



# HISTORIC PRESERVATION COMMISSION

## APPROVED MINUTES

July 11, 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 9:01 a.m.

### II. Roll Call

#### Members Present:

Andrew Goolsby, Chair  
Deborah Greene  
April Johnson  
Michael Vampran  
Kenneth Webb

#### Members Absent:

Alva Horton, Vice Chair  
Matt Bouchard  
Faye Calhoun  
Rakeem Chambers

#### Staff Present:

Karla Rosenberg, Senior Planner  
Chezney UpChurch, Clerk  
Don O'Toole, City Attorney's Office

### III. Adjustments to the Agenda – None

### IV. Approval of Summary Minutes

#### June 6, 2023

**MOTION:** Approve Minutes from June 6, 2023 (Webb/Goolsby 2<sup>nd</sup>).

**ACTION:** Motion carried, 4–0

### 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 members requested early dismissals.

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, Chair Goolsby asked if any commission members needed to recuse themselves because of a conflict that would impact their ability to decide the case. No members requested a recusal. Karla Rosenberg introduced staff reports and materials, and submitted them

at the meeting to be made part of the permanent record with any additions, deletions, and or corrections that may be necessary.

**a) COA2300036 – 501 Washington St. – Modifications**

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

**Speakers:** Cindy Hoffman, Lindsay Kretchman and Bob Ashley spoke in support. No one spoke in opposition.

**Discussion:** Cindy Hoffman and Lindsay Kretchman gave a brief overview of the proposed modifications at 501 Washington St.

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

**MOTION:** Commissioner Johnson made a motion that the Durham Historic Preservation Commission finds that , in the case COA2300036, 501 Washington Street – Modifications:

- The applicant is proposing modifications and site work to a landmark property.
- One original window will be removed from the south elevation and its opening enlarged by two feet three inches at the sill to fit a new roll-up garage door, custom-fabricated to match the building’s original, steel-framed, divided-light windows.
- A new freestanding, elevated, covered deck will be constructed with two inches of clearance from the south elevation using steel beams and columns, wood decking, and metal railings.
- Edison-style string lights will be suspended from the louvered wood deck covering.
- A concrete walkway at the rear of the deck will wrap around the rear of the building.
- An additional oak tree (separate from those approved for removal via COA2100078) measuring 24 inches diameter at breast height will be removed from the street yard along West Corporation Street.

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 COA2300036, 501 Washington 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.

**ACTION:** Approved 5–0 (Johnson, Webb 2<sup>nd</sup>)

**b) COA2300037 – 811 Parker Street – Demolition**

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

**Speakers:** Sara Lachenman spoke in support. No one spoke in opposition.

**Discussion:** Sara Lachenman gave a brief overview of the proposed demolition of an accessory structure at 811 Parker Street.

**Staff Recommendation:** Staff recommended approval of the application for demolition without delay.

**MOTION:** Commissioner Goolsby made a motion that the Durham Historic Preservation Commission finds that, in the case COA2300037, 811 Parker Street – Demolition of Accessory Structure:

- The applicant is proposing to demolish a contributing accessory structure dating from circa 1915.
- The Commission has determined the structure to lack sufficient historical value or structural integrity to preserve it.

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 COA2300037, 811 Parker Street – Demolition 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.

**ACTION:** Approved 5–0 (Goolsby, Greene 2<sup>nd</sup>)

**c) COA2300046 – 811 Parker Street – New Construction of Accessory Structure**

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

**Speakers:** Sara Lachenman spoke in support. No one spoke in opposition.

**Discussion:** Sara Lachenman gave a brief overview of the proposed New Construction of Accessory Structure at 811 Parker Street.

