



**TOWN OF DURHAM**  
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**Town Planner's Project Review**  
**Wednesday, May 8, 2019**

IX. **56 Main Street – New Restaurant.** Site plan application for exterior changes to building and small addition on Jenkins Court to accommodate new restaurant, Italian market, wine bar, and events space. Doug Clark, applicant. Peter Murphy, property owner. Mike Sievert, MJS Engineering, engineer. Thomas House, THA Architects, architect. Map 2, Lot 14-4. Central Business District.

- I recommend that the board accept the application as complete, schedule a site walk, and schedule a public hearing for June 12.

Please note the following:

- 1) **Proposal.** See the site plan application, letter of intent, and elevation drawings.
- 2) **Acceptance.** I recommend that the board accept the application as complete subject to submitting necessary final details, general floor plans showing the locations of the restaurant, Italian market, wine bar, and events room and more information about the wine bar and events rooms. The table of uses does not include the latter two uses so we need to confirm that they are accessory to the restaurant.
- 3) **Purview of the board.** The purview of the Planning Board is for: 1) the changes to the doors and windows and some other changes to the façade, including the welcome removal of false stone siding on the right side of the Main Street facade; and 2) minor site changes, including removing the utility box, railing and basement entrance within the sidewalk area on Jenkins Court. The space is being changed from a store to a restaurant but that change does not trigger site plan review under Section 175-53 of the zoning ordinance provided the wine bar and events room are deemed accessory to the restaurant. According to Doug Clark, no other changes are proposed for the exterior of the building at this time.
- 4) **Site Walk.** I think that a site walk would be worthwhile. It would be helpful to look closely at the details of the storefronts. While the board does not have purview over the interior, a short tour on the inside would be appreciated to see what Mr. Clark has planned for the restaurant.
- 5) **Photographs of Building.** Here are some current photographs. See the historical photograph at the end.



- 6) Window Treatment. I suggested a few minor changes to Doug Clark for the window treatment (such as the treatment of transoms over the main windows). He will speak with the architect and get back to me. I believe that the three of us will be able to agree on some minor changes to present to the board at the next meeting. The Town has purview over the window treatment under the Architectural Regulations in the Site Plan Regulations. See **Section T – Storefronts** on page 28 of the Architectural Regulations at this link: [https://www.ci.durham.nh.us/sites/default/files/fileattachments/planning\\_and\\_zoning/page/20731/architectural\\_standards\\_-\\_adopted\\_9-9-2015.pdf](https://www.ci.durham.nh.us/sites/default/files/fileattachments/planning_and_zoning/page/20731/architectural_standards_-_adopted_9-9-2015.pdf).
- 7) Details. We will need more details about the materials for the window mullions and panels, the design of the doors, the white bands above and below the windows, and the final colors.
- 8) Staff Review. Because the project is small I did not present it to the Technical Review Group at a meeting but rather forwarded the information to members to review individually. I have not heard of any staff concerns to date.
- 9) 60 Main Street. The building is owned by Pete Murphy. Mr. Murphy submitted a preliminary application for additional development of this property earlier. A public hearing was held by the Planning Board on December 13, 2017 for this project:

5-7 Jenkins Court and 60 Main Street. Preliminary (design review) application for redevelopment of 5-7 Jenkins Court into 4-story building with retail, office, residential, and parking garage & addition of roof deck and third floor to 60 Main Street (Town and Campus Building). 60 Main R.E. LLC, c/o Pete Murphy, property owner. Mike Sievert, MJS Engineering, design engineer. Nick Isaak, architect. Map 2, Lot 14-4. Central Business District.
- 10) Condominium. Mr. Clark has spoken with me about potentially converting the building into two condominiums, in which case he would purchase the portion of the building containing the restaurant. Condominium conversions are subject to Planning Board review. No application has been submitted at this time.
- 11) Street Addresses. The Town address book shows the property as 56-62 Main Street. The entire building, including the lower section on the left side, is on Map 2, Lot 14-4. The portion that Mr. Clark is developing – the right side of the lot - is probably 56 Main Street and the left portion is probably 60 Main Street. We will need to clarify the street addresses.
- 12) Building and Fire Codes. Mr. Clark will need to coordinate carefully with the Building and Fire Departments to address applicable codes, particularly for reuse of the basement space.
- 13) Trash and recycling. How will trash and recycling be handled for the restaurant?
- 14) Lighting and signage. Is any new lighting or signage proposed at this time? Under Section 7.6 of the Site Plan Regulations the Planning Board has an opportunity to comment on signage in terms of suggested guidelines.

- 15) Utilities. We will check with Public Works to see if there are any concerns with utilities.
  
- 16) Gorham Block. This building was known as the Gorham Block and was built circa 1924. I think that it is one of the most significant buildings in the downtown area. I hope that the exterior can be restored in the near future. There is currently a full width canopy on the façade. The earlier proposal for 60 Main Street included a new black canopy all the way around. A nice alternative would be to remove the canopy, restore the vertical section with the pilasters and arch in the middle, and add awnings.

