

Durham City-County Planning Department

# LOCAL HISTORIC LANDMARK APPLICATION



Tracking Information (Staff Only)			
Case Number: <i>LD1500001</i>	Date rec'd: <i>2.10.15</i>	PID: <i>103124</i>	PIN: <i>0821-08-78-8788</i>
Fee: <i>803.-</i>	Rec'd by: <i>[Signature]</i>	Case Planner:	
Jurisdiction: <i>CITY</i>	Tax Value:	SHPO Mailout:	Method:
Local District :		SHPO Response:	Recommendation:
National Register District: <i>BRIGHT LEAF INDUSTRIAL</i>		DHPC Meeting:	Recommendation:
Individually Listed NR: <input type="checkbox"/> Yes <input type="checkbox"/> No		Governing Body:	Action:
Approved Landmark Name: <i>WEST VILLAGE COMPLEX (EXISTING)</i>			

Applicant	
Name: FCP West Village Phase I Owner LLC	
Contact Person: Bryan Kane	Telephone: 919-719-4449
Address: 1122 Oberlin Road, 2nd Floor	Fax: 919-256-6350
City/State/ZIP: Raleigh, NC 27605	Email: bkane@fcpdc.com

Owner	
Name: FCP West Village Phase I Owner LLC	
Contact Person: Bryan Kane	Telephone: 919-719-4449
Address: 1122 Oberlin Road, 2nd Floor	Fax: 919-256-6350
City/State/ZIP: Raleigh, NC 27605	Email: bkane@fcpdc.com

Property Information
Address: 602 West Morgan St.; Parcel Ref No: 103124; PIN: 082108788788; Legal Description: PROP-TRACKSIDE GROUP LLC/ TR#01-02A LT#07 TR:B
Proposed Landmark Name: N/A
Period of Significance: None, the property is not significant and has no improvements
Date Listed on the Local Historic Landmark Study List (required): November 19, 2001
Most Recent Renovations (date and type): N/A

## 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><b>1. Written Description:</b> 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"> <li>a. Description of the existing physical attributes of the property including the architecture (style, design, materials, notable features, etc.), and the site.</li> <li>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.</li> <li>c. Description of how the property 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.</li> </ul>	12 copies	
<p><b>2. Pre-submittal Conference Form:</b> Include the form from the required pre-submittal conference.</p>		
<p><b>3. Other Explanatory Material:</b> 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><b>4. Photographs</b>  <b>Content:</b> 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.  <b>Format:</b> 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><b>5. Application Fee:</b> A check made payable to the City of Durham in the amount of \$803.00 is required as part of this application.</p>	✓	
<p><b>6. Additional Fees:</b> 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

## West Village Cooper Lot Historic Designation Removal Application

1. Written Description:

The property is the parcel of land located in downtown Durham, between W Morgan Street to the south, Fernway Street to the north, the existing Cooper Building to the west, and the railroad tracks to the east. The property is part of the parcel whose address is at 602 W Morgan Street. The property is currently a surface parking lot, and has never had any significant vertical structures on it. The only improvements on the site are the paving associated with its use as a surface parking lot. The property is included in the Historic Designation for the West Village project due to being on the same parcel, but does not contain any historic structures or historic significance.



