



CITY OF DURHAM | DURHAM COUNTY
NORTH CAROLINA



CERTIFICATE OF APPROPRIATENESS REPORT

Meeting Date: April 2, 2013

Case	COA1300023	Type	Major Work
Project Name	City Center New Construction and Renovations		
Applicant	DHM Design		
Owner	Durham City Center LLC		
Description	Construction of a new structure incorporating renovated facades of the existing historic buildings.		
PIN(s)	0821-08-97-1480, 0821-12-97-2249, -2302, -2364, -3314	Acreage	0.838 Acres
Location	East side of North Corcoran Street between West Parrish Street and West Main Street		
Zoning	Downtown Design - Core (DD-C)		
Historic District	Downtown Durham		

A. Scope of Work Summary

The applicant proposes construction of a new structure incorporating the renovation of five historic building facades. The new construction will include two levels of below grade parking, ground level retail space, second level parking, third level parking and office space, fourth and fifth level office space which will incorporate the existing historic building facades and create a building podium that encompasses the entire site. The sixth through twenty-sixth levels will be residential space in a tower structure that is significantly set back from the building podium below. The project square footage is approximately 424,000 square feet. The project will also include modifications to the streetscape along all three street frontages for the project. Detailed information regarding the proposal is included in the attached application materials.

B. Site Characteristics

The site at 119 West Parrish is currently vacant temporary green space. This site was home to the Geer Building until 2003 when it was demolished. This structure was five stories and its design was modeled on a Florentine Palace. The buildings at 113 West Parrish Street and 118-122 West Main Street are all two story structures constructed in the first two decades of the twentieth century. The

Downtown Durham Historic District Preservation Plan indicates that these structures are contributing to the historic character of the District, and lists them as being in a variety of conditions from sound to deteriorated.

C. Plan Consistency

The Downtown Durham Historic District was designated by the City Council on May 15, 1989 and the *Downtown Durham Historic District Preservation Plan* was adopted on the same date. The *Plan* provides guidance on the types of exterior building and site modifications that are appropriate to the character of the Historic District. The review criteria relevant to this case include guidelines from Local Review Criteria in the *Plan* and from the *Secretary of the Interior Standards for Rehabilitation*.

1. Secretary of the Interior Standards for Rehabilitation

a. Distinguishing Qualities

The distinguishing original qualities or character of a building, structure, or site and its environment should not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.

b. Distinctive Features/ Skilled Craftsmanship

Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site, should be treated with sensitivity.

c. Deteriorated Architectural Features

Deteriorated architectural features should be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historical, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

d. Surface Cleaning

The surface cleaning of structures should be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials should not be undertaken.

e. New Additions and Alterations

Whenever possible, new additions or alterations to structures shall be done in such a manner that, if they were to be removed in the future, the essential form and integrity of the original structure would be unimpaired.

2. Local Review Criteria

a. New Construction

i. Design Elements and Mass Proportions

Through the arrangement of design elements and the arrangement of the mass proportions, new construction shall be compatible with other structures in the block that are rated as contributing. This is not intended to restrict the overall mass or height of buildings in the District. Where no contributing structures exist in the block, contributing structures in adjacent blocks or in the entire District shall be used to determine compatibility.

ii. Front Facade Height

1. Architectural significance shall be given to the street level facade to enhance the perception of a continuous blockface.
2. In general, the height of the front facade of new construction shall be compatible with other front facades in the blockface.
3. Where front facades are of differing heights on the blockface, the front facade of new construction shall be a maximum of two stories higher than other front facades in the blockface or compatible in design and scale with contributing structures in the blockface.
4. High-rise buildings shall include a street level facade whose height is compatible with the other structures in the adjacent blockface. The portion of the building above the street level facade may be higher, provided that the upper story building step-back is at least 15 feet deep or sufficiently to preserve the continuity of the blockface's street level facade. See diagram in paragraph 6.12.2C.2 of the Unified Development Ordinance.

iii. Setback

1. Setback of buildings should be compatible with surrounding structures in the block and other nearby structures.
2. Entrance orientation should be compatible with surrounding structures in the block and other nearby structures. Entrances may be set back beyond the front facade provided that structural elements, such as columns, pilasters, etc., align with the street level setback of adjacent buildings.

iv. Fenestration

1. The rhythm of walls, cornices, and fenestration (doors and windows) shall be compatible with contributing structures in the adjacent blockface.
2. Buildings on corner lots should be designed with two facades of similar architectural expression and articulation.
3. The proportion and size of windows shall be compatible with contributing structures in the adjacent blockface.
4. The street level front facade shall be the primary access into and out of the structure.
5. Transparent windows and doors shall constitute at least one half of the first floor front facade.
6. Simulated window muntins, when used, should not be located solely between the glass panes, but also be fixed on the inside and outside of the glass.

v. Materials and Textures

1. Materials and textures of new buildings shall be compatible with those found on contributing structures in the adjacent blockface or other portions of the Downtown District.
2. Aluminum, vinyl and plastic sidings and details shall not be used.

vi. Pedestrian Access

1. Provide convenient street-level pedestrian connections between and through larger buildings.

2. The primary pedestrian access to buildings should be located at the street level and be accessed directly from the street.

vii. Site Placement

New construction should be placed on a site to maintain and enhance vistas of historic structures, where possible.

viii. Roofs Forms and Equipment

1. 1. Roofs shall be of a style, shape and slope that are compatible with contributing structures.
2. 2. All mechanical and utility equipment to be located on the roof shall be set back and/or screened so that the equipment is not visible from the adjacent street.

ix. Parking Structures

1. 1. Parking structures should be compatible with adjacent structures in material, scale and fenestration.
2. 2. Avoid attempts to design parking structures that create a false historic appearance.
3. Note: Streetscape Design Review Criteria (section 3) apply in addition to the New Construction Criteria.

b. Rehabilitation of Existing Structures

i. Maintenance and Repair

1. The proper maintenance and repair of historic buildings and original elements is preferred over their removal, replacement or reconstruction.
2. Do not replace complete elements when portions of the element could be patched or repaired.
3. Repair damaged elements by using like materials or other materials which have the same appearance and are compatible with any remaining part of the original element.

ii. Removal

1. Do not remove a historic element unless documentation establishes that repair of the element is not technically or economically feasible.
2. Remove a totally deteriorated historic feature or a non-historic feature with the gentlest means possible to protect the underlying or attached historic material.
3. Remove any screening material which was added to the structure in an attempt to hide historic elements and to "modernize" the facade.
4. Do not remove or change architectural elements that are important aspects of the historical or architectural character of the building.

iii. Replacement and Reconstruction

1. Replace architectural elements only when the element is completely deteriorated or missing.
2. Replace a deteriorated element with the same material and in the same design, if feasible.
3. Reconstruct elements to a scale, material, finish and color compatible with the historic building.
4. Do not add elements which are not original to or appropriate for the historic building.
5. Avoid attempts to recreate a false historic appearance on buildings that retain little or none of their original historic elements.

iv. Windows and Openings

1. Do not replace historic windows with contemporary treatments.
2. The original size, shape, outward appearance, and number of windows shall be maintained, including in structures where drop ceilings have been installed.
3. Retain the original number and configuration of window lights (panes).

4. Uncover and repair any windows which have been screened or filled in.
5. Properly maintain, paint, caulk and clean all windows.
6. Remove any non-historic signs hanging on the exterior which obstruct windows or details.
7. Do not use darkened, shaded, or reflective glass as replacements for clear glass.
8. Do not install window-mounted heating and air conditioning units on street facing facades.
9. Internal and external horizontal or vertical bars shall not be installed on windows that are visible from public rights-of-way.

v. Masonry

1. The regular maintenance of masonry, with an eye toward the effects of weathering, is preferable to repair and replacement.
2. When repair or replacement is necessary, the new material shall conform to the original in size, texture, material and overall appearance.
3. Only originally painted masonry should be repainted. Do not paint previously unpainted masonry surfaces.
4. Avoid masonry maintenance methods that are destructive to the original material.

vi. Wood

1. Wood elements should be properly primed, painted and caulked to prevent deterioration.
2. Consolidation and repair of wood elements is preferred over complete replacement.
3. Avoid removing paint without refinishing.
4. Avoid using paint removal methods that are destructive to the original material.

c. Streetscape

Streetscape is a general term used to describe the urban landscape. The streetscape includes streets, sidewalks, plazas, traffic signs, utility lines and fixtures, planters and landscape plantings, street lighting fixtures, fountains and water features, benches, trash receptacles, bicycle racks, bus shelters and any other sidewalk furniture. The Downtown Streetscape chapter of the Durham Design Manual contains the streetscape guidelines that shall apply in the district.

d. Site Work

i. Signs and Awnings

1. Signs and awnings should be compatible with the structure in size, scale, style, material, and graphics.
2. The location of new signs and awnings on commercial buildings should conform with the appropriate placement of signs and awnings on historic buildings.

ii. Utilities

1. Locate utility equipment and facilities in a manner compatible with adjacent historic structures, to the extent feasible.
2. Use landscaping, walls and fences as appropriate to screen utility equipment and facilities.
3. Locate utility lines underground.

e. Demolition

Demolition of historically significant structures is the antithesis of preservation. The policies of this Plan emphasize rehabilitation and adaptive reuse over demolition. Consequently, the Commission will use its authority to delay demolition of historic structures whenever possible to investigate means to save the building (in accordance with NCGS 160A-400.14). It is the responsibility of the property owner to demonstrate that rehabilitation is not appropriate, if demolition is sought.

- i. If a historic building's condition is such that rehabilitation and use of the building is judged not to be feasible, then a COA for demolition should be granted, effective immediately. It is the responsibility of

the property owner to demonstrate that rehabilitation is not reasonable.

- ii. If a historic building's condition is such that rehabilitation and use of the building is judged to be feasible, then a COA for demolition should be granted with an effective date extended for the maximum time allowed by law (365 days). During this time the property owner shall work with the Historic Preservation Commission toward a viable alternative to demolition. If public safety is threatened, interim steps may have to be taken to close and secure the structure.
- iii. Any application for a COA for demolition shall include plans, subject to the guidelines herein, for the site after demolition.

D. Staff Analysis and Conclusion

The proposal retains and rehabilitates the five visible historic street facades and demolishes the historic building party walls and roofs behind. Based on the Local Review Criteria Compliance statement in the application materials the proposal meets the Secretary's Standards for Distinguishing Qualities, Distinctive Features/Skilled Craftsmanship, and Deteriorated Architectural Features for the most significant portions of the historic structures.

Based on the Local Review Criteria Compliance statement in the application materials, the new construction on the site meets the guidelines for Design Elements and Mass Proportions, Front Facade Height, Setback, Fenestration, Materials and Textures, Pedestrian Access, Roof Forms and Equipment, and Parking Structures. The guideline for Site Placement states that "new construction should be placed on a site to maintain and enhance vistas of historic structures, where possible." The proposed new construction will significantly alter the downtown skyline, in particular, limiting views of the Hill Building on North Corcoran Street from certain locations. However, the design does step back the upper levels of the building significantly to reduce the overall impact on views of surrounding structures.

E. Recommendation

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

F. Possible Motion

The Durham Historic Preservation Commission finds that, in the case COA1300023, City Center New Construction and Renovation, the proposed new construction and alterations [are or are not] consistent with the historic character and qualities of

the Historic District and [are or are not] consistent with the *Secretary of Interior Standards for Rehabilitation* and the Local Review Criteria, specifically these guidelines: *[insert]*, and thereby [approves or denies] the Certificate of Appropriateness.

G. Notification

Staff certifies that notification letters to adjacent property owners have been sent in accordance with Section 3.2.5 of the Unified Development Ordinance. Legal advertisements were placed on the two consecutive Fridays prior to the public hearing in the *Durham Herald-Sun*.

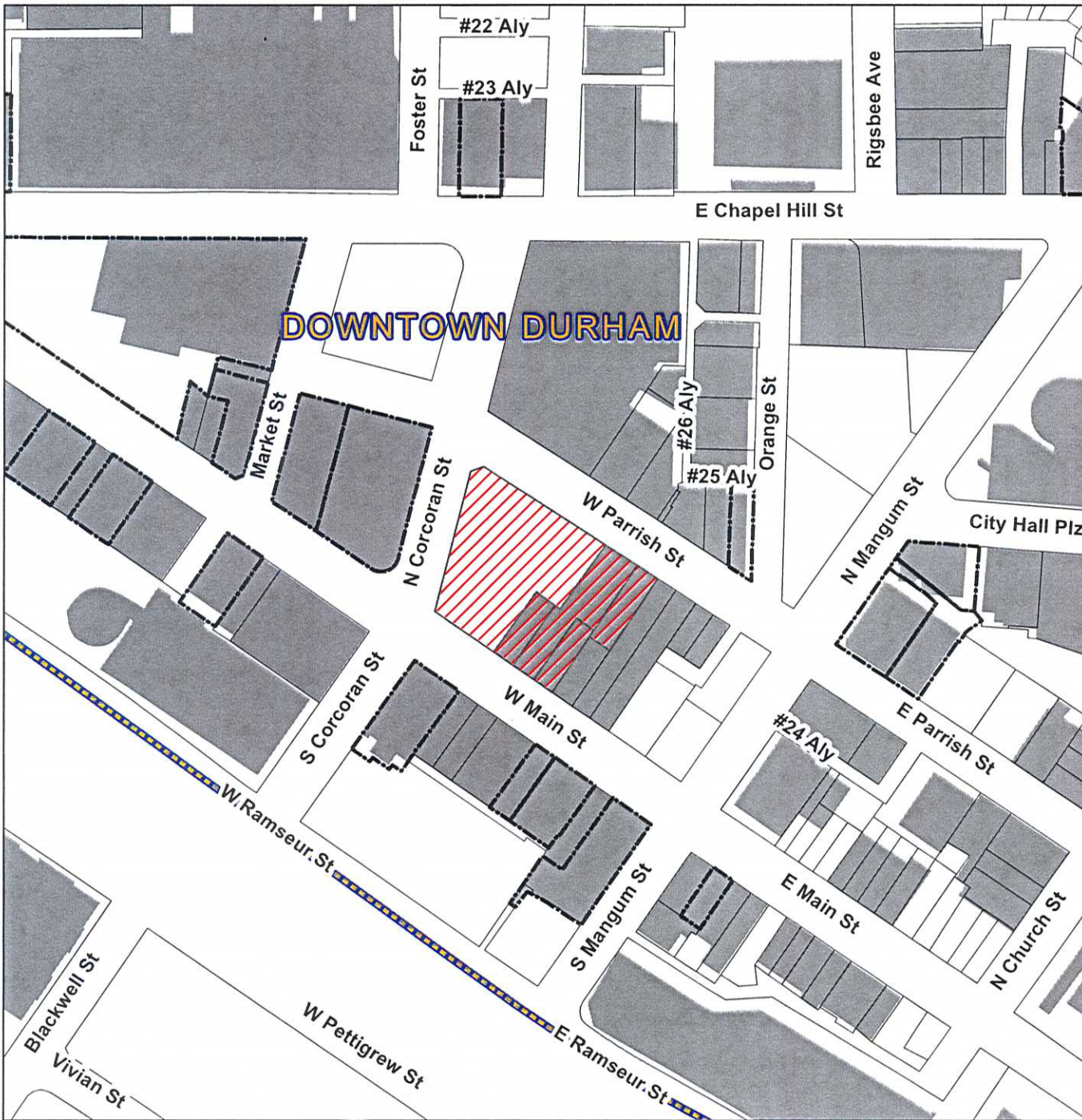
H. Staff Contact

Lisa Miller, Senior Planner, 560-4137 x28270, lisa.miller@durhamnc.gov

I. Attachments

Attachment 1, Context Map

Attachment 2, Application Materials



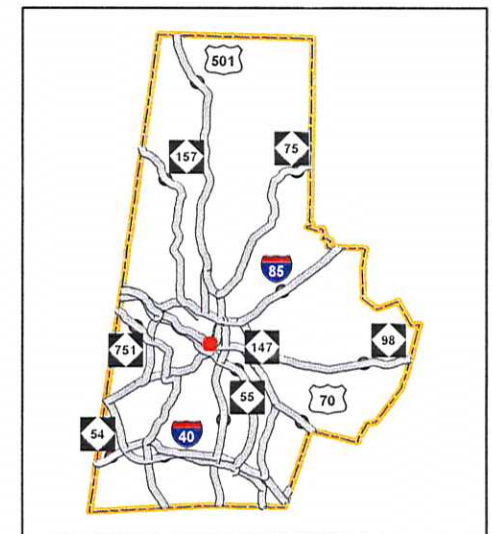
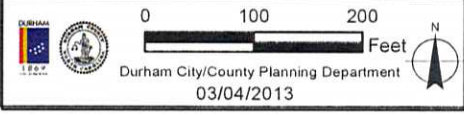
Context Map: COA1300023

Downtown Durham

113 W Parrish, 117 W Parrish,
119 W Parrish, 118 W Main,
120 W Main, and 122 W Main

0821-12-97-3314
0821-08-97-1480
0821-12-97-2249
0821-12-97-2364
0821-12-97-2302

-  Case Area
-  Parcel Lines
-  Building Footprint
-  Local Historic District
-  Local Historic Landmark

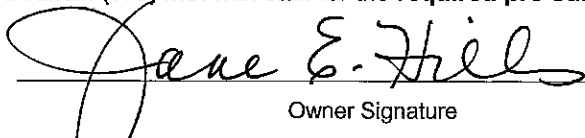




Durham City-County Planning Department



MINOR, MAJOR AND MASTER CERTIFICATE OF APPROPRIATENESS APPLICATION

Property Information		
Case Number (STAFF ONLY): <i>COA1300023</i>		PID: 102772,102771,102770
Site Address: 118 + 120 + 122 W. Main	PIN: 0821-12-97-2249, 2364, and 2302	
Local District: Downtown	Local Landmark: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Local District Classification: <input checked="" type="checkbox"/> Contributing (includes pivotal) <input type="checkbox"/> Non-Contributing (includes intrusive) <input type="checkbox"/> Not listed		
National Register District: Downtown Durham	Tax credit project? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Is this an amendment to a previously approved COA? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Prior COA Case #:	
Request Type: <input type="checkbox"/> Minor COA (Fee: \$209) <input checked="" type="checkbox"/> Major COA (Fee: \$439) <input type="checkbox"/> Master COA (Fee: \$439)		
Scope of Work: <input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Addition <input checked="" type="checkbox"/> Modification(s) <input checked="" type="checkbox"/> Demolition <input checked="" type="checkbox"/> Site Work <input type="checkbox"/> Sign(s)		
Property Owner		
Name: Durham City Center LLC	Telephone: 970.920.4988	
Contact Person: Greg Hills/Jane Hills	Email: greg@alpaspen.com; jane@alpaspen.com	
<p>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.</p> <p>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 <u>12.4.2012 and 2.6.2013</u>.</p>		
 _____ Owner Signature		_____ February 27, 2013 Date
Applicant (Designer or Builder)		
Name: DHM Design	Affiliation: Landscape Architect	
Contact Person: Graham Smith	Telephone: 919.805.3586	
Address: 600 Wade Avenue	Fax: 919.832.7901	
City/State/ZIP: Raleigh, NC 27605	Email: gsmith@dhmraleigh.com	
Tracking Information (Staff Only)		
Case Planner: <i>L. MILLER</i>		
Date rec'd: <i>2/27/13</i>	Rec'd by: <i>AK</i>	Fee: <i>\$439</i>
HPC Date: <i>April 2, 13</i>	Final Action:	Action Date:

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page*

REQUEST FOR CERTIFICATE OF APPROPRIATENESS

Submitted to: Durham City-County Planning Department and Durham Historic Preservation Commission

Submittal Date: February 27, 2013

Meeting Date: April 2, 2013



AUSTIN LAWRENCE PARTNERS

DHM DESIGN LANDSCAPE ARCHITECTURE
LAND PLANNING
URBAN DESIGN



ARCHITECTURE
URBAN DESIGN
INTERIOR DESIGN

 Kimley-Horn
and Associates, Inc.

