



**GASTONIA HISTORIC DISTRICT COMMISSION MEETING**  
**City Hall - Council Chambers**  
**181 S. South Street**  
**Thursday, April 23, 2026 6:00 PM**

ITEM 1: ROLL CALL/SOUND CHECK -

1.A: Oath of Office - New Commissioner Leslie Vanden Herik

ITEM 2: APPROVAL OF MINUTES

2.A: HDC Meeting - January 22, 2026  
[1-22-26 HDC.pdf](#)

ITEM 3: REGULAR AGENDA

3.A: 424 W. Second Avenue - File #PLCA202600128 - The applicant is requesting approval for new construction (new house and driveway)  
[Attachment A-E\\_2026-128.pdf](#)

3.B: 902 S. York Street - File #PLCA202600140 - The applicant is requesting to remove one window and fill with brick.  
[Attachment A-F\\_2026-140.pdf](#)

3.C: 901 Edgewood - File #PLCA202600146 - The applicant is requesting approval of two items: 1) the replacement of 18 windows and 2) the removal of six (6) windows and fill with brick.  
[Attachment A-F\\_2026-146.pdf](#)

3.D: 710 S. York Street - File #PLCA202600151 - The applicant is requesting to build a new carriage house.  
[Attachment A-G\\_2026-151.pdf](#)

ITEM 4: OTHER BUSINESS

4.A: Torrence Lytle Presentation

ITEM 5: ADJOURNMENT

ALL INTERESTED PERSONS WISHING TO COMMENT SHOULD APPEAR AT THE PUBLIC

HEARING. INDIVIDUALS REQUIRING SPECIAL ACCOMMODATIONS WHEN ATTENDING THIS MEETING AND/OR IF THIS INFORMATION IS NEEDED IN AN ALTERNATIVE FORMAT BECAUSE OF A DISABILITY, SHOULD CONTACT THE HUMAN RESOURCES DEPARTMENT, LOCATED IN CITY HALL AT 181 S. SOUTH STREET, **TELEPHONE:** (704-866-6786), **FAX:** 704-836-0022) OR BY **EMAIL:** JUDY.SMITH@GASTONIANC.GOV. THE HUMAN RESOURCES DEPARTMENT REQUESTS AT LEAST 72 HOURS' NOTICE PRIOR TO THE MEETING TO MAKE THE APPROPRIATE ARRANGEMENTS.

### **UPCOMING MEETINGS**

**Historic District Commission**  
**January 22<sup>nd</sup>, 2026**  
**Meeting Minutes**

Chair Kaitlyn Peeler called the meeting of the Historic District Commission to order at 6:00 p.m. on Thursday, January 22<sup>nd</sup>, 2026, at City Hall in the Council Chamber, 181 S. South Street of Gastonia, NC.

Present: Chair Kaitlyn Peeler and Commissioners Carol Hauer, Joshua Hauser, Stephanie Hartman, Jeff Trepel, and Ben Pruitt.

Absent: Blair Propert.

Staff present: Charles Graham, Joe Gates, Jalen Nash, Veronica Bateson, and Rebeca Mintz.

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

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

**ITEM 1b. Approval of December 11th, 2025, Meeting Minutes**

Commissioner Joshua Hauser made a motion to continue approval of the December 11<sup>th</sup>, 2025, minutes to the next meeting. Commissioner Jeff Trepel seconded the motion. The motion was passed (6-0).

**ITEM 2. Public Hearing – Certificate of Appropriateness (File # PLCA202500479)**

- Lindsey Mayes
- 1313 S. York Road
- Requesting approval for new parking, landscaping, and exterior garage renovations to accommodate restrooms for a wedding venue.

Chair Peeler opened the public hearing and recognized Mr. Nash, Planner, for the staff presentation. Mr. Nash stated that the request is for a Certificate of Appropriateness (COA) for new parking and landscaping for a wedding venue, along with exterior renovations to the existing garage to accommodate restrooms.

Mr. Nash displayed the zoning map and stated that the home was built in 1925 and is a contributing structure in the Brookwood Historic District. He noted that in 2015, the property was rezoned from RS-12 to TMU-CD for a venue use and is surrounded by residential zoning districts.

Mr. Nash reviewed the proposal, which includes a new circular asphalt driveway on the left side of the primary structure extending into the front yard, with a total of seven parking spaces, including five standard and two ADA-accessible spaces. The plan includes landscape islands, tree plantings, and shrubs to provide screening and soften the appearance of the parking area.

For the garage renovations, Mr. Nash stated that the side elevation facing Crescent Avenue would have an existing one-over-one window infilled with brick, the brick masonry whitewashed, and the existing door and sidelights retained. On the front elevation, the existing door would be removed and infilled, new full-lite French doors installed, and existing one-over-one windows replaced to match the pattern. Window trim would be painted black, and planter boxes added beneath the windows. A new wood canopy with pediment detailing would be added at the main entry.

Mr. Nash read excerpts from the Historic District Design Standards regarding parking, noting that parking areas should be as unobtrusive as possible, located in the rear yard, screened from view, and designed to minimize visual impact.

Mr. Nash displayed the aerial and site plan, noting that the parking is proposed on the side and partially in front due to site constraints and the desire to retain existing outbuildings.

Commissioners asked clarifying questions regarding window trim, site layout, and parking placement. Mr. Nash confirmed that no changes are proposed to the primary structure.

Chair Peeler then recognized the applicant, Lindsey Mayes, 30 N Congress St, Suite 207, York, SC. Ms. Mayes stated she is the project architect. She noted the property recently changed ownership and that the additional parking is intended to support the proposed venue use. She confirmed that exterior trim colors could be modified if needed.

## Historic District Commission

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Chair Peeler also recognized the project's civil engineer, Josh Rine, 300 S Firestone St, Suite 200C, Gastonia, NC. Mr. Rine discussed the proposed landscaping, stating that evergreen plantings are intended to screen the parking area, with a mature height of approximately 10 to 12 feet. The applicant team indicated their intent to fully screen the property, particularly along the roadway.

Commissioners asked additional questions regarding landscaping and parking standards. Staff and the Assistant City Attorney clarified that zoning regulations address parking quantity, while the Historic District Commission evaluates design and visual compatibility.

Chair Peeler opened the floor to public comment.

Jan Chambers, 604 S Hillcrest Ave, asked questions regarding parking arrangements, restroom location, and event operations. Commissioners and staff clarified that operational and land use matters, including parking logistics and noise, are outside the purview of the Historic District Commission.

Charles Graham, Assistant City Attorney, explained that the Commission's role is limited to reviewing exterior design and compatibility with Historic District standards. He noted that zoning, parking enforcement, and noise concerns are handled through other processes.

Iris Hull, 600 S Hillcrest Ave, and Leticia Cape, 3733 Sand Wedge Dr, spoke regarding property line concerns, fencing, screening, and potential impacts from the proposed use. Staff clarified that the fence is not part of the current application and that any property disputes would be civil matters. Commissioners discussed buffering and screening but noted limitations based on property boundaries.

Margaret Pearce, 513 S Hillcrest Ave, asked about plant heights and expressed general support for the parking concept. Mr. Rine confirmed the proposed plantings would reach approximately 10 to 12 feet at maturity.

Mary Sisk, 1310 Lineberger Ave, raised concerns about a former chicken coop and related issues. Ms. Mayes stated that the chicken coop has been removed.

Trish Bridges, 1410 Florida St, expressed concerns about the garage restroom location and visibility. Ms. Mayes stated the restroom would be locked and oriented toward the interior of the property.

Additional public comments included questions about signage, screening near the garage, and general concerns about noise and parking. Staff and the City Attorney reiterated that these operational concerns fall outside the Commission's review authority.

Due to multiple speakers talking at once, Mr. Graham reminded attendees that the hearing is quasi-judicial and that speakers must be recognized and speak one at a time.

With no further public comment, Mr. Graham suggested closing the public hearing. Commissioner Hartman moved to close the public hearing, and Commissioner Hauser seconded. The motion passed 6-0.

Commissioners discussed the application, generally expressing that while the parking location is not ideal, it may be acceptable if properly screened. However, concerns were raised about the lack of a detailed landscaping plan and the visual impact of the proposed parking area.

Commissioners also discussed the garage renovations, particularly the proposed whitewashing, canopy design, and black trim, noting that these elements may not be consistent with the primary structure or Historic District standards.

Commissioner Hauser made a motion to continue the application and requested guidance from the City Attorney. Mr. Graham advised that continuing the application would allow the applicant to revise the proposal without requiring a new public hearing.

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Commissioner Hauser then stated that the Commission would like to see a detailed planting plan, additional screening around the garage restroom area, and revisions to the garage design to better match the primary structure, including reconsideration of the whitewash, canopy design, and trim color.

Commissioner Hauser moved to continue the application to the February 26, 2026 meeting. Commissioner Trepel seconded the motion, and the motion was approved 6-0.

#### **ITEM 3. Public Hearing – Certificate of Appropriateness (File # PLCA202500488)**

- Dallas Baxter
- 505 S. South Street
- Requesting approval for rear elevation renovations continued from the December 11, 2025, HDC subcommittee meeting, including door and siding, new carriage doors, and an elevated wooden deck.

Chair Peeler opened the public hearing and recognized Mr. Nash, Planner, for the staff presentation. Mr. Nash stated that the request is for a COA for rear elevation repairs and renovations continued from the December 11, 2025 HDC subcommittee meeting, including the replacement of a second-story door with a window, the replacement of water-damaged siding, and the installation of new ground-level carriage doors and an elevated wooden deck. Mr. Nash displayed the zoning map and stated that he would not go over all the property descriptions, but would instead focus on the three main points and the additional information requested at last month's subcommittee meeting and how they were addressed.

The proposed elevated rear deck was subject to the submission of a rear elevation rendering, additional detail on deck finishes, and clarification on how the deck will be integrated with the existing structure. The replacement of the second-story rear door with a window was subject to the submission of exact window dimensions, materials, and sash pattern. The proposed carriage-style doors were also discussed, as the subcommittee was divided on this item. One door was submitted, but there are three options.

Commissioner Trepel asked for clarification on whether the proposed carriage-style door was the second-story door. Mr. Nash stated that it was located on the ground floor of the basement and displayed photos on the screen, pointing out the location of the carriage door. Mr. Nash continued by displaying the deck rendering and stated that being screened from the front is one of the main concerns in the standards. The landing is oriented toward the rear of the house, and he does not believe it will be visible. He noted that it will be tied into the structure with bolts. The footers were another question from last month, and he stated they are 8-inch footers. As far as the pickets go, the design is as shown.

Chair Peeler asked Mr. Nash to confirm that everything requested at last month's subcommittee meeting had been addressed and that the previously approved items were no longer reflected in this application. Mr. Nash said, "Yes." He added that the window is one of the original windows, measuring 35 by 48 inches. Commissioner Trepel asked whether the new windows on page 37 of the agenda were the ones left by the previous owner. Mr. Nash said, "Correct."

With no further questions for staff, Chair Peeler recognized the applicants, Mr. John Baxter and Mrs. Dallas Baxter, 505 S South St, Gastonia. Mrs. Baxter stated that when they bought the house, it was fully wrapped, and when staff showed them the original photos of the open structure, it was overwhelming.

Their plan is not to remove the tile from the balcony and let the structure deteriorate. Their intent is to restore the rear structure of the house, which would provide a second means of egress, as it is a 4,000-square-foot home, allowing them to fully occupy the house. They stated they will likely appear before the board multiple times over the next few years as they work to restore the property to its original condition. The commissioners expressed excitement about the restoration, noting that the property has had prior Code Enforcement complaints.

Mrs. Baxter continued to describe the house and their plans, including future landscaping and overall improvements. She stated that replacing the door with a window makes sense since there will be no balcony. The deck will be stained and private. The basement space will be used as a personal workshop, which is why they prefer carriage doors, as double doors are important for

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access. She also clarified that in a previously approved application related to the retaining wall, the door shown was a garage door and not the intended carriage-style doors. The proposed swing doors will be painted white to match the other doors on the rear of the house.

Commissioner Trepel asked whether the only access to the deck is via the deck stairs, since there is no direct door to the deck. Mrs. Baxter displayed the site plan and stated that there are two rear doors, one leading to the family room and the other to the master bedroom.

Commissioner Hartman asked if they had a preference among the carriage door options. Mrs. Baxter stated that option one was her preference because it most closely matches the proposed front door. Commissioner Trepel agreed that option one was the best choice. Madam Chair asked whether the doors would be white with black hardware. Mr. Baxter confirmed that they would.

With no further discussion, Commissioner Trepel made a motion to approve the application as submitted, with the condition that carriage door option one be used. Commissioner Hauer seconded the motion. The motion to approve the application, as submitted with one condition, was approved 6-0.

#### **ITEM 4. Public Hearing – Certificate of Appropriateness (File # PLCA202500005)**

- Adam Lynn
- 509 W. Eighth Ave
- Requesting after-the-fact approval for the installation of 2/1 windows instead of 6/6 windows approved in COA File #PLCA202500458, instead of 6/6 windows approved in COA File #PLCA202500458.

Chair Peeler opened the public hearing and recognized Mr. Nash, Planner, for the staff presentation. Mr. Nash presented the property zoning map and stated that the request is for a COA for the after-the-fact installation of 2/1 windows instead of the 6/6 windows approved at the December 11, 2025 meeting.

Mr. Nash discussed the December 11th meeting and the conditions of approval to install a tree of appropriate size and location to screen the right side of the front elevation of the new addition by April 15, 2026, following consultation with the City Arborist, and to modify the windows to 6/6 instead of 2/1 on the new addition to match the right front elevation windows on the primary structure.

Mr. Nash stated that sometime after the addition was installed, Mr. Lynn replaced all the windows on the home with 2/1 windows without a COA and is now seeking after-the-fact approval for their installation.

Commissioner Hartman asked Mr. Nash if all of the windows now match. Mr. Nash responded, “yes.”

Madam Chair asked Mr. Nash for additional clarification. Mr. Nash presented photos of the new addition and original structure taken in December 2024, which showed a mix of window types, including a single 8/8 window closest to the addition, 6/6 double windows on the right side of the front elevation nearest the primary entrance, and 2/1 windows within the new addition. He further explained that sometime within the past year, the windows on the original structure were replaced, resulting in 2/1 windows being installed across the entire front elevation to match the addition.

Commissioner Trepel asked Mr. Nash if the Commission was revisiting the second approval condition from the December 11th hearing because it was not accurate. Mr. Nash responded, “yes.” Discussion ensued among the Commissioners regarding the December 11, 2025 hearing.

With no further questions for Mr. Nash, Chair Peeler recognized Adam Lynn of 509 W. Eighth Avenue, Gastonia, NC 28052. Mr. Lynn stated he was approved for the addition in December 2022 and had purchased the windows for the new addition around April 2023. He stated the seller informed him that if the grids did not work out, they could provide snap-on grids to achieve a pattern acceptable to the Commission.

