



HISTORIC DISTRICT COMMISSION

October 23, 2025; 6:00 PM

Council Chamber, City Hall, 181 S. South Street

AGENDA

ITEM 1a. Rollcall / Soundcheck

ITEM 1b. Approval of September 25th, 2025 Meeting Minutes

ITEM 2. Public Hearing – Certificate of Appropriateness (File # PLCA202500427)

- Julian Hernandez
- 424 W. Second Avenue
- Requesting approval for the construction of a new single-family home.

ITEM 3. Public Hearing – Certificate of Appropriateness (File # PLCA202500430)

- James Preston McNeil
- 514 W. Sixth Avenue
- Requesting revisions to COA File #PLCA202400125 to utilize GBG (grilles between glass) windows in the front dormer windows.

ITEM 4. Other Business

- Subcommittee meeting, if needed.

ITEM 5. Adjournment

Historic District Commission
September 25, 2025
Meeting Minutes

Chair Kaitlyn Peeler called the meeting of the Historic District Commission to order at 5:58 p.m. on Thursday, September 25, 2025, at City Hall in the Council Chamber, 181 S. South Street of Gastonia, NC.

Present: Chair Kaitlyn Peeler and Commissioners Carol Hauer, Jeff Trepel, and Ben Pruitt.

Absent: Commissioner Blair Propert, Stephanie Hartman, and Joshua Hauser.

Staff present: Charles Graham, Joe Gates, Jalen Nash, 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. Oath of Office

Chair Kaitlyn Peeler stated that on September 2, 2025, the Gastonia City Council appointed Ben Pruitt to the Historic District Commission. Ms. Peeler asked the new commissioner to join Rebeca Mintz, Secretary to the Historic District Commission, at the podium to conduct the Oath of Office. Mrs. Mintz conducted the oath.

ITEM 1c. Approval of July 24th, 2025, Meeting Minutes

With one correction to be made on a date on Page 8. Commissioner Jeff Trepel moved that we adopt the meeting minutes from the July 24, 2025, meeting. Commissioner Carol Hauer seconded the motion. The motion was passed on the condition that corrections be made on Page 8. The motion was passed (4-0).

Commissioner Trepel asked Mr. Charles Graham, Assistant City Attorney, if the request from the last meeting to draft an ordinance amendment had been fulfilled, specifically to facilitate having something recorded at the Register of Deeds when there's an outstanding violation. Mr. Graham stated that he hasn't drafted anything yet, but plans to discuss the matter with the City Attorney.

ITEM 2. Public Hearing – Certificate of Appropriateness (File # PLCA202500275) Cont.

- Ryan Pickens
- 522 W. Fourth Avenue
- Requesting retroactive approval for window replacements and changing frames and door molding from white to black.

Chair Peeler opened the public hearing and recognized Mr. Nash, Planner, for the staff presentation. Mr. Nash stated that this is a continuation of the application from the July 24th meeting. The applicant is seeking a Certificate of Appropriateness for after-the-fact window replacements and changes to frames and door molding from white to black. Commissioner Hauer asked Mr. Nash if this application was a continuation of a subcommittee meeting. Mr. Nash said, "No." The zoning map was displayed, and Mr. Nash noted that the building was built in 1953. It's a one-story structure with brick and vinyl siding, a side-gable roof, and a projecting front gable bay. Features include one-over-one sash windows, a single-leaf entry door, and a flat-roofed entry porch supported by square posts. This property is considered a contributing feature to the local York Chester Historic District, and it is zoned RS-8, surrounded by residential zoning districts. Mr. Nash stated that the reason for the replacement, according to the applicant, is that there was damage to defective exterior windows, and the three front-facing windows had their exterior frame color changed from white to black. The front door molding was changed from white to black, as it is initially connected to the adjacent window frame, according to the information provided in the application. Mr. Nash noted that the gutters were replaced, changing from white plastic to black aluminum, and displayed excerpts from the design standards. The applicant will retain the existing window and door openings, along with their details, including window trim, sash, glass, lintels, sills, grids, shutters, and hardware.

Mr. Nash displayed pictures of the property and stated that no new window openings have been introduced, only the change in trim and molding on the windows and door. Additionally, the installation of gutters does not require a COA. However, the size, scale, and color of the gutter should be appropriate to the home, and vinyl gutters are discouraged. The colors should not be excessively bright, feature large expanses of shiny metal, or employ highly contrasting colors. Mr. Nash displayed the before-and-after pictures explaining the differences. Commissioner Trepel asked if the color of the door behind the storm door was the same, but that was a question for the applicant. Mr. Nash stated that the only changes to the elevations were on the front

Historic District Commission

September 25, 2025

Meeting Minutes

elevation. Commissioner Hauer asked if the shutters on the front were originally not the same size. Mr. Nash said, “Yes.” Commissioner Hauer asked if the shutters were the same color. Mr. Nash said yes, everything is still the same except for the trim and the molding. Chair Peeler and Commissioner Hauer discussed the difference in the color of the left shutter compared to the one on the right. Mr. Nash said it may be the angle in the picture because they are pretty much the same color, a faded navy blue, but that is not part of the application since those have not been touched.

With no further questions for the Planning Staff, Chair Peeler recognized the applicant, Ryan Pickens of 522 W. Fourth Avenue, Gastonia, NC. Chair Peeler asked if there were any questions for the applicant. Commissioner Trepel again wondered if the color of the door behind the storm door was the same. Mr. Pickens responded Yes, it is the same aqua color.

Commissioner Pruitt asked what the necessity was for replacing the windows. Mr. Pickens stated that the windows did not lock or close all the way, especially the big one in the middle. Commissioner Pruitt asked if the sash was now functional. Mr. Pickens responded Yes, it’s functional now.

Mr. Pickens stated that the small window was not broken, but he replaced it to match the others.

Chair Peeler stated that since the window replacements were like-for-like, the only thing they could discuss was the color of the trim. Commissioner Pruitt asked if they were comparing it to a house built in 1910 with the prominent trim colors typically seen, or if they were comparing it to a modern mid-century house, which would be from 1940 to 1960, since this house was built in 1953, because the trim that’s acceptable during this period is very different. Commissioner Trepel stated that he thinks the trim is appropriate for this house. Commissioner Pruitt agreed that he believes the current trim is acceptable. Commissioner Trepel stated he wanted to make an observation, and since it’s not part of the application, he can’t require it, but he thinks it would be better if the shutters on the left were painted black. Mr. Pickens stated that it might be the picture because the colors on both shutters are the same. Mr. Trepel noted that he would like to see both sets of shutters painted black, just as an observation. Mr. Pickens responded that he would like to do that eventually. Commissioner Hauer stated Mr. Pickens could remove the shutters since they do not fit the windows. Commissioner Trepel responded that the board cannot require the removal of shutters that have existed. Commissioner Hauer agreed but stated, as an observation, that the removal of the shutters would help lighten the front elevation.

Chair Peeler asked if the applicant had only painted the trim on the front of the house or if the entire façade, including the windows, was also painted black. Mr. Pickens responded No, only the front. Commissioner Trepel noted, as he lives in proximity, that the sides and back of this house are very limited in visibility.

Chair Peeler noted that this home is considered a contributing property; however, a significant amount of work had been done to it previously, regardless of whether the renovations were completed before the establishment of the Historic Commission. She personally doesn’t see any issues with the black trim, given the existing amount of black iron on this property.

Commissioner Trepel moved to approve the application as submitted. Commissioner Hauer asked Commissioner Trepel if his motion was without changing the trim to the rest of the house. Commissioner Trepel responded, “Correct.” He stated he was unsure whether they could require those changes since they were not part of the application. Chair Peeler and Commissioner Hauer stated that yes, they can require such changes. With there being no second to Commissioner Trepel’s motion, the motion died.

