



HISTORIC PRESERVATION COMMISSION

APPROVED MINUTES

May 4, 2021, 9:00 a.m.
Virtual Meeting

I. Call to Order

Vice Chair Goolsby called the meeting to order at 9:01 a.m.

II. Roll Call

Members Present:

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

Excused Members Absent:

Matt Bouchard, Chair
Tad DeBerry

Staff Present:

Grace Smith, Planning Assistant Director
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 March 2, 2021 and April 6, 2021

MOTION: Approve the Minutes from March 2, 2021 and defer Minutes for April 6, 2021 to the next meeting in June. (Fieselman, Waiters 2nd)

ACTION: Motion carried, 7-0

V. Swearing-In of Witnesses

Vice Chair Goolsby 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. Vice Goolsby recused himself for the last case—was this for a conflict of interest one early dismissal was 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 COA2100012 – 804 Hermitage Court Drive** – Addition and Modifications (continued from 4/6/2021) Since the last hearing, the applicant had submitted a request that the case be withdrawn.

b. **Case COA2100014 – 162 West Ramseur Street** – New Construction (continued from 4/6/2021)

Staff Report: Karla Rosenberg presented the case.

Speakers: David Arneson spoke in support. No one spoke in opposition.

Discussion: David Arneson asked for a continuance to June 1, 2021 meeting.

Staff Recommendation: Staff recommended that the case be continued to the June 1, 2021 meeting.

MOTION: Commissioner Johnson made a motion that the Durham Historic Preservation Commission continue case COA2100014 162 West Ramseur Street – New Construction to the June 1, 2021 meeting.

(Johnson, Hamilton 2nd)

ACTION: Approved 7–0

c. **Case COA2100019 – 1106 Ninth Street** - Demolition

Staff Report: Karla Rosenberg presented the case.

Speakers: Canu di Bona and two others spoke in support. One person spoke in opposition.

Discussion: Canu di Bona gave a brief overview of the proposed project of 1106 Ninth Street - Demolition.

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

MOTION: Commissioner Dayan made a motion that the Durham Historic Preservation Commission finds that, in the case COA2100019, 1106 Ninth Street – Demolition:

- The applicant is proposing to demolish a contributing primary duplex structure dating from the 1930s.
- The Commission has determined the structure to possess sufficient historical value or structural integrity to preserve it.
- The Commission has determined that the property owner has not shown substantive evidence of facing extreme hardship or of being permanently deprived of all beneficial use of or return from the property by virtue of a delay.

Therefore, in accordance with UDO requirements and NCGS §160D-949, the COA for the proposed demolition is approved with a 365-day delay.

(Dayan, Johnson 2nd)

ACTION: Approved 6–0 (Commissioner Fieselman excused early)

a. Case COA2100022 – 1106 Ninth Street – New Construction

Staff Report: Karla Rosenberg presented the case.

Speakers: Canu di Bona and two others spoke in support. One person spoke in opposition.

Discussion: Canu di Bona gave a brief overview of the proposed project of 1106 Ninth Street – New Construction.

Staff Recommendation: Staff recommended approval of the application with the amendment of adding two willow oaks and two crape myrtles to the site after construction.

MOTION: Commissioner Hamilton made a motion that the Durham Historic Preservation Commission finds that, in the case COA2100022, 1106 Ninth Street – New Construction:

- The applicant is proposing a new primary and a new accessory structure on what may become a vacant lot.
- The two-story primary structure will be set within the footprint of an existing primary structure to maintain consistent front and side setbacks.
- The primary structure will be constructed with a brick veneer foundation, wood lap siding cementitious fiberboard shingles, six-over-one wood composite and cellular PVC windows, modern metal roofing, and architectural roof shingles.
- The accessory structure will be located at the rear of the lot and will be constructed with a brick veneer foundation and chimney, cementitious fiberboard lap siding, and architectural roof shingles.
- Lighting will consist of black metal wall sconces and a post lantern.
- Two canopy trees will be removed and replaced with two crape myrtles at the street.

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 COA2100022, 1106 Ninth Street – New Construction, 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; and
4. An additional condition will be placed in which two canopy trees, as defined by the *Durham Landscape Manual*, to be consistent in final height with the existing Willow Oaks, will be planted.

(Hamilton, Waiters 2nd)

ACTION: Approved 6–0

d. Case COA2100023 – 2103 Englewood Avenue – (Amendment) Addition and Modifications

Staff Report: Karla Rosenberg presented the case.

Speakers: Yonat Shimron and Matt Dreps spoke in support. No one spoke in opposition.

Discussion: Yonat Shimron gave a brief overview of the proposed project of 2103 Englewood Avenue - (Amendment) Addition and Modifications.

Staff Recommendation: Staff recommended approval of the application.

MOTION: Commissioner Johnson made a motion that the Durham Historic Preservation Commission find that, in the case COA2100023, 2103 Englewood Avenue – (Amendment) Addition and Modifications:

- The applicant is proposing to amend previously approved COA2000060 for an addition and modifications to a contributing structure.
- The addition, composed of conditioned space and a screened porch, will total 350 square feet, and the rear deck will be reduced to 60 square feet.
- The shed roof will be amended to a gabled roof with clipped gable end, and an original attic vent will be relocated to the same location on the new addition.
- All other elements of the COA will follow COA2000060.

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 COA2100023, 2103 Englewood Ave – (Amendment) Addition and Modifications:

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, Hamilton 2nd)

ACTION: Approved 5–0 (Vice Chair Goolsby recused)

VII. Old Business

- a) Newsletters – A September release for distribution is expected, text (April Johnson) and photos (Katie Hamilton) to be provided by the next meeting. Highlighted properties will include accessory structures at 822 Lancaster Street and 722 Arnette Avenue.
- b) Karla finalized the previous year’s newsletter, which will be distributed this spring, paired with three open houses in June.

VIII. New Business

- a) Minor COA updates

IX. Adjournment

The meeting adjourned at 12:19 p.m.

Respectfully Submitted,

Terri Elliott, Clerk
Historic Preservation Commission