



**TOWN OF DURHAM**  
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***Town Planner's Recommendation***  
**Madbury Road/Mathes Terrace**  
**Wednesday, August 28, 2013**

Preliminary conceptual application for a site plan – **15 Madbury Road and 8 Mathes Terrace**. Complete redevelopment of two residential lots to include a three-story mixed-use building on one combined parcel. Kostis Enterprises LLC and Theodore Finnegan (applicants); Michael Sievert, MJS Engineering (engineer); Tax Map 2, Lots 12-5 and 12-6. Central Business Zoning District.

- I recommend discussion and setting a public hearing (as design review) for an upcoming meeting.

Please note the following:

- There have been two reviews so far (June 26 and July 10) but no public hearing so far. It would be beneficial to invite public comment now at the preliminary stage.
- The applicant met twice with the informal working group to get comments on the design. There have been several iterations.
- The design is making progress: the setback from Madbury Road is helpful and the overall design seems appropriate. The building is now divided into two halves projecting forward toward Mathes Terrace and linked at the rear. Each half is evocative of the four square architectural style (the style of the five buildings on Mathes Terrace).
- These are elements of the design – the last page #3A - that we will continue to work with the applicant on:
  - There should probably be a porch (rather than a deck) on the Mathes Terrace side of the right half
  - While square windows are evocative of the “foursquare” style the ones on the first floor do not fit well with the other windows and square windows, especially this large, are problematic. The Architectural Regulations state: *“Primary windows and window panes shall be vertical in form, with horizontal-to-vertical proportions generally measuring 3:5...Square windows, especially when unbroken by muntins, are inherently unsatisfying.”*
  - Porch posts should be evenly spaced and “no more squat than square” in proportion (height vs. spacing).
  - Spacing of windows needs to be refined.
  - The dormers on both buildings should be broken into two sets of dormers – with two windows in each dormer on the right half and three windows in each dormer on the left half - rather than one long dormer. This change would go a long way in better articulating the building.
  - The windows in the middle recessed section would need to have strong mullions in between, as emphasized in the Architectural Regulations.
  - The more that we take our lead from the foursquare style the better the building will fit in, both in overall macro form, and in its proportions and details. See the enclosed sheet with photographs of four square buildings: top two are the ones

proposed for demolition, next two are on Madbury Road (The one on the left is foursquare/colonial revival), and bottom four are from Rochester.

- With the next iteration we should have one drawing of existing conditions and one with proposed conditions, rendered separately.
- \* Should there be parking included on this lot? If so, it should be situated on the left side of the building. If so, how many spaces would be appropriate?
- Mathes Terrace is a private street. As part of this review it will need to be determined how street maintenance, plowing, utilities, parking, and drainage are handled. Evidently a former owner of one of the lots used to plow the street but no longer does.
- Would it be desirable for the Town to take over Mathes Terrace? If so, it would be useful to coordinate that with this project?
- A basement is proposed. I understand that the soils are composed of dense clay and the water table is high. Will borings be taken?
- What other issues are there? We will find out more once a public hearing is held.