



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

November 9, 2015

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

Orion Development, 25-35 Main Street. Modifications and clarifications to approved plans. Tax Map 5, Lot 1-6

Dear Bill,

The Durham Historic District Commission (HDC) reviewed numerous items that you submitted for modifications and clarifications to the approved designs for the Orion Student Housing project at its meeting on November 5, 2015. The earlier HDC approvals still apply to each of these items, as appropriate, except where a change or clarification is made. **Please be sure to coordinate with Tom Johnson, Building Official, to clarify which items require a building permit.* The HDC made the following decisions:

25 Main Street.

- Shutters. **Approved** earlier and as stated in your application. The work shall be completed by January 1, 2016.
- Dormers. **Approved** earlier and as stated in your application. The work shall be completed by June 1, 2016.

35 Main Street.

- Front steps, Stone Wall and Building Foundation. **Approved** as stated in your application. The work shall be completed by July 1, 2016, but it is preferred that it be completed by June 1, 2016. The wall is about 1 foot thick. There will be no cap/coping on top of the wall. The wall will be built of real stone, not cultured

stone. **Please note that a site plan modification must be approved prior to starting work.*

- Shutter. One shutter on the front façade does not lie flat. This shall be fixed by January 1, 2016. (This item was not included in your application but was reviewed at the meeting.)

Building A.

- Shutters and Signage. **Approved** earlier and as stated in the application, so that the two shutters lie flat like the other shutters on the building. The work shall be completed by January 1, 2016.
- Retaining Wall. **Approved** as stated in the application. The work shall be completed by January 1, 2016. **Please note that a site plan modification must be approved prior to starting work.*
- Lights. **Approved** as stated in the application. The work shall be completed by March 1, 2016. The light fixtures will be shielded (with the house side shields) and they shall be white. There will be 4 lights in the locations where the other lights are presently. **Please note that a site plan modification must be approved prior to starting work.*

Building B.

- Dormers. **Approved** earlier and as stated in the application. The work shall be completed by June 1, 2016.

Building C.

- Color. **Approved** earlier and as stated in the application. The work shall be completed by June 1, 2016.

Building D.

- Color. **Approved** earlier and as stated in the application. The work shall be completed by June 1, 2016.
- The Stoop. The HDC also discussed the stoop, though this was not part of the application. The applicant is dealing with challenges with the front steps meeting the sidewalk. One option is to seal the front door so that it is not usable but to retain the hardware and appearance of a functional entrance. If the appearance is substantially as approved by the HDC then this change would not require approval by the HDC (to be determined). However, if the front entrance is sealed off then the HDC would need to review and approve a sign to be posted alerting the public that

the entrance is not open. **If the entrance is sealed off, a site plan modification would likely be required.*

Site and General Issues

- Wall, dumpster, transformer. There remain several challenging issues to resolve. The HDC continued the review to the February 4, 2016 HDC meeting. Please address the issues in advance of the meeting and submit any new materials by the January 25, 2016 deadline. **Please note that a site plan modification is needed for the changes.* It would be best to seek this modification prior to the February 4 meeting. There was some discussion at the HDC meeting about possibly using hardiboard as a veneer on the dumpster wall rather than brick (and possibly including cornerboards), and about possibly installing more than 3 arborvitae next to the transformer. There was some discussion about adding a roof to the dumpster structure (which would likely be discussed as part of a site plan modification) but the applicant spoke to concerns about a garbage truck being able to access the dumpster if a roof were added. The HDC asked the applicant to research this question.
- Backup generator. The generator at the rear of Building B was **approved**. **Please note that a site plan modification is needed for the changes.*
- Signage. The applicant said that all non-approved signage will be removed from the site and a signage package will be submitted by the owner at a later date. Staff will clarify whether the signage at 25 and 35 Main Street was approved by the HDC earlier.
- Vents. The vents will be the minimum height that is required. Vents rising from the asphalt roof will be painted black. Vents rising from the chimney will be painted gray.

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
Tim Phoenix, attorney

Lisa DeStefano, architect
Adam Wagner, architect
Tom Johnson, CEO