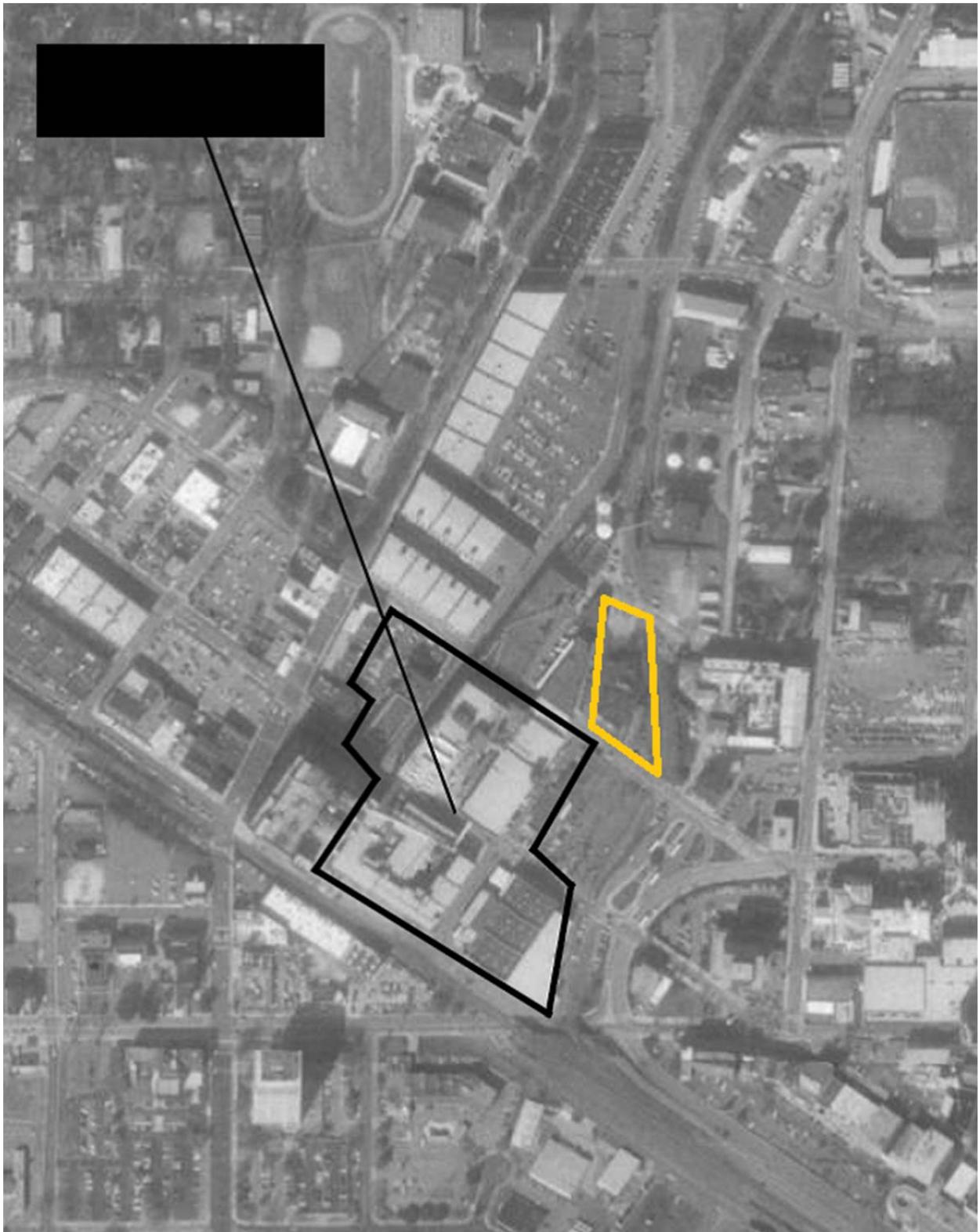
1972 Aerial



