

June 2022 TPNA Board Meeting Minutes

Wednesday, June 8th at 7:00pm

In-Person @ George Watts Media Center / Zoom

Attendees: Karalyn Colopy, Waugh Wright, Molly Flowe, Mimi Kessler, Caroline Black, Scott Doron, Annie Ambrose, Bill Brown, Richard Morgan, Jacqueline Morgan, Bobby Caddell, Susan Caddell, Chris Anderson, Jane Anderson, Dean Fisher, Charles Bevan, Krstin Lang, Advoquita Stude, Michael Stone, Buster Black, Megan Mullin, Joe Colopy, Dale Pahl, Tina Moon, ~ 20 Zoom attendees

Review of May meeting minutes ~ Karalyn Colopy (5 min)

- Approved

Treasurer's report ~ Bill Brown (5 min)

- + \$97.91 Membership dues received
- - \$284.93 Egg hunt expense
- Expecting newsletter sponsorships to come in
- \$21,628 balance in bank.

Trinity Park Home Tour ~ Karalyn Colopy (5 min)

- Proceeds: Where do we want the proceeds
 - Thoughts: TP Foundation, External charity?
- Volunteers
 - Link on TPNA website to volunteer
- Tickets are on sale on Eventbrite and can click through from TPNA website

Discussion about Local Historic District designation

- Overview (5 min)
 - March 2020 previously met about topic, but no resolution was found due to Covid.
- Introduction of guests (10 min)
 - Karla Rosenberg, Durham City-County Planning Department
 - Currently 8 historic districts in Durham plus additional landmarks
 - Matt Bouchard, Durham Historic Preservation Commission
 - Volunteer organization with 9 citizens
 - Matt is the chair of the commission
 - Chris Laws, Preservation Durham
 - Sara Lachenman, Four Over One Preservation and Design
 - Preservationist by passion and professionally
 - Tony Sease, Planning Commission and TP neighbor
 - Lots of experience.
 - David Durham Berger, Duke University Economics Department and TP neighbor
 - Research's housing at Duke in the Economics Dept.
- Background facts on Local Historic District designation and Trinity Park (15 min)
 - **Existing 8 districts:** Downtown Durham, Watts-Hillandale, Golden Belt, Trinity Heights, Holloway Street, Cleveland Street, Morehead Hill, Fayetteville Street
 - Sarah- Local Historic Districts is an overlay by the planning dept. One set of guidelines that the city uses. Significant changes to exterior of your house would

apply an additional approval from the city on top of the building permits etc. Often \$75/fee for most requests. There are minor vs major changes. Maintenance doesn't need approval. Design benefit since another set of eyes will see if it fits with the building you are working on.

- o David's data: Looked at permits from June 2013-Present and compared to Watts Hillandale and Trinity Heights.
 - 5 tear downs in TP in 10 years.
 - Watts Hillandale historic district 3 in 10 years, but they have less houses.
 - Trinity Heights 1 in 10 years.
- o Tony wants to maintain the stories of the neighborhood. What is the character of the neighborhood and who gets to say what is the character?
 - National Historic district goes down to green and wiggles around
 - South neighborhood ends at Urban because that is where the alleys end.
- Discussion of neighbor questions and comments submitted prior to meeting
 - o See list below of questions and comments submitted
 - o See <https://trinitypark.org/historic-designation-meeting/> for answers to most of the questions (45 min)
- Open Q&A
 - o See <https://trinitypark.org/historic-designation-meeting/> for a summary of questions asked and a link to the zoom recording of the meeting (10 min)
- Next steps, if any
 - o Several neighbors expressed interest in continuing the research process to determine the best course of action. TPNA will contact them to arrange a meeting (5 min)

Adjourn

Summary of questions and comments about Local Historic District (LHD) designation submitted to TPNA by Trinity Park neighbors prior to June 8 meeting

Category 1: Effectiveness of LHD in protecting the character of the neighborhood

1. *Comment:* We already have financial tax benefits to encourage preservation (through the National Historic District designation). Local historic designation won't give home owners additional financial incentive to preserve historic housing.
2. *Comment:* LHD doesn't make sense for Trinity Park, given its historic, architectural, housing type, and demographic diversity. The physical bones of this neighborhood are far more than architectural styles. Given its size, location and physical and social diversity, it is not at risk of drastic change in the way that, say, Cleveland Holloway is. A knock down every few years is reasonable transformation of a neighborhood of this size and diversity, and is part of Trinity Park continuing to contribute to the richness and diversity of Durham.
3. *Question:* I love the diversity of TP. Don't mind density, or the prospect of someone tearing down to build multiple small homes on one property. But I don't want to see LARGE homes built on small lots like in Austin, Atlanta, Dallas. How would LHD protect against that?
4. *Question:* I've heard there are still a lot of teardowns in Watts Hillandale. Does being a LHD change the rate of teardowns? Do you know of examples of homes that were not torn down because of the 1-year delay?

5. *Question:* What are some examples of good or bad buildings that were approved after a teardown in an LHD?

Category 2: Concerns about the burden and impact of pursuing/adopting LHD designation, and of living in an LHD

1. *Question:* What is the process for a minor COA (Certificate of Appropriateness), like having a gravel walkway in the backyard? Could you walk us through the process? How do I draw a site plan to scale?
2. *Question:* How would LHD affect my ability to add a garage or build an ADU?
3. *Comment:* I'm concerned about a lengthy drawn out processes to gain approval to make minor changes, updates or additions to homes (porches, landscaping, etc...)
4. *Question:* Historic renovations done well can be VERY expensive, like finding historic glass to repair a broken window. Should we really force people to spend so much?
5. *Comment:* It seems that LHD / COA process becomes an imbalanced burden for people who don't know how to work the system or have the connections to ease them through the process. Or have the budget to have architectural drawings made. It seems to exclude those without the means.

Category 3: Limiting good renovations

1. *Question:* In an LHD, would homeowners be allowed to install energy efficient windows? Or a ventilated roof (to replace an unventilated roof)? Or front-facing solar panels? These types of changes would all be good for the environment, but might be different from the existing home, style-wise.

Category 4: Enforcement

1. *Question:* How is an LHD enforced? What prevents a property owner from making renovations on their own?
2. *Question:* Whom do I notify at the City if a neighbor makes a home improvement without an approved COA? I see some COAs online, but only for major work, so how do I verify if they have one for minor work?
3. How are major COA's communicated to neighbors? Does the city do it, or does the property owner?

Category 5: Customizing an LHD

1. *Question:* What is the concentration of historic homes required to become a LHD? What is considered "historic"? Can individual home owners be excluded from the LHD if they want?
2. *Question:* Is it possible to customize an LHD that still puts a pause on teardowns, but is more lenient on other changes?