

# Historic District Commission

June 23, 2022

## Meeting Minutes

Commissioner Tucker made a motion to accept Commissioner Hauer as Interim Chair and Commissioner Hauser seconded the motion. The motion passed (5-0).

Chairwoman Carol Hauer called the meeting of the Historic District Commission to order at 6:00 p.m. on Thursday, June 23, 2022 at City Hall in the Council Chamber, 181 S. South Street of Gastonia, NC.

Present: Commissioners James Henson, Josh Hauser, Carol Hauer, Camille Fox, and Jerry Tucker

Absent: Commissioners Andi Eddlemon and Ed Starr

Staff present: Charles Graham, Kim Wallis, Chrystal Howard, and Madison Gates

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

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

### **ITEM 1b. Approval of May 26, 2022 Meeting Minutes**

Commissioner Henson made a motion to adopt the May 26, 2022 meeting minutes and Commissioner Fox seconded the motion. The motion passed (4-0).

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

### **ITEM 2. Continued Public Hearing – Certificate of Appropriateness (File # PLCA202200325)**

- Dennis Jones
- 417 S. South Street
- Rebuild front porch

Chairwoman Hauer 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 rebuild the front porch. She displayed the property/zoning map and front view of house. Ms. Wallis read the current findings. She displayed an up-close photo of the house from the front view showing the conditions of the current capitals and columns. Additionally, Ms. Wallis displayed pictures of replacement capitals and columns, the re-use of railings, and a new porch ceiling design. Ms. Wallis noted that the applicant was expected to be at the meeting, but was not present.

Commissioner Fox asked if the railing on the roof was addressed and Ms. Wallis replied that the applicant will reuse and repaint. Commissioner Tucker asked if the dental molding will be replicated and Ms. Wallis replied that the applicant will replicate the size. Brief discussion ensued that wooden posts will be within the columns and capitals will be in the same style made of fiberglass.

Commissioner Hauser made a motion to approve as submitted and Commissioner Henson seconded the motion. Commissioner Henson noted that the applicant addressed previous review comments and that they have been resolved. The motion to approve unanimously passed (5-0).

### **ITEM 3. Public Hearing – Certificate of Appropriateness ((File # PLCA202200383)**

- Ever Torres
- 1223 Jones Street
- To paint stone veneer on chimney white, painting concrete block white, wrapping column posts, and landscaping around foundation of house

Chairwoman Hauer recognized Kim Wallis, Senior Planner for the purpose of staff presentation. Ms. Wallis stated the applicant's name and property location. Ms. Wallis read the findings including the previous denial of the initial application. Ms. Wallis stated that staff, with assistance of HDC Chair, Andi Eddlemon, met with the applicant to discuss a new application to submit to HDC. Ms. Wallis read the key elements of the new application. She displayed front, side, and rear view photos of the house, including photos of the current shutter conditions. Additional photos shared by Ms. Wallis include proposed column wraps and new shutters with the proposed paint chip. She displayed the excerpts from the Design Standards and Unified Development Ordinance (UDO). Ms. Wallis noted that the applicant was present at the meeting.

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Commissioner Fox asked for clarification on the transition of paint from the flat surface of the home to the stone chimney on the front elevation. Ms. Wallis replied that there is a small ridge between the stone veneer siding and the cinder blocks that will be installed on the face of the chimney to facilitate the transition to paint. Commissioner Tucker asked for further clarification regarding the stone on the chimney being artificial. Ms. Wallis replied that she assumed the stone to be artificial or concrete but that it was in fact real stone. Commissioner Henson called reference to the Design Standards declaring that this application constitutes a change to the siding and overall appearance of the home.

Chairwoman Hauer recognized the applicant, Ever Torres, to answer questions from the commissioners. Commissioner Tucker asks the applicant, Mr. Torres, what the purpose of the home will be – personal use or for rental purposes. Mr. Torres responded that the home will be used for rental purposes. Mr. Torres addressed the commissioners and apologized for performing work on the home prior to HDC approval, stating that he was unaware of the HDC rules and design standards. Commissioner Hauser asked for clarification on the landscaping around the foundation of the home, addressing whether this will be used to soften the look of the stone siding. Mr. Torres responded that the landscaping will include bushes and will block some of the stone siding.

Commissioner Henson made a motion to close the public hearing and discontinue public comment. Assistant City Attorney Graham provided legal guidance in terms of closing the public hearing. Commissioner Hauser seconded the motion. The motion to close the public hearing was unanimously passed (5-0).

Discussion amongst commissioners ensued. Commissioner Henson articulated that the property was non-contributing to the historic district and would set a precedent for future siding and trim guidelines for future applicants. Commissioner Fox addressed landscaping and proposed larger bushes around the foundation of the home. The discussion amongst commissioners in regards to landscaping included species of bushes, how many, distance from one another, and height requirements. Assistant City Attorney Graham provided legal guidance on setting conditions of approval. Commissioner Henson made a motion to approve the changes made to the application which included adding siding and updating shutters and columns. The motion of approval included the conditions of:

- a) minimum landscaping/bush height of 2 ft.
- b) minimum of 12 bushes around the foundation of the house
- c) approximately 2-4 ft. gap in between bushes – dependent upon species chosen.