Commissioner Hauer made a new motion to approve the application with the provision that the remaining trim on the windows and door frames be painted black. Commissioner Trepel seconded the motion. The motion was unanimously approved (4-0).

Historic District Commission
September 25, 2025
Meeting Minutes

ITEM 5. Other Business

A subcommittee meeting was needed.

ITEM 6. Adjournment

There being no other business, Chair Peeler adjourned the meeting at 6:25 p.m.

Respectfully submitted:

Rebeca Mintz, Planning Technician

Kaitlyn Peeler , Chair



HDC Application for COA (Long Form)

City of Gastonia Planning
Department

Submitted On:
Oct 7, 2025, 08:29AM EDT

Historic District Commission

Application for Certificate of Appropriateness

Major Work - Long Form

Property Street Address:	Street Address: 424 W Second AVE City: Gastonia State: NC Zip: 28052
Applicant's Name:	First Name: Julian Last Name: Hernandez
Applicant's Mailing Address:	Street Address: 2612 Keady Mill Loop City: Kannapolis State: NC Zip: 28081
Applicant's Email:	hslproperties@outlook.com
Applicant's Primary Phone Number:	7049231102
Are you the Property Owner?	NO
Property Owner's Name	First Name: Segundo Last Name: Pinos
Property Owner's Mailing Address	Street Address: 5810 Underwood Ave City: Charlotte State: NC Zip: 28213
Provide a phone number and/or email:	Phone Number Email
Property Owner's Phone Number	9739305143
Property Owner's Email:	AQMPLLC@hotmail.com
Name of Business (if applicable):	AQMPLLC

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
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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.	Single story ranch style home. Cement siding with brick foundation. Will be uploading plans with elevations. As well as site plan. Photos of planned brick, front door.
Materials submitted with Application:	Site Plan Elevations Photos Material Samples
Upload Site Plan File(s):	424 W Second Site plan.pdf
Upload Elevations File(s):	424 W Second Ave updated plans.pdf
Upload Photo File(s):	Image 9-14-25 at 10.01 PM.jpg
Upload Material Samples File(s)	Image 9-10-25 at 10.59 PM.jpg

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
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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
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Full Signature:

First Name: Julian
Last Name: Hernandez
Email Address: hslproperties@outlook.com

Julian Hernandez

Signed at: October 7, 2025 8:26AM America/New_York

Date Completed:

Month: 10
Day: 7
Year: 2025

Receipt

HDC-LongForm-0000067-10072025

User's Session Information

134.56.69.59, Referrer URL



HDC Case #PLCA202500427
424 W Second Avenue

York-Chester Historic District



**STAFF REPORT FOR
CERTIFICATE OF APPROPRIATENESS (COA)
HD# PLCA202500427
October 23, 2025**

APPLICANT: Julian Hernandez

PROPERTY LOCATION: 424 W. Second Avenue (PID: 313467)

PROPERTY OWNERSHIP: American Queen MPL LLC

REQUEST: The applicant wishes to obtain a COA to build a new primary structure (house) and driveway.

Findings

- The property is currently vacant and is zoned O-1 (Office), surrounded by office and residential zoning districts. The O-1 district allows residential use.
 - Front setback: 30'
 - Rear setback: 20'
 - Side yard setback: 10'
 - Maximum height: 50'
- A preliminary construction subcommittee meeting was held on September 10, 2025, with the following recommendations:
 - Replace board-and-batten siding in gable ends with cedar shake siding.
 - Add additional windows on the right side of the front elevation and on both side elevations.
 - Include decorative elements (vents, corbels, or brackets).
 - Consider shutters, if appropriate for the selected windows.

Key Elements of Design

Building Site:

- One-story frame house, 49' x 53'7" (~1,670 sq. ft.), with a 7'7" x 14'5" covered front porch and 12' x 24' covered rear porch.
- Modern ranch and Craftsman style influences.

Roofline

- The roof design includes a double gable on the left end of the front elevation, a single gable on the left end of the rear elevation, and hip roofs extending along both sides.
- The structure will feature architectural shingles with an 8/12 main pitch and a 4/12 secondary pitch.
- A 1' overhang is provided on all sides.

Siding and Trim

- Horizontal lap siding on the main body with cedar shake accents in the gable ends.
- Two decorative gable pediments on the front elevation and one on the rear.
- Exterior colors:
 - Horizontal lap siding: SW7008 'Alabaster White'
 - Cedar shake siding: SW9162 'African Gray'
 - Front door and porch/patio columns: SW7690 'Townhall Tan'
 - Fascia and gutters: White

Foundation:

- 4" thick concrete slab with 'Southern Pearl' brick veneer.

Front Porch:

- 109 sq. ft. covered porch with 1' roof overhang.
- Three 9' tall x 10" squared columns with capital and base.

Rear Porch:

- 288 sq. ft. covered porch with 1' roof overhang.
- Four 9' tall x 10" squared columns with capital and base.

Windows/Doors:

- All windows are vinyl with white trim.
- Front elevation: Five 2'6" x 5'0" (6/1) windows, one 2'0" x 3'0" (4/1) window, and one 3'0" x 6'8" entry door with transom.
- Rear elevation:
 - Seven 2'6" x 5'0" (6/1) windows, one 6'0" x 6'8" sliding glass door.
- Left Side Elevation
 - Two 2'6" x 5'0" (6/1) windows, one 2'0" x 4'0" (4/1) window.
- Right Side elevation
 - Two 2'6" x 5'0" (6/1) windows, one 4'0" x 4'0" 9-lite picture window, one 4'0" x 1'0" fixed window.

Other

- Driveway not shown on the site plan, but an existing curb cut exists on the west side.
- HVAC location not shown on the site plan.
- No landscaping plan submitted at this time.

EXCERPTS FROM THE DESIGN PRINCIPLES & STANDARDS:

New Construction

- a. New construction will blend in with existing buildings in terms of design principles. Contemporary architecture is encouraged as long as it adheres to neighborhood design characteristics.
- 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.
- 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 and roofs making no effort to conceal air conditioning or similar machinery.
- 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. 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.

(Design Principles & Standards, pg 33)

Windows

- d. 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.

