



HISTORIC DISTRICT COMMISSION
March 24, 2022; 6:00 PM
Council Chamber, City Hall, 181 S. South Street

AGENDA

- ITEM 1a. Rollcall / Soundcheck**
- ITEM 1b. Approval of February 24, 2022 Meeting Minutes**
- ITEM 2. Continued Public Hearing – Certificate of Appropriateness (File # PLCA202200165)**
- Dino Dimeo
 - 1003 Edgewood Circle
 - To remove current front porch overhang and install portico
- ITEM 3. Public Hearing – Certificate of Appropriateness (File # PLCA202200224)**
- James Townsend with Latria Inc.
 - 402 S. Chester Street
 - To install new siding
- ITEM 4. Other Business**
- Subcommittee meeting, if needed
- ITEM 5. Adjournment**

UPCOMING IMPORTANT DATES

- April 11th – Submittal Deadline for March Meeting
April 15th – City Offices Closed
April 28th – Historic District Commission Meeting – 6:00 p.m.

All interested persons wishing to comment should appear at the public hearing. Individuals requiring special accommodations when attending this meeting and/or if this information is needed in an alternative format because of a disability, should contact the Human Resources Department, located in City Hall at 181 S. South Street, telephone (704-866-6786), fax (704-836-0022) or by email: judys@cityofgastonia.com. The Human Resources Department requests at least 72 hours' notice prior to the meeting to make the appropriate arrangements.

Historic District Commission

February 24, 2022

Meeting Minutes

Chairwoman Andi Eddlemon called the meeting of the Historic District Commission to order at 6:01 p.m. on Thursday, February 24, 2022 at City Hall in the Council Chamber, 181 S. South Street of Gastonia, NC.

Present: Commissioners Jerry Tucker, James Henson, Josh Hauser, Carol Hauer, Andi Eddlemon, Camille Fox, and Ed Starr arrived at 6:03 p.m.

Absent:

Staff present: Charles Graham, Kim Wallis, and Chrystal Howard

ITEM 1a. Roll Call / Sound Check

Chairwoman Eddlemon opened the meeting, conducted roll call and declared a quorum.

Chairwoman Eddlemon stated because of the quasi-judicial format of the hearings, persons wishing to speak and offer evidence are required by North Carolina law to be sworn in or affirmed. Ms. Howard administered the affirmation.

ITEM 1b. Approval of January 27, 2022 Meeting Minutes

Commissioner Henson made a motion to adopt the January 27, 2022 meeting minutes and Commissioner Tucker seconded the motion. The motion passed (7-0).

ITEM 2. Public Hearing – Certificate of Appropriateness (File # 202200165)

- Dino Dimeo
- 1003 Edgewood Circle
- To remove current front porch overhang and install portico

Chairwoman Eddlemon opened the public hearing and recognized Kim Wallis, Planner for the purpose of staff presentation. Ms. Wallis stated the applicant's name, property location, and the Certificate of Appropriateness (COA) request to remove the current front porch overhang and install a porch portico. She displayed the property/zoning map. Ms. Wallis read the property description and key elements. She displayed photos of the existing porch, and front and side elevations of the proposed porch. She read excerpts from the Design Standards.

Commissioner Henson asked if this request was under the category of porches, decks and patios, or roofs and gutters, or both. Ms. Wallis read portions from the Roofs and Gutters section of the Design Standards, "a. Preserve original roof shapes, lines and pitch.", "Do not change the original roof shape to a flat or low-pitched roof.", "b. Install dormers only when the location and design are in keeping with the style of the house.", "c. Provide adequate roof drainage and insure that the roofing materials are providing a weather-tight covering for the structure.", "d. Replace deteriorated roof coverings with new material that is appropriate in terms of composition, size, shape, color and texture.", "e. Remove existing roof coverings before reroofing.", "f. Repair or replace deteriorated architectural features which give the roof its essential character, such as dormers, cornices, chimneys, slate and terra cotta tiles.", "g. proper ventilation.". Commissioner Henson commented that this request was similar to having dormers and will involve providing adequate roof draining and roofing materials and suggested including Roofs and Gutter's section b and c. Brief discussion ensued on dormers.

Dino Dimeo, 1003 Edgewood Circle of Gastonia, NC was recognized. Mr. Dimeo commented that the porch area deteriorated in the early 2000s and the corbels and trim were rebuilt. Maintenance was needed due to water runoff and roofers have not been able to get this issue solved. The house roof needs replaced because of unknown leaks and they would also like to extend the porch coverage for shelter. Commissioner Hauer commented that the roof was similar to a Moravian arch in Old Salem, but these arches did not connect to a gutter, and asked the applicant if this was where he was having problems. Mr. Dimeo replied that the challenge has been with the pitch and lack of gutter design. Commissioner Hauser asked the applicant if the brick structure behind the arch will have to be trimmed and Mr. Dimeo replied that it will have to be trimmed slightly to accommodate the design difference. Mr. Dimeo noted it was very difficult to find a porch in the neighborhood similar to his porch, and water damage was occurring at the top of the trim and corbel area. Chairwoman Eddlemon commented on the porch as unique and an interesting detail, and encouraged working toward rebuilding it. Commissioner Hauer encouraged Mr. Dimeo to contact to Old Salem for a possible source. Commissioner Starr stated that from a personal as well as design standpoint, a gabled entry would be in keeping with the overall architecture of the house and the existing porch scale was a little under scaled to the overall house. He emphasized on the importance of the porch scale in relation to the house. He noted the existing porch was unique but a gabled design would be in keeping with the rest of the house. Commissioner Tucker asked if the width would increase if 8 x 8 posts were used and in line with corbels. Mr. Dimeo stated from the brick to the outermost edge was 22 inches and he wanted to extend an additional 14 inches for coverage and to not hide the corbels. Commissioner

