



PLANNING DEPARTMENT

Town of Durham

15 Newmarket Road

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RECEIVED
Town of Durham

SEP 25 2014

Planning, Assessor
and Zoning

HISTORIC DISTRICT COMMISSION

Application for Certificate of Approval

Town of Durham, New Hampshire

Date: 9/25/14

Property information

Property address/location: 1 Masbury Rd / 28 Main St

Tax map and lot #: Map 4 Lot; Date of building, if known: 1785

Name of project (if applicable): BALLARD BUILDING EXPANSION

Property owner

Name (include name of individual): MARK HENDERSON (HENDERSON PROPERTIES, LLC)

Mailing address: 12 PENDEXTER RD, MASBURY, NH 03823

Telephone #: 966-6820 Email address: MAHENDERSON@COMCAST.NET

Applicant (if different from property owner)

Name (include name of individual): SAME

Mailing address: _____

Telephone #: _____ Email address: _____

Architect/Designer (if applicable)

Name (include name of individual): NICK ISAAC

Professional Designation: ISAAC DESIGN, PLLC

Mailing address: 35 OYSTER RIVER RD DURHAM, NH

Telephone #: _____ Email address: NICK.ISAAC@GMAIL.COM

Contractor (if applicable)

Name (include name of individual): TJN, Inc - Tim Noonan

Mailing address: 64 SULLIVAN FARM DR ROCHESTER, NH

Telephone #: 332-1397 Email address: TJNINCC@METROCAST.NET

(over)

Proposed activity (check all that apply)

New building/structure: ☒ Addition onto existing building/structure: ☐

Alterations to existing building: ☒ Demolition: ☐ Signage: ☐

Site development (other structures, parking, utilities, etc.): ☐ Change of use: ☐

Describe project? SEE ATTACHED

Proposed starting date: MAY 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: [Signature] Date: 9/25/14

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.*

SEP 29 2014

HDC – Meeting 11/6/14

Planning, Assessing
and Zoning

The below listed alterations and color selections were derived through a series of meetings held with the owners, Mark & Christine Henderson, and Beth Olshansky, Nancy Webb, and Barabara Dill. The color selections and the HDC input were a requirement of the original approval from the HDC back in 2009. The alterations to a few of the exterior finishes were a combination of compromises and aesthetic improvements agreed upon by the owner, the ad hoc color selection committee, and the general contractor.

The color selections are as follows:

Main St.:	Body – Woodstock Tan
	Trim – Monterey Taupe
Body:	Body – Sandstone Beige
	Trim – Navajo Beige
Barn:	Body – Countryside Red
	Trim – Navajo Beige
Ballard:	Body – Hamilton Blue – Ben Moore
	Trim – Ballet White - Ben Moore
	Door – Codman Claret – Ben Moore

All colors are James Hardie cement board except where noted Ben Moore. Windows are black mullions with black sash – trim colors are above. Ballard windows are white.

The alterations we request from the July 2014 HDC meeting approval are as follows:

- 1) We would like to put the cupola back on the “barn” section of the building. As you can see from our color selections we are making that look like a barn.
- 2) The Town Planner along with the Town Administrator wanted to break up the large expanse of siding and building a person would see as they turn the corner onto Madbury Rd. Our compromise was to go from clapboards to shakes. We have accomplished this by drastically changing the colors on those two sections from a beige to a red but would like to keep them all clapboards.
- 3) On the two gable ends of the “body” we would like to mimic the gable end returns on each gable as architect Nick Isaak had originally drawn versus the approved closed gable end (see rendering) Also on that portion of the “body” we would like to use shakes from the gable peak down to the porch roof. The goal is to further break up that long wall of the “body”.
- 4) Our approved plan calls for brick veneer surrounding the garage entrance and also along the retaining wall on Madbury Rd. We would like to use a stone veneer to further give the barn

a more authentic true New Hampshire stone foundation appearance and a typical stone wall found all over New England.

- 5) Although never described we have decided to change all windows to black, with black sash and black mullions. As you can see from the renderings this gives the building a much more distinguished antique appearance over the stark white vinyl that is typical in most new construction. This is not part of the HDC approval and does not need approval but the owner has decided to do this type of upgrade (in quality and cost). The hope is that the HDC can appreciate the time, effort, and money that are being put into the way this building will fit into our new downtown and complement the community for years to come.

Submitted by:

Mark Henderson

9/25/14