Mr. Lynn stated that after the new addition was completed, he reached out to Kim Wallis, former Senior Planner for the City of Gastonia who was reviewing COA applications at the time, to ask where to deliver the yellow approval sign but never received a response. After hearing nothing from City of Gastonia staff or the Historic District Commission in 2024 regarding the exterior of the new

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addition, Mr. Lynn stated that around February or March 2025, he decided to purchase new windows for the main portion of the home, or original structure, to match the windows of the new addition.

He stated that since he had not heard from HDC or Planning staff, he believed the new addition had been approved and proceeded with installing 2/1 windows throughout the entire home. Mr. Lynn noted that surrounding properties in the neighborhood have similar window styles and that his windows do not appear out of place.

Mr. Lynn stated he was not aware that the window paneling or grids were part of the violation and believed it only related to window placement. He stated the notice he received referenced placement, and he attended the December 11th hearing prepared to discuss window location.

With no additional statements from Mr. Lynn, Madam Chair asked if there were any questions from the board. Hearing none, Commissioner Pruitt moved to approve the application as submitted. Commissioner Hauser seconded the motion, and with no further discussion, the motion was unanimously approved 6-0.

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

Mr. Nash stated that a subcommittee meeting was needed following the hearing.

### **ITEM 6. Adjournment**

There being no other business, Chair Peeler adjourned the meeting at 6:49 p.m.

Respectfully submitted:

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Rebeca Mintz, ZCO, Secretary

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Kaitlyn Peeler , Chair



**STAFF REPORT FOR  
CERTIFICATE OF APPROPRIATENESS (COA)  
File #PLCA202600128  
April 23, 2026**

**APPLICANT(S)**: Lisa Bass

**PROPERTY LOCATION**: 424 W. 2<sup>nd</sup> Avenue

**PROPERTY OWNER(S)**: Segundo Pinos

**REQUEST**: The applicant is requesting approval for new construction (new house and driveway)

**PROPERTY DESCRIPTION**

The property is currently vacant and is not considered contributing to the York-Chester Historic District. The property is zoned O-1 (Office) and is surrounded by commercial and residential zoning districts (Attachment A). This property is designated as Primary Center on the 2050 Comprehensive Plan.

**REQUEST**

On March 26, 2026, the subcommittee reviewed the application (Attachment B) for a Certificate of Appropriateness for new construction at 424 W. 2<sup>nd</sup> Avenue. The subcommittee provided feedback and approved the project to move forward to full review.

According to the application (Attachment C) the applicant is requesting to construct a new house and driveway. Proposal is for a one-story house with cedar shakes, and architectural shingles. The house will be Cementous siding, and the foundation will be brick. There are 11 proposed windows with 6/6 configuration. There are also two proposed doors and four pine wrapped wooden posts.

The applicant is proposing landscaping on the front and the left side of the building.

The land is currently vacant (Attachment D).

**ACTION**

The Historic District Commission is asked to review the application in accordance with the Historic Design Standards for new construction (Attachment E) and approve, approve with conditions, deny or ask the applicant to return.

**Suggested actions:**

- 1) Approve the new construction design as presented.
- 2) Approve the new construction design with additional conditions.
- 3) Deny the proposal of new construction.
- 4) Request the applicant return with additional options and/or information for the Commission to review.
- 5) Any other motion that the Commission thinks would be most appropriate.

**Veronica Bateson, AICP**

Senior Planner- Historic District

**Attachments**

Attachment A- Zoning Map

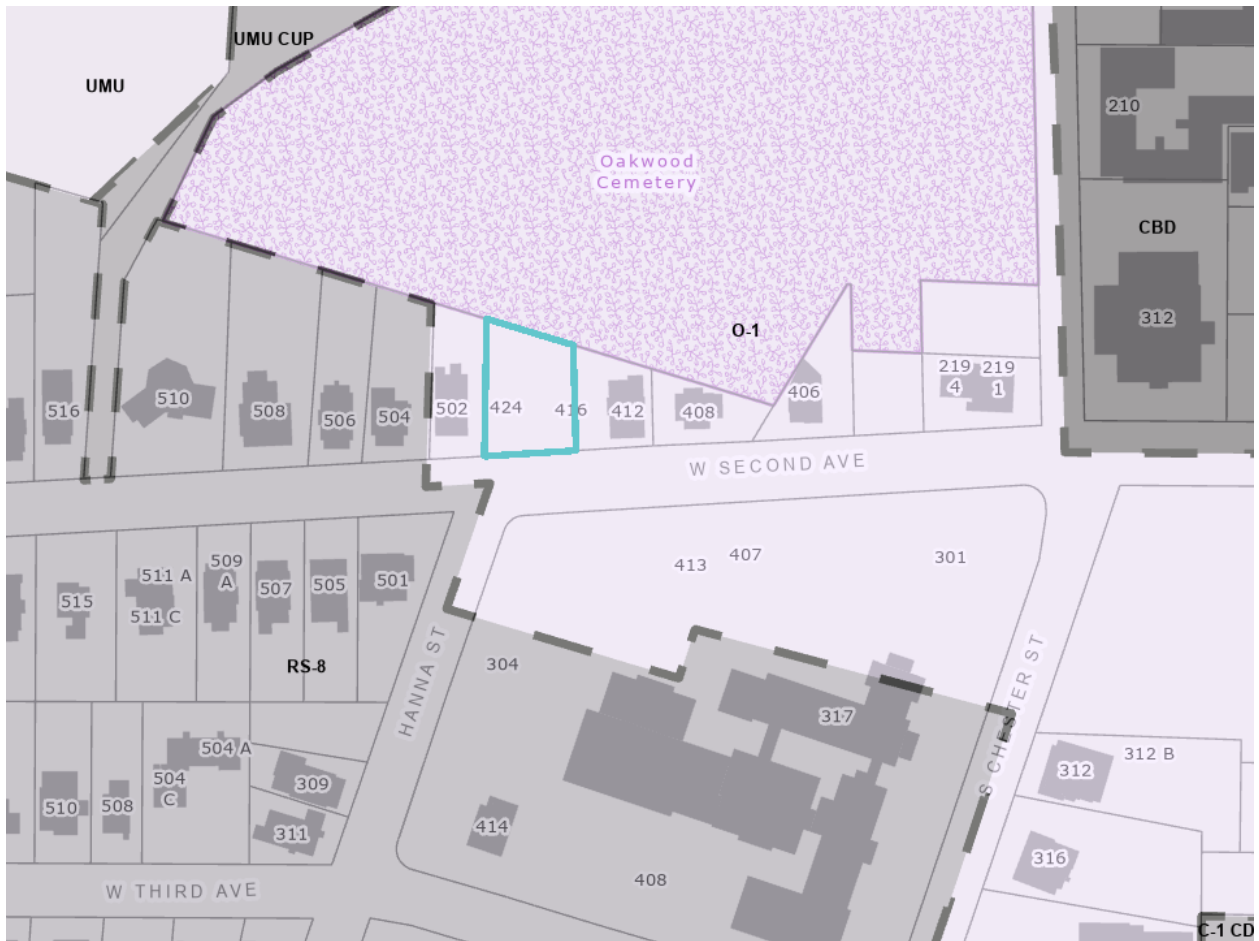
Attachment B- Application

Attachment C- Applicant Proposal

Attachment D- Staff Photos

Attachment E- Historic District Design Standards, New Construction

Zoning Map:





# HDC Application for COA (Long Form)

City of Gastonia Planning  
Department

Attachment B

Submitted On:

Mar 9, 2026, 05:59PM EDT

## Historic District Commission

### Application for Certificate of Appropriateness

*Major Work - Long Form*

<b>Property Street Address:</b>	<b>Street Address:</b> 424 W 2nd Avenue <b>City:</b> Gastonia <b>State:</b> NC <b>Zip:</b> 28052
<b>Applicant's Name:</b>	<b>First Name:</b> Lisa <b>Last Name:</b> Bass
<b>Applicant's Mailing Address:</b>	<b>Street Address:</b> 808 Lingfield Lane <b>City:</b> Waxhaw <b>State:</b> NC <b>Zip:</b> 28173
<b>Applicant's Email:</b>	lisa.bass@theagencyre.com
<b>Applicant's Primary Phone Number:</b>	718-968-5324
<b>Are you the Property Owner?</b>	NO
<b>Property Owner's Name</b>	<b>First Name:</b> Segundo <b>Last Name:</b> Pinos
<b>Property Owner's Mailing Address</b>	<b>Street Address:</b> 5810 Underwood Avenue <b>City:</b> Charlotte <b>State:</b> NC <b>Zip:</b> 28123
<b>Provide a phone number and/or email:</b>	Phone Number
<b>Property Owner's Phone Number</b>	973-930-5143

Major work items require a Certificate of Appropriateness and must be approved by the Commission prior to the issuance of a zoning permit. In general, these are items which involve a change in the exterior appearance of a structure or landscape and that are more substantial in nature than minor work items, including but not limited to the items listed below.

Choose the item(s) best suited to your request:

New construction or additions to buildings, and exterior remodeling

## Exterior Alteration of Existing Structure

Describe clearly and in detail all exterior architectural alterations to be made. Drawings, photographs, specifications MUST accompany this application, and any other graphic information deemed appropriate. Include information on materials, paint colors, and, if necessary, information on and location of significant, large trees on site, parking areas, etc.

This is a new construction home to be built on an existing lot.

Materials submitted with Application:

Site Plan  
Sketch

Upload Site Plan File(s):

SITE PLAN.pdf

Upload Sketch File(s):

P-1100 1202 SFT - NO 3' WALLS LIVING DINING FULL SET.pdf

**Applications without the abovementioned attachments or that do not provide a clear description will be considered incomplete and will not be processed until all pertinent information is provided.**

**I hereby give Planning staff and/or Historic District Commissioners permission to enter the property to collect information specific to this request.**

Property Permission:

YES without any type of notification

**Applications to be heard by the full Historic District Commission must be received at least fourteen (14) business days prior to the regularly scheduled meeting, which is the fourth Thursday of every month.**

I understand my application must be received at least fourteen (14) BUSINESS days prior to the regular scheduled meeting.

YES

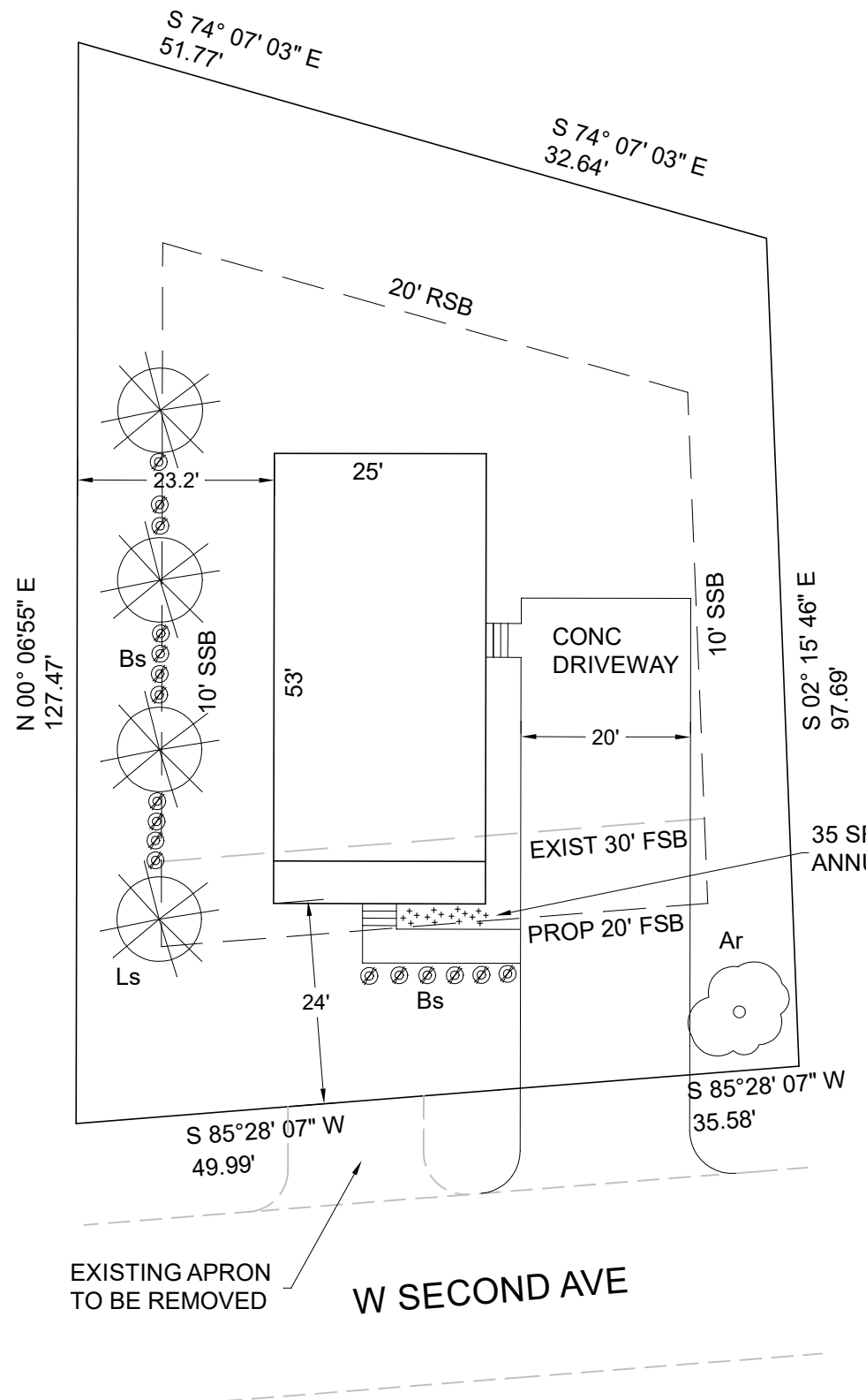
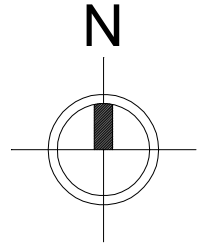
Full Signature:

First Name: Lisa  
Last Name: Bass  
Email Address: lisa.bass@theagencyre.com

*Lisa Bass*

Signed at: March 9, 2026 5:59PM America/New\_York

<b>Date Completed:</b>	<b>Month:</b> 3 <b>Day:</b> 9 <b>Year:</b> 1946
<b>Receipt</b>	HDC-LongForm-0000080-03092026
<b>User's Session Information</b>	98.24.35.241, Referrer URL



PLANTING SCHEDULE			
LABEL	NAME	QUANTITY	SIZE AT PLANTING
Ls	LANERSTROR CREPE MYRTLE	4	10' MIN HEIGHT
Bs	BUXUS SEM BOXWOOD	18	24" MIN
Ar	ACER RUBU RED MAPLE	1	2" MIN CALIPER

