

# Historic Preservation Commission

February 4, 8:30 a.m.

Committee Room, 2nd Floor, City Hall  
101 City Hall Plaza, Durham, NC 27701  
Historic Preservation Commission

1. Call To Order

2. Roll Call

Matt Bouchard, Vice Chair  
Jonathan Dayan  
Tad DeBerry  
Andrew Goolsby  
Katie Hamilton, Chair  
April Johnson  
Joseph Jordan  
Tom Kreger  
Wanda Waiters

3. Adjustments To Agenda

4. Approval Of Minutes - January 7, 2020

Documents:

[HPC MINUTES 01-07-2020.PDF](#)

5. Swearing-In Of Witnesses

6. Certificates Of Appropriateness - Karla Rosenberg, Senior Planner

- a. Case COA1900126 – 722 Arnette Avenue – Addition and Modifications to Accessory Structure
- b. Case COA1900130 – 1218 Vickers Avenue – Site Work
- c. Case COA1900131 – 112 West Lynch Street – Site Work

Documents:

[COA1900126 722 ARNETTE AVENUE.PDF](#)  
[COA1900130 1218 VICKERS AVENUE.PDF](#)  
[COA1900131 112 WEST LYNCH STREET.PDF](#)

7. Old Business

8. New Business

- a. Minor COAs

9. Adjournment

10. Landmarks

**Notice under the Americans with Disabilities Act** - A person with a disability may receive an auxiliary aid or service to effectively participate in city government activities by contacting the ADA Coordinator, voice 919.560.4197 or ADA@DurhamNC.gov, as soon as possible but no later than 48 hours before the event or deadline date.

Staff Contact: Karla Rosenberg, Senior Planner  
919.560.4137 - [Preservation@DurhamNC.gov](mailto:Preservation@DurhamNC.gov)



# HISTORIC PRESERVATION COMMISSION

## DRAFT MINUTES

January 7, 2020, 8:30 a.m.  
Committee Room, 2<sup>nd</sup> Floor, City Hall  
101 City Hall Plaza, Durham, NC

### I. Call to Order

Chair Jordan called the meeting to order at 8:30 a.m.

### II. Roll Call

#### Members Present:

Joseph Jordan, Chair  
Tad DeBerry, Vice Chair  
Matt Bouchard  
Andrew Goolsby  
Katie Hamilton  
April Johnson  
Wanda Waiters

#### Excused Members Absent:

#### Unexcused Members Absent:

Jonathan Dayan  
Tom Kreger

#### Staff Present:

Grace Smith, Planning Supervisor  
Karla Rosenberg, Senior Planner  
Terri Elliott, Clerk  
Crista Cuccaro, City Attorney's Office

### III. Adjustments to the Agenda - None

### IV. Approval of Summary Minutes for December 3, 2019

**MOTION:** Approve the Minutes from December 3, 2019 (Hamilton, Waiters 2<sup>nd</sup>).

**ACTION:** Motion carried, 6-0 (Commissioner Johnson not yet arrived)

### V. Swearing-In of Witnesses

Chair Jordan read the opening HPC statement, and asked if there were any early dismissals required by Commission members or Commission members who might have a conflict of interest with the cases presented today. No conflicts of interest were noted, and no early dismissals were requested.

The Clerk to the Board administered the oath to all Citizens and staff who wished to speak at today's meeting.

## VI. Certificates of Appropriateness

After the oath was given, Ms. Rosenberg asked that all staff reports and materials submitted at the meeting be made part of the permanent record with any additions, deletions, and or corrections that may be necessary. All Commission members concurred.

### a. Case COA1900105 – 822 Broad Street - Demolition of Accessory Structure

**Staff Report:** Karla Rosenberg presented the case.

**Speakers:** Joyce Hopkins spoke in support. No one spoke in opposition.

**Discussion:** Joyce Hopkins gave a brief overview of the proposed project of 822 Broad Street – Demolition of Accessory Structures.

**Staff Recommendation:** Staff recommended approval of application with a 365 day delay.

**MOTION:** Commissioner Bouchard made a motion that the Durham Historic Preservation Commission finds that, in the case COA1900105, 822 Broad Street – Demolition of Accessory Structures:

The Durham Historic Preservation Commission finds that, in the case COA1900105, 822 Broad Street – Demolition of Accessory Structures:

- The applicant is proposing to demolish two contributing accessory structures dating from before 1937.
- The site will be stabilized with grass seed and straw following the demolition.

Therefore, in accordance with UDO requirements and NCGS 160A.400.14, the COA for the proposed demolition is approved with a 365-day delay.

(Bouchard, Waiters 2<sup>nd</sup>)

**ACTION:** Approved 6–0, (Johnson not yet arrived)

### b. Case COA1900119 – 2116 West Club Boulevard – Addition and Modifications (Amendment)

**Staff Report:** Karla Rosenberg presented the case.

**Speakers:** John Black spoke in support. No one spoke in opposition.

**Discussion:** John Black gave a brief overview of the proposed project of 2116 West Club Boulevard – Addition and Modifications.

**Staff Recommendation:** Staff recommended approval of application.

**MOTION:** Commissioner Goolsby made a motion that the Durham Historic Preservation Commission finds that, in the case COA1900119, 2116 West Club Boulevard – Addition, Modifications, and Site Work:

- The applicant is proposing an addition and modifications to a contributing structure as an amendment to previous COA1800092 and COA1800093.
- One screened porch and an original entry doorway and stair will be removed from the rear of the home and replaced with a one-story rear addition measuring 423 square feet.
- The addition will be constructed on a brick foundation, with stucco walls and asphalt roof shingles; windows will be six-over-one fiberglass units.

- A new nine-light over two-panel fiberglass door will be installed between the new addition and the existing rear el, leading to a 15-square foot painted wood deck and stair on brick base.
- A new painted wood deck on a brick base, measuring 41 square feet, and a painted wood stair with railing will be constructed between an existing sun porch and the new addition.
- One black metal wall sconce will be mounted beside the front entry, and another behind an existing sun porch.
- A garage approved via COA1800092 will be located 15 feet north of the addition when built.

Therefore, the conclusion of law is that the proposed addition and alterations are consistent with the historic character and qualities of the Historic District and are consistent with the Historic Properties Local Review Criteria, specifically those listed in the staff report, and the Durham Historic Preservation Commission approves the Certificate of Appropriateness for case COA1900119, 2116 West Club Boulevard – Addition, Modifications, and Site Work, with the following conditions:

1. The improvements shall be substantially consistent with the plans and testimony presented to the Commission at this Commission hearing and attached to this COA;
2. The improvements may require additional approvals from other City or County departments or state or local agencies; the applicant is responsible for obtaining all required approvals relating to building construction, site work, and work in the right-of-way; and
3. A compliance inspection shall be performed immediately upon completion of the work approved herein.

(Goolsby, Waiters 2<sup>nd</sup>)

**ACTION:** Approved 6–0

**c. Case COA1900120 – 1109 Georgia Avenue – New Construction and Site Work**

**Staff Report:** Karla Rosenberg presented the case.

**Speakers:** Jeff Monsein spoke in support. No one spoke in opposition.

**Discussion:** Jeff Monsien gave a brief overview of the proposed project of 1109 Georgia Avenue – New Construction and Site Work.

**Staff Recommendation:** Staff recommended approval of application.

**MOTION:** Commissioner Waiters made a motion that the Durham Historic Preservation Commission finds that, in the case COA1900120, 1109 Georgia Avenue – New Construction and Site Work:

- The applicant is proposing to construct a noncontributing duplex with associated site work.
- The duplex will consist of two one-and-a-half story bungalow-style units attached at the rear; one bungalow will face the street (with a setback of 30 feet), while the other will face the rear of the lot.

- The duplex will be constructed with smooth cementitious fiberboard siding, polyvinyl chloride trim and porch railings, composite porch decking, and architectural asphalt shingles.
- Three pines will be removed from the front yard and replaced with two street trees (redbud and crape myrtle).
- Approximately 10 trees larger than 12 inches diameter at breast height will be removed from the side and rear yards and replaced with six new canopy trees (e.g., trident maple, red maple, flowering dogwood, redbud, golden raintree, American holly, and crape myrtle), ranging from 20 to 40 feet in height at maturity.
- A wood mailbox post containing mailboxes for both units will be installed beside the driveway at the northeast corner of the house.
- A black metal wall sconce will be placed beside each unit's entry, and two white flood lights will blend into each corner of the front and rear eaves.

Therefore, the conclusion of law is that the proposed addition and alterations are consistent with the historic character and qualities of the Historic District and are consistent with the Historic Properties Local Review Criteria, specifically those listed in the staff report, and the Durham Historic Preservation Commission approves the Certificate of Appropriateness for case COA1900120, 1109 Georgia Avenue – New Construction and Site Work, with the following conditions:

1. The improvements shall be substantially consistent with the plans and testimony presented to the Commission at this Commission hearing and attached to this COA;
2. The improvements may require additional approvals from other City or County departments or state or local agencies; the applicant is responsible for obtaining all required approvals relating to building construction, site work, and work in the right-of-way; and
3. A compliance inspection shall be performed immediately upon completion of the work approved herein.

(Waiters, Bouchard 2<sup>nd</sup>)

**ACTION:** Approved 6–0

Commissioner Johnson arrived before Old Business

#### **VII. Old Business**

- a) Newsletter update – Mailed to all historic property owners in September; Commissioners initiated discussions in preparation for next year's newsletter, including a proposal to provide a separate newsletter for Downtown properties, where property types differ

#### **VIII. New Business**

- a) Public Hearing – Historic Properties Local Review Criteria Updates
  - i. Solar Panels – One-page summary
  - ii. Five citizens provided input regarding the revised Criteria
- b) Annual Election of Officers
  - i. Election of Chair  
Motion: Nominate Commissioner Hamilton as Chair (Johnson, Bouchard 2<sup>nd</sup>)  
Action: Approved 7–0
  - ii. Election of Vice Chair  
Motion: Nominate Commissioner Bouchard (Hamilton, DeBerry 2<sup>nd</sup>)

**Action:** Approved 7-0

c) Minor COA updates

**IX. Adjournment**

The meeting adjourned at 9:56 a.m.

Respectfully Submitted,

Terri Elliott, Clerk  
Historic Preservation Commission



**CERTIFICATE OF  
APPROPRIATENESS REPORT**

**722 ARNETTE AVENUE  
MODIFICATIONS TO ACCESSORY STRUCTURE  
COA1900126**

**Meeting Date: February 4, 2020**

<b>Case</b>	COA1900126	<b>Type</b>	Major Work
<b>Project Name</b>	722 Arnette Avenue – Modifications to Accessory Structure		
<b>Applicant</b>	Jim Lewis		
<b>Owner</b>	Dakota Field Properties, LLC		
<b>Location</b>	Northwest quadrant of the intersection of Arnette Avenue and Yancey Street		
<b>Zoning</b>	Residential Urban-5(2) (RU-5(2))	<b>Acreage</b>	0.12 acres
<b>Historic District</b>	Morehead Hill	<b>Significance</b>	Contributing

**I. Summary of Proposed Work**

The applicant proposes to expand and alter a contributing accessory structure in the street-facing side yard. Details regarding the proposal can be found in the application materials (Attachment 2).

**II. Historical Context and Significance**

This property is located within the Morehead Hill Historic District, designated by the City Council in March of 2001. The Plan indicates that the building was built in 1920 and is contributing to the historic character of the District (pg. 16). Below is a Sanborn image showing the configuration of structures on the lot in 1937.



ProQuest® Sanborn Maps Geo Edition  
Durham, North Carolina, 1937, Plate 262

### III. Approval Criteria for Historic Districts

Unified Development Ordinance paragraph 3.17.10B establishes the approval criteria for certificates of appropriateness in historic districts as follows:

In granting a certificate of appropriateness, the HPC shall take into account, in accordance with the principles and design review criteria of the Historic Preservation Plan adopted for the historic district:

- a. The historic or architectural significance of the structure under consideration in relation to the historic value of the district;
- b. The exterior form and appearance of any proposed additions or modifications to that structure; and
- c. The effect of such additions or modifications upon other structures in the vicinity.

Because the structure is contributing to a residential historic district, the criteria in the Residential Contributing Properties section of the Historic Properties Local Review Criteria apply.

### IV. Review Criteria and Staff Analysis

Below are the criteria that staff believes are relevant to this case, found in the Residential Contributing Properties section (pp. 38–46) of the Historic Properties Local Review Criteria.

#### A. General

1. It is not appropriate to create a historic style not original to the historic structure. It is not appropriate to add architectural details or ornamentation not compatible with the style of the structure.

**Staff analysis:** *The proposed bracket installation on the accessory structure appears to meet this criterion because similar ornaments are present on the porch posts of the primary structure. The brackets will only be attached to the new portion of the structure so as not to convey an original presence; however, they will signal the transition of an original utilitarian storage shed into a habitable space.*

3. Undertake new additions and alterations to the structure in a manner that, if they were to be removed in the future, the essential form and integrity of the original structure would be unimpaired. When attaching to the structure, alter historic building material to the minimum extent possible.

