Historic Preservation Commission

1. Call To Order

2. Roll Call

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

3. Adjustments To Agenda

4. Approval Of Minutes - April 9, 2019
   Draft Minutes - April 9, 2019

   Documents:
   
   HPC MINUTES 04-02-2019.PDF

5. Swearing-In Of Witnesses

6. Certificates Of Appropriateness - Staff Person Karla Rosenberg, Planner

   Documents:
   
   COA1800092 2116 WEST CLUB BLVD.PDF
   COA1800093 2116 WEST CLUB BLVD.PDF

7. New Business
   a. Administrative COAs

8. Adjournment
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
Jonathan Dayan
Andrew Goolsby
Katie Hamilton
April Johnson
Wanda Waiters

Excused Members Absent:
Tom Kreger

Staff Present:
Grace Smith, Planning Supervisor
Karla Rosenberg, Planner
Terri Elliott, Clerk
Crista Cuccaro, City Attorney’s Office

III. Adjustments to the Agenda
None.

IV. Approval of Summary Minutes for March 5, 2019

MOTION: Approve the Minutes from March 5, 2019 (Dayan, Waiters 2nd).
ACTION: Approved 8-0

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 COA1900005 – 1509 Maryland Avenue - Demolition

Staff Report: Karla Rosenberg presented the case.

Speakers: Mr. Black spoke in support. No one spoke in opposition.

Discussion: Mr. Black gave a brief overview of the proposed project of 1509 Maryland Avenue – Demolition.

Staff Recommendation: Staff recommended approval of application.

MOTION: Mr. Bouchard made a motion that the Durham Historic Preservation Commission finds that, in the case COA1900005, 1509 Maryland Avenue – Demolition:

• The applicant is proposing to demolish a non-contributing primary structure dating from 1920 as well as a more recent accessory structure.
• The site will be stabilized with grass seed and straw following the demolition; no further construction has thus far been proposed.

Therefore, in accordance with UDO requirements and NCGS 160A.400.14, the COA for the proposed demolition is approved without a delay.

(Bouchard, Waiters 2nd)

ACTION: Approved 8-0

b. Case COA1900008 – 2416 West Club Boulevard - Modifications

Staff Report: Karla Rosenberg presented the case.

Speakers: Mr. Wilkins spoke in support. No one spoke in opposition.

Discussion: Mr. Wilkins gave a brief overview of the proposed project of 2416 West Club Boulevard – Modifications.

Staff Recommendation: Staff recommended approval of application.

MOTION: Mr. Dayan made a motion that the Durham Historic Preservation Commission finds that, in the case COA1900008, 2416 West Club Boulevard – Modifications:

• The applicant is proposing modifications to the fenestration of a contributing structure.
• Three original wood windows at the rear of the structure will be replaced with smaller fiber-glass clad wood windows to match adjacent windows; new trim will be a wood composite, sized to match original wood trim.
• One original wood window toward the rear of the east side elevation will be removed and infilled with wood siding to match surrounding siding.
• One original wood basement door will be removed from the rear elevation to be infilled with bricks, parged and painted to match surrounding masonry.
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 COA1900008, 2416 West Club Boulevard – Modifications, 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.

(Dayan, Waiters 2nd)

ACTION: Approved 8-0

c. Case COA1900010 – 2032 West Club Boulevard – New Construction and Site Work

Staff Report: Karla Rosenberg presented the case.

Speakers: Mr. Arneson spoke in support. No one spoke in opposition.

Discussion: Mr. Arneson gave a brief overview of the proposed project of 2032 West Club Boulevard – New Construction and Site Work.

Staff Recommendation: Staff recommended approval of application.

MOTION: Ms. Johnson made a motion that the Durham Historic Preservation Commission finds that, in the case COA1900010, 2032 West Club Boulevard – New Construction and Site Work:

- The applicant is proposing a new accessory structure and site work on the property of a contributing structure.
- The two-story accessory structure will measure 12 feet by 10 feet in footprint, and will be constructed with vertical cementitious fiberboard siding, an asphalt-shingled gabled roof with painted wood rafter tails, a painted brick foundation, and four-over-one, aluminum-clad wood, double-hung windows.
- An elevated pressure-treated wood deck will attach to the play house as a landing for a spiral stair and slide.
- A four-foot tall wood slat fence with double gate will be installed along a portion of the north property line and a new gravel lot behind the primary structure; a six-foot tall horizontal steel slat fence with double gate will be installed along portions of the north and east property lines.
- Other site features are documented in the attached materials.

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 COA1900010, 2032 West Club Boulevard –
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.

(Johnson, Bouchard 2nd)

ACTION: Approved 8-0

d. Case COA1900011 – 610 West Main Street – Addition and Modifications

Staff Report: Karla Rosenberg presented the case.

Speakers: Mr. Warasila spoke in support. No one spoke in opposition.

Discussion: Mr. Warasila gave a brief overview of the proposed project of 610 West Main
Street – Addition and Modifications.

Staff Recommendation: Staff recommended approval of application with conditions of
working out the details.

MOTION: Mr. Dayan made a motion that the Durham Historic Preservation Commission
finds that, in the case COA1900011, 610 West Main Street – Addition and Modifications:

• The applicant is proposing an addition to a landmark property.
• One window on the Cobb Building (second window from the street) on the east
elevation will be removed, along with existing brick infill at the base of the
window, to create a doorway.
• A glass vestibule, measuring approximately 16 feet in length, 6.5 feet in depth,
and 15 feet in height, will rest upon a concrete stoop, enclosing an area around
the new door opening; the glass will be attached to the masonry via penetrations
within the mortar joints only, with use of caulking or infill that leaves no residue
or discoloration of the brick.
• The horizontal channel connection between glass addition and original masonry
will limit penetrations to the vertical mortar joints and will not protrude over brick
details.
• A set of poured concrete steps will descend from the stoop to grade, and two
poured concrete seat walls ranging in height from 6 inches to 30 inches will line
the east and west sides of the courtyard plaza.
• Thirteen trees will be removed, leaving five remaining within the courtyard.
• The trees, fountain, and seat walls will be treated with new uplighting.
• A bocce ball court edged with timbers and lined with synthetic turf will be situated at the northeast corner of the plaza.
• The plaza will be paved with brick pavers.
• The existing leader and down spout will be completely repositioned to the left of the vestibule and will run straight downward; the sprinkler system will run under the archway and will not penetrate any of the bricks.

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 COA1900011, 610 West Main Street – Addition and Modifications, 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.

(Dayan, Bouchard 2nd)

ACTION: Approved 7-1, (DeBerry voting no)

e. Case COA1900012 – 1218 Vickers Avenue – Addition

Staff Report: Karla Rosenberg presented the case.

Speakers: Mr. Addison spoke in support. No one spoke in opposition.

Discussion: Mr. Addison gave a brief overview of the proposed project of 1218 Vickers Avenue – Addition.

Staff Recommendation: Staff recommended approval of application.

MOTION: Mr. Bouchard made a motion that the Durham Historic Preservation Commission finds that, in the case COA1900012, 1218 Vickers Avenue – Addition:

• The applicant is proposing to expand a second-floor addition on a contributing structure from 347 square feet to 784 square feet.
• The addition will be clad in three-inch stained gray cypress wood siding, with a porch area surrounded by a solid railing composed of the same cypress siding and eight-inch square fiberglass columns.
• Windows will consist of double-hung wood units in the rear and north sides, matching those in the first-floor addition, and of casement windows along the south street-facing elevation, to match the home’s original windows.
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 COA1900012, 1218 Vickers Avenue – Addition, 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.

(Bouchard, Johnson 2nd)

ACTION: Approved 7-0, (Mr. DeBerry left early)

f. Case COA1900013 – 1219 Fayetteville Street – Modification

Staff Report: Karla Rosenberg presented the case.

Speakers: Ms. Hannapel spoke in support. No one spoke in opposition.

Discussion: Ms. Hannapel gave a brief overview of the proposed project of 1219 Fayetteville Street - Modification.

Staff Recommendation: Staff recommended approval of application.

MOTION: Ms. Hamilton made a motion that the Durham Historic Preservation Commission finds that, in the case COA1900013, 1219 Fayetteville Street – Modification:

- The applicant is proposing a modification to a contributing structure.
- The nonoriginal front door will be replaced in its existing opening with a new half-light over three-panel wood door to match original doors extant on the structure.

