

# Historic District Commission

July 23, 2020

## Minutes

Chairwoman Eddlemon called the meeting of the Historic District Commission to order at 6:00 p.m. on Thursday, July 23, 2020 via Conference Call.

Present: Commissioners Jerry Tucker, James Henson, Dick Rulhman, Ed Starr, Carol Hauer, Camille Fox, and Andi Eddlemon

Absent: None

Staff present: Charles Graham, Assistant City Attorney; Joe Gates, Zoning Administrator; Kim Wallis, Planner; and Chrystal Howard, Secretary

### **ITEM 1a. Roll Call / Sound Check**

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

Chairwoman Eddlemon recognized newly appointed Commissioners James Henson and Camille Fox, and reappointed Commissioner Jerry Tucker. Ms. Howard administered the Oath of Office.

### **ITEM 1b. Approval of Minutes**

Commissioner Tucker made the motion to approve the May 28, 2020 minutes. Commissioner Henson seconded the motion and the motion unanimously passed (7-0).

Chairwoman Eddlemon provided an explanation for public hearings on Certificate of Appropriateness (COA) applications and order of business.

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, and asked all speakers to come forward. Speakers were affirmed by Ms. Howard.

### **ITEM 2. Public Hearing – Certificate of Appropriateness (File # PLCA202000006)**

- Sign Connection
- 317 S Chester Street
- Requests approval to install new monument sign on property facing S. Chester Street

Chairwoman Eddlemon opened the public hearing recognizing Ms. Kim Wallis, Planner for the purpose of staff presentation. Ms. Wallis stated the applicant's name, subject location, and the Certificate of Appropriateness (COA) request. She summarized the property description, displayed the zoning map and front view of the church. Ms. Wallis displayed the sign design and read the key elements of the design. She displayed the location of the existing sign. Ms. Wallis finished her presentation by reading the excerpts from the Design Guidelines then displayed the sign design again.

Commissioner Rulhman asked if the sign was similar to the existing sign. Mr. William "Bill" Peck with ARP Church was recognized. Mr. Peck affirmed the oath. Using the zoning map, Mr. Peck identified the existing sign in the RS-8 district and the location of the new sign in the O-1 district. Mr. Peck agreed with Commissioner Rulhman that the new sign will be similar to the existing sign in the front lawn in the RS-8 district, but will include their logo.

Commissioner Tucker asked if the replacement sign will be the one that was in the application that shows shrubbery around it and Mr. Peck replied that it would be the one. Commissioner Tucker inquired about the existing sign's height from ground to the top. Mr. Will Craig with Sign Connection affirmed the oath. Mr. Craig replied that the sign was approximately three to four feet in height. Commissioner Tucker asked if the new sign's height from ground to top was a half inch shy of seven feet and Mr. Craig agreed. Mr. Craig commented that the existing sign was internally illuminated and had a zip track.

Commissioner Rulhman stated he liked the sign. Commissioner Henson commented on the similarities between the signs without the brick base, and he added that shrubbery may hide the sign. Brief discussion ensued on the existing sign. Commissioner Tucker provided a positive comment on the logo. Ms. Wallis used Google Maps to display the old sign for referencing. Brief comments occurred regarding temporary banners. Chairwoman Eddlemon stated the sign would be a nice improvement and she liked the larger columns. Mr. Craig commented on the new sign as an aesthetic improvement for the church and Chairwoman Eddlemon agreed. Commissioner

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Henson inquired about landscaping around the sign. Mr. Peck replied that discussion has not occurred on foundation plants and illumining. The sign will be placed on the promontory elevating it from the road surface and outside of any easement. Brief discussion ensued on exterior lighting, lighting not included in the current request, and the Commission having the ability to include lighting in their motion.

Brief discussion ensued on revising the sign to eliminate the logo and it was determined that the change would be presented to the subcommittee for review.

Based on the sign and artwork being fine, the sign being similar to existing just in a different location, and to help facilitate the applicant, Commissioner Henson made a motion to approve the request with the condition that staff approves the final sign design with or without the logo, as well as, with or without ground external surface lighting. Chairwoman Eddlemon was fine with the motion as long as the lettering and design stays the same. Commissioner Tucker noted that the request stated that external lights to illuminate at night, and clarification was made that the applicant had not made a final decision on lighting. Commissioner Starr seconded the motion. The motion was approved (7-0).

### **ITEM 3. Public Hearing – Certificate of Appropriateness (File # PLCA202000008)**

- The Carpenter's Son
- 516 S Chester Street
- Requests approval of rear house demolition and renovation

Chairwoman Eddlemon opened the public hearing recognizing Ms. Kim Wallis, Planner for the purpose of staff presentation. Ms. Wallis stated the applicant's name, subject location, and the Certificate of Appropriateness (COA) request. She displayed the zoning map. Ms. Wallis summarized the property description, displayed an angled view of the house, and read the findings. Ms. Wallis briefly shared that the subcommittee will review a renovation request to the primary house after the meeting. She displayed a photo of the former addition, general concepts for new addition, elevations for new addition, and similar style house guide with respect to materials. Ms. Wallis finished her presentation with excerpts from the Design Guidelines.

