

Historic District Commission

August 27, 2020

Minutes

Chairwoman Eddlemon called the meeting of the Historic District Commission to order at 6:02 p.m. on Thursday, August 27, 2020 via Conference Call.

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

Absent: Dick Rulhman

Staff present: Charles Graham, Assistant City Attorney; 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.

ITEM 1b. Approval of Minutes

Commissioner Henson made the motion to approve the June 25, 2020 minutes. Commissioner Starr seconded the motion and the motion was passed (6-0).

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 be sworn in. Speakers were affirmed by Ms. Howard.

ITEM 2. Public Hearing – Certificate of Appropriateness (File # PLCA202000008 Cont)

- The Carpenter's Son V&C Inc.
- 516 S Chester Street
- Continued from the July 23rd, 2020 HDC meeting: Request for house renovation work including rear addition

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 commented that this request was continued from the July 23rd Historic District Commission (HDC) meeting. Additionally, the subcommittee moved the request for renovation of the existing house to the full commission to review. She displayed a front and side view picture of the house and the elevations for the new addition. Ms. Wallis reviewed the siding, windows, garage door shutters, roof of the rear addition. She displayed front and side views of the house and then reviewed the existing house renovations; windows, door, siding, shutters, brick foundation, shakes, driveway, front porch columns, roof brackets, railings and gutters. Ms. Wallis referred the commissioners to the excerpts from the Design Guidelines. Ms. Wallis recognized Mr. and Mrs. Passos as available this evening to answer questions.

Commissioner Hauer requested clarification on windows as 6/6 or 3/1 and if the windows will match. Ms. Vivian Passos stated that all windows, house and addition, will match with 3/1 windows.

Commissioner Starr asked where the shingles were being removed and replaced with hardiboard. Ms. Wallis replied that hardiboard will be all the siding except the gable. Commissioner Starr requested a reason for the decision and Ms. Passos replied that a lot of the siding has several layers of paint, siding needs repaired due to rot, and the back side of house leaks because of holes in siding. The Passos want to replace all of it to keep it uniform and better for the neighborhood. With cedar shake siding being distinctive to this house, Commissioner Henson asked the applicants if they looked at hardiboard that mimics cedar shake siding. Ms. Passos replied that the material would be very expensive and they did not have the money. Chairwoman Eddlemon inquired about replacing only the boards that needed replaced and using a like product. Ms. Passos replied that most of the pieces are damaged and the company did not sell the same size material. Ms. Passos commented on nearby houses using similar material. Brief discussion ensued on the house being a shaker style house, the applicants understanding hardiboard shakes, and the investment to the applicants.

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Commissioner Fox asked about using and blending stucco over the brick and block foundation from front to back. Mr. Passos replied that he needs to repair several foundation cracks, the addition will have a block foundation due to code, and they want to give a uniform look. Commissioner Henson mentioned veneering with brick over block, and asked if bricks were missing and if masonry joints needed cleaned up. With the existing conditions and needed repairs, Ms. Passos stated that their contractor told them that stucco would look better. Ms. Passos commented that if this was a problem they would paint. Commissioner Henson read section A. under Masonry in the Design Guidelines and commented that stucco is not preferred. Commissioner Hauer was concerned about the siding and foundation changing the whole appearance of the house and the responsibility of maintaining the integrity of the house per the guidelines. Commissioner Fox and Commissioner Henson agreed. Chairwoman Eddlemon shared that the applicant was willing to paint the brick. Based on discussion she concluded that the Commission preferred painting brick instead of using stucco. Chairwoman Eddlemon moved forward with the applicant's roof, door, shutter, garage door requests and no one was in opposition of these requests. The next item reviewed was the column wraps and Ms. Wallis displayed a front view photo of the house. Commissioner Tucker commented that the column wraps would be a visual improvement. Commissioner Henson commented that the column wraps would help the look and the two additional columns would provide structural support. Commissioner Fox commented that it works too. Comments occurred on the sagging gable and the possibility of the two missing columns. Regarding the wood brackets under the roof eaves, no one was in opposition of the request. The next item discussed was about using shakes in the gable section. Ms. Passos confirmed that shaker was in the upper level, gable section, of the house to allow contrast. Commissioner Fox asked if the gable section will be white and Ms. Passos confirmed that white vinyl shakers would be on the upper portion of the front of the house. Commissioner Starr suggested installing shakes to the upper portion of the sides of the house and have plank siding below. Chairwoman Eddlemon was in favor of the suggestion. Commissioner Starr commented that this would allow compromise while trying to keep with the style of the house. Commissioner Tucker inquired about the additional cost to the applicant with shakes added to the sides. Clarification occurred on the proposed location of the shakes as the upper section of the house. Ms. Passos proposed shakes to the upper section of the house on the front and right side since the back and other side of the house were not visible from the street. Commissioner Hauer and Commission Starr agreed that both sides of the house should match with the shakes. Brief discussion ensued. Commissioner Starr inquired about the condition of the shingles in the upper part in the gables, and if the existing shakes could be maintained and painted. Commissioner Starr suggested leaving the existing shingles on the upper portion of the front and sides of house, repairing only what was needed using pieces from the lower section of house, and maintain and paint. Ms. Passos reiterated what Commissioner Starr suggested and added that hardiboard would be used on the bottom section of house. Based on this suggestion, Ms. Passos stated they were willing to try the suggestion. Ms. Passos commented on the layers of paint on the existing shingles and the need to power wash before painting. Commissioner Henson commented that they will have good success with this project. Clarification was made that the hardiboard will be installed horizontal and not vertical. Lastly, clarification was made on repairing the existing brick and painting.

Commissioner Henson made a motion to close the public hearing and Commissioner Starr seconded the motion. The motion to close the public hearing was approved (6-0).

Commissioner Henson made a motion to approve the request with the condition that windows will be 3/1, lower portion of house will remain brick, hardiboard approved for non-gable portion of the front and sides of house. Commissioner Starr seconded the motion. The motion was approved (6-0).

ITEM 4. Other Business

Subcommittee Meeting Tonight, if Needed:

Ms. Wallis stated a subcommittee meeting is needed.

ITEM 5. Adjournment

There being no other business, Chairwoman Eddlemon adjourned the meeting at 6:54 p.m.

Respectfully submitted:

Chrystal Howard, Secretary

Andi Eddlemon, Chairwoman