Historic District Commission

February 24, 2022

Meeting Minutes

Tucker was concerned about scale for the proposed porch and the pitch height creating a narrow appearance. Discussion ensued on ideas for the extension, such as corbels in front and posts behind cantilevering, but it was noted that there was no brick behind the corbels. Commissioner Hauser asked Mr. Dimeo if he talked to a roofer, and Mr. Dimeo replied that he talked to two roofers. Commissioner Fox asked how the posts will terminate and Mr. Dimeo replied that the posts will have a 1-inch small wrap around the base. Commissioner Tucker asked Mr. Dimeo if he had estimates and Mr. Dimeo replied that he had a rough estimate for the proposed, but not for the existing design. Commissioner Hauer commented that the proposed was the best alternative if the arch cannot be preserved. Brief discussion ensued on the new porch design being difficult to picture on the house. Mr. Dimeo was willing to come back with additional drawings.

Commissioner Starr made a motion to continue the hearing to the March meeting and Commissioner Hauer seconded the motion. The motion was unanimously passed 7-0.

ITEM 3. Public Hearing – Certificate of Appropriateness (File # 202200167)

- James Townsend with Latria Inc.
- 402 S. Chester Street
- To replace windows, paint siding and replace roof

Chairwoman Eddlemon opened the public hearing and recognized Kim Wallis, Planner for the purpose of staff presentation. Ms. Wallis stated the applicant's name, property location, and the Certificate of Appropriateness (COA) request to replace windows, paint siding and replace roof. She displayed the property/zoning map. Ms. Wallis read the property description and key elements. She displayed photos of the house and close up photos of windows. She read excerpts from the Design Standards.

Commissioner Hauser inquired about the use and Ms. Wallis replied that the use was not part of the application. Commissioner Henson asked if there was a sample of the color. Ms. Wallis replied that staff did not have a sample and the applicant was open to suggestions from the Planning Commission.

Jim Townsend, 402 S. Chester Street of Gastonia, NC was recognized. Mr. Townsend commented on how amazing Ms. Wallis was and thanked her for her efforts. Mr. Townsend was flexible with color, was willing to keep the existing green, and suggested a dark gray with light trim. Chairwoman Eddlemon liked the idea of the siding remaining a color but was flexible. Commissioner Hauser asked if there was a way to discover the original paint color and Mr. Townsend was not sure and noted he was flexible on color. Brief discussion ensued on when the siding was last painted and it was estimated around the early 2000s. Commissioner Henson asked the applicant if he was replacing the two smaller windows of the gables on the front elevation of the house, and Mr. Townsend replied that he would like to replace them with a like substitute. He commented that all the windows were single paned and did not have thermal energy efficiency. Brief discussion ensued on the lack of insulation in the interior of the home. Commissioner Henson asked if the windows were non-grid windows and Mr. Townsend replied that he was correct with the exception for windows on the back side of the house, which will be replaced with like style windows. Commissioner Henson asked if the windows were wood windows and not vinyl, and Mr. Townsend replied that he was correct. Due to material costs, Mr. Townsend noted that he was looking for additional quotes on windows. Chairwoman Eddlemon asked if there was a photo of the replacement windows and Ms. Wallis replied that she was unable to provide photos. Commissioner Henson stated the windows will look like what is there, but vinyl, single hung and double paned. Discussion ensued on the windows and it was clarified that all the windows, including the back windows that have snap-in grids, will be replaced with no grids. Chairwoman Eddlemon transitioned to the roof and asked if anyone had questions about the roof. Commissioner Hauser encouraged the applicant to have the roofer install the roof with proper ventilation. No further questions or comments were made; therefore, Chairwoman Eddlemon transitioned to the exterior color. Commissioner Fox stated she would like to see it in color and not gray or white. Commissioner Henson suggested approving the request with a condition on the paint color as the applicant will not be ready to paint within 30 days and Mr. Townsend agreed. Mr. Townsend stated the biggest concern was the roof damage. Chairwoman Eddlemon stated she was fine with the roof replacement as requested. Commissioner Fox was concerned about the top windows. Commissioner Henson suggested approving the roof. Commissioner Henson suggested approving the windows except for the fancy windows (two sets of three windows) in the front of the house on the third floor with grids to find an option of either a storm window or restoration as these are defining characters of the house along with the porch. He suggested the applicant come back at a later time with a paint color to be reviewed by a subcommittee. Commissioner Hauser encouraged the applicant to work with Kim and Kim to work with the North Carolina State Historic Preservation Office to see if anyone wants the existing windows. Commissioner Hauser stated he did not have a preference on color and recommended a color in Appendix C of the Design Standards. Chairwoman Eddlemon commented that the house next to the attorney's office was gray with white trim. She stated this house has style and would look most period with color. Chairwoman Eddlemon was fine with approving the roof, most of the windows, and continue on color and the other two sets of three

Historic District Commission

February 24, 2022

Meeting Minutes

windows. Commissioner Hauser stated that there would not be a continuous on the two set of three windows as these will remain.

Commissioner Hauer made a motion to approve the roof and replacement windows except for the windows on the third floor and the applicant return with color ideas at the time the siding will be painted. Commissioner Hauser seconded the motion. The motion unanimously passed (7-0).

ITEM 4. Other Business

Subcommittee Meeting Tonight, if Needed: A subcommittee meeting is needed.

Commissioner Starr commented on the Bulldozing the Past article, which was on the front page of the Charlotte Observer newspaper dated Sunday, February 20th, and how Charlotte has lost older buildings through the years.

ITEM 5. Adjournment

There being no other business, Chairwoman Eddlemon adjourned the meeting at 6:58 p.m.