**Staff analysis:** *The proposed expansion of the accessory structure appears to meet this criterion in that the structure's original footprint and roof shape will remain evident should the proposed bump-outs be reversed in the future. However, it will require removal of original materials (wood siding and a wood window).*

4. It is not appropriate to obstruct significant views of historic structures.

**Staff analysis:** *The proposed expansion appears to meet this criterion because while the height increases from 6 feet 8 inches to 13 feet for an eight-foot span of the shed length, the shed's location toward the rear of the primary structure allows significant views to remain unobstructed.*

#### L. Accessory Structures (only this section applies)

1. Design any modifications to historic accessory structures to be in keeping with the above sections.

**Staff analysis:** *The proposed modifications appear to meet the majority of the above criteria. The original roof form is preserved on either side the newly raised roof, which will be articulated in the same gabled form. The original roof material, per the Sanborn image and historic photographs, was traditional standing seam metal. The corrugated metal roof currently extant is in violation of Section 3.17 of the UDO (original roof was replaced without a COA); the applicant is proposing to remedy this by replacing with a modern standing seam metal roof with a traditional profile. The wall bump-outs will be clad with wood lap siding to match the original siding; siding will be installed horizontally along the cross-section (matching original siding) and vertically along the sides (in contrast). Four single wood eave brackets matching those on the primary structure's porch posts will be installed at each corner of the new raised roof. One original window will be removed that is not located on a street-facing elevation; the area will be replaced with the bump-out containing two French doors to match the primary structure's current front door. Two double-hung windows will be installed on the opposite side of the bump-out, facing the street. Two plywood garage doors not original to the structure will be removed from the structure's front opening and replaced with fixed painted plywood panels with metal hardware to resemble operable doors.*

4. Appropriate exterior materials include:
  - a. Original materials found on contributing structures throughout the district.

**Staff analysis:** *The proposed new cladding, panels, double-hung windows, and eave brackets appear to meet this criterion because they will be composed of wood, matching original materials in the district.*

- b. The modern equivalent (same outward appearance and feel) of original materials found on contributing structures throughout the district.

**Staff analysis:** *The proposed new roof appears to meet this criterion because it will consist of a modern standing seam metal, echoing a traditional standing seam profile. The proposed French doors appear to meet this criterion because they will be composed of solid vinyl-clad wood doors with full divided-light grilles, giving the appearance of a traditional wood door.*

- c. Other durable modern materials deemed compatible by the Historic Preservation Commission.

#### V. Recommendation

The Planning staff will make a recommendation after the public testimony during the hearing.

## **VI. Possible Motion**

The Durham Historic Preservation Commission finds that, in the case COA1900126, 722 Arnette Avenue – Modifications to Accessory Structure:

- The applicant is proposing to expand a contributing accessory structure by bumping an 8.5-foot section of it up an additional 5.5 feet in height and out a few inches in width on two sides.
- The existing corrugated metal roof will be removed, and all roof surfaces will be covered with a modern standing seam metal roof in a traditional profile.
- New walls will be clad with wood lap siding to match the original, installed horizontally along the structure’s cross-section and vertically along the sides.
- Four single wood eave brackets matching those on the primary structure’s porch posts will be installed at each corner of the new raised roof.
- One original window will be removed that is not located on a street-facing elevation; the area will be replaced with the bump-out containing two vinyl-clad wood French doors with full divided-light grilles to match the primary structure’s current front door.
- Two double-hung wood windows will be installed on the opposite side of the bump-out, facing the street.
- Two plywood garage doors not original to the structure will be removed from the structure’s front opening and replaced with fixed painted plywood panels with metal hardware, giving the appearance of operable doors.

Therefore, the conclusion of law is that the proposed addition and alterations are consistent with the historic character and qualities of the Historic District and are consistent with the Historic Properties Local Review Criteria, specifically those listed in the staff report, and the Durham Historic Preservation Commission approves the Certificate of Appropriateness for case COA1900126, 722 Arnette Avenue – Modifications to Accessory Structure, with the following conditions:

1. The improvements shall be substantially consistent with the plans and testimony presented to the Commission at this Commission hearing and attached to this COA;
2. The improvements may require additional approvals from other City or County departments or state or local agencies; the applicant is responsible for obtaining all required approvals relating to building construction, site work, and work in the right-of-way; and
3. A compliance inspection shall be performed immediately upon completion of the work approved herein.

**[Add any additional conditions here.]**

## **VII. Notification**

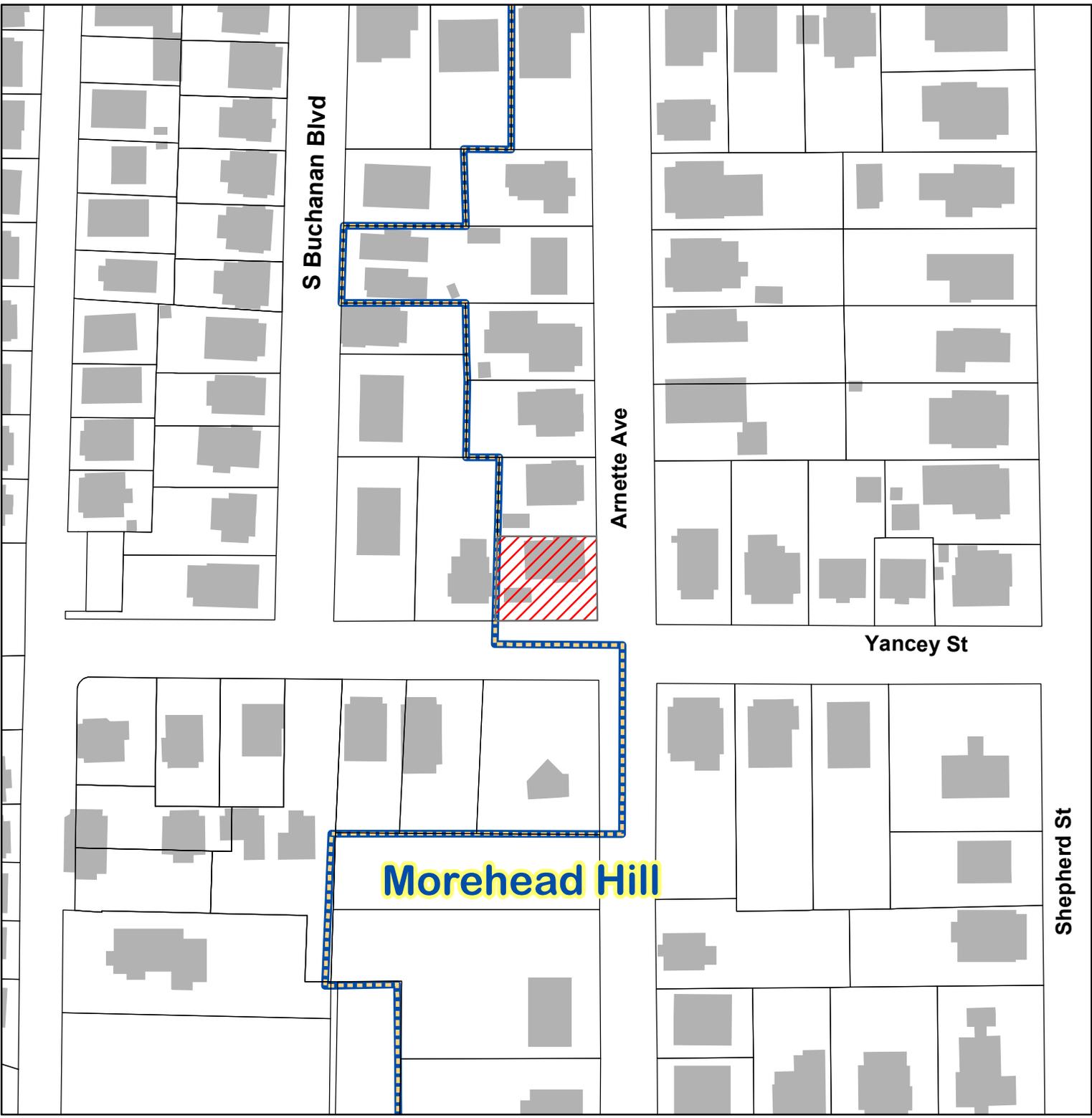
Staff certifies that the site was posted and notification letters were sent in accordance with Section 3.2.5 of the Unified Development Ordinance. In addition, e-mail notice was provided per the Durham Planning Public Notification Service.

## **VIII. Staff Contact**

Karla Rosenberg, AICP, Senior Planner, (919) 560-4137, extension 28259,  
Karla.Rosenberg@DurhamNC.gov

## **IX. Attachments**

Attachment 1, Context Map  
Attachment 2, Application Materials



**Context Map: COA1900126**

722 Arnette Avenue

Attachment 1

-  Case Area
-  Parcel Lines
-  Building Footprints
-  Local Historic District



Planning



Durham City/County Planning Department

12/30/2019

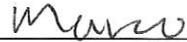




Durham City-County Planning Department

# MAJOR CERTIFICATE OF APPROPRIATENESS Application

Planning

Property Information		
Case Number (STAFF ONLY): COA1900126	PID: 0821-11-56-2799 / 114797	
Site Address: 722 Arnette Ave. Durham, NC 27701	Local Landmark: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Local District:	Classification: <input checked="" type="checkbox"/> Contributing <input type="checkbox"/> Non-Contributing <input type="checkbox"/> Not listed	
National Register District:	Tax credit project? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Amending a previously approved COA? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Prior COA Case #:	
Request Type: <input type="checkbox"/> Major COA without Demolition or New Construction <input type="checkbox"/> Major COA with Demolition or New Construction <input checked="" type="checkbox"/> Major COA with Demolition and New Construction	Has work already commenced (retroactive)? <input type="checkbox"/> Yes <input type="checkbox"/> No	
Scope of Work (check all that apply): <input type="checkbox"/> New Construction (new primary or accessory structure) <input type="checkbox"/> Demolition (razing of primary or accessory structure) <input checked="" type="checkbox"/> Addition (expansion of conditioned area of a structure) <input type="checkbox"/> Sign(s) <input checked="" type="checkbox"/> Modification(s) (exterior changes to a structure) <input type="checkbox"/> Site Work (e.g., paving, plantings, site infrastructure) <input type="checkbox"/> Master (only applicable to City-, County-, or public utility company-owned properties)		
Property Owner		
Name: DAKOTA Field PROPERTIES, LLC	Telephone: 914. 475. 8404	
Contact Person: JOHN STORYK	Email: john.storyk@wsdg.com	
**A pre-submittal meeting with Planning staff is required prior to submitting a Major/Master COA application.**		
<p><b>Certification:</b> I (We), the undersigned, do hereby make an application for a Certificate of Appropriateness (COA) for the following proposals and plans to be undertaken within the boundaries of a Durham Historic District or Landmark.</p> <p>I (We) also understand that all the required information must be supplied for this application to be considered complete and valid. <u>I (We) met with staff for the required pre-submittal meeting on</u> _____.</p>		
 _____ Owner Signature		<u>8 December 2019</u> Date
(Signatures must be original and of current property owner.)		
Applicant (if different than Property Owner)		
Name: Jim Lewis	Affiliation: FRIEND	
Address: 821 C N. BUCHANAN BLVD.	Telephone: 919. 943. 0454	
City/State/ZIP: DURHAM, NC 27701	Email: jlewisec@gmail.com	
Tracking Information (Staff Only)		
Case Planner:	HPC Date:	
Rec'd by: 	Date rec'd: 12-10-19	Fee: 413.00

8 December 2019  
Application - Supplementary Information

Shed Renovation  
722 Arnette Avenue  
Durham, NC 27701

Property Owner - Dakota Field Properties, LLC - Beth and John Storyk

## **1. Project Intent and Background Statement**

(see drawing package)

The small shed to the south of the primary residence is the subject of this minor renovation. It is our intention to create a slightly extended (heightened) roof extension to make the shed taller, as well as to allow for a reasonably sized door / entrance to be created on the north side of the shed. The inside of the shed will become a painting studio for Beth. It will not have a bathroom or a kitchen and will not serve as an additional bedroom or guest house to the main residence. The exterior of the shed will remain and / or be repaired in exactly the same style as currently exists - i.e. same roof pitch on the additional work; same horizontal siding style; and same color as the current main residence.

## **2. Scope of Work - Description**

(see drawing package)

The scope of work for this renovation is listed as:

- a. central minor extension of shed to slightly increase its width and height.
- b. repair all wood siding to match existing; all new wood siding will match existing.
- c. a new standing seam metal roof (color to match current shed metal roof color) to be installed.
- d. pour a new 4" reinforced concrete slab inside the shed.
- e. install new front (east) wood panels to match the current "doors".
- f. install a pair of new "french" doors on the north side of the shed (in the new extension) - doors to match the front door of the main residence.
- g. install a new double hung window on the south side of the shed (in the new extension) - style to match double hung windows in the main residence.
- h. interior to receive spray foam insulation (minimum 2") on all surfaces; 1/2" g.b. taped, spackled and painted white; 6 new 110v. outlets (two new circuits from main residence); and a new 12,000 BTU split ductless heat pump (heating and air conditioning - circuit provided from main residence); one utility style sink (connected to plumbing system of main residence).

