

These minutes were approved at the June 6, 2014 meeting.

DURHAM HISTORIC DISTRICT/HERITAGE COMMISSION
Thursday April 3, 2014
DURHAM TOWN HALL – TOWN COUNCIL CHAMBERS @ 7p
THIS MEETING WAS RECORDED ON DCAT

I. CALL TO ORDER by Chair Stanhope @ 7:05 pm

MEMBERS PRESENT : Chair : Peter Stanhope; Secretary : Andrea Bodo ;
Planning Board Rep : Bill McGowan ; Town Council: rep: Kitty Marple, Chip Noon

MEMBERS ABSENT : Catherine Meeking, Meridith Davidson

Others Present: Town Planner : Michael Behrendt;
Leslie Schwartz for Geld Realty
Adam Wagner AIA, Director of Operations with DeStefano Architects for Orion

II. Approval of the Agenda .

Ms Bodo made a ***Motion to accept the Agenda as cn . Vote unanimous 5-0.***

III. Public Comments none

III.24 Newmarket Road, Geld Realty, c/o Leslie Schwartz.

Application for creation of a disability-specific parking space on the side of the building for owner's use and top coat paving of existing parking and driveway. Map 6, Lot 9-4.

Approval for after the fact parking space 21 ft x 11 ft given by HDC – Vote 4-0 (one recusal)

Andrea Bodo recused herself since her property is next door

Returned to table at 7:10p

V. 25-35 Main Street, Orion Student Housing.

Application for changes to approved designs and new designs for multiple buildings and site features.

The overall proposal involves rehabilitating the houses at 25 and 35 Main Street, demolishing the houses at 27 and 29 Main Street, demolishing/relocating the barn in the rear, erecting two new houses fronting on Main Street, erecting two large new buildings, one in the rear and one fronting on Main Street. Orion Student Housing, Bill Fideli and Philip Wills, applicant; Lisa DeStefano and Adam Wagner, DeStefano Architects, architect; Tim Phoenix, attorney. Tax Map 5, Lots 1-6, 1-7, and 1-8, Central Business District.

Presentation by Adam Wagner, architect = all building elevations submitted

Applicant states that there is a “minor” revision to the roof line to accommodate the engineering needs.

Mr Noon made a motion to approve the changes, Ms Marple seconded.

Discussion : Ms Bodo said that she was uncomfortable with the proposed change since it was not consistent with the elevation drawing approved by the HDC Aug 2013. Chair Stanhope stated that it was inconsistent with what the public and HDC approved.

Considering that the site plans have been available on the website for the public to view

A DECISION TO TAKE A VOTE WAS MADE.

Those in favor of approving the roof changes – Mr Noon, Mr McGowan, Ms Marple.

In opposition, Chair Stanhope and Ms Bodo.

Vote carries 3-2

Ms Bodo made a Motion to have gas meter enclosures in back, 2d by Mr Noon - unanimous 5-0

Building A transom windows in interior court yard to accommodate handicap access

Ms Bodo made a motion not to approve transoms , expressed concerns about over gentrification of the area and use a simpler window consistent with period

Mr Noon made a motion to approve the transoms, 2d by Mr McGowan

Vote 4-1

Applicant requested venting for the utilities in the apts, dryers etc.... punched into the building /various locations above windows.

Ms Bodo said these holes look more consistent with older buildings looking like bird holes.

Ms Bodo made a **motion to approve venting holes on Bldg A & B, 2d by Mr Stanhope. Vote 5-0**

Applicant showed the Commission the metal fencing to be used in front of Bldg B

Mr Noon made a motion to approve metal fence – as per Elevation drawing 3 april 14 – per sample shown

Vote unanimous 5-0

Egress doors in Bldg B have been moved to front of the bldg.

Applicant submitted the Concrete pavers to be used and showed the areas they will be used in. **Vote unanimous 5-0**

Site lights to match town standard for HD

Chair Stanhope made a motion to approve, 2d by Ms Bodo, vote 5-0

Elevator shaft top and gas meters approved

Motion to approve made by Ms Bodo, 2d by Chair Stanhope

Bldg C & D – drawings under review with the Bldg Inspector

Accepted A B D

Bldg C – review color later on – chestnut brown questionable

Vote –unanimous 5-0

Dumpster located behind building – cedar edge trim 1x4 cedar 8 ft paint delicate white

Unanimous

Chair Stanhope made a motion to approve the dumpster, 2d by Ms Bodo

Vote unanimous 5-0

Pavers will be pervious – red brick, gray brick

Vote unanimous 5-0

Coordination of bike racks, dumpster enclosure, site retaining walls is shown

Color modifications per siding manufacturer standards

Final vote :

Ms Marple made a motion to approve the final plans of 3 April 2014 , 2d by Mr McGowan

Variances, permits mostly obtained . Anticipated construction start date : June 1, 2014

VI. FOURSQUARES /NEW CONSTRUCTION and HDC experience with Orion.

Power point presentation by Ms Bodo,

Ms Bodo drafted an update to the Oct 2013 HDC correspondence to the Planning Board regarding Foursquares/ 8 & 15 Madbury new construction. Reviewed by the Commission. Ms Bodo will present her PPT during the PB Public Hearing April 9, 2014 and Mr Noon will read the statement from the Heritage Commission.

VII. Other Business

VII. Approval of Minutes – January 2, 2014 ***Motion to accept by Mr McGowan, 2d by Ms Bodo***
March 6, 2014 ***Motion to accept by Mr Noon, 2d by Ms Bodo***

VIII. Motion to adjourn made by Ms Bodo, 2d by Mr McGowan
Adjournment by Ms Bodo @ 9:45p, unanimous 5-0

Respectfully submitted by
Andrea Bodo, secretary
HDC/HC

Next meeting of the HDC is May 1, 2014