**PLANTING NOTES**

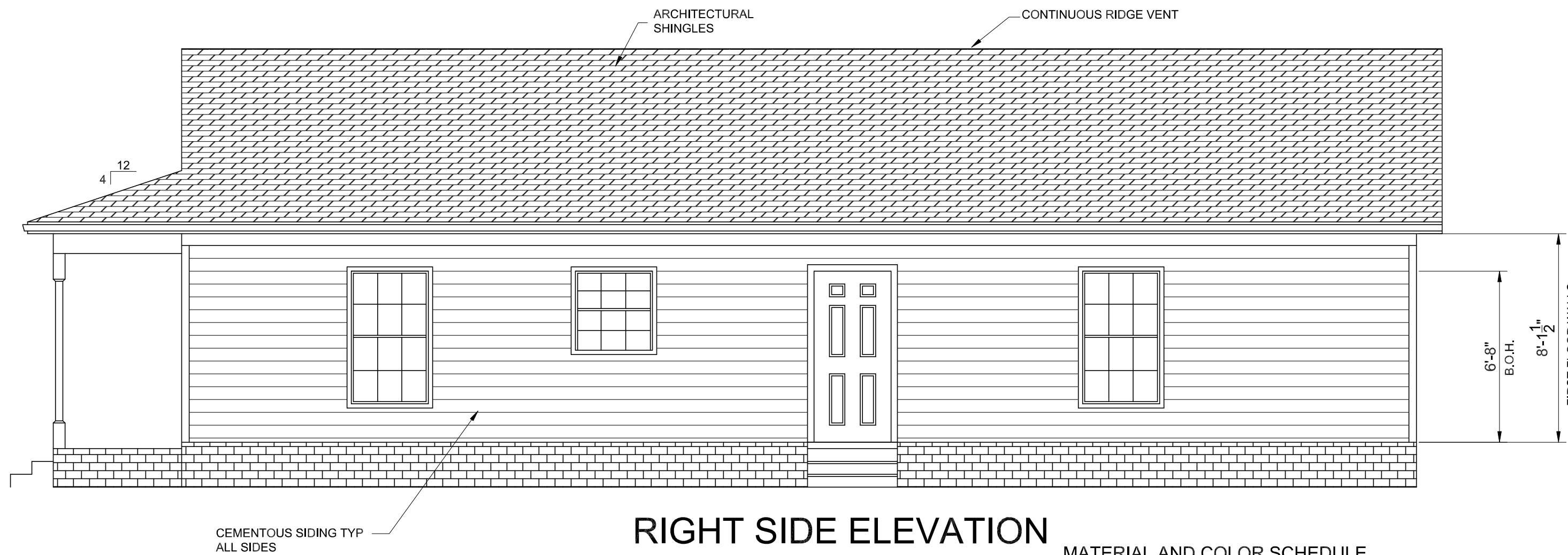
ALL TREES TO BE PLANTED A MIN OF 10' FROM ALL BUILDINGS

ALL LANDSCAPE MATERIAL MUST CONFORM TO THE LATEST VERSION OF THE AMERICAN STANDARDS FOR NURSERY STOCK (ANSI Z60.1, AS AMENDED). PLANT MATERIAL MUST BE OF STANDARD QUALITY OR BETTER, TRUE TO NAME AND TYPE OF SPECIES OR VARIETY.

PLANT MIX PROVIDED BY CONTRACTOR MUST CONSIST OF NATURAL FERTILE AGRICULTURAL TOPSOIL THAT IS CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH.

**SITE PLAN**

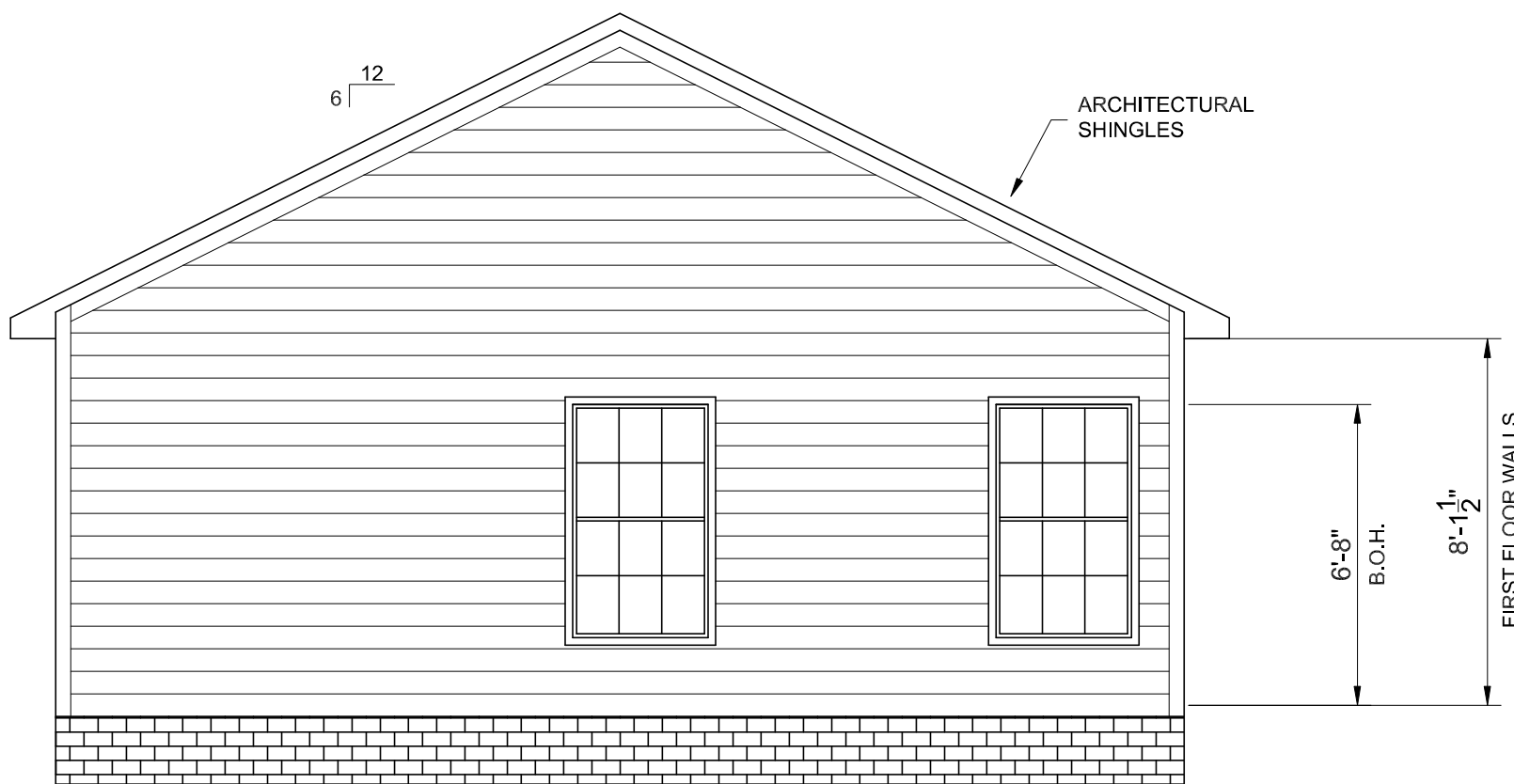
<p><b>BRANDYWINE DEVELOPMENT</b> LAND DEVELOPMENT • HOME BUILDING</p>	PROJECT	424 W SECOND AVE
	CLIENT	LISA BASS
SCALE	ADDRESS/LOT NO.	
1/4" = 1'-0"	424 W SECOND AVE GASTONIA NC	
PROJECT NO		SHEET
26-009		<b>1</b>



**RIGHT SIDE ELEVATION**

**MATERIAL AND COLOR SCHEDULE**

- CEDAR SHAKE - AFRICAN GREY SW 9162
- HORIZONTAL CEMENTOUS SIDING - ALABASTER SW 7008
- FRONT DOOR - TOWNHALL TAN SW7690
- VINYL WINDOWS - WHITE TRIM
- ALUMINUM FASCIA - WHITE
- TRIM - WHITE
- GUTTERS - WHITE
- SHINGLES - GAF WEATHERWOOD



**REAR ELEVATION**

MINIMUM VENT AREA SHALL BE 1/150 OF THE AREA OF VENTED SPACE

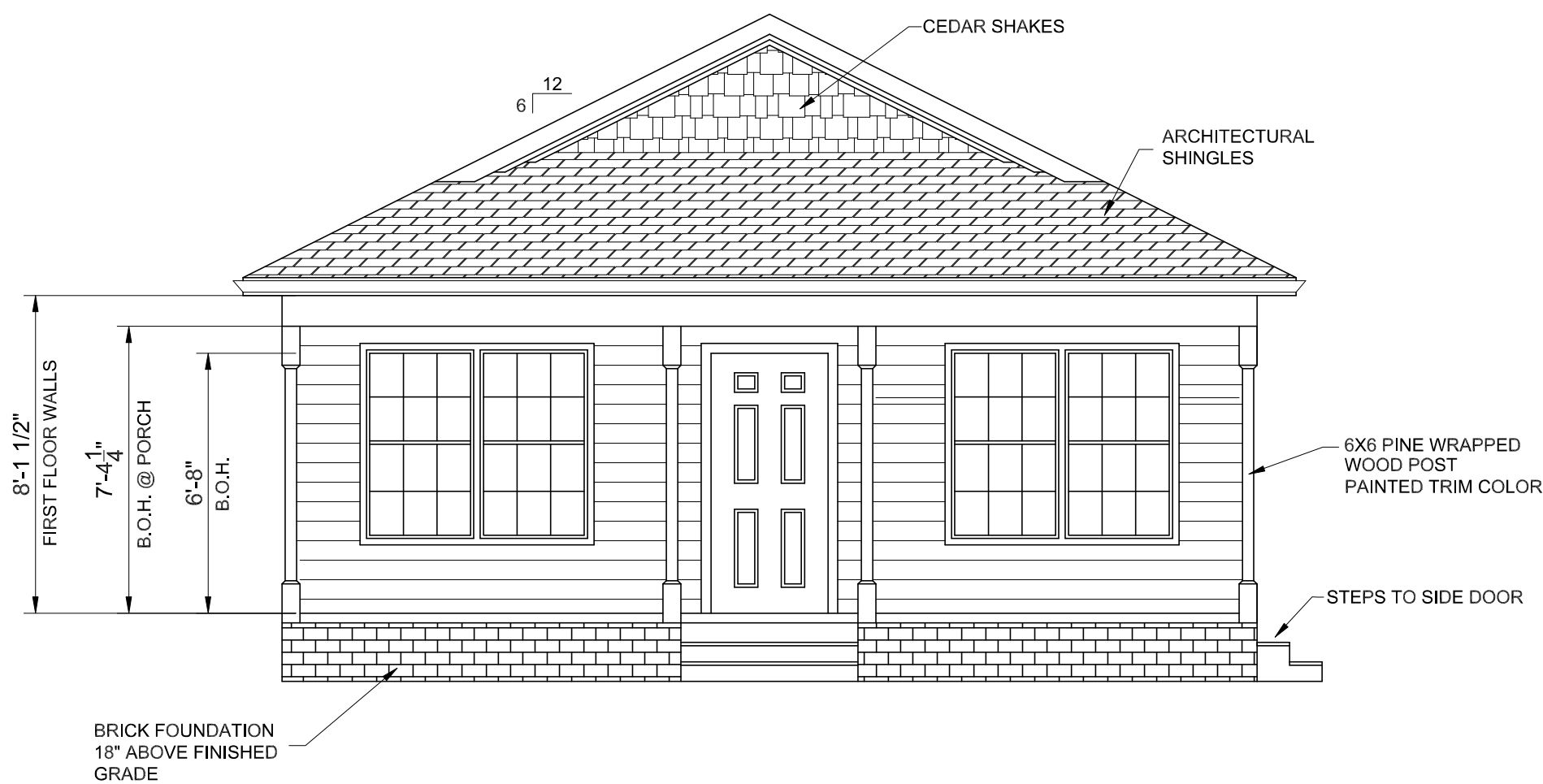
ROOF VENTILATION:  
 2" CONTINUOUS SOFFIT VENT PROVIDES APPROXIMATELY 8 SQUARE INCHES OF VENTED AREA PER LINEAR FOOT  
 RIDGE VENTS PROVIDE APPROXIMATELY 12.5 SQUARE INCHES OF VENTED ARE PER LINEAR FOOT

CALCULATION:  
 TOTAL UNDER ROOF SQUARE FOOTAGE REQUIRING VENTILATION - 1327 SFT  
 CONVERTED TO SQUARE INCHES - 191,088 SQUARE INCHES  
 $191,088 / 150 = 1273.92 = 1274$  SQUARE INCHES OF MIN NET FREE VENTILATING AREA  
 APPROX SOFFIT VENTS PER PLAN  
 $131 \text{ LFT} \times 8 \text{ SQ IN PER LFT} = 1048 \text{ SQ IN}$   
 APPROXIMATE RIDGE VENTS PER PLAN  
 $53 \text{ LFT} \times 12.5 \text{ SQ IN PER LFT} = 662.5 = 663 \text{ SQ IN}$   
 TOTAL = 1711 SQ IN OF NET FREE VENTILATING SPACE