### **3. Historic Properties Local Review Criteria Compliance Statement**

*We have reviewed the current version of Historic Properties - Local Review Criteria - City of Durham" (adopted Feb 1 2017) and refer to page 43 / section L "Accessory Structure"*

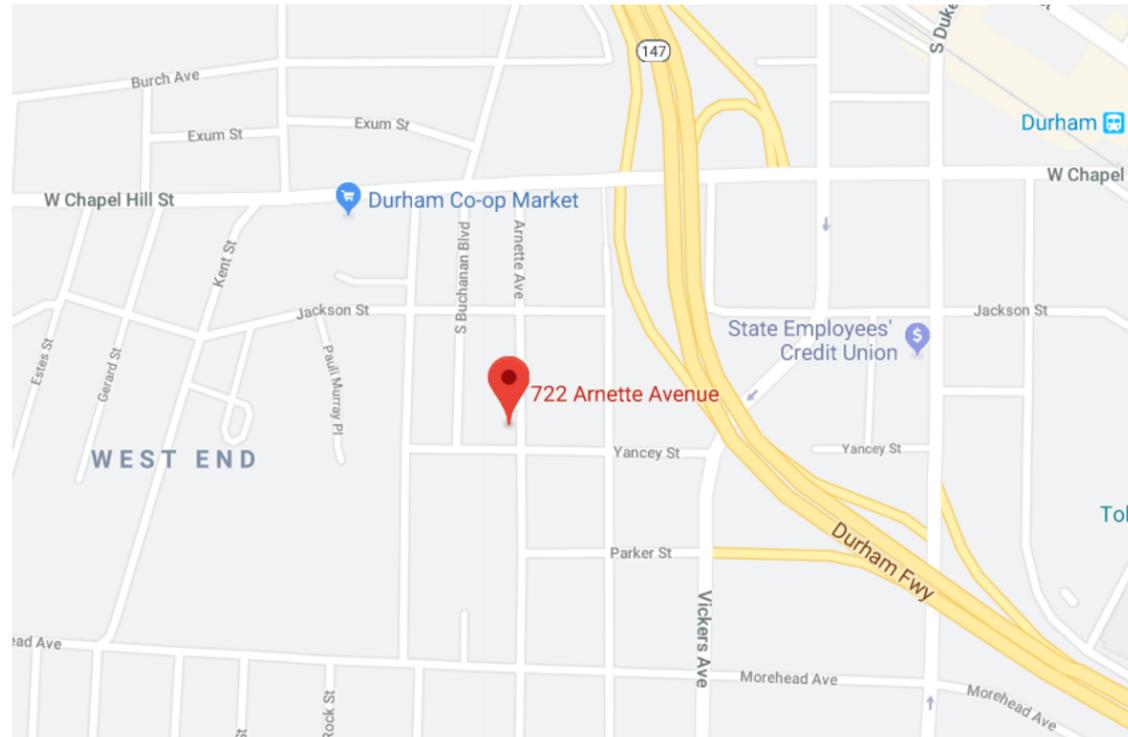
1. All of the work associated with this renovation have been designed and will be performed in keeping with all sections of the Local Review Criteria.
2. The style of the all aspects of the renovation will be in strict keeping to that of the current shed and the main residence, including:
  - a. roof pitch
  - b. door / window style
  - c. roof color and material
  - d. exterior wood siding style and paint color
3. We will use this opportunity to covert the current (illegal) metal material to an appropriate and legal "standing seam" metal roof. This will eliminate the current violation, associated with the shed roof.

(end of document)

# Shed Renovation

722 Arnette Ave., NC 27701

Drawing List		12/03/2019
Sheet #	Sheet Name	
A0.1	Cover Page	
A1.1	Existing Reference Photos	
A1.2	Plan Views	
A1.3	Elevations	
A1.4	3D Views	



LOCATION MAP



SITE MAP

## General Notes/ Scope of Work

1. All exterior finishes to match existing shed, including siding and trim paint colors.
2. New central roof extension to have identical slope pitch and edge detailing as current shed.
3. Shed interior to receive spray insulation and painted gypsum board finish throughout walls and ceiling.
4. Shed floor to be new poured exposed concrete.
5. Two 15 amp circuits to be brought to shed.
6. New perimeter drain to be installed around shed - tied into property drainage system.
7. Shed to receive gutters, which will also be tied into property drainage system.
8. New standing seam metal roof, color to match existing.



WALTERS-STORYK DESIGN GROUP  
 262 Martin Avenue  
 Highland, New York 12528, USA  
 Tel: +1 845 691 9300  
 www.WSDG.com

Revisions		
No.	Date	Description

## 722 Arnette Ave. Shed Renovation

722 Arnette Avenue  
 Durham, NC 27701

Date: 12/03/2019

Scale:

Drawn By: EM

## Cover Page

A0.1



EXISTING HOUSE - EAST FACADE (FRONT)



EXISTING HOUSE AND SHED

# WSDG

WALTERS-STORYK DESIGN GROUP  
 262 Martin Avenue  
 Highland, New York 12528, USA  
 Tel: +1 845 691 9300  
 www.WSDG.com

Revisions		
No.	Date	Description

## 722 Arnette Ave. Shed Renovation

722 Arnette Avenue  
 Durham, NC 27701

Date: 12/03/2019

Scale:

Drawn By: EM

Existing Reference Photos

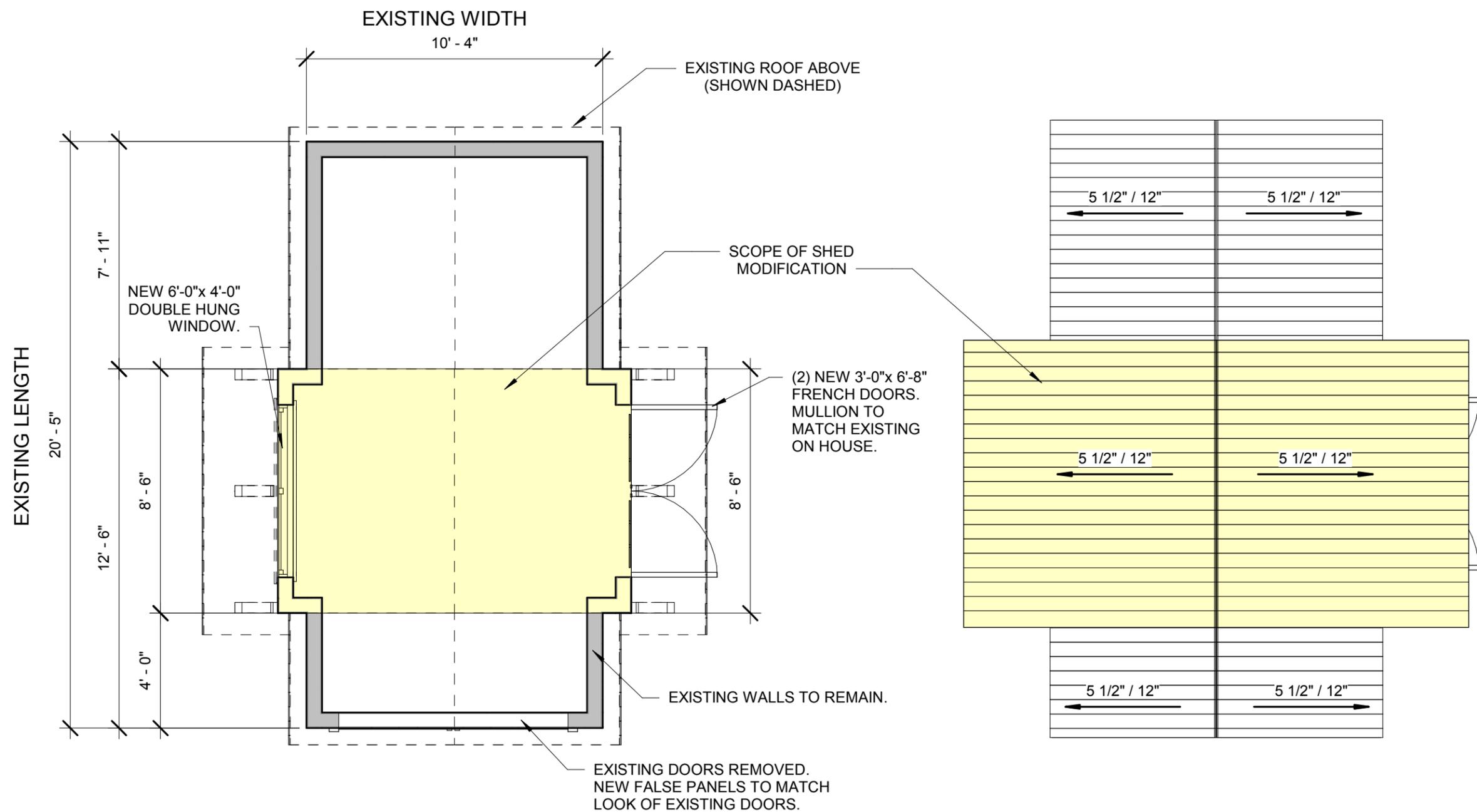


- EXISTING DOORS  
 REMOVED. NEW  
 PANELS TO LOOK LIKE  
 DOORS.

- EXISTING WINDOW  
 TO BE REMOVED.  
 - NEW FRENCH DOORS  
 TO BE ADDED.



ADDITIONAL SHED PHOTOS



1 Floor Plan  
 1/4" = 1'-0"

2 Roof Plan  
 1/4" = 1'-0"

EXISTING CONSTRUCTION TO REMAIN  
 NEW CONSTRUCTION

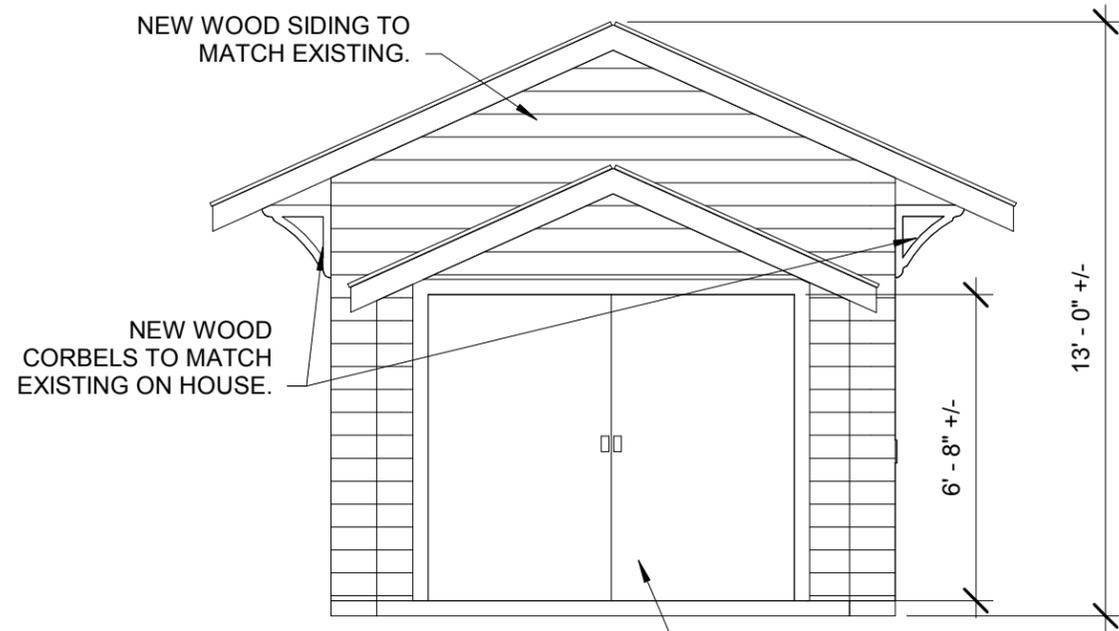
Revisions		
No.	Date	Description

## 722 Arnette Ave. Shed Renovation

722 Arnette Avenue  
 Durham, NC 27701

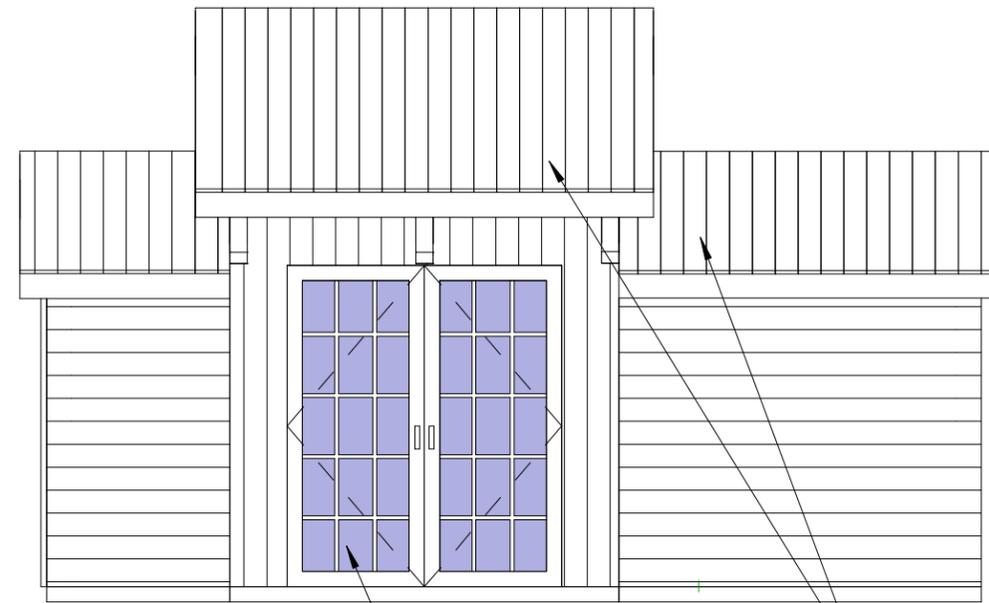
Date: 12/03/2019  
 Scale: 1/4" = 1'-0"  
 Drawn By: EM

### Plan Views



**1 East Elevation**  
 1/4" = 1'-0"

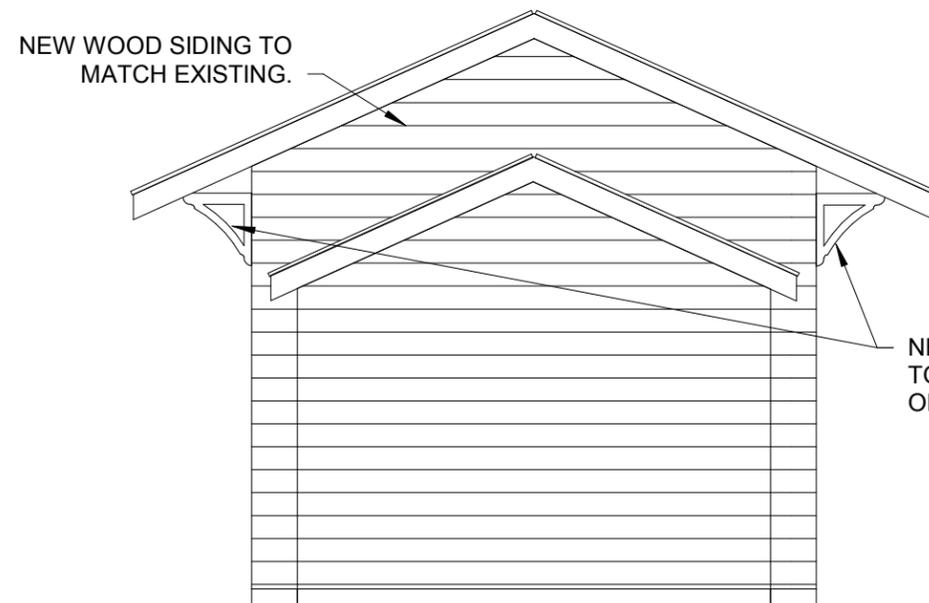
EXISTING DOORS REMOVED.  
 NEW FALSE PANELS TO MATCH  
 LOOK OF EXISTING DOORS.



