



Durham City-County Planning Department

LOCAL HISTORIC LANDMARK APPLICATION



Tracking Information (Staff Only)

Case Number: LD1200003	Date rec'd:	PID: 104932	PIN: 821-08-99-3379
Fee:	Rec'd by:	Case Planner:	
Jurisdiction:	Tax Value:	SHPO Mailout:	Method:
Local District :		SHPO Response:	Recommendation:
National Register District:		DHPC Meeting:	Recommendation:
Individually Listed NR: <input type="checkbox"/> Yes <input type="checkbox"/> No		Governing Body:	Action:
Approved Landmark Name:			

Applicant

Name: LIBERTY WAREHOUSE Nos. 1 AND 2	
Contact Person: BRUCE ALEXANDER	Telephone: (919) 667-9770
Address: P.O. Box 3658	Fax: (919) 667-9772
City/State/ZIP: DURHAM, NC 27702	Email: balexander@greenfiredevelopment.com

Owner

Name: DURHAM LIBERTY, LLC	
Contact Person: PAUL SMITH	Telephone: (919) 667-9770 x-125
Address: P.O. Box 3658	Fax: (919) 667-9772
City/State/ZIP: DURHAM, NC 27702	Email: psmith@greenfiredevelopment.com

Property Information

Address: 611-613 Rigsbee Avenue, DURHAM, NC
Proposed Landmark Name: LIBERTY WAREHOUSE
Period of Significance: 1938-1958
Date Listed on the Local Historic Landmark Study List (required):
Most Recent Renovations (date and type): 1970's or 1980's NEW ROOF; ALUMINUM SIDING; some window replacement within original apertures; flooring reinforcement

Landmark Criteria

To be eligible for Local Historic Landmark Status a property must meet at least one of the criteria listed below. Indicate which criteria this property fits into. Check all that apply.

- The property is associated with events that have made a significant contribution to the broad patterns of local, regional, or national history.
- The property is associated with the lives of persons significant in local, regional, national history.
- The property embodies the distinctive characteristics of a type, period, or method of construction, represents the work of a master, or possesses high artistic values (i.e., the architecture alone is significant in its own right).
- The property has yielded or may be likely to yield, information important to Durham's history or prehistory.

Application Attachments

The following items must be submitted as part of this application:	Required	Optional
<p>1. Written Description: Provide a thorough written description of the property/structure and its significance. The description should include all of the following elements:</p> <ul style="list-style-type: none"> a. Description of the existing physical attributes of the property including the architecture (style, design, materials, notable features, etc.), and the site. b. If the property has undergone any alterations from its original state, describe the original characteristics of the structure, the nature of the alterations, and when the alterations occurred. There should be documentation of what features are original to the structure, and what features are the results of later renovations or additions. c. Description of how the property ^{NO LONGER} meets the Landmark Criteria selected above, including documenting the relative uniqueness of this property in the context of the period of significance and today. Important cultural history, architects, builders and early owners should be included if known. 	12 copies	
<p>2. Pre-submittal Conference Form: Include the form from the required pre-submittal conference.</p> <p style="text-align: center;">MEETING HELD WITH SARA YOUNG 9/6/2012</p>		
<p>3. Other Explanatory Material: Applicants may submit any other supporting statements, drawings, or materials that they believe will assist in determining the historical significance of the property.</p>		12 copies
<p>4. Photographs</p> <p>Content: Include photographs clearly showing all sides of the exterior of the building as it exists today. Provide at least one image showing the entire site from a distance. In addition, photos of significant architectural details are highly recommended. If available, historic photographs should also be submitted, especially if they show the structure during the time listed as the period of significance. Any notable interior features should also be photographed and submitted; however, general photographs of the interior are not required.</p> <p>Format: Photographs must be full color (except for historic photos), and either digital at 300 dpi resolution minimum (submitted on CD), or prints at least 8x10 inches minimum.</p>	1 CD or 12 prints	
<p>5. Application Fee: A check made payable to the City of Durham in the amount of \$803.00 is required as part of this application.</p>	✓	
<p>6. Additional Fees: A fee (around \$25) for the recording of the landmark with the Register of Deeds and for the landmark plaque to be placed on the structure (around \$200) will be required if the landmark is approved by the governing body.</p>		✓ (if approved)

Process Overview

Pre-application: Prior to submitting a landmark application, a **pre-application shall be submitted** for approval by the Historic Preservation Commission. If this application is approved the property will be listed on the local historic landmark study list. Applications for landmark designation will only be accepted for properties listed on the study list.