Commissioner Tucker seconded the motion. The motion to approve unanimously passed (5-0).

#### **ITEM 4. Public Hearing – Certificate of Appropriateness (File # PLCA202200384)**

- David Peoples
- 323 S. York Street
- To renovate exterior including painting/stucco building, new stucco window trim, new right side awning with columns, remove bay window and install new door with awning, new windows, and remove shutters.

Chairwoman Hauer 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 for a façade renovation including painting exterior, new windows and window elements, new door opening and awning, and new right front doorway entrance elements. Ms. Wallis clarified that changes have been made in the applicant's application since the original agenda had been shared. She displayed the property/zoning map and read the property findings and key elements of design. She displayed front, side and rear view photos of the property as well as the proposed elevations for York Street, Third Avenue, and the rear of the building. Ms. Wallis displayed photos of the current window and doors that are proposed to be replaced with accompanying paint chips. She also displayed excerpts from the Design Standards and the Unified Development Ordinance. Ms. Wallis noted that the applicant was present at the meeting.

Commissioner Henson made a statement of concern with the proposed yellow paint on the exterior of the building. Chairwoman Hauer recognized the applicant representative, Cameron Prendergast, and David Peoples to the podium to share public comment and answer questions from the commissioners.

Ms. Howard administered the oath to David Peoples and Cameron Pendergrass.

Chairwoman Hauer recognized David Peoples, 10660 South Tryon Street of Charlotte, NC. Mr. Peoples is the general contractor on the project at 323 S. York Street. Mr. Peoples stated that he suggested the yellow paint for the exterior based upon previous work he had done for other clients. Commissioner Hauser asked if the second door addition under the bay windows was for the purpose

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of a second egress route. Mr. Peoples responded that it was not and clarified that the door would be used for a client lounge. Commissioner Hauser asked if that door addition was due to code requirements and Mr. Peoples replied that it was not and stated that a rear door with a panic bar would serve as the second egress route. Commissioner Tucker asks if Charlotte Med Spa, the applicant's business, would occupy the entire building and Commissioner Hauser replied that the applicant would only occupy part of the building.

Chairwoman Hauer recognized Ms. Cameron Pendergrass, 4712 Longwood Drive Charlotte, NC. Ms. Pendergrass is a business partner of the applicant at 323 S. York Street. Ms. Pendergrass clarified that Charlotte Med Spa is in the weight loss and wellness industry with two other practices in Jacksonville and Kinston, NC. Ms. Pendergrass stated the right side of the building will be for medical purposes/procedures while the left side of the building is for a wellness center. She also stated that the double door addition on the right side of the building would be necessary if an emergency situation were to occur and a bay needed to pass through. Commissioner Tucker asked Ms. Pendergrass for clarification as to why Charlotte was used in the name although the building resides in Gastonia. Ms. Pendergrass replied that the name is still under discussion. Commissioner Henson made a statement of concern with the proposed yellow paint on the exterior of the building – specifically, that this would be paint over original brick work. Ms. Pendergrass responded that the yellow paint was under discussion with the applicant. Commissioner Henson stated there was no signage included in the application. Senior Planner, Ms. Wallis, responded that signage would need to be in a separate application. Commissioner Henson asked if there were specific signage requirements under zoning and Ms. Wallis replied that the Historic District's Design Standards were in addition to regular zoning.

Commissioner Tucker asked if leaving the brick in its original state was an option for the applicant. Ms. Pendergrass responded that the applicant was hoping for it to be painted in yellow. Mr. Peoples clarified that the actual yellow color resembled more of a cream undertone and that it was not as bright as the photos portray. With no further questions, Commissioner Hauser made a motion to close the public hearing and the motion was seconded by Commissioner Henson. The motion to close the public hearing was unanimously passed (5-0).

Discussion amongst commissioners ensued. Commissioner Hauser referred to the Design Standards in relation to prohibiting painting of original masonry and domed awnings. All commissioners agreed that the new door and window elements will be pleasant improvements to the building. Commissioner Hauser made a statement of concern to the front entrance canopy suggesting it to be too large and unfitting of the neighborhood. Discussion amongst commissioners continued in regards to the new awning additions surrounding the building. Commissioner Henson stated that, due to the Design Standards, the painting of the brick cannot be allowed. Additionally, Commissioner Fox and Commissioner Hauser stated that if exterior paint was prohibited, window headers should remain in their original state as they were key design elements of the building. Commissioner Henson recommended that the black downspouts, the new window elements, the door additions, and new columns meet Design Standards and are good improvements.

Commissioner Hauser made a motion to deny the application as submitted due to exterior paint over masonry, domed awnings, and removal of original window headers. Furthermore, he stated that these factors were out of compliance of the Design Standards and the application cannot be approved. Commissioner Henson seconded the motion. Commissioner Tucker stated that the applicant is able to revise their application and resubmit. The motion to deny was unanimously passed (5-0).

### **ITEM 5. Other Business**

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

### **ITEM 6. Adjournment**

There being no other business, Chairwoman Hauer adjourned the meeting at 7:18 p.m.

Respectfully submitted:

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Chrystal Howard, Secretary

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Carol Hauer, Chairwoman

*Prepared by Maddy Gates, Planner*