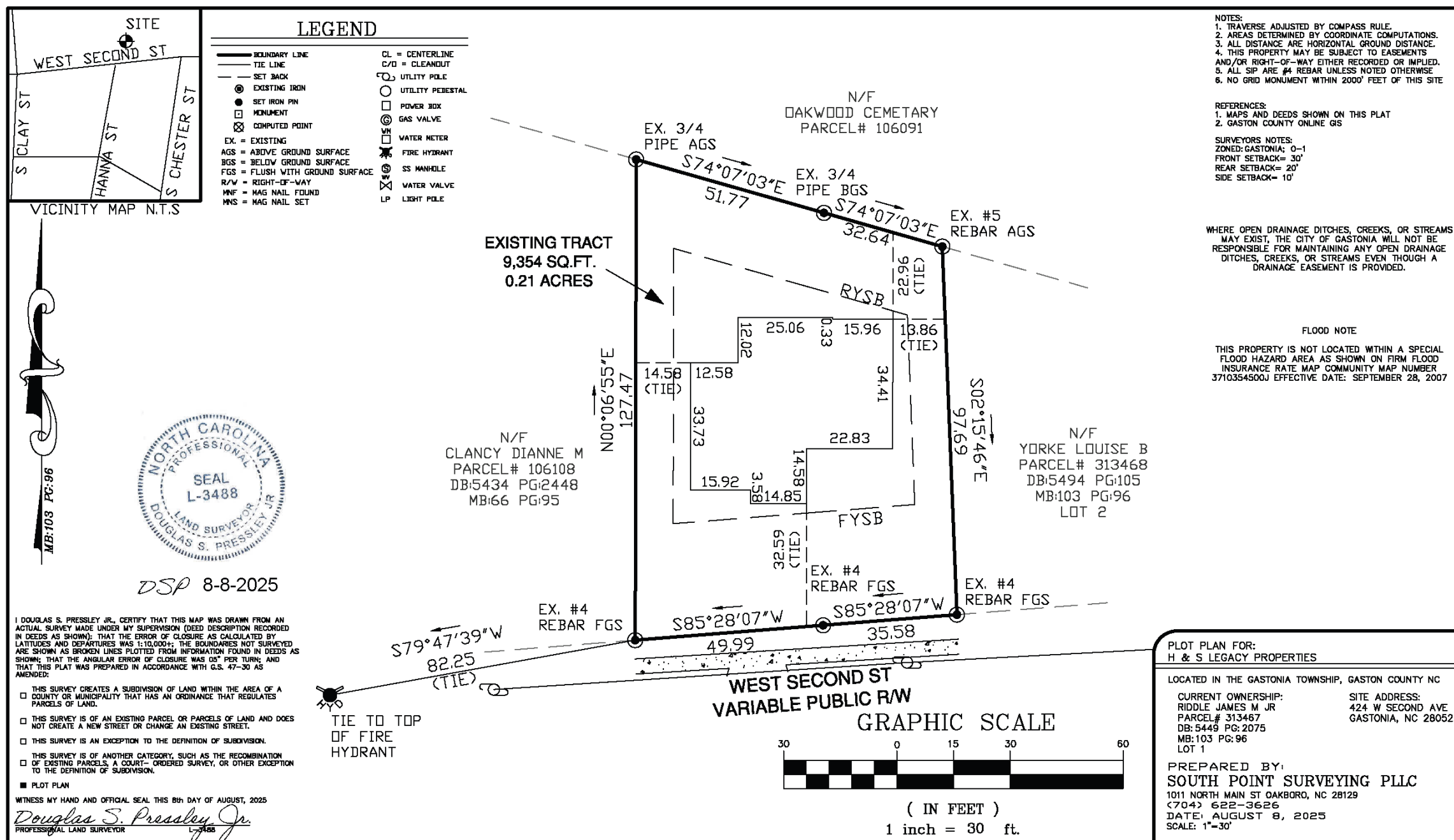
(Design Principles & Standards, pg 25)

Unified Development Ordinance, Chapter 7.6.2 Historic District Overlay

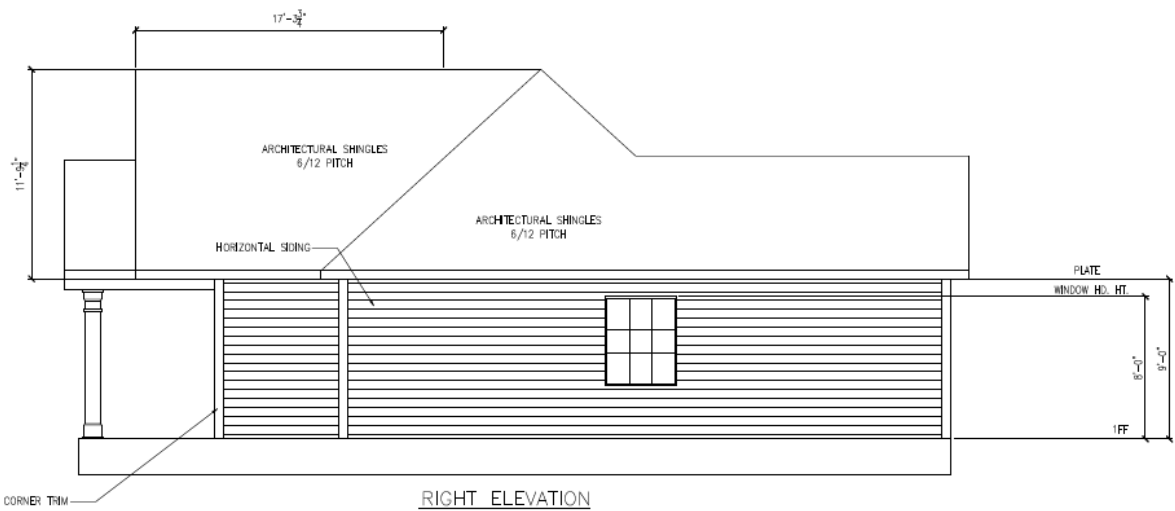
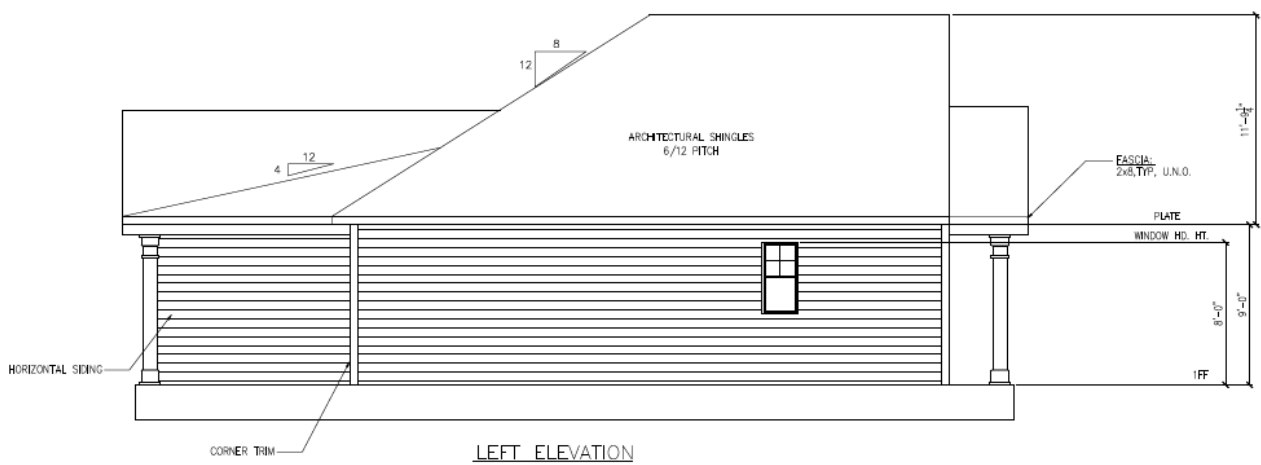
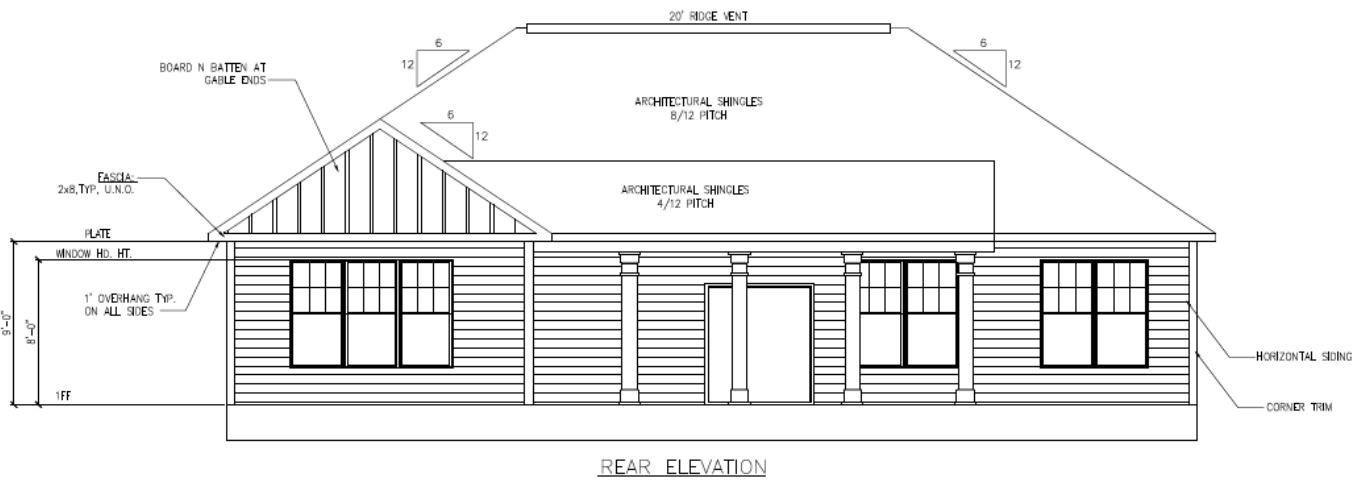
- E. Intent of HD Historic Districts.
1. In considering new construction, the Commission shall encourage architectural design that is harmonious with the character of the historic district.

