



HISTORIC PRESERVATION COMMISSION

DRAFT MINUTES

September 7, 2021, 9:00 a.m.
Virtual Meeting

I. Call to Order

Chair Bouchard called the meeting to order at 9:00 a.m.

II. Roll Call

Members Present:

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

Jonathan Dayan
Laura Fieselman
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

Excused Members Absent:

III. Adjustments to the Agenda - None.

IV. Approval of Summary Minutes for June 15, 2021 and July 6, 2021

MOTION: Approve the Minutes from June 15, 2021 (Goolsby, Waiters 2nd).

ACTION: Motion carried, 6-0

MOTION: Approve the Minutes from July 6, 2021 (Johnson, Goolsby 2nd).

ACTION: Motion carried, 6-0

V. Swearing-In of Witnesses

Chair Bouchard 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 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 COA2100049 – 2040 Englewood Avenue - Modifications

Staff Report: Karla Rosenberg presented the case.

Speakers: Paul Feldblum and Frank Meunier spoke in support. No one spoke in opposition.

Discussion: Paul Feldblum gave a brief overview of the proposed project of 2040 Englewood Avenue – Modifications.

Staff Recommendation: Staff recommended approval of application with a revision to half-round gutters.

MOTION: Commissioner DeBerry made a motion that the Durham Historic Preservation Commission finds that, in the case COA2100049, 2040 Englewood Avenue - Modifications:

- The applicant is proposing modifications to a contributing structure.
- Original Yankee-style gutters will be removed and replaced with half-round gutters, and the surrounding porch roof gable removed and rebuilt at a slightly altered slope to eliminate flat surfaces.
- A traditional standing-seam metal porch roof will be replaced with a modern standing-seam metal roof.

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 COA2100049, 2040 Englewood Avenue – 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.

(DeBerry, Waiters 2nd)

ACTION: Approved 6–0

b. Case COA2100051 – 215 Morris Street – Modifications to Accessory Structure

Staff Report: Karla Rosenberg presented the case.

Speakers: Soha St. Juste two others spoke in support. No one spoke in opposition.

Discussion: Soha St. Juste gave a brief overview of the proposed project of 215 Morris Street– Modifications to Accessory Structure.

Staff Recommendation: Staff recommended approval of application with the condition of the deed restriction to protect the rear quarter if the accessory structure that becomes interior of another structure.

MOTION: Chair Bouchard made a motion that the Durham Historic Preservation Commission finds that, in the case COA2100051, 215 Morris Street – Modifications to Accessory Structure:

- The applicant is proposing modifications to a landmark accessory structure.
- The original garage doors will be removed and displayed on-site; replacement wood and glass doors imitating the original glazing and cross-bracing pattern will occupy the unmodified door opening.
- A single wood entry door will be removed and replaced in kind, and the door opening reduced by 12 inches at the bottom.
- All windows will be retained and repaired, with new glazing.
- The garage itself will be partially incorporated into the footprint of an adjacent building, visually transected by a glass curtain wall.
- A new opening measuring 11 feet wide by 9.5 feet tall will be created in the rear wall to give pedestrian access through the garage to the adjacent building.
- Masonry repairs will be made using original bricks salvaged from the new opening, and soft mortar to match the surrounding masonry.
- Downspouts and scuppers not original to the structure will be removed.

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 COA2100051, 215 Morris Street – Modifications to 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 applicant shall submit for staff review and approval a deed restriction prohibiting any further modifications to the rear wall other than those approved by this commission through this motion.

(Bouchard, Johnson 2nd)

ACTION: Approved 5–0 (Hamilton recused)

c. Case COA2100052 – 617 (and 615) Morehead Avenue – Additions and Site Work

Staff Report: Karla Rosenberg presented the case.

Speakers: Ari Medoff and three others spoke in support. No one spoke in opposition.

Discussion: Ari Medoff gave a brief overview of the proposed project of 617 (and 615) Morehead Avenue – Additions and Site Work.

Staff Recommendation: Staff recommended approval of application.

