are separate.

This is will be done.

P – How about adding dentils like on the Grange? This might look good or it might look overdone.

This will NOT be done.

Q – The vertical panels look just a little too...vertical. How about putting two small horizontal panels instead. See the little detail next to Q.

We discussed installing 4 gooseneck type lights here

R – How about adding another chimney here? This would balance out the other three.

This will NOT be done.

S – Try adding a horizontal frieze board like on the other block on the far left of the East elevation.

This will be done.

T – Another diamond lozenge would look good here. Also, how about adding another window in the middle on the first floor? The façade is a little thin.

This will NOT be done.

- I would encourage you to use brick or thin brick for the garage walls rather than a fake veneer. Could I see a sample of what you have in mind?

You will use thin brick (which is a real brick)

Yes.

We will include a cupola on the far right block, but smaller/shorter than the one shown on the HDC drawing

This will be done.

There will be a thicker lintel across the garage opening, which might extend across the entire block here.

This will be done.

You will use shingles on the second and third floors of the building block at the far right of the Madbury Road elevation. It will be on the 3 sides of that block.

This will be done.

You are open to meeting with the design committee that discussed Madbury Commons to talk about colors.

Yes.

Everything is hardiboard (nothing is vinyl)

Yes.

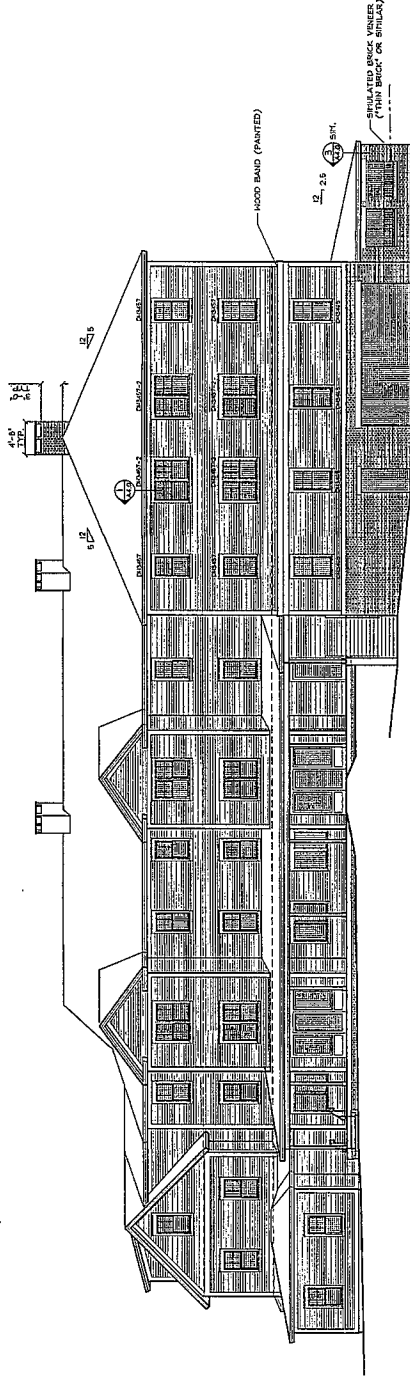


ISSUED FOR CONSTRUCTION

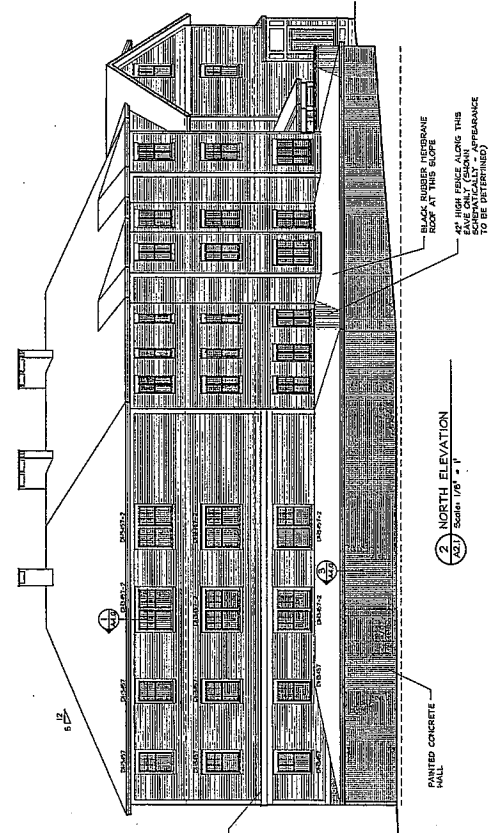
Drawn By: RB
 Date: 8-16-13
 Scale: As Noted
 Plt:
 Checked By:
 Approved By:

