



HISTORIC PRESERVATION COMMISSION

APPROVED MINUTES

February 7, 2023, 9:00 a.m.
Committee Room, 2nd Floor, City Hall
101 City Hall Plaza, Durham, NC

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
Rakeem Chambers
Katie Hamilton
Alva Horton
April Johnson

Andrew Goolsby, Vice Chair

Staff Present:

Grace Smith, Planning Assistant Director
Scott Whiteman, Planning Manager
Karla Rosenberg, Senior Planner
Sarah Long, Planner
Terri Elliott, Clerk
Aarin Miles, City Attorney's Office

Excused Members Absent:

MOTION: Excuse Vice Chair Goolsby. (Bouchard, Calhoun 2nd)

ACTION: Motion carried, 5–0.

III. Adjustments to the Agenda – Chair Bouchard added an additional item “JCCPC Meeting Summary” to New Business.

IV. Approval of Summary Minutes for January 10, 2023

MOTION: Approve the Minutes from January 10, 2023 (Calhoun, Horton 2nd).

ACTION: Motion carried, 5–0 (Johnson not yet present)

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 two 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, Scott Whiteman 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 COA2200071 – 811 Yancey Street – New Construction of Accessory Structure, Modifications, Addition, and Site Work

Staff Report: Scott Whiteman presented the case.

Speakers: John and Beth Storyk spoke in support. One spoke in opposition.

Discussion: John Storyk gave a brief overview of the proposed project of 811 Yancey Street – New Construction of Accessory Structure, Modifications, 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 COA2200071, 811 Yancey Street – New Construction of Accessory Structure, Modifications, and Site Work:

- The applicant is proposing to construct a new accessory structure, along with associated site work; in addition, the applicant proposes an addition and modifications to a contributing primary structure.
- The accessory structure will be two stories in height, measuring nearly 17 feet at roof peak and 630 square feet in footprint. It will be constructed with painted vertical cementitious fiberboard (board and batten style) siding; aluminum-framed fixed and clerestory windows; standing seam metal roofing; skylights; and low-profile, matte, all-gray solar panels.
- A driveway and parking pad of gravel edged with low-profile plastic edging will be located at the rear of the lot, along Arnette Avenue.
- A horizontal wood fence will be installed along Arnette Avenue, tapering from six feet at its tallest to four feet in height at the rear of the primary structure.
- A rear addition will be constructed using horizontal cementitious fiberboard siding, a standing seam metal roof (of a profile to match the existing traditional standing seam metal roof on the home), a parged concrete masonry unit (CMU) foundation, and wood windows.
- The home's existing exposed CMU foundation will be parged and painted.

- A new two-over-two, double-hung, simulated divided-light wood window will be installed within a new opening on the east elevation (rearmost), matching the adjacent original window.
- HVAC equipment will be located within the accessory structure or along its east side 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 COA2200071, 811 Yancey Street 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 approval of this COA is conditioned on the approval of a Stream Feature Determination letter to address the intermittent stream in the rear yard.

(Bouchard, Hamilton 2nd)

ACTION: Approved 6–0

b) Case COA2200081 – 1112 Arnette Avenue – Addition and Modifications

Staff Report: Sarah Long presented the case.

Speakers: Chad BeBout and Wayne Miller spoke in support. No one spoke in opposition.

Discussion: Chad BeBout gave a brief overview of the proposed project of 1112 Arnette Avenue – Addition and Modifications.

Staff Recommendation: Staff recommended approval of application.

MOTION: Commissioner Johnson made a motion that the Durham Historic Preservation Commission finds that, in the case COA2200081, 1112 Arnette Avenue – Addition and Modifications:

- The applicant is proposing an addition to a contributing structure measuring 13 feet by 13 feet 3 inches.

- An existing screened porch will be removed.
- The addition will be constructed with painted wood siding and six-over-six, double-hung, triple-grid, painted wood windows.
- The new enclosed porch with gabled roof will measure approximately 13 feet square and will be constructed with asphalt roof shingles and a red brick foundation to match the original house.

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 COA2200081, 1112 Arnette Avenue 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, Bouchard 2nd)

ACTION: Approved 5–0 (Calhoun not present)

VII. Old Business

- a) Newsletter – possibly highlight 1707 Fayetteville Street property – Chair Bouchard will reach out to Grace Smith for further information

VIII. New Business

- a) Minor COA updates – Will be emailed to Commission this week.
- b) Annual Election of Officers
 - i. Election of Chair
Motion: Nominate Commissioner Goolsby as Chair (Bouchard, Johnson 2nd)
Action: Approved 5–0
 - ii. Election of Vice Chair
Motion: Nominate Commissioner Horton (Johnson, Hamilton 2nd)
Action: Approved 5–0
- c) JCCPC Annual Meeting Summary
- d) Citizen Matters

IX. Adjournment

The meeting adjourned at 10:40 a.m.

Respectfully Submitted,

Terri Elliott, Clerk
Historic Preservation Commission