Jalen Nash
 Jalen Nash, Planner – CZO
 Planning Department

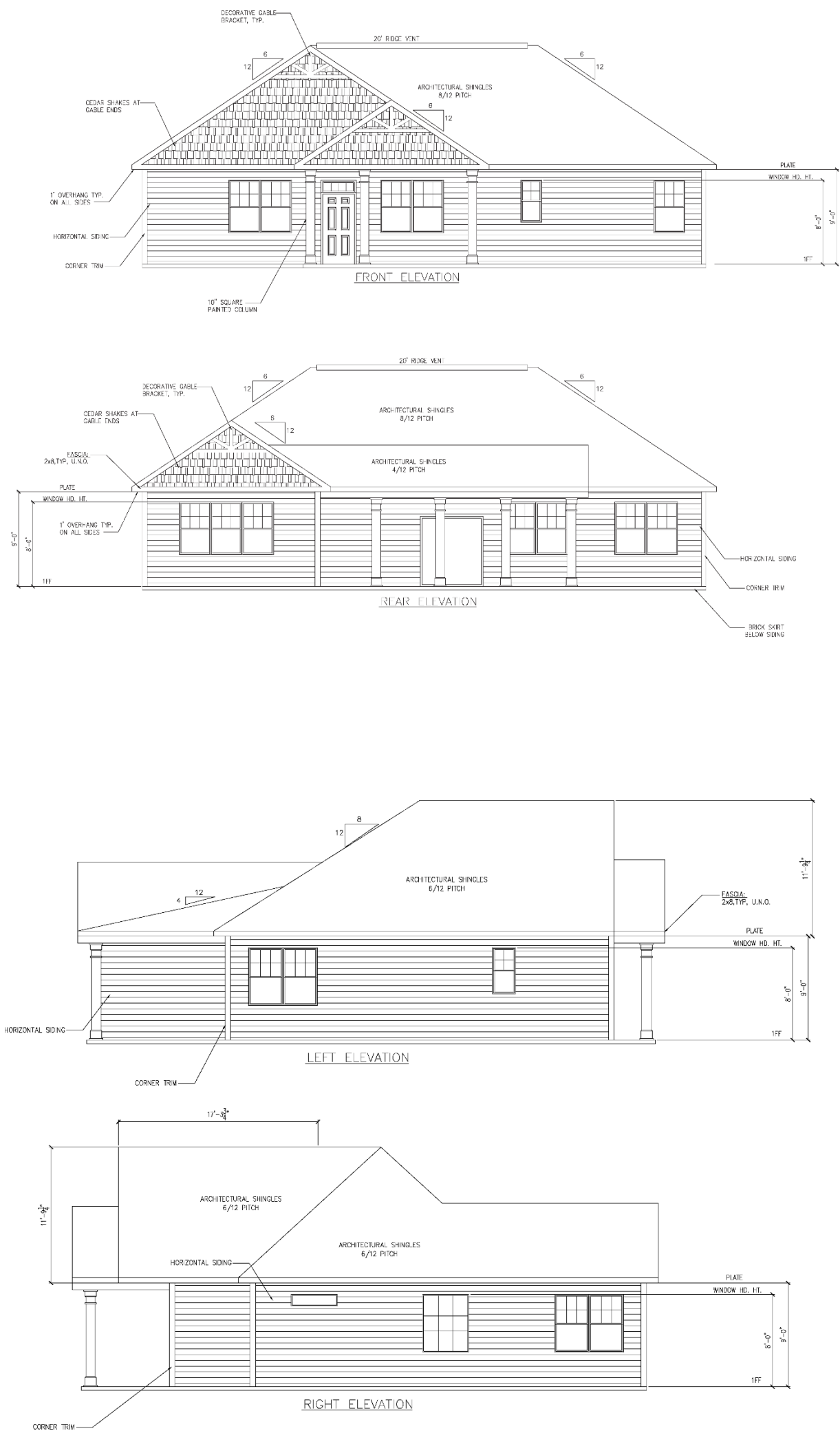




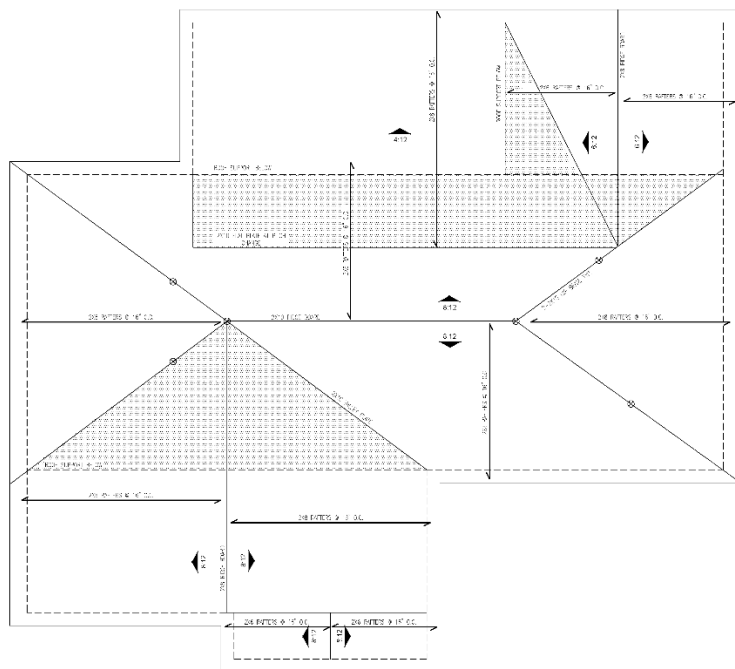
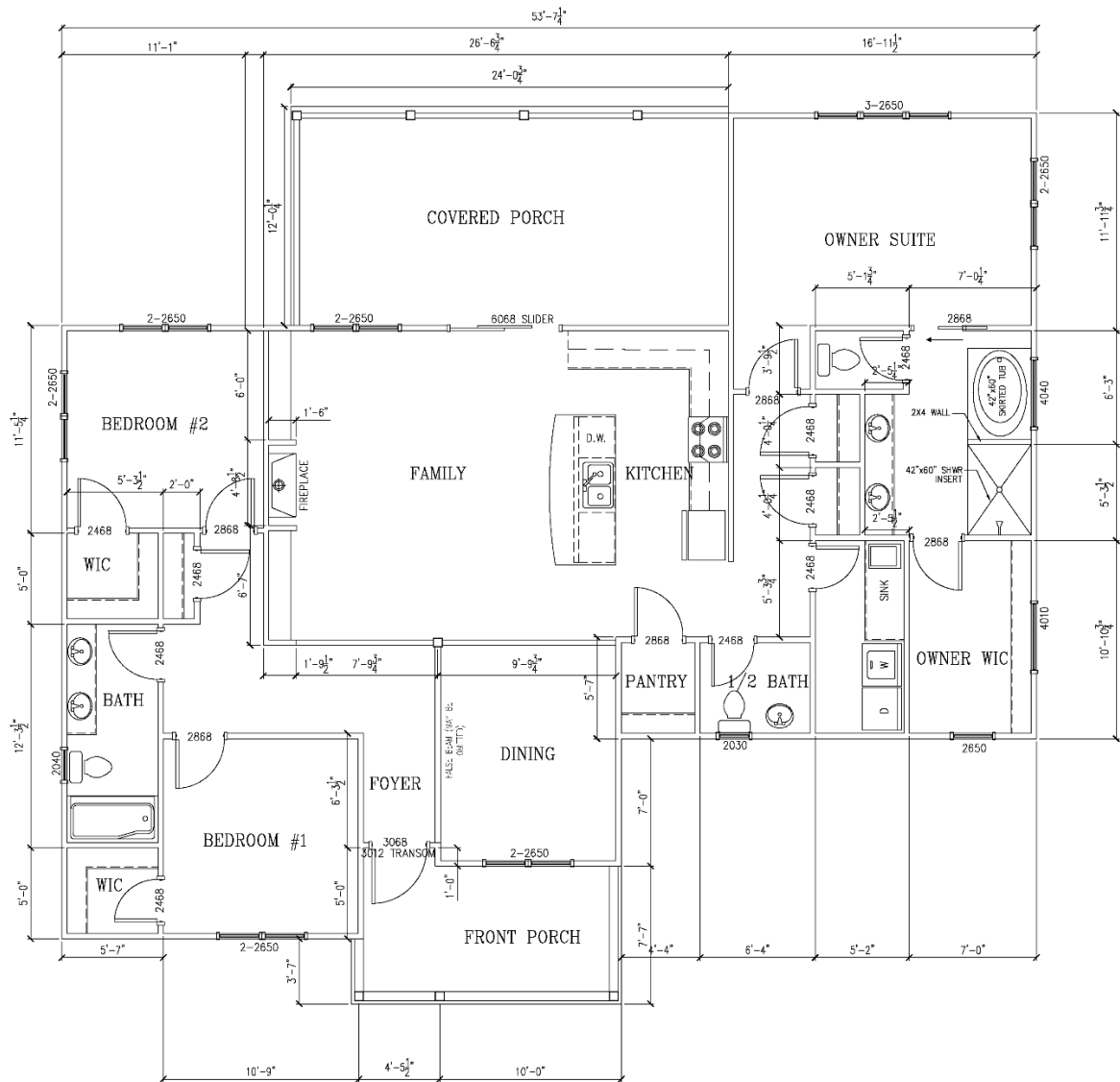
Presubmittal Elevations – September 10th Subcommittee Meeting



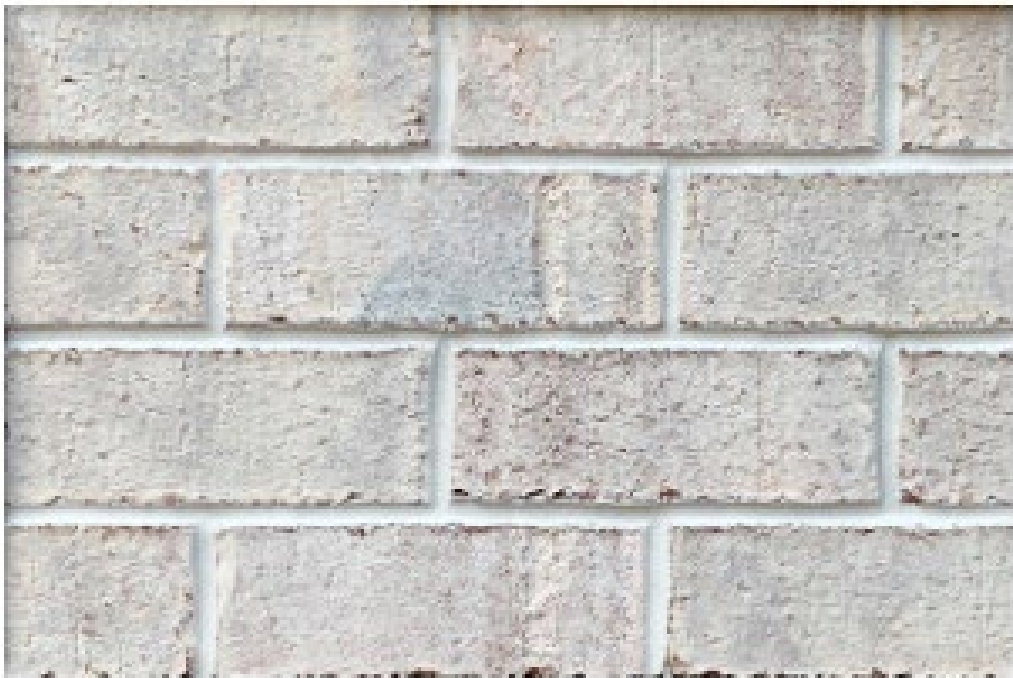
Revised Elevations

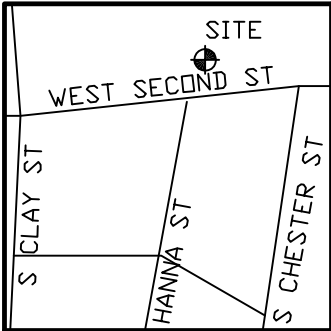


Revised Elevations



SOUTHERN PEARL





VICINITY MAP N.T.S



I DOUGLAS S. PRESSLEY JR., CERTIFY THAT THIS MAP WAS DRAWN FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN DEEDS AS SHOWN); THAT THE ERROR OF CLOSURE AS CALCULATED BY LATITUDES AND DEPARTURES WAS 1:10,000+; THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN DEEDS AS SHOWN; THAT THE ANGULAR ERROR OF CLOSURE WAS 05" PER TURN; AND THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED:

- ☐ THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.
- ☐ THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.
- ☐ THIS SURVEY IS AN EXCEPTION TO THE DEFINITION OF SUBDIVISION.
- ☐ THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.