Pre-submittal Meeting: Prior to submitting a landmark application, prospective applicants are required to meet with Planning Department staff to review their potential application, discuss the property's merits, and gather detailed information about the landmark designation process. A pre-submittal meeting may be scheduled by contacting: *Lisa Miller at (919) 560-4137, ext. 270 or Lisa.Miller@durhamnc.gov.*

Application Review Process: Landmark applications are accepted and processed by Planning Department staff. As part of the staff review a staff report is prepared for each case. Once the reports are finalized they are forwarded, along with a complete set of the application materials provided by the applicant, to the State Historic Preservation Office for their review and comment. After the State's review period their comments are forwarded with the staff report and complete application package to the Durham Historic Preservation Commission for a public hearing. If the Commission issues a favorable recommendation for the case it is then forwarded to the respective governing body (either the Durham City Council or the Durham County Board of Commissioners). The governing body also holds a public hearing on each case and then renders a decision.

Submittal Instructions

Deadline: Applications must be submitted between January 1 and April 1 for consideration in the current calendar year. Applications received outside of this timeframe will be processed during the following calendar year.

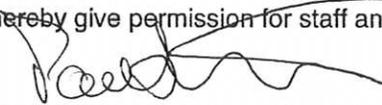
Submit To: Lisa Miller, Senior Planner
Durham City-County Planning Department
101 City Hall Plaza
Durham, NC 27701

Certification

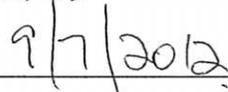
I (We), the undersigned, do hereby make an application for the designation of the above referenced property as a Durham Historic Landmark.

I (We) certify that all the application is complete and accurate, and I (We) understand that incomplete or inaccurate information may invalidate this application.

I (We) hereby give permission for staff and HPC members to make site visits onto the property.



Owner Signature



Date

September 7, 2012

Ms. Lisa Miller
Senior Planner / Urban Designer
Planning Department, City of Durham
101 City Hall Plaza, Ground Floor
Durham, NC 27701

Dear Ms. Miller:

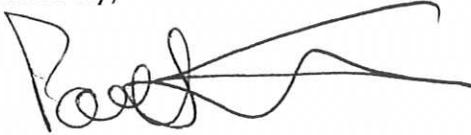
Greenfire Development has prided itself on its ability to redevelop historic buildings (Baldwin Building, Kress Building, Rogers Alley) in a manner that maintains historic integrity while ensuring economic viability. Therefore, it is with regret that Liberty LLC is seeking to remove the historic landmark designation from the Liberty Warehouse (located at 611 - 613 Rigsbee Avenue, Durham, NC). After extensive work to find an economically viable redevelopment option that preserves the structure fully intact, we have concluded that half the structure, 611 Rigsbee Avenue, needs to be demolished.

After careful consideration of the options, Durham Liberty LLC is compelled to take this action due to the loss of structural integrity of the 611 building. As evidenced in the attached engineering report, the partial roof collapse caused by the rain storm event of May 2011 highlighted the design flaw in the roof guttering. There are also issues with the metal roof previously installed over an asphalt roof membrane leading to numerous leaks and an inherent instability.

Repeated efforts to repair the roof have been unsuccessful in preventing roof and beam damage. These issues have plagued the warehouse since before Durham Liberty LLC purchased the property. Multiple beams have had to be stabilized in a manner that is not historically accurate. An entire roof section in the loading dock area was corrected by the previous property owner using a steel beam assembly that has no resemblance to the original architecture. We have reached a point where so much of the original architecture has been compromised that building repair can not be done in a manner that maintains the historic integrity of the structure.

