

Historic District Commission

July 25, 2019

Minutes

Chairman William Blackwelder called the meeting of the Historic District Commission to order at 6:00 p.m. on Thursday, July 25, 2019 at City Hall in the Council Chamber.

Present: Commissioners Jerry Tucker, Andi Eddlemon, Dick Ruhlman, William Blackwelder (Chair), Ed Starr, and Clark Simon

Absent: Commissioner Carol Hauer

Staff present: Charles Graham, Assistant City Attorney; Kim Wallis, Planner; Jason Thompson, Planning Director; Quentin McPhatter, Assistant City Manager; and Chrystal Howard, Secretary

Chairman Blackwelder recognized reappointed Commissioner Dick Ruhlman. Ms. Howard administered the Oath of Office.

ITEM 1a. Roll Call / Sound Check

Chairman Blackwelder opened the meeting and declared a quorum.

ITEM 1b. Adoption of the Agenda

Commissioner Starr made the motion to adopt the July 25, 2019 Agenda. Chairman Blackwelder seconded the motion and the motion unanimously passed (6-0).

ITEM 1c. Approval of Minutes

Commissioner Ruhlman made the motion to approve the June 27, 2019 minutes. Chairman Blackwelder seconded the motion and the motion unanimously passed (6-0).

Chairman Blackwelder 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 sworn in by Ms. Howard.

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

ITEM 2. Public Hearing – Certificate of Appropriateness (File # 9277)

- Joseph and Susan Keith
- 512 W. Fourth Avenue
- Install a new brick and gravel parking pad in front yard

Chairman Blackwelder 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 provided the property description and findings as presented in the agenda. She stated the application was reviewed on June 27, 2019 at a subcommittee meeting and the subcommittee determined that a full Commission should make a decision on this application. Ms. Wallis displayed the property location map, front view photo of the house, and design. She continued with key elements of the design. Ms. Wallis finished her presentation with excerpts from the Design Guidelines as presented in the agenda.

Commissioner Eddlemon stated at the subcommittee a small narrow brick section on the design was unknown and needed clarification, such as if it was a walkway. Mr. Joseph Keith, applicant, replied this area has been removed. Commissioner Starr asked if the intent is to have grass or shrubbery between the parking pad and existing sidewalk. Mr. Keith stated the intent is to have shrubs and flowers in this area. Commissioner Starr asked if the beige/tan stone shown is his intent as opposed to a gray pea gravel and Mr. Keith displayed a picture of the type of round gravel to be used. Chairman Blackwelder commented that the photo was very helpful.

Commissioner Ruhlman asked why he wants to do this request. Mr. Keith explained why they wanted their cars off the street, such as kids playing in the street, the street being narrow, and vandalism. Commissioner Starr commented on amount of congestion with cars in this area.

Commissioner Tucker and Mr. Keith commented on the homes in this area without a driveway.

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Chairman Blackwelder asked if there was an option to have a shared driveway with one of his neighbors. Mr. Keith explained why it was impractical to share a driveway with his neighbors. Commissioner Starr shared his opinion on shared driveways.

Commissioner Simon asked the applicant if he considered other solutions beside the parking pad as well as the width of the apron. Mr. Keith explained options they considered that were not practical or visually appealing. Brief discussion ensued on the apron width and the vehicles parking on the pad perpendicular to the street.

Commissioner Starr made a motion to approve the request with the condition that the stone displayed be used instead of gray gravel, as it looked very appropriate in relation to the brick of the home and brick surround, the 3' brick strip connecting the sidewalk and pad be eliminated and plantings be added between the sidewalk and the pad. Commissioner Blackwelder seconded the motion. The motion was approved (4-2 Eddlemon and Simon).

ITEM 3. Other Business

Subcommittee Meeting Tonight, if Needed:

Ms. Wallis stated a subcommittee meeting was needed after the meeting. Brief discussion ensued on who will participate in the subcommittee meeting tonight.

Mr. Thompson commented on recently purchased online training modules from the UNC School of Government. He briefly explained the training modules and he asked if anyone was interested. He commented that staff can schedule these modules after meetings, with individuals, or with small groups. The Commissioners were in favor of the training modules. Chairman Blackwelder inquired about the timeframe and Mr. Thompson replied that each module is approximately 25 to 30 minutes. Brief discussion ensued. The Commission suggested showing a module prior a meeting and come in around 5 p.m. Attorney Graham gave his recommendation. Staff will review and decide modules that relate to the Commission.

ITEM 4. Adjournment

There being no other business, Chairman Blackwelder adjourned the meeting at 6:28 p.m.

Respectfully submitted:

Crystal Howard, Secretary

William Blackwelder, Chairman