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

**MOTION:** Commissioner Webb made a motion that the Durham Historic Preservation Commission finds that , in the case COA2300046, 811 Parker Street – New Construction of Accessory Structure:

- The applicant is proposing an addition to a contributing structure.
- The structure’s envelope will measure 20 feet by 24 feet (480 square feet), with a front porch measuring 8 feet 6 inches in depth, set back 27 feet, 3 inches from Arnette Avenue.
- The structure will be constructed with painted German-profile wood lap siding and six-inch square columns; two-over-two, triple-grid, fiberglass-clad wood windows; a fiberglass entry door; and asphalt roof shingles.
- A mini-split system will be located within the north gable end, and a fan within the ceiling of the porch.
- A parking pad 16 feet square will be installed at the end of the existing driveway on the far east side of the rear yard.
- A scalloped, painted wood picket fence up to four feet in height will surround the new accessory structure on all four sides, following the side and rear lot lines, and avoiding the right of way.

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 COA2300046, 811 Parker 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.

**ACTION:** Approved 5–0 (Webb; Johnson 2<sup>nd</sup>)

**Break from 10:07 a.m. – 10:17 a.m.**

**d) COA2300039 – 411 West Chapel Hill Street – Modifications**

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

**Speakers:** Fred Belledin, Eli Eisenstadt, Nate Henson, Ben Reich and Mike Morse spoke in support. No one spoke in opposition.

**Discussion:** Fred Belledin gave an overview of proposed modifications at 411 West Chapel Hill Street. Each of the other speakers were accepted by Chair Goolsby as experts in their respective fields, and provided testimony accordingly.

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

**MOTION:** Chair Goolsby made a motion that the Durham Historic Preservation Commission finds that, in the case COA2300039, 411 West Chapel Hill Street – Modifications:

- The applicant is proposing modifications to a landmark property.
- A hybrid joint sealant will be applied to precast-to-precast and precast-to-window joints, with color-matching to adjacent surfaces.
- Cracks will be visually assessed and treated with a crack-bridging coating as needed (cracks larger than 1/32 inches in width that do not exhibit signs of movement will be coated, and cracks that exhibit movement or are larger than 1/4 inches in width will be treated as a sealant joint).
- The entire precast façade will be cleaned using only low-pressure water(250psi to 1050psi), and a two-component, protective, crack-bridging, film-forming coating system (100% acrylic coating and 100% acrylic topcoat) in a color applied over the entire surface area of the precast façade.

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 COA2300039, 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.
4. A field mockup at the proposed aggregate repair, and coating and sealant color will be approved and reviewed by City Staff.

**ACTION:** Approved 5–0 (Goolsby; Webb 2<sup>nd</sup>)

e) **COA2300040 – 625 Morehead Avenue – Signs**

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

**Speakers:** Robert Cramer spoke in support. No one spoke in opposition.

**Discussion:** Robert Cramer gave overview of the proposed signage at 625 Morehead Avenue.

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

**MOTION:** Chair Goolsby made a motion that the Durham Historic Preservation Commission finds that, in the case COA2300040, 625 Morehead Avenue – Signs:

- The applicant is proposing two signs on a noncontributing structure.

- Each sign will measure 21 inches tall by 110 inches wide and consist of one inch-thick acrylic copy on one-inch standoffs, attached to approved concrete site walls.
- One sign will be located at the front of the building, facing Morehead Avenue, and the other at the rear of the building, facing Vickers Avenue.
- Each sign will have two lights, four total on the site.

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 COA2300040, 625 Morehead Avenue –Signs, with the following conditions:

1. The improvement 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 5–0 (Goolsby; Johnson 2<sup>nd</sup>)

#### **VII. Old Business**

- a) Newsletter – Commissioner Vampran has created a draft of the newsletter, which will need to be altered to accommodate an address block for mailing. Commissioner Horton previously offered to provide a cover image.

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

- a) Historic Moments – Commissioner Goolsby shared history of and the planned use for the former Herald Sun building at 310 East Main Street.
- b) Minor COAs – Provided to Commissioners

#### **IX. Adjournment**

The meeting adjourned at 12:03 p.m.

Respectfully Submitted,

Chezney UpChurch, Clerk  
Historic Preservation Commission