



HISTORIC PRESERVATION COMMISSION

APPROVED MINUTES

October 5, 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
Jonathan Dayan
Tad DeBerry
Laura Fieselman
Katie Hamilton,
April Johnson
Tom Kreger
Wanda Waiters

Andrew Goolsby, Vice Chair

Staff Present:

Karla Rosenberg, Senior Planner
Amanda Holmes, 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 September 7, 2021

MOTION: Approve the Minutes from September 7, 2021 (Hamilton, Johnson 2nd).

ACTION: Motion carried, 5-0

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 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 COA2100063 – 1509 Maryland Avenue - Addition

Staff Report: Karla Rosenberg presented the case.

Speakers: John Black and David Parker spoke in support. No one spoke in opposition.

Discussion: John Black gave a brief overview of the proposed project of 1509 Maryland Avenue – Addition.

Staff Recommendation: Staff recommended approval of application.

MOTION: Commissioner Fieselman made a motion that the Durham Historic Preservation Commission finds that, in the case COA2100063, 1509 Maryland Avenue – Addition:

- The applicant is proposing an addition to a noncontributing structure.
- The addition will measure approximately 27 feet by 14.5 feet, and will be located toward the rear of the existing structure, along the south side elevation.
- The addition will be constructed using a brick veneer foundation, vertical cementitious fiberboard siding, fiberglass-clad wood windows, and a standing seam metal roof.
- One pair of two-over-two windows will be removed from the south side elevation and relocated to the street-facing wall of the 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 COA2100063, 1509 Maryland Avenue – 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.

(Fieselman, Dayan 2nd)

ACTION: Approved 8–0

b. Case COA2100064 – 1111 Wall Street – Addition, Modifications, New Construction of Accessory Structure, and Site Work

Staff Report: Karla Rosenberg presented the case.

Speakers: Mark Barron and James and Jodi Wert spoke in support. No one spoke in opposition.

Discussion: Mark Barron gave a brief overview of the proposed project of 1111 Wall Street Addition, Modifications, New Construction of Accessory Structure, and Site Work.

MOTION: Commissioner Johnson made a motion to continue Case COA2100064 to December 7, 2021 (Commissioner Johnson, Chair Bouchard 2nd)

ACTION: Approved 7–0, Kreger not present

c. **Case COA2100067 – 1108 Alabama Avenue – New Construction of Accessory Structure**

Staff Report: Karla Rosenberg presented the case.

Speakers: David Parker and Fletcher Wilson spoke in support. No one spoke in opposition.

Discussion: David Parker gave a brief overview of the proposed project of 1108 Alabama Avenue – New Construction of Accessory Structure.

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 COA2100067, 1108 Alabama Avenue - New Construction of Accessory Structure:

- The applicant is proposing to construct a one-story accessory structure (intended to be used as an accessory dwelling unit) at the rear of a noncontributing primary structure.
- The accessory structure will measure 716 square feet in footprint, and one foot less in height than the primary structure.
- Construction materials will include concrete masonry unit (CMU) foundation walls with brick veneer; horizontal cementitious fiberboard lap siding; cedar shakes; a natural wood 6" x 6" column; fiberglass screening; wood composite trim; fiberglass-clad wood windows and doors, a modern standing seam metal roof, asphalt roof shingles, and pressure-treated wood decking.
- The existing gravel driveway will be extended 971 square feet toward the ADU, and a 216-square foot concrete paver parking pad installed in the rear yard.

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 COA2100067, 1108 Alabama Avenue – 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.

(Commissioner Johnson, Commissioner Waiters 2nd)

ACTION: Approved 7–0, Kreger not present

d. Case COA2100068 – 501 Washington Street – Demolition of Accessory Structures

Staff Report: Karla Rosenberg presented the case.

Speakers: Cindy Hoffman, Jeff Kurtz, and Nathan O’Leary spoke in support. Tom Miller spoke in opposition.

Discussion: Cindy Hoffman gave a brief overview of the proposed project of 501 Washington Street – Demolition of Accessory Structures.

Staff Recommendation: Staff recommended approval of application with 180-day delay.

MOTION: Chair Bouchard made a motion that The Durham Historic Preservation Commission finds that, in the case COA2100068, 501 Washington Avenue – Demolition of Accessory Structures:

- The applicant is proposing to demolish two additions, three contributing accessory structures as well as two contributing ones.
- The Commission has determined the accessory structure to possess sufficient historical value or structural integrity to preserve it.
- The Commission has determined that the property owner has not 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.
- Granite pieces will be salvaged from the structures for future use.
- The site will be stabilized with grass seed and straw following the demolition, until future construction is completed.

Therefore, in accordance with UDO requirements and NCGS 160D-949, the COA for the proposed demolition is approved:

(a) With a 365-day delay.

(Chair Bouchard, Commissioner DeBerry 2nd)

ACTION: Approved 5–2 (Commissioner Johnson and Commissioner Kreger voting no, Commissioner Hamilton recused)

VII. Old Business

- a) Newsletter reviewed and approved.

VIII. New Business

- a) Minor COA updates: Terri Elliott will get out this week.
b) 2022 HPC calendar: No vote taken. Vote will be taken at November 9th HPC meeting
c) Commissioner Johnson: Discussed Preservation website - October 16 & 17
d) Retreat: Helpful

IX. Adjournment

The meeting adjourned at 12:58 P.M.

Respectfully Submitted,

Amanda Holmes, Clerk
Historic Preservation Commission