

Historic District Commission

March 22, 2018

Minutes

Chairman William Blackwelder called the meeting of the Historic District to order at 6:08 p.m. on Thursday, March 22, 2018 at City Hall in the Council Chambers.

Present: Commissioners Ben Brackett, Dwayne JohnPaoli, Chairman William Blackwelder, Ed Starr, and Carol Hauer

Absent: Lynn Stepp and Carol Anne McGowen

Staff present: Kim Wallis, Planner; and Chrystal Howard, Secretary

ITEM 1a. Roll Call / Sound Check

Chairman Blackwelder opened the meeting and declared a quorum.

ITEM 1b. Adoption of the Agenda

Commissioner Brackett made the motion to accept the agenda as presented and Commissioner Starr seconded the motion. The motion was approved unanimously (5-0).

ITEM 1c. Approval of Minutes

Commissioner JohnPaoli made the motion to approve the January 25, 2018 minutes and Commissioner Brackett seconded the motion. The motion was approved unanimously (5-0).

Chairman Blackwelder stated that 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 to be sworn in or affirmed. Oaths of speakers were administered by Ms. Chrystal Howard.

Chairman Blackwelder explained the rules of procedure and order of business for the public hearings.

ITEM 2. Public Hearing – Certificate of Appropriateness (File # 8960)

- Eric Layne
- 510 S South Street
- New construction including single family home, garage, driveway and landscaping

Chairman Blackwelder recognized Ms. Kim Wallis, Planner for the purpose of staff presentation.

Ms. Wallis stated that the applicant is Eric Layne and the property location is 510 S. South Street. The request is to construct a new single family house, garage, driveway and landscaping. Ms. Wallis summarized the findings, key elements of the design, and excerpts from the design guidelines as presented in the agenda. Visuals from the agenda were displayed on the screens. No questions were asked by the Commissioners.

Chairman Blackwelder recognized Troy Knight, 223 Howe Street of Belmont, NC. Mr. Knight stated that he is the applicant and general contractor and is present to answer any questions. No questions were asked by the Commissioners.

Commissioner JohnPaoli commented that what Mr. Knight chose was beautiful, is perfect for the neighborhood and that he did a great job. Commissioner Hauer agreed. Commissioner Starr commented that the plan is very appropriate. Commissioner Blackwelder stated that this request will be a great addition to the neighborhood and complimented Mr. Knight on his selection of material and design. No questions were asked by the Commissioners.

Ms. Janae Blumer signed up to speak and came forward to be sworn in. The oath was administered by Ms. Howard.

Chairman Blackwelder recognized Janae Blumer at 512 S. South Street who lives next to subject property. Ms. Blumer commented that she is excited about this endeavor and commended Mr. Knight. Ms. Blumer commented that her house is also green and almost the same color green. She stated that she is aware that the architectural design and style are different. Ms. Blumer continued that other than two houses beside each other having the same color, everything else looks amazing. No questions were asked by the Commissioners.

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Commissioner Brackett made the motion to approve the request as presented and Commissioner JohnPaoli seconded the motion. The motion was approved unanimously (5-0).

ITEM 3. Other Business

Ms. Wallis stated that a subcommittee meeting is needed afterwards.

Ms. Wallis stated that she has been working with the State Historic Preservation Office (SHPO), Gaston County Historic Preservation Commission and the Historic Belmont Foundation on setting up a workshop in Gaston County. With the interest of the Commissioners for a new material workshop discussing new materials that may be appropriate to approve, this inquiry evolved as Gaston County Historic Preservation Commission and the Historic Belmont Foundation also wanted a workshop. The proposed two-day workshop is scheduled on Friday, May 11, 2018 and Saturday, May 12, 2018 at either Belmont Abby College or Gaston College and will include Gaston, Lincoln, Cleveland, and Catawba counties. The tentative agenda will include; new materials, historic tax credit changes, hands on workshops such as repair of old windows and faux painting, historic districts and their regulations, and historic landmarks. A catered lunch is being discussed. Ms. Wallis stated her excitement and will inform the Commissioners as the workshop develops. The Commissioners thanked Ms. Wallis and shared their excitement.

ITEM 4. Adjournment

There being no other business, Chairman Blackwelder adjourned the meeting at 6:27 p.m.

Respectfully submitted:

Chrystal Howard, Secretary

William Blackwelder, Chairman