

**Historic District Commission**  
**February 23, 2023**  
**Meeting Minutes**

Commissioner Eddlemon called the meeting of the Historic District Commission to order at 6:03 p.m. on Thursday, February 23, 2023, at City Hall in the Council Chamber, 181 S. South Street of Gastonia, NC.

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

Absent: Commissioner Josh Hauser

Staff present: Charles Graham, Kim Wallis, and Jalen Nash

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

Chair Eddlemon opened the meeting, conducted a roll call, and declared a quorum.

**ITEM 1b. Approval of December 15, 2022 Meeting Minutes**

Commissioner Trepel moved that we adopt the December 15, 2022 meeting minutes. Commissioner Starr seconded the motion. The motion was passed (6-0).

**ITEM 1c. Approval of January 26, 2023 Meeting Minutes**

Commissioner Trepel stated that he had some corrections to the January 26th meeting minutes. He stated on the bottom of the second page of these minutes a remark may have been made from another Commissioner other than himself and he wanted the planning department to double check that remark. Commissioner Trepel stated under item five of the public hearing, in the heading there where it says what the certificate of appropriateness application is for, Commissioner Trepel thinks something about the driveway replacement should be added because that was the most discussed issue on that application, which the Commission denied.

Chair Eddlemon asked the Commissioners if there were any other corrections or additions for the January 26 meeting minutes.

Commissioner Trepel stated he has one more thing. He stated just before item six in the last two lines, it says the motion to approve the application with the condition to replace the carriage style wagon wheel driveway in a similar style to the original is passed six to zero. Commissioner Trepel stated that his memory of it is that the Commission just denied the application to replace the wagon wheel driveway with a gravel driveway and the Commission didn't say the applicant had to replace it with a wagon wheel driveway. Chair Eddlemon stated the Commission did encourage the applicant to keep the wagon wheel as it was.

Discussion ensued over whether a condition was made that the applicant had to replace the driveway with a similar wagon wheel style driveway. Commissioner Trepel stated that this should be checked out.

Chair Eddlemon asked the Commission if there was a motion to adopt the meeting minutes as revised.

Commissioner Trepel moved that we adopt the meeting minutes as will be revised. Commissioner Fox seconded the motion. The motion passed. (6-0)

**ITEM 1d. Approval of February 1, 2023 Meeting Minutes**

Commissioner Trepel stated he had a question. He asked when there's a split vote do we record the names of the people voting for and against. Ms. Wallis responded the Planning Department has not. Commissioner Trepel stated he was okay with that.

Chair Eddlemon asked the Commission if there was a motion to adopt the meeting minutes as submitted. Commissioner Trepel moved to adopt February 1st meeting minutes. Commissioner Hauer seconded the motion. The motion passed (6-0).

Chair 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. Mr. Nash administered the oath to Ms. Kim Wallis and others present who intended to speak.

Chair Eddlemon explained the procedure of the quasi-judicial meeting.

Chair Eddlemon recognized Ms. Kim Wallis for the staff presentation.

**Historic District Commission**  
**February 23, 2023**  
**Meeting Minutes**

Ms. Wallis asked the Commission if they could amend the agenda to move up item number four on the agenda to the first item that we review because the applicant has a medical emergency. Chair Eddlemon asked the Commission if there was a motion.

Commissioner Henson motioned to amend the agenda to hear item four as the first item. Commissioner Starr seconded the motion. The motion passed (6-0).

**ITEM 4. Public Hearing – Certificate of Appropriateness (File # PLCA202300066)**

- Zach Boshamer
- 510 S York Street
- Replace asphalt driveway with concrete driveway and remove oak tree adjacent to driveway

**Commented [GC(1):** I would move this item to the beginning of the public hearings since the commission voted to hear it first. You leave the item numbers the same you just place this one first.

