



HISTORIC PRESERVATION COMMISSION

APPROVED MINUTES

July 6, 2021, 9:00 a.m.
Virtual Meeting

I. Call to Order

Chair Bouchard called the meeting to order at 9:30 a.m.

II. Roll Call

Members Present:

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

Excused Members Absent:

Jonathan Dayan
Tom Kreger

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 June 1, 2021

MOTION: Approve the Minutes from June 1, 2021 as amended (Waiters, Johnson 2nd)

ACTION: Motion carried, 7-0

V. Swearing-In of Witnesses

Chair Bouchard read the opening HPC statement, and asked if any Commission members required early dismissal or might have a conflict of interest with any of the cases presented today. No conflicts of interest were noted, and five 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 to be made as necessary. All Commission members concurred.

a. **Case COA2100031 – 2113 Englewood Avenue – New Construction of an Accessory Structure**

Staff Report: Karla Rosenberg presented the case.

Speakers: JB Culpepper and one other spoke in support. No one spoke in opposition.

Discussion: JB Culpepper gave a brief overview of the proposed project of 2113 Englewood Avenue – New Construction of an Accessory Structure.

Staff Recommendation: Staff recommended approval of the application with a condition limiting the height of its roof peak.

MOTION: Chair Bouchard made a motion that the Durham Historic Preservation Commission finds that, in the case COA2100031, 2113 Englewood Avenue – New Construction of an Accessory Structure:

- The applicant is proposing to construct an accessory dwelling unit at the rear of a contributing structure.
- The unit will have a footprint of 631 square feet and a height of 24 feet 9 inches from base to roof peak, and will be constructed with a brick foundation; smooth cementitious fiberboard siding; PVC trim; architectural fiberglass shingles; six-over-six, double-hung, solid PVC windows; and a fiberglass door.
- A new HVAC unit (with a height of 29 inches) will be concealed along the street-facing side by a three-foot section of 30-inch tall, low-opacity, wood picket fence.
- A driveway, a double parking pad, and a patio will be constructed with concrete pavers.

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 COA2100031, 2113 Englewood Avenue – New Construction (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.
4. The finished elevation of the peak of the accessory dwelling unit's roof shall be below the finished peak of the roof of the primary structure in relation to sea level.

(Bouchard, Waiters 2nd)

ACTION: Approved 6–1, (Goolsby voting no)

b. Case COA2100034 – 2410 West Club Boulevard – Additions and Modifications

Staff Report: Karla Rosenberg presented the case.

Speakers: Bret Horton and one other spoke in support. No one spoke in opposition.

Discussion: Bret Horton gave a brief overview of the proposed project of 2410 West Club Boulevard – Additions and Modifications.

Staff Recommendation: Staff recommended approval of the application.

MOTION: Vice Chair Goolsby made a motion that the Durham Historic Preservation Commission finds that, in the case COA2100034, 2410 West Club Boulevard – Addition and Modifications:

- The applicant is proposing an addition and modifications to a contributing structure.
- The 266-square foot addition will attach to a previous addition; the secondary gable roof will peak just below the primary roof structure.
- The addition will be constructed with cementitious fiberboard shakes; six-over-one, fiberglass-clad windows; wood composite trim; and architectural asphalt roof shingles.
- Four double-hung windows in a nonoriginal dormer will be replaced with one double-hung and three casement windows, all of fiberglass-clad wood in a six-over-one configuration.
- One rear chimney will be removed without replacement.
- One deteriorated 12-inch DBH larch tree will be removed to facilitate construction, without replacement.

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 COA2100034, 2410 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.

(Goolsby, Johnson 2nd)

ACTION: Approved 7–0

c. Case COA2100037 – 2326 Englewood Avenue – New Construction of a Primary Structure and Site Work

Staff Report: Karla Rosenberg presented the case.

Speakers: Chad Wilkins and five others spoke in support. No one spoke in opposition.

Discussion: Chad Wilkins gave a brief overview of the proposed project of 2326 Englewood Avenue – New Construction of a primary structure and Site Work.

Staff Recommendation: Staff recommended approval of the application.

MOTION: Commissioner Johnson made a motion that the Durham Historic Preservation Commission finds that, in the case COA2100037, 2326 Englewood Avenue – New Construction:

- The applicant is proposing to construct a new primary structure.
- The structure will be constructed with cementitious fiberboard horizontal lap siding across the lower floor and vertical board and batten siding across the second floor; wood composite trim; thermally modified wood cladding on rear chimney and a rear bump-out; and standing seam metal roofs.
- Three trees will be removed from the rear yard and replaced with two American Beeches (rear yard) and two street trees recommended in the Durham Landscape Manual.
- A ribbon driveway will be paved along the east elevation.

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 COA2100037, 2326 Englewood Avenue – 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.

(Johnson, Hamilton 2nd)

ACTION: Approved 5–0 (Fieselman, Goolsby excused early)

VII. Old Business

- a) Commissioner Hamilton and Johnson will have a draft of the fall newsletter for review by the end of the week.

VIII. New Business

- a) No hearings scheduled for August 3, 2021 meeting; that date will be reserved for the annual retreat.
- b) Minor COA updates

IX. Adjournment

The meeting adjourned at 11:06 a.m.

Respectfully Submitted,

Terri Elliott, Clerk
Historic Preservation Commission