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 COA1900013, 1219 Fayetteville Street – Modification, 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.
   (Hamilton, Waiters 2nd)

**ACTION:** Approved 6-0, (Ms. Johnson recused, Mr. DeBerry left early)

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**g. Case COA1900019 – 1007 Taylor Street – Modifications**

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

**Speakers:** Mr. Pretty spoke in support. No one spoke in opposition.

**Discussion:** Mr. Pretty gave a brief overview of the proposed project of 1007 Taylor Street - Modifications.

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

**MOTION:** Mr. Goolsby made a motion that the Durham Historic Preservation Commission finds that, in the case COA1900019, 1007 Taylor Street – Modifications:

- The applicant is proposing to reconstruct a partially demolished contributing structure.
- A photograph dating to circa 1980 is the earliest known photograph showing the home’s original form and most original features, and should therefore serve as a model for reconstruction, which entails the following:
  - Reconstruction of missing hipped roof and porch overhang with exposed rafter tails, including street-facing gabled dormer with eight-pane horizontal fixed window;
  - Reconstruction of original brick chimney with concrete crown, using salvaged bricks to match foundation, and a soft lime-based mortar (*not* Portland cement);
  - Reconstruction of missing front and side elevations, to be clad with salvaged wood lap siding on the street-facing elevation and cementitious fiberboard siding (smooth side facing out) with the same dimensions, profile, and reveal on side and rear elevations;
  - Replacement of two (front) street-facing windows with wood or aluminum-clad wood, simulated divided-light, double-hung, 12-over-1 windows to match originals; and
  - Replacement of two nine-light over three-panel doors at center of front street-facing elevation.

- Restoration of the front porch decking, foundation, and stoop as well as replacement of rear and side windows were approved in Minor COA1900018.

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 COA1900019, 1007 Taylor Street – Modifications, 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, Bouchard 2nd)

**ACTION:** Approved 7-0, (Mr. DeBerry left early)

**VII. Old Business**

a) None

**VIII. New Business**

a) Administrative COA updates

**IX. Adjournment**

The meeting adjourned at 11:37 a.m.

Respectfully Submitted,

Terri Elliott, Clerk

Historic Preservation Commission
Meeting Date: May 7, 2019

<table>
<thead>
<tr>
<th>Case</th>
<th>COA1800092</th>
<th>Type</th>
<th>Major Work</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project Name</td>
<td>2116 West Club Boulevard – New Construction of Accessory Structure</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Applicant</td>
<td>Riverbank Construction (John Black)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Owner</td>
<td>Dennis and Leslie Donahue</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Location</td>
<td>North side of West Club Boulevard between Oval Drive and Carolina Avenue</td>
<td></td>
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<td>Zoning</td>
<td>Residential Suburban-8 (RS-8)</td>
<td>Acreage</td>
<td>0.391 acres</td>
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<tr>
<td>Historic District</td>
<td>Watts-Hillandale</td>
<td>Significance</td>
<td>Contributing</td>
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</table>

I. Summary of Proposed Work

The applicant proposes to construct a new two-car garage in place of a garage approved to be demolished without a delay per COA1800091. Details regarding the proposal can be found in the application materials (Attachment 2).

II. Historical Context and Significance

This property is located within the Watts-Hillandale Historic District, designated by the City Council in May of 2003. The Plan indicates that the building was built in the 1920s and is contributing to the historic character of the District (pg. 27). Below is a Sanborn image showing the location of the original garage in relation to the primary structure.

ProQuest® Sanborn Maps Geo Edition
Durham, North Carolina, 1937, Plate 221
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 garage appears to meet this criterion because it is located behind the primary structure and does not obstruct views of the primary structure or neighboring structures.

L. Accessory Structures (only this section applies)

3. New Structures

a. Locate new accessory structures to the rear or side of the primary structure and to protect significant views of the property.

Staff analysis: The proposed garage appears to meet this criterion because it is located at the rear of the primary structure.

b. Design new accessory structures to be clearly subordinate to the primary structure.

Staff analysis: The proposed garage appears to meet this criterion because it is one story in height and has a footprint of 632 square feet compared to the two-story, 2,500-square foot primary structure.

c. Design new accessory structures to be compatible with the architectural style of the primary structure.

Staff analysis: The proposed garage appears to meet this criterion because it shares some architectural elements with the primary structure (e.g., arched entry portals;
half-timbering in side gables; six-over-one, double-hung windows) without attempting to replicate the original style or appear original to the site.

4. Appropriate exterior materials include:

   a. Original materials found on contributing structures throughout the district.

      **Staff analysis:** The proposed garage materials appear to meet this criterion because they consist of stuccoed walls, standing seam metal and asphalt shingle roofing, and a brick foundation.

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

      **Staff analysis:** The proposed garage windows appear to meet this criterion because they will be composed of fiberglass, matching the appearance of wood windows.

M. Site Work

3. Walkways, Driveways, and Parking Areas

   b. Locate new walkways, driveways, and off-street parking areas to preserve the topography of the site, mature trees, and other significant site features.

      **Staff analysis:** The proposed driveway expansion appears to meet this criterion because it occurs at the location of a previous accessory structure, which has already been approved to be removed from the site (COA1800091).

   c. Design new walkways, driveways, or off-street parking areas to be compatible in location, size, configuration, scale, and material with the historic character of the property and the district.

      **Staff analysis:** The proposed driveway expansion appears to meet this criterion because the expansion (to two-car width) occurs only just before the new accessory structure, preserving the width of the existing driveway from the street.

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 COA1800092, 2116 West Club Boulevard – New Construction of Accessory Structure:

- The applicant is proposing a two-car garage on a contributing property.
- The garage will be one story (no more than 15 feet) in height and measure 632 square feet in area.
- The garage will be constructed of stuccoed walls on a brick foundation with half-timbering in a wood composite trim in the side gables.
• Fenestration will consist of six-over-one fiberglass windows, a half-light-over two-panel fiberglass door, and two steel garage doors resembling wood.
• The main roof will be composed of architectural asphalt shingles; a bracketed overhang and rear roof will be composed of standing seam metal.
• The existing driveway will be expanded to approximately 20 feet immediately in front of the new garage.

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 COA1800092, 2116 West Club Boulevard – New Construction of 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 subject site was posted and notification letters were sent in accordance with Section 3.2.5 of the Unified Development Ordinance.

VIII. Staff Contact

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

IX. Attachments

Attachment 1, Context Map
Attachment 2, Application Materials
# Major Certificate of Appropriateness Application

## Property Information

<table>
<thead>
<tr>
<th>Case Number (STAFF ONLY):</th>
<th>COA1800092</th>
<th>PID:</th>
<th>101496</th>
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<tbody>
<tr>
<td>Site Address:</td>
<td>2118 W. Club Blvd.</td>
<td>Local Landmark:</td>
<td>Yes</td>
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<tr>
<td>Local District:</td>
<td>Watts-Hillendale</td>
<td>Classification:</td>
<td>Contributing</td>
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<td>National Register District:</td>
<td>Watts-Hillendale</td>
<td>Tax Credit Project:</td>
<td>Yes</td>
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<tr>
<td>Amending a previously approved COA:</td>
<td>Yes</td>
<td>No</td>
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<tr>
<td>Request Type:</td>
<td>Major COA without Demolition or New Construction</td>
<td>Major COA with Demolition or New Construction</td>
<td>Major COA with Demolition and New Construction</td>
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<tr>
<td>Has work already commenced (retroactive):</td>
<td>Yes</td>
<td>No</td>
<td></td>
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<tr>
<td>Scope of Work (check all that apply):</td>
<td>New Construction (new primary or accessory structure)</td>
<td>Demolition (razing of primary or accessory structure)</td>
<td>Addition (expansion of conditioned area of a structure)</td>
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## Property Owner

<table>
<thead>
<tr>
<th>Name:</th>
<th>Dennis &amp; Leslie Donahue</th>
</tr>
</thead>
<tbody>
<tr>
<td>Contact Person:</td>
<td>Dennis Donahue</td>
</tr>
<tr>
<td>Telephone:</td>
<td>(407) 257-4336</td>
</tr>
<tr>
<td>Email:</td>
<td><a href="mailto:h2oplace@gmail.com">h2oplace@gmail.com</a></td>
</tr>
</tbody>
</table>

**A pre-submittal meeting with Planning staff is required prior to submitting a Major/Master COA application.**

## Certification

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. I (We) met with staff for the required pre-submittal meeting on **11/8/18**

**Owner Signature: Dennis Donahue **

**Date: 11/8/18**

(Signatures must be original and of current property owner.)