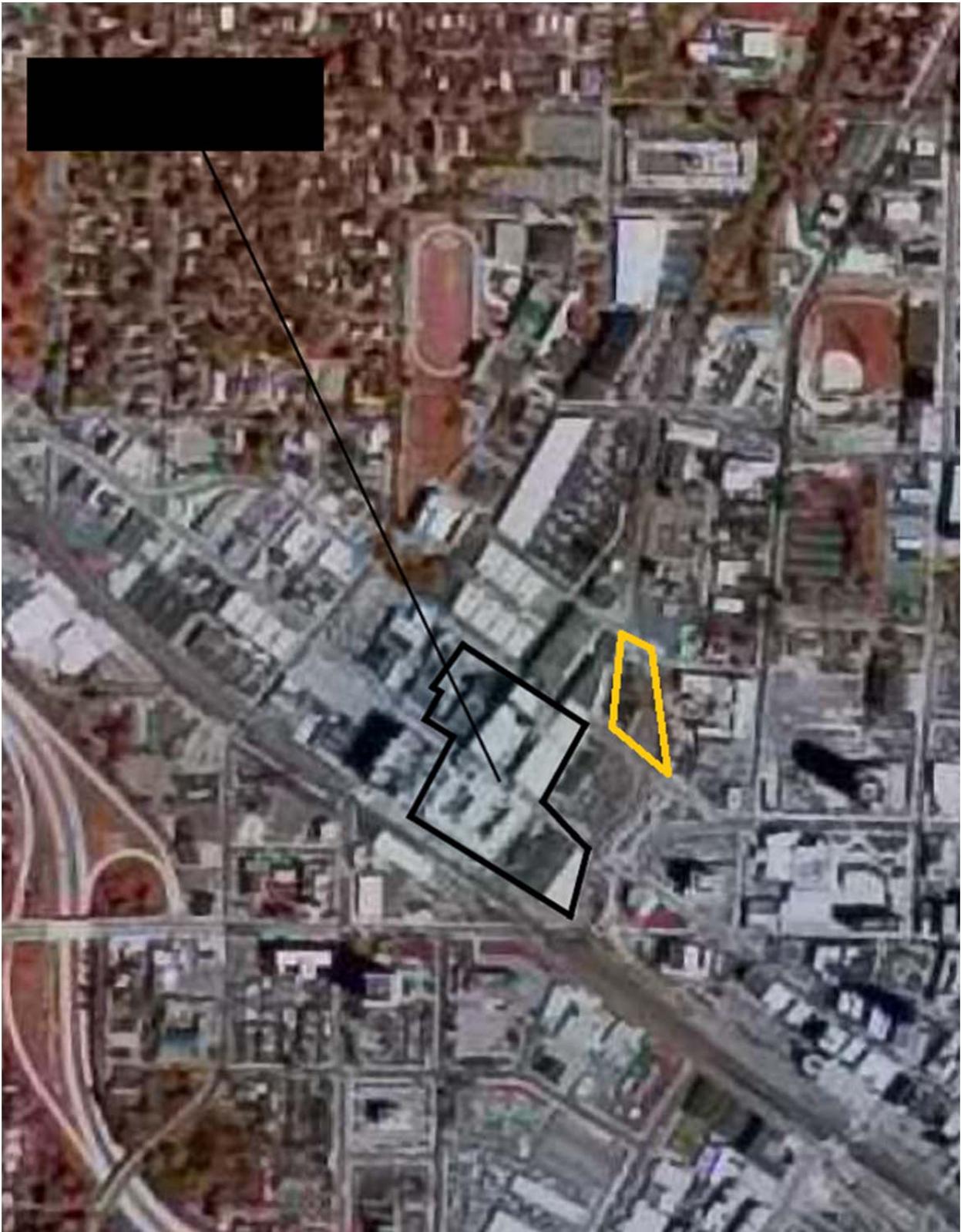
1980 Aerial



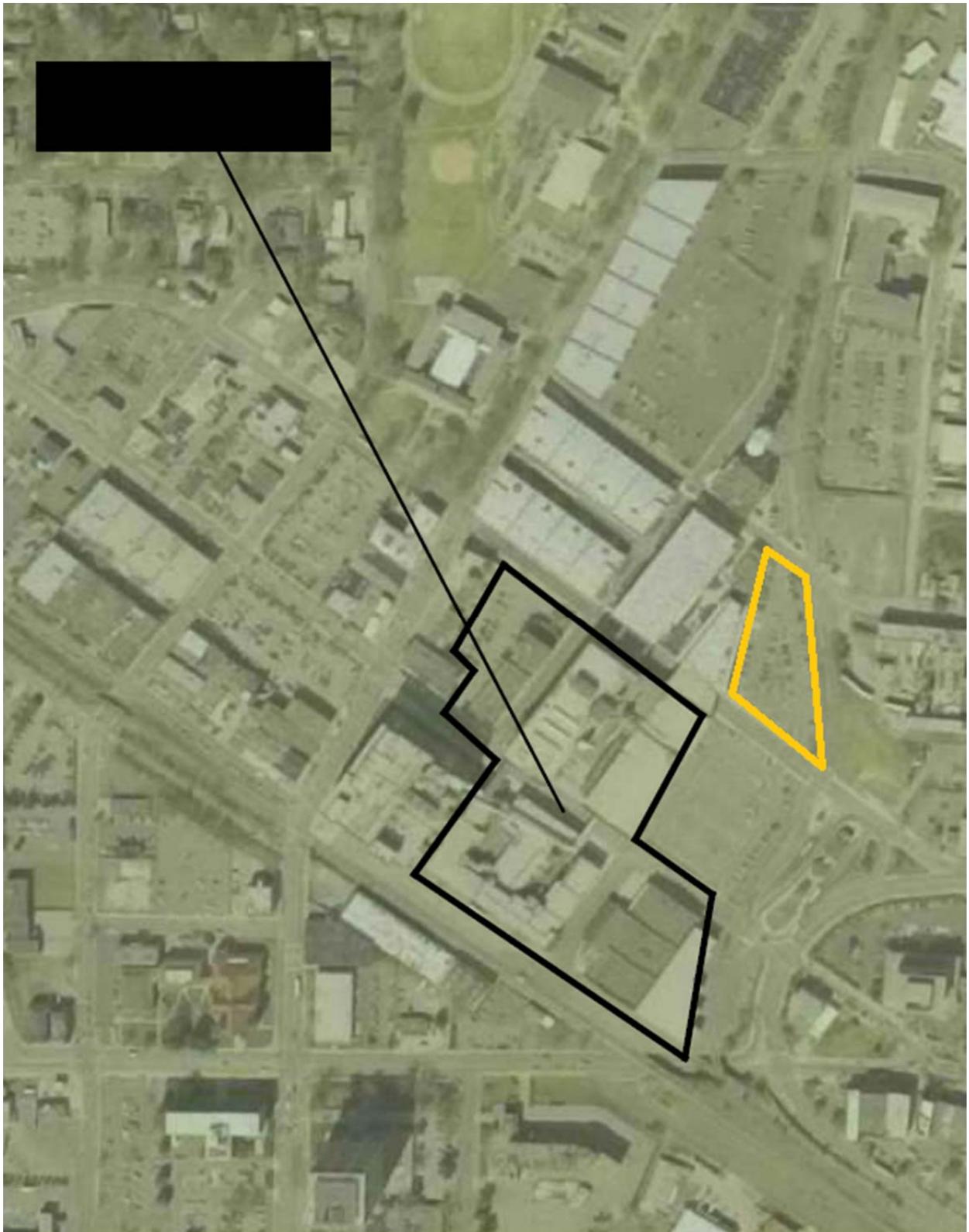