**2 North Elevation**  
 1/4" = 1'-0"

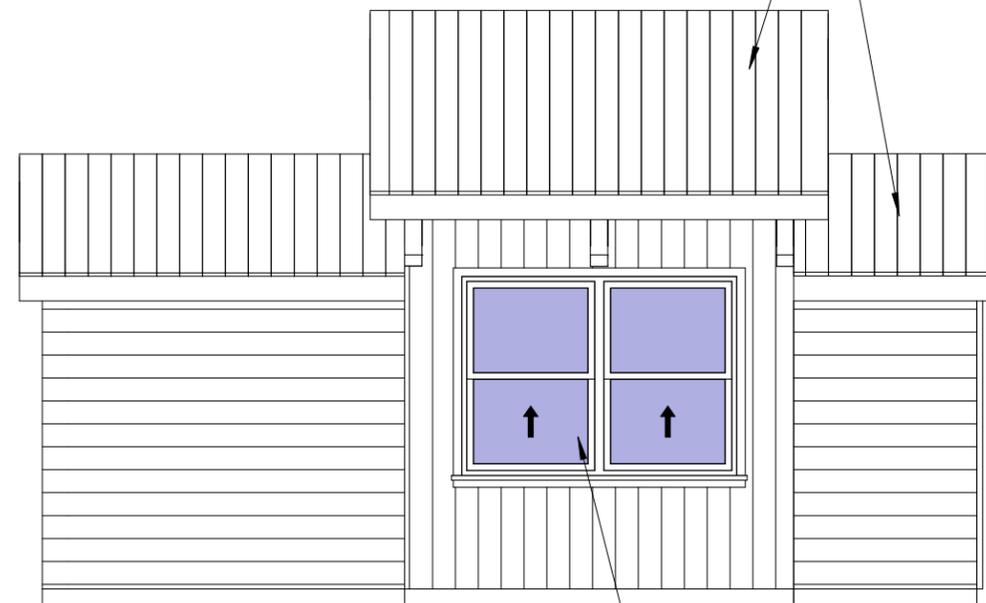
(2) NEW 3'-0"x 6'-8"  
 FRENCH DOORS. MULLION TO MATCH  
 EXISTING ON HOUSE.

NEW STANDING SEAM  
 METAL ROOF (COLOR  
 TO MATCH EXISTING.)



**3 West Elevation**  
 1/4" = 1'-0"

NEW WOOD CORBELS  
 TO MATCH EXISTING  
 ON HOUSE.



**4 South Elevation**  
 1/4" = 1'-0"

NEW 6'-0"x 4'-0"  
 DOUBLE HUNG WINDOW.

Revisions		
No.	Date	Description

**722 Arnette Ave. Shed  
 Renovation**

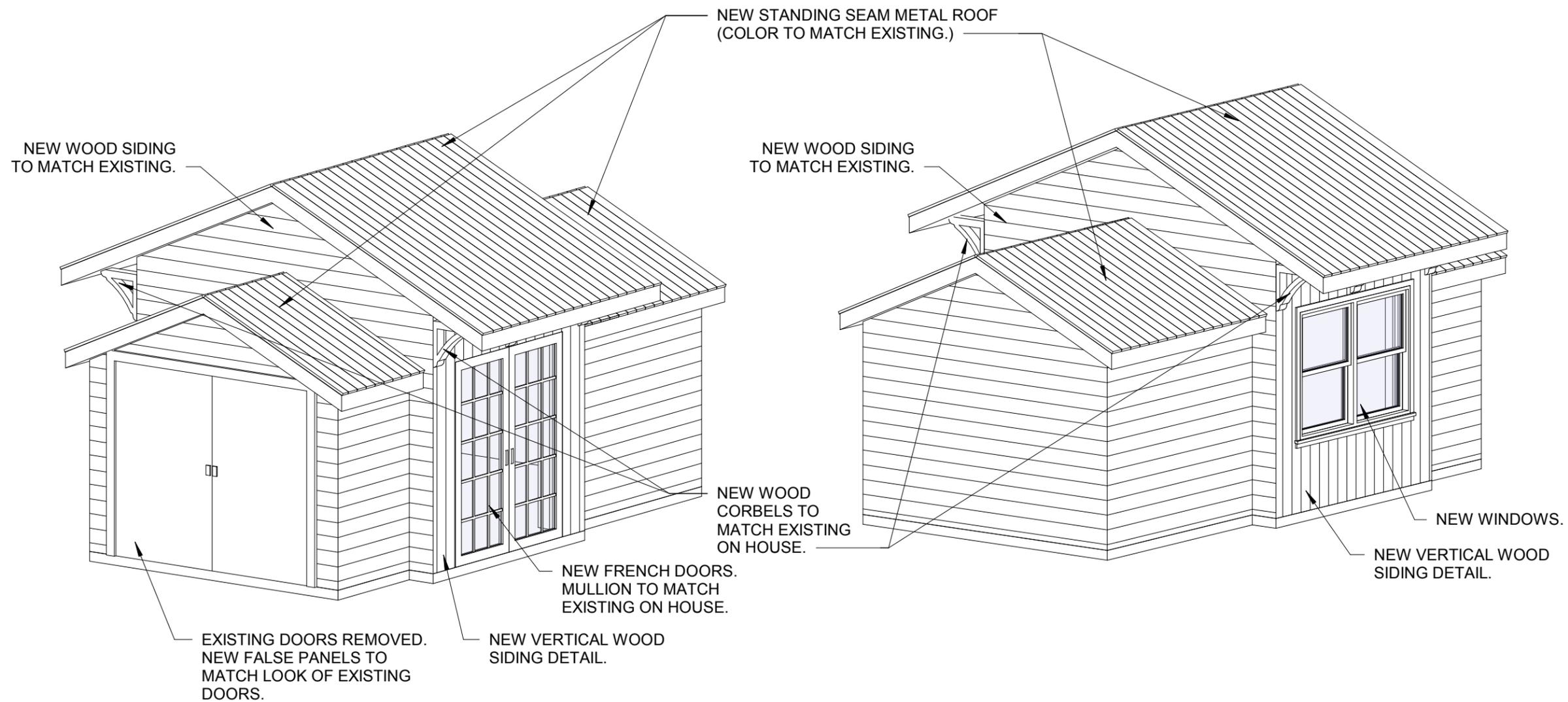
722 Arnette Avenue  
 Durham, NC 27701

Date: 12/03/2019

Scale: 1/4" = 1'-0"

Drawn By: EM

**Elevations**



1 Front Axonometric

2 Back Axonometric

Revisions		
No.	Date	Description

## 722 Arnette Ave. Shed Renovation

722 Arnette Avenue  
 Durham, NC 27701

Date: 12/03/2019

Scale:

Drawn By: Author

### 3D Views

# ULTIMATE WOOD DOUBLE HUNG

## *PREVIOUSLY KNOWN AS WOOD ULTIMATE DOUBLE HUNG*

The all-wood Marvin Signature™ Ultimate Wood Double Hung window is a classic style ideal for historic projects where a wood exterior is needed to match original architectural details. Flexible design options like wood species and stains coupled with single hung or stationary sash configurations assist with historical accuracy, while modern options like wash mode for easy cleaning and built in Lock Status Sensor options bring modern convenience.

## FEATURES OF THE ULTIMATE WOOD DOUBLE HUNG WINDOW

- Available in heights up to 8 feet or widths up to 4 feet
- Multiple design options and woods available to match historical aesthetics and design requirements
- Also available as a round top, single hung, stationary transom or picture window
- Unique wash mode allows cleaning of both sides of glass from indoors
- Available with IZ3 coastal/hurricane certification
- CE certified





## FRENCHWOOD® HINGED INSWING PATIO DOORS

Andersen® 400 Series Frenchwood® hinged patio doors not only make a dramatic statement, they bring the beauty of nature inside while enhancing the style of your home. With traditional design and modern performance, they're our best-selling hinged inswing patio door offering time-tested, classic wood craftsmanship.

### DURABLE

- Perma-Shield® exteriors never need painting and won't peel, blister, flake or corrode\*
- Frame exterior is protected by a tough vinyl cover that resists dents, repels water and provides long-lasting protection
- Wood panel members exterior are coated with a urethane finish
- The sill features three-piece construction of solid oak and aluminum fortified by Fibrex® material

### ENERGY EFFICIENT

- Weather-resistant construction for greater comfort and energy efficiency
- Weatherstripping is designed to seal out drafts, wind and water
- A thermal barrier in the sill reduces conductive heat loss and limits condensation on the inside
- Quality construction with mortise-and-tenon dowel joints
- Variety of Low-E4® glass options are available to help control heating and cooling costs in any climate
- Many 400 Series Frenchwood® hinged patio doors have options that make them ENERGY STAR® v. 6.0 certified throughout the U.S.



### BEAUTIFUL

- Four exterior color options
- Unfinished pine, oak, maple or prefinished vinyl white interiors
- Extensive hardware selection
- Add style with grilles, exterior trim, art glass or patterned glass

### EXTERIOR COLORS



White



Sandtone



Terratone



Forest Green



\*Visit [andersenwindows.com/warranty](http://andersenwindows.com/warranty) for details.

"ENERGY STAR" is a registered trademark of the U.S. Environmental Protection Agency.

# 400 SERIES FRENCHWOOD® HINGED INSWING PATIO DOORS

## GLASS OPTIONS

- Low-E4® tempered glass
- Low-E4 HeatLock® tempered glass
- Low-E4 SmartSun™ tempered glass
- Low-E4 SmartSun HeatLock tempered glass
- Low-E4 Sun tempered glass

Additional glass options are available. Contact your Andersen supplier.

## BLINDS-BETWEEN-THE-GLASS\*

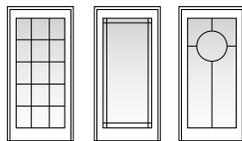
Convenient blinds-between-the-glass are now available on select doors.

- White blinds are located between the panes of insulated glass, protected from dust and damage
- Glass is easy to clean without the need to move the blinds
- Cordless design to easily raise, lower or tilt blinds for control of light and privacy
- Available on doors with White, Sandtone, Terratone and Forest Green exteriors and unfinished Pine or prefinished White interiors



## GRILLES

Choose from dozens of popular designs or work with Andersen to create custom patterns.



## EXTERIOR TRIM

To enhance curb appeal, add Andersen exterior trim. Available in 11 colors and a variety of styles to match or complement your home.

## INTERIOR OPTIONS



Naturally occurring variations in grain, color and texture of wood make each door one-of-a-kind. All wood interiors are unfinished unless prefinished vinyl White is specified.

## HARDWARE STYLES\*\*

Bold name denotes finish shown.

### YUMA®



### ENCINO®



### ANVERS®



### NEWBURY®



### COVINGTON™



### WHITMORE®



### ALBANY

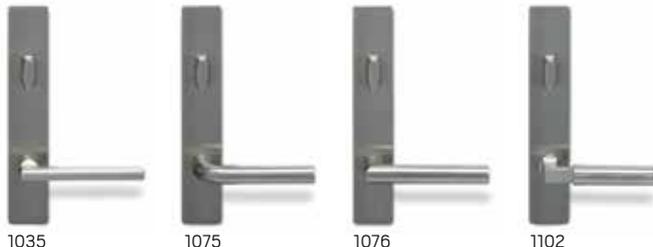


### TRIBECA®



### FSB®

FSB hardware available in Satin Stainless Steel!



\*\*Hardware sold separately. †Available on FSB hardware only.

Distressed bronze and oil rubbed bronze are "living" finishes that will change with time and use. Bright brass and satin nickel finishes feature a 10-year limited warranty. Printing limitations prevent exact color and finish replication. See your Andersen supplier for actual color and finish samples.

"FSB" is a registered trademark of Franz Schneider Brakel GmbH & Co.

"Andersen" and all other marks where denoted are trademarks of Andersen Corporation. ©2019 Andersen Corporation. All rights reserved. 04/19



For more information or to find a dealer, visit [andersenwindows.com/400series](http://andersenwindows.com/400series) or call 877.577.7655.



# CERTIFICATE OF APPROPRIATENESS REPORT

1218 VICKERS AVENUE  
SITE WORK  
COA1900130

Meeting Date: February 4, 2019

<b>Case</b>	COA1900130	<b>Type</b>	Major Work
<b>Project Name</b>	1218 Vickers Avenue – Site Work		
<b>Applicant</b>	Old North State Landscape Development, Inc. (Whitney Gilbert)		
<b>Owner</b>	Jacob and Vanessa Schroder		
<b>Location</b>	Northwest quadrant of the intersection of Vickers Avenue and West Lakewood Avenue		
<b>Zoning</b>	Residential Suburban-8 (RS-8)	<b>Acreage</b>	0.46 acres
<b>Historic District</b>	Morehead Hill	<b>Significance</b>	Contributing

### I. Summary of Proposed Work

The applicant proposes to remove several large trees and install a front and side yard fence. Details regarding the proposal can be found in the application materials (Attachment 2).