## Applicant (if different than Property Owner)

<table>
<thead>
<tr>
<th>Name:</th>
<th>John Black</th>
</tr>
</thead>
<tbody>
<tr>
<td>Affiliation:</td>
<td>Riverbank Construction</td>
</tr>
<tr>
<td>Address:</td>
<td>3200 Croadsdale Drive, Suite 201</td>
</tr>
<tr>
<td>Telephone:</td>
<td>(919) 475-0594</td>
</tr>
<tr>
<td>Email:</td>
<td><a href="mailto:john@riverbankcustomhomes.com">john@riverbankcustomhomes.com</a></td>
</tr>
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</table>

## Tracking Information (Staff Only)

<table>
<thead>
<tr>
<th>Case Planner:</th>
<th></th>
<th>Rec'd by:</th>
<th>Date rec'd:</th>
<th>HPC Date:</th>
<th>Fee:</th>
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</table>

Revised July 2017
Application for Major COA 1800092
2116 W. Club Blvd – Construction of New Garage

Project Intent:

We are proposing to construct a new detached garage in place of the original garage (approved for demolition - COA1800091) at 2116 W. Club Blvd, in the Watts-Hillandale Historic District. With matching materials and a higher level of finish, the proposed garage would be a far more suitable accessory to the brick and stucco, Tudor style house that occupies this site. The new structure was designed such that it would appear as if it was always meant to be present and not haphazardly added to the site. Not only would the proposed garage improve the appearance and value of the property, but it would simply be more functional for how a modern family lives in this neighborhood. The size of the proposed structure is sufficient to accommodate two vehicles along with lawn equipment and tools that often accompany ownership of such a property.
Scope of Work Description:

**Sitework**

- Land survey as required for plot planning, permitting, pinning of footing, and documenting final as-built conditions
- Excavate lot as required to accommodate new garage slab and foundation
- Backfill new foundation walls as required
- Provide rough and final grading and topsoil as required to prepare all disturbed areas for seed, straw, mulch beds, and landscaping where applicable
- Seed and straw all areas disturbed during construction
- Install mulch beds around perimeter of the garage as required
- Termite treatment to be provided as required at new slab and foundation

**Concrete**

- Dig and pour new concrete footings as required
- New 4" concrete slab is to be installed within the footprint of the new garage and finished per the homeowner’s selection

**Masonry**

- Exterior of new garage is to receive painted stucco finish similar to the half-timbered gables of the existing house

**Metals**

- All footings are to receive steel reinforcement as indicated in the structural plans

**Woods**

- All framing is to be completed as indicated in the plans
- All new exterior trim components are to be 5/4” Miratec, painted to match the house
- Painted wood brackets are to be installed at the shed roof overhanging the garage doors

**Thermal & Moisture Protection**

- Landmark architectural asphalt shingles are to be installed on the main gable of the garage while the shed and hipped roofs are to be covered with standing seam metal to match the house
- New foundation walls are to receive (3) coats of bituminous damp-proofing sealant with a French perimeter drain system as required
- Garage is to receive standard white aluminum ogee gutters and downspouts to match the house
Windows & Doors

- Garage windows are to be Marvin Integrity fiberglass-clad wood double-hung windows with simulated divided lites (SDL) providing a 6-over-1 grille pattern to match the windows on the house as closely as possible
- Install new 36” x 80” ThermaTru fiberglass half-lite rear entry door as indicated on the plan
- Install (2) 8’ x 8’ insulated garage doors as indicated on the plan

Finishes

- Caulk, prime, and paint all stucco and exterior trim, including new entry door

Specialties

- None

Mechanical

- None

Plumbing

- None

Electrical

- Install electrical receptacles as required per the 2018 NC Electrical code
- Install weather-rated recessed can lighting in the roof overhanging the garage doors
- Overhead interior lighting is to be installed as indicated in the plan (TBD)
- Provide 220 volt receptacle for charging electric vehicle
Local Design Review Criteria:

Accessory Structures

- The new garage is designed to closely relate to the existing two-story brick house while still remaining subordinate in both size and position on the lot.
- The proposed garage is to be placed in nearly the same location as the original garage.
- As indicated below, all of the proposed materials and features are to match that of the house.

Roofs

- The primary gabled roof of the garage is to match the existing shape and pitch of the main east-west gable of the house.
- The hipped roof on the rear portion of the garage is to match the rear hipped roof of the house.
- The gabled roof is to receive Landmark architectural asphalt shingles by Certainteed while the hipped roof and shed roof over the garage doors are to be standing seam metal, all selected to match the finishes of the house.
- The gutters are to be standard white seamless aluminum ogee gutters with matching rectangular downspouts as is the case with the house.

Exterior Walls, Trim, & Foundation

- The brick foundation of the garage is to match the natural brick façade of the primary structure as closely as possible. The size, texture, and color of the brick is to be considered.
- The gabled ends of the garage are to receive a painted stucco finish with painted Miratec trim elements to match the Tudor style half-timbered detail present in the gabled ends of the house.
- New exterior trim, including door and window casing, is to match the size and appearance of the trim on the house. Miratec composite trim is proposed in lieu of vinyl or wood because it offers the appearance of wood but is much more durable and can be easily painted.

Exterior Doors

- The street-facing garage doors are to be a carriage house style door to resemble the front entry door of the house as much as possible within a reasonable budget.
- The garage’s rear entry is to receive a ThermaTru fiberglass half-lite door, painted to match trim.

Windows

- All new windows are proposed to be fiberglass-clad wood double-hung windows to match the size and type of windows on the house.
- All new windows are to have a six-over-one grille pattern using simulated divided lites to provide the most authentic match to the existing windows.

Site Work

- The existing concrete driveway is largely to be maintained. The only portion to be removed is what exists within the footprint of the garage, where a new concrete slab is to be poured.
Donahue Residence
Rear Addition & Garage
2116 W. Club Blvd.
Durham, NC 27705

NOT FOR CONSTRUCTION
Looks can be deceiving. From a distance, you see wood. Up close, it’s sturdy, durable, low-maintenance steel. The Classica Collection of Carriage House Doors. Precision-shaped doors in fresh, clean, classic carriage house styles that go up and down like traditional garage doors. Three-section tall designs, instead of four, help deliver a more authentic carriage house look. Deception never looked so good.
Classica® Collection Top Sections

**1000 Single-Layer:**
- Steel

**2000 Double-Layer:**
- Steel + Insulation

**3000 Triple-Layer:**
- Steel + Insulation + Steel

---

**Classica® Collection Top Sections**

- **CLOSED ARCH (11)**: Available for T1, S1, L1, V1, C1
- **CLOSED SQUARE (2)**: Available for T2, S2, L2, V2
- **CLOSED DOUBLE ARCH (1TD) - Available for T1D, S1D, L1D, V1D, C1D**
- **CLOSED ARCH (11) • NORTHAMPTON**
- **CLOSED SQUARE (2) • NORTHAMPTON**
- **CLOSED ARCH (11) • BORDEAUX**
- **CLOSED SQUARE (2) • BORDEAUX**
- **CLOSED SQUARE (2) • CORINTHA**
- **DANUBE (1)*
- **NAILE (1)*
- **SEINE (1)*
- **OBSCURE (0)**
- **JARDIN (7)**

---

**Specifications**

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<tr>
<th>PANEL DESIGNS</th>
<th>CLASSICA 1000</th>
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<td>Carriage House</td>
<td>7 Designs</td>
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<table>
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<tr>
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<tr>
<td>R-VALUE</td>
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<td>13.35</td>
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| ENERGY EFFICIENCY | Better | Best |
| QUIET OPERATION | Better | Best |
| DOOR THICKNESS | 2” (5.1cm) | 2” (5.1cm) | 2” (5.1cm) |

| WINDOW GLASS OPTIONS | 1/8” (5.32cm) Tempered Double Strength | 1/8” (5.32cm) Tempered Double Strength | 1/8” (5.32cm) Tempered Double Strength |
| Obscure | Obscure | Obscure |

| WINDOW LOAD AVAILABLE | • | • | • |
| PAINT FINISH WARRANTY | Lifetime | Lifetime | Lifetime |
| WORKMANSHIP/HARDWARE WARRANTY | 3 Years | 5 Years | Lifetime |

---

**Colors**

- **TRUE WHITE**
- **ALMOND**
- **WICKER TAN**
- **SANDSTONE**
- **TERRATONE**
- **DARK BROWN**
- **GOLDEN OAK**

**Two-Tone Paint Options**

**Base Door**

- **ALMOND**
- **WICKER TAN**
- **SANDSTONE**
- **TERRATONE**
- **DARK BROWN**

**Stained Steel**

- **VERSAILLES**
- **CANTERBURY**
- **BLUE RIDGE**
- **ALPINE LOCK**

---

**Decorative Hardware & Lock**

**Aluminum**

- Aluminum hinges with clasps not recommended for arched openings.