ATTIC VENTILATION CALCS:  
 1202 SFT OF ATTIC AT A RATIO OF 1/30  
 REQUIRES A MIN OF 36 LFT OF RIDGE VENT

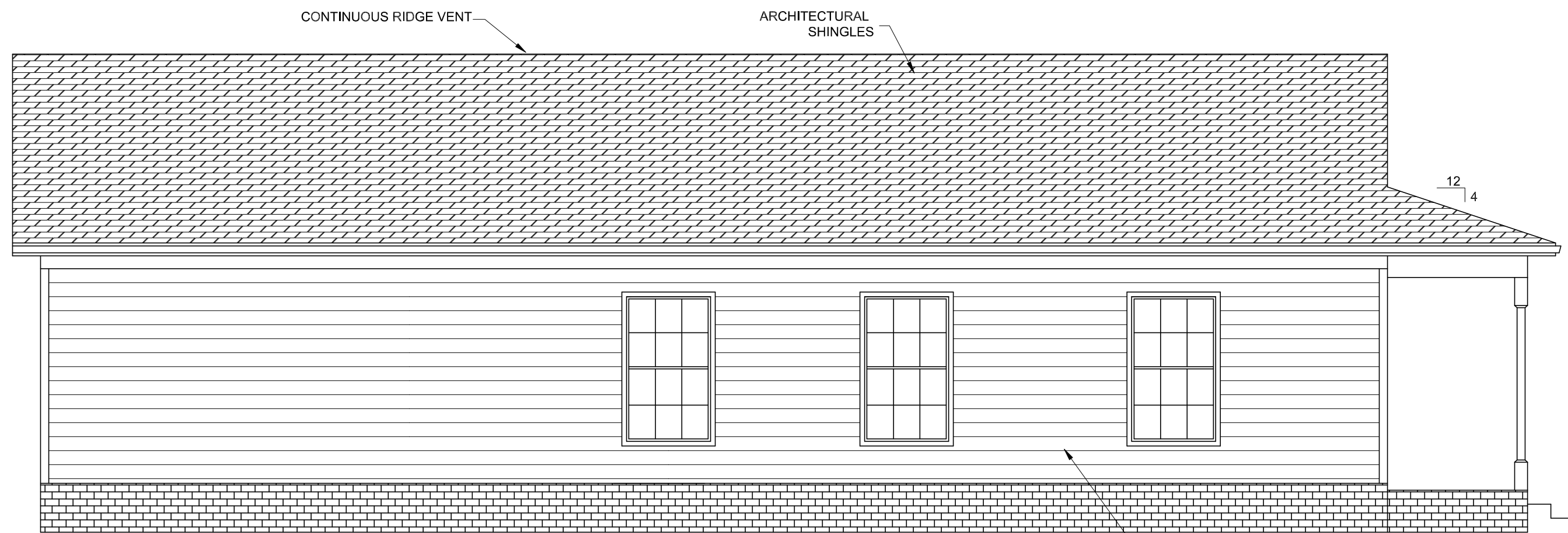
**GENERAL NOTES**

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES, REGULATIONS, AND FHAVA
2. CONTRACTOR TO VERIFY ALL CONDITIONS AND DIMENSIONS AT SITE PRIOR TO BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO DESIGNER FOR JUSTIFICATION AND/OR CORRECTION BEFORE PROCEEDING WITH WORK. CONTRACTORS SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED
3. ALL DIMENSIONS SHOULD BE READ AND CALCULATED AND NEVER SCALED.
4. ALL FOOTINGS TO BE BELOW FROST LINE (SEE LOCAL CODE) AND MUST REST ON UNDISTURBED SOIL CAPABLE OF HANDLING THE BUILDING. CONSULT LOCAL ENGINEER FOR PROPER FOOTING AND REINFORCING SIZES.
5. CONTRACTOR SHALL ENSURE COMPATIBILITY OF THE BUILDING WITH ALL SITE REQUIREMENTS.
6. ALL FOUNDATION AND STRUCTURAL MEMBERS SHOULD BE VERIFIED AND STAMPED BY A LOCAL STATE CERTIFIED STRUCTURAL ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR ADJUSTING AND VERIFYING ALL STRUCTURAL DETAILS AND CONDITIONS TO MEET ALL LOCAL CODES AND TO ENSURE A QUALITY AND SAFE CONSTRUCTION.



**FRONT ELEVATION**

 <b>BRANDYWINE DEVELOPMENT</b> <small>LAND DEVELOPMENT • HOME BUILDING</small>	PROJECT <b>424 W SECOND AVE</b>
	CLIENT <b>LISA BASS</b>
SCALE 1/4" = 1'-0"	ADDRESS/LOT NO. <b>424 W SECOND AVE GASTONIA NC</b>
PROJECT NO 26-009	SHEET <b>4</b>



CONTINUOUS RIDGE VENT

ARCHITECTURAL SHINGLES

12  
4

CEMENTIOUS SIDING TYP  
ALL SIDES

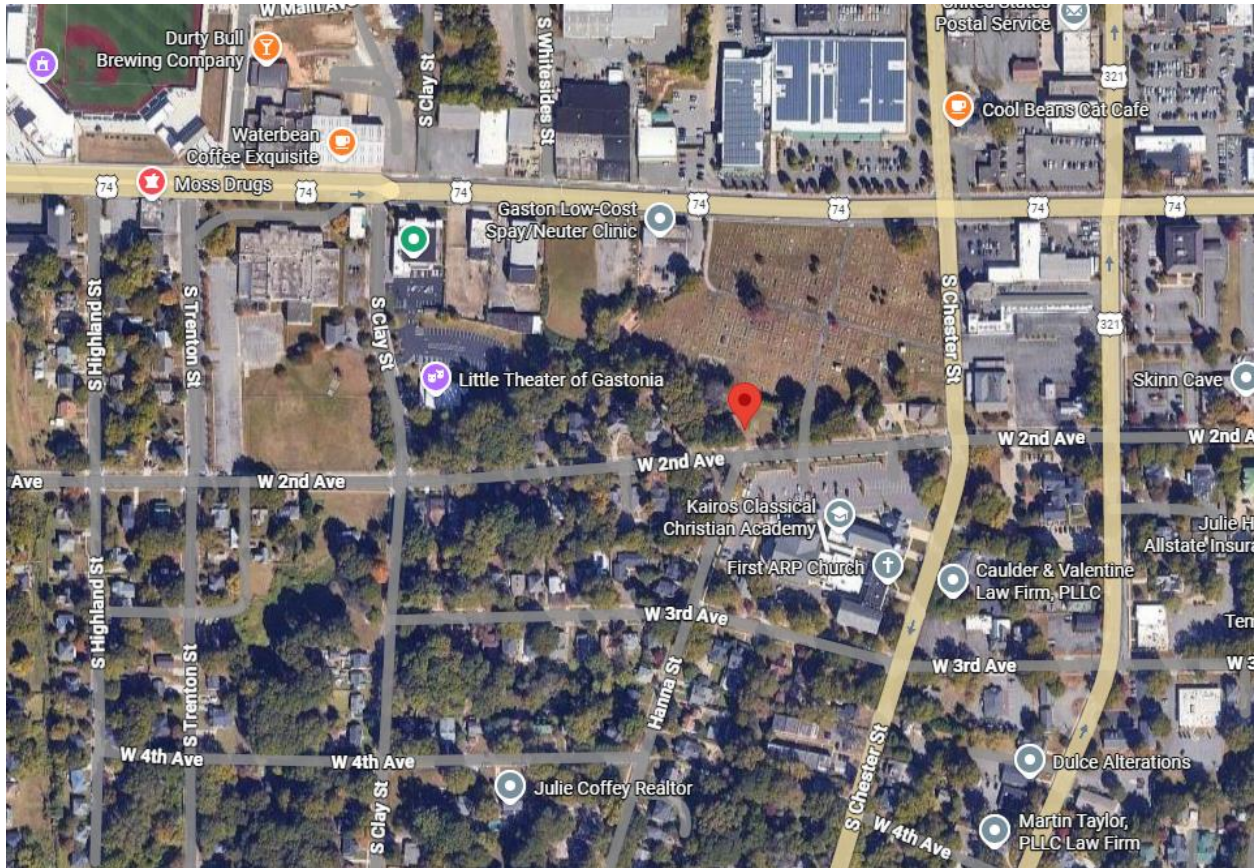
MATERIAL AND COLOR SCHEDULE

- CEDAR SHAKE - AFRICAN GREY SW 9162
- HORIZONTAL CEMENTIOUS SIDING - ALABASTER SW 7008
- FRONT DOOR - TOWNHALL TAN SW7690
- VINYL WINDOWS - WHITE TRIM
- ALUMINUM FASCIA - WHITE
- TRIM - WHITE
- GUTTERS - WHITE
- SHINGLES - GAF WEATHERWOOD

**LEFT SIDE ELEVATION**

Staff Photos:

Google 2026:



Google Feb. 2026:



## DESIGN PRINCIPLES & STANDARDS



310 S Chester Street, demolished in 2006



Current view of 310 S Chester Street, 2021

When an application for demolition is received, the GHDC staff will begin review the alternatives for saving the structure, including contacting non-profit preservation agencies and the City of Gastonia Community Services Department to discuss the options noted above. At the next appropriate meeting of the Commission, staff will provide a report to the Commission, including a summary of the information that has been obtained to date regarding possible alternatives, a general analysis of the historic structure and site and their importance to the district, and an outline of potential next steps.

The GHDC will delay the effective date of an approved Certificate of Appropriateness for the demolition of architecturally--or historically significant structures for a length of time no longer than 365 days from the date of approval to exhaust all possibilities for saving

the building. During this period the Commission will negotiate with the owner or other interested parties in an effort to find a means of preserving the building. The Commission will make it widely known that a significant building is threatened with demolition and that alternatives are being sought.

In the case of structures of little architectural value the Commission may waive all or part of the delay period. In making this determination the Commission will carefully weigh the value of the structure to the neighborhood setting.

Once all possibilities for saving the structure have been exhausted, all salvageable building materials will be removed. Then the structure will be quickly and thoroughly cleared. The site will then be planted or otherwise maintained until it is reused.

Before a significant structure is demolished, a permanent record of the building will be made. This record should consist of photographs and other documentation which describe the style, significance and special features of the building and this information will become part of the permanent files of the GHDC.

### New Construction

Prior to review of new construction by the GHDC, the applicant will have first met with a sub-committee of the Commission at an early stage in the design process to be informally advised concerning the Commission's standards, the nature of the area where the proposed construction is to take place, and other relevant factors. The sub-committee will refrain from any indication of approval or disapproval, but will not be barred from a reasonable discussion of the applicant's proposal. No advice or opinion given will be in any way binding upon the GHDC. Notice of the need for such a conference will be given to applicants at the earliest appropriate time.

In addition to the typical application requirements for a Certificate of Appropriateness (COA), applications for new construction will also provide a site plan showing at a minimum the location of:

- existing structures (if applicable),
- existing landscaping, including identification of all trees with a 12" diameter at breast height and species of said trees,
- new structures,
- driveways, including materials,
- porches and decks,
- fences,
- and any other feature that would require a COA, including heating and air equipment and satellite dishes.

The applicant will also provide elevations for each façade, with building and trim materials noted and dimensions of applicable features, such as siding, overhangs, and railings, etc. A copy will be provided for each member of the Commission and staff at the time of application. The site details will be provided on a site plan that is to scale. Due to the importance of a thorough review, the Commission may ask for additional information as needed to make their decision and postpone their decision until that time.

- a. New construction will blend in with existing buildings in terms of design principles. Contemporary architecture are encouraged as long as it adheres to neighborhood design characteristics.
- b. The basic shape, height and scale of existing structures can be easily transferred to contemporary construction. To create compatible relationships between old and new structures, basic shapes, echo forms and architectural features but not obviously copied. Shapes and heights can be easily determined from floor plans and elevations. Scale refers to the size of units of construction and architectural details in relation



Second floor new construction

to the size of man; the elements of scale may be brick or stone units, window or door opening and porches. Human-scaled units are most appropriate to a historic district environment, since they are conceived in proportion to man. Scale is also determined by the relationship of the building mass to open space. A human scale is once again desirable. Consistency of height is an important factor contributing to the scale and character of an area. Buildings quite different in height from the predominant pattern of an area will disrupt the area's structural relatedness.

- c. New buildings will be spaced on lots using roughly the same ratio of space found between well-related buildings nearby. Closely spaced buildings are the rule, creating a strong attraction between them. Also, the spacing is regular, which adds continuity and a sense of order to the streetscape. Setbacks from the City's rights-of-way should approximate those of nearby structures and new buildings will exhibit the coverage of their lot which is typical of the neighborhood. The purpose of this is to maintain a constant rhythm of mass and void within a block face.
- d. The orientation of a new structure, or in what manner it is placed on the lot, is important to the rhythm of a block face. Basically, if a new

- structure is introduced into a row of structures, it should face the same direction as the others. Keep additions to houses to a minimum and be compatible in scale, materials and design.
- e. New construction will be compatible in materials, size, scale, color and texture with surrounding buildings. New design that is compatible with the character and mood of the neighborhood is encouraged. Maintain the basic shape, height, scale, openings and texture of existing buildings. Place mechanical equipment in inconspicuous locations and screen from view.
- f. Roof types include gable, hip, gambrel and flat roofs. Simplified versions of these roof types can be found in contemporary architecture and can be a major vehicle in tying existing and new structures into a visually related whole. Roof forms to not use include very low pitched roofs with no overhang, flat roofs (i.e., flat roofs that depart from Neo-Classical form in that they lack cornices, architraves and pediments) and roofs making no effort to conceal air conditioning or similar machinery. Do not use bright or unusually colored shingles.
- g. Materials and surface textures are of a natural type and emphasize human scale. They include wood, brick and stucco and stone and can be effectively used in contemporary architecture. Other natural and synthetic materials available which, if used properly, can blend well with existing construction materials include stucco, cast stone and limestone (or cut stone) and masonite. Contemporary materials which, in general, to not use for new construction include oversized brick, exposed and/or painted concrete blocks or cinder blocks, vinyl or aluminum siding, and plate glass walls, or any similar materials.
- h. New development will be sensitive to the importance of existing trees and other landscape features and should be designed around any large trees and -unique shrubbery. Additional landscaping which is necessary around new buildings to reinforce the existing landscaping styles in the area. Usually, this will involve foundation and walk plantings and side and rear yard gardens. Arbors, trellis gardens and patios and hedgerows of boxwoods and ivies are common throughout rehabilitation.
- i. New development will maintain existing topography and mature vegetation when possible.



**STAFF REPORT FOR  
CERTIFICATE OF APPROPRIATENESS (COA)  
File #PLCA202600140  
April 23, 2026**

**APPLICANT(S)**: Apple Tran

**PROPERTY LOCATION**: 902 S. York Street

**PROPERTY OWNER(S)**: Aldabra Holdings LLC

**REQUEST**: The applicant is requesting to remove one window and fill with brick.

**PROPERTY DESCRIPTION**

The Edgewood Apartments were built in 1938 and are considered contributing to the York-Chester Historic District. The property is zoned RMF (Residential) and is surrounded by commercial and residential zoning districts (Attachment A). This property is designated as Neighborhood Residential on the 2050 Comprehensive Plan.

According to the City's Historic District survey (Attachment B), this property is a two-story Colonial Revival with brick exterior. This property has a side-gable roof with a large gabled wing at the rear. There are two louvered front doors sheltered by a front-gable portico with square posts. The property also has 6/6 sash windows.

**REQUEST**

According to the application (Attachment C), the applicant is requesting to remove one (1) window and fill the opening with brick to match the current exterior of the building (Attachment D). This would change the current exterior appearance of the building (Attachment E).

**ACTION**

The Historic District Commission is asked to review the application in accordance with the Historic Design Standards for windows (Attachment F) and approve, approve with conditions, deny or ask the applicant to return.

**Suggested actions:**

- 1) Approve the request as presented; window to be removed and filled with brick.
- 2) Approve request with additional conditions.
- 3) Deny the request; window cannot be removed and filled with brick.
- 4) Request the applicant return with additional options and/or information for the Commission to review.
- 5) Any other motion that the Commission thinks would be most appropriate.