Respectfully submitted:

Chrystal Howard, Secretary

Andi Eddlemon, Chairwoman



**STAFF REPORT FOR
CERTIFICATE OF APPROPRIATENESS (COA)
HD# PLCA202200165
February 24, 2022**

APPLICANT: Dino J. Dimeo

PROPERTY LOCATION: 1003 Edgewood Circle

PROPERTY OWNERSHIP: Dino J. Dimeo

REQUEST: The applicant wishes to obtain a COA to remove existing half circle porch roof/hood and replace with a gable and valley porch portico design

Property Description

- According to the property inventory for the local York-Chester Historic District, the building is described as a one-and-one-half-story, brick, side gable roof, 6/6 replacement sash, round-arch bracketed hood at asymmetrically placed front entry, large integrated hip roof dormer at northeast corner of house, projecting flat-roof sunroom addition at north end of façade, exterior chimney at south elevation pierces overhanging eave.
- The building was built @ 1934.
- The property is considered *Contributing* to the local York-Chester Historic District.
- The property is zoned RS-12 Residential and surrounded by other residential zoning.

Key Elements of Design

- The current front porch half circle roof/hood will be removed due to design problems requiring constant repair
- A new design of porch covering will be installed to be a gable and valley design, framed in wood
- The porch roof will be extended from 22 inches to 36 inches to provide more rain coverage and will be covered with architectural shingles to match existing house shingles (GAF slate color)
- The underside of roof will use ½ bead board
- The new design will utilize the two existing corbels
- The new design will feature two square 8 x 8 wood columns flanking the doorway and painted off white, matching existing trim
- The face of the front gable will be painted off-white, matching existing trim
- The design will include 16 oz copper valley flashing
- The design will incorporate the existing porch light above the door

EXCERPTS FROM THE DESIGN STANDARDS:

Porches, Decks & Patios

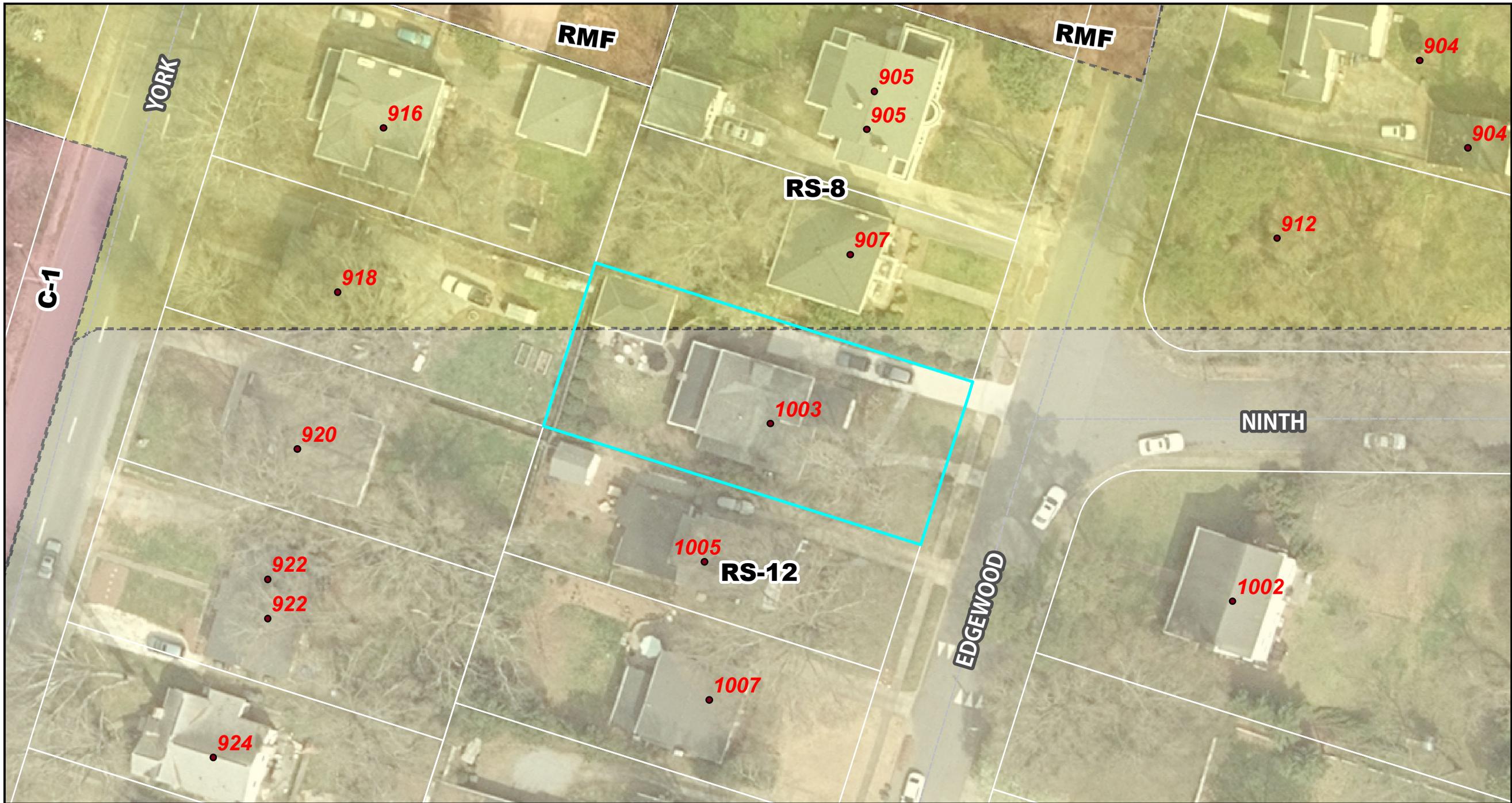
Porches are the focal point of an historic building and were historically a center of activity in a residential structure. The historic districts include large front and side porches, some with intricate balustrades and sawn brackets and others with substantial porch columns. It is important that these primary significant features be retained, preserved, and if necessary, reconstructed. Attention should be given to the materials and placement of the patio to be consistent with the Historic District's integrity and character.