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PROJECT INTENT AND BACKGROUND STATEMENT





PROJECT INTENT AND BACKGROUND

City Center's purpose is to enliven, enrich, and celebrate Downtown Durham through the creation of a transformational vertically-integrated mixed-use project. The project will elevate Durham's skyline while adding variety and interest to Durham's rapidly re-emerging Downtown. To accomplish this, the project will mix residential units with Class A office space and street level retail opportunities. The project will also create a space specifically for the Parrish Street Forum, which is proposed to be located directly across from the historic Mechanics and Farmers Bank Building. The project owners have entered into an agreement with Duke University to occupy approximately 50,000 square feet of office space. While the need to provide parking is not a requirement of Durham's Unified Development Ordinance, the project will integrate parking spaces for all occupancy types. Each residential unit will be accommodated along with the creation of a combined parking system for the office and retail tenants. This integrated and internal system will greatly reduce any parking impacts on Downtown Durham.

The project will restore three historic storefronts along Main Street and two along Parrish Street. They will be integrated into the architecture of the entire project. The project will also build back the lost urban street frontages on West Parrish, North Corcoran, and West Main Streets at a scale and style that is compatible with the existing and past surrounding street frontages. And finally, the building will add a dynamic and lively architectural element to Durham's skyline.

The project is being developed by Austin Lawrence Partners, doing business as Durham City Center LLC. Austin Lawrence Partners is a nationally recognized real estate development firm with over 30 years of experience. The cornerstone of the company is working with their communities hand-in-hand. Austin Lawrence Partners has an extensive track record of successful developments within many locales and with many unique circumstances. They are inventive, adaptable, highly-engaged, personable, and passionate. They are also particularly adept at working within Historic Districts, both local and national. In the past 15 years, they have completed or are currently developing eight projects within Historic Districts. It is also a passion of one of their founders – Jane Hills, as she serves on the Historic Preservation Commission in Aspen, Colorado. Their other co-founder, Greg Hills, is an alumnus of Duke University and has been familiar with Durham for the past 40 years. Both Jane and Greg currently serve on several boards at Duke University. Their son, Austin, who has joined the firm, is a recent Duke graduate, while their daughter, Whitney, is a current student there.

Austin Lawrence Partners is very uniquely suited for this transformational project. They have the knowledge, experience, patience, and passion to integrate this project into the evolving urban framework of Downtown Durham.



SCOPE OF WORK DESCRIPTION



SCOPE OF WORK DESCRIPTION

City Center will include the following building elements, all as new construction:

- Two levels of parking below grade – accessed off of West Parrish Street .
 - Each level will be approximately 34,000+ square feet of parking for the residential users along with some interior spaces for elevators and associated lobby space.
- Level one will be at street level – this level will include space for many potential retail users including but not limited to restaurants, markets, shops, cafes, and the Parrish Street Forum.
 - The retail space will total almost 21,000 square feet with the Parrish Street Forum.
 - Each retail user on this level will have direct access to their surrounding street.
 - Also on this level will be a lobby, accessed from Corcoran Street, for the office and retail components along with their associated dedicated elevators.
 - The level will also have standard ‘back of house’ spaces that include, but are not limited to, maintenance, storage, and hallways.
 - At this level, the only vehicular entrance into the building will occur. It will occur on West Parrish Street, just west of the restored façade of 115/117. This will provide access to the two upper levels of parking for the office and retail users as well as to the two levels of parking below grade for the residential users.
- The second level of the building will be parking for the retail and office users.
 - The level will be approximately 34,000 square feet of parking with some small interior space for elevators and associated lobby.
- The third level will have a mixture of parking and office space
 - This level will have approximately 12,000 square feet of office space facing Corcoran Street
 - The parking on this level will be approximately 20,000 square feet to be utilized by the retail and office users.
- The fourth and fifth levels above grade will have office space and views down to the rooftop gardens with access from the fourth level.
 - The office space will occupy all of the interior square footage on levels four and five.
 - The fourth level will also have access to and including a small rooftop garden above the façade at 115/117 Parrish Street.
- The sixth level will begin the tower component of the project and it will have residential units along with some common space for the residential users, as well as access to and including a rooftop garden above the fifth level office space.
 - The residential units will include one and two bedroom units, ranging in size.
 - Each unit will have a private exterior balcony.
 - There will be a rooftop garden on this level with many outdoor amenities including a hard surfaced sports court.

- The interior common spaces for the residential units will include a leasing office, a health club, and shared community rooms.
- The 7th level through the 19th level will be residential.
 - Each level will have 8 units.
 - Each unit will have a private exterior balcony.
 - The units will include one and two bedroom units, ranging in size.
- The 20th level through 25th level will be residential.
 - Each level will have 4 units per level.
 - Each unit will have a private exterior balcony.
 - The units will include two and three bedroom units, ranging in size.
- The 26th level is a rooftop amenity level for the residential users.
 - This level will include interior common areas as well as a rooftop swimming pool and hot tub.
- Total project square footage is 424,000 with approximately 122,000 dedicated to parking and 302,000 as interior space.
 - Approximately 149,000 square feet are projected for residential units.
 - Approximately 21,000 square feet are projected for retail space.
 - Approximately 58,000 square feet are projected for office space.
 - Approximately 21,000 square feet are projected for rooftop gardens and amenities.

Other elements that are also included within the City Center project are as follows:

- The streetscape along Parrish Street, Corcoran Street, and Main Street will be rebuilt to better facilitate the needs to the new building, yet will utilize the same materials that are currently present within the streetscape.
- The restoration of the five historic facades (all are noted as contributing structures in the Downtown Durham Historic Preservation Plan). There are three on Main Street - 118, 120, and 122 West Main Street. There are two on Parrish Street – 113 and 115/117 West Parrish Street.
- The existing facades will be restored, with the demolition of the structures behind. There are three on Main Street - 118, 120, and 122 West Main Street. There are two on Parrish Street – 113 and 115/117 West Parrish Street.

For the historic facades noted above, we conducted historic research by working with Wendy Hillis AIA, the Executive Director of Preservation Durham. Her research, documentation, and recommendations for restoration are located within the ‘Other Explanatory Material’ section at the end of this document. Her recommendations and detailed restoration designs have also been incorporated into the Color Rendered Elevations in the ‘Other Explanatory Material’ section.

For detailed descriptions of the proposed work, our design team has included extensive noting and detailing within the ‘Drawings’ and ‘Other Explanatory Material’ sections that are forthcoming within this document.

With the information in this document – we are seeking a Certificate of Appropriateness for the entire project with the following noted exceptions:

- We are not submitting any signage at this time for review.
- We request that we be allowed to seek and receive Administrative Approval of any signs of 24 square feet or less, at a later date.
 - Reason for request: Due to unknown tenants and signage needs at this time.
- We request that we be allowed to seek and receive Administrative Approval for final street level exterior door and window locations and any required adjusted ‘storefront’ material due to those changes.
 - Reason for request: Due to unknown tenants and their needs at this time.
- We request that we be allowed to seek and receive Administrative Approval of the final tree species within the Streetscape and Public Right-of-Way.
 - Reason for request: Our goal is to install street trees that would match the existing species and variety of the currently planted street. We will work with the City’s Urban Forestry and Public Works Departments to ensure we comply with their request during the Site Plan Approval phase.
- We request that we be allowed to seek and receive Administrative Approval for any adjustments to the streetscape that will be required by City Departments as part of the forthcoming Site Plan Approval process.
 - Reason for request: Several City Departments will review the plans during our site plan approval process and therefore we expect that minor changes may be requested by those departments.
- We request that we be allowed to seek and receive Administrative Approval of the final designs of the rooftop garden areas noted on the plans – the plans are only showing Schematic Designs at this point.
 - Reason for request: All gardens are not fully developed at this time. The office tenants who will be utilizing the 4th floor have not fully reviewed and analyzed the gardens layout and functionality.
- We request that we be allowed to seek and receive Administrative Approval of the final selections of the rooftop garden plants in relation to Section V.B.4.a.5 in the Downtown Durham Historic Preservation Plan.
 - Reason for request: All gardens are not fully developed at this time.

Scope of Work Description

LOCAL REVIEW CRITERIA COMPLIANCE STATEMENT



LOCAL REVIEW CRITERIA COMPLIANCE STATEMENT

The City Center project will hold a very special place within Durham’s re-emerging Downtown Core. It is a transformational project that will be a critical part of Durham’s skyline and a new history for Durham. The project will also recreate streetscapes and pedestrian scale architecture along West Parrish, North Corcoran, and West Main Streets that will reinvigorate and re-illuminate the daily life of Downtown Durham.

Therefore, the following compliance with the Downtown Durham Historic District Preservation Plan is proposed:

V. Principles and Design Review Criteria

B. Local Review Criteria

1. New Construction

a. Design Elements and Mass Proportions

Through the arrangement of design elements and the arrangement of the mass proportions, new construction shall be compatible with other structures in the block that are rated as contributing. This is not intended to restrict the overall mass or height of buildings in the District. Where no contributing structures exist in the block, contributing structures in adjacent blocks or in the entire District shall be used to determine compatibility.

COMPLIANCE RESPONSE: The City Center project includes three contributing structures with five facades. Those buildings are in varying states of disrepair. There are no current tenants in any of the buildings. There is no existing building on the 119 West Parrish Street.

The following buildings are noted as Deteriorated in the Downtown Durham Historic District Preservation Plan:

113 West Parrish Street

120 West Main Street (also known as 115/117 West Parrish Street)

The following buildings are noted as Marginally Deteriorated in the Downtown Durham Historic District Preservation Plan:

122 West Main Street

The following buildings are noted as Sound in the Downtown Durham Historic District Preservation Plan:

118 West Main Street

The façades are as noted below:

113 West Parrish Street – 2 levels

115/117 West Parrish Street – 2 levels

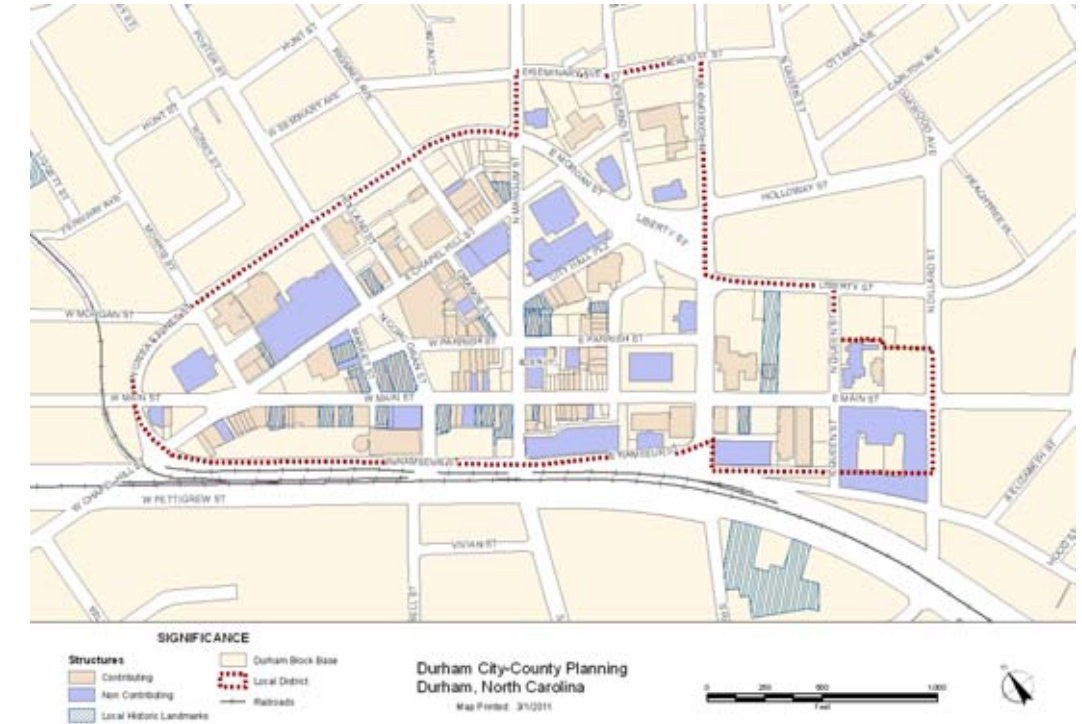
118 West Main Street – 3 levels

120 West Main Street – 2 levels + ½ level parapet

122 West Main Street - 2 levels + ½ level parapet

The project will demolish each of these buildings, but save their facades. Each of those building facades will be fully restored to their historic patterns and materials. The team engaged Wendy Hillis, AIA, to document the existing conditions, research each building’s history, and to determine the exact restoration methods required for each façade. Her documentation is included within the ‘Other Explanatory Materials’ as is the proposed detailed construction for the restoration of those facades.

The following shows our site within Map 3, Significance of Structures located on page 40 of the Downtown Durham Historic District Preservation Plan:



The City Center project site has two Local Historic Landmarks facing the project site. To the west of our site, across North Corcoran Street, is the Hill Building (also known as the CCB Building or Sun Trust Building). To the South of our site, across West Main Street is the First National Bank Building.

The Hill Building at the corner of North Corcoran and West Main is 6 levels. The Building has a tower component on the northwest corner the North Corcoran Street and West Parrish Street intersection that rises 17 levels plus a metal parapet on the top that wraps some communications equipment and also acts as a sign for Sun Trust, thus totaling a height of approximately 232’ above street level.

The First National Bank Building, built in 1913-1915 is seven levels. The entire block of 100-199 West Main (North and South Facades) ranges from two-levels to seven levels. The 200 block of West Main Street has the 6 level Hill Building on the northwestern corner while the southwestern corner has the non-contributing 4 level building at 203 West Main Street. Further west on West Main Street, there is the seven level Self Help Building.

The 100-199 West Parrish (North and South Facades) range in heights of buildings from two-level facades to six levels. Just north of the site, the 200 block of

North Corcoran Street has the former Jack Tar Hotel on its eastern edge that is four levels with the CCB Plaza across North Corcoran Street. The 200-299 Block of West Parrish Street has the CCB Plaza on the northern edge, but on the south frontage has the Hill Building at 17 levels and the Teemark Building just west of the Hill Building is five levels. Across the CCB Plaza to the west there are a collection of three and four level buildings.

The City Center project is expected to provide a beacon of Downtown activity with its placement. By having the plinth directly relate to the scale of the existing street façade fabric at 5 levels, this building will create the critical mass needed for a more defined core urban skyline also while enriching the urban fabric at the street level as well.

As noted within the Unified Development Ordinance and reinforced within Section III.I – Zoning, the underlying DD-C Zoning for this project site has been created for this the exact type, style, and height of this project. Quoting from the Downtown Durham Historic District Preservation Plan, it states the following:

“1. Downtown Design (DD)

The Downtown Design (DD) District is established to encourage intense development and pedestrian activity through regulations appropriate to the downtown area. It focuses on the form of the private and public realm instead of on use and intensity. The standards encourage a vital downtown economy that enhances Durham’s position as a commercial, cultural and entertainment hub of the region while increasing livability. The DD District is intended to work in tandem with the Downtown Durham Master Plan and updates and the Downtown Durham Preservation Plan.

No residential density or floor area ratio requirements are included in the DD District and a build-to line is established encouraging building placement close to the street. Building and frontage types regulate a building’s interaction with the street and height and massing standards ensure a human-scale frame for the streetscape.

2. Downtown Design – Core (DD-C)

Most of the area in the Downtown Durham Historic District is zoned DD-C, Downtown Design – Core. See Map 7, Zoning. This zoning classification permits buildings up to 300 feet by right, with the ability to obtain greater height through the provision of additional project amenities.”

The City Center project is a vertically-integrated mixed-use that is built to the property boundaries with a maximum height of 296’-0” from surrounding grade, as shown on the Elevations within the ‘Drawings’ section below. The project has a 5 level plinth that recreates the urbanity of the street façade that once graced this corner with the Geer Building from the 1910’s-1960’s. It is also a plinth and street edge that is respectful in design and scale in relation to the Hill Building plinth, First National Bank, and the Mechanics and Farmers Bank Building.

b. Front Façade Height

1. Architectural significance shall be given to the street level façade to enhance the perception of a continuous blockface.
2. In general, the height of the front facade of new construction shall be compatible with other front facades in the blockface.
3. Where front facades are of differing heights on the blockface, the front facade of new construction shall be a maximum of two stories higher than other front

facades in the blockface or compatible in design and scale with contributing structures in the blockface.

4. High-rise buildings shall include a street level facade whose height is compatible with the other structures in the adjacent blockface. The portion of the building above the street level facade may be higher, provided that the upper story building step-back is at least 15 feet deep or sufficiently to preserve the continuity of the blockface’s street level facade. See diagram in paragraph 6.12.2C.2 of the *Unified Development Ordinance*.

COMPLIANCE RESPONSE: The City Center project does comply with these height standards.

Architectural focus has been given to the street level façade, with the restoration of five currently damaged historic contributing structures. They will be restored to ensure that the street level vitality of the future retail use is fully realized.

In regards to compatible front façade heights for new construction, we ask that you please refer to the discussion above about the proposed 5 level plinth and how it relates to the history of the Geer Building at this location as well as to the current surrounding street frontage both on our blockface and on the facing block faces.

Our new construction, as a front façade along the three streets is maximum of five levels, which is consistent with directly relating to all surrounding blockfaces, of which many are comprised of contributing structures. Please see the ‘Photographs’ section for the existing condition photos.

The residential tower is then setback from all faces of the plinth. It is setback 25’ from the façade at North Corcoran Street. It is setback 15’ from the façade at West Parrish Street. It is setback 15’ from the façade along West Main Street. This ensures that the street user’s focus is on the streetscape and the design elements of the historically restored facades as well as the proposed 5 level new construction plinth, where visible.

c. Setback

1. Setback of buildings should be compatible with surrounding structures in the block and other nearby structures.
2. Entrance orientation should be compatible with surrounding structures in the block and other nearby structures. Entrances may be set back beyond the front facade provided that structural elements, such as columns, pilasters, etc., align with the street level setback of adjacent buildings.

COMPLIANCE RESPONSE: The City Center project will be built to the property line on all edges along all street faces. This is keeping with the character of all of the existing facades remaining on the site and the surrounding facades (Hill Building, First National Bank, and Mechanics and Farmers Bank.

Some of the entrances within the City Center project will recess inside the property lines to allow for façade variation and interest along the streets. The entrance to the retail space on the northwest corner will be radiused and this will allow for possible moveable furniture to be placed on that corner as the site ‘spills’ towards the CCB

Plaza. This allows the City Center project site to have a larger open pedestrian space in which to visually connect with the CCB Plaza.

Along the western façade of the building, facing North Corcoran Street and the Hill Building, the main pedestrian entrance for the residential tower and the office will be located off of Corcoran Street, being respectful to the importance of the north-south axis of Corcoran and of the proposed Hotel 21c entrance.

On the southwest corner of the building, the entrance to the building will face south to West Main Street just as the Hill Building does, yet still engage the intersection with scale appropriate architecture and detailing. Columns will extend to the ground plane here in this area to anchor the building to the corner and more closely relate to the Hill Building's corner relationship.

The office uses on levels four and five will have several setbacks from the historic facades. Please see the 4th and 5th level floor plans within the 'Drawings' section for further understanding of this proposed setbacks for this office levels.