**Veronica Bateson, AICP**

Senior Planner- Historic District

**Attachments**

Attachment A- Zoning Map

Attachment B- Historic District Survey

Attachment C- Application

Attachment D- Applicant Proposal

Attachment E- Staff Photos

Attachment F- Historic District Design Standards, Windows



Designed by local architect Hugh White between 1922 and 1924 and opened for the 1924-25 school year, Gastonia High School was one of the finest school buildings in the state at the time of its completion. Rising two stories above a raised basement, with a third story in the central frontispiece, the twenty-one bay building presents a monumental edifice to York Street. The red brick Tudor Gothic building features lavish limestone moldings and ornament including panels, finials, quoins, window hoods and window sills. A grand stone staircase leads to a double-leaf entry recessed in a Tudor arch opening. Windows retain transoms and 4/4 and 6/6 sash. The school originally had an E-shaped footprint, but a 1954 addition between the south wing and the central wing altered the plan. The school boasted an auditorium with a \$15,000 pipe organ, a swimming pool, a gymnasium and twenty-nine classrooms, each with its own telephone. The building has been converted for use as Ashley Arms Apartments and the athletic facilities, including a stadium, behind the school have been demolished. The mid-twentieth century gymnasium stands farther to the south (#114) while the ca. 1955 Vocational Building stands to the north (#107).

348. Edgewood Apartments  
902-904 South York Street, ca. 1938, Contributing Building

Two-story, Colonial Revival, brick, side-gable roof with large gabled wing at rear, 6/6 sash, two louvered front doors sheltered by a front-gable portico with square posts.

349. Edgewood Apartments  
906-912 South York Street, ca. 1938, Contributing Building

Two-story, Colonial Revival, brick, side-gable with large gabled wing at rear that terminates at a side-gable wing, 6/6 sash, four louvered doors on façade, front-gable portico shelters the two central doors, gabled hoods with arched ceilings shelter the doors on either side of the center doors, enclosed porches extend along both sides of the hyphen between the two side-gable sections.

350. House  
914 South York Street, ca. 1940, Contributing Building

Two-story, Colonial Revival, frame, side-gable roof, 6/1 sash, single-leaf entry with sidelights and fanlight, shed-roof porch with paired columns and gable over center bay, porte cochere on north elevation with paired columns, enclosed side porch on south elevation, interior brick chimney, brick foundation, aluminum siding.

- 350a. Garage Apartment  
914 South York Street, ca. 1940, Noncontributing Building

Two-story, replacement windows, enclosed garage bays, vinyl siding.

351. House  
916 South York Street, ca. 1925, Contributing Building



# HDC Application for COA (Long Form)

City of Gastonia Planning Department

Attachment C

Submitted On:

Mar 24, 2026, 05:46PM EDT

## Historic District Commission

### Application for Certificate of Appropriateness

*Major Work - Long Form*

<b>Property Street Address:</b>	<b>Street Address:</b> 902 S York St <b>City:</b> Gastonia <b>State:</b> NC <b>Zip:</b> 28052
<b>Applicant's Name:</b>	<b>First Name:</b> Apple <b>Last Name:</b> Tran
<b>Applicant's Mailing Address:</b>	<b>Street Address:</b> 620 W Garrison Blvd <b>City:</b> Gastonia <b>State:</b> NC <b>Zip:</b> 28052
<b>Applicant's Email:</b>	Accounting@vergeclt.com
<b>Applicant's Primary Phone Number:</b>	843-324-3297
<b>Are you the Property Owner?</b>	NO
<b>Property Owner's Name</b>	<b>First Name:</b> Aldabras <b>Last Name:</b> Holdings
<b>Property Owner's Mailing Address</b>	<b>Street Address:</b> 6126 Brookshire Blvd Suite A <b>City:</b> Charlotte <b>State:</b> NC <b>Zip:</b> 28216
<b>Provide a phone number and/or email:</b>	Email
<b>Property Owner's Email:</b>	apple@vergebuild.com

Major work items require a Certificate of Appropriateness and must be approved by the Commission prior to the issuance of a zoning permit. In general, these are items which involve a change in the exterior appearance of a structure or landscape and that are more substantial in nature than minor work items, including but not limited to the items listed below.

Choose the item(s) best suited to your request:	Any other work involving a significant change in the design, material or exterior appearance of a building, structure:
Provide a detailed description:	Close existing window opening and infill with brick to match existing building exterior.

## Exterior Alteration of Existing Structure

Describe clearly and in detail all exterior architectural alterations to be made. Drawings, photographs, specifications MUST accompany this application, and any other graphic information deemed appropriate. Include information on materials, paint colors, and, if necessary, information on and location of significant, large trees on site, parking areas, etc.	Removal of existing exterior window and infill of opening with brick to match existing structure in material, color, size, and pattern. Work will be performed to maintain the overall character and integrity of the building exterior.
Materials submitted with Application:	Photos
Upload Photo File(s):	902 S York St - Window.pdf

**Applications without the abovementioned attachments or that do not provide a clear description will be considered incomplete and will not be processed until all pertinent information is provided.**

**I hereby give Planning staff and/or Historic District Commissioners permission to enter the property to collect information specific to this request.**

Property Permission:	YES with notification either by email or phone
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**Applications to be heard by the full Historic District Commission must be received at least fourteen (14) business days prior to the regularly scheduled meeting, which is the fourth Thursday of every month.**

I understand my application must be received at least fourteen (14) BUSINESS days prior to the regular scheduled meeting.	YES
---	-----

Full Signature:	First Name: Apple Last Name: Tran Email Address: apple@vergebuild.com
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*Apple Iran*

Signed at: March 24, 2026 5:36PM America/New\_York

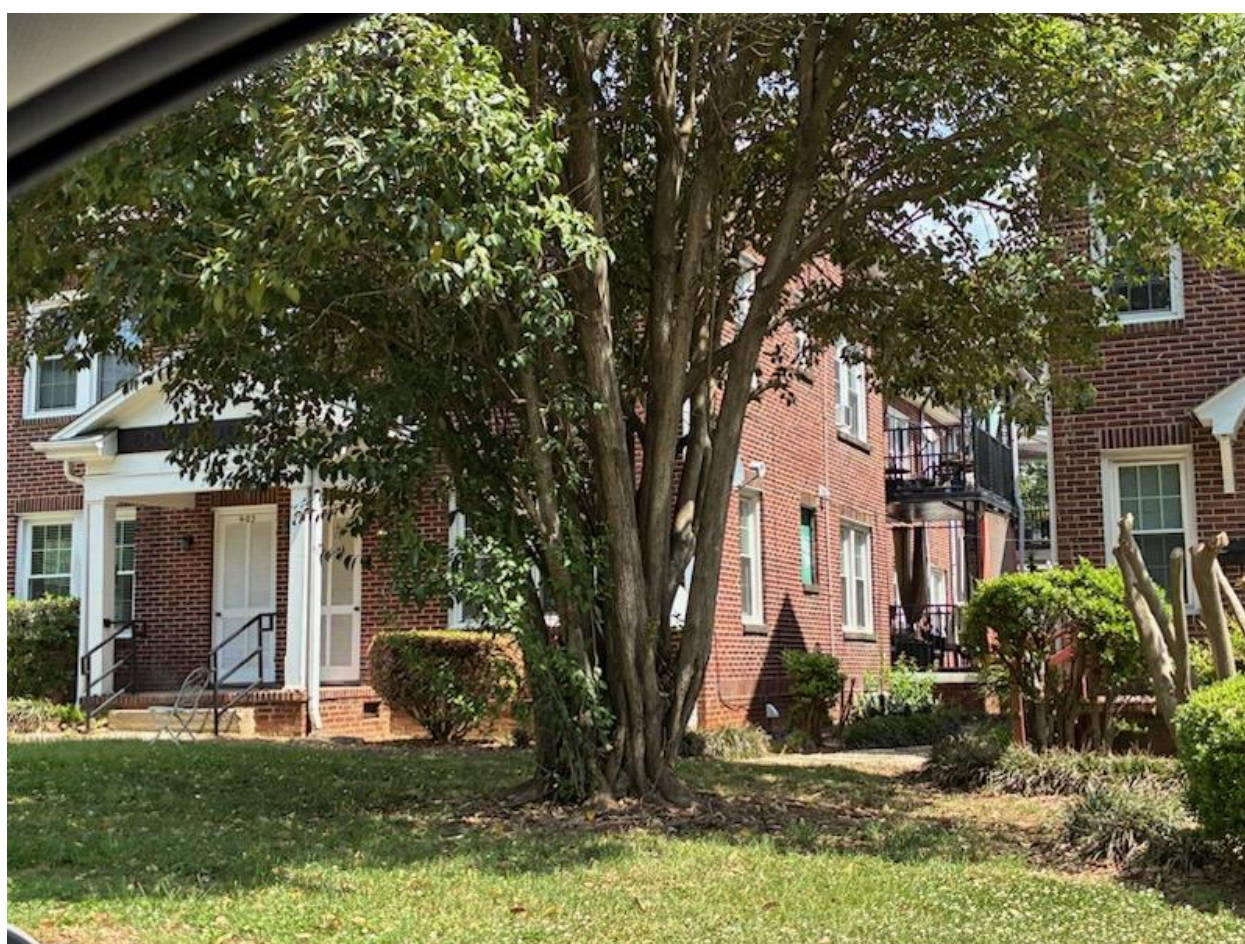
<b>Date Completed:</b>	
<b>Receipt</b>	HDC-LongForm-0000081-03242026
<b>User's Session Information</b>	75.176.3.123, Referrer URL



Uploaded by Apple Tran on 03/24/26, 11:55 AM

Staff Photos:

April 2026:







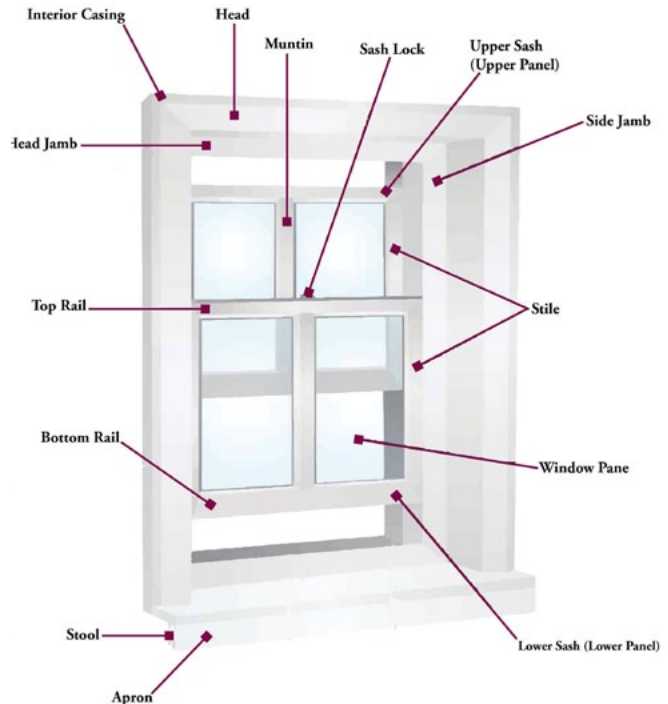


## DESIGN PRINCIPLES & STANDARDS

- c. Provide adequate roof drainage and insure that the roofing materials are providing a weather-tight covering for the structure. Metal flashing of an appropriate color should be used and installed so that as little as possible is visible.
- d. Replace deteriorated roof coverings with new material that is appropriate in terms of composition, size, shape, color and texture. In general, avoid light colored roofing shingles, white or very light colored roofs lose some of their visual definition and generally are less attractive because shingle joints stand out more and they can become discolored over the years.
- e. Remove existing roof coverings before reroofing if they would give the new roof a lumpy or uneven appearance.
- f. Repair or replace deteriorated architectural features which give the roof its essential character, such as dormers, cornices, chimneys, slate and terra cotta tiles.
- g. For maximum roof life, proper ventilation is important. Install roof ventilators on rear slopes and other locations not visible from the street.
- h. Installation of gutters does not require a COA, however, the size, scale, and color of the gutter should be appropriate to the particular home and vinyl gutters are discouraged.

### Fenestration (Windows, Doors)

Window and door openings are an important architectural feature of a historic building that is both aesthetic and functional. There are a wide variety of window and door designs in the historic districts based on the style and period of the structure itself. Improper or insensitive treatment of the windows and the doors of a historic building can seriously detract from its architectural character. Usually, repairing the original windows in an older building is more

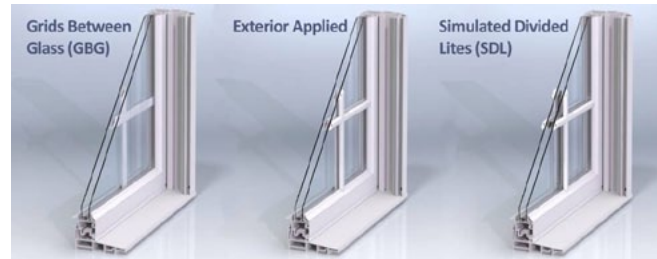


appropriate than replacing them with new ones. Peeling paint, high air infiltration, sticking sash, or broken panes are all repairable conditions and do not necessitate replacement.

- a. Retain and preserve existing historic windows and doors, including their functional and decorative features, such as frames, sashes, muntins, sills, heads, moldings, surrounds and hardware.
- b. Replacement of an entire window or door is to be considered only if repair is not feasible. If the details of a window or a door, such as casing, muntins, or tracery, are deteriorated and must be replaced, the original character of the building and the window or the door is to be used as a guide.
- c. Retain existing window and door openings and details including window trim, sash, glass, lintels, sills, grid/ muntin pattern, shutters and hardware.
- d. When replacement of deteriorated windows is required, or new ones must be added, imitate the original in size, scale, detail, pane and/or panel configuration. Do not install windows with two-

## DESIGN PRINCIPLES & STANDARDS

dimensional simulations of pane subdivisions, such as snap-in muntins or Grilles between the Glass (GBG). If not true divided light, install Simulated Divided Light (SDL) windows with three dimensional grills affixed to both the interior and exterior of the window with shadow bars between insulated glass panes. Materials are somewhat flexible; however style, design, and proportion are very important and should be based on the style and period of the structure.



Illustrating the difference between GBG and SDL window design

- e. Maintain vertical emphasis and smaller component panes of windows and doors. Repair existing windows as a first alternative.
- f. Do not introduce new window and door openings into the principal elevations, or enlarge or reduce window or door openings to fit new stock window sash or new stock door sizes, or introduce inappropriate window types such as louvered; retain the existing size of window panes and sash. Changes such as these damage the scale and proportion of the building.
- g. Retain original doors or replace with a similar style. Choose doors that are consistent with original style and period of the structure such as solid paneled doors or paneled doors with glass. Wood paneled doors may be painted complementary bright colors for emphasis. Do not install flush or flat surfaced doors and those with contemporary decorative windows, such as an oval window with decorative glass, as they are not appropriate in the historic district.
- h. Install storm windows and doors that are painted white or match the house trim color, or place storm windows on the inside. Do not obscure the outline and appearance of the original doors and windows or remove trim with the installation of storm doors and windows.
- i. Refrain from installing new window or door features such as aluminum storm and screen window combinations that require the removal of original windows and doors or the installation of plastic, or metal strip awnings, decorative shutters, plate glass, sliding



Paneled door with glass



Original decorative door frame features

## DESIGN PRINCIPLES & STANDARDS

glass doors, bronzed glass, colored plastic panels and modern picture window arrangements when they would alter the character and appearance of the building. Locate modern windows and doors which are part of an improvement project for leisure space, such as sliding glass doors, inconspicuously, such as at the rear of the house.