Chair Eddlemon opened the public hearing and recognized Kim Wallis, Senior Planner, for staff presentation. Ms. Wallis stated the Applicant's name, property location, and the Certificate of Appropriateness (COA) request. She displayed the property/zoning map. Ms. Wallis read the property description, findings, and key elements. Ms. Wallis stated the applicant applied for a COA to remove the oak tree at January 26, 2023, HDC meeting and it was denied per the evidence provided and the design standards, which say mature and historic trees contributing to the character of the district must be preserved and maintained. Ms. Wallis stated Robert Stroud had assessed the tree as alive and showing no signs of disease and decline. Ms. Wallis stated some key elements of the request. She stated the existing driveway is asphalt and the section to be replaced with concrete is inside the gate and fence and is roughly 20 by 75 feet. Ms. Wallis stated the shared portion of the driveway outside the gate, towards the street, will be replaced with asphalt in coordination with the neighbors at 508 South York Street. She stated the backyard area will be graded. Ms. Wallis stated the oak tree measures over eight inches in diameter and is located adjacent to the driveway in the rear. Ms. Wallis stated, per the applicant's contractor and third-party tree specialist, the oak tree adjacent to the driveway will not survive the surrounding work and should be removed. Ms. Wallis presented an aerial photo showing the approximate location of the concrete area. She presented photos showing the existing driveway and the tree. Ms. Wallis presented an email from Jason Dugan Tree Service & Landscaping, as well as an email from Glen Folk with Quality Construction Contractors. Ms. Wallis read the statement from Jason Dugan's Tree Service and Landscaping. Ms. Wallis read the statements from Glen Folk with Quality Construction Contractors. Ms. Wallis stated Tripp White, City of Gastonia's Director of Parks and Recreation/City Arborist, emailed a statement that's not in the agenda packet regarding this COA. Mr. White states that the tree at 510 South York if the driveway is to be replaced and set at a level grade, would not survive the construction. Mr. White's email stated it is a healthy tree to date, but with the installation of a new driveway at proper grade, removing all the primary roots of this tree would likely cause the tree to die off rapidly. Ms. Wallis read related excerpts from the Design Standards and the Unified Development Ordinance (UDO). She stated the applicant was in attendance and asked if the Commission had any questions for her.

Commissioner Trepel asked Ms. Wallis if Robert Stroud had previously assessed that this tree was healthy. Ms. Wallis responded "Yes".

Commissioner Starr stated that he is in favor of saving as many trees as possible, but at the same time, he is trying to be practical. He stated that when he went and looked through the applicant's gate for the February 1st special meeting, he stated another tree could easily be planted in the area.

Commissioner Henson asked Ms. Wallis what the guidelines [standards] say about replacing driveway material. Ms. Wallis responded they don't really state much, other than naming several paving materials that are used in the Historic District and which materials are appropriate. Discussion ensued over the driveway guidelines [standards].

Commissioner Trepel stated that he still feels like the tree is important to preserve and he thinks that [the request seems as if it is intentionally meant to destroy the tree]. Commissioner Eddlemon and Hauer agreed with Commissioner Trepel. Commissioner Trepel stated he does not think it's necessary.

With no more questions for Ms. Wallis, Chair Eddlemon asked the Commission if there were any questions for the applicant.

Commissioner Starr stated he would like to ask a question about the condition of the driveway because he didn't see much reasoning behind the replacement. He asked if the driveway would be replaced because the existing asphalt is in poor condition. Chair Eddlemon stated yes, that's what's in the application.

**Historic District Commission**  
**February 23, 2023**  
**Meeting Minutes**

Commissioner Henson asked the applicant if he wanted to address the Commission.

Chair Eddlemon recognized Zach Boshamer, 510 South York Street, Gastonia, NC. Mr. Boshamer stated the driveway in its current state is pretty much a hazard for my pregnant wife, for my son, and he has to drive over the roots every day, which is not ideal for the tree. He stated the driveway just needs to be replaced and he has previously been approved to construct a carport at the back of the driveway. Mr. Boshamer stated he can't do that without being able to update the driveway itself. He stated not being able to do so is effectively inhibiting the ability to increase his property value. Chair Eddlemon asked if there were any questions for this applicant.

Commissioner Trepel asked the applicant if he is only going to change the driveway or upgrade the concrete around where the tree is, and not up to the street.