The residential tower is then setback from all faces of the plinth. It is setback 25' from the façade at North Corcoran Street. It is setback 15' from the façade at West Parrish Street. It is setback 15' from the façade along West Main Street. By setting this tower in this location, it maintains views to and from the Hill Building. The City Center project serves all three surrounding streets equally.

d. Fenestration

1. The rhythm of walls, cornices, and fenestration (doors and windows) shall be compatible with contributing structures in the adjacent blockface.
2. Buildings on corner lots should be designed with two facades of similar architectural expression and articulation.
3. The proportion and size of windows shall be compatible with contributing structures in the adjacent blockface.
4. The street level front facade shall be the primary access into and out of the structure.
5. Transparent windows and doors shall constitute at least one half of the first floor front facade.
6. Simulated window muntins, when used, should not be located solely between the glass panes, but also be fixed on the inside and outside of the glass.

COMPLIANCE RESPONSE: The City Center project has five facades on its site that are listed as contributing. To the north of our site, across West Parrish Street, all of the facades are contributing. To the west of our site, across North Corcoran Street, the façade of the Hill Building is contributing. To the south, across West Main Street, there are several contributing buildings, in particularly the First National Bank Building. To the southwest, the project has a facing façade that is not listed as contributing at 201 West Main Street.

The City Center project will reconstruct the existing five facades per their historic fenestration, patterns, cornices, and materials. The design team has worked directly with Wendy Hillis, AIA to ensure detailing of these items is accurate. Please see the 'Drawings' and 'Other Explanatory Materials' sections for these details. Here is a brief description of the items being restored:

- **113 West Parrish:**
 - Brick, Pressed Metal Cornice, Glass Storefront
- **115/117 West Parrish:**
 - Brick, Granite Window Sills, Glass Storefront, Brick Columns, Sheet Metal Cornice
- **118 West Main:**
 - Brick, Cast Stone Cornice Above Storefront, Glass Storefront, Vertical Windows
- **120 West Main:**
 - Brick, Pressed Metal Cornice, Stone Sills and Lintels, Glass Storefront
- **122 West Main:**
 - Brick, Pressed Metal Cornice, Stone Lintels and Sills, Glass Storefront

Primary contributing surrounding structures have the following existing façade patterns and rhythms:

- **Across West Parrish Street – Mechanics and Farmers Bank:**
 - Neoclassical architectural style, Base Plinth with Limited Glass Storefront, Square Windows Above Plinth, White Window Mullions, Balconies on Levels 3 and 5 – Facing South Across West Parrish Street
- **Across West Parrish Street – 202 North Corcoran Building:**
 - Modernism Architectural Style, Colored Glass/Metal Storefront for all levels, Horizontal Design Lines, Exposed Parking Deck Facing West Parrish Street,
- **Across North Corcoran Street - Hill Building:**
 - Moderne Architectural Style, Polished Black Granite Banding at Building Base, Simple 2-Story Limestone Plinth, Vertical window alignments, 1 ½ story Glass and Metal Lobby Entrances on North Corcoran and on North Main, Decorative Silver-Colored Mullions
- **Across West Main Street - First National Bank:**
 - Base Plinth, Beige Brick for 6 Levels Above Plinth, Square Windows Above Plinth, White Window Mullions, Horizontal Banding with Bricks on 6 Levels, 1 ½ story Monumental Windows Facing South Corcoran

Therefore the City Center project responds to all of these surrounding facades via design elements as follows:

- The five facades will be restored to their original design rhythms and patterns.
- The vertical window and stone patterns of the Hill Building, connected

with the horizontal glass/metal design of the 202 Corcoran Building are reflected throughout the plinth design for the City Center.

The City Center project has two corners to respond to, given its unique location. Both corners are designed similarly to respond to the surrounding architectural styles present at each of the corners.

- At the southwest corner (intersection of West Main Street and North Corcoran Street), the architecture of the masonry plinth has several vertical elements that more directly relates to the style and patterns of the Hill Building directly west of the project site corner.
- At the northwest corner (intersection of North Corcoran Street and West Parrish Street), the plinth is opened from the masonry framework while the glass/metal storefront takes design precedence which relates the more Modernistic design of the 202 Corcoran Street Building, while also still relating overall to the Hill Building patterns.
- The masonry material used for the plinth - has been selected to directly relate to both the First National Bank Building and Mechanics and Farmers Bank Building.

The City Center project will utilize all primary access points that are located on the surrounding street levels.

- Primary retail pedestrian access will be located on each street level façade while evening retail access may also occur via the street-level vehicular parking garage entrance on Parrish Street.
- Primary office and residential pedestrian users will access via a lobby located on North Corcoran Street while primary office and residential vehicular users will access the project at street level via the parking garage entrance on Parrish Street.

The City Center will commit to the utilization of a minimum of 50% of our street-level façade being comprised of transparent windows and doors. In fact, it is a critical design element in creating excitement for our street-level retailers for passers-by to see activity in the retail uses. It also a major design element in our efforts to restore the existing five historic facades to their previous retail storefront styles.

The City Center project will utilize simulated window muntins (mullions), yet, if they are used at all, they will be used as noted above in Section V.B.1.d.6.

e. Materials and Textures

1. Materials and textures of new buildings shall be compatible with those found on contributing structures in the adjacent blockface or other portions of the Downtown District.
2. Aluminum, vinyl and plastic sidings and details shall not be used.

COMPLIANCE RESPONSE: The City Center project has five facades on its site that are listed as contributing. To the north of our site, across West Parrish Street, all of the facades are contributing. To the west of our site, across North Corcoran Street, the

façade of the Hill Building is contributing. To the south, across West Main Street, there have several contributing buildings, in particularly the First National Bank Building. To the southwest, the project has a facing façade that is not listed as contributing at 201 West Main Street.

The existing five facades have the following historic façade materials and textures:

- 113 West Parrish:
 - Brick, Pressed Metal Cornice, Glass Storefront
- 115/117 West Parrish:
 - Brick, Granite Window Sills, Glass Storefront, Brick Columns, Sheet Metal Cornice
- 118 West Main:
 - Brick, Cast Stone Cornice Above Storefront, Glass Storefront, Vertical Windows
- 120 West Main:
 - Brick, Pressed Metal Cornice, Stone Sills and Lintels, Glass Storefront
- 122 West Main:
 - Brick, Pressed Metal Cornice, Stone Lintels and Sills, Glass Storefront
 -

Primary contributing surrounding structures have the following existing façade materials and textures:

- Across West Parrish Street – Mechanics and Farmers Bank:
 - Neoclassical architectural style, Smooth Limestone Base Plinth, Beige Brick for 5 Levels, Square Windows Above Plinth, White Window Mullions, Balconies on Levels 3 and 5 – Facing South Across West Parrish Street
- Across West Parrish Street – 202 North Corcoran Building:
 - Modernism Architectural Style, Glass, Metal Storefront for all levels, Horizontal Design Lines, Exposed Parking Deck Facing West Parrish Street, Stone at Base
- Across North Corcoran Street - Hill Building:
 - Moderne Architectural Style, Polished Black Granite Banding at Building Base, Smooth limestone façade, Vertical window alignments, 1 ½ story Glass and Metal Lobby Entrances on North Corcoran and on North Main, Decorative Silver-Colored Mullions
- Across West Main Street - First National Bank:
 - Smooth Limestone Base Plinth, Beige Brick for 6 Levels, Square Windows Above Plinth, White Window Mullions, Horizontal Banding with Bricks on 6 Levels, 1 ½ story Windows on South Corcoran

As evidence by the above-noted documentation of the existing and surrounding buildings, the City Center project is intermixed with many architectural styles in Downtown Durham.

The Downtown Durham Historic District Preservation Plan notes as such in regards to architecture character throughout Downtown:

“The overall character of downtown Durham’s architecture is one of a blending of complementary styles. The historic integrity remains intact for the most part, with seventy-seven percent of the structures listed as contributing to the district. The care taken by the architects and builders of the historic downtown buildings is apparent in their ability to juxtapose different styles and types of buildings without compromising the historic integrity of the District. This perception of time, place and compatibility should be carefully observed by builders planning new construction.”

The Downtown Durham Historic District Preservation Plan also notes in Section IV.A.1 the following about architectural diversity as a preservation strategy:

“Enhancing the diversity of architecture in the downtown District, while protecting existing structures, is a major theme of the Downtown Durham Historic Preservation Plan. It is recognized that buildings are a product of their own time and of the unique factors that drive architectural design. These include economic conditions, cost and availability of materials, current building technology, and cultural traditions. Current interpretation of a property owner’s building needs can respect the historic character of downtown. The criteria for District improvements in this Plan were created to encourage diversity in new construction while focusing on sensitivity for existing historic structures.”

The City Center project is truly a blending of all of these material, textures, and styles noted above.

- The five facades will be restored to their original design intent.
- The newly constructed plinth will be constructed of a small stone base like the Hill Building, and then have beige brick above for four levels with a glass storefront, in a pattern that relates to the vertical patterns created within the façade of the Hill Building.
- The plinth is capped by a slightly recessed glass cap that stretches along all four facades and relates directly to the Modernism stylings of the neighboring building.
- The residential tower will be primarily glass with private concrete balconies with metal/glass railings. This tower is modern in its design style and evokes a soaring sense about it. The tower will be soft in its bends, with some slightly rounded edges and smooth surfaces as it relates directly to its neighbor, the Hill Building, which has some of the same characteristics on its base plinth. The goal of this tower is to be reflective of and respectful of the Hill Building while also having the ability to bring a vibrant life to Downtown – with lights being able to be seen on at all hours – in the heart of the City Center.

f. Pedestrian Access

1. Provide convenient street-level pedestrian connections between and through larger buildings.
2. The primary pedestrian access to buildings should be located at the street level and be accessed directly from the street.

COMPLIANCE RESPONSE: The City Center project will provide street-level pedestrian connections to each of the individual uses within the building. All primary pedestrian access to the project will be located at the street level and will be accessed directly from the street as follows:

Each street-level retail use will have direct access to its corresponding and facing street.

The office users on levels three, four and five will have direct pedestrian access to North Corcoran Street via a central lobby with dedicated stair and elevator access. Those dedicated elevators will only access the two below-ground parking levels, the lobby, and the three office levels. These elevators will also provide access to the street-level retail for users of the below-ground parking levels

The residential users on levels six through 26 will have direct pedestrian access to North Corcoran Street via a central lobby with dedicated stairs and elevator access. Those dedicated elevators will only access the two parking levels on the basement, to the lobby, as well as to all residential levels.

Along the exterior of the site, within the public right-of-way (streetscape), there will be a specific Pedestrian Route that is 5’ wide per the Unified Development Ordinance (Section 6.12.2.G.1.b). This is noted on the Functional Site Plan within the ‘Drawings’ section.

This project will also provide a pedestrian linkage to the City’s CCB Plaza, located between West Parrish Street, West Chapel Hill Street, and North Corcoran Street. The City project will link sidewalks from the east side of North Corcoran to the west side where the plaza sits. The plaza was created in 2007 as part of a City project to redesign and improve the downtown streetscapes. This space is programmed for community-oriented events and includes two pedestals for future public art and “Major,” the big bronze bull. The project team expects that the CCB Plaza will truly become alive and have an awakening as it will be integrally linked with the new influx of residents, office users, and retail visitors from the City Center project.

g. Site Placement

New construction should be placed on a site to maintain and enhance vistas of historic structures, where possible.

COMPLIANCE RESPONSE: The City Center project has an overall goal and intent to reinvigorate the daily street life of Downtown Durham, thus all of the project’s facades are abutting their respective street faces. By doing this with a five story plinth as designed, not only will the project provide street level retail and pedestrian activity, it will also recreate the streetscape and vistas that were present in the 1910’s-1960’s when the Geer Building was standing on the now vacant parcel.

The residential tower is then setback from all faces of the plinth. It is setback 25' from the façade at North Corcoran Street. It is setback 15' from the façade at West Parrish Street. It is setback 15' from the façade along West Main Street. By setting this tower in this location, it assists in maintaining views to and from the Hill Building, while also allowing each building to have its own space within the Downtown core.

There are several possible vistas noted in Section III.G of the Downtown Durham Historic District Preservation Plan that could have been affected by the City Center project. The project should enhance or strengthen the focus of these views without affecting protected vistas.

The Hill Building, as viewed from Foster Street is not impeded. This is evidenced in a Distance Perspective that is shown within the 'Other Explanatory Materials' section.

The Bargain Furniture Building as viewed from Corcoran Street is not impeded as well. It is in fact more focused as the urban edge along the eastern edge of North Corcoran Street will be strengthened by the five level plinth.

Per the Section III.G of the Downtown Durham Historic District Preservation Plan: "Other vistas of prominent buildings outside of the District may, in certain cases, be affected by development in the District. Examples of these include the American Tobacco Company complex and the Durham Performing Arts Center to the south of the District, the Imperial Building to the north of the Durham Arts Council Building (Old City Hall), and the Liggett and Meyers Tobacco Company complex to the west along Main Street."

Many views of the tower, both close-up and from a distance, are shown in the 'Other Explanatory Material' section of this document.

h. Roof Forms and Equipment

1. Roofs shall be of a style, shape and slope that are compatible with contributing structures.
2. All mechanical and utility equipment to be located on the roof shall be set back and/or screened so that the equipment is not visible from the adjacent street.

COMPLIANCE RESPONSE: The City Center project has buildings that are contributing structures and is also surrounded by many contributing buildings. Each of those buildings has a flat roof. Many of them also have some form of a masonry parapet.

This project will have many levels of roofs. All of them will be flat with the exception of the slightly curving roof on top of the amenity level on the 26th level. This curving roof will articulate the top of the structure to add visual interest to the skyline.

Masonry parapets will be restored on all of the historic facades.

The mechanical and utility equipment will primarily be on the roof of the building that is rebuilt where 113 West Parrish Street is or within the parking levels and will be architecturally screened per the plans and elevations shown in this document and to comply with the Unified Development Ordinance.

Please see the corresponding photos of the buildings on the site and surrounding the site within the 'Photographs' sections.

Please see the 'Drawings' and 'Other Explanatory Materials' sections for further information.

i. Parking Structures

1. Parking structures should be compatible with adjacent structures in material, scale and fenestration.
2. Avoid attempts to design parking structures that create a false historic appearance.

COMPLIANCE RESPONSE: The City Center project will have an internal parking system that is to be located on two levels below grade and two levels above the ground level retail. The access point for these parking areas will be on Parrish Street. The structures are built as part of the architecture and will appear as part of the overall structure, not as separate parking levels. The architecture around the above ground parking areas will not alter from the rest of the 'plinth' architecture. It will be seamless. Please refer to the 'Drawings' and 'Other Explanatory Materials' sections to see how this is addressed.

V. Principles and Design Review Criteria

B. Local Review Criteria

3. Streetscape

Streetscape is a general term used to describe the urban landscape. The streetscape includes streets, sidewalks, plazas, traffic signs, utility lines and fixtures, planters and landscape plantings, street lighting fixtures, fountains and water features, benches, trash receptacles, bicycle racks, bus shelters and any other sidewalk furniture. The Downtown Streetscape chapter of the Durham Design Manual contains the streetscape guidelines that shall apply in the district.

COMPLIANCE RESPONSE: The City Center project will rebuild the existing streetscape utilizing the same materials that currently exist – to match all of the existing material choices for the following items:

- Brick Pavers for Herringbone, 45 Degree Herringbone, and Banding
- Concrete Paving
- Street Lights and Poles
- Street Signs
- Traffic Lights/Poles
- Bike Racks
- Benches
- Trash Receptacles
- Street Trees on West Parrish Street and West Main Street – Chinese Pistache
- Street Trees on North Corcoran Street – Trident Maple

New materials will be utilized for the proposed passenger drop off area along North Corcoran

Street – it will be a sandblasted, integrally colored concrete that is reddish in color.

New materials (techniques) will be utilized for the proposed tree grates within this rebuilt streetscape. The project proposes to install the City’s newly approved tree grate design that has recently been installed in front of City Hall. It has a much smaller opening, but the pavers are elevated above the tree root zone. This is a modification from the City’s original tree planting design for its urban streetscape. It protects the roots better and allows for better pedestrian movement within the right-of-way.

It is our understanding that the City has already determined a possible bus shelter design that has been approved by the Historic Preservation Commission for the Bull City Connector at the northeastern corner of Main and North Corcoran.

Please see ‘Drawings’ section for all of these noted elements related to the streetscape.

V. Principles and Design Review Criteria

B. Local Review Criteria

4. Site Work

a. Landscape Plantings

1. Landscaped areas should consist of planting materials that are compatible with and appropriate for the urban environment.
2. Existing parks, trees and other landscaped areas should be protected from intrusive development.
3. Plantings should be used to screen parking lots, loading areas, and major utility structures.
4. No artificial planting materials, such as plastic, fabric, etc., should be used on the exterior of structures nor incorporated into landscaping around structures.
5. Incompatible plant materials, such as cacti, palms, yuccas, etc. should not be used.
6. Plantings which obstruct the view of historic structures or important building details should be avoided.
7. Avoid plantings which create a potential hazard or obstacle for pedestrians, such as thorns, falling fruit, low branching trees over sidewalks, etc.

COMPLIANCE RESPONSE: The City Center project will remove all plant material and all park elements within the existing property at 119 West Parrish Street. This is a temporary park that the City has maintained to beautify the corner. All plant material and other park elements will be made available to the City for re-purposing prior to demolition.

The City Center project will rebuild the public streetscape and the plantings as noted above keeping intact all current views and vistas while replanting the City’s existing urban streetscape.

The City Center project will not use artificial planting materials on the exterior.

The City Center project does not expect to use cacti, palms, or yuccas on the exterior

streetscape or roof garden. The roof gardens have not been fully designed by the office tenants, therefore it is requested that Administrative approval authority could be used for the approval of the roof gardens.

The City Center project does not intend to use plants that will obstruct views of historic structures or important building details. The City Center does not intend to use plants that would create potential hazards or obstacles for pedestrians.

b. Paving and Parking

1. Preserve and maintain any areas of original or historic paving materials, such as granite, tiles, paving stones, brick and glass block.
2. Paving for sidewalks and plazas should be compatible with adjacent historic structures and new construction.
3. When possible, use paving stones, bricks, or other appropriate material to help break up large expanses of concrete and open paved areas.
4. Avoid gravel walkways and parking lots.
5. Avoid large expanses of paving without landscape plantings.
6. Screening of parking lots and structures should be compatible with adjacent structures. Screening includes fences, walls and plantings.
7. Parking lots should be paved.

COMPLIANCE RESPONSE: The City Center project will have an internal parking system as noted on the plans within this document. It will be concrete. All existing on-street parking is expected to be retained, except for three spaces that are proposed to be removed on the south side of Parrish Street. The existing sidewalks will be rebuilt to match existing streetscape. Please see the plans within the ‘Drawings’ section for further clarification.

c. Fences and Walls

1. Use fences, gates and walls in addition to landscaping to appropriately screen parking lots, loading areas, trash receptacles, and utility structures.
2. Design fences and walls to be compatible with and integral to the buildings they serve.
3. Appropriate materials for fences and walls are stone, unit masonry, metal, and wood.
4. Do not use chain link, basket weave, and other incompatible fence types and styles.

COMPLIANCE RESPONSE: The City Center project will not have any fences or exterior walls that are at the ground level. The project will have railings at various levels throughout the building via private balconies and roof gardens. Please see the architectural plans and elevations for those material call outs.

There is a proposed parking garage entrance will have a garage door at the street façade. However, it will most likely only close ‘after hours’. That timeframe has not yet been determined – but the goal is that for 4-8 hours each night, that the garage door will be closed. The door will be designed to match the Parrish Street façade architecture.