### II. Historical Context and Significance

This property is located on a corner lot within the Morehead Hill Historic District, designated by the City Council in March of 2001. The Plan indicates that the building was built in 1944 and is contributing to the historic character of the District (pg. 21).

### III. Approval Criteria for Historic Districts

Unified Development Ordinance paragraph 3.17.10B establishes the approval criteria for certificates of appropriateness in historic districts as follows:

In granting a certificate of appropriateness, the HPC shall take into account, in accordance with the principles and design review criteria of the Historic Preservation Plan adopted for the historic district:

- a. The historic or architectural significance of the structure under consideration in relation to the historic value of the district;
- b. The exterior form and appearance of any proposed additions or modifications to that structure; and
- c. The effect of such additions or modifications upon other structures in the vicinity.

Because the structure is contributing to a residential historic district, the criteria in the Residential Contributing Properties section of the Historic Properties Local Review Criteria apply.

#### IV. Review Criteria and Staff Analysis

Below are the criteria that staff believes are relevant to this case, found in the Residential Contributing Properties section (pp. 38–46) of the Historic Properties Local Review Criteria.

##### A. General

4. It is not appropriate to obstruct significant views of historic structures.

**Staff analysis:** *The proposed site work appears to meet this criterion because the new fence and gate will be constructed with widely spaced pickets that preserve visibility of the historic structure behind it.*

##### M. Site Work

1. Landscaping

- b. Remove canopy trees 12" DBH or greater only where the tree is diseased or dying or where the removal is not incongruous with the character of the historic district.

**Staff analysis:** *The proposed removal of three large canopy trees measuring 24, 30, and 36 inches diameter at breast height (DBH) does not appear to meet this criterion because they do not appear to be diseased or dying and are among the taller trees in the district. However, at least one of these trees is threatened by the new construction of an already approved addition, and the applicant proposes to replace the trees with two new Willow oaks along the rear property line, which will eventually mature to a similar height (40–75 feet).*

2. Fences and Walls

- b. Introduce new fences and walls only in configurations and locations that are typical of the historic property.

**Staff analysis:** *The proposed stone columns (four feet six inches in height) appear to meet this criterion because they are located on either side of the walkway, are composed of a material that matches the home's cladding, and are of a design that does not exceed in grandeur or compete with the style of the historic structure. The proposed fence appears to meet this criterion because it measures four feet in height, as allowed per the Unified Development Ordinance section 9.9.1 and mostly follows the perimeter of the front and side yards, with the exception of a diagonal cut across the lot's corner to preserve a sight triangle. This diagonal cut also serves to reduce or soften the visibility of the fence from the street. The fence will be constructed of black powder-coated aluminum pickets, spaced four inches apart, which will preserve substantial visibility of the historic structure and landscape. A matching gate, five feet in height, will be located across the driveway on the south side of the lot.*

#### V. Recommendation

The Planning staff will make a recommendation after the public testimony during the hearing.

## **VI. Possible Motion**

The Durham Historic Preservation Commission finds that, in the case COA1900130, 1218 Vickers Avenue – Site Work:

- The applicant is proposing site work for a contributing structure.
- Three trees measuring 24, 30, and 36 inches diameter at breast height (DBH) will be removed and replaced with two new willow oaks along the rear property line.
- Two stone columns measuring four feet six inches in height will be installed on either side of the front walkway at the street, adjoined by a black aluminum fence with pickets spaced four inches apart, which will follow the perimeter of the front and side yards, cutting diagonally across the corner to preserve a sight triangle.
- A matching black aluminum gate five feet in height will be located at the driveway.

Therefore, the conclusion of law is that the proposed addition and alterations are consistent with the historic character and qualities of the Historic District and are consistent with the Historic Properties Local Review Criteria, specifically those listed in the staff report, and the Durham Historic Preservation Commission approves the Certificate of Appropriateness for case COA1900130, 1218 Vickers Avenue – Site Work, with the following conditions:

1. The improvements shall be substantially consistent with the plans and testimony presented to the Commission at this Commission hearing and attached to this COA;
2. The improvements may require additional approvals from other City or County departments or state or local agencies; the applicant is responsible for obtaining all required approvals relating to building construction, site work, and work in the right-of-way; and
3. A compliance inspection shall be performed immediately upon completion of the work approved herein.

**[Add any additional conditions here.]**

## **VII. Notification**

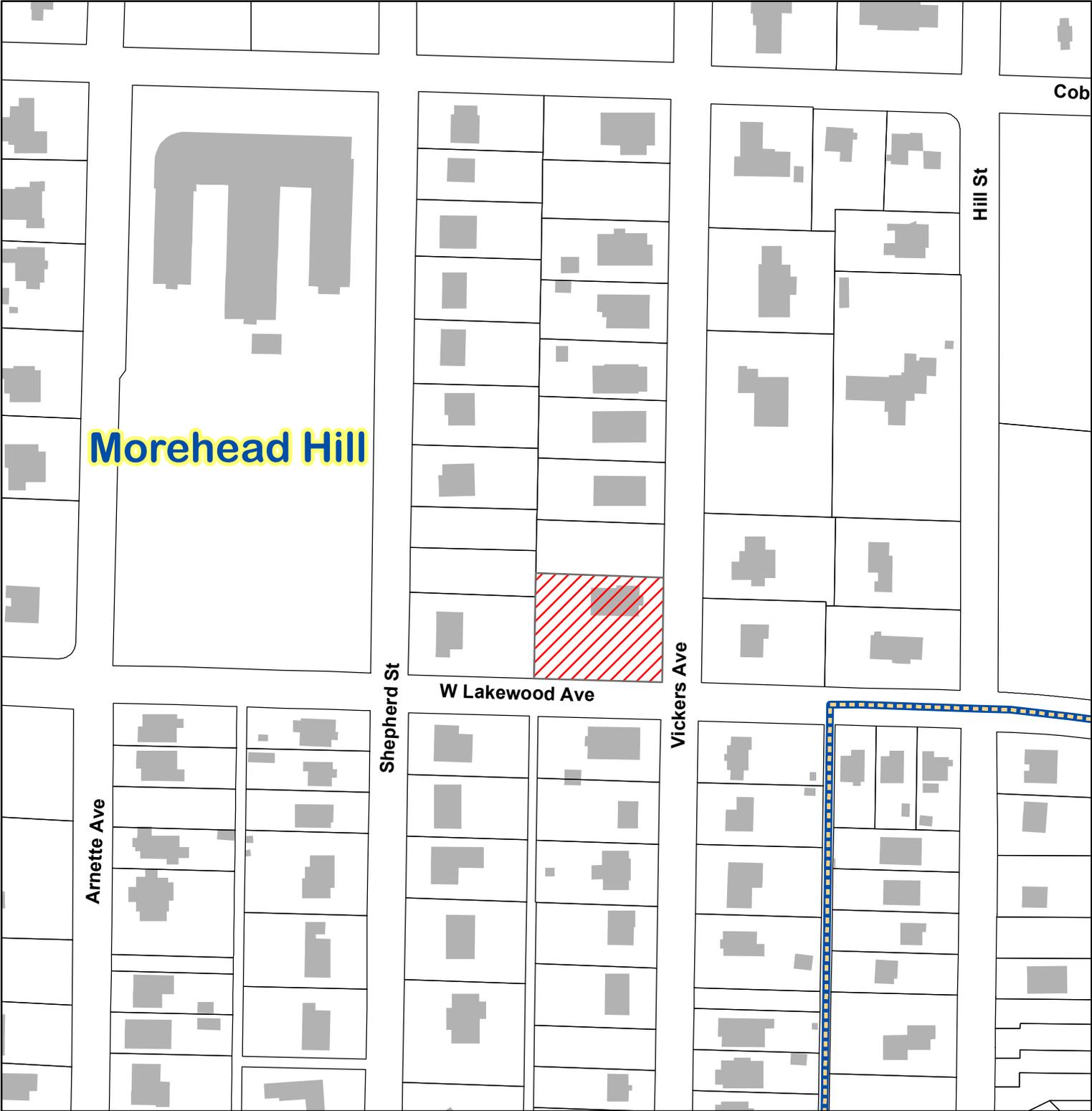
Staff certifies that the site was posted and notification letters were sent in accordance with Section 3.2.5 of the Unified Development Ordinance. In addition, e-mail notice was provided per the Durham Planning Public Notification Service.

## **VIII. Staff Contact**

Karla Rosenberg, AICP, Senior Planner, (919) 560-4137, extension 28259,  
Karla.Rosenberg@DurhamNC.gov

## **IX. Attachments**

Attachment 1, Context Map  
Attachment 2, Application Materials



**Context Map: COA1900130**

1218 Vickers Avenue

Attachment 1

-  Case Area
-  Parcel Lines
-  Building Footprints
-  Local Historic District



Planning



Durham City/County Planning Department

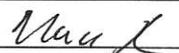
12/30/2019





# MAJOR CERTIFICATE OF APPROPRIATENESS Application

Planning

Property Information		
Case Number (STAFF ONLY): COA1900130	PID: 115106 / 0821-15-54-9341	
Site Address: 1218 Vickers Ave. Durham, NC 27707	Local Landmark: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Local District: Morehead Hill	Classification: <input checked="" type="checkbox"/> Contributing <input type="checkbox"/> Non-Contributing <input type="checkbox"/> Not listed	
National Register District:	Tax credit project? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Amending a previously approved COA? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Prior COA Case #:	
Request Type: <input checked="" type="checkbox"/> Major COA <i>without</i> Demolition or New Construction <input type="checkbox"/> Major COA <i>with</i> Demolition or New Construction <input type="checkbox"/> Major COA <i>with</i> Demolition <i>and</i> New Construction	Has work already commenced (retroactive)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Scope of Work (check all that apply): <input type="checkbox"/> New Construction ( <i>new primary or accessory structure</i> ) <input type="checkbox"/> Demolition ( <i>razing of primary or accessory structure</i> ) <input type="checkbox"/> Addition ( <i>expansion of conditioned area of a structure</i> ) <input type="checkbox"/> Sign(s) <input type="checkbox"/> Modification(s) ( <i>exterior changes to a structure</i> ) <input checked="" type="checkbox"/> Site Work ( <i>e.g., paving, plantings, site infrastructure</i> ) <input type="checkbox"/> Master ( <i>only applicable to City-, County-, or public utility company-owned properties</i> )		
Property Owner		
Name: Jacob and Vanessa Schroder	Telephone: 919-423-1108	
Contact Person: Vanessa Schroder	Email: vanessa.teaberry@duke.edu	
<b>**A pre-submittal meeting with Planning staff is required prior to submitting a Major/Master COA application.**</b>		
<b>Certification:</b> I (We), the undersigned, do hereby make an application for a Certificate of Appropriateness (COA) for the following proposals and plans to be undertaken within the boundaries of a Durham Historic District or Landmark. I (We) also understand that all the required information must be supplied for this application to be considered complete and valid. <b>I (We) met with staff for the required pre-submittal meeting on</b> <u>12/12/2019</u> .		
 _____ Owner Signature <i>(Signatures must be original and of current property owner.)</i>		<u>12/13/19</u> _____ Date
Applicant (if different than Property Owner)		
Name: Whitney Gilbert - Old North State Landscape Development, Inc.	Affiliation: Landscape Contractor/Designer	
Address: PO Box 61748	Telephone: 919-922-1586	
City/State/ZIP: Durham, NC 27705	Email: whitney@onslandscape.com	
Tracking Information (Staff Only)		
Case Planner:	HPC Date:	
Rec'd by: 12-16-19	Date rec'd: 	Fee: 309.00

# SCOPE OF WORK DESCRIPTION

## I. **Remove 3 Trees**

1) Trees: Remove 3 trees in the back yard of the following DBH: 24", 30", and 36"

## II. **Fence, Columns, & Gate**

1) Fencing: Install a 4' high black aluminum fence around front of yard

2) Columns: Install (2) 4.5' high x 2' x 2' stone columns on either side of the walkway to attach gate in front of house.

3) Gate: Install a 5' high, 15' wide, black aluminum gate. To have a flat top, with inset pickets.



**Durham City-Council Planning Department**  
Major Certificate of Appropriateness Application  
101 City Hall Plaza, Ground Floor, Suite G500  
Durham, NC 27701

To whom it may concern:

As an experienced Design – Build Landscape and General Contractor we see a lot trees growing in the wrong spot – i.e. too close to the house, too low for the house, etc. In some cases trees can be worked around, but in this case, the oaks will suffer great damage during this project, and will likely never recover.

We propose to have the three trees in the backyard of the 24", 30", and 36" DBH at the homeowner's request. The height of the base of these trees are too low for the level of the home. The root structure of each tree creates a challenge to be able to get grass to grow in the backyard which in turn leads to mud and an unusable space at many times during the year. The Schroder's have also requested to have privacy landscape plants installed around the property line. This will be extremely difficult and will indeed cause irreparable damage to all the trees if attempted. As it stands now there is no privacy from adjacent homes.

During construction, we will be installing a wall within 12' of the base of the 36" tree. We will need to have access with heavy machinery even closer to the tree despite our best efforts to avoid it. This in turn will create great structural damage to the roots. The tree will become stressed and begin its process in slowly declining and eventually leading to death. There is a possibility it will become hollow and fall on the house, or in a neighbor's yard. This tree also has branches leaning over the home and new addition. It is in the best interest of the home and property to have these trees in the backyard removed.

Thank you for considering our request,

A handwritten signature in black ink, appearing to read "Whitney Gilbert". The signature is fluid and cursive, with a large initial "W" and "G".

Whitney Gilbert  
Landscape Designer & Landscape Contractor  
Old North State Landscape Development, Inc.  
(919) 922-1586

Durham City-Council Planning Department  
Major Certificate of Appropriateness Application – Supplemental Letter  
101 City Hall Plaza, Ground Floor, Suite G500  
Durham, NC 27701  
11/12/2019

To Whom it May Concern:

We (Jacob and Vanessa Schroder) propose to have the 3 large trees in the back of the property removed, and install a black aluminum fence in the front yard by Old North State Landscape Development, Inc. while we are in the middle of our house construction renovation and yard construction renovation.

