



HISTORIC PRESERVATION COMMISSION

APPROVED MINUTES

January 11, 2022, 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
Faye Calhoun
Tad DeBerry
Laura Fieselman
Andrew Goolsby, Vice Chair
Katie Hamilton
April Johnson
Jonathan Dayan

Excused Members Absent:

Staff Present:

Grace Smith, Planning Assistant Director
Karla Rosenberg, Senior Planner
Amanda Holmes, Clerk
Crista Cuccaro, City Attorney's Office
Chris Peterson, Technology Liaison

III. Adjustments to the Agenda - None.

IV. Approval of Summary Minutes for December 7, 2021.

MOTION: Approve the Minutes from December 7, 2021 with the addition of adding Commissioner Kreger to the list of members present as he had inadvertently not been listed previously (Fieselman, Chair Bouchard 2nd).

ACTION: Motion carried, 7-0 (Kreger absent and Dayan was not at the December HPC meeting)

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. Commissioner Fieselman said that she would be leaving at 11:00 A.M if the meeting was not finished.

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 COA2100091 – 1301 Vickers Avenue – Addition and Site Work

Staff Report: Karla Rosenberg presented the case.

Speakers: John Black spoke in support.

Discussion: John Black gave a brief overview of the proposed project of 1301 Vickers Avenue – Addition and Site Work.

Staff Recommendation: Staff recommended approval of the application with the condition that the applicant plants a new understory tree within twenty feet of the right-of-way in the backyard. She also noted that any condition that the applicant agrees to must be signed for by the applicant on the COA. Once the signature is obtained, the COA will be issued.

MOTION: The Durham Historic Preservation Commission finds that, in the case COA2100091, 1301 Vickers Avenue – Addition and Site Work:

- The applicant is proposing an addition to a noncontributing structure as well as site work.
- The one-story rear addition will measure 846 square feet, and will be constructed with a painted brick veneer (over CMU) foundation; smooth cementitious fiberboard siding; architectural roofing shingles; fiberglass doors; and six-over-six, triple-grid, fiberglass-clad windows.
- One crape myrtle will be removed from along West Lakewood Avenue, and the existing driveway will be expanded in that location.
- Three black metal wall sconces and a pair of flood lights will be installed on the addition.
- A painted wood pergola and deck will attach to the rear of the addition
- New mechanical equipment, including a new gas meter and a tankless water heater, will be located next to the existing equipment facing West Lakewood Avenue, and an HVAC unit on the south elevation of the addition, which is inset from the structure.

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 COA2100091, 1301 Vickers Avenue – Addition 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.
4. When the crape myrtle is removed, it shall be replaced with another understory tree within 20 feet of the right-of way, in the backyard.
(Fieselman, Hamilton 2nd)

ACTION: Approved 8–0 (Kreger absent)

b. Case COA2100098 – 1704 Fayetteville Street – Addition and Modifications

Staff Report: Karla Rosenberg presented the case.

Speakers: Rey Mullen spoke in support.

Discussion: Rey Mullen gave a brief overview of the proposed project of 1704 Fayetteville Street – Addition and Modifications.

Staff Recommendation: Staff recommended approval of application.

MOTION: Commissioner Dayan made a motion that The Durham Historic Preservation Commission finds that, in the case COA2100098, 1704 Fayetteville Street – Additions and Modifications:

- The applicant is proposing an addition to a contributing structure.
- The 333–square foot rear addition will be separated from the original structure using a vertical trim board.
- It will be constructed with wood lap siding and architectural roof shingles.
- All windows will be replaced with triple-grid, simulated divided-light, fiberglass-clad wood windows in a six-over-one configuration.
- One black metal wall sconce will be added to each side of the front door.
- Five parking spaces will be paved at the rear of the lot, retaining all existing trees.
- A front walkway (four to six feet in width) and a rear patio (nine feet by five feet) will be paved with poured concrete.

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 COA2100098, 1704 Fayetteville Street – 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.

(Dayan, Johnson 2nd)

ACTION: Approved 8–0 (Kreger absent)

VII. Old Business – None.

VIII. New Business

a. Minor COA Report: Amanda Holmes will provide the report after the meeting

IX. Adjournment

The meeting adjourned at 10:24 a.m.

Respectfully Submitted,

Amanda Holmes, Clerk
Historic Preservation Commission