Local Review Criteria Compliance Statement

d. Vistas

1. Prominent vistas of important structures and amenities should not be obstructed by landscape features.
2. Use landscape features and plantings to enhance and complement vistas.

COMPLIANCE RESPONSE: The City Center project will not have landscape features that will block prominent vistas. In fact, our streetscape will be placed to re-build the existing streetscape and enhance the vistas already established with those street trees.

e. Signs and Awnings

1. Signs and awnings should be compatible with the structure in size, scale, style, material, and graphics.
2. Avoid removing distinctive signs that are an integral part of the facade or contribute to the historic character of the structure or District.
3. The location of new signs and awnings on commercial buildings should conform with the appropriate placement of signs and awnings on historic buildings.
4. Design and locate storefront signs so that they do not obstruct architectural details of the building.
5. Attach storefront signs in a manner which does not cause damage or major alteration to the historic elements of a building.
6. Do not use translucent plastic signs which have lighting within the sign, where the background is completely illuminated.
7. Billboards and large billboard type signs are not appropriate in the District.

COMPLIANCE RESPONSE: At this time, no signs are proposed with this submittal. However, the City Center project does expect to comply with these above statements. Please see our discussion and request of future Administrative Approvals within the 'Scope of Work Description' section.

f. Utilities

1. Locate utility equipment and facilities in a manner compatible with adjacent historic structures, to the extent feasible.
2. Use landscaping, walls and fences as appropriate to screen utility equipment and facilities.
3. Locate utility lines underground.

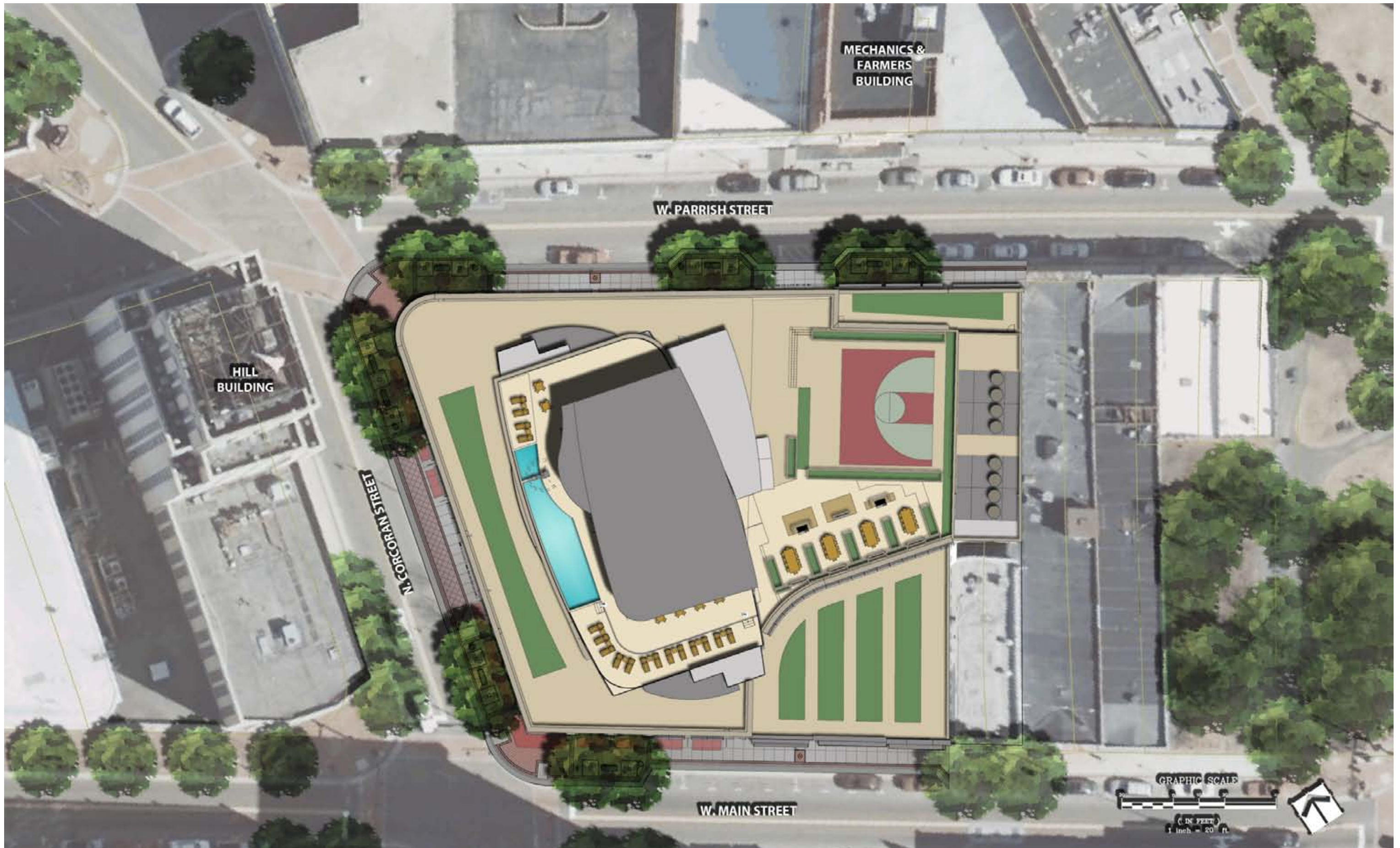
COMPLIANCE RESPONSE: All utilities for the City Center project will be underground. It is expected that an underground electric vault may have to be constructed within the right of way, but its location has not been determined. It will be built consistent with the City's Downtown Streetscape.

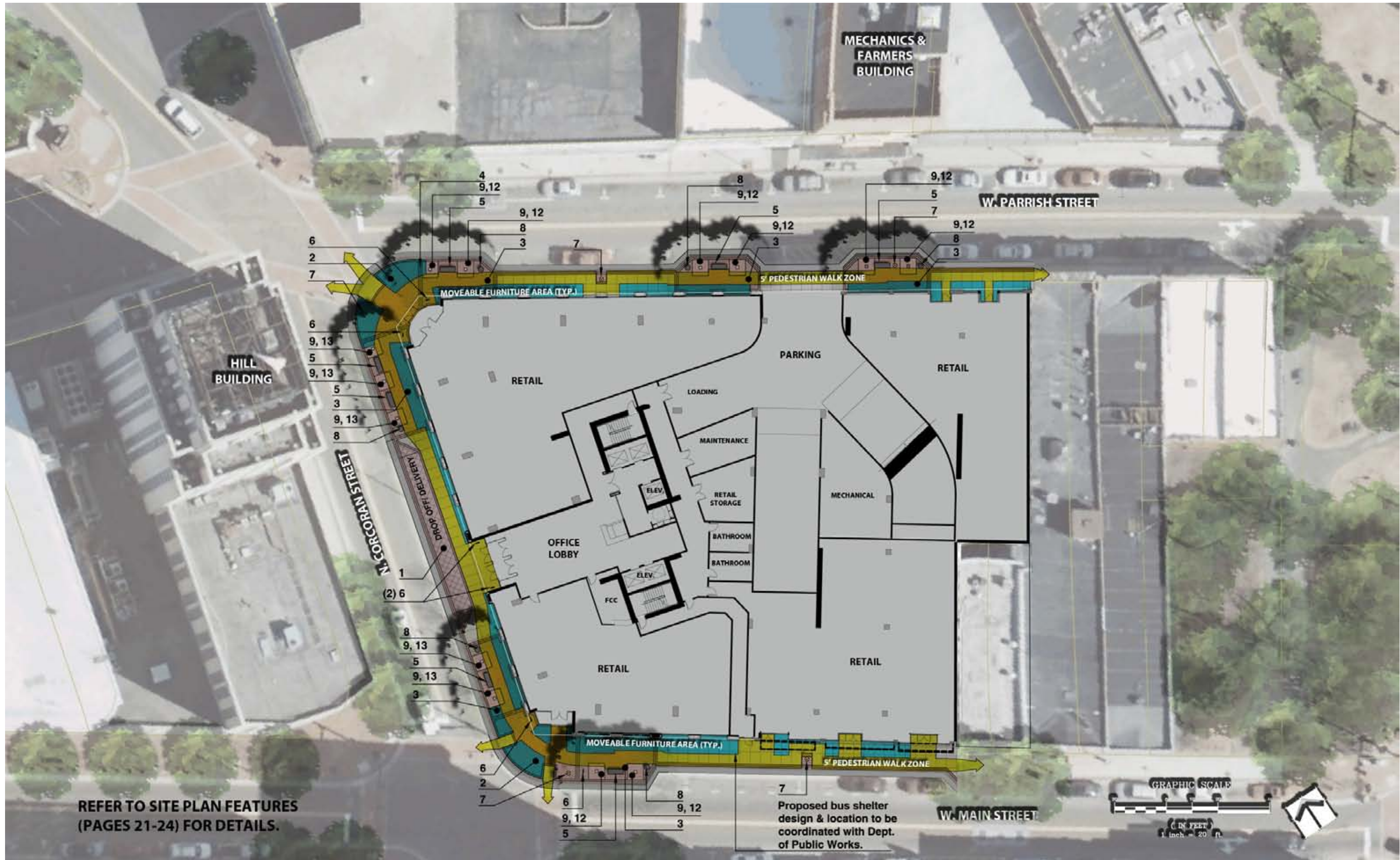
DRAWINGS





Site Plan: Existing Conditions





REFER TO SITE PLAN FEATURES (PAGES 21-24) FOR DETAILS.

7 Proposed bus shelter design & location to be coordinated with Dept. of Public Works.

Site Plan: Functional Diagram



1 - Bomanite Sandscape Paving



2 - Corner Paving



3 - Field Paving 45 Degree



4 - Paving Bands



5 - Backless Bench



6 - Bike Lock



7 - Light Fixture



8 - Trash Receptacle



9 - Tree Grate



10 - Typical Street Signage



11 - Street Light



12 - Chinese Pistache (Existing)



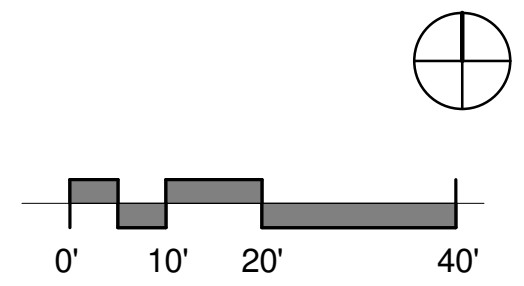
12 - Chinese Pistache (Example)



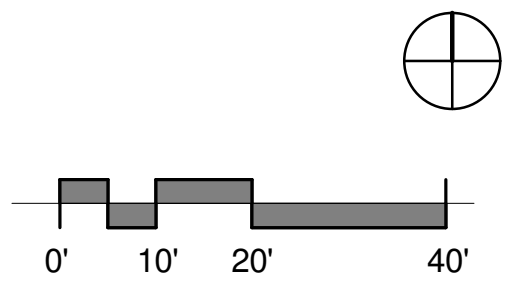
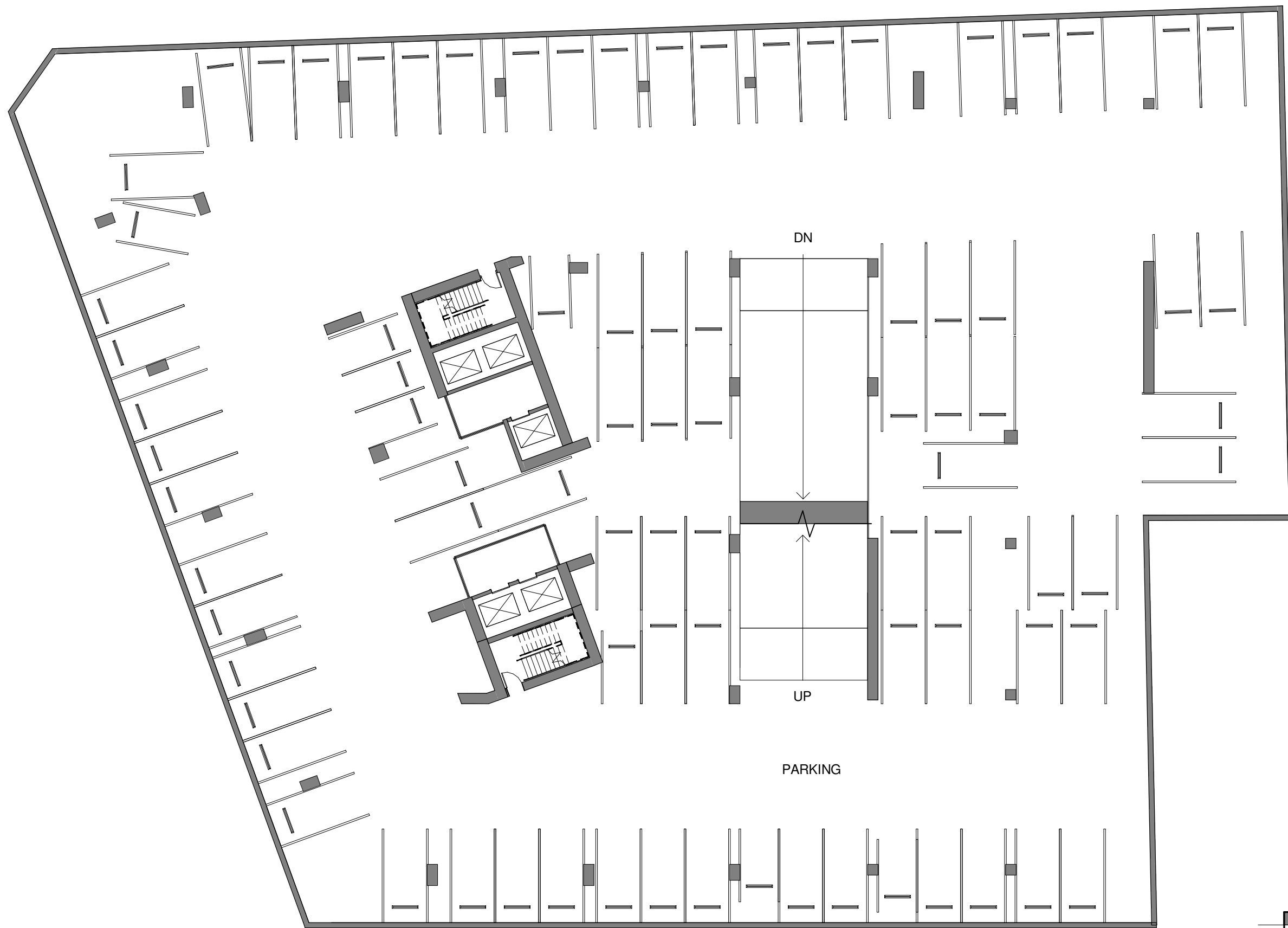
13 - Trident Maple (Existing)



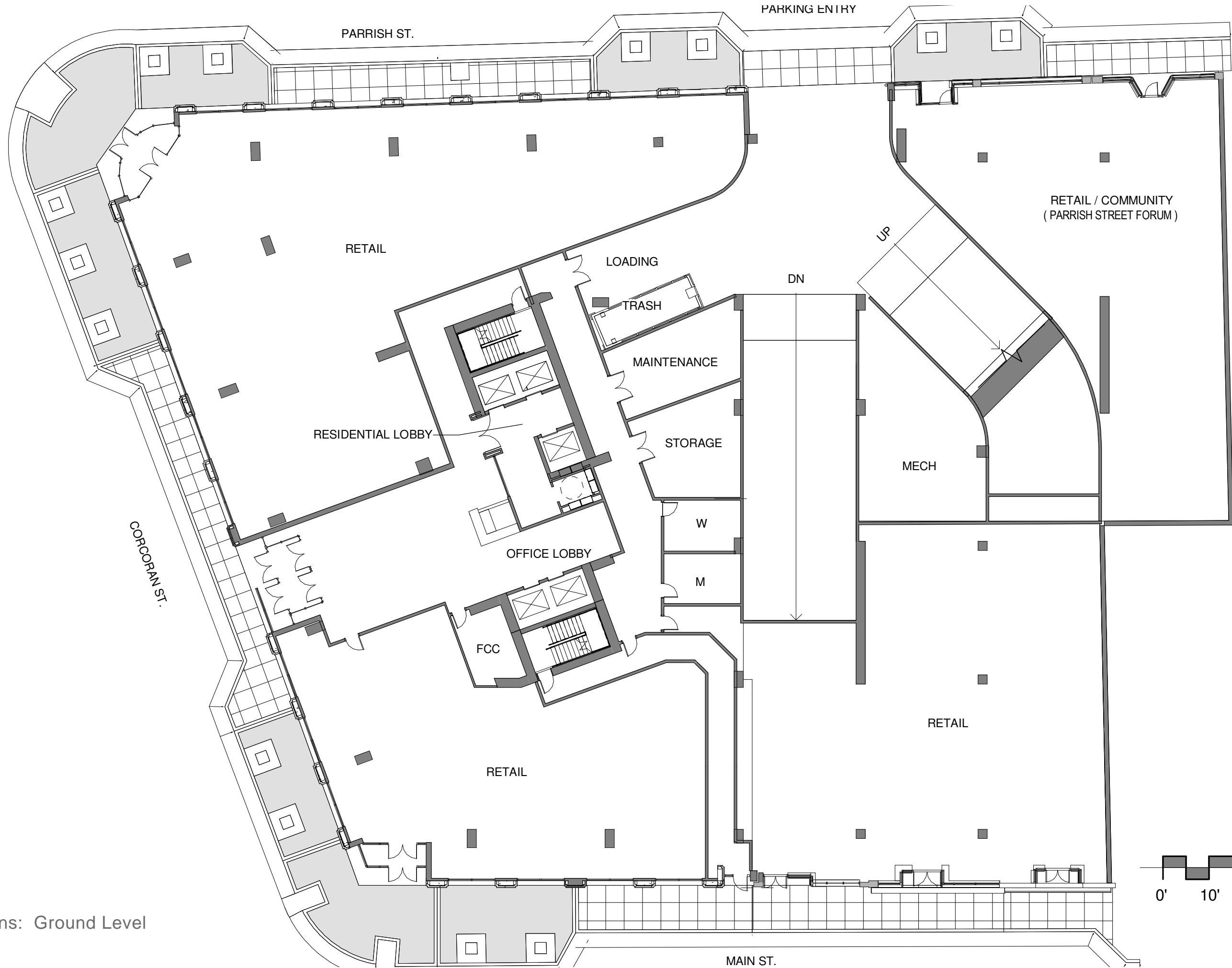
13 - Trident Maple (Example)