Mr. Boshamer responded that's incorrect and that he going to do it all the way from the back of his driveway to the front of his driveway, to where his driveway and his neighbor's driveway fork. Mr. Boshamer stated that after his neighbor is ready, they will split the costs for the rest of the driveway replacement.

Commissioner Trepel asked the applicant if he is going to change the concrete, in front of his gate between the gate and the street.

Mr. Boshamer responded no, but potentially, he hasn't talked to his neighbor about it. He stated he will leave it up to his neighbor. Mr. Boshamer stated his neighbor has more of the asphalt driveway than what he will have.

Commissioner Henson asked the applicant if right now the area he is looking at replacing is up to his gate. Mr. Boshamer responded "correct".

With no more questions for the applicant, Chair Eddlemon asked the Commission if anyone is prepared to make a motion. Discussion ensued over which Commissioners were present at the February 1st Historic District Commission special meeting.

Discussion ensued over deciding the motion.

Chair Eddlemon stated the Commissioners should go off the actual application and word the motion from that. Chair Eddlemon read the application request.

Commissioner Hauer asked if the driveway will be two different materials, separated by the gate. Chair Eddlemon responded yes.

Chair Eddlemon stated that she is not necessarily unchanged from the last meeting in which they have information from Robert Stroud, the municipal arborist, saying the tree is healthy. She stated we now have two arborist saying the tree is healthy, referring to Mr. White's testimony. Chair Eddlemon stated that she is not terribly encouraged by Justin Dugan, who's not an arborist, but he is a tree removal person with his tagline being the "Tree Slayer". She stated she is sure he's ready to take that tree down, but she is not necessarily sure that she is terribly moved [to approve]. Chair Eddlemon asked for the rest of the Commission's opinion.

Commissioner Fox stated that her thoughts are that the applicant is correct, his driveway needs to be replaced. She stated she is looking at what are the applicant's options to replace the driveway and maintain the tree, and by all the information the Commission has been given, that tree would not live with a new driveway. Commissioner Fox asked how are they supposed to deny a person a new driveway when they need a new driveway. Commissioner Fox asked if the Commission should be looking at another option for a new driveway to save the tree. She stated she does not know if there is an alternative.

Commissioner Henson stated he thinks if you tried to build a safety area around the tree, by the time you do that, the driveway would be like 2 feet wide.

Commissioner Fox stated the applicant could possibly leave strips of grass to allow the roots to survive, but what would that look like. She stated the applicant could probably concoct something, but how practical is that. Commissioner Fox stated she has not seen anything like that historically and she does not think they have anything like that in their neighborhood right now. She stated it's unfortunate, but when you slam concrete up to concrete, without enough space for these trees to grow, we're going to run into things like this. Commissioner Fox stated they are running into that

**Historic District Commission**  
**February 23, 2023**  
**Meeting Minutes**

now in the Historic District with people with very large trees next to the sidewalks, and their sidewalks are buckling and that is a safety hazard. She stated it's all over the place and that was a poor design choice a long time ago, and this is the repercussion of it.

Chair Eddlemon asked the Commission if they are prepared to make a motion. Ms. Wallis informed Chair Eddlemon that the applicant had requested to talk to the Commission.

Mr. Boshamer stated he just wanted to clarify a couple of points. He stated that his neighbors actually own like 98% of our shared driveway up to the point where it forks, so he can't move forward with that piece until they're ready to do so. Mr. Boshamer clarified Mr. Dugan's tagline of home of the "Tree Slayer", stating he is not the tree slayer, and the tagline is referencing a piece of equipment that they have. He stated he is not sure what role precedent plays here, but his neighbors were approved to take out their tree, which he believed was also deemed to be alive and showing no signs of disease or decay. Mr. Boshamer stated that because it was impacting their carriage house, and they wanted to put money into fixing it, they were allowed to do so and he does not understand what the difference is between their carriage house and his driveway.

Chair Eddlemon asked the Commissioners if they felt prepared to make a motion. She asked the Commissioners if there was more discussion.