### **Tree Removal**

The trees have a DBH of: 24", 30", and 36". There are many reasons to have these trees removed to preserve our property and home.

**Lack of Grass:** The trees roots go all throughout the backyard which makes growing grass incredibly difficult. We also have 2 dogs that need to use the backyard, and this becomes a problem when there is consistently mud instead of grass.

**Low Lying Area:** Because most of these trees are in the low - lying area within 50' of the top of the bank, we do have flooding with larger storms. This also makes it a very unpleasant experience for our children who love to be outside, but dislike playing in the backyard because of the mud and severe mosquito problem.

**Tree Weakness:** We are afraid the flooding may weaken the trees and cause them to fall on our neighbor's property, or on our house – especially because the 36" tree has many limbs leaning over our house. The roots could also go through our foundation and cause damage to our home.

**Aesthetics:** The 30" tree looks as though it has been damaged in the past, and no longer looks to have the normal structure of an oak tree. The 24" & 30" trees are so close to the property line, that we cannot plant any privacy trees due to their root structure.

### **Fence Installation**

**Safety:** The front of our home is located on Vickers Ave which is an extremely busy street. Not only do we live on Vickers Ave, but right next to a busy intersection, which I have often seen people speeding through. It has also been the location of numerous traffic accidents. I have to watch my children very closely if they want to ride their bike up and down our driveway, or go outside in any capacity. Our dream is to be able to feel safer as our children play in our front yard.

**Aesthetics:** The fence we would like to install is a simple black aluminum fence. We will install plantings around the fence to help make the fence blend into the landscape. Our main purpose is to have the fence for safety, pedestrians and motorists will still be able to see through the fence to look around the corner for their safety as well.

Thank you for considering our request.



Vanessa Schroder

To whom may concern,

The 36" oak tree located in backyard of 1218 Vickers Ave Durham, NC 27707 needs to be removed as the current drainage plan does not allow proper watershed from the east side of the lot to flow entirely to the swale located at the west end of the lot. In order to stop the water from pooling in the back yard this area will need a large amount of fill that will impact the life of the tree and will potentially cause impact to the house or neighboring properties.

Alex Blumenauer  
Project Manager

BuildSense | Design + Construction  
502 Rigsbee Avenue, Suite 201  
Durham, North Carolina 27701  
919 667 0404 o  
919 667 9984 f  
919 389 2524 m  
Listen. Plan. Design. Build



*Old North State*  
LANDSCAPE DEVELOPMENT, INC.

## **MAJOR COA APPLICATION**

Prepared for the Durham City-County Planning  
Department in Durham, NC

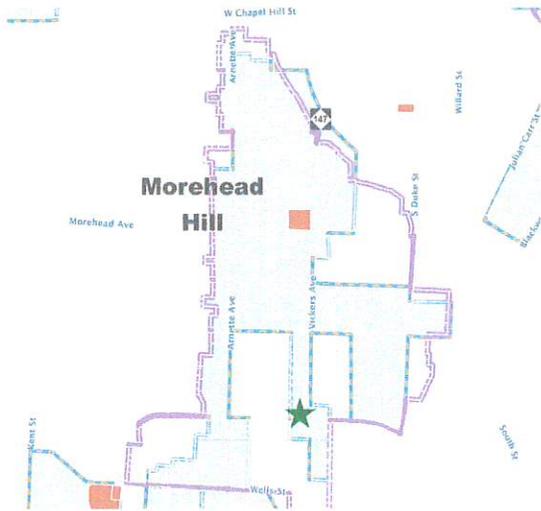
by  
Old North State Landscape Development, Inc.

for  
Jacob and Vanessa Schroder  
1218 Vickers Ave  
Durham, NC  
27707

# HISTORIC PROPERTIES LOCAL REVIEW

## Historical Context and Significance

1218 Vickers Ave is located within the Morehead Hill Historic Properties District designated by the city council in 2001.



\* Green Star Indicated location of parcel in relation to the Morehead Hill Historic District

1218 Vickers Ave., is a property that contributes to the historical make up of the neighborhood. The already passed addition to the home blends the historic and original stone facade, into the linear/boxy appearance of the addition. Modernity has been captured throughout the years through additions to this house, and will be continued to do so.

The juxtaposition as mentioned in the Major COA approval of the house addition, will continue to the outside parameters of the home through hardscaping and landscaping of the already approved Minor COA. The aforementioned flat roof of the home, will continue into the covered roof outdoor kitchen, as well into the flat roof pergola design.

The main purpose of this project is to not only extend the living space on an outdoor level, but to increase the happiness and usability of the yard. Currently, the yard is almost unusable (as seen in the pictures) due to the grade and major drainage issues. With the introduction of terracing on the side yard, and building up an outdoor living space, the Schroder's will be able to use their yard to its full capabilities in the presence of their children and pets after the 3 large trees are removed in the backyard. With having the front yard fenced, the entire property will be safely secured for all of their children and pets. The Schroder's will be able to not worry when their children are playing in the yard, because it will be safely fenced. Vicker's Avenue is a one way street in which cars are often seen speeding through. With the addition of the front fencing, as seen in other areas of this historical district, the Schrodgers can be at ease, and will also provide a third level of security to their property.

Old North State Landscape Development, Inc., and Jacob and Vanessa Schroder look forward to proceeding with the third phase of their project under the complete guidance and support of the Historic Commission.

Sincerely,

Whitney Gilbert, Landscape Designer and Contractor  
Old North State Landscape Development, Inc.

EXISTING CONDITIONS PHOTOS



East Side Front Entrance





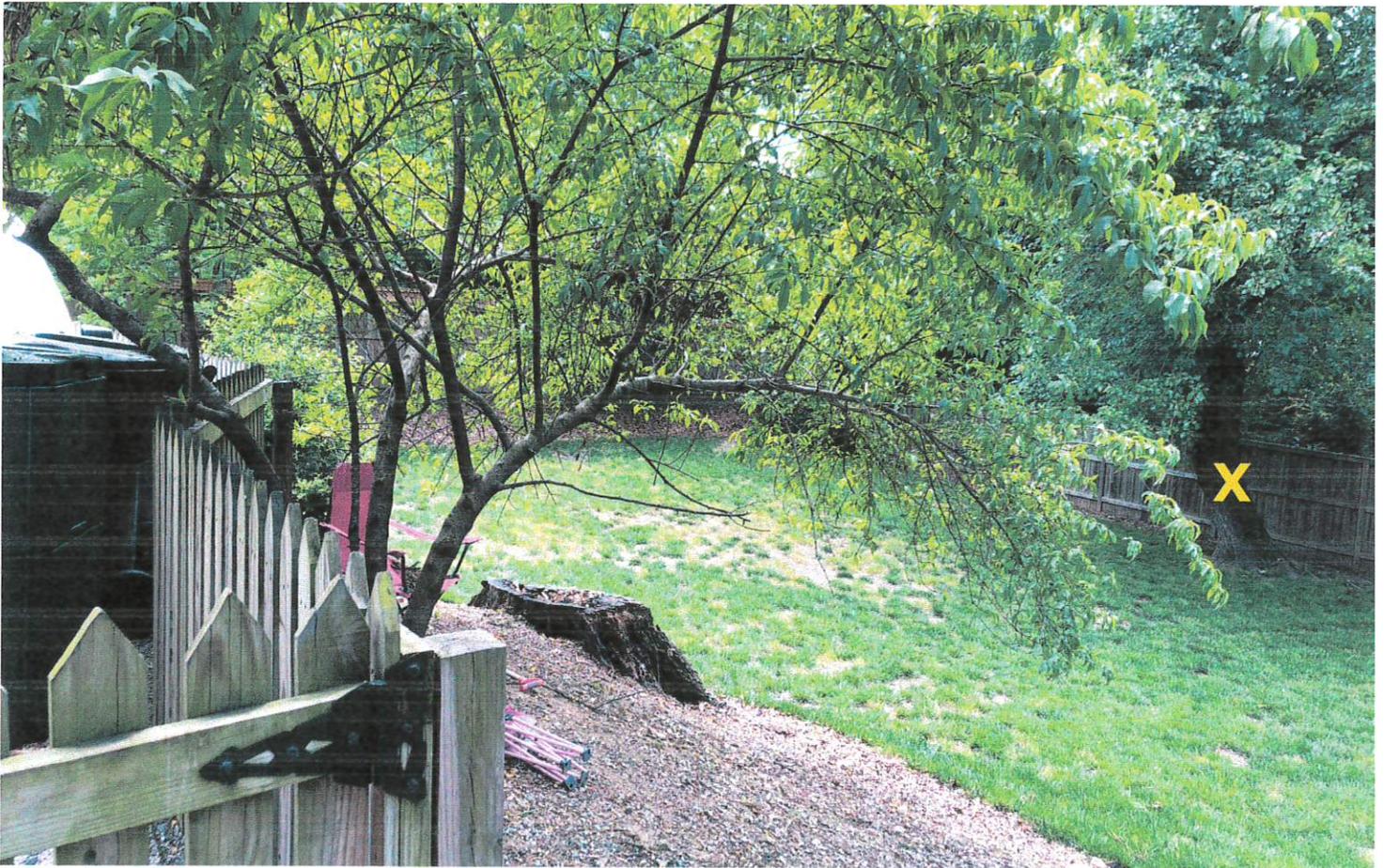
South Side Driveway

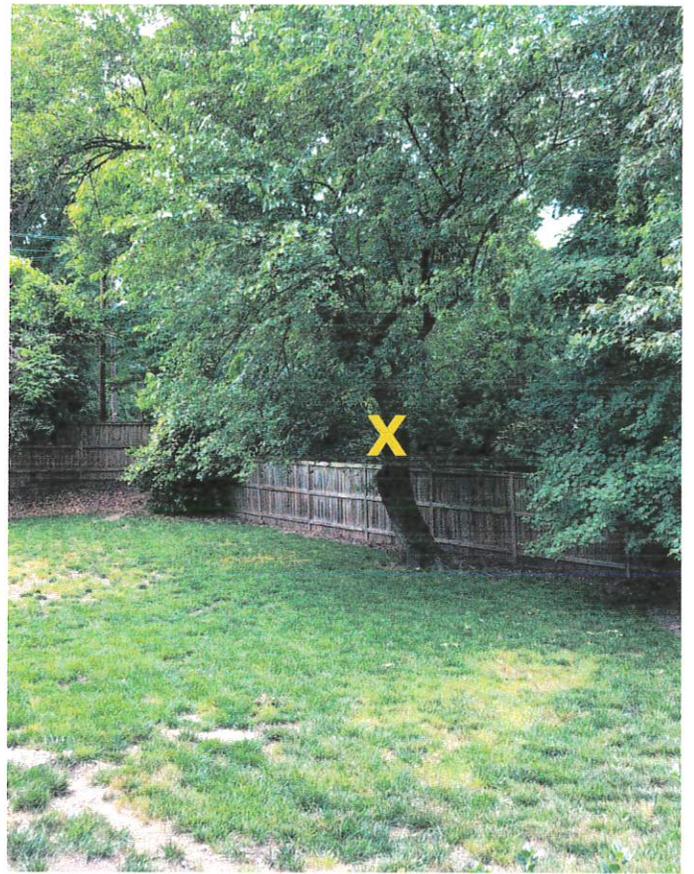
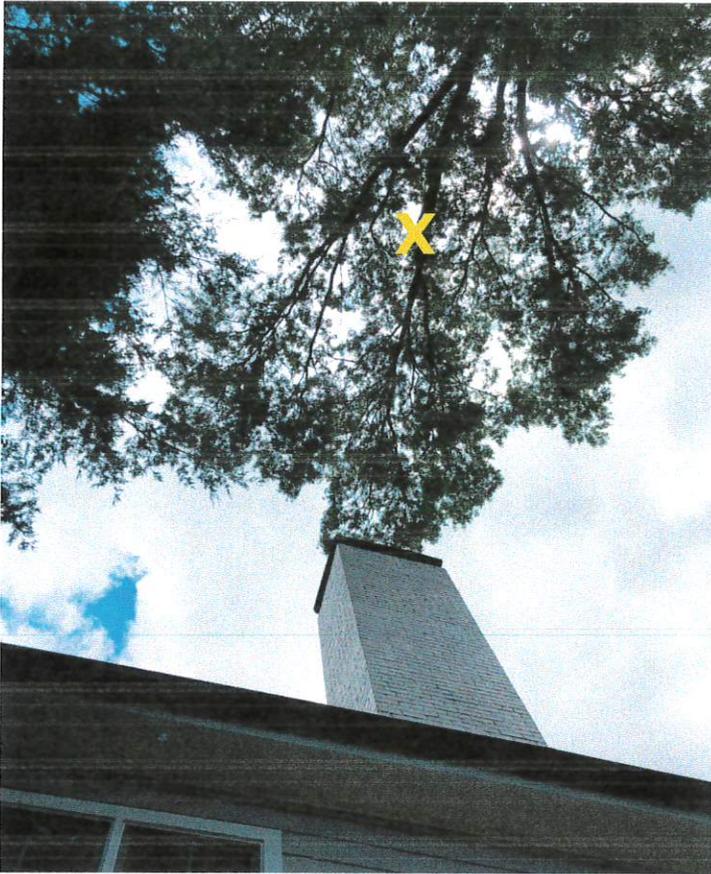