### Shutters:

- a. Retain any original shutters and hardware.
- b. Replace shutters that are beyond repair to match the size and design of the original shutter.
- c. Vinyl and aluminum shutters are not appropriate.
- d. If size permits, size new shutters to fit the window opening
- e. Shutters on multiple or bay windows are not appropriate.
- f. Do not install shutters on buildings that historically never had shutters.
- g. The design of new shutters to be architecturally consistent with the building's style.
- h. Despite being wood, "barn-style," pallet-style or stained cedar shutters are not architecturally consistent with any building in Gastonia's Local Historic Districts and are not allowed.

### Porches, Decks & Patios

Porches are the focal point of an historic building and were historically a center of activity in a residential structure. The historic districts include large front and side porches, some with intricate balustrades and sawn brackets and others with substantial porch columns. It is important that these primary significant features be retained, preserved, and if necessary, reconstructed. Attention should be given to the materials and placement of the patio to be consistent



Correct sizing of a shutter

with the Historic District's integrity and character.

- a. Retain porches, porte cocheres, steps and porch features such as handrails, balusters, columns, dentil moulding, brackets and roof decoration of wood, iron, cast iron, terra cotta, tile and brick which are appropriate to the building and its development. Repair or replace deteriorated porch details to match the original, where possible.
- b. Remove front porch infill to restore original facade. In general, the closing in of side porches to create interior space is discouraged. Rear yard porch enclosures are allowed.
- c. Do not replace original wood porch floors with concrete, or stripping porches and steps of original material and architectural features, such as handrails, balusters, columns, dentil moulding, brackets and roof decoration of wood, iron, cast iron, terra cotta, tile and brick.
- d. Install porch railings with space between planks, a base board and top rail.
- e. Place decks in inconspicuous locations (usually at the rear of houses), screened from view from the street and which are designed to blend with the house. This can be achieved through compatible



**STAFF REPORT FOR  
CERTIFICATE OF APPROPRIATENESS (COA)  
File #PLCA202600146  
April 23, 2026**

**APPLICANT(S)**: Apple Tran

**PROPERTY LOCATION**: 901 Edgewood Circle

**PROPERTY OWNER(S)**: Aldabra Holdings LLC

**REQUEST**: The applicant is requesting approval of two items: 1) the replacement of 18 windows and 2) the removal of six (6) windows and fill with brick.

**PROPERTY DESCRIPTION**

The apartment building was built in 1957 and is not considered contributing to the York-Chester Historic District. The property is zoned RMF (Residential) and is surrounded by commercial and residential zoning districts (Attachment A). This property is designated as Neighborhood Residential on the 2050 Comprehensive Plan.

According to the City's Historic District survey (Attachment B), this property contains a one-story, four-unit apartment building with brick exterior. This property has a side-gable roof and gabled porticos with metal posts at the front entries while the rear entries have bracketed shed-roof hoods. The building also has metal casement windows and vinyl in portico gables.

**REQUEST**

According to the application (Attachment C), the applicant is requesting the replacement of 18 windows. The second request is to remove the remaining six (6) windows and fill the opening with brick to match the current exterior of the building (Attachment D). This would change the current exterior appearance of the building (Attachment E).

**ACTION**

The Historic District Commission is asked to review the application in accordance with the Historic Design Standards for windows (Attachment F) and approve, approve with conditions, deny or ask the applicant to return.

**Suggested actions:**

- 1) Approve the two requests as presented; windows to be replaced and removed.
- 2) Approve one or both requests with additional conditions.
- 3) Deny request; no windows to be replaced nor removed.
- 4) Request the applicant return with additional options for the Commission to review.
- 5) Any other motion that the Commission thinks would be most appropriate.

**Veronica Bateson, AICP**

Senior Planner- Historic District

**Attachments**

Attachment A- Zoning Map

Attachment B- Historic District Survey

Attachment C- Application

Attachment D- Applicant Proposal

Attachment E- Staff Photos

Attachment F- Historic District Design Standards, Windows

Zoning Map:



Two-story, Colonial Revival, brick, side-gable roof, three bays wide, three bays deep, gabled portico with curved ceiling over central entry flanked by sidelights, replacement windows and door. David Smith was the general manager of Smith Chevrolet.

90. William H. Kelley House  
1008 Edgewood Circle, ca. 1938, Noncontributing Building

Two-story, Colonial Revival, frame, side-gable roof, 6/6 sash, two-story front porch supported by squared columns, one-story wing at north side, two-story wing at south side with exterior brick chimney, brick foundation, weatherboards. Extensive renovations have been made, including new foundation work, new chimney and replacement of the original single-story porch with a two-story version. William Kelley was the secretary-treasurer of Grocers Baking Company.

West Side

91. Apartment Building  
901 Edgewood Circle, ca. 1957, Noncontributing Building

One-story, brick, side-gable roof, 4-unit, double-pile, metal casement windows, gabled porticos with metal posts at front entries, bracketed shed-roof hoods at rear entries, vinyl in portico gables.

92. Henry Groves House  
905 Edgewood Circle, ca. 1920, Contributing Building

Two-story, Colonial Revival, frame, five bays wide, replacement windows, flat-roof semicircular portico on slender Tuscan columns, single-story side porch at south elevation with added second-story room above, corbelled brick end chimneys, brick foundation, vinyl siding. Henry Groves was president of Groves Mills.

- 92a. Garage Apartment  
905 Edgewood Circle, ca. 1920, Contributing Building

Two-story, front-gable roof, frame, garage door on facade with stairs to second-story entry on north elevation, replacement windows, vinyl siding.

93. Charles A. and Jessie L. Moss House  
907 Edgewood Circle, ca. 1940, Contributing Building

Two-story, brick, hip roof, paired 6/1 sash, flat-roof portico on slender Tuscan columns with roof balustrade, interior brick chimney at north roof slope, eave brackets. Charles Moss was a florist with a shop at 1024 E. Franklin Street.

- 93a. Garage



# HDC Application for COA (Long Form)

City of Gastonia Planning Department

Attachment C

Submitted On:

Mar 31, 2026, 11:16AM EDT

## Historic District Commission

### Application for Certificate of Appropriateness

*Major Work - Long Form*

<b>Property Street Address:</b>	<b>Street Address:</b> 901 Edgewood Circle <b>City:</b> Gastonia <b>State:</b> NC <b>Zip:</b> 28052
<b>Applicant's Name:</b>	<b>First Name:</b> Apple <b>Last Name:</b> Tran
<b>Applicant's Mailing Address:</b>	<b>Street Address:</b> 620 W Garrison Blvd <b>City:</b> Gastonia <b>State:</b> NC <b>Zip:</b> 28052
<b>Applicant's Email:</b>	apple@vergebuild.com
<b>Applicant's Primary Phone Number:</b>	843-3243297
<b>Are you the Property Owner?</b>	NO
<b>Property Owner's Name</b>	<b>First Name:</b> Aldabras <b>Last Name:</b> Holdings
<b>Property Owner's Mailing Address</b>	<b>Street Address:</b> 6126 Brookshire Blvd Suite A <b>City:</b> Charlotte <b>State:</b> NC <b>Zip:</b> 28216
<b>Provide a phone number and/or email:</b>	Email
<b>Property Owner's Email:</b>	apple@vergebuild.com

Major work items require a Certificate of Appropriateness and must be approved by the Commission prior to the issuance of a zoning permit. In general, these are items which involve a change in the exterior appearance of a structure or landscape and that are more substantial in nature than minor work items, including but not limited to the items listed below.

Choose the item(s) best suited to your request:	Any other work involving a significant change in the design, material or exterior appearance of a building, structure:
Provide a detailed description:	Replace 18 windows to match current, and close 6 windows to match existing building exterior

## Exterior Alteration of Existing Structure

Describe clearly and in detail all exterior architectural alterations to be made. Drawings, photographs, specifications MUST accompany this application, and any other graphic information deemed appropriate. Include information on materials, paint colors, and, if necessary, information on and location of significant, large trees on site, parking areas, etc.	Replace 18 windows to match existing. Remove 6 existing exterior windows and infill opening with brick to match existing structure in material, color, size, & Pattern.
Materials submitted with Application:	Photos
Upload Photo File(s):	2026_03_13T01_47_38.jpeg 2026_03_13T01_47_09 (1).jpeg 2026_03_13T01_48_46.jpeg 2026_03_13T01_48_12.jpeg

**Applications without the abovementioned attachments or that do not provide a clear description will be considered incomplete and will not be processed until all pertinent information is provided.**

**I hereby give Planning staff and/or Historic District Commissioners permission to enter the property to collect information specific to this request.**

Property Permission: YES with notification either by email or phone

**Applications to be heard by the full Historic District Commission must be received at least fourteen (14) business days prior to the regularly scheduled meeting, which is the fourth Thursday of every month.**

I understand my application must be received at least fourteen (14) BUSINESS days prior to the regular scheduled meeting.	YES	Attachment C
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Full Signature:	First Name: Apple Last Name: Tran Email Address: apple@vergebuild.com
-----------------	---

*Apple Iran*

Signed at: March 31, 2026 11:14AM America/New\_York

<b>Date Completed:</b>	
<b>Receipt</b>	HDC-LongForm-0000083-03312026
<b>User's Session Information</b>	75.176.3.123, Referrer URL







Bathroom windows need to  
close

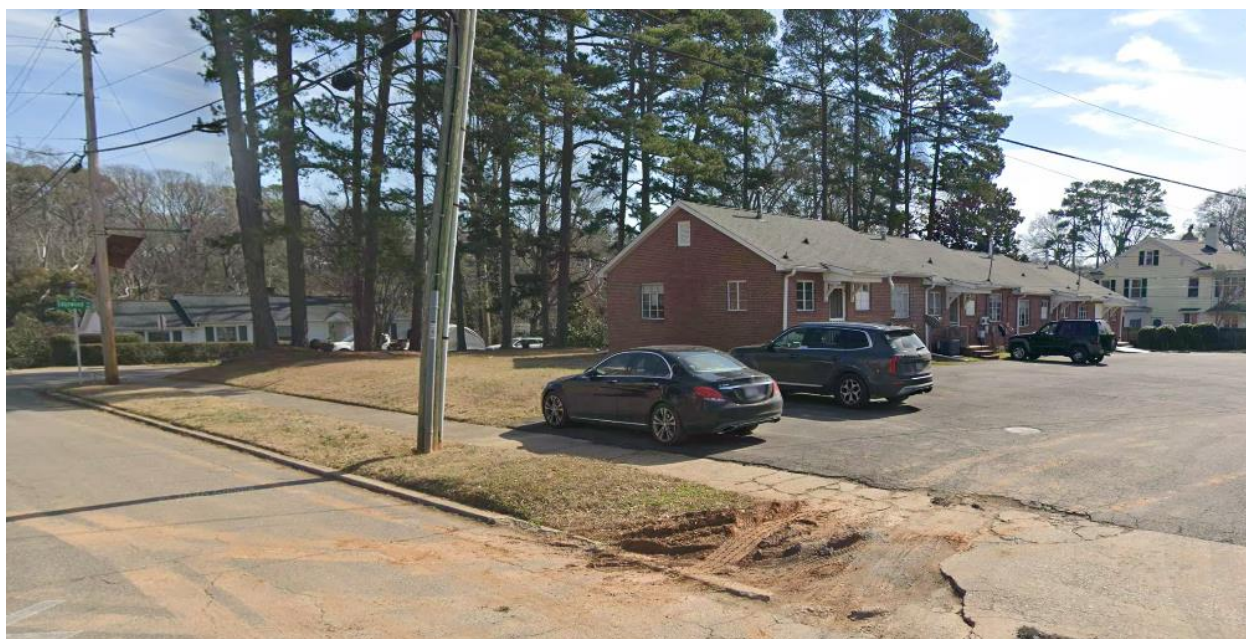


Staff Photos:

Google Feb. 2026:



Google Feb. 2026:



Google Feb. 2026:



2010:



2010:



April 2026:

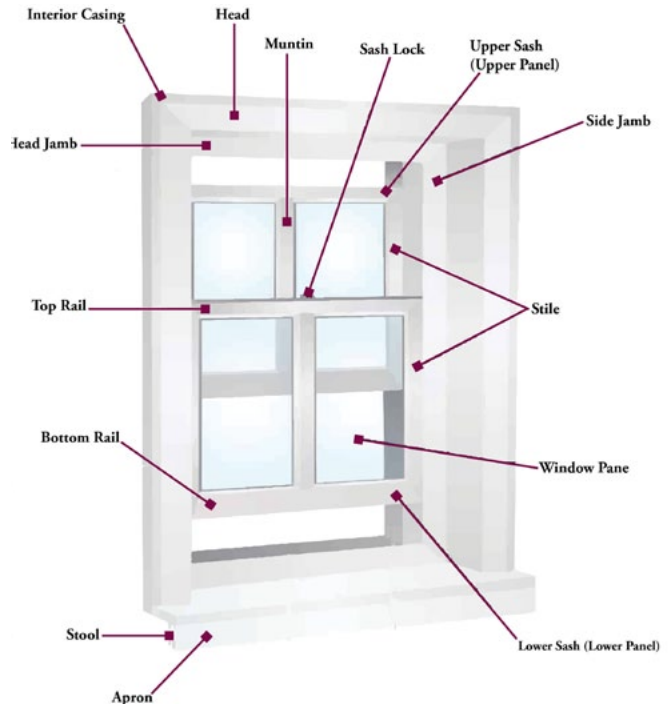


## DESIGN PRINCIPLES & STANDARDS

- c. Provide adequate roof drainage and insure that the roofing materials are providing a weather-tight covering for the structure. Metal flashing of an appropriate color should be used and installed so that as little as possible is visible.
- d. Replace deteriorated roof coverings with new material that is appropriate in terms of composition, size, shape, color and texture. In general, avoid light colored roofing shingles, white or very light colored roofs lose some of their visual definition and generally are less attractive because shingle joints stand out more and they can become discolored over the years.
- e. Remove existing roof coverings before reroofing if they would give the new roof a lumpy or uneven appearance.
- f. Repair or replace deteriorated architectural features which give the roof its essential character, such as dormers, cornices, chimneys, slate and terra cotta tiles.
- g. For maximum roof life, proper ventilation is important. Install roof ventilators on rear slopes and other locations not visible from the street.
- h. Installation of gutters does not require a COA, however, the size, scale, and color of the gutter should be appropriate to the particular home and vinyl gutters are discouraged.

