

D|A

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RECEIVED
Town of Durham

JUL - 1 2013

Planning, Assessing,
Zoning & Code Enforcement

July 1, 2013

Re: Orion UNH LLC – 25-35 Main Street, Durham, NH

Dear Members of the Durham Historic District Commission,

It is our pleasure to present our design concept for the parcels located at 25-35 Main Street in Durham, NH. We have been working closely with both the property owner, Orion UNH LLC and Durham Town Planner, Michael Behrendt to create synergies between the goals of the development team, the need to support the student housing population, and the desire to maintain the architectural character and heritage of Durham.

Some specifics of the plan for this property include:

- An extension of mixed uses, pedestrian friendly streets and human scaled architecture
- A walk-able pattern to the downtown
- Improving of city corridors
- Introducing landscape elements and pocket parks

Working within the general requirements of the Central Business District and the Historic District Overlay Zones and the Architectural Design Regulations, we have sought to design a solution that maintains the structures of greatest historical character and adds buildings to the site that complement the architectural aesthetic. We are proposing four new structures on the site; two structures located at the rear of the site that are appropriately suited for student housing, and two small residentially-scaled structures along Main Street that maintain the quality of the urban edge that currently exists. The two buildings along Main Street will be two stories tall and will be designed to provide flexibility for either commercial or residential uses. The student housing units will be predominantly located in the rear buildings where the scale of the buildings will be separated from that of Main Street. These buildings will be three stories tall, but the top floor has been designed into the sloped roof so that it gives the appearance of a much smaller structure. One of the two buildings will also have a partial day-light basement to the rear of the parcel. The other has a 2-story bay along the street to reinforce the appropriate scale in that area. In comparison to previous design proposals presented to the Board, this solution reduces the scale of the residential building by breaking it into two pieces and reducing the appearance of the building height by a full story and the previous roof structure (a reduction of 12 feet of height).

The new buildings along Main Street have been appropriately spaced in order to maintain the rhythm of buildings that currently exists along that edge. We have also minimized the focus of the automobile, providing a limited amount of parking just behind the front buildings, and focused instead on creating courtyards between the buildings. These landscaped areas create separation between residential and commercial uses while focusing the development on pedestrian and bicyclist oriented transit.

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Our proposal includes the demolition of the structures located at 27 and 29 Main Street, as well as the barn structure located at the rear of 35 Main Street. The developer is willing to convey the barn to the town if they would like to remove the structure and relocate it elsewhere in Durham. Our proposed design also includes the selective demolition of portions of 25 and 35 Main Street to remove the appendages that were added to the buildings and return them to their original form. The integration of new buildings amongst the historic ones enhances the site and adds to the overall character of the area.

We look forward to working with the community of Durham and the Board on this exciting project and ultimately developing a solution that enhances the built environment along Main Street.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'Lisa DeStefano' followed by the initials 'AA'.

Lisa DeStefano, AIA, LEED AP
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Application Summary

The subject property for this project consists of five (5) existing structures on three (3) separate parcels of land recorded on Tax Map 5, Lots 1-6, 1-7 and 1-8. Our proposal consists of the complete demolition of three (3) of the structures and a partial demolition of the remaining two (2). In addition to the alteration to these structures, we are also proposing four (4) new structures which are noted on our site plan as buildings A, B, C and D. The intention of this proposal is to treat the three lots as a single parcel.

We are submitting a total of six (6) applications for Certificate of Approval, one for each of the existing structures on the site and one (1) for the four (4) new structures proposed on the combined parcel. Should the City or the Board request that we submit the applications in a different format, we will do so accordingly.