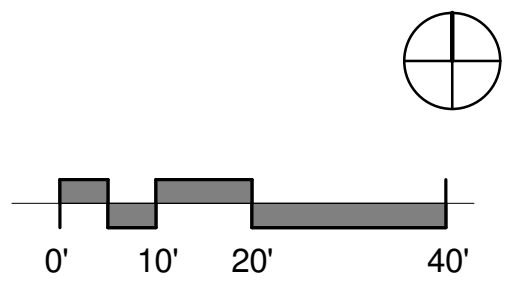
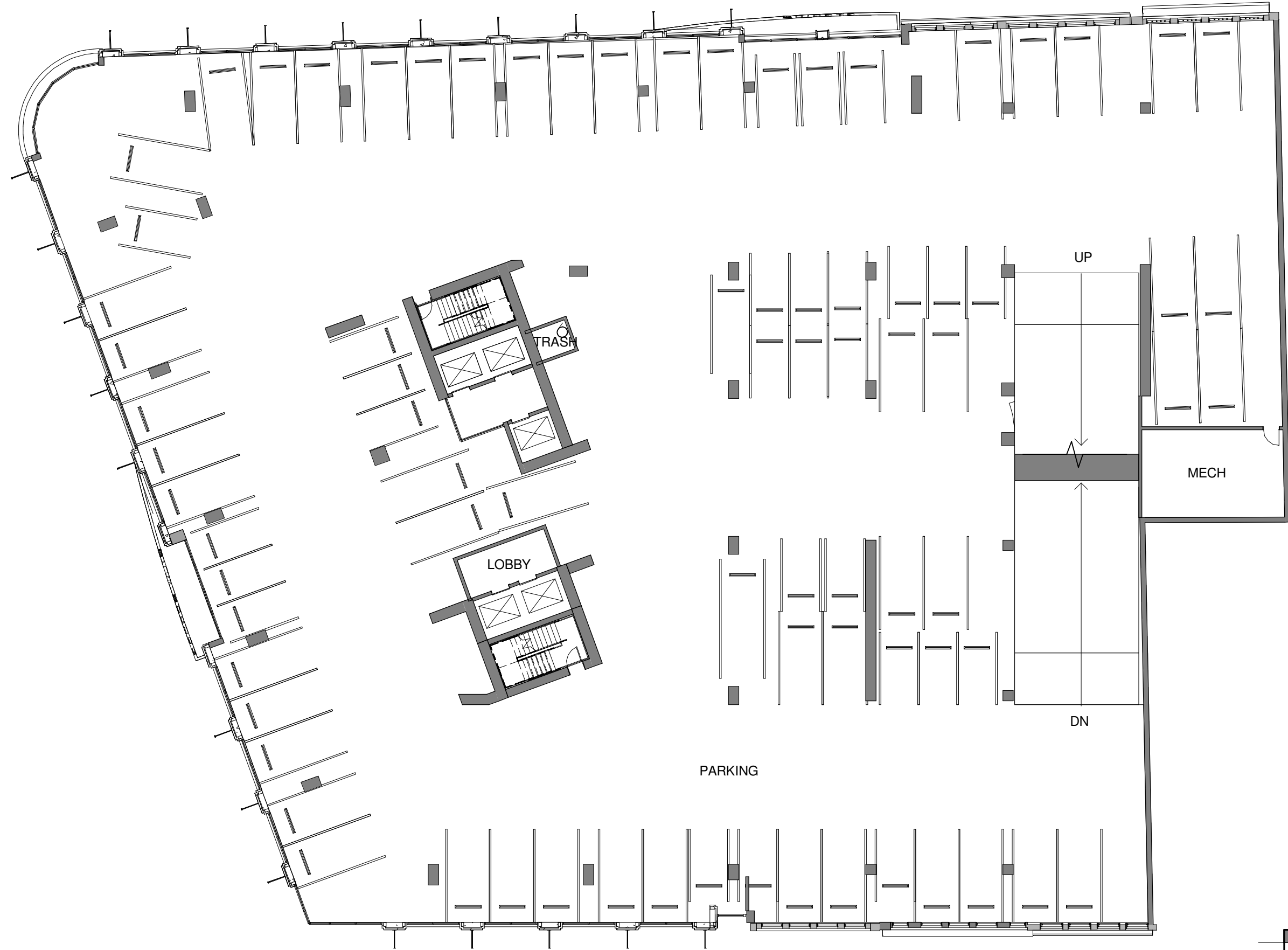
Floor Plans: Parking Level 2



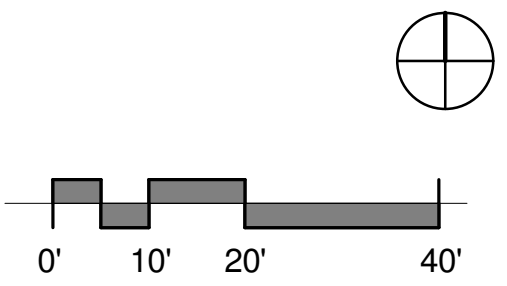
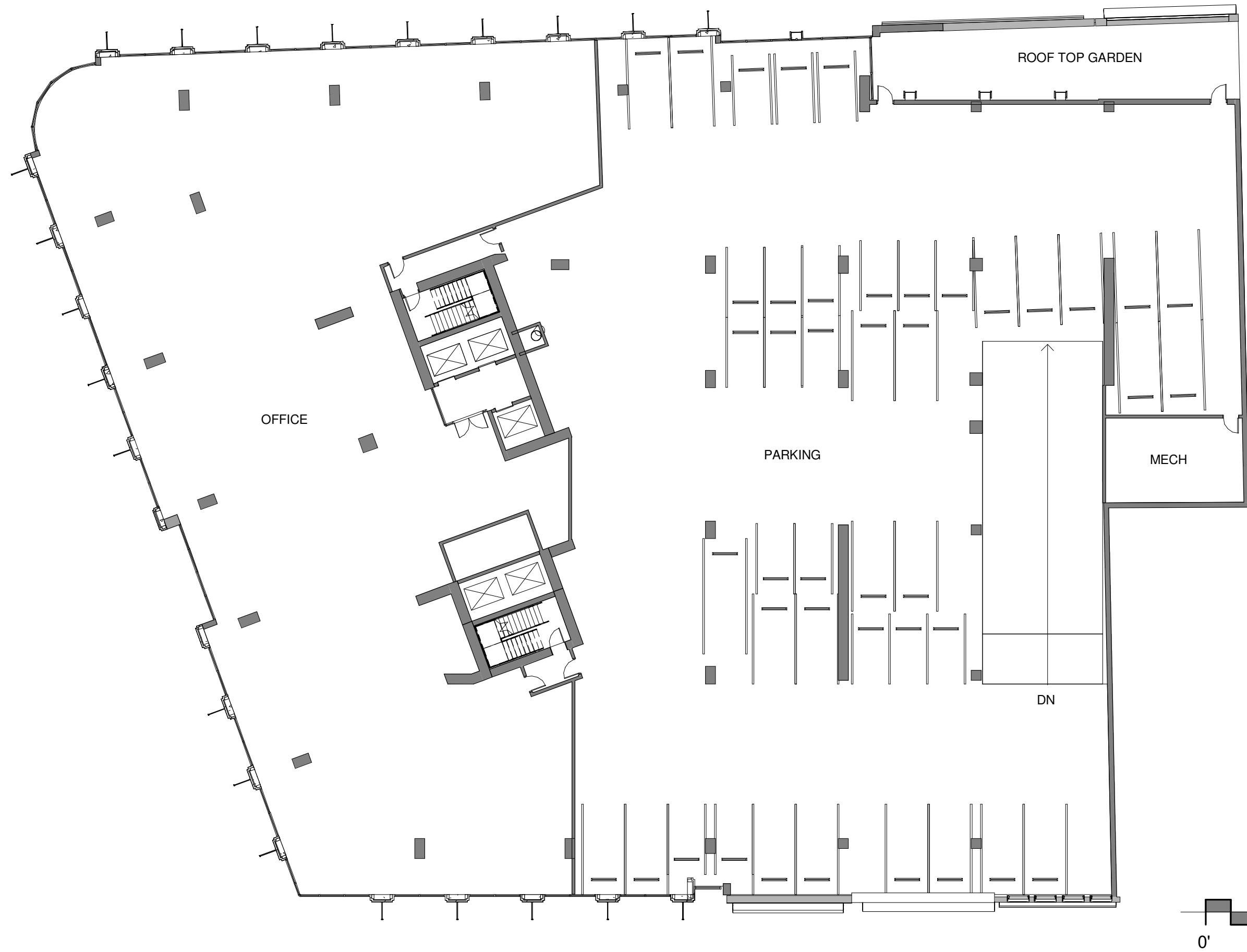
Floor Plans: Parking Level 1



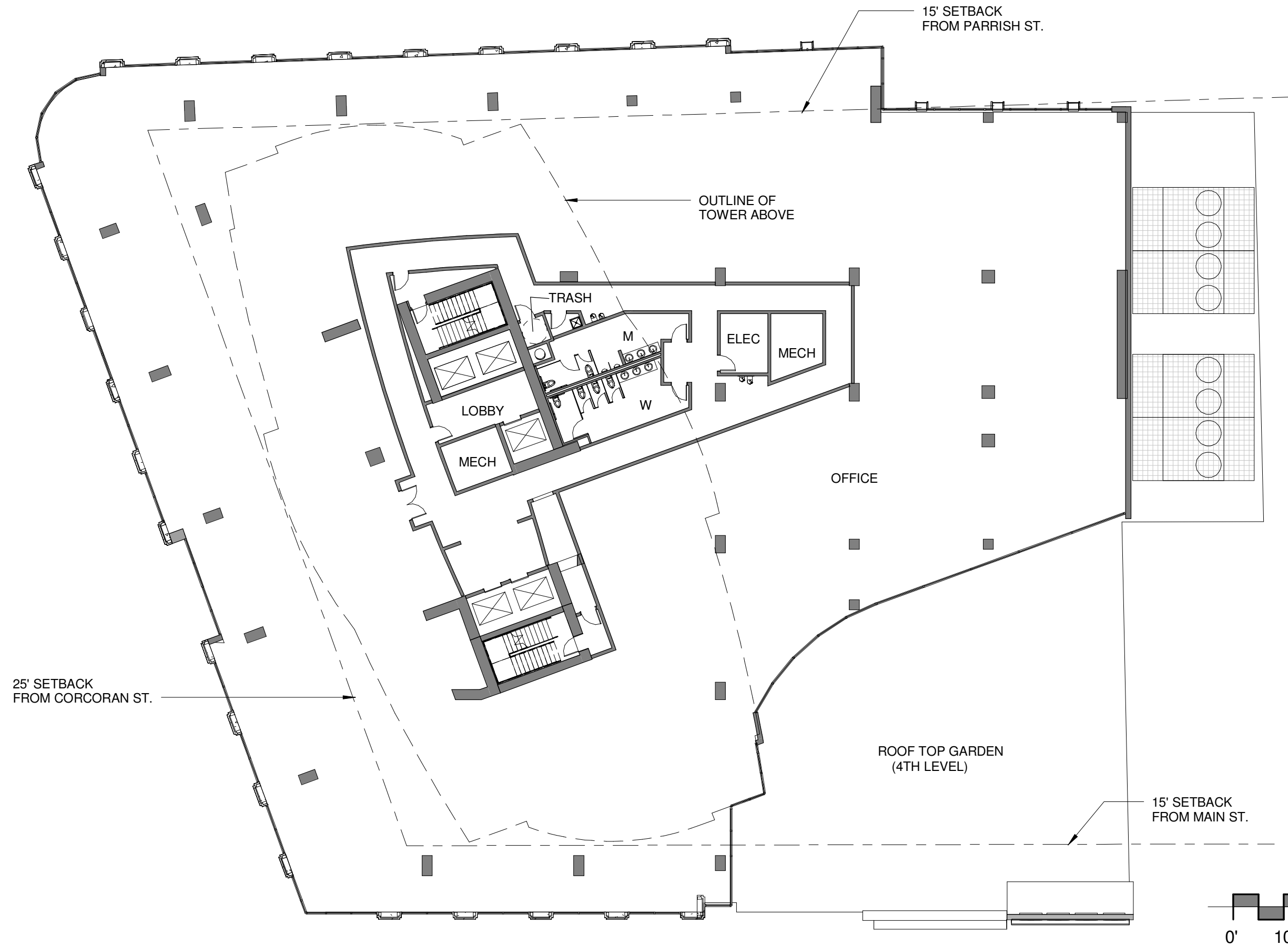
Floor Plans: Ground Level



Floor Plans: 2nd Level - Parking



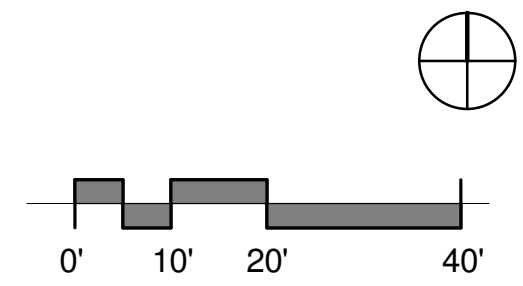
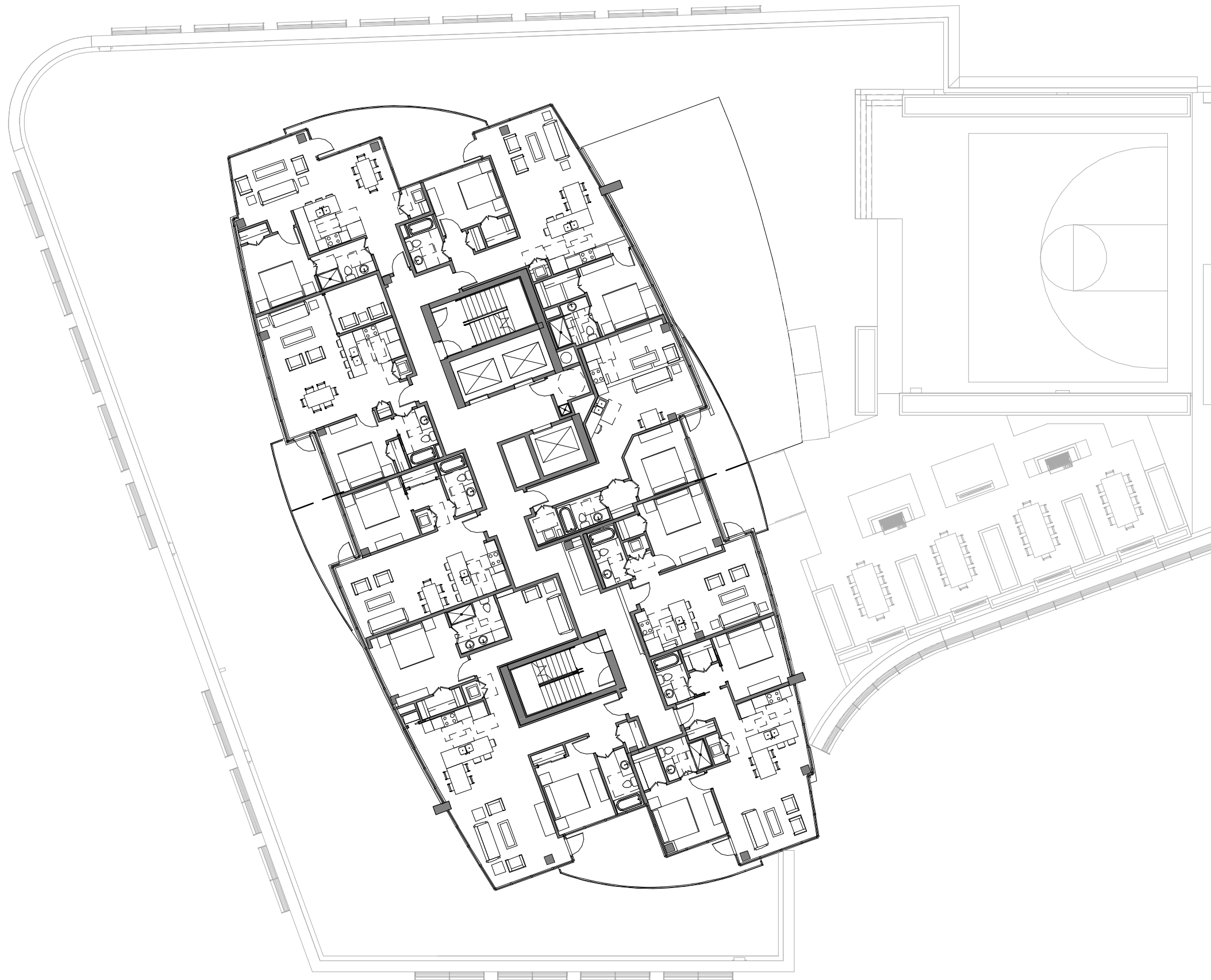
Floor Plans: 3rd Level - Parking And Office



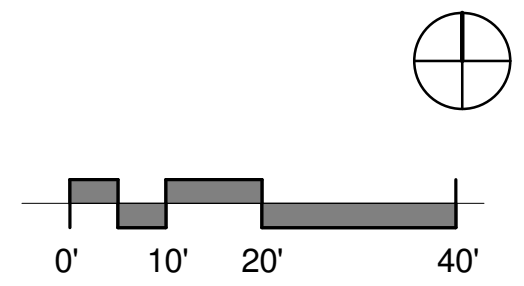
Floor Plans: 4th and 5th Level - Office



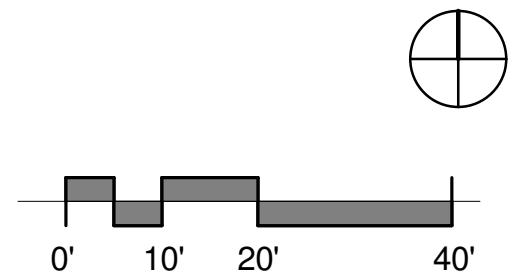
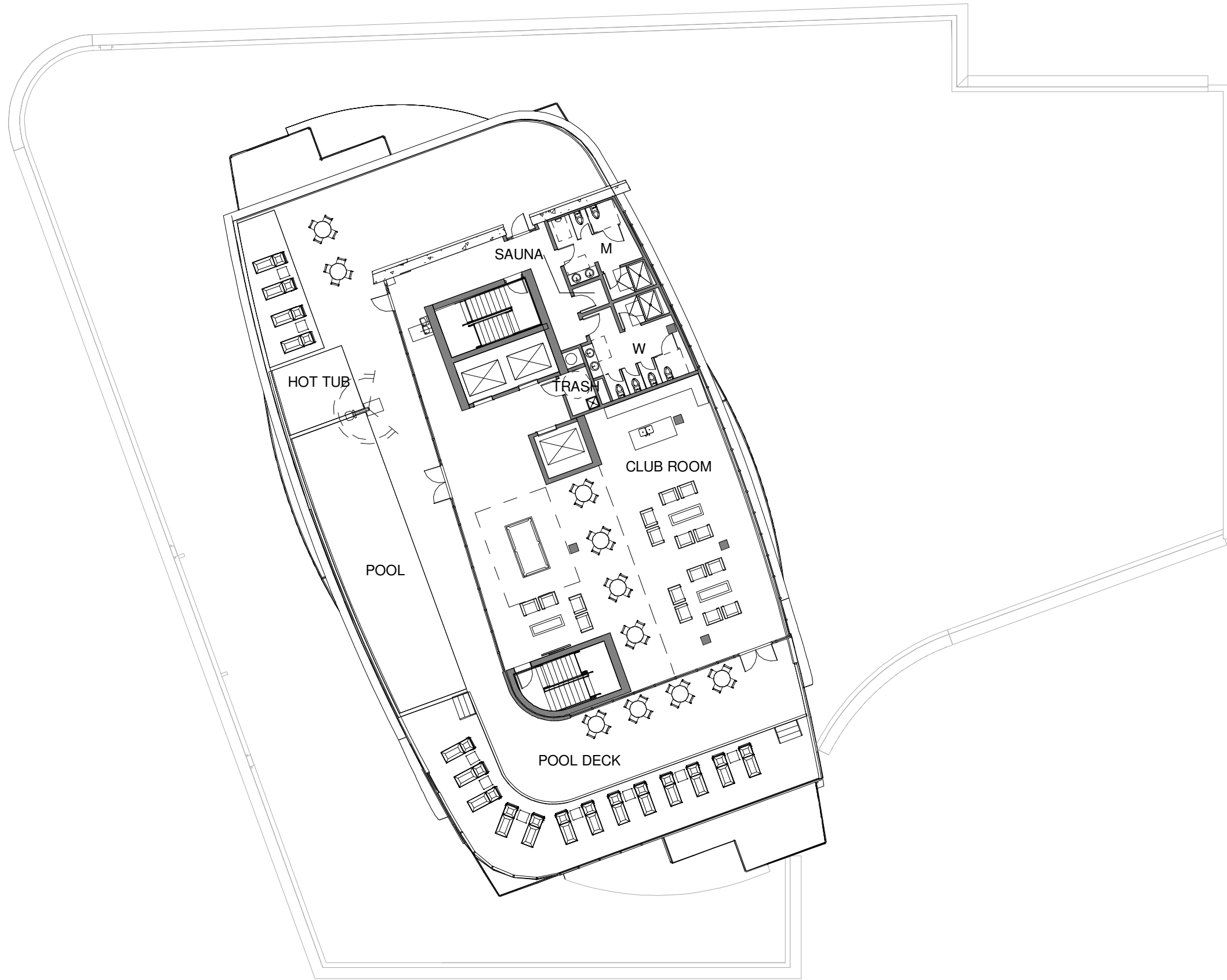
Floor Plans: 6th Level - Residential Apartments (5 Residential Units)