**Stamped Steel**

- Your local Amarr dealer:
Integrity Traditional Double Hung
Wood-Ultrex
CN 3056
Rough Opening 30 1/2" x 56 1/4"
  Top Sash
    IG
    Low E2 w/Argon
    Stainless Perimeter and Spacer Bar
    7/8" SDL - With Spacer Bar - Stainless
    Rectangular - Standard Cut 3W2H
    Stone White Ext - White Int

Divided Lite Options are inconsistent across the panels of this unit. Ensure the correct Divided Lite Types have been selected.
  Bottom Sash
    IG - 1 Lite
    Low E2 w/Argon
    Stainless Perimeter Bar
    White Interior Weather Strip Package
    White Sash Lock
    Exterior Aluminum Screen
    Stone White Surround
    Charcoal Fiberglass Mesh
    4 9/16" Jambs
    Nailing Fin

*** Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.

*** Note: Unit Availability and Price is Subject to Change

Project Subtotal Net Price: USD 15,187.97
7.500% Sales Tax: USD 1,139.10
Project Total Net Price: USD 16,327.07
CONSTRUCTION METAL PRODUCTS INC.

S–1000
Snap Locking SSMR

S–1000 Panel Profiles

- Flat Panel
- Pencil Ribs
- Planked Profile
- Striations

S–1000 Panel Types

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<tr>
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<tr>
<td>22ga (0.79 mm)</td>
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<td>24ga. (0.64 mm)</td>
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<td>0.040&quot; (1.02 mm)</td>
<td>20 oz. (0.69 mm)</td>
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Warranted System Requirements

System warranties for the S–1000 are not available for this product.

Footnotes

1. CMP Bearing Plates are required on all insulated systems
2. Full coverage application of approved Ice & Water Barrier required on slopes of 3:12 or less
3. Partial I&W Barrier at all panel terminations (i.e. Eaves, Rakes, Ridges, Valleys, Sidewalls & Penetrations) and 30lb (min.) asphalt felt in the field on slopes greater than 3:12
4. All insulation must be fastened at the rate 5 fasteners/plates per 4’x8’ board.
5. Insulation and I&W barrier may be gang attached when immediate panel installation is to take place.
Advantages & Nomenclature
Continuous Class
The Series 1000 profile offers an integral seam design that goes together in a snap. This nifty profile is very popular in residential and light commercial roofing applications. It offers the designer a high performance standing seam system capable of transitional changes in a continuous panel length for roof–to–mansard or roof–to–fascia applications.

Advantages offered with the S–1000 system include:
* Concealed Attachment. The S–1000 system utilizes concealed panel retainer clips allowing for complete installation without exposed fasteners that may backout or fail over time.
* Snap–Locking Interconnection. The side seams of panel are profiled to allow for a watertight and permanent interconnection and do not require the use of mechanical seamer to complete the installation. Thus the S–1000 effectively reduces installation times by as much as 15% when compared to mechanically seamed systems.

S–1000 Nomenclature:
Standard Width: 16” Optional Widths: 12” & 20”
Seam Height: 1–1/2” nominal
Min. Panel Length: 24”, Max. Panel Length: 64’
Onsite Rollforming: Yes
Pencil Rib Profile: Yes
Striated Profile: Yes
Planks/Mesas: Yes
Embossing: Yes
Tapering: Yes

S–1000 Warranted System Requirements:
System warranties are not available for the S–1000 SSMR at this time.
Meeting Date:  May 7, 2019

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<th>Case</th>
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<th>Type</th>
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<tr>
<td>Project Name</td>
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<tr>
<td>Applicant</td>
<td>Riverbank Construction (John Black)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Owners</td>
<td>Dennis and Leslie Donahue</td>
<td></td>
<td></td>
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<tr>
<td>Location</td>
<td>North side of West Club Boulevard between Oval Drive and Carolina Avenue</td>
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<td>Zoning</td>
<td>Residential Suburban-8 (RS-8)</td>
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<tr>
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<td>Significance</td>
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I. Summary of Proposed Work

The applicant proposes to remove an original or early rear el measuring 270 square feet and replace it with a new two-story addition measuring approximately 760 square feet with rear wood stair and 36–square foot landing. In addition, the applicant proposes to replace vinyl windows in an enclosed sunroom with new fiberglass units. Details regarding the proposal can be found in the application materials (Attachment 2).

II. Historical Context and Significance

This property is located within the Watts-Hillandale Historic District, designated by the City Council in May of 2003. The Plan indicates that the building was built in the 1920s and is contributing to the historic character of the District (pg. 27). Below is a Sanborn image showing the configuration of the structure, including what appears to be its original (or very early) rear el, in 1937. The bricks of the main house and the el appear identical.
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 addition appears to meet this criterion because it echoes Tudor details (asymmetrical half-timbered gables, six-over-one windows, frieze boards) on the original structure.

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 addition does not appear to meet this criterion in that its attachment demands the removal of an original or early rear el (historic building materials); however, this el may contain limited architectural significance or interest, apart from original fenestration with matching brick sills.

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

   **Staff analysis:** The proposed addition appears to meet this criterion in that it is attached to the rear of the primary structure and does not obstruct significant views toward historic structures in the district.
H. Additions

1. It is not appropriate to place additions on the front elevation of a structure. Attach additions to the rear of the structure where feasible. Locate side additions behind the front plane of the existing structure.

   **Staff analysis:** The proposed addition appears to meet this criterion because it is located on the rear of the structure.

2. It is not appropriate to construct an addition that is incongruous with the overall historic character of the primary building or that will remove or obscure a character-defining elevation.

   **Staff analysis:** The proposed addition appears to meet this criterion in that it mimics the Tudor style of the historic structure and is located at the rear of the structure, having no impact on the home’s character-defining elevation.

3. Design additions to be distinguishable from the original structure through placement and/or design. Design additions to be compatible with, and subordinate to, the historic structure in mass, proportion, general amount of and pattern of wood and door openings, roof shape, materials, and finish. Design the height of additions to be compatible with the historic structure and to be subordinate to the historic structure when viewed from the street.

   **Staff analysis:** The proposed addition appears to meet this criterion in that it is a two-story addition not exceeding the height of the primary structure. The addition comprises approximately 760 square feet (380 square feet per level) on the approximately 2,500–square foot main structure. The addition will reutilize much of the existing brick foundation, and will be constructed with stuccoed walls (with painted wood composite trim to create Tudor-style half-timbering and friezes that resemble the character-defining elevation) and a standing seam metal roof. The windows will be six-over-one fiberglass windows to match the originals (save the brick sills), and doors will be fully glazed fiberglass French doors.

4. It is not appropriate for additions to residential buildings to alter the primary roof form of the structure or to modify character-defining original roof forms.

   **Staff analysis:** The proposed addition appears to meet this criterion because the primary roof form of the original structure is preserved where the addition attaches at the rear gable.

F. Window Openings and Windows

3. Retain and repair original windows. Window components may be consolidated and used in the most prominent location. Retain all original window details.

   **Staff analysis:** The proposed window replacements in the enclosed sunroom appear to meet this criterion because the windows to be replaced are not original (the room was originally a porch).

4. Select new or replacement windows that conform to the shape, proportion, and configuration of window lights (panes) of windows original to the structure. Select
materials for replacement windows and details to match the characteristics of the original material. It is not appropriate to install vinyl windows.

**Staff analysis:** The proposed window replacements in the enclosed sunroom appear to meet this criterion because they will consist of six-over-one double-hung fiberglass units to match other windows on the house and addition.

K. Stairs, Ramps, and Railings

3. Design new stairs, ramps, and railings to be compatible in design and scale with the historic structure.

**Staff analysis:** The proposed new rear stair and landing appear to meet this criterion because they are constructed of pressure-treated wood on a brick base (using bricks salvaged from rear el) to match adjacent brick foundation, and will have a wood hand rail; the landing will measure 36 square feet in area, small compared to the 760–square foot addition.

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 COA1800093, 2116 West Club Boulevard – Addition and Modifications:

- The applicant is proposing an addition and modifications to a contributing structure.
- One original or early rear el will be removed from the structure and replaced with a two-story rear addition in its place, measuring approximately 760 square feet across both floors; an adjacent basement stair will be retained.
- The addition will be constructed on a brick foundation (mostly retained from the existing rear el), with stuccoed walls and wood composite friezes and half-timbering in the gable (mirroring the front elevation); windows will be six-over-one fiberglass units; doors will be fully glazed fiberglass French doors; and roofing will consist of standing-seam metal and architectural asphalt shingles.
- A side wood deck attaching to a converted sunroom will be removed; all vinyl windows in the sunroom will be removed and replaced with six-over-one double-hung fiberglass units to match the addition.
- A new wood stair with 36-square foot landing and wood hand rail will attach to the rear of the new addition.