1983 Aerial



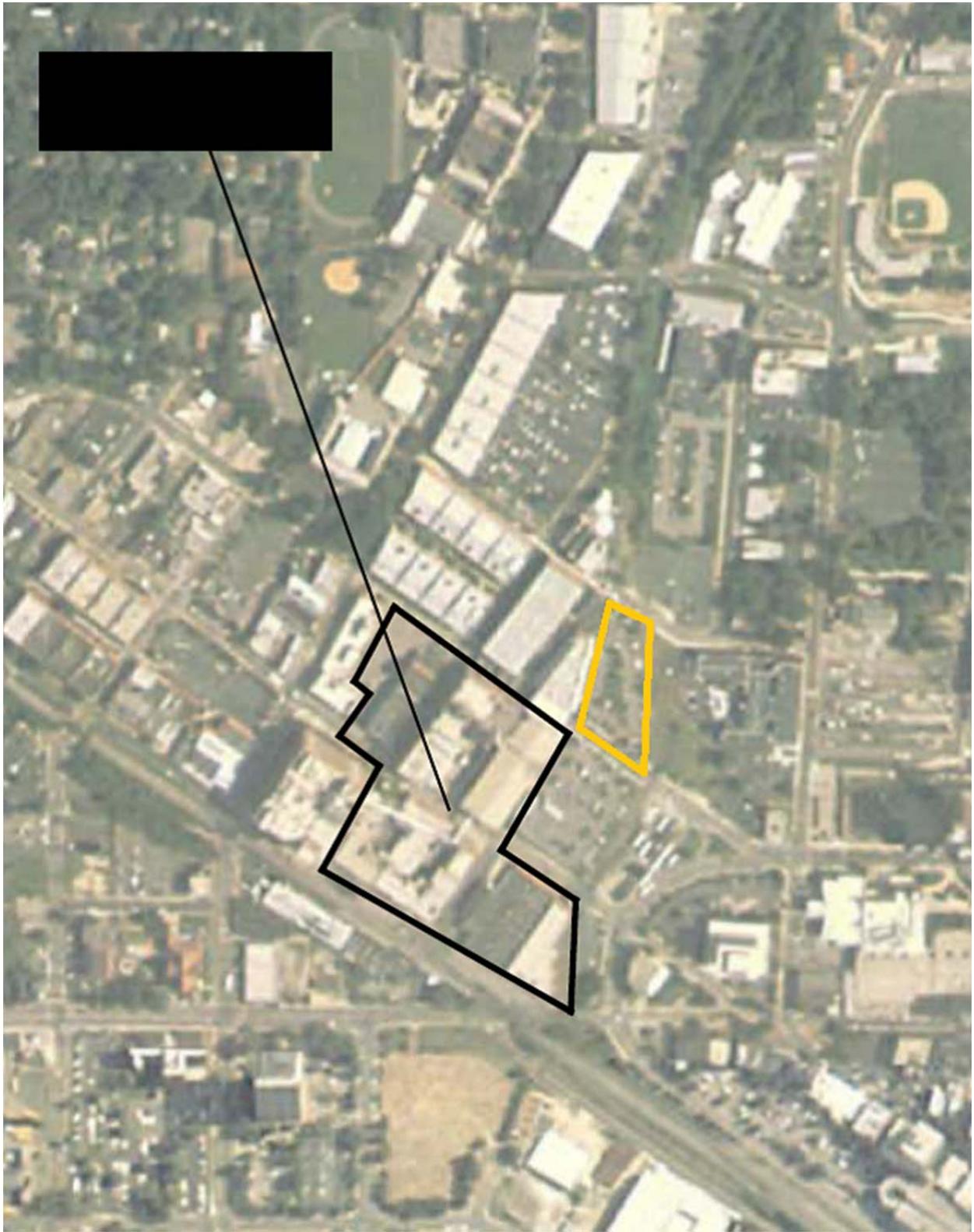
1993 Aerial



