



# HISTORIC PRESERVATION COMMISSION

## APPROVED MINUTES

July 12, 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  
April Johnson  
Laura Fieselman  
Andrew Goolsby, Vice Chair  
Katie Hamilton  
Rakeem Chambers (not voting, only observing)

#### Excused Members Absent:

#### Staff Present:

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

### III. Adjustments to the Agenda – No revisions made to the agenda.

### IV. Approval of Summary Minutes for June 14, 2022.

**MOTION:** Approve the Minutes from June 14, 2022 (Fieselman, Goolsby 2<sup>nd</sup>).

**ACTION:** Motion carried, 7–0

### 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 Calhoun stated that she had a conflict of interest with COA2200026 1710-1712 Fayetteville Street – New Construction. She is employed by North Carolina Central University, the respective party of COA2200026. Chair Bouchard stated that a vote would be taken during the hearing of COA2200026 to recuse Commissioner Calhoun at that time.

Commissioner Goolsby stated that he had a brief conversation with one of the principals with EVOKE. EVOKE is involved with COA2200026. Commissioner Goolsby stated that the conversation did not go beyond being informed that an application was submitted for a COA. Chair Bouchard noted Commissioner Goolsby's statement.

Commissioner Fieselman stated that she could stay until 12:00 p.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.

### **a. Case COA2200015 – 101 East Markham Avenue – Modifications and Site Work**

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

**Speakers:** Charles Bulthuis and Charlene Reiss spoke in support. No one spoke in opposition.

**Discussion:** Charles Bulthuis gave a brief overview of the proposed project of 101 East Markham Avenue – Modifications and Site Work.

**Staff Recommendation:** Staff recommended continuing the application to the August 2<sup>nd</sup>, 2022 HPC meeting date to address the issues that were discussed during the hearing.

**MOTION:** Chair Bouchard made a motion to continue COA2200015 – 101 East Markham Avenue – Modifications and Site Work to the August 2<sup>nd</sup>, 2022 HPC meeting date to address the issues that were raised during the hearing.

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

**ACTION:** Approved 7–0

### **b. Case COA2200022 – 411 West Chapel Hill Street – Modifications**

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

**Speakers:** Fred Belledin spoke in support. No one spoke in opposition.

**Discussion:** Fred Belledin gave a brief overview of the proposed project of 411 West Chapel Hill Street – Modifications.

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

**MOTION:** The Durham Historic Preservation Commission finds that, in the case COA2200022, 411 West Chapel Hill Street – Modifications:

- The applicant is proposing modifications to a landmark property.
- A freestanding protective canopy of perforated metal sheets and six-inch square steel tube columns, all painted with a dark bronze finish, will be installed around the perimeter base of the primary structure; the canopy will measure 10 feet 2 inches in height (aligned with first floor and the building's lowest concrete beams) and 6 feet in depth.

- Bar lighting will be installed along the underside of the canopy, and eight signs will be installed at the outer edge of the canopy (four building signs at 18 inches in height and four tenant signs at 12 inches in height, one each per building face).
- A freestanding shade canopy measuring 12 feet 2 inches in height and 22 feet in length and 22 feet in width will be centered behind the outline of a former reflecting pool along the building's east elevation.
- A fully glazed aluminum storefront door will be installed within existing storefront infill glazing at the far left of the rear (south) elevation.
- Column up-lighting fixtures will be installed around the building perimeter to accentuate the two center vertical elements along each 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 COA2200022, 411 West Chapel Hill 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; and
3. A compliance inspection shall be performed immediately upon completion of the work approved herein.

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

**ACTION:** Approved 7–0

**c. Case COA2200026 – 1710-1712 Fayetteville Street – New Construction**

**MOTION:** Chair Bouchard moved to recuse Commissioner Calhoun from the hearing due to her conflict of interest as she is employed by North Carolina Central University.