Revisions

1.	3-7-14



1. NORTHEAST (MADBURY ROAD) ELEVATION
 Scale: 1/8" = 1'



2. NORTH ELEVATION
 Scale: 1/8" = 1'

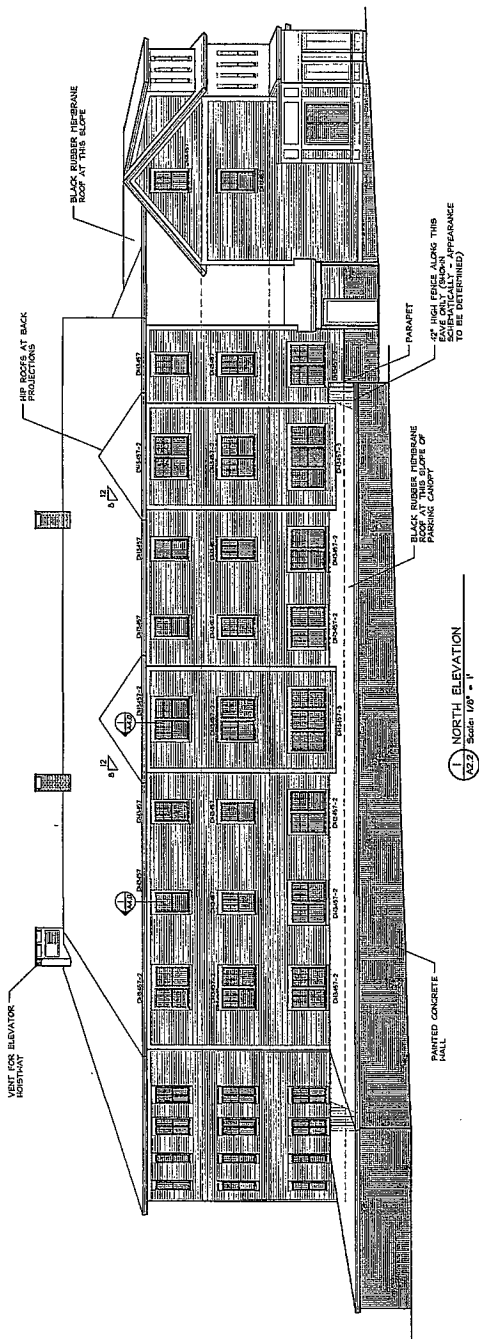


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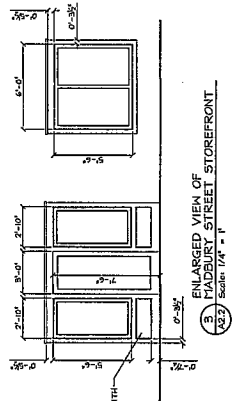
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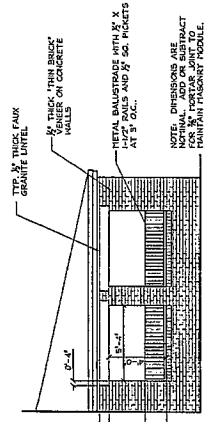
Elevations
A2.2
 Project No. 02100



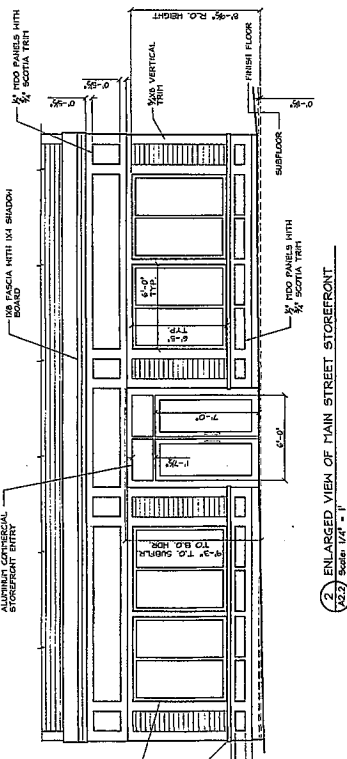
1 NORTH ELEVATION
 Scale: 1/4" = 1'



3 ENLARGED VIEW OF MADBURY STREET STOREFRONT
 Scale: 1/4" = 1'



4 ENLARGED VIEW OF GARAGE OPENINGS
 Scale: 1/4" = 1'



2 ENLARGED VIEW OF MAIN STREET STOREFRONT
 Scale: 1/4" = 1'

DOOR OPENING SPILLAR