South Side Driveway - Close Up



Backyard Slope and Current Drainage

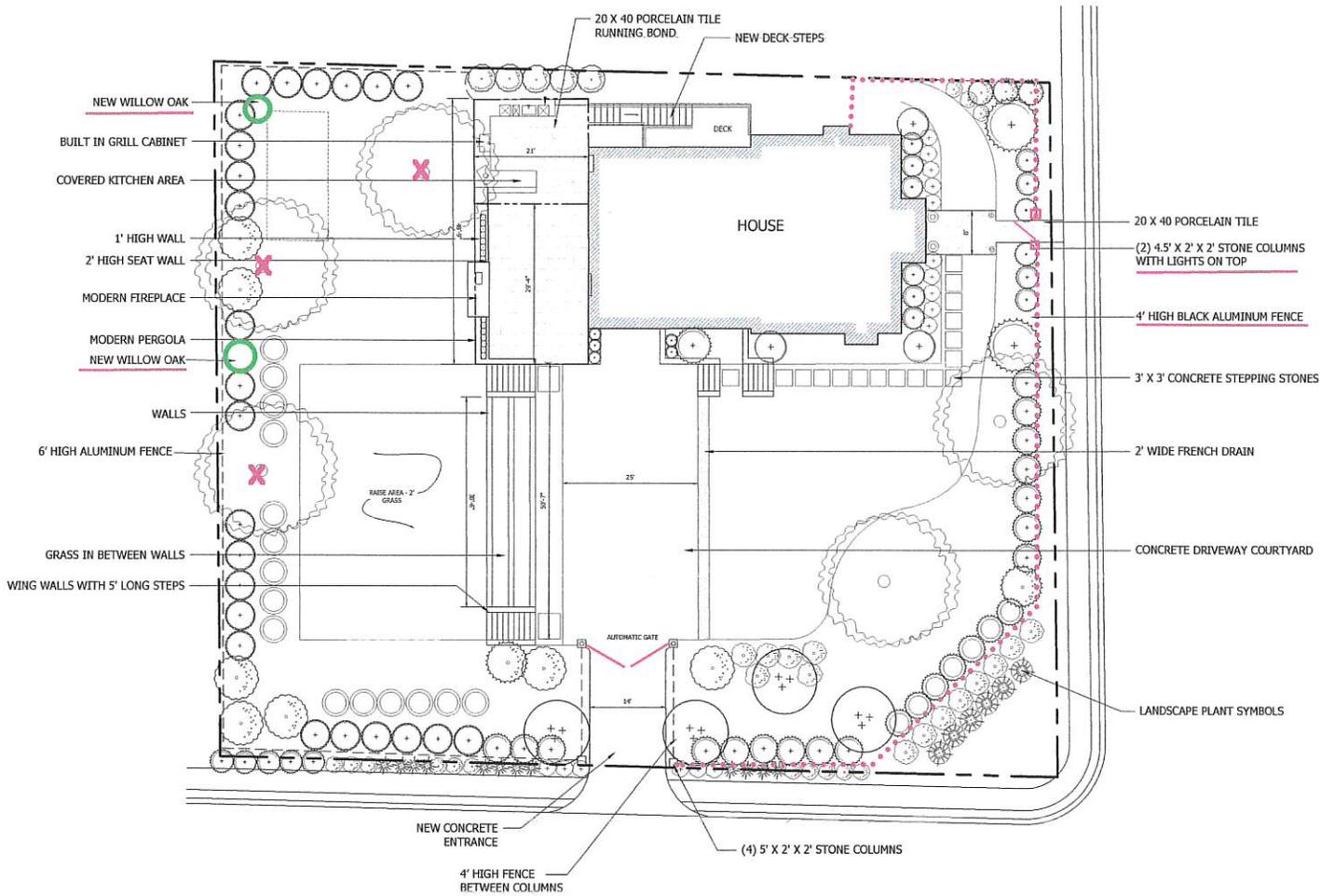




Existing Trees to be Removed



LANDSCAPE SCHEMATIC DESIGN PLAN - APPROVED BY MINOR COA  
 with addition of fencing, gate, and tree removal indicated (marked in pink). Green circles indicate placement of new Willow Oak trees.

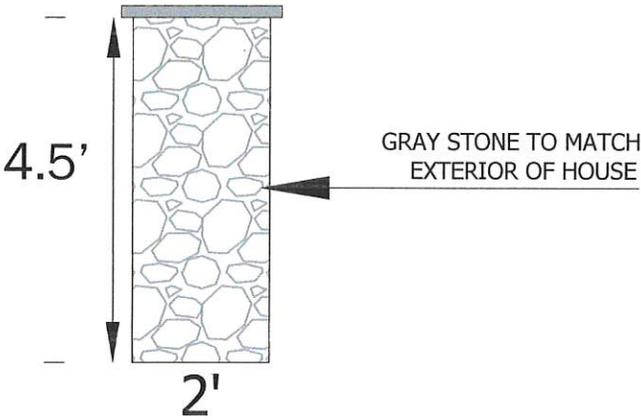




ENTRANCE

Columns

Column Material- Grey Stone to Match Home



Black Aluminum Fence, Front Yard Only



4' High Fence - Picket Detail



Fence - Top Ball Detail



Example light on top of column

Scope: Install a 4' high black aluminum fence in the front of the house and around the side to connect to the already approved driveway columns. Landscaping to be planted around the fence to help blend into the yard. The fence will be 7' away from the concrete sidewalk to keep pedestrians with an open and safe space. Columns with a gate, entering the front walkway will tie into the existing house stone, bringing the existing historical look of the home out towards the street. The fencing to go around the front of the home as seen on the design, will ensure safety from the busy street for the Schroder's children and pets.

## DRIVEWAY ENTRANCE



Double Black Aluminum Gate Example



Picket detail on Gate

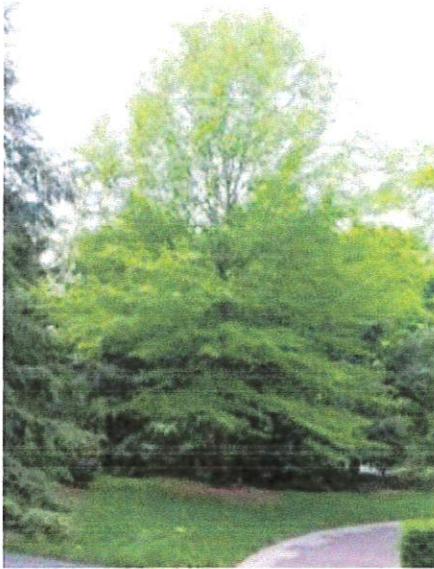
Scope: Install a 5' high black aluminum gate in between the already approved driveway columns. This gate will allow a secure yard while their children are playing. The gate style will also tie into the new fence.

## NEW TREE INSTALLATION - TO PROVIDE FUTURE CANOPY

2 Willow Oak Trees to be installed in the backyard to replace trees that will be removed. Trees to provide future canopy for canopy removed.

### *Quercus phellos*

[Back to Previous Page](#)



[More Images](#)

[Plant of Merit](#)

Species Native to Missouri

Common Name: willow oak

Type: Tree

Family: Fagaceae

Native Range: Southeastern United States

Zone: 5 to 9

Height: 40.00 to 75.00 feet

Spread: 25.00 to 50.00 feet

Bloom Time: April

Bloom Description: Yellow-green

Sun: Full sun

Water: Medium to wet

Maintenance: Low

Suggested Use: Shade Tree, Street Tree, Rain Garden

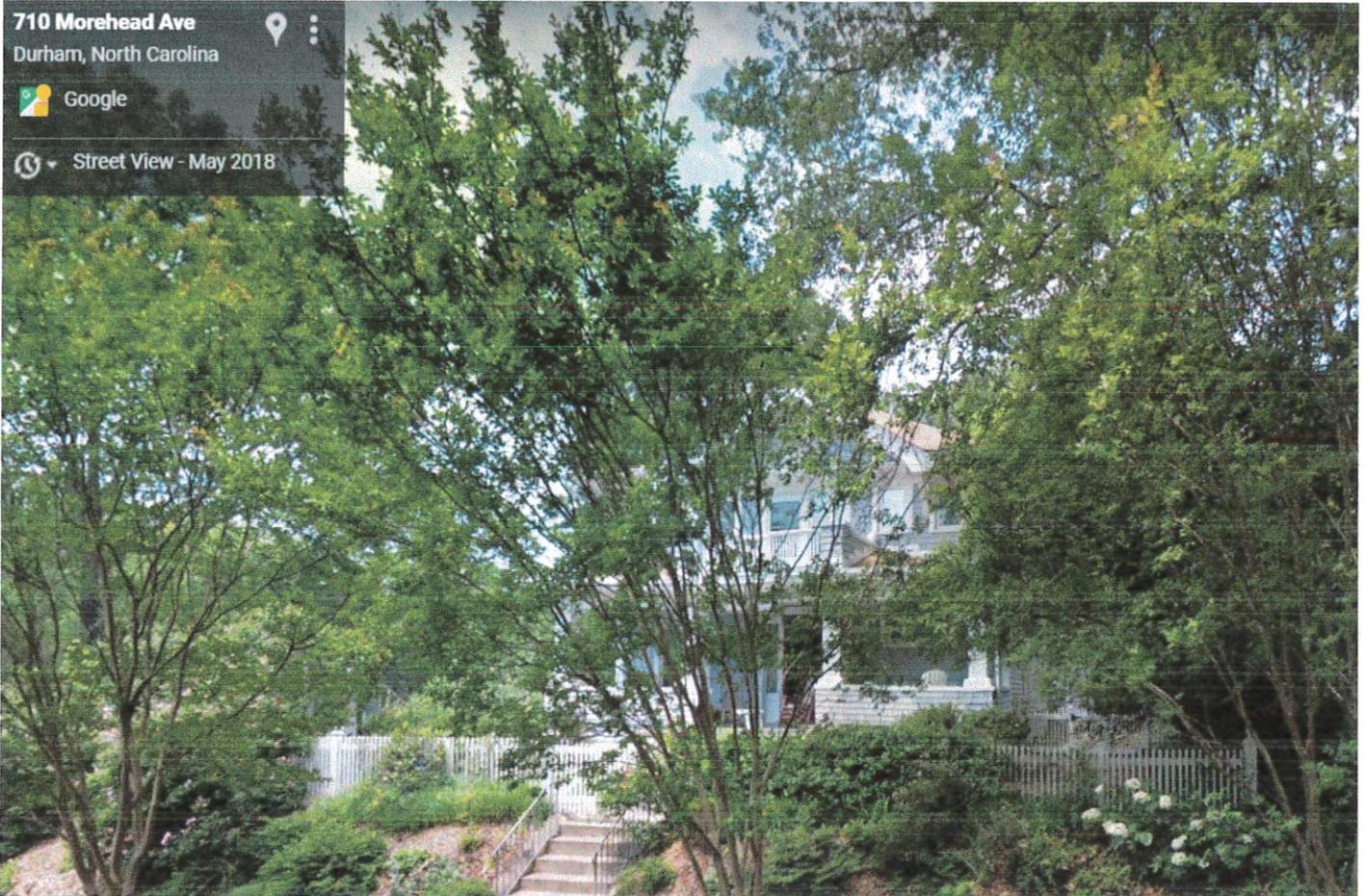
Flower: Insignificant

Tolerate: Clay Soil, Wet Soil, Air Pollution

[Garden locations](#)

*Information retrieved from: Missouri Botanical Garden Website*

# EXAMPLES OF EXISTING FRONT YARD FENCES IN THE MOREHEAD HILL DISTRICT





Thank you for your consideration,

Whitney Gilbert  
Landscape Designer  
Old North State Landscape Development, Inc.  
whitney@onslandscape.com  
Office: (919) 384-1800  
Cell: (919) 922 - 1586



# CERTIFICATE OF APPROPRIATENESS REPORT

112 WEST LYNCH STREET  
SITE WORK  
COA1900131

Meeting Date: February 4, 2019

<b>Case</b>	COA1900131	<b>Type</b>	Major Work
<b>Project Name</b>	112 West Lynch Street – Site Work		
<b>Applicant</b>	Elizabeth Paley		
<b>Owner</b>	Elizabeth Paley and Stefan Zauscher		
<b>Location</b>	North side of West Lynch Street between Glendale Avenue and North Mangum Street		
<b>Zoning</b>	Residential Urban-5 (RU-5)	<b>Acreage</b>	0.252 acres
<b>Historic Landmark</b>	William and Margaret Lynch House		

## I. Summary of Proposed Work

The applicant has installed a new front yard retaining wall with plantings. A utility box was installed by a utility company previously. Details regarding the proposal can be found in the application materials (Attachment 2).

## II. Historical Context and Significance

This property is designated a local landmark for being one of Durham’s oldest surviving homes (a “Victorian Gothic farmhouse”) and for its connection to Dr. William Lynch, a prominent local dentist.

## III. Approval Criteria for Historic Landmarks

Unified Development Ordinance paragraph 3.17.11 establishes the approval criteria for certificates of appropriateness for historic landmarks as follows:

In granting a certificate of appropriateness, the HPC shall take into account, in accordance with the principles and design review criteria adopted for the historic landmarks:

- a. The historic or architectural significance of the structure, site, or setting under consideration;
- b. The exterior form and appearance of any proposed additions or modifications to the structure, site, or setting.

Because the structure is a local historic landmark, the criteria in the Landmarks section of the Historic Properties Local Review Criteria apply.

## IV. Review Criteria and Staff Analysis

Below are the criteria that staff believes are relevant to this case, found in the Landmarks section (pp. 72–82) of the Historic Properties Local Review Criteria.

**A. General**

4. It is not appropriate to obstruct significant views of historic structures.

***Staff analysis:** The proposed site work appears to meet this criterion because it does not obstruct views of the home as viewed from the street.*

**M. Site Work**

2. Fences and Walls

- b. Introduce new fences and walls only in configurations and locations that are characteristic of the landmark property and that do not obscure character-defining elevations.