■ PLOT PLAN

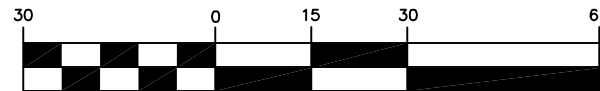
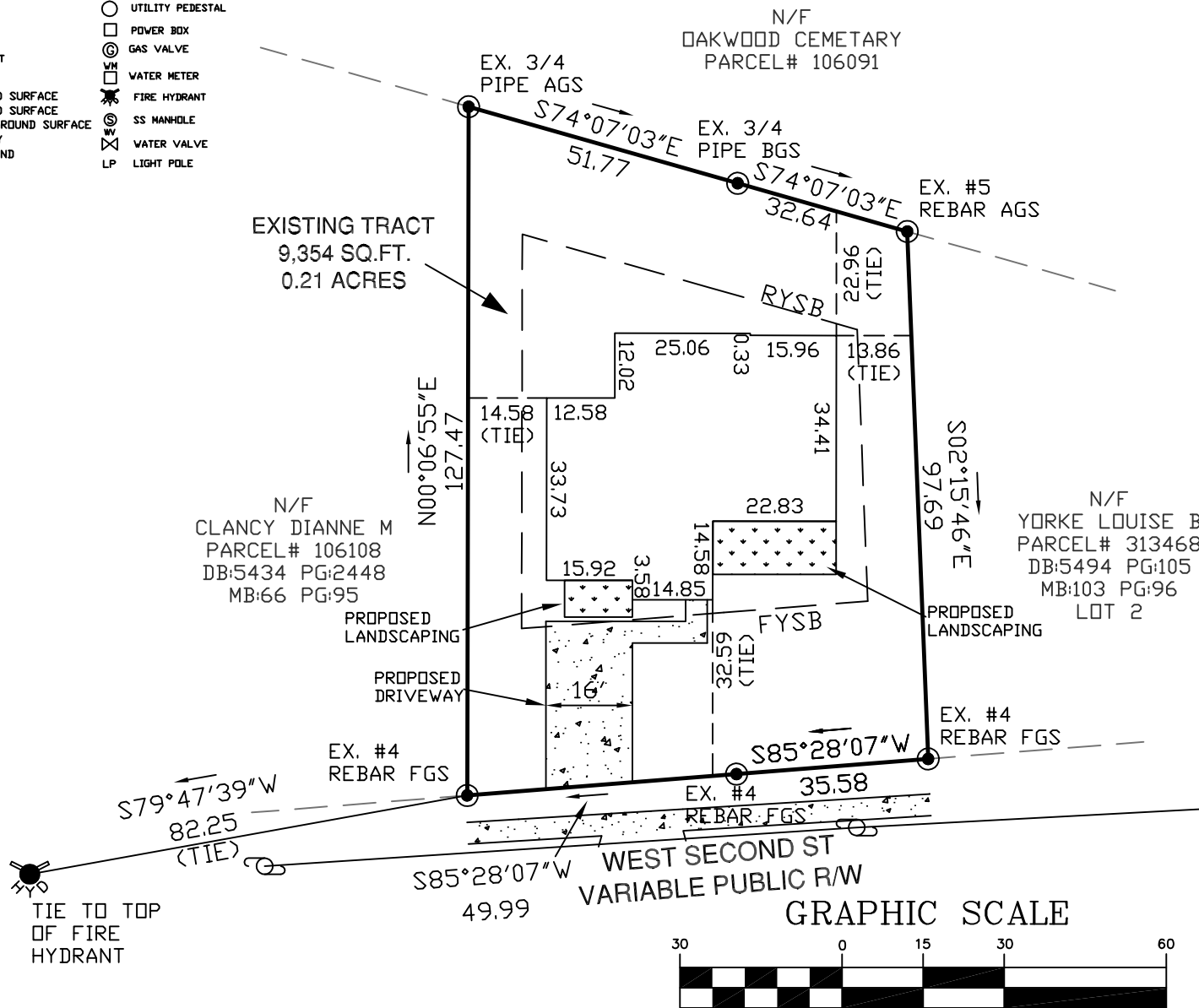
WITNESS MY HAND AND OFFICIAL SEAL THIS 22nd DAY OF OCTOBER, 2025

PROFESSIONAL LAND SURVEYOR

L-3488

LEGEND

- | | |
|---------------------------------|------------------|
| BOUNDARY LINE | CL = CENTERLINE |
| TIE LINE | C/D = CLEANDOUT |
| SET BACK | UTILITY POLE |
| EXISTING IRON | UTILITY PEDESTAL |
| SET IRON PIN | POWER BOX |
| MONUMENT | GAS VALVE |
| COMPUTED POINT | WATER METER |
| EX. = EXISTING | FIRE HYDRANT |
| AGS = ABOVE GROUND SURFACE | SS MANHOLE |
| BGS = BELOW GROUND SURFACE | WATER VALVE |
| FGS = FLUSH WITH GROUND SURFACE | LP LIGHT POLE |
| R/W = RIGHT-OF-WAY | |
| MNF = MAG NAIL FOUND | |
| MNS = MAG NAIL SET | |



(IN FEET)
1 inch = 30 ft.

- NOTES:
1. TRAVERSE ADJUSTED BY COMPASS RULE.
 2. AREAS DETERMINED BY COORDINATE COMPUTATIONS.
 3. ALL DISTANCE ARE HORIZONTAL GROUND DISTANCE.
 4. THIS PROPERTY MAY BE SUBJECT TO EASEMENTS AND/OR RIGHT-OF-WAY EITHER RECORDED OR IMPLIED.
 5. ALL SIP ARE #4 REBAR UNLESS NOTED OTHERWISE.
 6. NO GRID MONUMENT WITHIN 2000' FEET OF THIS SITE

- REFERENCES:
1. MAPS AND DEEDS SHOWN ON THIS PLAT
 2. GASTON COUNTY ONLINE GIS

SURVEYORS NOTES:
ZONED: GASTONIA; 0-1
FRONT SETBACK= 30'
REAR SETBACK= 20'
SIDE SETBACK= 10'

WHERE OPEN DRAINAGE DITCHES, CREEKS, OR STREAMS MAY EXIST, THE CITY OF GASTONIA WILL NOT BE RESPONSIBLE FOR MAINTAINING ANY OPEN DRAINAGE DITCHES, CREEKS, OR STREAMS EVEN THOUGH A DRAINAGE EASEMENT IS PROVIDED.

FLOOD NOTE

THIS PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM FLOOD INSURANCE RATE MAP COMMUNITY MAP NUMBER 3710354500J EFFECTIVE DATE: SEPTEMBER 28, 2007

PLOT PLAN FOR:
H & S LEGACY PROPERTIES

LOCATED IN THE GASTONIA TOWNSHIP, GASTON COUNTY NC

CURRENT OWNERSHIP:	SITE ADDRESS:
RIDDLE JAMES M JR	424 W SECOND AVE
PARCEL# 313467	GASTONIA, NC 28052
DB: 5449 PG: 2075	
MB: 103 PG: 96	
LOT 1	

PREPARED BY:
SOUTH POINT SURVEYING PLLC
1011 NORTH MAIN ST OAKBORO, NC 28129
(704) 622-3626
DATE: OCTOBER 22, 2025
SCALE: 1"=30'



HDC Application for COA (Short Form)

City of Gastonia Planning
Department

Submitted On:
Sep 25, 2025, 04:06PM EDT

Historic District Commission

Office Use Only: HD # _____

Property location:	Street Address: 514 W 6th Ave City: Gastonia State: NC Zip: 28052
Applicant's name	First Name: Preston Last Name: McNeil
Applicant's Address:	Street Address: 2465 Autumnwood Trl City: Gastonia State: NC Zip: 28056
(Applicant) What are the best ways to contact you?	Mobile
Applicant's Mobile number	704-502-8482
Applicant's Email	jprestonmcneil@yahoo.com
Are you the property owner?	YES
Provide contact information for owner. (Must provide at least one.)	Mobile
Property Owner Mobile number	704-502-8482
Is this a business?	NO
Item(s) best suited to your request:	

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.

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.