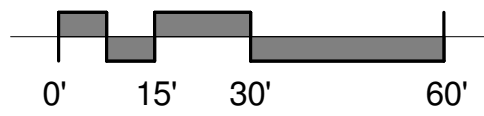
Floor Plans: 7th through 19th Level - Residential (8 Residential Units Per Level)



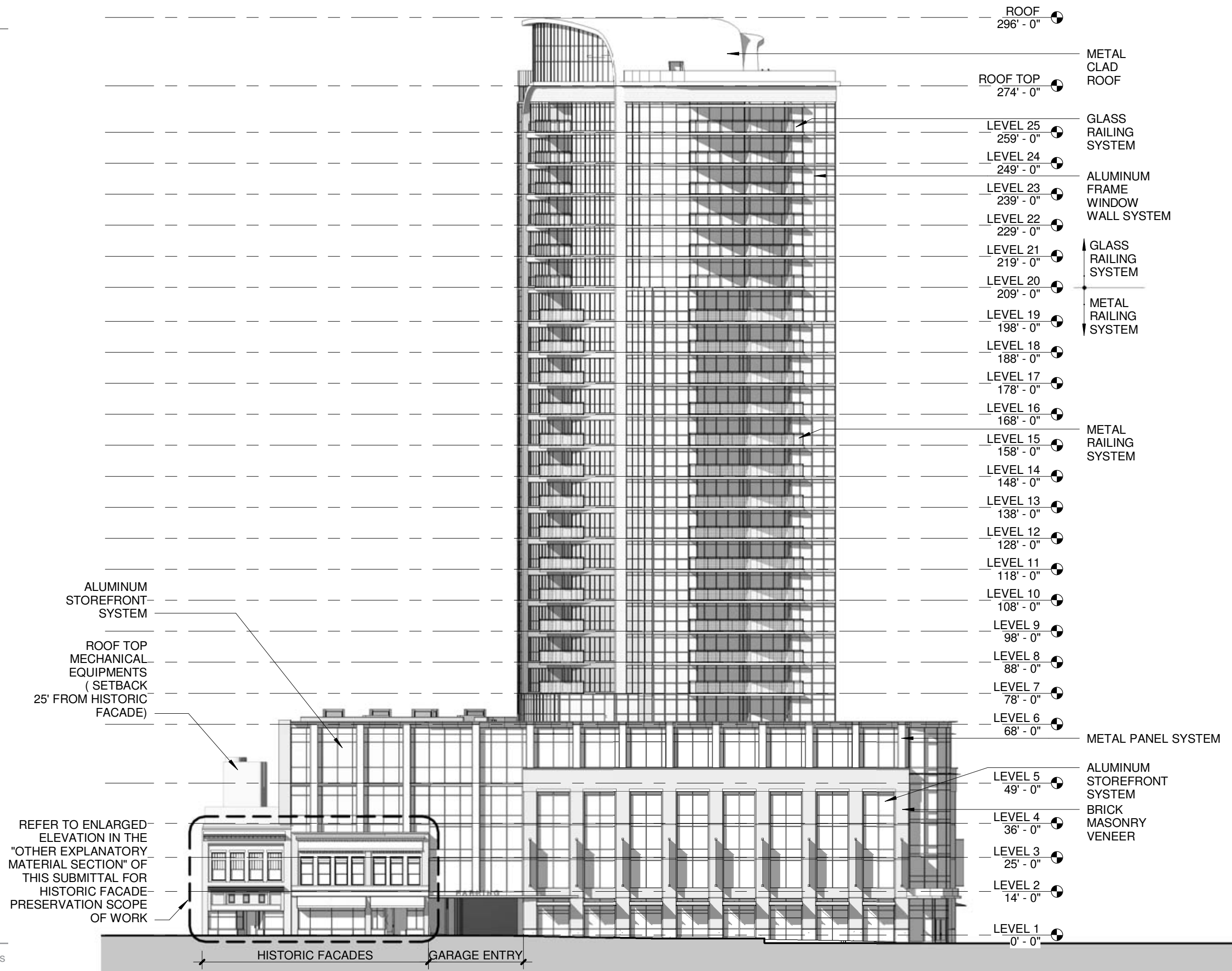
Floor Plans: 20th through 25th Level - Residential (4 Residential Units Per Level)

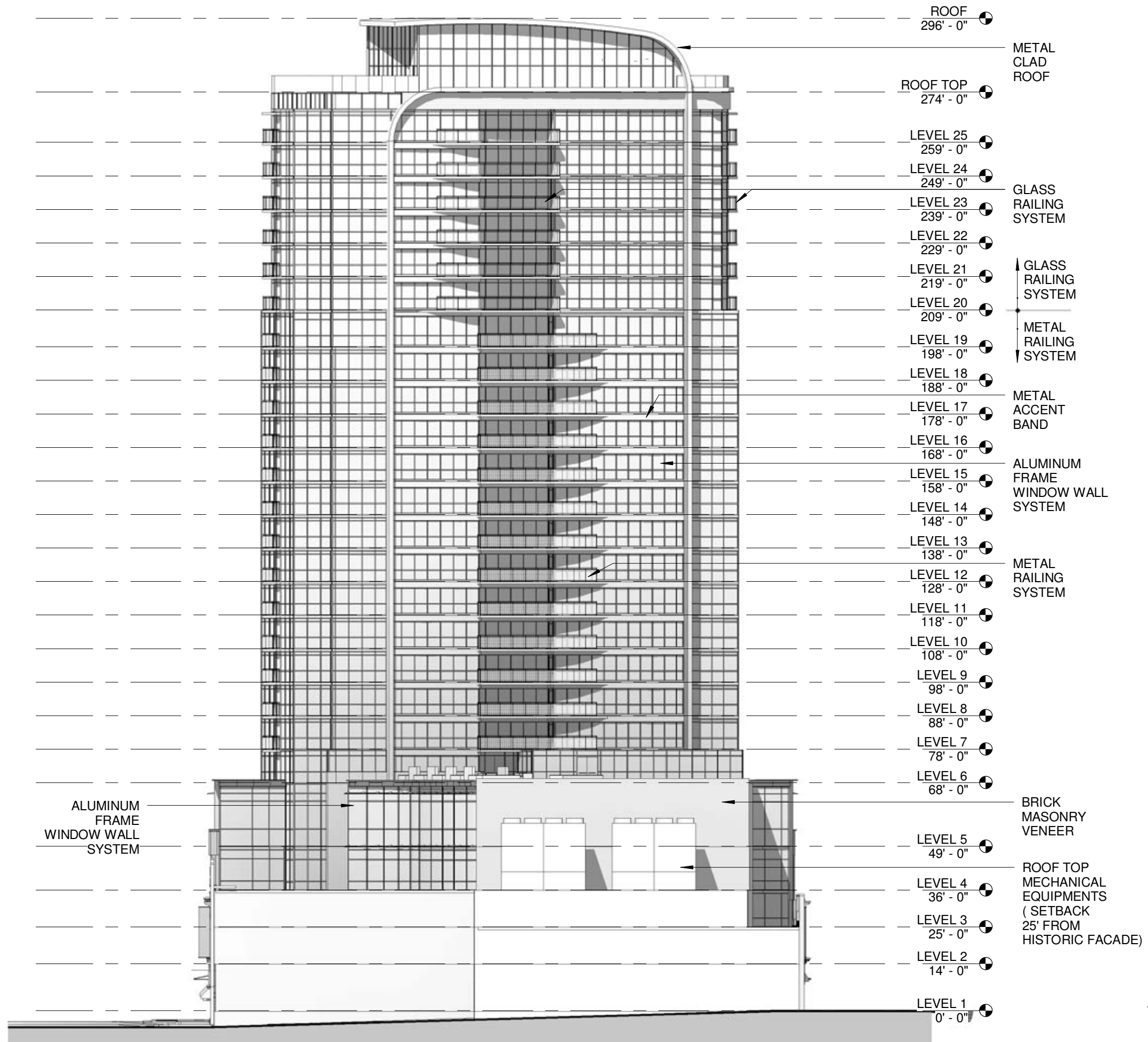


Floor Plans: Roof Top - Amenity Level

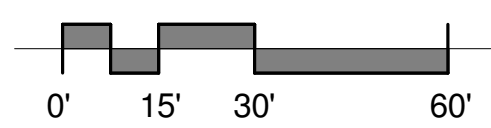


Elevation:
West Parrish Street
(North Elevation)

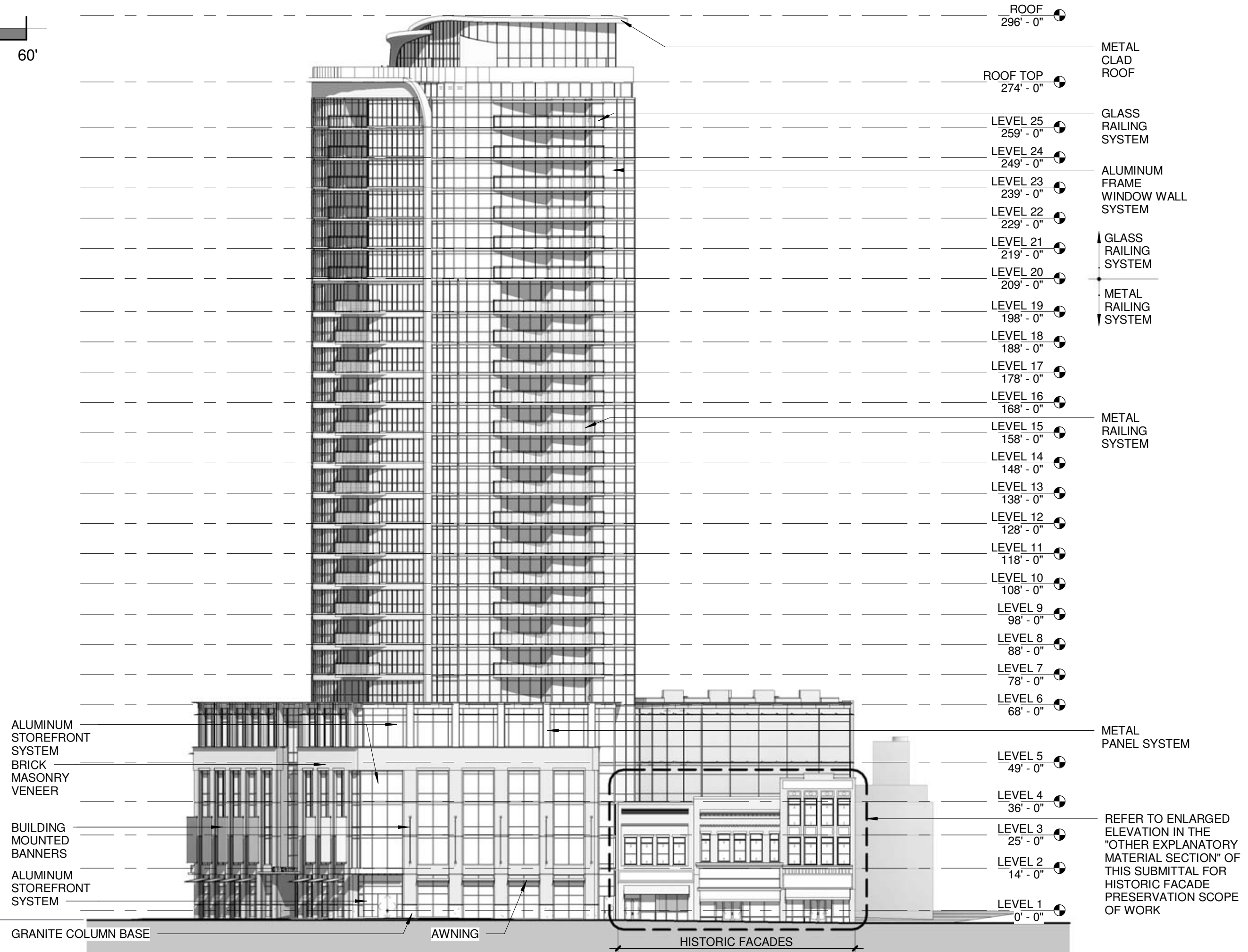




Elevation:
East Elevation



Elevation:
West Main Street
(South Elevation)

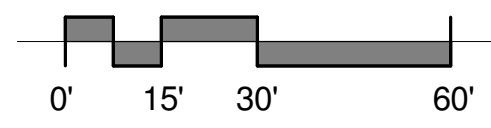
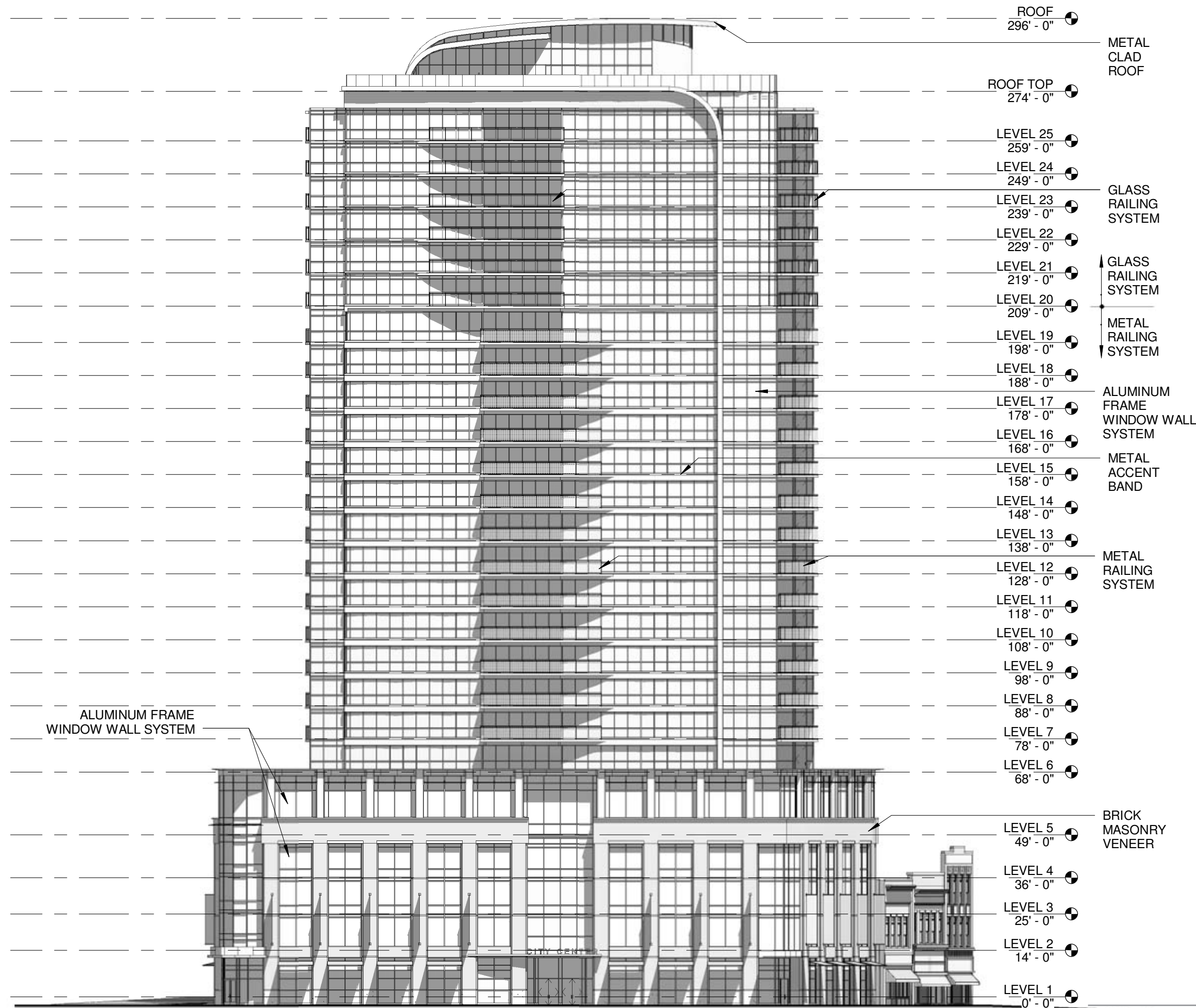


- ROOF 296' - 0"
- ROOF TOP 274' - 0"
- LEVEL 25 259' - 0"
- LEVEL 24 249' - 0"
- LEVEL 23 239' - 0"
- LEVEL 22 229' - 0"
- LEVEL 21 219' - 0"
- LEVEL 20 209' - 0"
- LEVEL 19 198' - 0"
- LEVEL 18 188' - 0"
- LEVEL 17 178' - 0"
- LEVEL 16 168' - 0"
- LEVEL 15 158' - 0"
- LEVEL 14 148' - 0"
- LEVEL 13 138' - 0"
- LEVEL 12 128' - 0"
- LEVEL 11 118' - 0"
- LEVEL 10 108' - 0"
- LEVEL 9 98' - 0"
- LEVEL 8 88' - 0"
- LEVEL 7 78' - 0"
- LEVEL 6 68' - 0"
- LEVEL 5 49' - 0"
- LEVEL 4 36' - 0"
- LEVEL 3 25' - 0"
- LEVEL 2 14' - 0"
- LEVEL 1 0' - 0"

- ALUMINUM STOREFRONT SYSTEM
- BRICK MASONRY VENEER
- BUILDING MOUNTED BANNERS
- ALUMINUM STOREFRONT SYSTEM
- GRANITE COLUMN BASE

- METAL CLAD ROOF
- GLASS RAILING SYSTEM
- ALUMINUM FRAME WINDOW WALL SYSTEM
- GLASS RAILING SYSTEM
- METAL RAILING SYSTEM
- METAL RAILING SYSTEM
- METAL PANEL SYSTEM
- REFER TO ENLARGED ELEVATION IN THE "OTHER EXPLANATORY MATERIAL SECTION" OF THIS SUBMITTAL FOR HISTORIC FACADE PRESERVATION SCOPE OF WORK

AWNING
HISTORIC FACADES



Elevation:
North Corcoran Street (West Elevation)

PHOTOGRAPHS





Photographs: Aerial Oblique





NORTH ELEVATION



SOUTH ELEVATION

113

115

117

SUBJECT PROPERTY

Photographs: West Parrish Street





EAST ELEVATION



WEST ELEVATION

Photographs: North Corcoran Street





NORTH ELEVATION

122 120 118
SUBJECT PROPERTY



SOUTH ELEVATION

Photographs: West Main Street



OTHER EXPLANATORY MATERIAL



118 WEST MAIN STREET

Previous Buildings:

In the late nineteenth century 118 and 120 West Main Street were a single three-story brick building (known as the Proctor Building) with a wooden partition wall separating the spaces on the first floor. It had a tin or slate roof, and metal cornice. The front façade featured two bays; each of these had two symmetrical window casings on the second and third floors. These casings each held two single-pane double-hung windows, which were topped with a semi-circular window. The casings were decorated with limestone sills and arches. The building also featured a decorative parapet and faux towers also made of limestone.