Commissioner Henson stated he was in favor of taking the tree down, and speaking on the characterization of the carriage house, there was an issue with water flooding/draining back into the house. He stated it was a structure versus a parking area.

Commissioner Trepel and Chair Eddlemon stated the carriage house and driveway are not comparable. Commissioner Hauer stated that it is good to clarify that it was a different situation and a different problem, and it wasn't a matter of they're going to let these people do it and not let certain others not.

Commissioner Henson stated that he is still in favor of removing the tree and he knows it's not the favorite thing to do, but if they approve the driveway they will have to approve the tree removal. Commissioner Henson reiterated Commissioner Fox's earlier point of when you plant a tree in a location like that [adjacent to asphalt] there is bound to be trouble because [the tree] has nowhere to go. Commissioner Henson moved to approve the replacement of the driveway with concrete and removal of the tree. Commissioner Starr seconded the motion. The motion to approve the replacement of the asphalt driveway with a concrete driveway and remove the oak tree received a tie vote (3-3 Eddlemon, Hauer, Trepel). Mr. Graham stated that a tie vote means that the motion fails resulting in a denial of the application.

**ITEM 2. Public Hearing – Certificate of Appropriateness (File # PLCA202300056)**

- Ever Torres
- 1223 Jones Street
- Request to install 2 sets of French doors in garage door openings.

Chair Eddlemon opened the public hearing and recognized Kim Wallis, Senior Planner, for staff presentation. Ms. Wallis stated the Applicant's name, property location, and the Certificate of Appropriateness (COA) request. She displayed the property/zoning map. Ms. Wallis read the property description, findings, and key elements. Ms. Wallis stated this application request was reviewed by a Subcommittee in January 2023 and denied, so the applicant has appealed this decision to the full Historic District Commission. Ms. Wallis read the key elements of the design to remove two roll up garage doors on the front elevation of the garage and to install two sets of French doors that are 72 inches by 80 inches in the garage door openings. She stated each garage door opening is 97 inches by 83 inches, and the empty space will be filled in around the new French doors with concrete block, which is the same material as the existing siding. Ms. Wallis presented some current photos including the renovated house structure on the property. She also wanted to show a mockup of the garage. She stated it's not exact, but it is showing what it will look like with the new doors if approved. Ms. Wallis provided an explanation of what is being presented, stating it's showing that there's 25 inches on the left side of that garage door opening, then there'll be the French doors, then there's going to be 20 inch between the two French doors and the next set will be in the second garage door opening. Ms. Wallis stated that the applicant had applied for the storefront windows but she had steered them toward the French doors. Ms. Wallis read related excerpts from the Design Standards. Ms. Wallis stated that the applicant was present and asked the Commission if they had any questions for her.

Commissioner Trepel stated he may have one question, but he is not sure if this is for Ms. Wallis or the applicant, or both. Commissioner Trepel asked Ms. Wallis if the structure is no longer going to be

**Historic District Commission**  
**February 23, 2023**  
**Meeting Minutes**

a garage, but a living space. Ms. Wallis responded that she will defer to the applicant to answer the question.

Chair Eddlemon recognized Monica Torres, 1223 Jones Street, Gastonia, NC.

Commissioner Trepel asked the applicant if their house faces Jones Street and the garage structure faces Home Trail. Ms. Torres responded "I believe yes". Commissioner Trepel asked Ms. Torres if she purchased the garage fairly recently. Ms. Torres responded "last year, yes". Commissioner Trepel asked Ms. Torres if this is now going to be living space in the garage. Ms. Torres responded "yes sir". Commissioner Trepel asked Ms. Wallis if using this structure as a living space complies with zoning and so on. Ms. Wallis responded she will have to check with zoning, but she is not 100% sure. Ms. Wallis stated that her recollection is that it might be grandfathered in, but that it will have to be checked by zoning.

Commissioner Trepel asked the question if it's possible to have two buildings on the same property that are both residential. Mr. Torres responded that he checked with zoning maybe 2 or 3 months ago and the property would be grandfathered in for both apartments.

