



HISTORIC PRESERVATION COMMISSION

APPROVED MINUTES

March 1, 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
Faye Calhoun
Jonathan Dayan
Tad DeBerry
Laura Fieselman
Andrew Goolsby, Vice Chair
Katie Hamilton

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** – Regarding new item business D on the agenda, Karla Rosenberg requested that the discussion about protocol for work performed without a COA be postponed until the April meeting, when further research is completed.

IV. Approval of Summary Minutes for January 11, 2022.

MOTION: Approve the Minutes from January 11, 2022 (Fieselman, Goolsby 2nd).

ACTION: Motion carried, 6–0 (Johnson absent and Hamilton was briefly absent)

Approval of Summary Minutes for February 1, 2022.

MOTION: Approve the Minutes from February 1, 2022 (Fieselman, Dayan 2nd).

ACTION: Motion carried, 6–0 (Johnson absent and Hamilton was briefly absent)

Karla Rosenberg announced that former Commissioner Tom Kreger has resigned from the Durham Historic Preservation Committee. As such, a new attorney position with the County will be advertised soon.

Commissioner Dayan announced that he will be resigning within the next week from the Durham Historic Preservation Committee due to a residency conflict.

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. Commissioner Fieselman stated that she would need to leave at 11:00 a.m.

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.

Commissioner Hamilton arrived to the meeting, so Clerk Holmes added her to the roll call to count her attendance.

a. Case COA2200001 – 1201 Fayetteville Street – Modifications

Staff Report: Karla Rosenberg presented the case.

Speakers: Charles Nicholson and two others spoke in support. Tom Miller with Preservation Durham voiced inquiries regarding the project to the applicant.

Discussion: Charles Nicholson gave a brief overview of the proposed project of 1201 Fayetteville Street Wall Street – Modifications.

Staff Recommendation: Staff recommended approval of the application with the condition of a staff review of the products selected for sealing the lower levels and the water repellent applied to the upper levels. The condition should also be worded to allow for the water repellent portion of the scope of work to be removed if SHPO does not approve it.

MOTION: The Durham Historic Preservation Commission finds that, in the case COA2200001, 1201 Fayetteville Street – Modifications

- The applicant is proposing modifications to a contributing structure.
- An existing brick porch with railing and entry door (neither original to the structure) at the west portico will be replaced with a brick plinth (one foot deep and matching original bricks) and a six-light, white, aluminum-framed, storefront window within the same opening, respectively.
- All area ways will be removed. Walls associated with such aerial ways will be removed. All is shown on drawing CD-1.0 with all impacted windows being infilled with masonry.

- Deteriorated bricks in areaways below grade will be removed and salvaged for reuse in the new plinth and ramps.
- Existing handicap ramps (not original) will be replaced with new brick, precast stone, and concrete handicap ramps to match the color, tone, and texture of original materials on the structure, and new emergency wall lighting installed.
- Waterproof coatings will be applied only to bricks below grade.
- Water repellent coatings will be applied to all exposed masonry surfaces.
- Original wood trim will be replaced with new wood trim cut to match in size, form, and details.
- Non-original metal coping will be replaced with new metal coping.
- Eleven street trees will be removed (saving one oak on the north side of the building), and new street trees (three Trident Maples, eight Crape Myrtles) planted.

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 COA2200001, 1201 Fayetteville Street – 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;
3. A compliance inspection shall be performed immediately upon completion of the work approved herein;
4. The applicant shall submit to City staff cut sheets for the water repellent applicant intends to utilize for submission by City staff to the North Carolina State Historic Preservation Office or the Technical Preservation Services Unit of the National Park Service for their approval. If not approved, the water repellent shall be removed from the scope of work approved by the COA and the remainder of the work shall be permitted to go forward.

(Bouchard, Goolsby 2nd)

ACTION: Approved 7–0 (Johnson absent)

b. Case COA2200002 – 501 Washington Street – Demolition (Amendment)

Staff Report: Karla Rosenberg presented the case.

Speakers: Jeff Kurtz and two others spoke in support. No one spoke in opposition.

Discussion: Jeff Kurtz gave a brief overview of the proposed project of 501 Washington Street – Demolition (Amendment).

Staff Recommendation: Staff recommended approval of application.

MOTION: The Durham Historic Preservation Commission finds that, in the case COA2200002, 501 Washington Street – Demolition (Amendment):

- The applicant is proposing to amend a previously approved proposal to demolish additions and accessory structures associated with a landmark property.
- Salvaged materials from the employee restroom will be used to construct an open-air pavilion at the northwest corner of the primary structure.
- All other accessory structures and additions will be demolished as previously proposed.
- The delay of 365 days on the approved demolition per COA2100068 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 COA2200002, 501 Washington Street – Demolition (Amendment), 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, Goolsby 2nd)

ACTION: Approved 5–0 (Fieselman dismissed early, Johnson absent, and Hamilton recused due to a conflict of interest)

VII. Old Business – None.

VIII. New Business

- a. Landmark study list proposal: Consensus to add Chicken Hut to the local landmark program’s study list, 6-0 (Fieselman dismissed early and Johnson absent).
- b. Amanda Holmes will provide a Minor COA report via e-mail by Thursday
- c. 1106 Ninth Street – update on efforts to move the primary structure in two pieces to 1107 Mangum Street

IX. Adjournment

The meeting adjourned at 11:46 a.m.

Respectfully Submitted,

Amanda Holmes, Clerk
Historic Preservation Commission