



HISTORIC PRESERVATION COMMISSION

APPROVED MINUTES

June 4, 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 8:33 a.m.

II. Roll Call

Members Present:

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

Excused Members Absent:

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 May 7, 2019

MOTION: Approve the Minutes from May 7, 2019 (Dayan, Waiters 2nd).

ACTION: Motion carried, 9-0

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 COA1900025 – 1509 Maryland Avenue – New Construction and Site Work**

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 1509 Maryland Avenue – New Construction and Site Work.

Staff Recommendation: Staff recommended approval of application.

MOTION: Mr. Dayan made a motion that the Durham Historic Preservation Commission finds that, in the case COA1900025, 1509 Maryland Avenue – New Construction and Site Work:

- The applicant is proposing to construct a new primary structure on a vacant lot.
- The two-story structure will contain 2,577 square feet of conditioned space.
- The structure will be clad with vertical, board and batten–style, cementitious fiberboard siding, and trim will consist of wood (MiraTEC®) composite.
- Windows will consist of two-over-two double-hung fiberglass-clad wood units; front door will be three-quarter view, single-panel stained wood unit; side entry door will be a half-view fiberglass unit; and rear patio doors will be fully glazed fiberglass French door units.
- Roofing materials will consist of architectural asphalt shingles and standing seam metal.
- One mature sweet gum will be removed from the center of the street yard and replaced with a new red maple tree in the street yard.
- A wood fence of no historical significance will be removed from the north side of the lot and replaced with a 72-foot long, single car–width driveway with two-car parking pad.

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 COA1900025, 1509 Maryland Avenue – New Construction 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 herein.

(Dayan, Waiters 2nd)

ACTION: Motion carried, 9-0

VII. Old Business

- a) Newsletter Update
 - i. Mr. Jordan and Mr. DeBerry to provide content
 - ii. Ms. Hamilton – layout
 - iii. Final draft due July 9, 2019

VIII. New Business

- a) Administrative COA updates – change name to “Minor COAs”
- b) Retroactive COAs – Any work that started without a COA will be viewed as if the work has not yet begun.
- c) 10-Minute Topic – Solar Panels in Historic District – Part 1
 - i. A meeting is scheduled Friday June 7, 2019 with NC Solar Center in Raleigh. They have sent a document titled “Solar Panels in Historic Districts” that addresses the balance between enabling solar technologies and preserving the historic character of the district. Karla will e-mail the document to the Commission members.
 - ii. Lonna Harkrader – resident of Morehead Hill spoke on concerns about climate change, and criteria for solar panels.

IX. Adjournment

The meeting adjourned at 9:31 a.m.

Respectfully Submitted,

Terri Elliott, Clerk
Historic Preservation Commission