- a. Retain porches, porte cocheres, steps and porch features such as handrails, balusters, columns, dentil molding, brackets and roof decoration of wood, iron, cast iron, terra cotta, tile and brick which are appropriate to the building and its development. Repair or replace deteriorated porch details to match the original, where possible.

(Design Principles & Standards, pg 26)

A handwritten signature in black ink, appearing to read "Kim Wallis".

Kim Wallis, AICP
Senior Planner



HDC Case #PLCA202200165
1003 Edgewood Circle

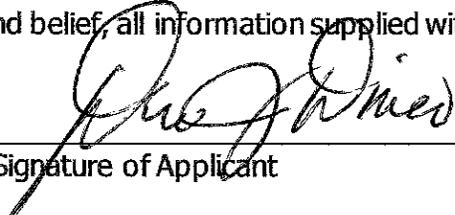
York-Chester Historic District

I hereby give Planning staff and/or Historic District Commissioners permission to enter the property to collect information specific to this request.

Applicant DINO J DIMEO
Address 1003 EDGEWOOD CIR
GASTONIA, NC 28052
Telephone (M) 704-813-8450 (B) 980-312-1375
Email djdimeo@hotmail.com

I certify that, to the best of my knowledge and belief, all information supplied with this application is correct.

2/10/22
Date Submitted


Signature of Applicant

Date Received

Signature (Secretary or Agent)
Gastonia Historic District Commission

Completed application must be submitted fourteen (14) days prior to the Historic District Commission meeting at which it is to be considered.

Please return to: Historic District Commission
City of Gastonia Planning Department
P.O. Box 1748
Gastonia, NC 28053
planning@cityofgastonia.com

Exterior Alteration of Existing Structure

Describe clearly and in detail all exterior architectural alterations to be made. Drawings, photographs, specifications **MUST** accompany this application, and any other graphic information deemed appropriate. Include information on materials, paint colors, and, if necessary, information on and location of significant, large trees on site, parking areas, etc.

****Applications without the abovementioned attachments or that do not provide a clear description will be considered incomplete and will not be processed until all pertinent information is provided.**

CHANGE DESIGN OF CURRENT FRONT PORCH
DUE TO DESIGN PROBLEMS REQUIRING CONSTANT
REPAIR CHANGE FROM HALF CIRCLE TO
CABLE - VALLEY DESIGN AND EXTEND PORCH
FROM 22 INCHES TO 36 INCHES TO PROVIDE
MORE RAIN COVERAGE

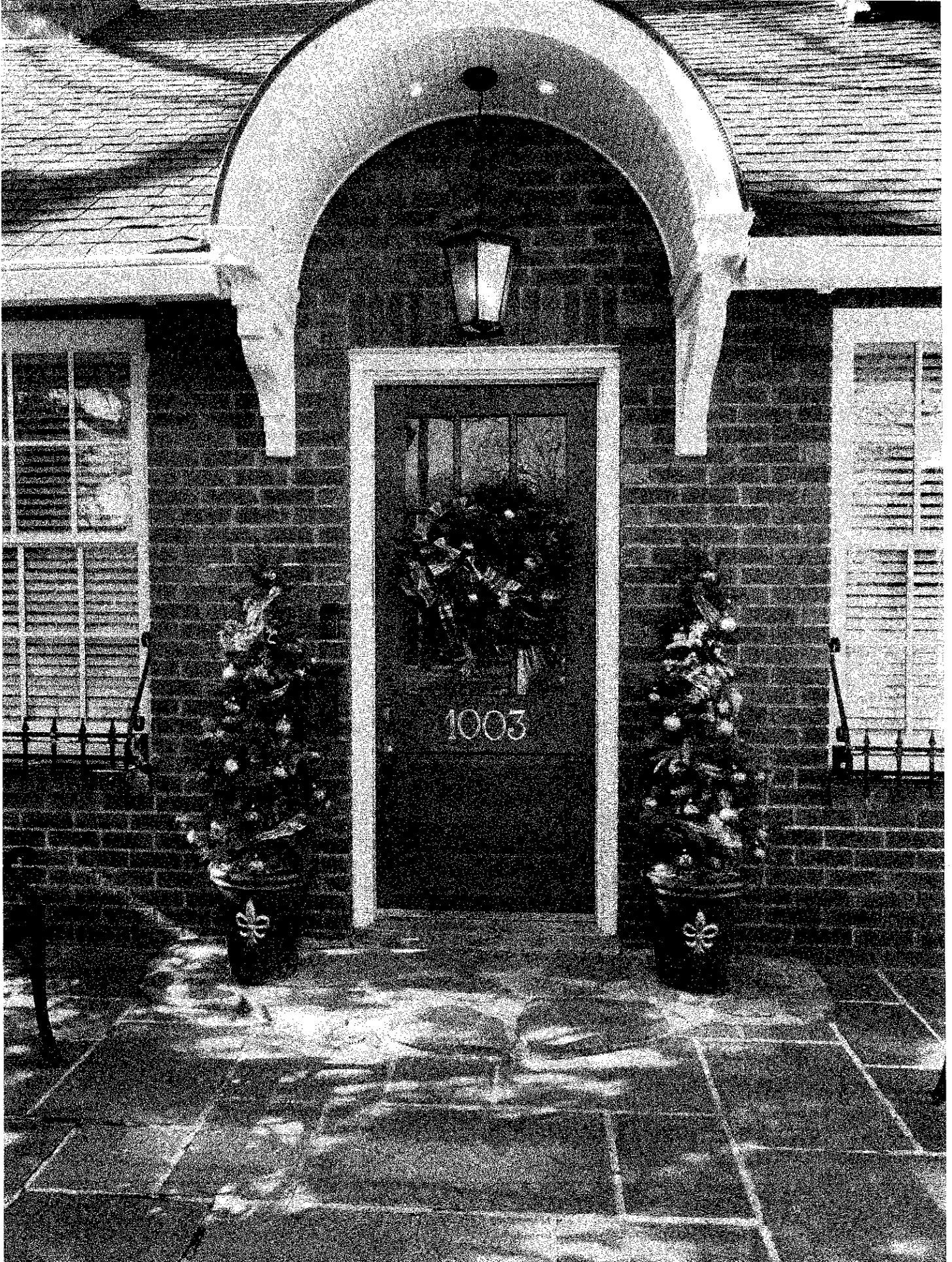
Staff Recommendation:

