

# Historic District Commission

April 28, 2022

## Meeting Minutes

Chairwoman Andi Eddlemon called the meeting of the Historic District Commission to order at 6:00 p.m. on Thursday, April 28, 2022 at City Hall in the Council Chamber, 181 S. South Street of Gastonia, NC.

Present: Commissioners James Henson, Josh Hauser, Andi Eddlemon, Camille Fox, and Ed Starr. Commissioner Tucker arrived at 6:04 p.m.

Absent: Commissioner Carol Hauer

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 oath.

Chairwoman Eddlemon explained the procedure of the quasi-judicial meeting.

### **ITEM 1b. Approval of March 24, 2022 Meeting Minutes**

Commissioner Henson made a motion to adopt the March 24, 2022 meeting minutes and Commissioner Starr seconded the motion. The motion passed (5-0).

Commissioner Tucker arrived at 6:04 p.m.

### **ITEM 2. Continued Public Hearing – Certificate of Appropriateness (File # PLCA202200270)**

- Brian Baack
- 415 W. Fifth Avenue
- To install new carport

Commissioner Eddlemon recognized Kim Wallis, Senior Planner for the purpose of staff presentation. Ms. Wallis stated the applicant's name, property location, and the Certificate of Appropriateness (COA) request to install a new carport in the rear yard. She displayed the property/zoning map. Ms. Wallis read the property description and key elements. She displayed photos of the house from front and side views, a sketch of carport details, aerial view of the property, photos of proposed carport location, and a photo of an existing tree that will remain. Ms. Wallis read the excerpts from the Design Standards.

Mr. Brian Baack, 415 W Fifth Avenue of Gastonia, NC was recognized.

Discussion ensued on the roof line, accessory structures nearby, tree root concern, hardware brackets, and shingles of the house and carport. Mr. Baack explained that the roof overhang will extend one foot past the concrete pad on each side, and extending the concrete pad to match the roof line would not be feasible with a shared driveway and property line. The owner's accessory structure was identified, as well as, the neighbor's accessory structure. Mr. Baack commented that the pitch of the proposed carport would be close to the existing accessory building's roof pitch. The construction process was explained because of a concern that tree roots may be negatively impacted by the footings and concrete. He noted that the carport brackets are visible, are made of wood, and will support the posts to the roof. The house has architectural shingles and the proposed carport roof will have felt-shingles, but the colors would be the same. Brief discussion ensued on reinforcing the slab.

Commissioner Starr asked the applicant if he would be willing to add additional material to the posts to give it substance increasing the scale in relation to the house detail aesthetically. Mr. Baack stated he was willing and requested suggestions. Commissioner Henson suggested boxing the posts in with one-inch-thick boards a third of the way up with a trim detail giving the appearance of a pedestal. Commissioner Starr suggested 2/3 of the way up or the entire post and to take this request to his framer prior to placement of post and pad for consideration.

Brief discussion ensued on the applicant installing his own driveway and the difficulties it would create, such as curb requirements, the existing tree, and available room.

Commissioner Fox asked the applicant if he would be staining or painting the columns. Mr. Baack replied that the fascia will be white and the gable ends will be gray, so he can paint the posts white. Chairwoman Eddlemon and Commissioner Fox stated they were in favor of painting the wood posts white.

# Historic District Commission

April 28, 2022

## Meeting Minutes

Commissioner Tucker made a motion to approve the request as presented and Commissioner Hauser seconded the motion. It was determined that the motion should have a condition. As a result, the motion failed. Commissioner Hauser suggested making painting the posts a condition but was unsure about enlarging the posts as a condition. Commissioner Henson made a motion to approve the request with the condition to enlarge the posts and paint the posts white. Commissioner Tucker seconded the motion. The motion was unanimously approved (6-0).

### **ITEM 3. Other Business**

Subcommittee Meeting Tonight, if Needed: No subcommittee meeting is needed.

Training Session after tonight's meeting: A training session will take place after the meeting.

### **ITEM 4. Adjournment**

There being no other business, Chairwoman Eddlemon adjourned the meeting at 6:24 p.m.

Respectfully submitted:

---

Chrystal Howard, Secretary

---

Andi Eddlemon, Chairwoman