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 COA1800093, 2116 West Club Boulevard – Addition and Modifications, 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 subject site was posted and notification letters were sent in accordance with Section 3.2.5 of the Unified Development Ordinance.

VIII. Staff Contact

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

IX. Attachments

Attachment 1, Context Map
Attachment 2, Application Materials
# Durham City-County Planning Department

## Major

### Certificate of Appropriateness Application

<table>
<thead>
<tr>
<th>Property Information</th>
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<td><strong>PID:</strong> 101496 <strong>PIN 0822-09-15-6401</strong></td>
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<tr>
<td><strong>Site Address:</strong> 2116 W. Club Blvd.</td>
<td><strong>Local Landmark:</strong>  No</td>
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<td><strong>Local District:</strong> Watts-Hillandale</td>
<td><strong>Classification:</strong> Contributing</td>
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<td><strong>Tax credit project:</strong> No</td>
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<td><strong>Prior COA Case #:</strong></td>
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<td><strong>Has work already commenced (retroactive)?</strong> No</td>
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<td><strong>Scope of Work (check all that apply):</strong></td>
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<tr>
<td>New Construction (new primary or accessory structure)</td>
<td>Demolition (razing of primary or accessory structure)</td>
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<tr>
<td>Addition (expansion of conditioned area of a structure)</td>
<td>Sign(s)</td>
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<tr>
<td>Modification(s) (exterior changes to a structure)</td>
<td>Site Work (e.g., paving, plantings, site infrastructure)</td>
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<tr>
<td><strong>Name:</strong> Dennis &amp; Leslie Donahue</td>
<td><strong>Telephone:</strong> (407) 257-4336</td>
</tr>
<tr>
<td><strong>Contact Person:</strong> Dennis Donahue</td>
<td><strong>Email:</strong> h2oplacemail.com</td>
</tr>
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**A pre-submittal meeting with Planning staff is required prior to submitting a Major/Master COA application.**

**Certification:** 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. I (We) met with staff for the required pre-submittal meeting on [Signature] (Signatures must be original and of current property owner) **Date**

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<thead>
<tr>
<th>Applicant (if different than Property Owner)</th>
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<tbody>
<tr>
<td><strong>Name:</strong> John Black</td>
<td><strong>Affiliation:</strong> Riverbank Construction</td>
</tr>
<tr>
<td><strong>Address:</strong> 3200 Croasdaile Drive, Suite 201</td>
<td><strong>Telephone:</strong> (919) 475-0554</td>
</tr>
<tr>
<td><strong>City/State/ZIP:</strong> Durham, NC 27705</td>
<td><strong>Email:</strong> <a href="mailto:john@riverbankcustomhomes.com">john@riverbankcustomhomes.com</a></td>
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### Tracking Information (Staff Only)

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**Date:** 4-5-18 **Fee:** $177.72
Application for Major COA 1800093
2116 W. Club Blvd – House Renovation & Addition

Project Intent:

We are proposing to update and expand a 1930s single-family residence located at 2116 W. Club Blvd., a brick Tudor style structure that is considered “contributing” to the Watts-Hillandale Historic District.

The proposed expansion would first require demolishing (to the foundation) an approximately 270 SF single-story form at the rear of the house which currently includes the kitchen, butler’s pantry, and rear entry foyer. One of our goals has been to maintain as much of the existing structure’s footprint as possible. Therefore, we are only proposing to minimally increase (by 37 SF) the footprint of the home.

The proposed addition would include about 15 SF more conditioned space on the first floor in order to accommodate a larger, more functional family entertaining area that is connected to the kitchen. Other proposed modifications to the first floor include replacing the vinyl windows in a converted sun room.

The proposed expansion would also add another 223 SF of conditioned space to the second floor. The additional space upstairs would accommodate a new laundry room and master suite, including a walk-in closet and full bathroom.

The modifications as proposed above would provide an additional bedroom and bathroom as well as more flexible living/entertaining spaces. The proposed changes would not only allow the house to better serve the current homeowners but would also offer more value to future buyers.
Scope of Work Description:

Sitework

- Land survey as required for plot planning, permitting, pinning of footing, and final as-built survey
- Excavate lot as required to accommodate new foundation at the rear addition
- Backfill new foundation walls as required
- Provide rough and final grading and topsoil as required to prepare all disturbed areas for seed, straw, mulch beds, and landscaping where applicable
- Seed and straw all areas disturbed during construction
- Install mulch beds around perimeter of home as required
- Termite treatment to be provided as required at new foundation walls

Demolition

- Remove roof structure of the rear single-story forms containing the kitchen, butler’s pantry, and rear entry foyer
- Demolish existing screened porch with the exception of the foundation
- Remove interior and exterior walls as indicated in the plans to accommodate the new layout
- Remove existing vinyl windows and interior finishes at the sun room
- Remove all existing finishes at the kitchen, powder room, and bath 2

Concrete

- Dig and pour new concrete footings as required for the rear addition

Masonry

- Construct new brick foundation wall at the rear addition using as much salvaged brick as possible in order to match the existing foundation
- New two-story addition is to receive a painted stucco finish to match the home’s existing gables

Metals

- All footings are to receive steel reinforcement as indicated in the structural plans

Woods

- All framing is to be completed as indicated in the plans
- All new stucco surfaces are to be trimmed out with 5/4” Miratec and painted to match the detail in the existing gables

Thermal & Moisture Protection

- Remove all existing shingles and install Landmark architectural asphalt shingles by Certainteed on all gable roofs
• Lower pitch hipped roofs are to receive standing seam metal roofing as selected by the homeowners
• New foundation walls are to receive (3) coats of bituminous damp-proofing sealant with a French perimeter drain system as required
• Install new standard white aluminum ogee gutters and downspouts on the entire house

Windows & Doors

• All existing replacement windows are to be maintained except where indicated in the demo plan
• All new windows are to be Marvin Integrity fiberglass-clad wood with simulated divided lites (SDL) to match the existing windows as closely as possible
• Maintain the existing wood front entry door
• Install new ThermaTru full-view fiberglass French entry door at both the rear mud room entry

Finishes

• Caulk, prime, and paint all exterior stucco and trim, including new entry door
• New pressure-treated decking and stairs are to be stained and sealed

Specialties

• Provide and install the following new appliances as selected by homeowner:
  o Slide-in induction range
  o Microwave
  o Chimney style hood vent
  o Dishwasher
  o Refrigerator
  o Clothes washer and dryer
• Install vanity mirrors at the bathrooms as selected by the homeowner per the allocated allowance
• Showers at bath 1 and master bath are to receive a frameless 3/8” glass shower enclosure per the allocated allowance
• Install bath accessories at the bathrooms as selected by the homeowner per the allocated allowance
Local Design Review Criteria:

Additions

- As indicated below, the size and appearance of the proposed rear addition would allow the new form to be maintained as subordinate to the primary brick structure.
- The highest point of the two-story addition is proposed to remain below the ridge of the primary gables of the existing house.
- The east and west side walls of the addition are to be stepped in from the side walls of the primary brick structure.
- The exterior walls of the addition are to receive a painted stucco finish with painted Miratec trim, distinguishing the old structure from the new, while still matching the Tudor style detail that is present in the gables of the existing structure.
- The rear addition would not be visible from the street when standing directly in front of the existing house.

Roofs

- The main gables over the primary brick form will maintain their existing shape and pitch as will the existing hipped roof over the proposed screened porch.
- The rear addition is to receive a combination of gabled and hipped roof forms to match the existing roofs. The distinct street-facing gable design is to be repeated on the rear of the house without exceeding the height of the primary gable.
- The existing 3-tab asphalt shingles on the house are to be removed as they are considerably worn and discolored from age and weather. The gabled portions of the house are to receive new Landmark architectural asphalt shingles by Certainteed.
- All hipped roof forms are to receive standing seam metal roofing due to their low pitch.
- The existing gutters are standard white seamless aluminum ogee gutters with matching rectangular downspouts. Any new gutters and downspouts are to match.

