



TOWN OF DURHAM
Historic District Commission

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Michael Behrendt, AICP
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CERTIFICATE OF APPROVAL

November 14, 2014

Mr. Mark Henderson
12 Pendexter Road
Madbury, NH 03823

Re: 1 Madbury Road – additional changes to building design, Map 4, Lot 1-0

Dear Mark,

I am pleased to inform you that on November 6, 2014, the Durham Historic District Commission approved your application for 1 Madbury Road for additional changes to the building design that was originally approved by the HDC on April 3, 2008 and then subsequently modified on July 10, 2014. The application was approved exactly as shown and described on the updated drawings, application, and narrative (“HDC – Meeting 11/6/14”) submitted for the November 6 meeting with the following modifications/clarifications:

- Overall. The updated materials referenced above supersede the earlier approvals, except in the case of any particular details from earlier approvals clearly intended to carry over to this updated approval.
- Colors. Colors are approved as shown in the renderings and described in the narrative except that the body of the building on Main Street is to be Woodstock Brown instead of Woodstock Tan. This includes approval for the change in colors to the Ballard Building, the existing building situated at the corner of the lot. For clarification, on the narrative, “body” refers to the recessed portion of the building on Madbury Road and “barn” refers to the portion of the building shown in red. Windows are to be black sash with black mullions as shown in the renderings.
- Materials. All siding materials are to be Hardiboard or equivalent in other brand. All trim materials are to be Hardiboard, Azec, Miratec, or any combination of these or equivalent in another brand. Siding is to be clapboard as shown in the renderings, except for the two projecting bays on Madbury Road, which will be

shakes on the second and third floors and in the gable, as shown in the renderings. The Ballard Building is to remain as wood.

- Shakes. The two projecting bays will have shakes on the 2 upper stories plus the gable roof, on all 3 sides.
- Cupola. It is acceptable to add the cupola as shown. *However, it was agreed that you would return to the HDC for approval of the final design of the cupola* (likely with an adjustment in height and proportions, as discussed).
- Gables/eaves. The gables/eave returns will match those of the Ballard Building as closely as practical.
- Porch columns/posts. The porch columns/posts were approved in the July 10, 214 review. You emailed me a detail of the columns/posts which I believe are consistent with the approval.
- Stone retaining wall. A 2” thick bluestone/gray-blue granite coping will be included on the top of the wall. *It was agreed that you would return to the HDC to bring a sample of the coping later.*
- Cornerboards. All of the cornerboards for the main buildings and projections will be 8” wide. All cornerboards for the bays, inside corners, and cupola will be 6” wide.
- Trim board over garage opening. The trim board (in Navajo Beige) over the garage opening will be lowered, all the way across the façade of the barn projection, so that it covers the metal beams/lintels over the man door and garage opening. The width/height of the trim board will be the same as shown in the rendering.
- One-story projection. The building on the right of the barn-type structure will be the same colors as the barn-type structure.

Mark, thank you again for your cooperation in the review process. Please feel free to contact me with any questions or concerns. I wish you the best of luck with your project.

Sincerely,

Michael Behrendt, AICP
Town Planner

cc: (all via email)

Historic District Commission, Nick Isaak, Tom Johnson, CEO