MOTION: Commissioner Hamilton made a motion that the Durham Historic Preservation Commission finds that, in the case COA2100052, 617 (and 615) Morehead Avenue – Additions and Site Work:

- The applicant is proposing additions and site work to a contributing structure.
- An addition measuring approximately 200 square feet and a screened porch measuring approximately 600 square feet will be located at the rear of the primary structure, encapsulating a trio of original windows.
- The addition will be constructed of brick with a six-light aluminum-clad wood casement window.
- The screened porch will be constructed of wood posts and beams, trimmed with solid PVC, with dark gray screen panels, on a brick foundation.
- One 32-inch multi-stemmed mulberry will be removed from the far rear yard.
- Three street trees will be planted along the public right of way, and four more will be planted at the entrance to the driveway and parking area, at Morehead Avenue.
- Parking lot lighting will be installed measuring 25 feet in height and of black metal.

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 COA2100052, 617 (and 615) Morehead Avenue – Additions 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;
3. This approval is conditioned on the approval of the associated site plan (Case D2100249); and
4. A compliance inspection shall be performed immediately upon completion of the work approved herein

(Hamilton, Goolsby 2nd)

ACTION: Approved 5–1, (Johnson voting no)

d. Case COA2100053 – 625 Morehead Avenue, 1005 Vickers Avenue – New Construction and Site Work

Staff Report: Karla Rosenberg presented the case.

Speakers: Ari Medoff and five others spoke in support. No one spoke in opposition.

Discussion: Ari Medoff gave a brief overview of the proposed project of 625 Morehead Avenue, 1005 Vickers Avenue – New Construction and Site Work.

Staff Recommendation: Staff recommended approval of application.

MOTION: Chair Bouchard made a motion to continue case COA2100053 to November 2021 regular meeting.

(Bouchard, Goolsby 2nd)

ACTION: Approved 5–0 (Waiters not present)

e. **Case COA2100060 – 2326 Englewood Avenue – Demolition of Primary Structure (Amendment)**

Staff Report: Karla Rosenberg presented the case.

Speakers: David Parker and two others spoke in support. No one spoke in opposition.

Discussion: David Parker gave a brief overview of the proposed project of 2326 Englewood Avenue – Demolition of Primary Structure.

Staff Recommendation: Staff recommended approval of application amending the previous ruling to remove the delay.

MOTION: Chair Bouchard made a motion that the Durham Historic Preservation Commission finds that, in the case COA2000036, 2326 Englewood Avenue – Demolition of Primary Structure:

- The applicant is proposing to amend COA2100036 to demolish a non-contributing primary structure dating from circa 1960.
- 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 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.
- The site will be stabilized with grass seed and straw following the demolition.

Therefore, in accordance with UDO requirements and NCGS 160D-949, the COA for the proposed demolition is approved: The improvements shall be substantially consistent with the plans and testimony presented to the Commission at this Commission hearing and attached to this COA without a delay.

(Bouchard, Goolsby 2nd)

ACTION: Approved 3–2 (DeBerry, Johnson voting no)

f. **Case COA2100061 – 2326 Englewood Avenue – New Construction of Accessory Structure and Site Work**

Staff Report: Karla Rosenberg presented the case.

Speakers: David Parker and three others spoke in support. No one spoke in opposition.

Discussion: David Parker gave a brief overview of the proposed project of 2326 Englewood Avenue – New Construction of Accessory Structure and Site Work.

Staff Recommendation: Staff recommended approval of application.

MOTION: Chair Bouchard made a motion that the Durham Historic Preservation Commission finds that, in the case COA2100061, 2326 Englewood Avenue – New Construction of Accessory Structure and Site Work:

- The applicant is proposing a one-story accessory structure measuring approximately 12 feet by 12 feet.
- It will be constructed with bricks and a louvered storm door with street numbers, salvaged from the existing primary structure on-site and painted; fiberglass-clad wood casement windows; a fully glazed fiberglass door; and a modern standing-seam metal roof.
- Crevice gardens that avail themselves of natural storm water flow will be constructed of repurposed concrete from an existing driveway and parking pad to be demolished; they will be located throughout the front and rear yards.

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 COA2100061, 2326 Englewood Avenue – New Construction of Accessory Structure 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.

(Bouchard, Hamilton 2nd)

ACTION: Approved 4–1 (Goolsby voting no)

VII. Old Business

- a) Draft Fall newsletter will be emailed to Commissioners next week for review.

VIII. New Business

- a) Minor COA updates
- b) HPC Annual Retreat scheduled for Tuesday, September 21, 2021; members will e-mail questions for presenters by September 10, 2021

IX. Adjournment

The meeting adjourned at 1:50 p.m.

Respectfully Submitted,

Terri Elliott, Clerk
Historic Preservation Commission