Commissioner Trepel asked Mr. Torres if he is going to rent the apartments. Mr. Torres responded "yes".

Chair Eddlemon asked the Commission if there were any more questions for the applicant. Commissioner Trepel stated that this structure has been an eyesore for a long time and it will be much improved by the applicant's project, so he will support the COA.

Commissioner Starr stated when he is looking at the elevation with the French doors and the windows above, the doors are being brought in from the left and the right, so that the narrowest portion is between them. Commissioner Starr stated the applicant has the room to line up the doors, with the window above centered, and then fill in on both sides with blocks.

Commissioner Hauer asked Commissioner Starr if he is saying move the door on the right over to the right. Commissioner Starr stated that the doors would look better centered with the window above. Discussion ensued amongst the Commissioners and applicants over Commissioner Starr's previous statement.

Chair Eddlemon asked the applicant if when they're adding the cinder block to close the gap between the door and the wall whether there would be any depth difference of the cinder block or will there be a smooth transition to what's there. Mr. Torres responded that it should be smooth.

Chair Eddlemon asked the Commission if there were any more questions for the applicant or if any of the Commissioners were prepared to make a motion.

Commissioner Trepel moved that the application be approved with the condition that the French door on the right, as you're looking at the structure, be moved slightly to the right to align with the upstairs window. Commissioner Fox seconded the motion. The motion was approved (6-0).

**ITEM 3. Public Hearing – Certificate of Appropriateness (File # PLCA202300057)**

- Jose Luna/Juan Giraldo
- 520 W Fifth Avenue
- Request for new construction

Chair Eddlemon opened the public hearing and recognized Kim Wallis, Senior Planner, for staff presentation. Ms. Wallis stated the Applicant's name, property location, and the Certificate of Appropriateness (COA) request. Ms. Wallis displayed the property/zoning map. Ms. Wallis read the property description, findings, and key elements. Ms. Wallis stated the application PLCA202300006 for new construction was reviewed the night of the January 26, 2023 HDC meeting and the Commission requested that the applicant return with a consistent window design, a color swatch for the gray foundation, a color for the trim soffit, and a double window added to Elevation D. Ms. Wallis stated that the applicant had come back with these four things, and he has also changed the color of the windows to white. She stated the windows are going to be six over six sash. Ms. Wallis stated the gray foundation is called Grayish, Sherwin Williams 6001. She stated the gray foundation will have an eggshell finish, the trim will be white, and there's a double window to be added back to Elevation D. Ms. Wallis presented updated elevations with new designs.

**Historic District Commission**  
**February 23, 2023**  
**Meeting Minutes**

Commissioner Trepel stated he had a question on Elevation A. Commissioner Trepel asked Ms. Wallis if the little circles above the windows are lights. Ms. Wallis responded "no". Commissioner Starr responded also, stating the circles are there for labeling.

Commissioner Hauer asked Ms. Wallis if she can clarify that the windows are white on the trim and the mullions. Ms. Wallis responded "that is correct".

Commissioner Trepel asked Ms. Wallis what color is the siding of the house going to be. Ms. Wallis stated the color is going to be Arctic white fiber cement siding, with a six-inch exposure.

Chair Eddlemon recognized Jose Luna, 9308 Camberwell Rd., Mint Hill, NC. Chair Eddlemon asked the Commission if there were any questions for Mr. Luna.

Chair Eddlemon stated she was pleased to see the additional windows and she thinks that makes a big difference in that side elevation. She stated the white windows make a difference in being more harmonious with the neighborhood.

Commissioner Henson asked for some clarification on the paint color of the siding. She stated there were two different paint options on two of the elevations presented. Ms. Wallis responded that Mr. Luna emailed an incorrect version and the grayish color mentioned earlier in the presentation superseded the eggshell white.

Discussion ensued amongst the Commissioners on the change from black to white windows.

