



HISTORIC PRESERVATION COMMISSION

DRAFT MINUTES

November 20, 2018, 8:30 a.m.
Committee Room, 2nd Floor, City Hall
101 City Hall Plaza, Durham, NC

I. Call to Order

Chair Jordan called the meeting to order at 8:31 a.m.

II. Roll Call

Members Present:

Joseph Jordan, Chair
Tad DeBerry, Vice Chair
Matt Bouchard
Jonathan Dayan
Joe Fitzsimons
Katie Hamilton
Wanda Waiters

Unexcused absence:

Tom Kreger

Staff Present:

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

III. Adjustments to the Agenda

None.

IV. Approval of Summary Minutes for October 2, 2018

MOTION: Approve the Minutes from October 2, 2018 as adjusted (Bouchard, DeBerry 2nd).

ACTION: Motion carried, 6-0 (Ms. Waiter's not yet arrived).

Ms. Waiters arrived before swearing in.

V. Swearing-In of Witnesses

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

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

VI. Certificates of Appropriateness

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

a. Case COA1800078 – 1309 Maryland Avenue – Addition, Modifications, and Site Work.

Staff Report: Karla Rosenberg presented the case.

Speakers: Bret Horton spoke in support. No one spoke in opposition.

Discussion: Mr. Horton gave a brief overview of the proposed modifications and addition.

Staff Recommendation: Staff recommended approval of application with changes discussed and submitted at the hearing.

MOTION: Fitzsimons made a motion that the Durham Historic Preservation Commission finds that, in the case COA1800078, 1309 Maryland Avenue – Additions, Modifications, and Site Work:

- The applicant is proposing to expand and modify a 1,050-square foot noncontributing structure.
- Original vinyl siding will be removed from the primary structure, and the original brick veneer cladding will be deconstructed, supplemented with new brick as needed, rebuilt, and painted.
- Existing windows on all four elevations will be replaced with simulated divided-light fiberglass windows in the arrangement shown in the original application and as supplemented by the revised drawings submitted at the meeting.
- The existing front porch will be removed and replaced with a new porch with a brick foundation and steps, and wood porch columns; new front entry will consist of wood doors in a revised arrangement as presented, eliminating two side-light panels and replacing a single front door with a double front door of the same type and design.
- A brick chimney will be added to the side (northeast corner) of the house, along Wilson Street.
- An addition of 970 square feet on the first floor, and 864 on the second, will be added to the southwest corner of the existing structure, integrated with a shed dormer and fiberglass windows.
- A 127 square foot screen porch and a 200 square foot wood deck will be added to the rear of the structure.
- A one-story gabled garage will be constructed behind the southwest corner of the primary structure, with a wood garage door and wood siding, approached by a 12-foot wide asphalt driveway.
- A six-foot tall wood horizontal rail fence will be constructed along the rear property line and a four-foot version of the same will be constructed around the Wilson Street side yard.
- Two trees will be removed and four crepe myrtles planted along Maryland and Wilson Streets.

Therefore, the conclusion of law is that the proposed addition and alterations are consistent with the historic character and qualities of the Historic District and are consistent with the Historic Properties Local Review Criteria, specifically those listed in the staff report, and the Durham Historic Preservation Commission approves the Certificate of

Appropriateness for case COA1800078, 1309 Maryland Avenue – Additions, Modifications, and Site Work, with the following conditions:

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

(Fitzsimons, DeBerry 2nd)

ACTION: Approve, 7-0

b. Case COA1800080 – 211 Rigsbee Avenue – Modifications.

Staff Report: Karla Rosenberg presented the case.

Discussion: The applicant was not able to attend the special meeting and requested a continuance until December 4, 2018.

Staff Recommendation: Staff recommends continuing the hearing until December 4, 2018.

MOTION: Continuance to next meeting December 4, 2018

(Fitzsimons, Dayan 2nd)

ACTION: Approved 7-0

VII. Old Business

None.

VIII. New Business

- a) Administrative COA updates
- b) Approval of 2019 Meeting Schedule
Motion: Approved 2019 Meeting Schedule
Action: Approved 7-0 (Fitzsimons, Waiters 2nd)
- c) 10-Minute Topic #1: Reading Sanborn Maps

IX. Adjournment

The meeting adjourned at 9:51 a.m.

Respectfully Submitted,

Terri Elliott, Clerk
Historic Preservation Commission