In 1910 this structure was replaced with the B.L. Duke building- a five-story, brick structure designed by renowned Durham architect Hill C. Linthicum- which was the tallest building at the time. This neoclassical structure again featured two symmetrical bays each with storefronts on the first floor. These storefronts were topped with prismatic glass, glass displays which angled towards the door, simple decorative pilasters separating the bays, and a metal cornice between the first and second floors. The second floor also featured prismatic glass in its fenestration. The top four stories were reminiscent of the early building as each bay still held two symmetrically paired window casings; however the windows in each were paired double-hung windows with no arches. In between the casings were decorative pilasters which stretched unbroken through the top four floors and were capped with Ionic capitals. The parapet cornice was also metal featured paired brackets. Finally, each window was separated between the floors with a decorative panel.

Existing Building:

After the 1914 fire a new three-story building was constructed on the site. This brick structure would eventually connect to 113 W. Parrish Street, but when it was originally built it featured only a single storefront on Main Street. This simply detailed structure featured four symmetrically spaced double-hung windows with transoms on the second and third floors, each topped by a decorative diamond panel. This building also featured a metal cornice, prismatic glass transom on the storefront, collapsible awnings, and a staggered parapet. Finally, this structure also had metal signage above and below the first story cornice.

Chronology of Use:

- 1884- Listed as 307 West Main; housed a bank on the first floor, cigar factory on the second and billiards on the third.
- 1893- Listed as 307 West Main; housed a general goods store on the first floor, and printing on the second, while the third floor was vacant.
- 1898- Listed as 116 West Main; housed a grocery store on the first floor, hand printing and a band room on the second, while the third floor remained vacant.
- 1903- Houses a watchmaker/jeweler on the first floor.
- 1907- Listed as 118 West Main; housed a boot and shoe store on the first floor, and the Durham Daily Sun on the second floor; vacant third floor.

- 1909-10- Houses house/sign painter, shoe dealers, and The Interior Decorating Company.
- 1910- Brodie L. Duke building built.
- 1911-12- Houses F.M. Kirby and Co five and dime.
- 1913-14- Houses F.W. Woolworth's five and dime.
- 1914- March, fire starts in B.L Duke building; only two storefronts on the far east of the block survive, all others are gutted.
- By 1915- A new three story brick structure built on the site.
- 1915-16- Houses Strauss-Rosenberg Co. ladies wear and millinery.
- 1919-1920- Houses Strauss-Rosenberg Co. ladies wear, and Singer Sewing Machine Co.
- 1924- Houses Strauss-Rosenberg Co. ladies wear and Hamilton millinery. Also listed as a residence.
- 1925- Florist, Hamil Hat Shop, Kinton's Jewelers
- 1931- 2 Residences, and Roscoe Griffin Shoe Company.
- 1935- Durham Men's Shop- clothes, shoes, and furnishings.
- 1937-1956- Building is connected through to 113 Parrish Street.
- 1938- Durham Men's Shop (van Straaten's)
- 1948- Roscoe Griffin Shoe Company, Durham Men's Shop (van Straaten's)
- 1949-1962- Durham Men's Shop (van Straaten's)
- 1960-1965- Concrete façade applied to the building.
- By 2005- Diamond panels revealed; windows still covered with concrete.

Original materials to retain:

- Brickwork
- Decorative diamond panels
- Flat rectangular decorative band above third floor windows (easy to confuse with concrete infill, but it shows in the historic photos)

Missing features recommended for re-creation:

- Second floor pressed metal cornice
- Second and third floor window opening proportions (assumed exist behind concrete infill)
- Double hung sash and transoms within second and third floor window openings
- Square brick pediment at top of façade
- Cast stone cornice above first floor storefront

Materials to be removed:

- Concrete infill/veneer and storefront

118 WEST MAIN STREET



(Courtesy Durham County Library)



Existing Condition

120 WEST MAIN STREET

Previous Buildings:

In the late nineteenth century 118 and 120 West Main Street were a single three-story brick building (known as the Proctor Building) with a wooden partition wall separating the spaces on the first floor. It had a tin or slate roof, and metal cornice. The front façade featured two bays; each of these had two symmetrical window casings on the second and third floors. These casings each held two single-pane double-hung windows, which were topped with a semi-circular window. The casings were decorated with limestone sills and arches. The building also features a decorative parapet and faux towers also made of limestone.

In 1910 this structure was replaced with the B.L. Duke building- a five-story, brick structure designed by renowned Durham architect Hill C. Linthicum- which was the tallest building at the time. This neoclassical structure again featured two symmetrical bays each with storefronts on the first floor. These storefronts were topped with prismatic glass, glass displays which angled towards the door, simple decorative pilasters separating the bays, and a metal cornice between the first and second floors. The second floor also featured prismatic glass in its fenestration. The top four stories were reminiscent of the early building as each bay still held two symmetrically paired window casings; however the windows in each were paired double-hung windows with no arches. In between the casings were decorative pilasters which stretched unbroken through the top four floors and were capped with Ionic capitals. The parapet cornice was also metal featured paired brackets. Finally, each window was separated between the floors with a decorative panel.

Existing Building:

After the 1914 fire demolished the Brodie Duke building a two-story brick structure was built on the site. By 1921 this building was known as the Pollard Building, probably due to the presence of Pollard Brothers Hardware store on the first floor from 1915-1926. The second story featured five window casings, each holding a triple-hung window. In contrast to earlier buildings these windows were not symmetrical, with the two ends being slightly smaller than the rest, and limestone caps and sills. The building also featured metal cornices, and brick detailing.

Chronology of Use:

- 1884- Listed as 306 West Main; housed a dry goods store on the first floor, cigar factory on the second and billiards on the third.
- 1888- Housed a general goods store on the first floor, and printing on the second, while the third floor was vacant.
- 1898- Listed as 118 West Main; housed a grocery store on the first floor, hand printing and a band room on the second, while the third floor remained vacant.
- 1902- Houses a dry goods/clothing store on the first floor, and The Durham Recorder, and the Durham Daily Sun on the second.
- 1905- Housed sign painters, Durham Daily Sun, The Durham Recorder, Insurance Office, Thrift Weekly (paper)

- 1907- Listed as 120 West Main; housed a dry goods store on the first floor, and the Durham Daily Sun on the second floor; vacant third floor.
- 1909- Dry goods and R.A. Baldwin women's clothier and millinery.
- 1910- B.L Duke Office building, dry goods, and R.A. Baldwin women's clothier and millinery.
- 1914- March, fire starts in B.L Duke building; only two storefronts on the far east of the block survive, all others are gutted.
- 1915- Housed a dentist office, and hardware store.
- 1919-1920- Listed as the Pollard Building; Housed an attorney's office, dentist's office, notary public, tailor, and hardware store.
- 1924- Housed hardware store, and general contractors.
- 1926- Housed hardware store, general contractors, and a notary public.
- 1928- Housed I. Silver and Bro's five and dime, residences above.
- 1929- Housed F & W Grand- Silver Stores five and dime, residences above.
- 1933- Housed Silver's Department store.
- 1935- Building gutted by fire.
- 1936- Housed Silver's Department store.
- 1939- Housed Walsh's shoe machine company (shoe repairs) and Silver's department store.
- 1940- Housed real estate office, department store, and a shoe repair company.
- 1941-1962 Housed department stores (Silver's and H.L. Green & Company) and Walsh Shoe Repair.

Original materials to retain:

- Brickwork
- Second floor window openings, stone sills and lintels

Missing features recommended for re-creation:

- Second floor pressed metal cornice
- Double hung window sash with transoms at second floor
- Simple cornice (wood?) over first floor storefront – framing remains

Materials to be removed:

- First floor storefront

120 WEST MAIN STREET



Looking northeast.
(Courtesy Duke Archives)



Existing Condition

122 WEST MAIN STREET

After the 1914 fire demolished the block, the existing two-story brick structure was built on the site, with a single storefront on the first floor, metal cornices, and four equally spaced windows casings on the second floor. These casing each held a single triple-hung window with limestone caps and sills. The front façade features some simple brick detailing under the second story cornice.

Chronology of Use:

- 1884- Listed as 305 W. Main; housed a grocery store on the first floor and a printing company on the second.
- 1888- Housed a grocery store on the first floor and an insurance office on the second.
- 1893- Housed a horse goods store on the first floor and hand printing on the second and office space on the second
- 1898- Listed as 120 W. Main; Housed a horse goods store on the first floor and hand printing on the second and office space on the second.
- 1905- Housed a band, dry goods, and a clothing store.
- 1907- Listed as 122 W. Main; Housed a clothing store, and a boot and shoe store on the first floor. The second floor housed a tailor and a hand printing company.
- 1910- Housed clothing and men’s furnishings stores.
- 1913- Housed clothing and men’s furnishings, and a stationary company.
- 1914- Fire destroyed twenty buildings on the block.
- 1915- Rebuilt two-story brick building with a shingle roof. Continues to house clothing and men’s furnishings.
- 1933- Housed Betty Lou’s Beauty Shoppe (women’s clothing and accessories).
- 1939- Housed Mahala’s hairdresser, and Eckerd’s of Durham.
- 1940- Housed Ferrell’s Beauty Salon, and Eckerd’s of Durham.
- 1945- Housed Charis of Durham (corsets), Ferrell’s Beauty Salon, and Eckerd’s of Durham.
- 1955- Housed Eckerd’s drugstore.
- 1956- Housed Eckerd’s drugstore, and Southern Insurance company.
- 1957-1962 Housed Eckerd’s drugstore.
- 2001- Fire gutted interior.

Original materials to retain:

- Brickwork
- Second floor Window openings, window sash, stone lintels and sills

Missing features recommended for re-creation:

- Second floor pressed metal cornice

Materials to be removed:

- Infill below second floor window sill and storefront



Existing Condition

113 WEST PARRISH STREET

Chronology of Use:

- 1884- Listed as 125 W. Parrish; one-story wood frame and shingle guano structure.
- 1888- Dwelling.
- 1893- Vacant.
- 1898- Listed at 113 W. Parrish; restaurant.
- 1910- B.L. Duke building connects through from 118 W. Main Street.
- 1911-12- Houses F.M. Kirby and Co five and dime.
- 1913-14- Houses F.W. Woolworth's five and dime.
- 1914- March, fire starts in B.L Duke building; only two storefronts on the far east of the block survive, all others are gutted.
- 1915- Rebuilt two-story brick building with a shingle roof and no cornice. Housed a grocery store, and loan office.
- 1921- Housed a grocery store, and residence.
- 1924- Extended from Pollard Brother's Hardware.
- 1934- Housed Carolina Sales Company; office and store fixtures.
- 1938- Housed The Paddock- cigars and billiards.
- 1944- Housed Jack's Boxing Club and The Paddock.
- 1947- Housed The Paddock and O'Brient's Music store
- 1948-56 Housed O'Brient's Music store.
- 1959- Housed Van Straaten's men's store, connected from 118 W. Main, this may also be when the concrete façade was applied.

Original materials to retain:

- Brickwork

Missing features recommended for re-creation:

- Second floor pressed metal cornice
- Second floor window opening proportions (assumed exist behind concrete infill)

Materials to be removed:

- Concrete infill/veneer and storefront



Looking west, 1940s.
("Durham: A Pictorial History" by J. Kostyu.)

113 WEST PARRISH STREET



Existing Condition

115-117 WEST PARRISH STREET

Original materials to retain:

- Brickwork
- Granite window sills
- Storefront openings at ground floor level (i.e. the 2 intermediate brick piers are original)

Missing features recommended for re-creation:

- Second floor pressed metal cornice
- Second floor window 1/1 double hung wood windows
- Sheet metal cornice above storefront (original remains but is in bad condition)

Materials to be removed:

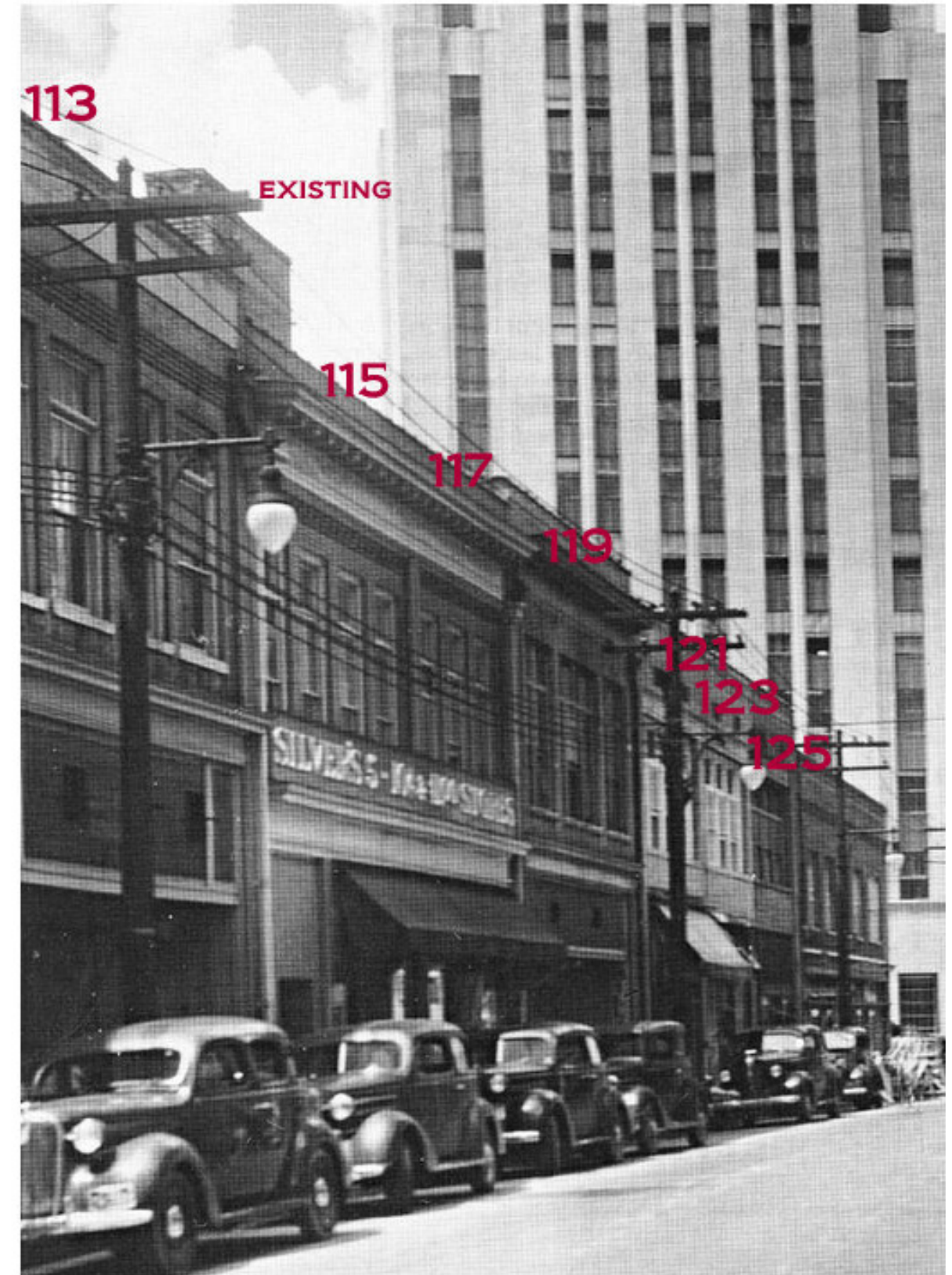
- Storefront infill
- Paint at lower level brick

Other:

- Fabricate new “dummy” sheet metal collector boxes and 6” downspouts to match existing or infill scupper holes at brick façade
- Assume that existing brick elevator/stair tower will be removed
- Consider fabric awning at middle and right sections of storefront as shown in two historic photos.



Existing Condition



Looking west, 1940s.
("Durham: A Pictorial History" by J. Kostyu.)

115 -117 - WEST PARRISH STREET



GEER BUILDING

Chronology of Use:

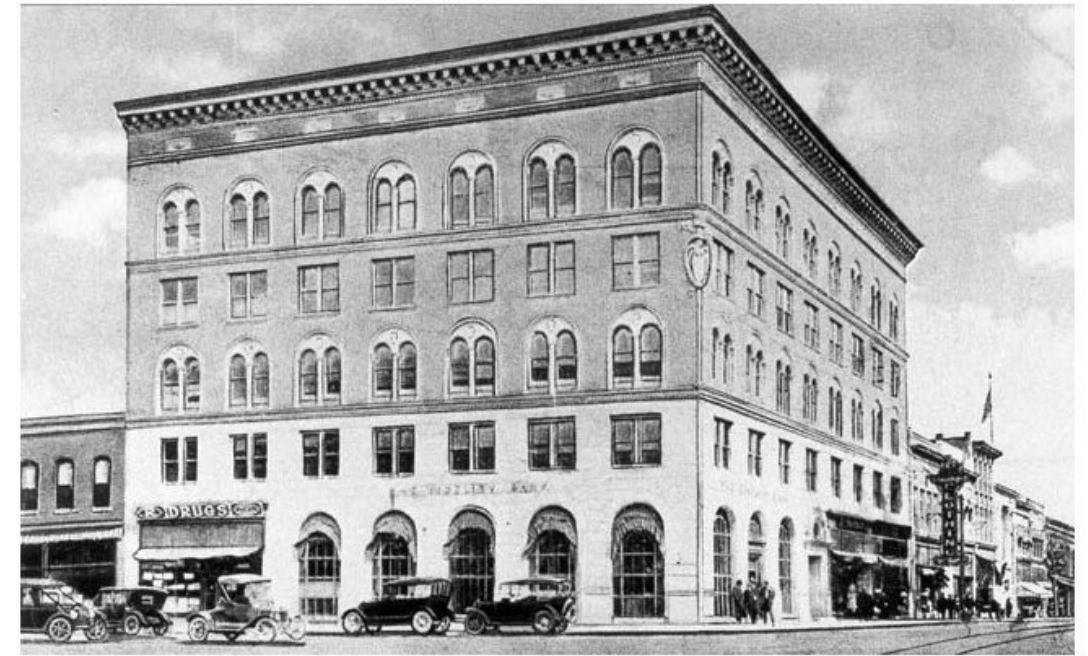
- 1913- Woolworth's is located in the B.L. Duke building at 118 W. Main
- 1915- Woolworth's is Located at 124 W. Main in the Geer Building.
- 1919- Geer building also housed: Blacknall and Son Druggists, Board of Education, doctors, insurance companies, Ellis Stone & Company department store, Fidelity Bank, attorneys, realtors, chiropractors, general contractors, dentists, the Red Cross, and the city attorney.
- By 1920- Woolworth's connects through to 121-121 ½ W. Parrish. Parrish Street is listed as the rear entrance.
- 1938- Woolworth's takes over space at 123 W. Parrish and 126 W. Main from Ellis Stone and Company. Continued to occupy these spaces until demolition.



GEER BUILDING



Geer Building, known in the 1960s as the Wachovia Building - 02.20.61.
(Courtesy The Herald-Sun)



Description: Fidelity Bank & F.W. Woolworth Co. ca. 1910. From a postcard.



Description: Geer Building, Durham, N. C. ca. 1910 (Prob. 1914). Was in downtown Durham at corner of Main & Corcoran Sts. From a postcard.



