

Historic District Commission
December 16, 2021
Meeting Minutes

Chairwoman Andi Eddlemon called the meeting of the Historic District Commission to order at 6:03 p.m. on Thursday, December 16, 2021 at City Hall in the Council Chamber, 181 S. South Street of Gastonia, NC.

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

Absent: Commissioners Jerry Tucker and Josh Hauser

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.

ITEM 1b. Approval of October 28, 2021 Meeting Minutes

Commissioner Starr made a motion to adopt the October 28, 2021 meeting minutes and Commissioner Hauer seconded the motion. The motion passed (5-0).

ITEM 2. Approval of 2022 Public Hearing Schedule

Commissioner Hauer made a motion to adopt the 2022 Public Hearing Schedule and Commissioner Fox seconded the motion. The motion passed (5-0).

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

ITEM 3. Public Hearing – Certificate of Appropriateness (File # 202100495)

- Karley Henry
- 918 S. York Street
- To install new window shutters

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 install new shutters on the front elevation. She displayed the zoning map. Ms. Wallis read the findings and key elements provided in the staff report. She displayed photos of the proposed shutter design, an example of the proposed shutters, existing louvered shutters showing the motifs, and the correct window shutter placement. Ms. Wallis read excerpts from the Design Standards.

Chairwoman Eddlemon recognized Joshua Brooks, 918 S. York Street of Gastonia, NC. Commissioner Hauer inquired where they saw their proposed shutter. Mr. Brooks explained that his wife found the shutters and stated that the existing shutters would be challenging to recreate. They found cedar to go with their cedar fencing. Mr. Brooks stated their intent was to stain; however, stain is not permitted, so they will paint the shutters black to match existing shutter color. He stated they were open to a different color. Mr. Brooks stated the main goal was to get the shutters to match and be uniform as the existing shutters are not original to the house and do not match.

Commissioner Hauer was in favor of the shutters being sized to fit properly. Mr. Brooks explained that the shutters are custom built, will be measured to proper proportion, matching, and installed with three inch screws. Commissioner Fox requested the applicant to confirm that they want to move forward with the request knowing the shutters will be painted and not stained. Mr. Brooks replied that they were interested.

Paint colors were discussed. Chairwoman Eddlemon and Commissioner Hauer liked the Valspar cream color that matches the trim. Commissioner Starr preferred a warm gray color that was darker than the architectural shakes, but lighter than the roof, which would give contrast. He felt the cream color would be too much cream. Brief discussion ensued on a gray color and the applicant stated he would be willing to come back with colors of gray. Commissioner Henson encouraged the colors be presented to staff for approval.

Mr. Brooks stated they were interested in hardware to give texture; however, it was not in their budget at this time. He stated that three inch screws will be used for now and the nail heads will be painted to

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match. Mr. Brooks noted that mounting would be somewhat difficult because of the vinyl windows with aluminum wrap.

Commissioner Starr asked if the shutters would come down to the inside of the seal as well as below the trim at the top of the window and Mr. Brooks replied that he was correct.

For the purpose of future certificate of application requests, brief discussion ensued that this herringbone style shingle was not a subcategory of a barn-style or pallet-style window. Commissioner Henson was in favor of allowing this style shutter. Chairwoman Eddlemon was in support of this request, but the shutters have to be painted and not stained. Commissioner Starr commented that some of texture will be there with the shutters being painted. Commissioner Fox stated she was very worried about losing the wood texture and the applicant may not be happy, and she also mentioned an idea for aesthetic depth.

Commissioner Henson made a motion to approve the design as submitted with the condition to paint the shutters and the color to be approved by Historic District staff. Ms. Wallis was comfortable with the motion. Commissioner Starr seconded the motion. The motion was unanimously approved (5-0).

ITEM 4. Other Business

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

ITEM 5. Adjournment

There being no other business, Chairwoman Eddlemon adjourned the meeting at 6:34 p.m.

Respectfully submitted:

Chrystal Howard, Secretary

Andi Eddlemon, Chairwoman