Exterior Walls, Trim, & Foundation

- The existing natural brick façade of the primary structure is to be maintained. Any brick that can be salvaged from demolished portions of the house are to be re-used in the new foundation. Any new brick and mortar is to be selected to match the existing as closely as possible.
- The rear addition is to receive a painted stucco finish with painted Miratec trim elements to match the Tudor style detail present in the gables of the existing structure.
- New exterior trim, including door and window casing, is to match the size and appearance of the existing trim. However, Miratec composite trim is to be used in lieu of vinyl or wood because it offers the appearance of wood but is much more durable.

Exterior Doors

- The existing arched wood door at the front entry is to be maintained.
- The proposed rear entry door is to be a ThermaTru full-view fiberglass door, painted to match the exterior trim color.
Windows

- All existing windows on the front and side elevations of the primary two-story structure are to be maintained.
- All new windows are proposed to be fiberglass-clad wood windows and are to appropriately sized to match the existing windows as closely as possible.
- All new double-hung windows are to have a six-over-one grille pattern using simulated divided lites to provide the most authentic match to the existing windows.
- The quantity and placement of new windows in each façade of the addition allows for a spacing and rhythm that is similar to what is present on the existing house.

Porches, Stairs, & Railings

- The existing brick porch and stairs at the front of the house are to be maintained along with the existing black metal railing.
- The existing exterior stairwell to the basement entry is to be maintained.
- The existing screened porch at the rear of the house is to be removed in its entirety in preparation for the addition.
- A new pressure-treated deck and stairs are to be constructed at the new rear entry.

Site Work

- The existing fencing is to be maintained around the perimeter of the back yard.
- The wood privacy fence between the side porch and garage is to be demolished.
- All existing trees are to be protected and maintained with the exception of a crepe myrtle located between the existing side entry and exterior basement stairs.
- The existing concrete driveway and stone front walk are to be maintained.
Sunroom Windows to be Replaced
Screened Porch & Single-Story Form to be Demolished to Foundation
Exterior Basement Stair/Entry To Be Maintained
Donahue Residence
Rear Addition & Garage
2116 W. Club Blvd.
Durham, NC 27705

NOT FOR CONSTRUCTION
ENTIRE SINGLE-STORY PORTION OF THE REAR OF THE HOUSE IS TO BE DEMOLISHED TO THE FOUNDATION.

EXISTING BRICK IS TO BE SALVAGED WHEN POSSIBLE AND RE-USED IN ANY NEW FOUNDATION WALLS.

CUSTOM HOME BUILDER
3200 Croasdaile Drive, Suite 201, Durham, NC 27705
P: (919) 237-2020    F: (919) 416-9125

PROJECT SHEET ISSUED
Revisions

EXISTING (DEMO)

PLANS

V.E. SET

No.
Description

1/4" = 1'-0"1
FIRST FLOOR PLAN - EXISTING

DEMO LEGEND

EXISTING

DEMOLISHED WALLS AND STRUCTURES

NEW WALLS

GENERAL NOTES

RETAIN ALL INTERIOR DOORS AND HARDWARE FOR RE-INSTALLATION IN NEW LOCATIONS AS INDICATED ON THE PROPOSED FLOOR PLANS.

FILE SAVE LOCATION

1/4" = 1'-0"2
SECOND FLOOR PLAN - EXISTING

NOT FOR CONSTRUCTION

A02
3/6/2019

Donahue Residence
Rear Addition & Garage
2116 W. Club Blvd.
Durham, NC 27705

1/24"=1'-0"
FIRST FLOOR PLAN - EXISTING

SECOND FLOOR PLAN - EXISTING

FILE SAVE LOCATION
ARCHITECTURAL ASPHALT SHINGLES
STANDING SEAM METAL
PAINTED STUCCO
PAINTED MIRATEC TRIM
PAINTED FIBERGLASS CLAD
WOOD WINDOWS
SALVAGED BRICK TO MATCH EXISTING FOUNDATION
PAINTED WOOD STAIR AND RAILING
WHITE OGEE PROFILE GUTTERS
CONSTRUCTION METAL PRODUCTS INC.

S–1000
Snap Locking SSMR

Retainer Clip
Bearing Plate
App. Underlayment
Steel Deck

CMP S–1000 Panel
Rigid Insulation

S–1000 Panel Profiles

1–1/2”

12” – 20”

Flat Panel
Pencil Ribs
Planked Profile
Striations

S–1000 Panel Types

<table>
<thead>
<tr>
<th>Pre–Finished Steel</th>
<th>Acrylume</th>
<th>Pre–Finished Aluminum</th>
<th>Copper</th>
</tr>
</thead>
<tbody>
<tr>
<td>22ga (0.79 mm)</td>
<td>22 Ga. (0.79 mm)</td>
<td>0.032” (0.81 mm)</td>
<td>16 oz. (0.56 mm)</td>
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<tr>
<td>24ga. (0.64 mm)</td>
<td>24 Ga. (0.64 mm)</td>
<td>0.040” (1.02 mm)</td>
<td>20 oz. (0.69 mm)</td>
</tr>
</tbody>
</table>

Warranted System Requirements
System warranties for the S–1000 are not available for this product.

Footnotes
1. CMP Bearing Plates are required on all insulated systems
2. Full coverage application of approved Ice & Water Barrier required on slopes of 3:12 or less
3. Partial I&W Barrier at all panel terminations (i.e. Eaves, Rakes, Ridges, Valleys, Sidewalls & Penetrations) and 30lb (min.) asphalt felt in the field on slopes greater than 3:12
4. All insulation must be fastened at the rate 5 fasteners/plates per 4’x8’ board.
5. Insulation and I&W barrier may be gang attached when immediate panel installation is to take place
Advantages & Nomenclature

Continuous Class
The Series 1000 profile offers an integral seam design that goes together in a snap. This nifty profile is very popular in residential and light commercial roofing applications. It offers the designer a high performance standing seam system capable of transitional changes in a continuous panel length for roof-to-mansard or roof-to-fascia applications.

Advantages offered with the S-1000 system include:
* Concealed Attachment. The S–1000 system utilizes concealed panel retainer clips allowing for complete installation without exposed fasteners that may backout or fail over time.
* Snap-Locking Interconnection. The side seams of panel are profiled to allow for a watertight and permanent interconnection and do not require the use of mechanical seamer to complete the installation. Thus the S–1000 effectively reduces installation times by as much as 15% when compared to mechanically seamed systems.

S-1000 Nomenclature:
Standard Width: 16” Optional Widths: 12” & 20”
Seam Height: 1–1/2” nominal
Min. Panel Length: 24”, Max. Panel Length: 64’
Onsite Rollforming: Yes
Pencil Rib Profile: Yes
Striated Profile: Yes
Planks/Mesas: Yes
Embossing: Yes
Tapering: Yes

S-1000 Warranted System Requirements:
System warranties are not available for the S-1000 SSMR at this time.
Project Information (ID #3012174)

Project Name: 2116 W. Club  
Customer: Riverbank Construction  
Contact Name:  
Phone (Main):  
Phone (Cell):  
Customer Type:  
Terms:  
Quote Date: 04/15/2019  
Submitted Date:  
PO#:  
Sales Rep Name: Stacy King

Delivery Information

Shipping Contact:  
Shipping Address:  
City:  
State:  
Zip:  
Comments:

Unit Detail

Item: 0001: Ext 72” x 80” S2000-LE RHI 4 9/16” FrameSaver  
Location:  
Quantity: 1  
Smooth Star 72”x80” Double Door  
968.25

Configuration Options

EXT Double Door 72” x 80” S2000-LE  
(Clear), Therma-Tru White Aluminum,  
4 9/16” FrameSaver, Ultra PVC  
Brickmould Standard Brickmould, Right  
Hand Inswing, Oil Rubbed Bronze  
Radius x Square (Self Aligning) Hinges,  
Bronze Finish w Dark Cap Composite  
Adjustable Sill, Bronze Compression  
Weatherstripping, Double Lock Bore 2-
3/8" Backset Bore

Rough Opening: 75 1/4" x 82 1/2"
Total Unit: 77 3/16" x 83 3/8" (Includes Exterior Casing)

Item Total: $968.25
Item Quantity Total: $968.25

<table>
<thead>
<tr>
<th>Item</th>
<th>Description</th>
<th>Quantity</th>
<th>Unit Price</th>
<th>Total Price</th>
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<td>Ext 72&quot; x 80&quot; S2000-LE RHI 4 9/16&quot; FrameSaver</td>
<td>1</td>
<td>$968.25</td>
<td>$968.25</td>
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</tbody>
</table>

SUBMITTED BY: ___________________________ SUBTOTAL: $968.25
ACCEPTED BY: ___________________________ TAXES (7.5 %): $72.62
DATE: ___________________________ GRAND TOTAL: $1,040.87

Additional Information:
I understand that this order will be placed according to these specifications and is non-refundable.
All products are unfinished unless otherwise specified and should be finished as per the instructions provided by the manufacturer.
Images on this quote should be considered a representation of the product and may vary with respect to color, actual finish options and decorative glass privacy ratings. Please verify with sales associate before purchasing.
Unless otherwise noted, prices are subject to change without notice, and orders accepted subject to prices in effect at time of shipment. Prices in this catalog apply only to sizes and descriptions listed; any other specifications will be considered special and invoiced as such.
Featuring products from:
Global Specs

The following product and option choices were designated as part of this project's Global Spec. Global Specs can be over-ridden on a line item basis. Exceptions to the specification are outlined in Line Item Quotes. Please proof all units thoroughly to ensure accuracy.