Commissioner Tucker asked if the applicant lived at the address and Ms. Wallis replied that the applicants were investors with the intent to flip for sell.

Commissioner Starr commented on the house being vacant for at least five years, deterioration over the years, and the addition being dangerous and unsafe. He was glad to see something happening. Regarding the proposed design of the house, Commissioner Starr stated the shutter design and finish were inappropriate for this house, and used a house on Harvey Avenue as an example. With the placement of the windows in relation to the front door, he recommended no shutters, or if using shutters, he recommended painted louver or panel shutters. Commissioner Hauer agreed with Commissioner Starr. Chairwoman Eddlemon commented on a modern farmhouse aesthetic look the applicant may be attempting to achieve and agreed with Commissioner Starr. Commissioner Hauer inquired about the width of the hardiboard and asked if the hardiboard will be installed vertically. Ms. Wallis replied that this would be a good question for the applicant to answer. She displayed the elevations for the new addition. Brief discussed ensued on the discrepancy between the elevations plan and the similar style house guide, as well as, the possible intent of the applicant. Commissioner Tucker stated horizontal siding was appropriate and vertical siding was out-of-place. Based on his conversation with Mr. Passos, Commissioner Starr understood the siding to be installed horizontal equivalent to the existing, but in hardiboard. Commissioner Hauer shared her concern on large width boards in comparison to the house. Commissioner Starr commented that clarification on the details was needed. Chairwoman Eddlemon stated the windows, shutters, and the whole rebuild needed clarification in order to make a decision. Based on the information submitted in the application, Chairwoman Eddlemon stated it was insufficient. Commissioner Starr agreed and briefly mentioned interior work occurring. Ms. Wallis briefly displayed photos related to the subcommittee, explained what the subcommittee would be reviewing, and explained the reasoning for the subcommittee reviewing versus the full commission. Brief conversation ensued on the subcommittee's items. Commissioner Rulhman asked if it would be possible to have an applicant be present. Commissioner Henson agreed with Commissioner Starr that the requested shutters were inappropriate. He commented on neighboring homes having louvers or paneled shutters. Based on the shutters and not having a good understanding of the types of material to be used, he agreed that the Commission could not make a good decision and more information was needed.

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Regarding the subcommittee item, brief discussion occurred on the existing house material of shakers and siding.

Items discussed and to be answered by the applicant were the size and layout of the hardboard, and suggested the applicant provide a sample, an alternative design and color to the shutters, front door design, any work being done to the brick, additional information on the garage door, locations of shutters, and color and texture of roof shingle.

Based on the Commissioner's discussion and request, Attorney Graham provided assistance on the motion.

Commissioner Tucker was confused on how the Commission could proceed and approve the rebuild of the addition without knowing the how the applicant will integrate this in with the overall house. Commissioner Starr agreed.

After a couple of minutes of the applicant being unsuccessful to connect and participate, the decision was made to move forward with a motion.

With the request that the applicant be present to answer questions, Commissioner Henson made a motion to continue the hearing until next month to allow the applicant time to:

- bring in an example of the siding to be used,
- answer the orientation of the siding,
- look at shutters on the building, as well as, surrounding structures throughout the neighborhood and come up with alternative to the shutters that were proposed;
- provide information regarding the garage door and front door, including configuration of front door,
- provide shingle style and color

Commissioner Tucker seconded the motion and the motion was approved (7-0).

### **ITEM 4. Other Business**

#### **Subcommittee Meeting Tonight, if Needed:**

Ms. Wallis stated a subcommittee meeting is needed.

#### **Fall Newsletter:**

Ms. Wallis displayed a layout for the Fall 2020 newsletter and briefly summarized her ideas. The newsletter will introduce new commissioners; highlight residential projects that were submitted in COAs, photos of yards in the Historic District, and tree news. Items that may be included in the newsletter are information about the neighborhood association, any plans related to the demolition at 1200 S. York Street, and summer training series from the State Historic Preservation office. In regards to the neighborhood association, Commissioner Tucker will talk to other board members and ask for their suggestions in terms of soliciting interests and ideas. Regarding the newsletter, Commissioner Hauer suggested adding information about tree issues, such as how to take out a tree.

### **ITEM 5. Adjournment**

There being no other business, Chairwoman Eddlemon adjourned the meeting at 6:57 p.m.

Respectfully submitted:

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Chrystal Howard, Secretary

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Andi Eddlemon, Chairwoman