***Staff analysis:** The proposed new retaining wall appears to meet this criterion because it is located along the front property line, accommodating a sharp drop in grade from the front yard to sidewalk level. The terraced pattern breaks up the wall's three-foot height and the curvature softens its appearance. It is composed of dry-stacked stones, which is a natural material that was available during the home's period of significance.*

4. Utilities and Mechanical Equipment

- a. Locate mechanical and telecommunications equipment (including vents, fans, and co-located wireless communication facilities) to minimize visibility from the street.

***Staff analysis:** The proposed fiber box appears to meet this criterion because it is mostly buried and screened by the proposed wall and vegetation.*

**V. Recommendation**

The Planning staff will make a recommendation after the public testimony during the hearing.

**VI. Possible Motion**

The Durham Historic Preservation Commission finds that, in the case COA1900131, 112 West Lynch Street – Site Work:

- The applicant has completed site work on a landmark property.
- A fiber box has been installed along the front property line, and is mostly buried and screened by vegetation.
- A retaining wall of dry-stacked stones, up to three feet in total height, laid in a terraced pattern, frames the front walkway, adjoining an existing retaining wall of two layers of pressure-treated lumber.

Therefore, the conclusion of law is that the proposed addition and alterations are consistent with the historic character and qualities of the Historic District and are consistent with the Historic Properties Local Review Criteria, specifically those listed in the staff report, and the Durham Historic Preservation Commission approves the Certificate of Appropriateness for case COA1900131, 112 West Lynch Street – Site Work, with the following conditions:

1. The improvements shall be substantially consistent with the plans and testimony presented to the Commission at this Commission hearing and attached to this COA;
2. The improvements may require additional approvals from other City or County departments or state or local agencies; the applicant is responsible for obtaining all required approvals relating to building construction, site work, and work in the right-of-way; and
3. A compliance inspection shall be performed immediately upon completion of the work approved herein.

**[Add any additional conditions here.]**

**VII. Notification**

Staff certifies that the site was posted and notification letters were sent in accordance with Section 3.2.5 of the Unified Development Ordinance. In addition, e-mail notice was provided per the Durham Planning Public Notification Service.

**VIII. Staff Contact**

Karla Rosenberg, AICP, Senior Planner, (919) 560-4137, extension 28259,  
Karla.Rosenberg@DurhamNC.gov

**IX. Attachments**

Attachment 1, Context Map  
Attachment 2, Application Materials

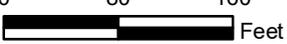


**Context Map: COA1900131**

112 West Lynch Street

Attachment 1

-  Case Area
-  Parcel Lines
-  Building Footprints
-  Local Historic Landmark

   
Planning  Feet

Durham City/County Planning Department  
12/30/2019

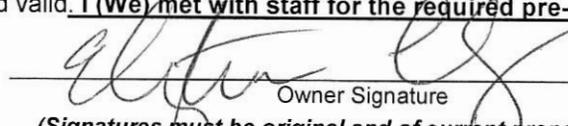
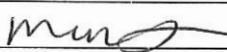




Durham City-County Planning Department

# MAJOR CERTIFICATE OF APPROPRIATENESS Application

Planning

Property Information		
Case Number (STAFF ONLY): COA1900131	PID: 109912 / 0832-17-11-1648	
Site Address: 112 W Lynch St, Durham NC 27701	Local Landmark: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Local District :	Classification: <input checked="" type="checkbox"/> Contributing <input type="checkbox"/> Non-Contributing <input type="checkbox"/> Not listed	
National Register District: Old North Durham	Tax credit project? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Amending a previously approved COA? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Prior COA Case #:	
Request Type: <input checked="" type="checkbox"/> Major COA <i>without</i> Demolition or New Construction <input type="checkbox"/> Major COA <i>with</i> Demolition or New Construction <input type="checkbox"/> Major COA <i>with</i> Demolition <i>and</i> New Construction	Has work already commenced (retroactive)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Scope of Work (check all that apply): <input type="checkbox"/> New Construction ( <i>new primary or accessory structure</i> ) <input type="checkbox"/> Demolition ( <i>razing of primary or accessory structure</i> ) <input type="checkbox"/> Addition ( <i>expansion of conditioned area of a structure</i> ) <input type="checkbox"/> Sign(s) <input type="checkbox"/> Modification(s) ( <i>exterior changes to a structure</i> ) <input checked="" type="checkbox"/> Site Work ( <i>e.g., paving, plantings, site infrastructure</i> ) <input type="checkbox"/> Master ( <i>only applicable to City-, County-, or public utility company-owned properties</i> )		
Property Owner		
Name: Elizabeth Paley and Stefan Zauscher	Telephone: (919) 956-5896 (h); (919) 698-3955 (c)	
Contact Person: Elizabeth Paley	Email: espaley@duke.edu	
<b>**A pre-submittal meeting with Planning staff is required prior to submitting a Major/Master COA application.**</b>		
<b>Certification:</b> I (We), the undersigned, do hereby make an application for a Certificate of Appropriateness (COA) for the following proposals and plans to be undertaken within the boundaries of a Durham Historic District or Landmark. I (We) also understand that all the required information must be supplied for this application to be considered complete and valid. <b>I (We) met with staff for the required pre-submittal meeting on</b> <u>12/16/19</u> <u>KARLA ROSENBERG</u>  Owner Signature <u>12/16/19</u> Date <i>(Signatures must be original and of current property owner.)</i>		
Applicant (if different than Property Owner)		
Name:	Affiliation:	
Address:	Telephone:	
City/State/ZIP:	Email:	
Tracking Information (Staff Only)		
Case Planner:	HPC Date:	
Rec'd by: 12-16-19	Date rec'd: 	Fee: 465.00

112 West Lynch Street, Durham NC 27701  
COA supporting materials

**Project: Landscaping front-yard slope along sidewalk**

Apologies for not realizing in advance that landscaping work required a COA! This project was complete in November 2019.

**Project Intent and Background Statement:** *Provide a written description of why the proposed change(s) to the building or site are requested. What is the project purpose?*

We have a steep (almost 2:1) slope/bank that goes from our lawn down to the sidewalk. The City replaced the sidewalk on our block last year, which took out the bottom part of the slope to make room for the cement. The City added 6 x 6 pressure-treated timbers along the bottom of the east side of the bank, running continuously from 112 W. Lynch to the east end of 108 W. Lynch. The City filled in the bottom of the west side with soil. Shortly after that, AT&T installed a fiber box in the west side of the bank, which trashed a good chunk of the grass. (This was done without notification to us from AT&T, and without coordination with the city's sidewalk work.) Soil erosion from the bank into the sidewalk increased after the sidewalk and fiber box work. Because of this, and because the slope is increasingly difficult for us to mow as we get older, we hired Environs Landscaping to design a landscaping solution.

**Scope of Work Description:** *Describe the specific change(s) being proposed, including all elements or components being added, removed or changed. List dimensions, materials, and finishes for all components of the project. Be as detailed and clear as possible. Staff can provide examples of scope of work descriptions upon request.*

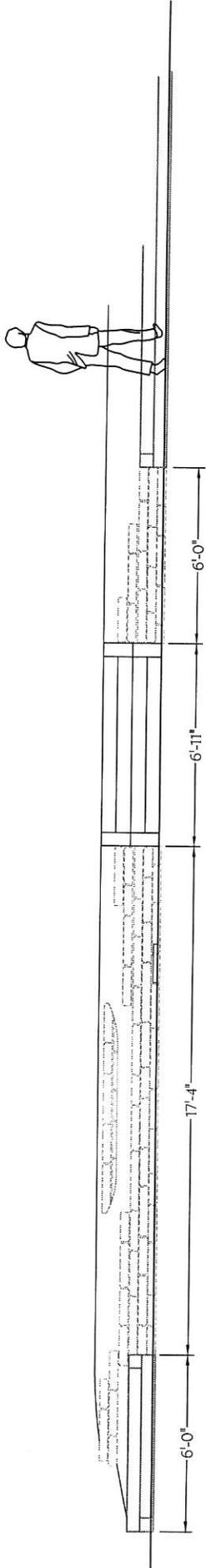
Environs Landscaping created a landscaping plan (see attached drawings) to alleviate soil erosion from the yard into the sidewalk on the west side of the bank. The western corner of the front west slope was retained with 6 x 6 pressure-treated timbers. From the end of timbers to the steps of the front walk, Lincoln Creek stone strips were used to retain/tier the remainder of the west slope. At the east side of the front walk steps, the existing 6 x 6 timber wall was shortened by ~6 in ft and Lincoln Creek stone strips were used to retain/tier the span where the timbers were removed. The areas receiving plant material were bed prepped before the plants that are listed/labeled on Environs Landscaping's drawing titled 'Front Slope Plan & Elevation' were installed. After the plant material was installed, the beds received triple hardwood mulch at an approximate depth of 2-3".

During installation, Environs discussed the fiber box with AT&T subcontractors to find a solution that would meet both AT&T's access need to access the fiber box and our need to landscape around it. Environs concealed the box behind removable sandstone.

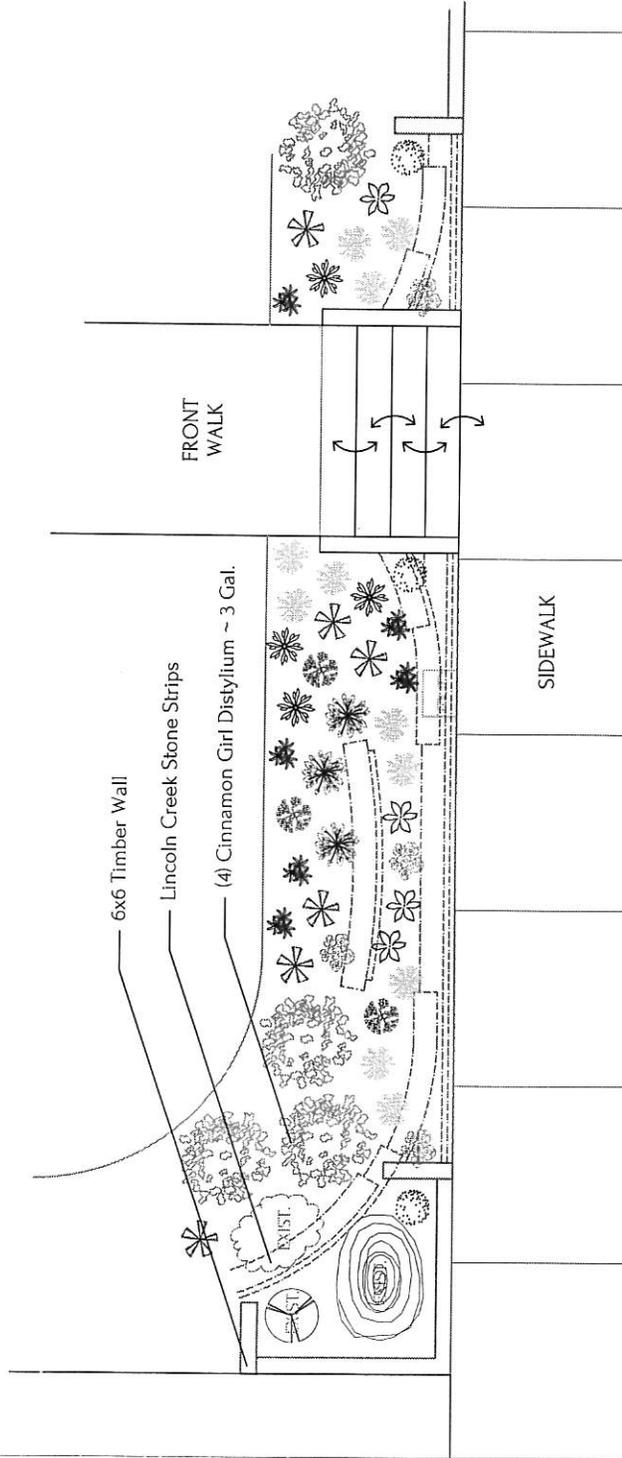
**Historic Properties Local Review Criteria Compliance Statement:** *Provide a written description of the project's compliance with the applicable Historic Properties Local Review Criteria. For this statement, identify each of the relevant criteria and specifically address how it is met in the proposed scope of work. Copies of the criteria are available online or from staff.*

**Landscaping:** The landscaping was limited to the slope, which is well away from the house. One crape myrtle volunteer offshoot was removed; no other trees were replaced or removed, and all mature canopy trees were preserved. The new plantings do not obscure the house or yard.

**Walls:** Dry-stacked sandstone strips were introduced to retain soil on the bank, and to allow room for plantings without obscuring the bank or the house. The sandstone wall is the same height as the City-installed pressure-treated lumber. No changes were made to elevations. No chain link, vinyl, or concrete blocks were used, and the sandstone blocks are uncoated.



ELEVATION



PERENNIAL LIST

- (3) Blackbird Euphorbia ~ 1 Gal.
- (3) Scarlet Flame Creeping Phlox ~ 1 Gal.
- (4) Astra Blue Balloon Flower ~ 1 Gal.
- (6) Pow Wow Berry Cone Flower ~ 1 Gal.
- (6) Helene Von Stein Lambs Ear ~ 1 Gal.
- (12) Amazon Mist Carex ~ 1 Q.
- (4) Blue Marvel Salvia ~ 1 Gal.
- (4) Dazzleberry Sedum ~ 1 Gal.
- (3) Walkers Low Catmint ~ 1 Gal.



Paley-Zauscher  
112 W Lynch St

09.24.2019

Kara L. McClendon  
Environs Landscaping  
919.683.8786

Front Slope Plan & Elevation

Scale: 3/16" = 1'-0"

112 W Lynch St, Durham, NC 27701  
Owners: Elizabeth Paley & Stefan Zauscher



1. 112 West Lynch Street, south side before landscaping



2. 112 West Lynch Street, south side after landscaping



3. 112 West Lynch Street, landscaping detail



4. 112 West Lynch Street, SW corner



5. 112 West Lynch Street, NW corner



6. 112 West Lynch Street, NE corner



7. 112 West Lynch Street, east side