**Integrity Wood-Ultrex Spec**

<table>
<thead>
<tr>
<th>Spec</th>
<th>Specification</th>
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<td>Exterior/Interior Colors/Finishes - Exterior Color</td>
<td>Stone White</td>
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<tr>
<td>Exterior/Interior Colors/Finishes - Interior Finish</td>
<td>White</td>
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<tr>
<td>Window Glass Type - Glazing</td>
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<tr>
<td>Window Glass Type - Glazing Configuration</td>
<td>Standard Glazing</td>
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<td>Window Glass Type - Glass Types</td>
<td>Low E2 w/Argon</td>
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<tr>
<td>Window Glass Type - Perimeter Bar Color</td>
<td>Stainless</td>
</tr>
<tr>
<td>Divided Lites - Divided Lite Type</td>
<td>SDL</td>
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<tr>
<td>Divided Lites - With Spacer</td>
<td>True</td>
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<td>Window Hardware - Window Handle/Lock Color</td>
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<td>Window Hardware - Coastal Hardware</td>
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<tr>
<td>Window Hardware - Window Control Device</td>
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<td>Window Screens - Screen Type</td>
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<td>Window Screens - Interior Screen Surround Color</td>
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<td>Window Screens - Mesh Type</td>
<td>Charcoal Fiberglass Mesh</td>
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<td>Jamb - Jamb Depth</td>
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<td>Casing/Subsill - Top Casing Type</td>
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<tr>
<td>Casing/Subsill - Side Casing Type</td>
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<td>Installation Method - Installation Options</td>
<td>Nailing Fin</td>
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<td>Finish / Species Multiplier - Finish / Species Multiplier</td>
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<tr>
<td>Glass Multiplier - Glass Multiplier</td>
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<td>Divided Lites Multiplier - Divided Lites Multiplier</td>
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<td>Hardware Multiplier - Hardware Multiplier</td>
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<tr>
<td>Screen Multiplier - Screen Multiplier</td>
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<tr>
<td>Casing Multiplier - Exterior Casing Multiplier</td>
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<tr>
<td>Jamb Extension Multiplier - Jamb Extension Multiplier</td>
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# UNIT SUMMARY

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes. Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

## NUMBER OF LINES: 10

<table>
<thead>
<tr>
<th>LINE</th>
<th>MARK UNIT</th>
<th>BRAND</th>
<th>ITEM</th>
<th>NET PRICE</th>
<th>QTY</th>
<th>EXTENDED NET PRICE</th>
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<tbody>
<tr>
<td>1</td>
<td>A/ SUNROOM</td>
<td>Integrity</td>
<td>Wood-Ultrex Integrity Assembly RO 49&quot; X 59 5/8&quot; Entered as Size by Units</td>
<td>1,204.43</td>
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<td>6,022.15</td>
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<tr>
<td>2</td>
<td>B/ FAMILY ROOM</td>
<td>Integrity</td>
<td>Wood-Ultrex Traditional Double Hung CN 3060 RO 30 1/2&quot; X 60 1/4&quot; Entered as CN 3060</td>
<td>559.32</td>
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<td>1,118.64</td>
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<tr>
<td>3</td>
<td>C/ KITCHEN</td>
<td>Integrity</td>
<td>Wood-Ultrex Integrity Assembly RO 57&quot; X 47 5/8&quot; Entered as Size by Units CN 3060</td>
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<td>1,210.45</td>
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<td>4</td>
<td>C/ KITCHEN</td>
<td>Integrity</td>
<td>Wood-Ultrex Casement CN 2947 RO 29&quot; X 47 5/8&quot; Entered as CN 2947</td>
<td>605.23</td>
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<tr>
<td>5</td>
<td>C/ KITCHEN</td>
<td>Integrity</td>
<td>Wood-Ultrex Casement CN 2947 RO 29&quot; X 47 5/8&quot; Entered as CN 2947</td>
<td>605.23</td>
<td>1</td>
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</tr>
<tr>
<td>6</td>
<td>D/ MASTER BATH-TEMPERED</td>
<td>Integrity</td>
<td>Wood-Ultrex Traditional Double Hung CN 3052 RO 30 1/2&quot; X 52 1/4&quot; Entered as CN 3052</td>
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<td>7</td>
<td>D/ MASTER BATH-</td>
<td>Integrity</td>
<td>Wood-Ultrex Traditional Double Hung CN 3052 RO 30 1/2&quot; X 52 1/4&quot; Entered as CN 3052</td>
<td>517.91</td>
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<td>8</td>
<td>E/ MASTER BED</td>
<td>Integrity</td>
<td>Wood-Ultrex Integrity Assembly RO 57&quot; X 55 5/8&quot; Entered as Size by Units CN 3052</td>
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<td>9</td>
<td>F/ MASTER BED</td>
<td>Integrity</td>
<td>Wood-Ultrex Traditional Double Hung CN 3056 RO 30 1/2&quot; X 56 1/4&quot; Entered as CN 3056</td>
<td>533.72</td>
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<td>1,067.44</td>
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<tr>
<td>10</td>
<td>F/ GARAGE</td>
<td>Integrity</td>
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<td>4</td>
<td>2,134.88</td>
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TOTAL UNIT QTY: 19

UNIT QTY: 19

EXT NET PRICE: USD 15,187.97
LINE ITEM QUOTES

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes. Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

<table>
<thead>
<tr>
<th></th>
<th></th>
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</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
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<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Stone White Exterior</td>
<td>White Interior</td>
<td>2W1H - Rectangle Assembly</td>
<td>Assembly Rough Opening</td>
<td>49&quot; X 59 5/8&quot;</td>
<td></td>
</tr>
<tr>
<td>Unit: A1</td>
<td>Integrity Casement - Left Hand</td>
<td>Wood-Ultrex</td>
<td>CN 2559</td>
<td>Rough Opening 25&quot; X 59 5/8&quot;</td>
<td></td>
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<tr>
<td>IG</td>
<td>Low E2 w/Argon</td>
<td>Stainless Perimeter and Spacer Bar</td>
<td>7/8&quot; SDL - With Spacer Bar - Stainless</td>
<td>Rectangular - Standard Cut 2W4H</td>
<td>Stone White Ext - White Int</td>
</tr>
<tr>
<td>Egress Information A1, A2</td>
<td>Width: 15 15/64&quot;</td>
<td>Height: 54 23/32&quot;</td>
<td>Net Clear Opening: 5.79 SqFt</td>
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<tr>
<td>Performance Information A1, A2</td>
<td>U-Factor: 0.27</td>
<td>Solar Heat Gain Coefficient: 0.27</td>
<td>Visible Light Transmittance: 0.46</td>
<td>Condensation Resistance: 59</td>
<td>CPD Number: MAR-N-250-00770-00001</td>
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</table>

<table>
<thead>
<tr>
<th></th>
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<th></th>
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</thead>
<tbody>
<tr>
<td></td>
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</tr>
<tr>
<td>Stone White Exterior</td>
<td>White Interior</td>
<td>Integrity Traditional Double Hung</td>
<td>Wood-Ultrex</td>
<td>CN 3060</td>
<td>Rough Opening 30 1/2&quot; X 60 1/4&quot;</td>
</tr>
<tr>
<td>Divided Lite Options are inconsistent across the panels of this unit. Ensure the correct Divided Lite Types have been selected.</td>
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<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.***

***Note: Unit Availability and Price is Subject to Change***
**Egress Information**

- **Width:** 26 3/8"  
- **Height:** 24 31/32"  
- **Net Clear Opening:** 4.57 SqFt

