



**TOWN OF DURHAM**  
**Historic District Commission**

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Michael Behrendt, AICP  
Director of Planning and Community Development  
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**NOTICE OF DECISION**

August 10, 2015

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

**Re: Orion Student Housing, 25-35 Main Street – Amendments to approved design. Tax Map 5, Lots 1-6, 1-7, and 1-8.**

Dear Bill,

The Durham Historic District Commission (HDC) reviewed numerous items that you submitted for amendments to the approved designs for the Orion Student Housing project at its meeting on August 6, 2015. These items were variously approved or denied, or other action was taken as delineated below.

\* Note that the only changes to the project as approved earlier by the HDC, are those specific changes listed below as having been approved on August 6. All other aspects of the approved project remain the same.

The actions by the HDC are based upon the application for amendments received on July 27, 2015, and are keyed to the pages accompanying the application, dated August 6, 2015 and prepared by DeStefano Architects, as shown below. Where clearly intended on the plans to include more than one of the same item, such as “Revised location of wall penetrations to be painted wall color”, then the approval shall apply to each of those items.

Page 1

The items in red were approved.

Page 2

The items in red were approved.

Page 2A

The HDC decided to not accept this item (the fence and retaining wall) for review because it was submitted on August 5, the day before the HDC meeting and well past the July 27 application deadline. If you would like to present this change to the HDC please submit it for the September meeting.

Page 3

The items in red were approved.

Page 4

The items in red were approved.

Page 5

The items in red were approved with the exception of the revised dormers. The revised dormers were not approved, though they were physically installed on the building prior to this meeting. **\*Please note:** The revised dormers must be removed and the configuration of the dormers must be restored to the design approved by the HDC on April 3, 2014.

Page 6 (and the following page which is not numbered)

The changes proposed on this page are for the building colors. **\*Please note:** The proposed changes were denied. Therefore, all of the buildings must be painted the colors approved earlier, Building C must be repainted to Chestnut Brown siding with the other approved colors, and Building D must be repainted to Boothbay Blue siding with the other approved colors.

Page 8

The items in red were approved.

Page 9

The items in red were approved.

Page 10

The items in red were approved with the following changes and clarifications:

- *25 Main Street.* The windows in the two dormers are to be replaced with 6/6 windows as originally approved.
- *25 Main Street.* Shutters are to be added to the nine windows on the front façade. (It is understood that the shutters will be wood, properly sized, and operable, or at least have the appearance of being operable.) The applicant will return to the HDC at a subsequent meeting to present the design and color for the shutters.

Please contact Karen Edwards, Administrative Assistant, at 868-8064 to apply for any necessary building permits. If you wish to appeal this decision, an appeal could be submitted to the Durham Zoning Board of Adjustment, as prescribed in state law.

Bill, thank you for your cooperation in the review process. Please be certain to contact me if any other changes are contemplated, and feel free to contact me with any questions or concerns.

Sincerely,

Michael Behrendt, Town Planner

cc: *(all via email)*

Historic District Commission

Trey Wills, developer

Lisa DeStefano, architect

Tom Johnson, CEO

Todd Selig, Town Administrator