Elevation: West Main Street (South Elevation)



SOUTH HISTORIC ELEVATION

1" = 10'-0"

EXISTING BUILDING EXTERIOR NOTES

- ① REPLACE OR RECREATE PAINTED WOOD STOREFRONT SYSTEM, INCLUDE PAINTED WOOD KICK PLATE ASSEMBLY.*
 - ② SHED ROOF FABRIC AWNING. COLOR: TBD
 - ③ RECREATE PRESSED METAL SIGN BAND
 - ④ RESTORE EXISTING SPANDREL PANEL
 - ⑤ RECREATE CORNICE-WORK BASED OFF HISTORIC PHOTOS
 - ⑥ RESTORE PAINT FROM ALL MASONRY SURFACES
 - ⑦ REPAIR OR REPLICATE EXISTING WINDOW ASSEMBLIES TO MATCH HISTORIC PHOTOS
 - ⑧ RECREATE STEPPED PARAPET CONSTRUCTION WITH MASONRY VENEER AND PRECAST COPING
 - ⑨ REPLICATE HISTORIC 4" X 4" PRISM GLASS TILES
- * EXISTING AND NEW BUILDING RETAIL STOREFRONTS/ SIGNAGE SHOWN FOR GENERAL CONFORMANCE. SPECIFIC STOREFRONT AND SIGNAGE DESIGN TO BE ADMINISTRATIVELY REVIEWED



Elevation: West Parrish Street (North Elevation)



NORTH HISTORIC ELEVATION

1" = 10'-0"

EXISTING BUILDING EXTERIOR NOTES

- ①. REPLACE OR RECREATE PAINTED WOOD STOREFRONT SYSTEM. INCLUDE PAINTED WOOD KICK PLATE ASSEMBLY.*
 - ②. SHED ROOF FABRIC AWNING. COLOR: TBD
 - ③. RECREATE PRESSED METAL SIGN BAND
 - ④. RESTORE EXISTING SPANDREL PANEL
 - ⑤. RECREATE CORNICE-WORK BASED OFF HISTORIC PHOTOS
 - ⑥. RESTORE PAINT FROM ALL MASONRY SURFACES
 - ⑦. REPAIR OR REPLICATE EXISTING WINDOW ASSEMBLIES TO MATCH HISTORIC PHOTOS
 - ⑧. RECREATE STEPPED PARAPET CONSTRUCTION WITH MASONRY VENEER AND PRECAST COPING
 - ⑨. REPLICATE HISTORIC 4" X 4" PRISM GLASS TILES
- * EXISTING AND NEW BUILDING RETAIL STOREFRONTS/ SIGNAGE SHOWN FOR GENERAL CONFORMANCE. SPECIFIC STOREFRONT AND SIGNAGE DESIGN TO BE ADMINISTRATIVELY REVIEWED



Close-Up Perspectives: View West Down West Parrish Street



Close-Up Perspectives: View From CCB Plaza



Close-Up Perspectives: View West Down West Main Street



Close-Up Perspectives: North Corcoran Street View From South Of Site



Distance Perspectives: Looking North From Durham Bulls Athletic Park



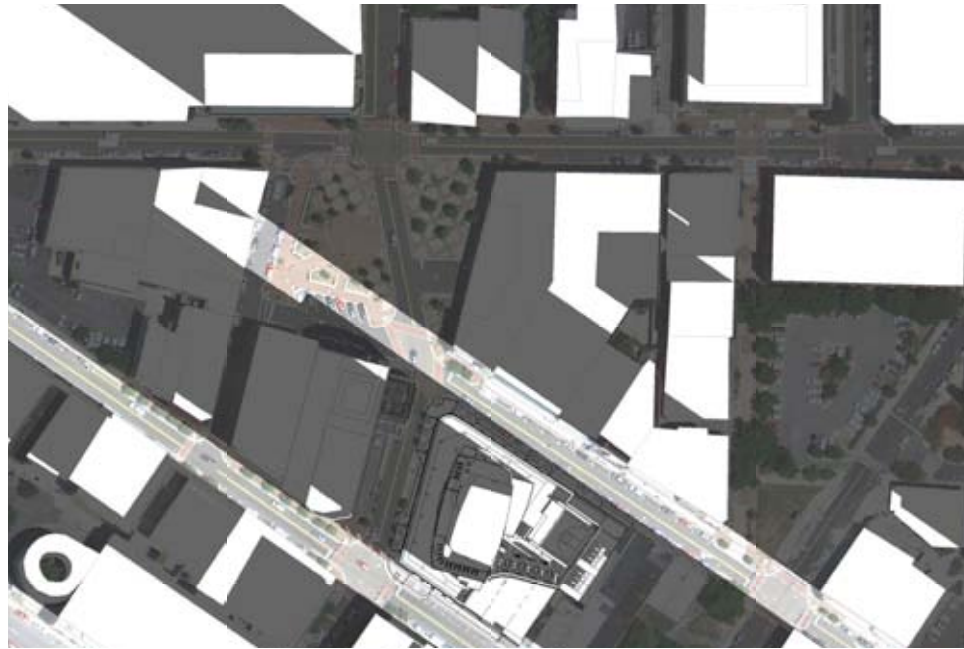
Distance Perspectives: Looking East From Five Points



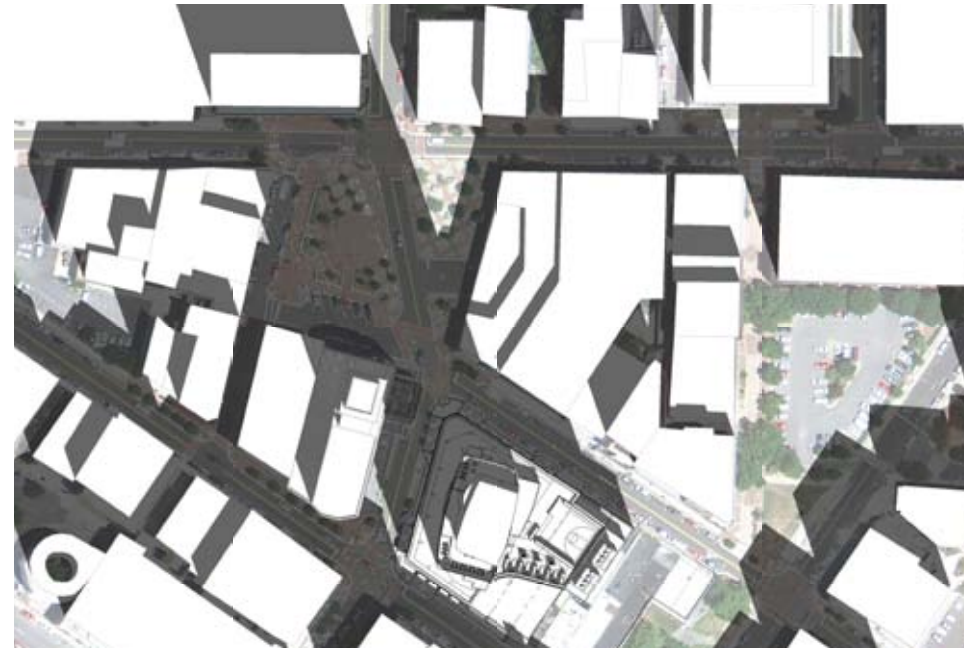
Distance Perspectives: Looking South On Foster Street



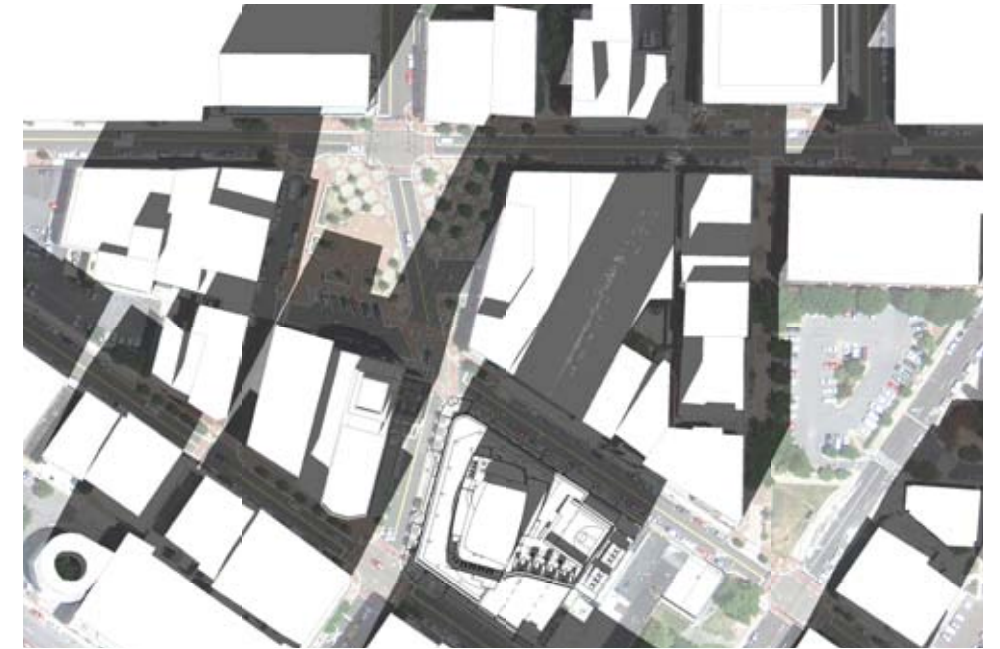
Distance Perspectives: Looking Southwest At Morgan Street



9 AM

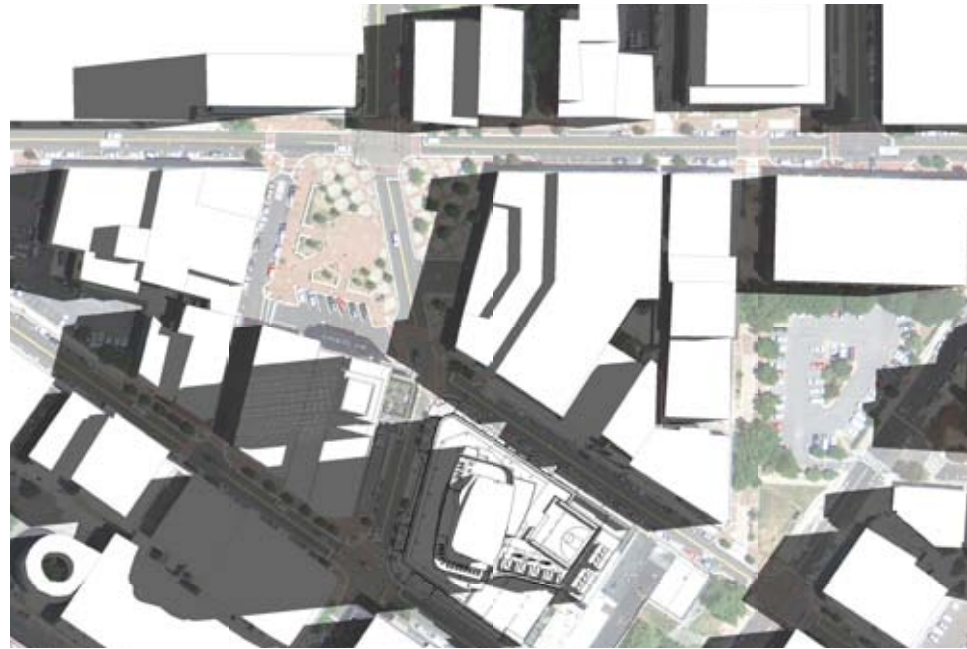


12 PM

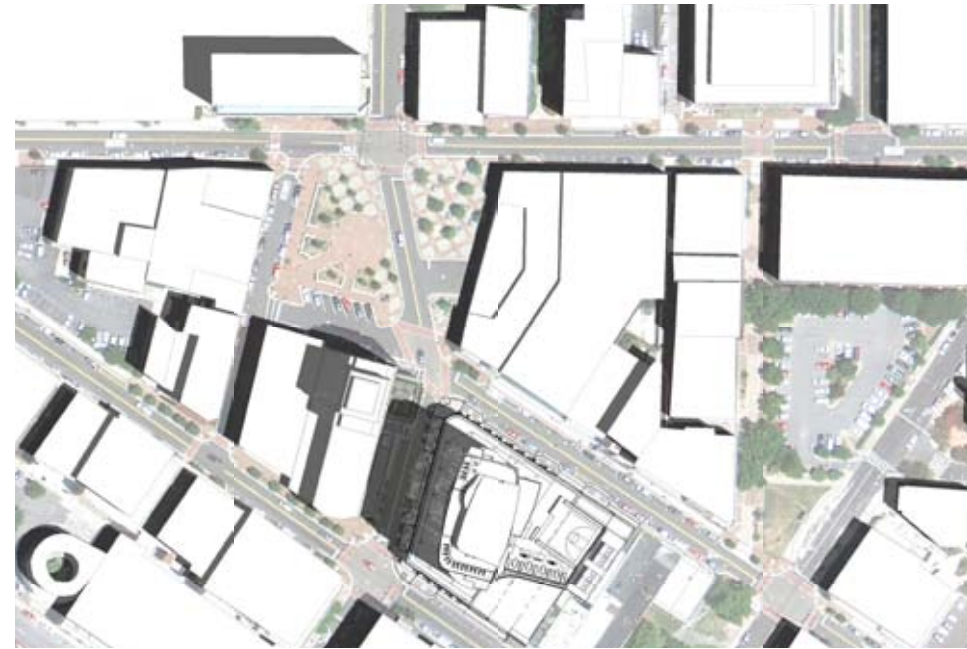


3 PM

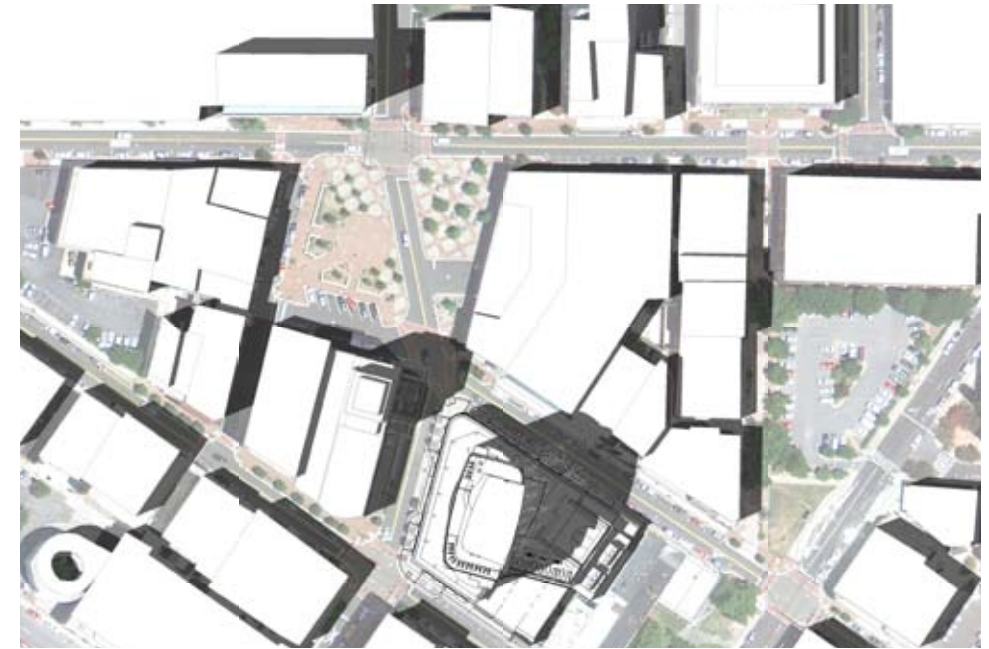
Shade Diagrams: Winter Solstice (December 21)



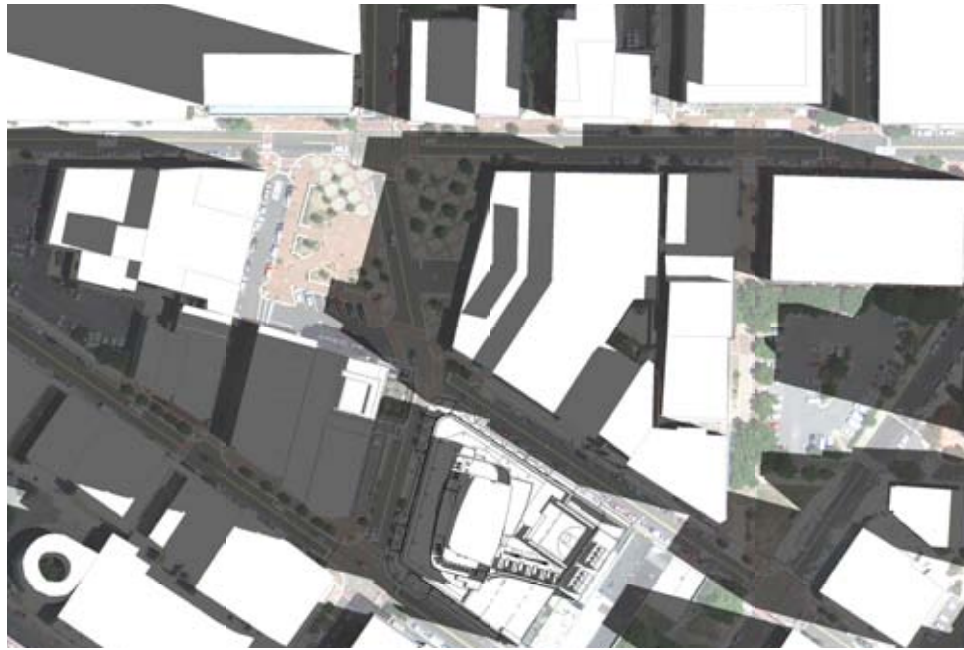
9 AM



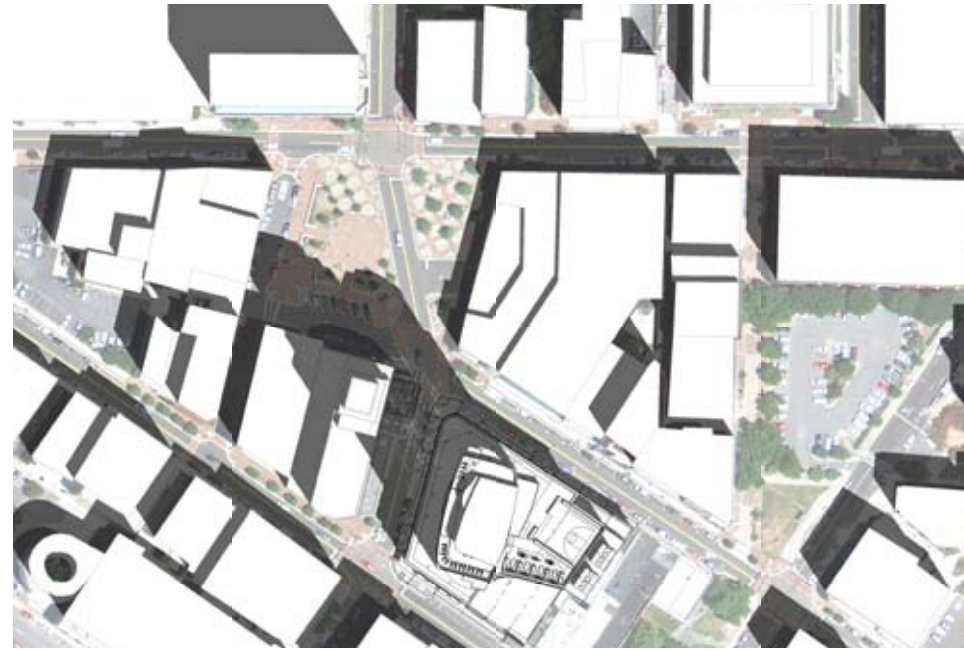
12 PM



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