### Fenestration (Windows, Doors)

Window and door openings are an important architectural feature of a historic building that is both aesthetic and functional. There are a wide variety of window and door designs in the historic districts based on the style and period of the structure itself. Improper or insensitive treatment of the windows and the doors of a historic building can seriously detract from its architectural character. Usually, repairing the original windows in an older building is more

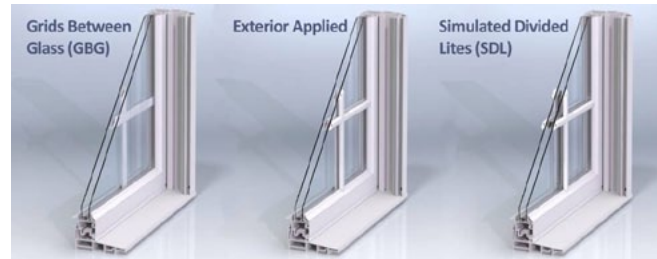


appropriate than replacing them with new ones. Peeling paint, high air infiltration, sticking sash, or broken panes are all repairable conditions and do not necessitate replacement.

- a. Retain and preserve existing historic windows and doors, including their functional and decorative features, such as frames, sashes, muntins, sills, heads, moldings, surrounds and hardware.
- b. Replacement of an entire window or door is to be considered only if repair is not feasible. If the details of a window or a door, such as casing, muntins, or tracery, are deteriorated and must be replaced, the original character of the building and the window or the door is to be used as a guide.
- c. Retain existing window and door openings and details including window trim, sash, glass, lintels, sills, grid/ muntin pattern, shutters and hardware.
- d. When replacement of deteriorated windows is required, or new ones must be added, imitate the original in size, scale, detail, pane and/or panel configuration. Do not install windows with two-

## DESIGN PRINCIPLES & STANDARDS

dimensional simulations of pane subdivisions, such as snap-in muntins or Grilles between the Glass (GBG). If not true divided light, install Simulated Divided Light (SDL) windows with three dimensional grills affixed to both the interior and exterior of the window with shadow bars between insulated glass panes. Materials are somewhat flexible; however style, design, and proportion are very important and should be based on the style and period of the structure.



Illustrating the difference between GBG and SDL window design

- e. Maintain vertical emphasis and smaller component panes of windows and doors. Repair existing windows as a first alternative.
- f. Do not introduce new window and door openings into the principal elevations, or enlarge or reduce window or door openings to fit new stock window sash or new stock door sizes, or introduce inappropriate window types such as louvered; retain the existing size of window panes and sash. Changes such as these damage the scale and proportion of the building.
- g. Retain original doors or replace with a similar style. Choose doors that are consistent with original style and period of the structure such as solid paneled doors or paneled doors with glass. Wood paneled doors may be painted complementary bright colors for emphasis. Do not install flush or flat surfaced doors and those with contemporary decorative windows, such as an oval window with decorative glass, as they are not appropriate in the historic district.
- h. Install storm windows and doors that are painted white or match the house trim color, or place storm windows on the inside. Do not obscure the outline and appearance of the original doors and windows or remove trim with the installation of storm doors and windows.
- i. Refrain from installing new window or door features such as aluminum storm and screen window combinations that require the removal of original windows and doors or the installation of plastic, or metal strip awnings, decorative shutters, plate glass, sliding



Paneled door with glass



Original decorative door frame features

## DESIGN PRINCIPLES & STANDARDS

glass doors, bronzed glass, colored plastic panels and modern picture window arrangements when they would alter the character and appearance of the building. Locate modern windows and doors which are part of an improvement project for leisure space, such as sliding glass doors, inconspicuously, such as at the rear of the house.

### Shutters:

- a. Retain any original shutters and hardware.
- b. Replace shutters that are beyond repair to match the size and design of the original shutter.
- c. Vinyl and aluminum shutters are not appropriate.
- d. If size permits, size new shutters to fit the window opening
- e. Shutters on multiple or bay windows are not appropriate.
- f. Do not install shutters on buildings that historically never had shutters.
- g. The design of new shutters to be architecturally consistent with the building's style.
- h. Despite being wood, "barn-style," pallet-style or stained cedar shutters are not architecturally consistent with any building in Gastonia's Local Historic Districts and are not allowed.

### Porches, Decks & Patios

Porches are the focal point of an historic building and were historically a center of activity in a residential structure. The historic districts include large front and side porches, some with intricate balustrades and sawn brackets and others with substantial porch columns. It is important that these primary significant features be retained, preserved, and if necessary, reconstructed. Attention should be given to the materials and placement of the patio to be consistent



Correct sizing of a shutter

with the Historic District's integrity and character.

- a. Retain porches, porte cocheres, steps and porch features such as handrails, balusters, columns, dentil moulding, brackets and roof decoration of wood, iron, cast iron, terra cotta, tile and brick which are appropriate to the building and its development. Repair or replace deteriorated porch details to match the original, where possible.
- b. Remove front porch infill to restore original facade. In general, the closing in of side porches to create interior space is discouraged. Rear yard porch enclosures are allowed.
- c. Do not replace original wood porch floors with concrete, or stripping porches and steps of original material and architectural features, such as handrails, balusters, columns, dentil moulding, brackets and roof decoration of wood, iron, cast iron, terra cotta, tile and brick.
- d. Install porch railings with space between planks, a base board and top rail.
- e. Place decks in inconspicuous locations (usually at the rear of houses), screened from view from the street and which are designed to blend with the house. This can be achieved through compatible



**STAFF REPORT FOR  
CERTIFICATE OF APPROPRIATENESS (COA)  
File #PLCA202600151  
April 23, 2026**

**APPLICANT(S)**: John B. Pruitt

**PROPERTY LOCATION**: 710 S. York Street

**PROPERTY OWNER(S)**: John B. Pruitt

**REQUEST**: The applicant is requesting to build a new carriage house.

**PROPERTY DESCRIPTION**

The main house was built in 1926 and is considered contributing to the York-Chester Historic District. The property is zoned RS-8 (Residential 8,000 Square Foot Lots) and is surrounded by commercial and residential zoning districts (Attachment A). This property is designated as Neighborhood Residential on the 2050 Comprehensive Plan.

According to the City's Historic District survey (Attachment B), this property contains a primary structure (main house) that is a two-story Colonial Revival with brick exterior. This property has a hip-roof dormer on the front slope and 6/1 sash windows. This property also features a single-leaf entry with sidelights and a transom, a flat-roof entry portico with Tuscan columns, and a modillion cornice. There are also side porches on the north and south elevations, a brick chimney on the north elevation, and exposed rafter ends.

The City's Historic District survey also noted architectural elements on the garage apartment, which is also known as the carriage house, for this property. The garage apartment/carriage house was built in 1926 and is considered contributing to the York-Chester Historic District. This building was demolished via a Certificate of Appropriateness, PLCA202400456, in 2024 (Attachment B). According to the survey, the garage apartment/carriage house consisted of a two-story building with a brick exterior, green tile hip roof, 1/1 sash windows, and two garage bays.

This property is also associated with Thomas Henry, who owned Todd-Trower Tile Company.

**REQUEST**

On September 17, 2024, a Certified Structural Engineer assessed the carriage house and recommended that the building be removed. On October 8, 2024, Staff approved the demolition of the carriage house via Certificate of Appropriateness PLCA202400456 (Attachment C).

According to the application (Attachment D) the applicant is proposing the reconstruction of the carriage house that was demolished and staff have found that the proposed carriage house (Attachment E) replicates many key elements from the original building (Attachment F).

**ACTION**

The Historic District Commission is asked to review the application in accordance with the Historic Design Standards for new construction (Attachment G) and approve, approve with conditions, deny or ask the applicant to return.

**Suggested actions:**

- 1) Approve the new construction as presented.
- 2) Approve the new construction with additional conditions.
- 3) Deny the new construction.
- 4) Request the applicant return with additional options and/or information for the Commission to review.

5) Any other motion that the Commission thinks would be most appropriate.

**Veronica Bateson, AICP**

Senior Planner- Historic District

**Attachments**

Attachment A- Zoning Map

Attachment B- Historic District Survey

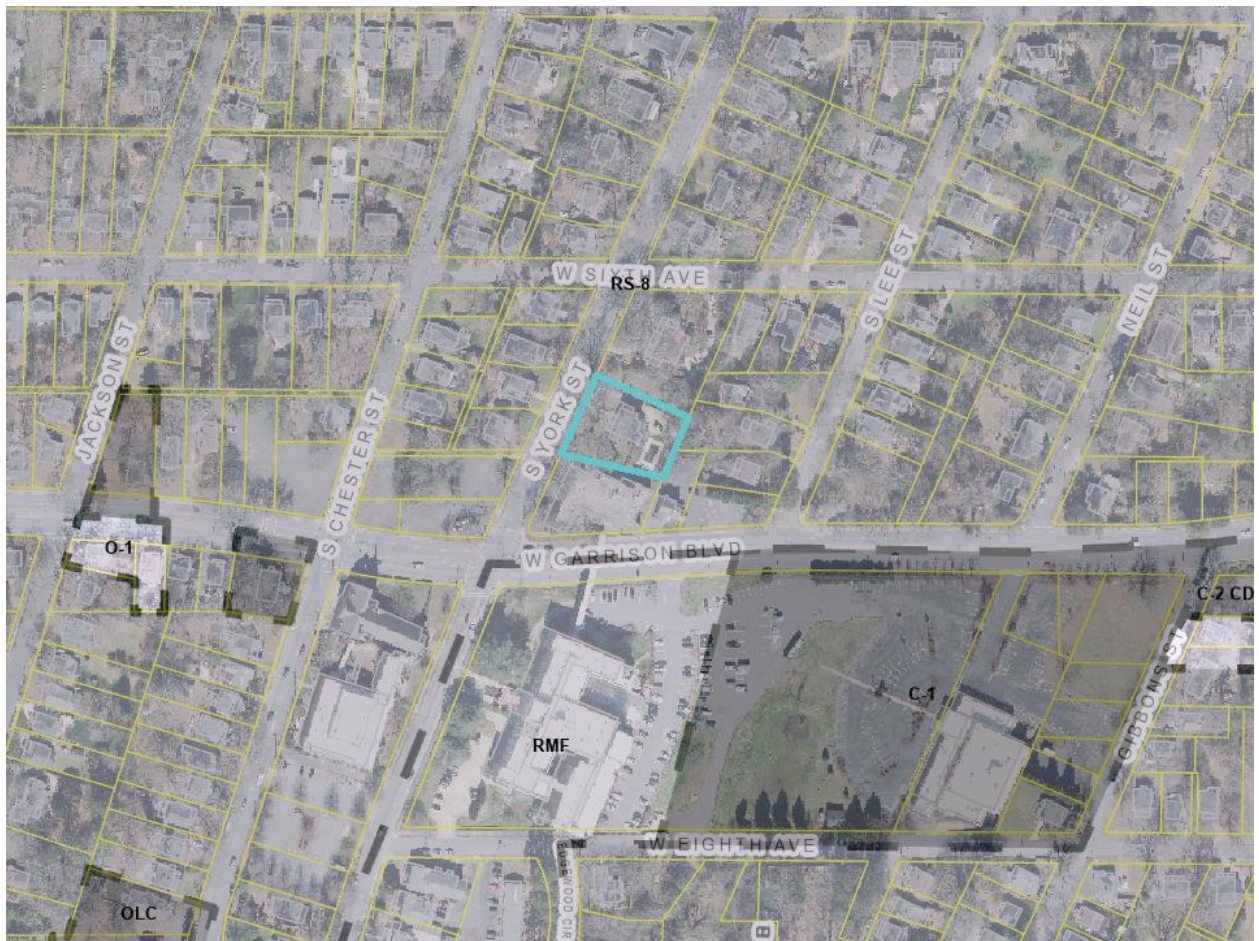
Attachment C- Demolition Approval Letter

Attachment D- Application

Attachment E- Applicant Proposal

Attachment F- Staff Photos

Attachment G- Historic District Design Standards, New Construction



344. Lucille M. Hutchinson House  
618 South York Street, ca. 1950, Contributing Building

One-story, Cape Cod, frame, side-gable roof, 6/6 and 8/8 sash, single-leaf entry with sidelights and fanlight, gabled portico with arched ceiling and columns, brick chimney on south gable end, brick foundation, vinyl siding. Lucille Hutchinson was the widow of Edwin Hutchinson.

345. Beal-Ragan House  
706 South York Street, designed 1924, occupied ca. 1928, Contributing Building

Two-story, Mediterranean Revival, blonde brick, red tile hip roof, 8/8 sash, brick soldier course outlines an arch over the single-leaf front door, French doors below blind arches punctuate the façade, flat-roof portico with paired square columns and roof balustrade, hipped dormers on front roof slope, brick chimneys on the north and south elevations between the house and side porches, north porch is screened, south porch is enclosed sun room. Hugh White designed the house in 1924, but John and Mary Beal did not occupy the house until around 1928, based on City Directory entries. C. W. Spencer was the contractor. John Beal sold builders and office supplies and served as a county commissioner. Caldwell Ragan, a member of one of Gastonia's prominent textile families, purchased the house in 1935.

- 345a. Garden  
706 South York Street, ca. 1928, Contributing Site

The Beal-Ragan lot extends south and contains a sunken garden bordered on three sides by a high stone wall. On the western side, the wall terminates at the street level. An iron fence extends along the top of the wall on all three sides.

346. Thomas and Emma Henry House  
710 South York Street, ca. 1926, Contributing Building

Two-story, Colonial Revival, brick, hip roof, 6/1 sash, single-leaf entry with sidelights and transom, flat-roof entry portico with Tuscan columns and modillion cornice, hip-roof dormer on front roof slope, side porches on the north and south elevations, brick chimney on north elevation, exposed rafter ends. Thomas Henry owned Todd-Trower Tile Company.

- 346a. Garage Apartment  
710 South York Street, ca. 1926, Contributing Building

Two-story, brick, green tile hip roof, 1/1 sash, two garage bays.

347. Gastonia High School  
800 South York Street, designed 1922-1924, opened 1924, Contributing Building



## Historic District Commission

October 8, 2024

Ben Pruitt  
710 S. York Street,  
Gastonia, NC 28052  
**Re: #PLCA202400456**


Dear Mr. Pruitt,

This correspondence is in reference to your application for a Certificate of Appropriateness submitted for the property located at **710 S. York Street, Gastonia, NC 28052**.

On September 17, 2024, Jon Vandergrift, Certified Structural Engineer, assessed the carriage house at 710 S. York Street and recommended that the building be removed due to a compromised foundation and its poor condition, which makes it unsafe for occupancy. The Planning Staff of the Historic District Commission (HDC) has made the following decision regarding your application for a Certificate of Appropriateness:

- **Approved** major work project, including the demolition of the damaged carriage house.

This is the <sup>8<sup>th</sup></sup> day of October, 2024.