Include any additional exterior architectural alterations to be made:		Hello, There has been a misunderstanding between myself and the HDC with this dormer window. When I purchased this house, it had an existing dormer with a new vinyl window 6/6 GBG. When I applied for the COA, in my application (See Alteration request #1) I said I would add a dormer and "install 6/6 vinyl window to match" My plan was always to match the existing window like for like since I was not required to replace the existing GBG window. I did not include SDL in my description since it would not match the existing GBG window. If you look at Alteration request #5, I specified SDL for all wood windows that I would replace, which I did. If the existing dormer window was wood, I would have replaced it, and installed the new window with SDL so they would match. Currently both dormer windows match and do not detract to the overall look of the house. If they were mismatch (one GBG and SDL they would mismatch and detract from the look). I ask that considering these factors that you please approve the new dormer with GBG window which matches the existing dormer window. Thank you!
Upload files, drawings, photographs, and specifications:		514 W. 6th Ave front with dormers.jpg
Property Permission		NO
I understand my application must be received at least fourteen (14) BUSINESS days prior to the regular scheduled meeting.		YES
Sign Here	First Name: Preston Last Name: Home Email Address: jprestonmcneil@yahoo.com	
		
		Signed at: September 25, 2025 4:04PM America/New_York
Receipt		HD-0000252-09252025



HDC Case #PLCA202500430
514 W Sixth Avenue

York-Chester Historic District



**STAFF REPORT FOR
CERTIFICATE OF APPROPRIATENESS (COA)
HD# PLCA202500430
October 23, 2025**

APPLICANT: James Preston McNeil

PROPERTY LOCATION: 514 W Sixth Avenue

PROPERTY OWNERSHIP: James Preston McNeil

REQUEST: The applicant wishes to obtain a COA to revise COA file #202400125 to utilize GBG (grilles between glass) windows in the front elevation dormer windows.

Property Description

- The one-and-one-half-story Minimal Traditional brick house features a side-gable roof, 6/6 sash windows, a single-leaf entry, two gabled dormers, a front-gable entry porch with wooden posts, and an interior brick chimney.

Findings

- The building was constructed around 1949.
- The property is considered Contributing to the local York-Chester Historic District.
- The property is zoned RS-8 Residential and is surrounded by other residential zoning.
- COA file #PLCA202400125 was reviewed and approved by the HDC at the March 28, 2024, meeting. The approval letter included the following dormer and window criteria:
 - Add a dormer in the attic, clad with 7" Hardie board siding painted white, with a 6/6 vinyl window to match the existing dormer.
 - Replace all wood windows with vinyl simulated divided lite (SDL) windows from Duke Vinyl in Charlotte.

Key Elements of Design

- Staff notes that the prior COA specified simulated divided lite (SDL) windows for all replacements. Although the applicant states that grille-between-glass (GBG) windows were discussed, this is not reflected in the official minutes. The new dormer window matches an existing front dormer with GBG windows, which the applicant cites as justification. However, GBG windows do not align with the Commission's approval or the design guidelines, which recommend SDL or true divided lite windows to preserve historic detailing.

EXCERPTS FROM THE DESIGN STANDARDS:

Fenestration (Windows, Doors):

- 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-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.
- f) Do not install windows with two-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.

Jalen Nash

Jalen Nash, Planner
Planning Department



THE HISTORIC DISTRICT COMMISSION OF GASTONIA
Order Regarding Application for Certificate of Appropriateness for Major Work
Case Number PLCA202400125

This application for a Certificate of Appropriateness ("COA") requesting to revise COA file #202400052 and review exterior color options for brick siding on the property located at 514 W. Sixth Avenue (the "Application") was reviewed by the Historic District Commission of Gastonia (the "HDC") on March 28, 2024, in accordance with the provisions of the City of Gastonia Unified Development Ordinance Section 7.6.2.

Based on the competent, material, and substantial evidence presented at the hearing, the HDC made the following Findings of Fact and Conclusions of Law:

FINDINGS OF FACT

1. The property at issue (the "Property") is located at 514 W. Sixth Ave. in the City of Gastonia. The Applicant(s) is James Preston McNeil (the "Applicant").
2. The Property, 514 W. Sixth Avenue, is situated within the York-Chester Local Historic District.
3. File Number PLCA202400041 to remove a Leland Cypress in the front yard was reviewed and approved by the Municipal Arborist on February 12, 2024.
4. File Number PLCA202400052 for a major remodel project submitted by the Applicant for the property at 514 W. Sixth Avenue was reviewed and approved as follows at the February 22nd, 2024 HDC meeting:

Approved:

- Closing off the side door closest to the front of the house and brick in with matching brick texture.
- Adding dormer in the attic, clad with 7" Hardie board siding painted white with a 6/6 vinyl window, to match existing dormer.
- Removing bay window in the back addition and replacing with a 60"x80", 10 or 12 light French glass door.
- Closing off the small back window on the back addition for the new primary bath and filling in with new brick to match the existing brick.
- Removing existing iron porch posts and replace with new 6x6 wood posts painted white
- Removing the storage building attached to the back addition and replacing it with a 20x16 concrete patio.
- Replacing all wood windows with vinyl SDL windows from Duke Vinyl in Charlotte.
- Painting the front door and adding raised panel shutters to the front elevation both painted Behr #M500-7 Very Navy.

Denied:

- Limewashing the entire exterior white
 - The HDC requested the Planning Staff contact the North Carolina Department of Historic Preservation about lime-washing brick, and if Mr. McNeil chooses to move forward with limewashing the brick, he can return before the HDC with a new COA application.
5. The following provisions of the Historic District Design Principals and Standards were used to evaluate this request:
 - Fenestration (Windows, Doors) - *Page 24*
 - Masonry & Exterior Colors – *Pages 23 and 27*

ORDER

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Based upon the foregoing findings of fact and conclusions of law and in accordance with the City of Gastonia Unified Development Ordinance Section 7.6.2 and the Historic District Design Principles and Standards it is hereby ordered that:

File Number PLCA202400125 requesting to limewash the entire exterior white and revise file # PLCA202400052 to replace two large windows in the rear addition with a 60x24 window with a 2/2 grid pattern submitted by the Applicant for the property at 514 W. Sixth Avenue was reviewed and approved as follows at the March 28th, 2024 HDC meeting:

Approved:

- Limewashing the entire exterior white.

Approved with CONDITIONS:

- Replacing the two large windows on the right side of the door in the rear addition.

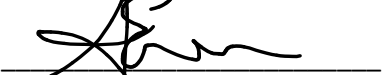
CONDITIONS:

- The replacement window will match the existing window on the left side of the door in the rear addition.

This letter shall serve as a Certificate of Appropriateness in compliance with the guidelines set forth by the Historic District Commission and the City of Gastonia’s Unified Development Ordinance. This letter should be kept for your records. All other permits, variances, and approvals required by law and applicable to the work described in this application must be obtained before work may commence.

Should you have any questions, please contact the Planning Department at 704-854-6652.

This is the 12th day of April, 2024.



Andi Eddlemon, Chair
Historic District Commission of Gastonia

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Historic District Commission

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Commissioner Hauser moved to approve the foundation as built and submitted, and any considerations for painting would need to be applied for in a new COA application. Commissioner Haur seconded the motion.

Commissioner Trepel asked if this motion is approved and Mr. Giraldo Pardo decides to leave the brick naturally, he doesn't have to come back before the HDC. Chair Eddlemon and Commissioner Hauser responded 'yes'.

With there being no further discussion, the motion was unanimously approved.

ITEM 6. Public Hearing – Certificate of Appropriateness (File # PLCA202400052)

- James Preston McNeil
- 514 W. Sixth Avenue
- Request for major remodel project.

Chair Eddlemon opened the public hearing and recognized Maddy Gates, Senior Planner, for the purpose of staff's presentation. Ms. Gates stated the next item is an application submitted for 514 W. Sixth Avenue by James McNeil. She stated the request was for a major remodel project, and the home on this property was built in 1947. Ms. Gates stated the home is considered contributing to the local York Chester Historic District, and the property is currently zoned RS-8, while the surrounding property consists of residential zoning and uses. Ms. Gates stated, as mentioned in the agenda packet under findings, that this request did include the removal of a Leyland Cypress located in the front yard. Ms. Gates stated the tree was reviewed by Robert Stroud and met the criteria for administrative approval.

