



HISTORIC PRESERVATION COMMISSION

DRAFT MINUTES

May 7, 2019, 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 8:30 a.m.

II. Roll Call

Members Present:

Joseph Jordan, Chair
Tad DeBerry, Vice Chair
Matt Bouchard
Jonathan Dayan
Andrew Goolsby
Katie Hamilton
April Johnson
Wanda Waiters

Excused Members Absent:

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 April 2, 2019

MOTION: Approve the Minutes from April 2, 2019 (Bouchard, Dayan 2nd).

ACTION: Motion carried, 6-0 (Hamilton, Johnson not yet arrived)

(Commissioner Hamilton arrived before the Oath)

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 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 COA1800092 – 2116 West Club Boulevard – New Construction of Accessory Structure

Staff Report: Karla Rosenberg presented the case.

Speakers: Mr. Black spoke in support. No one spoke in opposition.

Discussion: Mr. Black gave a brief overview of the proposed project of 2116 West Club Boulevard.

Staff Recommendation: Staff recommended approval of application.

MOTION: Mr. Bouchard made a motion that the Durham Historic Preservation Commission finds that, in the case COA1800092, 2116 West Club Boulevard – New Construction of Accessory Structure:

- The applicant is proposing a two-car garage on a contributing property.
- The garage will be one story (no more than 15 feet) in height and measure 632 square feet in area.
- The garage will be constructed of stuccoed walls on a brick foundation with half-timbering in a wood composite trim in the side gables.
- Fenestration will consist of six-over-one fiberglass windows, a half-light-over two-panel fiberglass door, and two steel garage doors resembling wood.
- The main roof will be composed of architectural asphalt shingles; a bracketed overhang and rear roof will be composed of standing seam metal.
- The existing driveway will be expanded to approximately 20 feet immediately in front of the new garage.

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 COA1800092, 2116 West Club Boulevard – New Construction of Accessory Structure, 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.

(Bouchard, Dayan 2nd)

ACTION: Approved, 7-0 (Johnson not yet arrived)

(Commissioner Johnson arrived just as the case began)

b. COA1800093 - 2116 West Club Boulevard – Addition and Modifications.

Staff Report: Karla Rosenberg presented the case.

Speakers: Mr. Black spoke in support. No one spoke in opposition.

Discussion: Mr. Black gave a brief overview of the proposed project of 2116 West Club Boulevard – Addition and Modifications.

Staff Recommendation: Staff recommended approval of application.

MOTION: Mr. Bouchard made a motion that the Durham Historic Preservation Commission finds that, in the case COA1800093, 2116 West Club Boulevard – Addition and Modifications:

The Durham Historic Preservation Commission finds that, in the case COA1800093, 2116 West Club Boulevard – Addition and Modifications:

- The applicant is proposing an addition and modifications to a contributing structure.
- One original or early rear el will be removed from the structure and replaced with a two-story rear addition in its place, measuring approximately 760 square feet across both floors; exact measurements to be determined by staff at the time of issuance of COA. An adjacent basement stair will be retained.
- The addition will be constructed on a brick foundation (mostly retained from the existing rear el), with stuccoed walls and wood composite friezes and half-timbering in the gable (mirroring the front elevation); windows will be six-over-one fiberglass-clad wood double-hung units, and casement units as depicted on the drawings; doors will be fully glazed fiberglass French doors; and roofing will consist of standing-seam metal and architectural asphalt shingles.
- A side wood deck attaching to a converted sunroom will be removed; all vinyl windows in the sunroom to be removed and replaced by eight-light fiberglass-clad wood casement units.
- A new wood stair with 36-square foot landing and wood hand rail will attach to the rear of the new addition.

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 COA1800093, 2116 West Club Boulevard – 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.

(Bouchard, Goolsby 2nd)

ACTION: Approved, 7-1, (Dayan voting no)

VII. Old Business

a) News Letter

- Mr. DeBerry, Ms. Hamilton and Mr. Jordan to work on News Letter together.
 1. Jordan/DeBerry – Copy
 2. Hamilton - Layout
- Due in August, and Planning will mail out in September.

VIII. New Business

a) Administrative COA updates

b) July 2nd Meeting

Motion to move to July 9th

(Jordan/Bouchard)

Approved, 8-0

c) Solar Panels in the Historic District – New Technology

IX. Adjournment

The meeting adjourned at 9:31 a.m.

Respectfully Submitted,

Terri Elliott, Clerk
Historic Preservation Commission