  
\_\_\_\_\_  
**Jalen Nash, CZO**  
City Planner  
Historic District Commission of Gastonia

## **CARRIAGE HOUSE – NEW CONSTRUCTION**

**710 S York St.**

### **LOCATION:**

1. The location of the carriage house will be in the location of the previous carriage house that was demolished October 2024. This location is situated at the end of the driveway in the back left corner of the property. See former HDC COA for the demolition of previous for pictures of previous structure.
2. The structure will have an 8' +/- offset from the property lines it abuts against.
3. Building to be approximately 20' x 25' and two stories.

### **FINISHES: Exterior Structure**

1. See renderings for proposed elevations. Note, these rendering match the previous structure exactly with exception to the addition of the porch at the poolside elevation.
2. All exterior finishes will match the main house as much as feasibly possible. The intention is for it to mirror the architecture and finish materials of the primary residence. This includes:
  - a. Brick and mortar – same size and color
  - b. Roofing – same shingle type, size, and color
  - c. Gutters and downspouts – real copper as the main house
  - d. Trim and columns – wood and painted white
  - e. Windows – same size, white, and 6/1
  - f. Doors – wood, white, French doors with antique brass hardware
  - g. Garage door – custom wood door

### **LANDSCAPING:**

1. No landscaping was present or should be required for this build. However, there will be English Laurels planted on Neighbor Elevation and Rear Elevation.
2. Balance of disturbed area will be grassed or appropriate ground cover.

Site Plan:



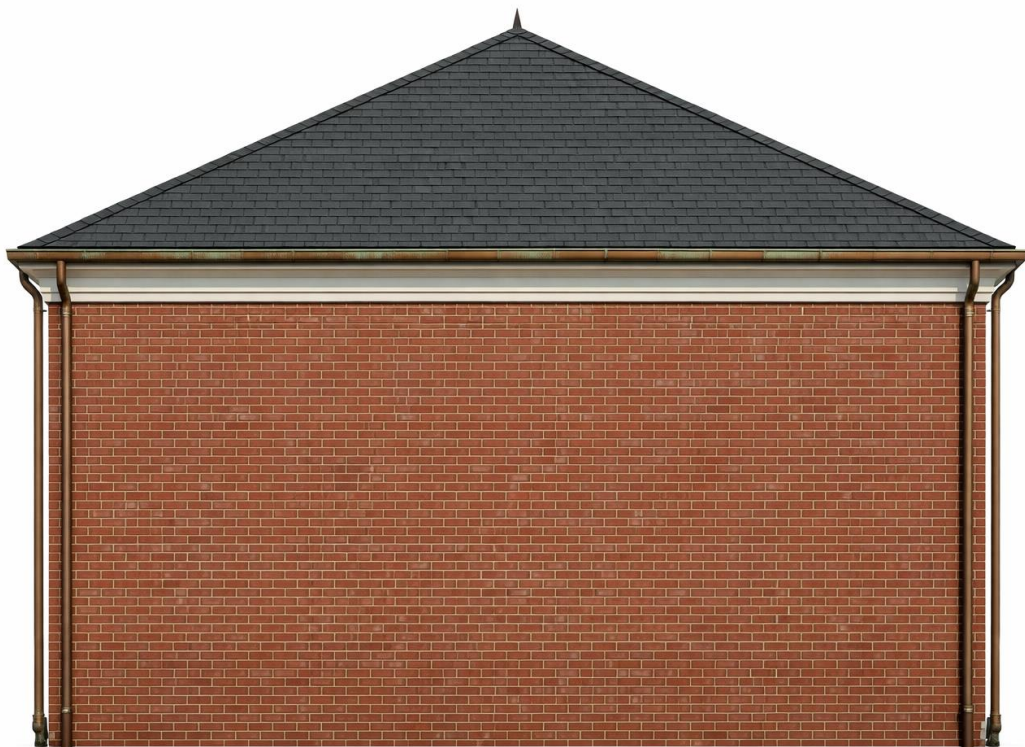
Garage Door & Street Facing Elevation:



Poolside Elevation:



Rear Elevation:

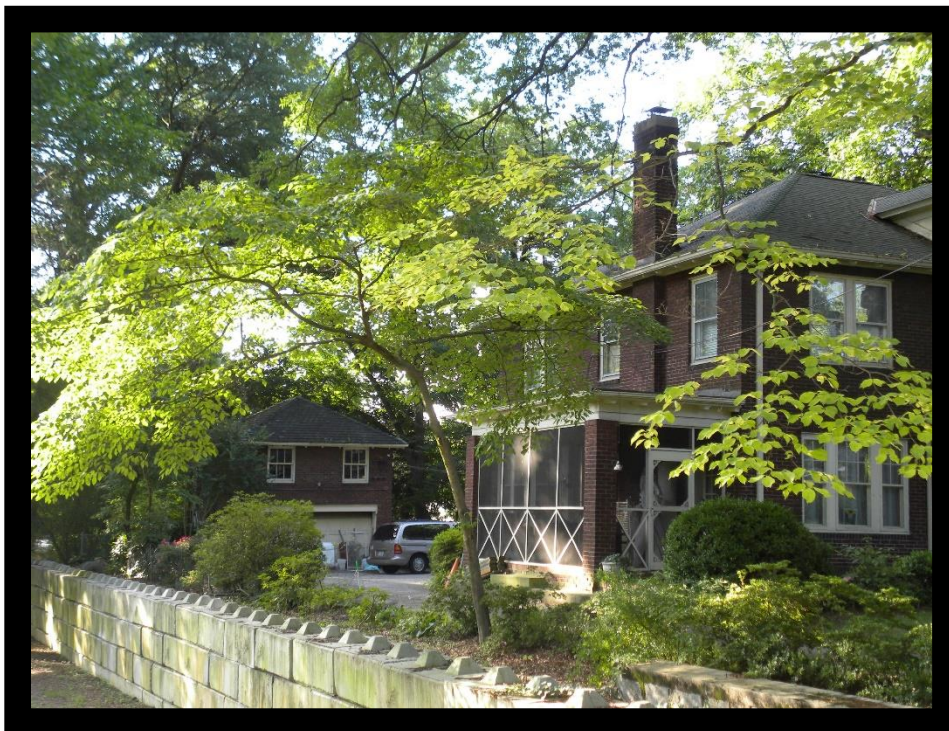


Staff Photos:

Google 2026:



2010:



2010:



## DESIGN PRINCIPLES & STANDARDS

### Building Site

- a. Original landscaping designs and planting arrangements should be continued whenever possible. Important site features should be identified and retained. Examples are stone or brick retaining walls, walks, steps, fences, outbuildings, trees and mature shrubbery.
- b. If changes are made they should be carefully evaluated in light of the past appearance of the site. Do not make major changes to the topography of the site.
- c. Provide proper site and roof drainage to assure that water does not splash against building or foundation walls, nor drain toward the building.
- d. Retain the original orientation and uniform setbacks of the existing structures.
- e. Do not install new swimming pools or other improvements to a site which are not compatible with the character of the original structure, unless they are not visible from the street or generally screened from view.
- f. All improvements shall be in compliance with all NC Building Codes and with the City of Gastonia's Unified Development Ordinance.



Uniform setbacks



Custom built accessory building



Detached garage

### Accessory Buildings (detached garages, sheds, playhouses, greenhouses, storage buildings, sheds)

Retain and repair historic accessory buildings where possible. Where repair is not possible, an application for demolition will be necessary.

- a. Design new accessory buildings to be compatible with the style and character of the primary historic building on the site, especially in scale, elements, and roof form. Any new accessory building must be clearly secondary to the main structure on the site. See the New Construction Section on page 31.

## DESIGN PRINCIPLES & STANDARDS

- b. Locate new storage buildings or carports in rear or side yard locations that are visually screened from the street.
- c. Install prefabricated buildings that are compatible in size, scale, form, height, proportion, materials, and detail with other accessory structures in the district. Do not site prefabricated sheds in locations that are visible from the street. Sheds with barn style roof lines and doors are not allowed.

### Parking Lots and Driveways

In residential areas, a number of paving materials are used including gravel, crushed stone, concrete and brick. Driveways are narrow and parking areas small, reflecting the mostly private use of these areas. Off-street parking for non-residential uses should be secondary to the buildings and yards, and therefore, be located in the rear yards. Due to the small size of residential lots as well as the early, pre-automobile development of the districts, many lots have shared driveways.

- a. Keep parking lots in the Historic District as unobtrusive as possible. They serve only adjacent residential or commercial areas, must be screened from view and located in the rear yard.
- b. Utilize landscaping to visually reduce the lot's impact. Screen the lot with continuous or semi-continuous shrubs and trees or a low, solid fence or wall along the perimeter, or other methods. Break up large expanses of paving into smaller components with interior planting areas. Boundary treatment of adjacent property can be continued if it will serve to screen the lot.
- c. When new lots are being developed, retain and incorporate existing vegetation such as mature trees into the landscape plan. Methods for protecting root systems will be required. Maintain canopy by incorporating existing trees and starting new trees.
- d. Clearly and unobtrusively define circulation and parking areas. Utilize an edging to keep material in place in unpaved lots. Attend to maintenance of lots on a regular basis.



Inappropriate barn-style shed



Porte cochere



Wagon wheel driveway

## DESIGN PRINCIPLES & STANDARDS



310 S Chester Street, demolished in 2006



Current view of 310 S Chester Street, 2021

When an application for demolition is received, the GHDC staff will begin review the alternatives for saving the structure, including contacting non-profit preservation agencies and the City of Gastonia Community Services Department to discuss the options noted above. At the next appropriate meeting of the Commission, staff will provide a report to the Commission, including a summary of the information that has been obtained to date regarding possible alternatives, a general analysis of the historic structure and site and their importance to the district, and an outline of potential next steps.

The GHDC will delay the effective date of an approved Certificate of Appropriateness for the demolition of architecturally--or historically significant structures for a length of time no longer than 365 days from the date of approval to exhaust all possibilities for saving

the building. During this period the Commission will negotiate with the owner or other interested parties in an effort to find a means of preserving the building. The Commission will make it widely known that a significant building is threatened with demolition and that alternatives are being sought.

In the case of structures of little architectural value the Commission may waive all or part of the delay period. In making this determination the Commission will carefully weigh the value of the structure to the neighborhood setting.

Once all possibilities for saving the structure have been exhausted, all salvageable building materials will be removed. Then the structure will be quickly and thoroughly cleared. The site will then be planted or otherwise maintained until it is reused.

Before a significant structure is demolished, a permanent record of the building will be made. This record should consist of photographs and other documentation which describe the style, significance and special features of the building and this information will become part of the permanent files of the GHDC.

### New Construction

Prior to review of new construction by the GHDC, the applicant will have first met with a sub-committee of the Commission at an early stage in the design process to be informally advised concerning the Commission's standards, the nature of the area where the proposed construction is to take place, and other relevant factors. The sub-committee will refrain from any indication of approval or disapproval, but will not be barred from a reasonable discussion of the applicant's proposal. No advice or opinion given will be in any way binding upon the GHDC. Notice of the need for such a conference will be given to applicants at the earliest appropriate time.

In addition to the typical application requirements for a Certificate of Appropriateness (COA), applications for new construction will also provide a site plan showing at a minimum the location of:

- existing structures (if applicable),
- existing landscaping, including identification of all trees with a 12" diameter at breast height and species of said trees,
- new structures,
- driveways, including materials,
- porches and decks,
- fences,
- and any other feature that would require a COA, including heating and air equipment and satellite dishes.

The applicant will also provide elevations for each façade, with building and trim materials noted and dimensions of applicable features, such as siding, overhangs, and railings, etc. A copy will be provided for each member of the Commission and staff at the time of application. The site details will be provided on a site plan that is to scale. Due to the importance of a thorough review, the Commission may ask for additional information as needed to make their decision and postpone their decision until that time.

- a. New construction will blend in with existing buildings in terms of design principles. Contemporary architecture are encouraged as long as it adheres to neighborhood design characteristics.
- b. The basic shape, height and scale of existing structures can be easily transferred to contemporary construction. To create compatible relationships between old and new structures, basic shapes, echo forms and architectural features but not obviously copied. Shapes and heights can be easily determined from floor plans and elevations. Scale refers to the size of units of construction and architectural details in relation



Second floor new construction

to the size of man; the elements of scale may be brick or stone units, window or door opening and porches. Human-scaled units are most appropriate to a historic district environment, since they are conceived in proportion to man. Scale is also determined by the relationship of the building mass to open space. A human scale is once again desirable. Consistency of height is an important factor contributing to the scale and character of an area. Buildings quite different in height from the predominant pattern of an area will disrupt the area's structural relatedness.

- c. New buildings will be spaced on lots using roughly the same ratio of space found between well-related buildings nearby. Closely spaced buildings are the rule, creating a strong attraction between them. Also, the spacing is regular, which adds continuity and a sense of order to the streetscape. Setbacks from the City's rights-of-way should approximate those of nearby structures and new buildings will exhibit the coverage of their lot which is typical of the neighborhood. The purpose of this is to maintain a constant rhythm of mass and void within a block face.
- d. The orientation of a new structure, or in what manner it is placed on the lot, is important to the rhythm of a block face. Basically, if a new

- structure is introduced into a row of structures, it should face the same direction as the others. Keep additions to houses to a minimum and be compatible in scale, materials and design.
- e. New construction will be compatible in materials, size, scale, color and texture with surrounding buildings. New design that is compatible with the character and mood of the neighborhood is encouraged. Maintain the basic shape, height, scale, openings and texture of existing buildings. Place mechanical equipment in inconspicuous locations and screen from view.
- f. Roof types include gable, hip, gambrel and flat roofs. Simplified versions of these roof types can be found in contemporary architecture and can be a major vehicle in tying existing and new structures into a visually related whole. Roof forms to not use include very low pitched roofs with no overhang, flat roofs (i.e., flat roofs that depart from Neo-Classical form in that they lack cornices, architraves and pediments) and roofs making no effort to conceal air conditioning or similar machinery. Do not use bright or unusually colored shingles.
- g. Materials and surface textures are of a natural type and emphasize human scale. They include wood, brick and stucco and stone and can be effectively used in contemporary architecture. Other natural and synthetic materials available which, if used properly, can blend well with existing construction materials include stucco, cast stone and limestone (or cut stone) and masonite. Contemporary materials which, in general, to not use for new construction include oversized brick, exposed and/or painted concrete blocks or cinder blocks, vinyl or aluminum siding, and plate glass walls, or any similar materials.
- h. New development will be sensitive to the importance of existing trees and other landscape features and should be designed around any large trees and -unique shrubbery. Additional landscaping which is necessary around new buildings to reinforce the existing landscaping styles in the area. Usually, this will involve foundation and walk plantings and side and rear yard gardens. Arbors, trellis gardens and patios and hedgerows of boxwoods and ivies are common throughout rehabilitation.
- i. New development will maintain existing topography and mature vegetation when possible.