(Bouchard, Goolsby and Hamilton 2<sup>nd</sup>)

**ACTION:** Approved 6–0 (Commissioner Calhoun recused)

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

**Speakers:** Brittany Kirkland Eaker, Eric Davis and two others spoke in support. No one spoke in opposition.

**Discussion:** Brittany Kirkland Eaker gave a brief overview of the proposed project of 1710-1712 Fayetteville Street – New Construction.

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

**MOTION:** The Durham Historic Preservation Commission finds that, in the case COA2200026, 1710-1712 Fayetteville Street – New Construction:

- The applicant is proposing to construct a new primary structure on two noncontributing parcels.

- The new structure will measure an average of 21.5 feet in height, 58 feet in width, and 29 to 36 feet in setback along the primary street face.
- The structure will be constructed with red brick, dark metal trim, storefront glazing, a low-slope membrane roof with 16-inch tall roof parapets, and a perforated metal shade screen and canopy.
- A porch area will be constructed of concrete and framed with brick seat walls.
- Lighting will consist of 25 units (4 feet in length) of linear downlighting at 750 lm/ft within the porch canopy as well as pathway bollards and a pedestrian pole light along Fayetteville Street.
- An air handler measuring 8 feet in height will be located on the roof, set back 52 feet from the east parapet and 10 feet from the north parapet.
- Two black walnut trees will be removed from the center of the site and replaced with 16 canopy trees (at least 12 feet tall at planting), 25 understory trees, and 9 street trees.

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 COA2200026, 1710-1712 Fayetteville Street – New Construction, with the following conditions:

1. Approval is contingent on approval of the Level 4 Administrative Site Plan D2200065.
2. The improvements shall be substantially consistent with the plans and testimony presented to the Commission at this Commission hearing and attached to this COA;
3. 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
4. A compliance inspection shall be performed immediately upon completion of the work approved herein.

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

**ACTION:** Approved 5-0 (Calhoun recused, Fieselman had stepped away)

**d. Case COA2200027 – 1106 Alabama Avenue – Addition, Modifications, and Site Work**

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

**Speakers:** David Parker and two others spoke in support. No one spoke in opposition.

**Discussion:** David Parker gave a brief overview of the proposed project of 1106 Alabama Avenue – Addition, Modifications, and Site Work.

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

**MOTION:** The Durham Historic Preservation Commission finds that, in the case COA2200027, 1106 Alabama Avenue – Addition, Modifications, and Site Work:

- The applicant is proposing an addition, modifications, and site work to a contributing structure.
- A side porch will be enclosed, its interior cedar shakes and wood decking removed, and the floor height raised four inches; custom-milled simulated divided-light wood windows and doors will be fitted into the original openings.

- A rear stoop that is not original will be removed and replaced with a new bluestone-capped, red brick stoop measuring four feet square, with four matching steps leading to grade on either side of it.
- A bluestone patio will be installed between the porches, surrounded by red brick walls and planter boxes.

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 COA2200027, 1106 Alabama Avenue – Addition, Modifications, 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.

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

**ACTION:** Approved 6–0 (Fieselman did not vote since she was absent during the hearing)

#### **VII. Old Business –**

- a) Newsletter: Selected the theme of new ADUs, including identifying already built projects to highlight; Bouchard volunteered to write copy; Hamilton volunteered to create layout; Johnson proposed a separate postcard notice for landmark property owners (staff will verify adequate budget and staffing)

#### **VIII. New Business**

- a) Amanda Holmes will provide a Minor COA report via e-mail today
- b) July 12, 2022 – reminder of next HPC meeting date
- c) An applicant for at-large HPC position will undergo review by BOCC on June 24; Laura Fieselman will be resigning this month from her at-large position after moving out of Durham County
- d) Trinity Park – Bouchard and staff participated on a panel at a Trinity Park Neighborhood Meeting to discuss the possibility of creating a new Trinity Park local historic district.
- e) Hamilton proposes that the HPC have the ability to weigh in on street closings for alleys adjacent to a historic district

#### **IX. Adjournment**

The meeting adjourned at 10:47 a.m.

Respectfully Submitted,

Amanda Holmes, Clerk

Historic Preservation Commission