

# 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

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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

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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 20<sup>th</sup>, 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:

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Chrystal Howard, Secretary

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Andi Eddlemon, Chairwoman