



# HISTORIC PRESERVATION COMMISSION

## APPROVED MINUTES

March 7, 2023, 9:00 a.m.  
Committee Room, 2<sup>nd</sup> 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:

Andrew Goolsby, Chair

Alva Horton, Vice Chair

Matt Bouchard

Faye Calhoun

Alva Horton

April Johnson

#### Excused Members Absent:

Rakeem Chambers

Katie Hamilton

#### Staff Present:

Scott Whiteman, Planning Manager

Karla Rosenberg, Senior Planner

Joanne Gordon, Clerk

Aarin Miles, City Attorney's Office

**MOTION:** Excuse Chambers and Hamilton. (Bouchard, Johnson 2<sup>nd</sup>)

**ACTION:** Motion carried, 6–0.

### III. Adjustments to the Agenda – Chair Goolsby added two items.

- a) Recognition and thanks to past chair in New Business
- b) Historic Building Highlight
- c) Add Citizen Matters under New Business

### IV. Approval of Summary Minutes for February 7, 2023

**MOTION:** Approve the Minutes from February 7, 2023 as amended (Bouchard, Johnson 2<sup>nd</sup>).

**ACTION:** Motion carried, 5–0

### V. Swearing-In of Witnesses

Chair

Goolsby 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, 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 COA2300005 – 518 Morehead Avenue – New Construction (Amendment)**

**Staff Report:** Karla Rosenberg presented the case.

**Speakers:** Linda Lavis spoke in support. No one spoke in opposition.

**Discussion:** Linda Lavis gave a brief overview of the proposed project of 518 Morehead Avenue – New Construction (Amendment)

**Staff Recommendation:** Staff recommended approval of application.

**MOTION:** Chair Bouchard made a motion that the Durham Historic Preservation Commission finds that, in the case COA2300005, 518 Morehead Avenue – New Construction Amendment:

- The applicant is proposing to increase the height of a previously approved accessory structure on the lot from one story to two.
- The accessory structure is set back 400 feet from Morehead Avenue.
- The building will be constructed with vertical board and batten style cementitious fiberboard siding and trim across both levels; asphalt shingle roofs with metal-roofed dormers; solid wood entry doors; and single-hung and fixed, one-over-one windows.

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 COA2300005, 518 Morehead 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.
4. The applicant shall submit revised window cut sheets for staff review and approval.
5. All site work shall be consistent with site plan D2100283.

(Bouchard, Johnson 2<sup>nd</sup>)

**ACTION:** Approved 5–0

**VII. Old Business**

- a) Newsletter

**VIII. New Business**

- a) Fee Schedule
- b) Minor COA updates – Terri will email out.
- c) Chair Goolsby recognized Bouchard for service.
- d) New Members
- e) WG Pearson Elementary School

**IX. Adjournment**

The meeting adjourned at 9:55 a.m.

Respectfully Submitted,

Terri Elliott, Clerk  
Historic Preservation Commission