



TOWN OF DURHAM
Historic District Commission

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Michael Behrendt, AICP
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CERTIFICATE OF APPROVAL

August 26, 2013

Bill Fideli, President
William Fideli Investments
Orion Student Housing
225 Franklin Street, 26th Floor
Boston, MA 02110

Re: 25-35 Main Street – approval by the Historic District Commission to redevelop three lots into a mixed-use student housing development. Orion Student Housing (c/o Bill Fideli and Philip Wills), applicant; Lisa DeStefano, Principal Architect of DeStefano Architects, architect. Tax Map 5, Lots 1-6, 1-7, and 1-8.

Dear Bill,

I am pleased to inform you that the Durham Historic District Commission approved your application referenced above at its meeting on Thursday, August 22, 2013. The application was approved exactly as submitted and discussed, with the following modifications/clarifications:

- The approved project involves:
 - a) renovating the houses at 25 and 35 Main Street;
 - b) demolishing the side and rear additions to 25 and 35 Main Street;
 - c) demolishing the houses at 27 and 29 Main Street;
 - d) demolishing the rear barn (or removing it, if you make arrangements, at your option, with an interested party);
 - e) erecting two new houses fronting on Main Street;
 - f) erecting two large new buildings, one fronting on Main Street and one in the rear of the site; and
 - g) adding driveways, walkways, and other site improvements.
- Materials include the following:
 - a) real brick, as submitted;
 - b) cementitious fiber clapboards (such as Hardiboard®), showing 4" to the weather on the front buildings (C, D, and the front section of A) and 6" to the weather on the rear buildings (B and the front section of A);
 - c) shutters on Building A to be made of cellular PVC (such as Azek®);
 - d) columns and railing for entry porches to be made of cellular PVC;

- e) the roof to be architectural shingles as shown on the sample board; and
- e) new doors to be made of fiberglass (with a solid core).

- Any side or rear elevations that were not shown to the Historic District Commission shall be included in the application package submitted to the Planning Board

- Regarding the two buildings that will be renovated:
 - a) Vinyl siding on 35 Main Street will be removed and replaced with cementitious fiber clapboards showing 4" to the weather
 - b) The chain link fence at 35 Main Street will be removed
 - c) The double windows at 35 Main Street will be replaced with individual windows as shown
 - d) The plastic shutters on 35 Main Street will be replaced with shutters made of cellular PVC

- The colors will be as shown on the color board and the Materials/Colors roster submitted on August 22, 2013.

- The updated site plan shown at the August 22, 2013 meeting was approved for those items under the purview of the Historic District Commission.

- As discussed with the HDC on August 22, 2013 the windows over the entry porch on Building B will be made smaller.

You will need to obtain site plan review from the Planning Board separately. In the event that the Planning Board approves a different design, then you would need to come back to the Historic District Commission to reconcile the two designs. Also, we understand that you may return to the Historic District Commission later when details (such as lighting, fencing, and signage) are developed.

Bill and Trey, thank you 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
Director of Planning and Community Development

cc: (all via email)
Historic District Commission
Tom Johnson, CEO
Phil Wills, applicant
Lisa DeStefano, architect