While Durham Liberty LLC fully appreciates the historical significance of the property, project economics remain significantly hampered by the historic landmark status. We request the local landmark designation be removed, so that Durham Liberty LLC will have the flexibility to examine a number of other development alternatives.

Sincerely,

A handwritten signature in black ink, appearing to read 'Paul Smith', with a long horizontal flourish extending to the right.

Paul Smith
Managing Partner
Greenfire Development

**Local Historic Landmark Application
for Liberty Warehouse Nos. 1 & 2**
Application Attachments
Prepared September 6, 2012

The following items are submitted as part of the application:

1. Written Description:

a. Description of existing physical attributes.

Information was submitted to the Planning Department previously.

b. How have the conditions of the building changed since the original historic landmark application.

On the afternoon of May 14, 2011, the Liberty Warehouse suffered significant roof damage following a severe storm. In response to the event, the owners hired an engineering firm, Kimley-Horn and Associates, to conduct a structural investigation of the property. The specific purpose of the investigation was to observe the extent of the damage to the building's structural components. The collapsed roof area measured approximately 50'x150'. The engineering firm noted significant secondary damage to interior partitions, long-span timber roof trusses, column pedestals, and roof decking. The owners have attached for your review the complete engineering report, which details Kimley-Horn's findings and conclusions.

The most significant finding by Kimley-Horn were as follows:

- “It is our opinion that the quantity and size of the drainage piping originally in-use may have been insufficiently designed to support a surface area flow of this magnitude while also operating at an acceptable flow capacity.” *(Paragraph 1, Page 4)*
- “It is our opinion that the rooftop stormwater ponding ultimately led to the failure of the warehouse roof section.” *(Paragraph 1, Page 5)*
- “The ponding water may have been the direct result of the roof drainage system's inability to adequately drain the rain water during the storm event.” *(Paragraph 1, Page 5)*
- “Under-designed roof drainage in combination with a highly intense storm event contributed in the sequence of events that destroyed a section of the warehouse roof.” *(Paragraph 1, Page 5)*
- “The collapsed portion of the roof is completely destroyed and should be considered non-salvagable.” *(Paragraph 1, Page 3)*
- “The structural members previously connected to the collapsed region should be carefully removed and replaced.” *(Paragraph 1, Page 3)*

c. Description of how the property no longer meets the Landmark Criteria.

Given the findings of the engineering report prepared by Kimley-Horn, we believe that the property no longer meets the landmark criteria. The structural integrity of building 611 has been seriously compromised, as a result of the storm damage caused on May 14, 2011. The collapsed roof area, measuring 50'x150', caused significant secondary damage to the building's truss system, column pedestals and roof decking. Additionally, as the report highlighted, the original roof drainage system was inherently flawed. As such, to return the building to its original condition is impractical. Re-engineering of the roof design and the underlying truss system will be required in order to prevent another similar occurrence. If the roof design and truss system are significantly altered, the building will no longer meet the landmark criteria.

2. Pre-Submittal Conference Form:

a. Include the form from the required pre-submittal conference.

The owners met with the Planning Commission representative on September 6, 2012.

3. Other Explanatory Material:

a. Include any other supporting material that may assist with review.

The owners have attached a copy of their "Certificate of Appropriateness" for performing demolition at building 611 Rigsbee Avenue.

4. Photographs:

a. Include photographs.

The owners have attached a copy of the engineering report prepared by Kimley-Horn and Associates, Inc. The report details the structural damage caused by the storm occurring on May 14, 2011. Kimley-Horn has included in their report photographs of the damage to the buildings' structural integrity (roof and truss system).

5. Application Fee:

a. A check made payable to the City of Durham.

The owners have attached a check in the amount of \$803.00.

6. Additional Fees:

a. An additional fee for the recording of the landmark.

Not applicable.