



# HISTORIC PRESERVATION COMMISSION

## APPROVED MINUTES

April 4, 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 Goolsby called the meeting to order at 9:05 a.m.

### II. Roll Call

#### Members Present:

Andrew Goolsby, Chair  
Alva Horton, Vice Chair  
Matt Bouchard  
Faye Calhoun  
Rakeem Chambers  
Deborah Greene  
April Johnson  
Michael Vampran

#### Excused Members Absent:

None

#### Staff Present:

Scott Whiteman, Planning Manager  
Karla Rosenberg, Senior Planner  
Ari Green, Intern, Historic Preservation  
Joanne Gordon, Clerk  
Aarin Miles, City Attorney's Office

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

- a) COA2300017 was moved forward on the agenda.
- b) Chair Goolsby invited Commissioner Johnson to share about College View as part of the “Historic Moments” series under New Business.

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

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

**ACTION:** Motion carried, 6–0 (Greene, Vampran recused)

### 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, several members requested early dismissals, should it be needed.

Chair welcomed new Commission members, Greene and Vampran.

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 COA2300011 – 812 Clarendon Street – Demolition

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

**Speakers:** Matthew Catania spoke in support. No one spoke in opposition.

**Discussion:** Matthew Catania gave a brief overview of the proposed demolition of 812 Clarendon Street – Demolition

**Staff Recommendation:** Staff recommended approval of application with a 356-day delay.

**MOTION:** Commissioner Bouchard made a motion that the Durham Historic Preservation Commission finds that, in the case COA2300011, 812 Clarendon Street – Demolition:

- The applicant is proposing to demolish a contributing primary structure dating from 1910.
- The Commission has determined the 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.
- The Commission has determined that the property owner has not shown substantive evidence of being permanently deprived of all beneficial use of or return from the property by virtue of a delay.
- The site will be stabilized with grass seed and straw within 60 days following the demolition.

Therefore, in accordance with UDO requirements and North Carolina general statutes chapter 160D section 949 the COA2300011 is approved with a 365-day delay, 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.

**ACTION:** Approved 8–0 (Bouchard, Johnson 2<sup>nd</sup>)

### b) Case COA2300017 – 826 Onslow Street – Addition

**Staff Report:** Ari Green presented the case.

**Speakers:** Jamey Heit, Amy Heit spoke in support. No one spoke in opposition.

**Discussion:** Jamey Heit gave a brief overview of the proposed addition of 826 Onslow Street – Addition

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

**MOTION:** Commissioner Goolsby made a motion that the Durham Historic Preservation Commission finds that, in the case COA2300017, 826 Onslow Street – New Construction of Accessory Structure:

- The applicant is proposing to construct an addition on a noncontributing property.
- The two-story addition will measure 372 square feet in footprint (total 742 square feet).
- The addition will be distinguished by a vertical trim board and will utilize the following materials: brick foundation; smooth horizontal, cementitious fiberboard lap siding; 3-over-1 triple-grid clad wood double-hung windows; a farmhouse light fixture with a bronze finish; asphalt shingles to match existing; K-style metal gutters to match existing; and a fully glazed steel door.

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 COA2300017, 826 Onslow Street – 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.
4. The exterior materials will be consistent with the existing house with horizontal trim at the second-floor level, different siding at the first- and second-floor levels, and roof brackets.

**ACTION:** Approved 8–0 (Goolsby, Bouchard 2<sup>nd</sup>)

**c) Case COA2300013 1300 Broad Street – New Construction**

**Staff Report:** Karla Rosenberg asked that this case be continued to June 6, 2023 meeting.

**ACTION:** Approved 8–0 (Goolsby, Horton 2<sup>nd</sup>)

**d) Case COA2300015 – 1209 Vickers Avenue – New Construction of Accessory Structure**

**Staff Report:** Karla Rosenberg asked that this case be continued to May 2, 2023 meeting.

**ACTION:** Approved 8–0 (Goolsby, Johnson 2<sup>nd</sup>)

**VII. Old Business**

- a) Newsletter – Bouchard updated the Commission regarding the status of the newsletter.

**VIII. New Business**

- a) Minor COA updates were handed out to Commission members.
- b) Commissioner Johnson gave a brief “Historic Moment” presentation regarding College View.
- c) Chair Goolsby welcomed new Commission members.
- d) Karla Rosenberg updated Commission members regarding a CLG grant awarded by the North Carolina Historic Preservation Office.

**IX. Adjournment**

The meeting adjourned at 10:09 a.m.

Respectfully Submitted,

Joanne Gordon, Clerk  
Historic Preservation Commission