Commissioner Fox stated she has a question about the half wall on the front porch. She asked what the top of the half wall is going to look like and will the applicant [install] a cap. Mr. Luna responded "yes, a regular cap that the manufacturer is going to be [installing]". Commissioner Fox asked if the cap is going to be a wood cap. Mr. Luna responded "yes". Commissioner Fox asked Mr. Luna if the cap will just align with the base of the columns. Mr. Luna responded "yes".

Commissioner Trepel asked Mr. Luna if any of the demolition has started. Mr. Luna responded no, his client wanted to make sure everything was ready to go first because they were [fluctuating on whether to] sell the property or invest in the property.

Commissioner Trepel asked Mr. Luna what's happening with the garage. Mr. Luna responded the last thing he remembers is that the client is taking the garage out. He stated based on the survey, the garage is located within the required setbacks. Commissioner Trepel asked Ms. Wallis if the applicant would need a new application for that removal. Ms. Wallis responded "yes".

Commissioner Trepel moved to approve the application as submitted. Commissioner Hauer seconded the motion. The motion was approved (6-0).

**ITEM 5. Public Hearing – Certificate of Appropriateness (File # PLCA202300065)**

- Sriram Kothandan/SGMS
- 411 W Fifth Avenue
- Request to install 11 replacement windows (after the fact) and replace side door frame and trim and painting side door white

Chair Eddlemon opened the public hearing and recognized Kim Wallis, Senior Planner, for the purpose of staff presentation. Ms. Wallis displayed the zoning map and read the property description, findings, and key elements. Ms. Wallis stated this was an after the fact application. Ms. Wallis stated the applicant has already installed the windows, the UDO states that the property owner will be in violation of the code if any exterior portion of the building or site is altered within an HD district without an approved certificate of appropriateness, and any subsequent application for this work will go to the full Commission. She stated the replacement windows are from the United Windows and Door Manufacturing, they are double hung vinyl and have grids in between the glass. Ms. Wallis stated that on the front elevation, the applicant has replaced two windows, on the right side they have replaced five, on the left side they have replaced two, and on the rear, they have replaced two. Ms. Wallis stated the applicant desired consistency in the design of the windows and stated all windows were severely damaged, windows with grids were chosen to match the existing older windows. She stated the windows are regular transparent like the older windows in the house. Ms. Wallis stated the side door frame/trim repairs and the painting that the applicant requested is considered ordinary maintenance repair and a COA is not required for that request. Ms. Wallis presented photos of the house showing the replacement windows and indicating that applicant replaced the front elevation windows with six over six sash windows. Ms. Wallis compared the windows from 2009 and 2012 on the front elevation, stating the two being replaced were six over six, despite the property inventory

**Historic District Commission**  
**February 23, 2023**  
**Meeting Minutes**

stating all windows were eight over eight. Ms. Wallis presented rear and side elevations, pointing out the replaced windows on each elevation. Ms. Wallis read related excerpts from the Design Standards. Ms. Wallis stated the applicant was present and she is available for any questions. Commissioner Hauer asked Ms. Wallis to present the photos of what the windows looked like before the replacement, and asked if there were any photos for the side elevations. Ms. Wallis responded that she tried through Google Street view, but it is hard to tell.

Commissioner Fox asked Ms. Wallis if there was currently three over three windows on the front elevation. Ms. Wallis responded no, they are six over six.

Commissioner Trepel stated he went to look at the home and he has an observation on the left side elevation replaced windows. He stated two windows that were replaced look crooked or have maybe come ajar, and that might be something to look into.

Commissioner Trepel asked Ms. Wallis if the front door has been changed and if it is intended to be painted white. Ms. Wallis responded that she would like to defer to the applicant for that question. Commissioner Trepel asked Ms. Wallis if the door was a part of the application. Ms. Wallis responded “no”.

With there being no more questions for Ms. Wallis, Chair Eddlemon recognized Amber Lott, 117 Fielding St., Mt. Holly, NC.

Commissioner Trepel stated when he compared the front doors in the top and bottom photos being presented, it looks like the front door has been changed. He asked Ms. Lott if this was going to be repainted white. Ms. Lott responded that the door is going to be repainted, she stated it had to be sanded down because the paint was rotted and cracking and it will be repainted the same light olive green color that was previously there.