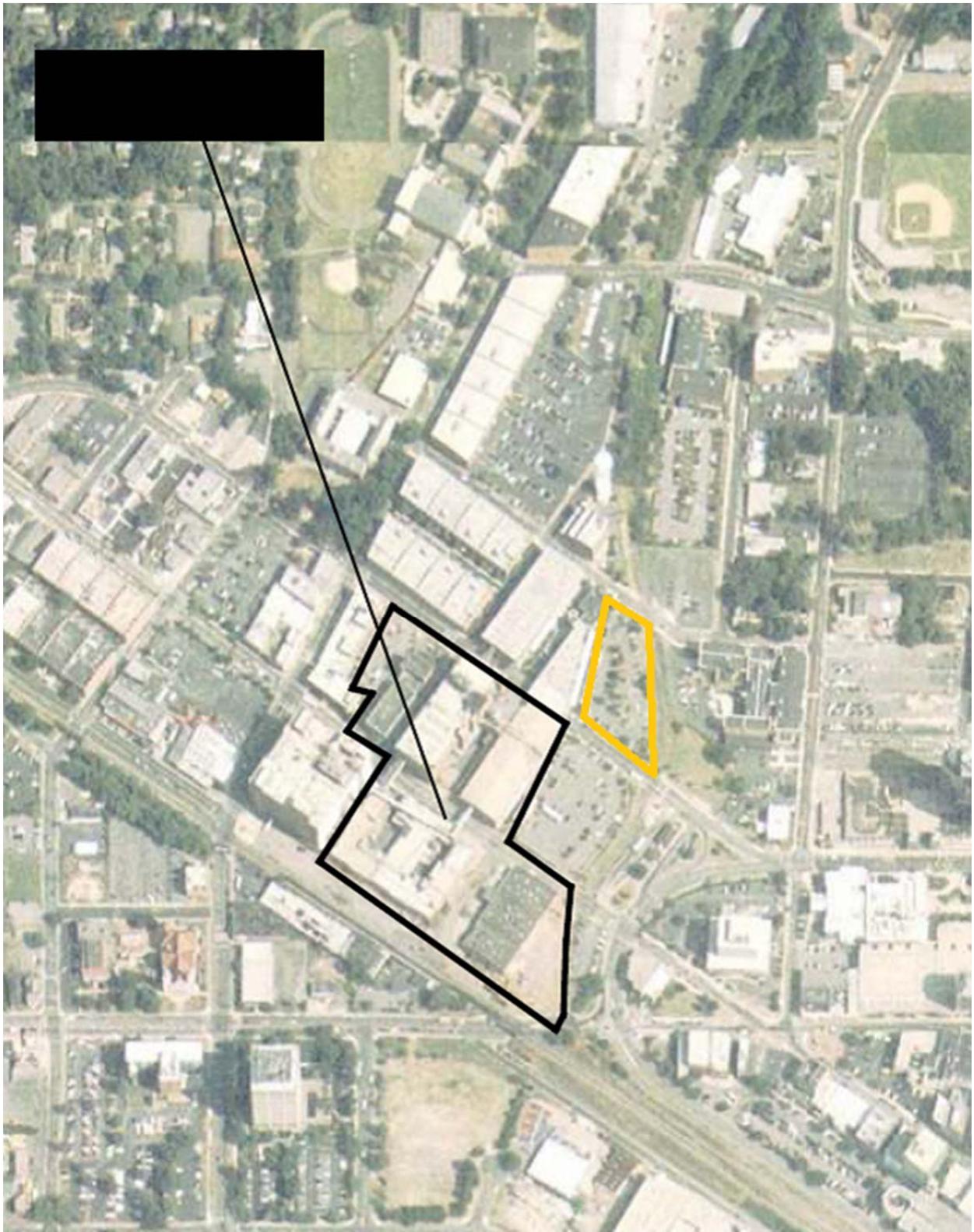
1998 Aerial



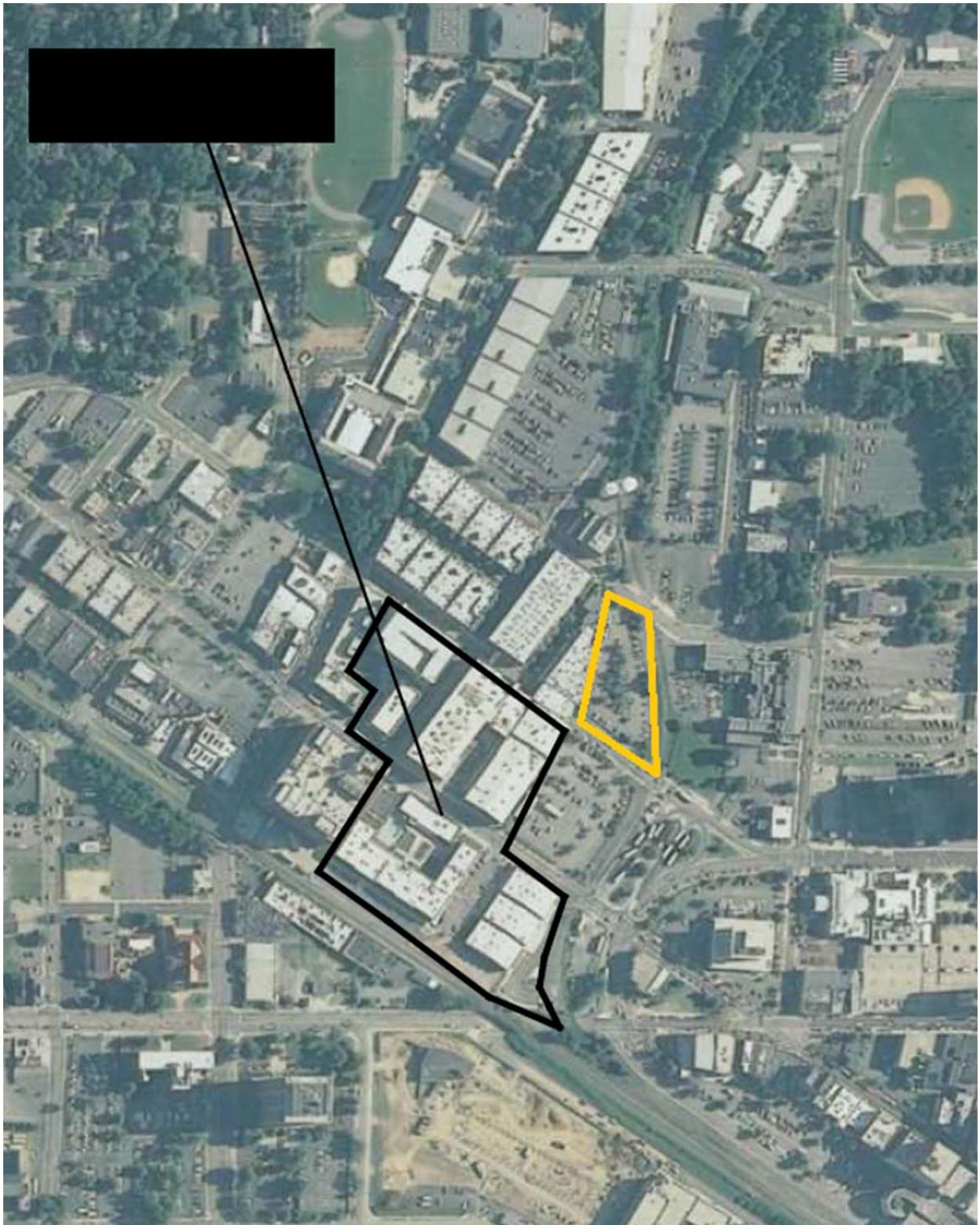
2002 Aerial



2005 Aerial



2006 Aerial



2008 Aerial