Material Submitted with Application:

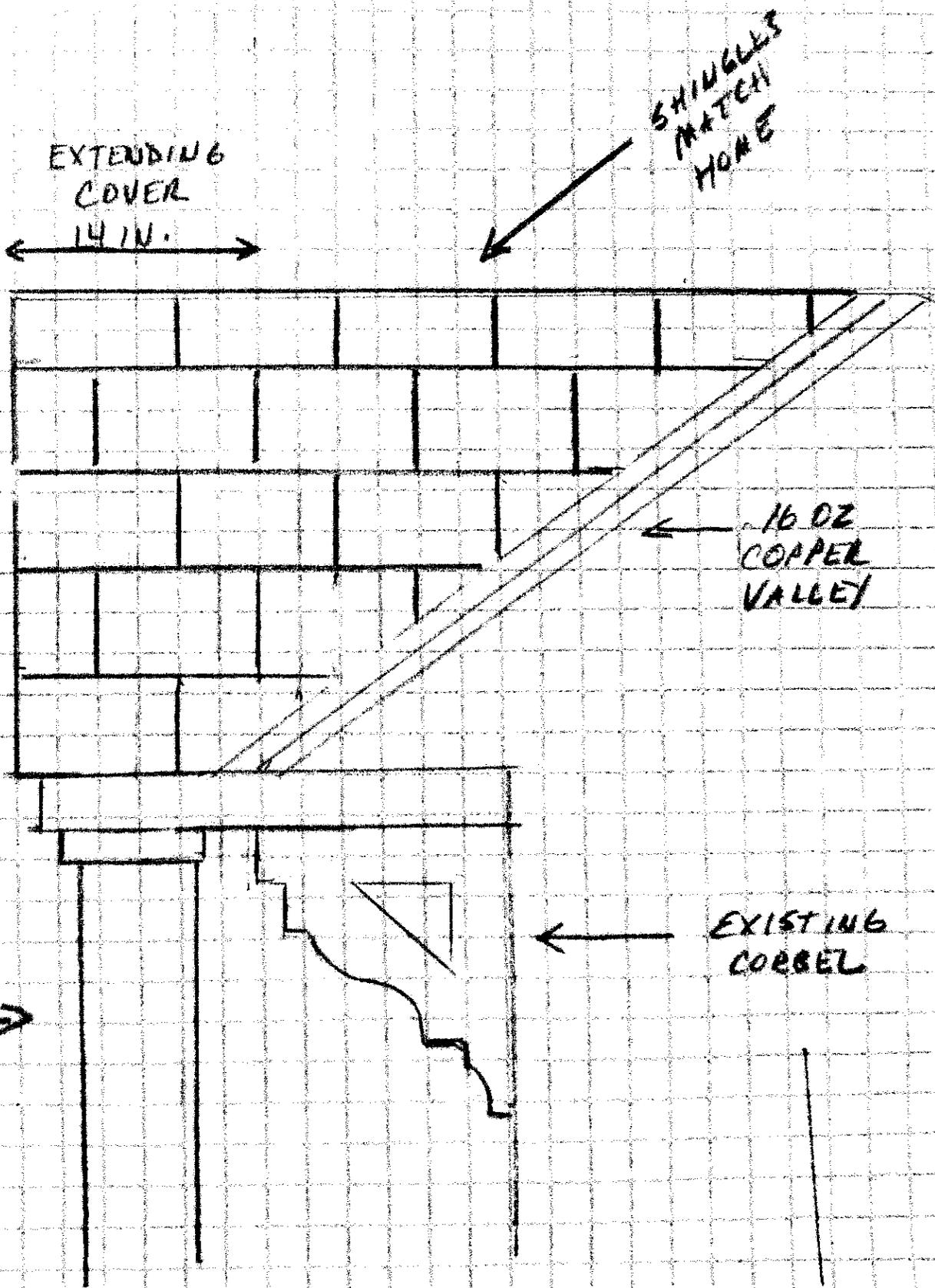
- | | |
|--|---|
| <input type="checkbox"/> Site Plan | <input checked="" type="checkbox"/> Photographs |
| <input type="checkbox"/> Elevation | <input type="checkbox"/> Material Samples |
| <input checked="" type="checkbox"/> Sketch | <input type="checkbox"/> Other _____ |