**Performance Information**

- **U-Factor:** 0.28  
- **Solar Heat Gain Coefficient:** 0.28  
- **Visible Light Transmittance:** 0.48  
- **Condensation Resistance:** 56  
- **CPD Number:** MAR-N-272-00944-00001  
- **ENERGY STAR:** NC

**Bottom Sash**
- IG - 1 Lite  
- Low E2 w/Argon  
- Stainless Perimeter Bar  
- White Interior Weather Strip Package  
- White Sash Lock  
- Exterior Aluminum Screen  
- Stone White Surround  
- Charcoal Fiberglass Mesh  
- 4 9/16" Jambs  
- Nailing Fin

***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.***  
***Note: Unit Availability and Price is Subject to Change***

### Line #3

<table>
<thead>
<tr>
<th>Mark Unit: C/ KITCHEN</th>
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<tbody>
<tr>
<td>Qty: 1</td>
</tr>
<tr>
<td><strong>Net Price:</strong></td>
</tr>
<tr>
<td><strong>Ext. Net Price:</strong></td>
</tr>
</tbody>
</table>

**Integrity**

**Windows and Doors**

**As Viewed From The Exterior**

**Entered As:**

- **AO 30 1/2" X 60 1/4"**
- **RO 30 1/2" X 60 1/4"**
- **MO 30" X 60"**
- **FS 29 1/2" X 60 3/4"**

**Egress Information**

- **Width:** 26 3/8"  
- **Height:** 24 31/32"  
- **Net Clear Opening:** 4.57 SqFt

**Performance Information**

- **U-Factor:** 0.28  
- **Solar Heat Gain Coefficient:** 0.28  
- **Visible Light Transmittance:** 0.48  
- **Condensation Resistance:** 56  
- **CPD Number:** MAR-N-272-00944-00001  
- **ENERGY STAR:** NC

**Stone White Exterior**  
**White Interior**  
**2W1H - Rectangle Assembly**  
**Assembly Rough Opening 57" X 47 5/8"**

**Unit: A1**

- **Integrity Casement - Left Hand**  
- **Wood-Ultrex**  
- **CN 2947**  
- **Rough Opening 29" X 47 5/8"**  
- **IG**  
- **Low E2 w/Argon**  
- **Stainless Perimeter and Spacer Bar**  
- **7/8" SDL - With Spacer Bar - Stainless**  
- **Rectangular - Standard Cut 3W3H**  
- **Stone White Ext - White Int**  
- **White Folding Handle**  
- **Interior Aluminum Screen**  
- **Charcoal Fiberglass Mesh**  
- **White Surround**

**Unit: A2**

- **Integrity Casement - Right Hand**  
- **Wood-Ultrex**  
- **CN 2947**  
- **Rough Opening 29" X 47 5/8"**  
- **IG**  
- **Low E2 w/Argon**  
- **Stainless Perimeter and Spacer Bar**  
- **7/8" SDL - With Spacer Bar - Stainless**  
- **Rectangular - Standard Cut 3W3H**  
- **Stone White Ext - White Int**  
- **White Folding Handle**  
- **Interior Aluminum Screen**
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<thead>
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<tr>
<td></td>
<td></td>
<td>605.23</td>
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</tr>
</tbody>
</table>

- **Charcoal Fiberglass Mesh**
- **White Surround**
- **4 9/16" Jams**
- **Nailing Fin**

*Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.*

*Note: Unit Availability and Price is Subject to Change*

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<table>
<thead>
<tr>
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<tr>
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<td></td>
<td>605.23</td>
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</tr>
</tbody>
</table>

- **Stone White Exterior**
- **White Interior**
- **Integrity Casement - Right Hand**
- **Wood-Ultrex**
- **CN 2947**
- **Rough Opening 29" X 47 5/8"**
  - **IG**
  - **Low E2 w/Argon**
  - **Stainless Perimeter and Spacer Bar**
  - **7/8" SDL - With Spacer Bar - Stainless**
  - **Rectangular - Standard Cut 3W3H**
  - **Stone White Ext - White Int**
- **White Folding Handle**
- **Interior Aluminum Screen**
- **Charcoal Fiberglass Mesh**
- **White Surround**
- **4 9/16" Jams**
- **Nailing Fin**

*Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.*

*Note: Unit Availability and Price is Subject to Change*
OMS drawing. Please consult your local representative for exact specifications.

***Note:   Unit Availability and Price is Subject to Change
### Line #7
**Mark Unit:** D/ MASTER BATH-

<table>
<thead>
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**Entered As:**
- Stone White Exterior
- White Interior
- Integrity Traditional Double Hung
- Wood-Ultrex
- CN 3052

**Rough Opening:** 30 1/2" × 52 1/4"
- Top Sash
- IG
- Low E2 w/Argon
- Stainless Perimeter and Spacer Bar
- 7/8" SDL - With Spacer Bar - Stainless
- Rectangular - Standard Cut 3W2H
- Stone White Ext - White Int

**Egress Information**
- Width: 26 3/8" Height: 20 31/32"
- Net Clear Opening: 3.84 SqFt

**Performance Information**
- U-Factor: 0.28
- Solar Heat Gain Coefficient: 0.28
- Visible Light Transmittance: 0.48
- Condensation Resistance: 56

**CPD Number:** MAR-N-272-00944-00001
**ENERGY STAR:** NC

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### Line #8
**Mark Unit:** E/ MASTER BED

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**Entered As:**
- Stone White Exterior
- White Interior
- 2W1H - Rectangle Assembly
- Assembly Rough Opening
- 57" × 55 5/8"

**Unit:** A1
- Integrity Casement - Left Hand
- Wood-Ultrex
- CN 2955

**Rough Opening:** 29" × 55 5/8"
- IG
- Low E2 w/Argon
- Stainless Perimeter and Spacer Bar
- 2 11/32" Simulated Rail Rectangular
- Standard 1.0:2.0
- 7/8" SDL - With Spacer Bar - Stainless
- Top Cut 3W2H - Bottom Cut 1W1H
- 7 Rect Lites
- Stone White Ext - White Int
- White Folding Handle
- Interior Aluminum Screen
- Charcoal Fiberglass Mesh
- White Surround

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**As Viewed From The Exterior**

**As Viewed From The Exterior**

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**Note:** Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.

**Note:** Unit Availability and Price is Subject to Change.
### Line #9

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<th>Mark Unit: F/ MASTER BED</th>
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Stone White Exterior  
White Interior  
Integrity Traditional Double Hung  
Wood-Ultrex  
CN 3056  
Rough Opening 30 1/2" X 56 1/4"  
Top Sash  
IG  
Low E2 w/Argon  
Stainless Perimeter and Spacer Bar  
2 1/4" Rectangular  
Standard 1.0:2.0  
7/8" SDL - With Spacer Bar - Stainless  
7 Rect Lites  
Stone White Ext - White Int  
White Folding Handle  
Interior Aluminum Screen  
Charcoal Fiberglass Mesh  
White Surround  
4 9/16" Jambs  
Nailing Fin  

Divided Lite Options are inconsistent across the panels of this unit. Ensure the correct Divided Lite Types have been selected.  
Bottom Sash  
IG - 1 Lite  
Low E2 w/Argon  
Stainless Perimeter Bar  
White Interior Weather Strip Package  
White Sash Lock  
Exterior Aluminum Screen  
Stone White Surround  
Charcoal Fiberglass Mesh  
4 9/16" Jambs  
Nailing Fin  

**Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.**  
**Note: Unit Availability and Price is Subject to Change**

### Line #10

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<tr>
<td>4</td>
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</tr>
</tbody>
</table>

Stone White Exterior  
White Interior

**Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.**  
**Note: Unit Availability and Price is Subject to Change**
Integrity Traditional Double Hung
Wood-Ultrex
CN 3056
Rough Opening 30 1/2" X 56 1/4"
  Top Sash
    IG
    Low E2 w/Argon
    Stainless Perimeter and Spacer Bar
    7/8" SDL - With Spacer Bar - Stainless
    Rectangular - Standard Cut 3W2H
    Stone White Ext - White Int

Divided Lite Options are inconsistent across the panels of this unit. Ensure the correct Divided Lite Types have been selected.
  Bottom Sash
    IG - 1 Lite
    Low E2 w/Argon
    Stainless Perimeter Bar
    White Interior Weather Strip Package
    White Sash Lock
    Exterior Aluminum Screen
    Stone White Surround
    Charcoal Fiberglass Mesh
    4 9/16" Jambs
    Nailing Fin

***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.

*** Note: Unit Availability and Price is Subject to Change

Project Subtotal Net Price: USD 15,187.97
7.500% Sales Tax: USD 1,139.10
Project Total Net Price: USD 16,327.07