



HISTORIC PRESERVATION COMMISSION

DRAFT MINUTES

January 5, 2021, 8:30 a.m.
Committee Room, 2nd Floor, City Hall
101 City Hall Plaza, Durham, NC

I. Call to Order

Chair Hamilton called the meeting to order at 9:00 a.m.

II. Roll Call

Members Present:

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

Excused Members Absent:

Staff Present:

Grace Smith, Assistant Planning Director
Karla Rosenberg, Senior Planner
Terri Elliott, Clerk
Crista Cuccaro, City Attorney's Office
Chris Peterson, Technology Liaison

III. Adjustments to the Agenda – Add Newsletter under New Business.

IV. Approval of Summary Minutes for December 1, 2021

MOTION: Approve the Minutes from December 1, 2021 (Goolsby, Hamilton 2nd).

ACTION: Motion carried, 9–0

V. Swearing-In of Witnesses

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

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

VI. Certificates of Appropriateness

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

a. Case COA2000076 – 807 East Main Street, 800 Taylor Street - Signs

Staff Report: Karla Rosenberg presented the case.

Speakers: Mary Elliott spoke in support. No one spoke in opposition.

Discussion: Mary Elliott gave a brief overview of the proposed project of 807 East Main Street, 800 Taylor Street – Signs.

Staff Recommendation: Staff recommended approval of application.

MOTION: Commissioner Dayan made a motion that the Durham Historic Preservation Commission finds that, in the case COA2000076, 807 East Main Street, 800 Taylor Street – Signs.

- The Applicant is proposing two signs on a landmark property, one at each driveway entrance.
- The signs will be a pylon type, with white vinyl copy over a steel back plate, measuring five feet by two-and-a-half feet; each will be attached to I beams that form part of existing signage currently located on site.

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 COA2000076, 807 East Main Street, 800 Taylor Street – Signs with the following conditions:

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

(Dayan, DeBerry 2nd)

ACTION: Approved 9–0

b. Case COA2000080 – 1300 Broad Street - Demolition

Staff Report: Karla Rosenberg presented the case.

Speakers: Gabriel Liberty spoke in support. No one spoke in opposition.

Discussion: Gabriel Liberty gave a brief overview of the proposed project of COA2000080, 1300 Broad Street - Demolition

Staff Recommendation: Staff recommended approval of application on a condition of a 90-day delay to seek salvage potential of the entire structure through the neighborhood association or any other interested parties. Preservation Durham will put out publicity as well for rehabilitation potential or in the case of demolition, salvage of materials.

MOTION: Chair Hamilton made a motion that the Durham Historic Preservation Commission finds that, in the case COA2000080, 1300 Broad Street – Demolition:

- The applicant is proposing to demolish a contributing primary structure dating from circa 1915.
- The Commission has determined the primary structure to possess sufficient historical value or structural integrity to preserve it.
- The site will be stabilized with grass seed and straw following the demolition; no further construction has thus far been proposed.

Therefore, in accordance with UDO requirements and NCGS 160A.400.14, the COA for the proposed demolition is approved with a 90-day delay.

(Hamilton, Dayan 2nd)

ACTION: Approved 8–0 (Commissioner Waiter’s dismissed early)

c. **Case COA2000081 – 310 East Main Street – Addition and Modifications**

Staff Report: Karla Rosenberg presented the case.

Speakers: Jason Gable spoke in support. No one spoke in opposition.

Discussion: Jason Gable gave a brief overview of the proposed project of COA2000081, 310 East Main Street – Addition and Modifications

Staff Recommendation: Staff recommended approval of application.

MOTION: Commissioner Johnson made a motion that the Durham Historic Preservation Commission finds that, in the case COA2000081, 310 East Main Street – Addition and Modifications:

- The applicant is proposing an addition and modifications to a landmark property.
- A rooftop elevator tower measuring 15 feet square and 15 feet in height will be constructed at the center right of the rooftop, and clad with flat, dark gray panels; an existing trellis at that location will be removed.
- Brick infill will be removed from four window openings on the south (rear) elevation, and new metal-framed window systems will be installed, matching the appearance of those on the front elevation.
- Sheet metal will be removed from two basement openings along the east side elevation at street level, and replaced with skylights.

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 COA2000081, 310 East Main Street – Addition and Modifications with the following conditions:

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

(Johnson, Bouchard 2nd)

ACTION: Approved 8–0

d. Case COA2000090 – 709 Shepherd Street – Demolition of Accessory Structures

Staff Report: Karla Rosenberg presented the case.

Speakers: James Coppock spoke in support. No one spoke in opposition.

Discussion: James Coppock gave a brief overview of the proposed project of COA2000090, 709 Shepherd Street – Demolition of Accessory Structures

Staff Recommendation: Staff recommended approval of application without conditions.

MOTION: Vice Chair Bouchard made a motion that the Durham Historic Preservation Commission finds that, in the case COA2000090, 709 Shepherd Street – Demolition of Accessory Structures:

- The applicant is proposing to demolish a contributing accessory structure dating from the 1930s (post-dating the 1900s primary structure) and a noncontributing accessory structure.
- The commission has determined each accessory structure to lack sufficient historical value or structural integrity to preserve it.
- The sites will be stabilized with grass seed and straw immediately following the demolitions or if new construction does not commence within three months.

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

(Bouchard, Hamilton 2nd)

ACTION: Approved 8–0

VII. Old Business - None

VIII. New Business

- a) News Letter
- b) Minor COA updates

IX. Adjournment

The meeting adjourned at 11:37am

Respectfully Submitted,

Terri Elliott, Clerk
Historic Preservation Commission