Commissioner Starr stated that his issue with the windows are that mullions are between the panes of glass, as opposed to being separate. Commissioner Hauer stated that she agrees with Commissioner Starr in that being an issue. Commissioner Henson stated the replacement being done without a COA is an issue, unless the applicant replaces the windows with the same style window.

Commissioner Hauer stated she does not believe she can approve this request.

Commissioner Henson stated that the Board finds themselves in this situation frequently when a homeowner has to get a COA because they said they did not know they were in the Historic District, but the guidelines [standards] have a specification on what kind of window design the individual can have.

Discussion ensued over the question of bottom windows being replaced on the front elevation.

Commissioner Hauer stated she is really delighted someone is working on this home. Chair Eddlemon agreed.

Commissioner Hauer asked Ms. Lott if the home is going to be for sale or a rental. Ms. Lott responded her client is currently looking to put it on the market for sale.

Commissioner Fox asked Ms. Wallis if some windows on the rear elevation were changed to four over four. Ms. Wallis responded she does not know; she does not have a photo of the original.

Commissioner Eddlemon stated when they are talking about the depth to the window that make a big difference, some windows have that obvious historic depth and some don't and she feels like that looks worse. She stated that [during last month's application for replacement windows] the Board talked about consistency with the window design, but unlike those, these windows don't meet the guidelines [standards] or flow in harmony with the other windows in the house.

Commissioner Trepel stated the differences here are pretty slight, but he understands what Chair Eddlemon is saying.

Chair Eddlemon recognized Ethan Peeler, 409 W 5<sup>th</sup> Ave., Gastonia, NC. Commissioner Trepel asked Mr. Peeler if he lived next to the property. Mr. Peeler responded “yes”.

Mr. Peeler stated one thing he wanted to say was that the vinyl windows in the neighborhood just looked a lot cheaper than all the wood windows that are currently there. He stated that [in the specific case of] the window replacements in this application, the stock size is smaller than the original

**Historic District Commission**  
**February 23, 2023**  
**Meeting Minutes**

casings. Mr. Peeler stated there's an inch gap on all of the windows that have currently been installed, along with the side windows, which were much larger to begin with.

Commissioner Trepel asked Mr. Peeler exactly where the inch gap was located. Mr. Peeler stated the old window casings are still there and the applicant replaced the windows with smaller, stock windows from Home Depot or Lowe's.

Commissioner Trepel asked Mr. Peeler if that was true on the front windows. Mr. Peeler responded "yes".

Commissioner Henson asked Mr. Peeler if the windows on the left side elevation got smaller. Mr. Peeler responded "yes".

Mr. Peeler presented a photo to the Board showing a replacement window in an existing window opening without the trim installed. There was an approximate 2-inch gap to the right of the window that had been filled with wood.

Discussion ensued over the photo presented.

Commissioner Henson read related excerpts from the Design Standards. Commissioner Henson stated that in referring to the guidelines [standards] the Board would have to make the recommendation to deny the request as they are not SDL windows and they are not the right size for the window openings.

Commissioner Henson moved to deny the application based on Design Principles and Standards. Commissioner Trepel asked if there was a request to paint the side door as part of the application. Commissioner Henson responded that painting the side door white was considered "Ordinary Maintenance and Repair" and did not need a COA. Commissioner Hauer seconded the motion. The motion to deny the application was approved (5-1 Fox).

Commissioner Trepel stated that he would have also voted against denying the application based on the windows not being SDLs, but because they were not sized to the window openings he voted to deny the application.

**ITEM 6. Other Business**

Ms. Wallis informed the Board that there was a staff approved COA for this month on February 21 at 517 West Second Avenue for filling in a backyard pool.

Ms. Wallis stated there was a subcommittee meeting needed.

**ITEM 7. Adjournment**

There being no other business, Chair Eddlemon adjourned the meeting at 7:15 p.m.

Respectfully submitted:

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Jalen Nash, Planning Technician

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Andi Eddlemon, Chair