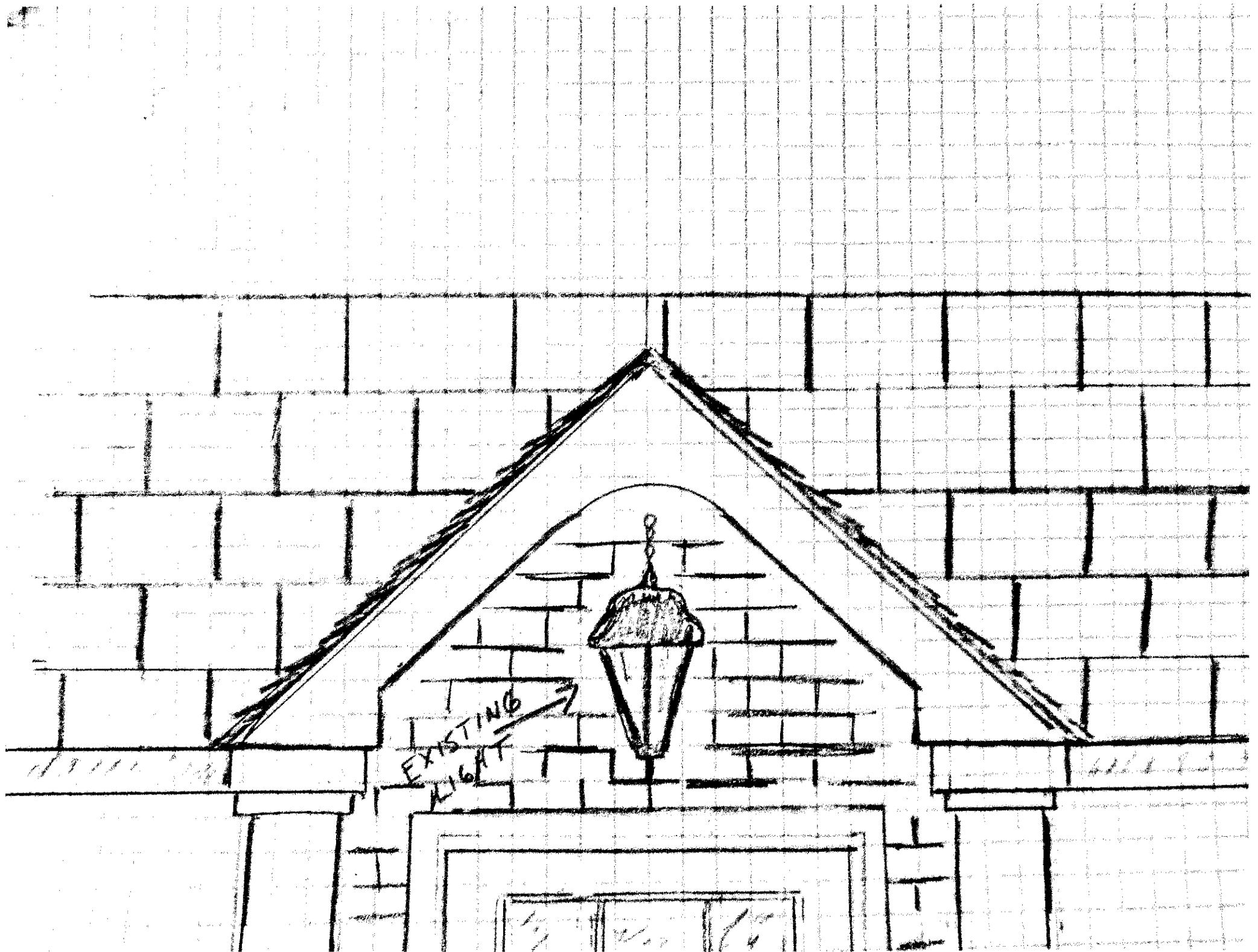
2/6/22, 11:44 PM

Mail - Dino DiMeo - Outlook



<https://outlook.live.com/mail/0/inbox/id/AQMkADAwATExAGU3NwAtNGMzOC03MTZhLTAwAi0wMAoARgAAA0tFQdKJmIMviNwGdKeNnEHADkXOjo...> 1/2







**STAFF REPORT FOR
CERTIFICATE OF APPROPRIATENESS (COA)
HD# PLCA202200224
March 24, 2022**

APPLICANT: Jim Townsend

PROPERTY LOCATION: 402 S Chester

PROPERTY OWNERSHIP: Jim Townsend- Latria, Inc.

REQUEST: The applicant wishes to obtain a COA to remove current siding and install new siding.

Property Description

- According to the property inventory for the local York-Chester Historic District, the building is described as a two-and one half story, Queen Anne-Colonial Revival, frame, hip roof with projecting front and side-gable bays, 1/1 and Queen Anne windows, single-leaf entry, front-gable dormer, wrap-around porch supported by Tuscan columns, interior chimneys, brick foundation, weatherboards, two-story rear ell, stone retaining wall.
- The building was built @ 1900.
- The property is considered *Contributing* to the local York-Chester Historic District.
- The property is zoned O-1 Office and surrounded by other office and residential zoning.

Key Elements of Design

- Remove current wood lap siding with 5" exposure. Siding has significant areas of rot.
- Install new HardiPlank Fiber Cement lap siding with 5" exposure.
- Per applicant, GHDC to provide select colors for this style house from historic lines of paint by Sherwin Williams/Benjamin Moore with final color choice determined by applicant.

