



HISTORIC PRESERVATION COMMISSION

DRAFT MINUTES

July 9, 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
Andrew Goolsby
April Johnson

Excused Members Absent:

Jonathan Dayan
Katie Hamilton
Tom Kreger
Wanda Waiters

Staff Present:

Grace Smith, Planning Supervisor
Karla Rosenberg, Planner
Terri Elliott, Clerk
Crista Cuccaro, City Attorney's Office

III. Adjustments to the Agenda

- Chair Jordan requested an item about training to be added to New Business.
- Move COA1900033 to the end of public hearings due to the applicant's absence.

IV. Approval of Summary Minutes for June 4, 2019

MOTION: Approve the Minutes from June 4, 2019 (Johnson, Bouchard 2nd).

ACTION: Motion carried, 5-0

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, Karla 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 COA1900034 – 2218 West Club Boulevard – Addition and Modifications.

Staff Report: Karla presented the case.

Speakers: Bridget spoke in support. No one spoke in opposition.

Discussion: Bridget gave a brief overview of the proposed project of 2218 West Club Boulevard – Additions and Modifications.

Staff Recommendation: Staff recommended approval of application with condition to relocate two original windows to new addition.

MOTION: Commissioner Bouchard made a motion that the Durham Historic Preservation Commission finds that, in the case COA1900034, 2218 West Club Boulevard - Addition and Modifications:

- The applicant is proposing an addition and modifications to contributing structures.
- An existing deck and screened porch will be removed and replaced with a 440–square foot addition and two new wood decks.
- The addition will be constructed with a brick foundation, wood lap siding, and six-over-one double-hung wood windows.
- A set of concrete steps and one nonoriginal side entry door will be removed from the east elevation.
- Two roll-up metal garage doors will be installed within the bays of the garage, and a side entry door added to the west elevation.
- Two original windows to be removed from the rear elevation of the north façade shall be reused and relocated to the main bed room on the first floor.

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 COA1900034, 2218 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, Johnson 2nd)

ACTION: Approved 5-0

b. Case COA1900035 – 125 East Parrish Street – Addition

Staff Report: Karla presented the case.

Speakers: Matthew spoke in support. No one spoke in opposition.

Discussion: Matthew gave a brief overview of the proposed project of 125 East Parrish Street – Addition.

Staff Recommendation: Staff recommended approval of application.

MOTION: Commissioner Johnson made a motion that the Durham Historic Preservation Commission finds that, in the case COA1900035, 125 East Parrish Street - Addition:

- The applicant is proposing a rooftop addition on a contributing structure.
- The addition will measure approximately 425 square feet and will be set back 27 feet 4 inches from the eastern roof edge and 11 feet 2 inches from the southern roof edge.
- The addition will have a sloped membrane roof with metal coping and will be clad with white corrugated metal panels.
- Two sets of metal double doors along the south elevation and two single doors along the east elevation will have a bronze finish that will match doors at parapet level.
- A wood roof deck will cover approximately 650 square feet of the remaining rooftop, set back 1 foot 4 inches from the southern roof edge and 22 feet 4 inches from the eastern roof edge, and will be surrounded by an aluminum guardrail with a bronze finish, installed 3 feet 2 inches above lowest parapet.

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 COA1900035, 125 East Parrish Street – Addition, 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, DeBerry 2nd)

ACTION: Approved 5-0

c. Case COA1900042 – Downtown Durham Wayfinding Project – Signs

Staff Report: Karla presented the case.

Speakers: Evan and Pete spoke in support. No one spoke in opposition.

Discussion: Evan gave a brief overview of the proposed Downtown Durham Wayfinding Project – Signs.

Staff Recommendation: Staff recommended approval of application.

MOTION: Vice Chair DeBerry made a motion that the Durham Historic Preservation Commission finds that, in the case COA1900042, Downtown Durham Wayfinding Project – Signs:

- The applicant is proposing new wayfinding signage within the Downtown Durham rights-of-way.
- Five aluminum information kiosks on brick bases will measure between one foot and four feet in width and between seven feet and eight feet in height.
- Nine parking lot identification signs measuring four feet in width and seven feet in height will replace existing signs.
- Two new aluminum Intelligent Transportation System (ITS) signs with digital displays will measure between 60 and 75 square feet each in area and approximately 15 feet in height.

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 COA1900042, Downtown Durham Wayfinding Project – Signs, with the following conditions 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.

(DeBerry, Goolsby 2nd)

ACTION: Approved 5-0

- d. **Case COA1900033 – 1706 Fayetteville Street – Addition and Modifications -** Applicate requests to continue to August 6, 2019 regular meeting.

MOTION: Continue to August 6, 2019 regular meeting (Jordan, Goolsby 2nd)

ACTION: Approved 5-0

VII. Old Business

- a) Newsletter Update – Review and discussion of draft copy

VIII. New Business

- a) Minor COA updates

- b) Commissioner Johnson and Chair Jordan discussed the training that they attended from Urban Land Institute “Urban Plan” and how it helped them understand the process.
- c) Commission is required to attend one training a year and we get credit for the training.

IX. Adjournment

The meeting adjourned at 9:57 a.m.

Respectfully Submitted,

Terri Elliott, Clerk
Historic Preservation Commission