



HISTORIC PRESERVATION COMMISSION

DRAFT MINUTES

March 2, 2021, 8:30 a.m.
Virtual Meeting

I. Call to Order

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

II. Roll Call

Members Present:

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

Excused Members Absent:

Staff Present:

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

III. Adjustments to the Agenda - None.

IV. Approval of Summary Minutes for February 2, 2021

MOTION: Approve the Minutes from February 2, 2021 (Dayan, Johnson 2nd).

ACTION: Motion carried, 9-0

V. Swearing-In of Witnesses

Chair Bouchard 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 COA2100001 – 801 Yancey Street - Demolition**

Staff Report: Karla Rosenberg presented the case.

Speakers: Sara Lachenman spoke in support. No one spoke in opposition.

Discussion: Sara Lachenman gave a brief overview of the proposed project of 801 Yancey Street – Demolition.

Staff Recommendation: Staff recommended approval of application with the condition of a 365-day delay.

MOTION: Commissioner Dayan made a motion that the Durham Historic Preservation Commission finds that, in the case COA2100001, 801 Yancey Street – Demolition of Primary Structure:

- The applicant is proposing to demolish a non-contributing multifamily structure dating from 1978.
- The Commission has determined the accessory structure to [possess/lack] sufficient historical value or structural integrity to preserve it.
- The site will be stabilized with grass seed and straw following the demolition until further developed.

Therefore, in accordance with UDO requirements and NCGS §160D-949, the COA for the proposed demolition is approved without a delay.

(Dayan, Johnson 2nd)

ACTION: Approved 9-0

b. **Case COA2100002 – 617 Arnette Avenue - Modifications**

Staff Report: Karla Rosenberg presented the case.

Speakers: Jessica Poland and Jeff Bergman spoke in support. No one spoke in opposition.

Discussion: Jeff Bergman and Jessica Poland gave a brief overview of the proposed project of 617 Arnette Avenue - Modifications.

Staff Recommendation: Staff recommended approval of application.

MOTION: Vice Chair Goolsby made a motion that the Durham Historic Preservation Commission finds that, in the case COA2100002, 617 Arnette Avenue – Modifications:

- The applicant is proposing to restore the original front porch and steps on a contributing structure.
- Two window openings will be restored along the front elevation, and new windows will consist of custom-milled, Douglas fir, one-over-one, double-hung units.
- Original porch posts will be uncovered, and missing ornamental millwork will be replaced to match the section intact around the front entry.
- The wood lap siding will be retained to the extent possible and supplemented with new wood siding, matching the original in width, profile, and reveal.
- A wood railing with vertical square spindles (matching interior railing) will be reinstated along the porch.

- Concrete cinderblock steps will be replaced with new steps, eight feet in width, of painted pressure-treated pine.
- Wood decking will be partially replaced with new tongue-and-groove wood decking to match.

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 COA2100002, 617 Arnette Avenue – 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.

(Goolsby, Waiters 2nd)

ACTION: Approved 9-0

c. Case COA2100004 – 1213 Carolina Avenue - Modifications

Staff Report: Karla Rosenberg presented the case.

Speakers: Dan Ryan spoke in support. No one spoke in opposition.

Discussion: Dan Ryan gave a brief overview of the proposed project of 1213 Carolina Avenue - Modifications.

Staff Recommendation: Staff recommended approval of application.

MOTION: Commissioner Hamilton made a motion that the Durham Historic Preservation Commission finds that, in the case COA2100004, 1213 Carolina Avenue – Modifications:

- The applicant is proposing modifications to the fenestration of a contributing structure.
- A pair of full-size window openings will be removed from the north elevation and replaced with a pair of half-size vinyl windows relocated from the wall area adjacent; This modification can be reversed in the future as the existing windows from the framing will be retained; the wall beneath the relocated window pair as well as their location of origin will be infilled with vinyl siding to match surrounding material.
- One single entry door along the north elevation will be removed and replaced with a pair of fully glazed aluminum-clad wood French doors leading onto the existing screened porch.

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 COA2100004, 1213 Carolina Avenue – 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.

(Hamilton, Dayan 2nd)

ACTION: Approved 8-1 (Johnson voting no)

d. Case COA2100008 – 709 Shepherd Street - New Construction

Staff Report: Karla Rosenberg presented the case.

Speakers: James Coppock and Nicole Votaw spoke in support. No one spoke in opposition.

Discussion: James Coppock gave a brief overview of the proposed project of 709 Shepherd Street – New Construction.

Staff Recommendation: Staff recommended a continuation of the case for presentation of a revised application at the next hearing.

MOTION: Commissioner Fieselman made a motion that the Durham Historic Preservation Commission to continue COA2100008, 709 Shepherd Street – New Construction to April 6, 2021 regular meeting:

(Fieselman, DeBerry 2nd)

ACTION: Approved 9-0

VII. Old Business

- a) 2021 News Letter progress - Timeline devised for production of 2021 newsletter, which will feature 1-2 property owners with renovated/adapted accessory structures.

VIII. New Business

- a) Minor COA updates – list will be emailed to Commissioners

IX. Adjournment

The meeting adjourned at 11:01 a.m.

Respectfully Submitted,

Terri Elliott, Clerk
Historic Preservation Commission