EXCERPTS FROM THE DESIGN STANDARDS:

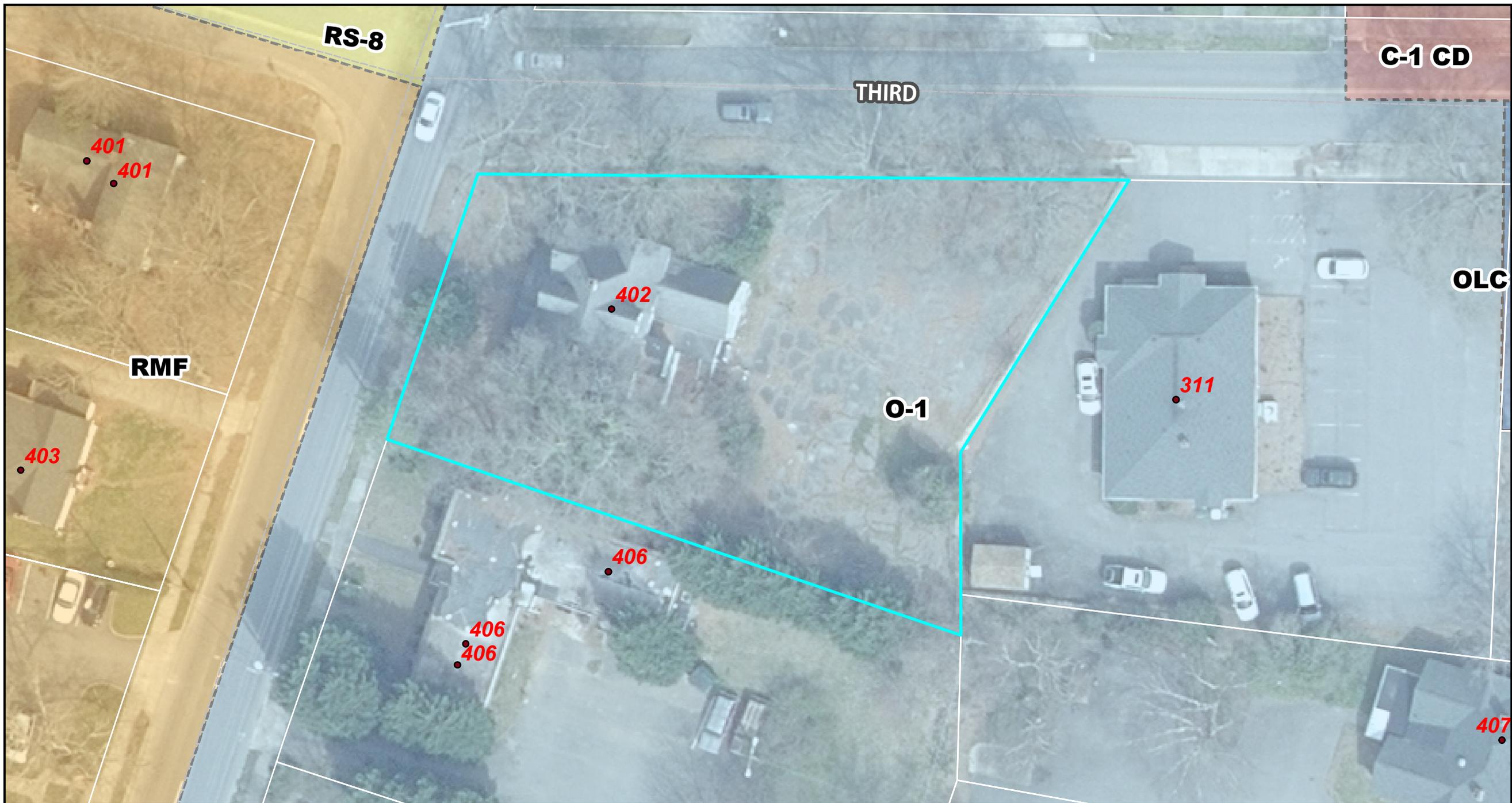
Siding and Trim:

- a. Paint house siding neutral to the home, white or with an appropriate historic color scheme. Some paint manufacturers, such as Sherwin Williams, make a historic line of paints and the use of these lines is encouraged.
- b. Repair or replace existing wood siding with similar wood siding or fiber cement lap siding.

(Design Principles & Standards, pg 22)

A handwritten signature in black ink, appearing to read "Kim Wallis".

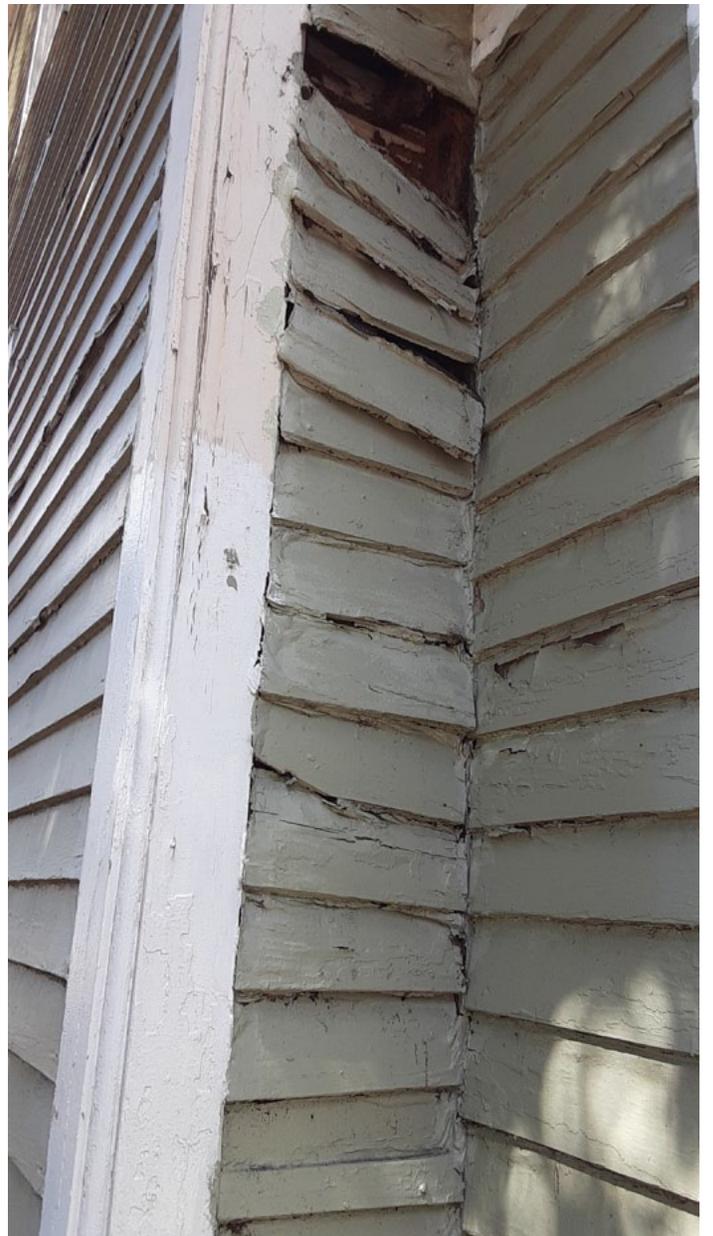
Kim Wallis, AICP
Senior Planner



HDC Case #PLCA202200224
402 S Chester Street

York-Chester Historic District







HARDIE® PLANK LAP SIDING
SELECT CEDARMILL®

Our natural cedar look has a soft texture that mimics wood.



HARDIE® PLANK LAP SIDING
SMOOTH

You can't go wrong with this sleek, modern siding. Find the perfect color in our Statement Collection products or Dream Collection products. Or get it primed for paint.



AVAILABLE SIZES

THICKNESS:	0.312"	
LENGTH:	144" boards	
WIDTHS:	6.25"	8.25"
EXPOSURES:	5"	7"
	12"	5.25"
	10.75"	4"
	7.25"	9.25"
	6"	8"

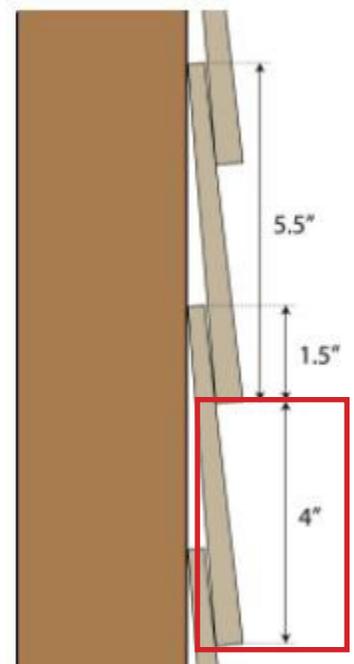
Find the Overlap and Exposure of the Board

Board siding is installed from the bottom up, with each board overlapping each other by a small margin. Different materials and styles of siding have varying requirements for the minimum amount of overlap needed to keep the wall water-tight and maximize the durability of the siding.

Often, the minimum amount of overlap is 1" – 1 1/2".

The exposure of the board is the amount of the board that is exposed to the elements. This can be found by subtracting the overlap of the boards from the actual board width.

The exposure is what will be used to determine the number of courses needed for the wall, and ultimately to find the number of linear feet of siding needed.





Yellows



BODY: Hawthorne Yellow HC-4



SW 2865
Classical Yellow

[View Details](#)



Benjamin Moore
Marblehead Gold HC-11



Blues

SW 2863
Powder Blue

[View Details](#)



SW 2819
Downing Slate

[View Details](#)



Duckland Blue (HC-151)
Benjamin Moore

A swatch of Duckland Blue paint with a corner folded over, showing the white paper underneath.

Greens

SW 2812

Rookwood Jade

[View Details](#)



SW 2816

Rookwood Dark Green

[View Details](#)



SW 2811

Rookwood Blue Green

[View Details](#)



SW 2810

Rookwood Sash Green

[View Details](#)



Grays

SW 2850

Chelsea Gray

[View Details](#)



SW 2849

Westchester Gray

[View Details](#)



SW 2848

Roycroft Pewter

[View Details](#)



SW 2821

Downing Stone

[View Details](#)



SW 2840

Hammered Silver

[View Details](#)



SW 2845

Bunglehouse Gray

[View Details](#)





For office use only:
HD _____

Planning Department

Historic District Commission
Application for Certificate of Appropriateness
Minor Work (Section 17-96) - Short Form

This form must be completed and filed in the Planning Department Office pursuant to the Ordinance.

Property Location (Street Address) 402 S Chester Street, Gastonia, NC 28052

Property Owner's Name James M Townsend

Address 4935 Hawk Shadow Lane
Charlotte, North Carolina 28277

Telephone (W) 704.964.5124
(H) 704.614.1474

Name of Business (if applicable) Latria Incorporated

Minor work items require Certificate of Appropriateness but may be approved by an administrative official designated by the Commission if the work is consistent with the review criteria. Minor work consists of various minor projects where the exterior appearance of the structure or landscape is not significantly changed, including but not limited to the items listed below. *Please circle the item best suited to your request.*

- Side and rear yard fences and walls
- Landscaping project including removal of trees eight (8) inches or greater in diameter at the base
- New roof coverings involving a change in the material used or its color
- Installation of mechanical equipment
- Chimney and foundation repairs including vents and access doors
- Site improvements, including but not limited to satellite dishes, swimming pools, tennis and basketball courts and outdoor hot tubs
- Painting of new construction and repainting existing colors other than to white or the original colors
- **Installation of artificial siding**
- Exterior lighting fixtures
- Removal of asbestos or other artificial siding
- Replacement of exterior stairs, landings and steps
- Other: _____

* www.cityofgastonia.com * P.O. Box 1748, Gastonia, NC 28053 * (704) 854-6652 * Fax (704) 869-1960 *