The front elevation was presented. Ms. Gates stated in the front elevation, there's currently one dormer, and the applicant is requesting to add a dormer, which would be clad with seven-inch Hardie board siding. Ms. Gates stated the dormer will be painted white and include a six-over-six window to match the already existing dormer. Ms. Gates stated on the front porch, the existing posts would be replaced with new six-by-six posts painted white, made from wood. She stated the applicant is also replacing the front door and adding a Raised Panel shutter, and both of these would be painted Very Navy from Bear.

The right elevation was presented. Ms. Gates stated the applicant will be removing the existing side door, which is closest to the front of the house, and filling the area with a similar matching brick.

The rear elevation was presented. Ms. Gates stated the applicant is removing the existing bay window and replacing it with a 60 by 80 French glass patio door. She stated there is an example of the door in the agenda packet. Ms. Gates stated there's also a small window on the back elevation that the applicant has requested to be removed, and filled in with a similar matching brick. Ms. Gates stated there's an existing storage building addition in the rear to be removed and replaced with a 20 by 16 concrete patio. Ms. Gates stated all existing wood windows will be replaced with the vinyl simulated divided light windows. Ms. Gates stated she and Mr. Tubbs walked the site before hearing, and the windows were quite damaged. Ms. Gates stated the last request is to limewash the entire exterior in white. Ms. Gates presented the conceptual rendering of the lime-washed brick provided by Mr. McNeil. Ms. Gates stated there are some related Design Standard excerpts in the packets, and she is available for any questions.

Commissioner Hauser asked Ms. Gates if the replacement windows were to be replaced in like to what was previously there. Ms. Gates responded, as listed under Fenestrations in the packet, that all wood windows will be replaced with six over six vinyl SDL from Duke Vinyl located in Charlotte, NC. Discussion ensued over the replacement windows.

Ms. Gates stated most of the replacement windows included a 6/6 sash, but there were some others. The replacement windows were presented.

Commissioner Trepel asked if anything was being done to the roof. Ms. Gates responded there were no requests in the application regarding the roof. Commissioner Hauser stated the applicant is allowed to reroof without an application.

Ms. Gates stated there is a large window, if you're looking at the house on the left side, that has an eight over eight sash, but the majority are six over six.

Commissioner Hauser asked the applicant to clarify the style of the replacement windows.

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Chair Eddlemon recognized James McNeill at 210 Forest Hill Lane, Gastonia, NC. Mr. McNeil stated he did have an additional request, which was not disclosed in the application, to reduce the large window on the left to a smaller six-over-six window. Discussion ensued over which window Mr. McNeil was requesting to be smaller in the request.

Commissioner Hauer stated there are a few windows that have no SDL at all in the rendering, and asked Mr. McNeil if he is going to put six over six on all of the windows. Mr. McNeil responded yes, the previously presented longer window is not six over six because they intend to close it up.

Commissioner Trepel asked Mr. McNeil if he had been before the board for another property. Mr. McNeil responded yes, for the home across the street.

Commissioner Trepel asked Mr. McNeil for his opinion on not limewashing the brick and just leaving it as is. Mr. McNeil responded when they went to close up the doors, the new brick was not going to match the existing brick exactly. He stated when you're coming down the road, the different masonry would be visible, and the lime wash would mask the difference.

Commissioner Hauer stated she's not against lime washing the brick because it is so dark.

Chair Eddlemon asked Mr. McNeil if he intended to keep the existing front door. Mr. McNeil responded yes, he is planning on keeping the original door.

Chair Eddlemon asked Mr. McNeil if he had an example of the raised panel shutters. Mr. McNeil responded he does not, but it's nothing out of the ordinary. Discussion ensued over the raised panel shutters.

Commissioner Hauer asked Mr. McNeil if he planned to keep the screen door. Mr. McNeil responded 'no'.

Mr. McNeil stated he had an additional request that was not included in the application to add brick pavers to the concrete steps.

Chair Eddlemon asked the board if they were okay with the request to add a dormer to the roof. With there being no complaints, Chair Eddlemon asked the board if they were okay with the request to replace the columns.

Commissioner Hauser stated he would like to see some sort of column capital or finial on the top and bottom of the posts, and not just straight wood posts. Mr. McNeil responded there are decorative caps included in the conceptual renderings. The conceptual design was presented.

Hearing no additional comments, Chair Eddlemon asked the board if they were okay with the request to close off the door closest to the front of the house, and brick with a matching brick texture.

With there being no complaints. Chair Eddlemon asked the board if they were okay with the request to close the bay window and replace it with a French glass door.

With there being no complaints, Chair Eddlemon asked the board if they were okay with the request to close out the small back window for the addition of the master bathroom.

With there being no complaints, Chair Eddlemon asked the board if they were okay with the request to replace all wood windows with the vinyl SDL.

With there being no complaints, Chair Eddlemon asked the board if they were okay with the request to remove the storage building.

With there being no complaints, Chair Eddlemon asked the board if they were okay with the request to limewash the brick siding. Commissioner Hauser stated he would like to revisit that request.

Chair Eddlemon asked the board if they were okay with the request to paint the front door and add raised panel shutters. Commissioner Hauser stated he was okay with the request. Chair Eddlemon asked Commissioner Hauser if he was okay with the shutters even though he had not seen the scale and size of the shutters. Commissioner Hauser responded they can make it a condition in the approval. Chair Eddlemon stated they will revisit the raised panel shutters request.

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Chair Eddlemon asked the board if there were any other concerns other than the limewash and raised panel shutters.

Commissioner Hauser stated he just thinks the standards make it pretty clear to retain the original color and texture of masonry surfaces wherever possible, and he would not be in favor of limewashing the brick.

Commissioner Hauer stated she is not against the lime wash, nor is she against keeping the brick as it is. She stated the removal of the tree solves a lot of the issues with the dark brick.

Commissioner Trepel stated he would usually agree with Commissioner Hauser's statement about the standards, but he is concerned with the applicant's statement about differences in the brick being visible.

Commissioner Hauser asked Mr. McNeil if the new brick would be fingered in. Mr. McNeil responded the brick will be fingered in, but it's going to be hard to find a match. Discussion ensued over painting brick.

Commissioner Hauser asked Mr. McNeil if he could reuse the brick under the bay window. Mr. McNeil stated his masonry is going to try, but there's a good chance a lot of the brick will break. Discussion ensued over the options to limewash the brick.

Commissioner Hauser asked Mr. McNeil how would it affect his construction timeline to submit another application after the brickwork has been completed to consider a limewash. Mr. McNeil asked Commissioner Hauser if the consideration would have to go before a full commission. Commissioner Hauser responded he believed Mr. McNeil would have to go to the full commission hearing. Discussion ensued over the level of approval for painting brick.

With there being no further discussion, Chair Eddlemon asked if anyone was prepared to make a motion.

Commissioner Hauser moved to approve the application as submitted, other than lime washing the exterior, which was denied. Commissioner Hauer seconded the motion.

Commissioner Hauser requested City Staff to contact the North Carolina Department of Historic Preservation about lime-washing brick, and if Mr. McNeil wants to lime-wash the brick once the masonry is complete, he can submit a new COA application.

With there being no further discussion, the motion was unanimously approved.

ITEM 7. Other Business

Ms. Gates presented the 2024 Public Hearing Schedule. With there being no further discussion, Commissioner Hauser moved to approve the 2024 Public Hearing Schedule. Commissioner Trepel seconded the motion. With there being no discussion, the motion was unanimously approved. Ms. Gates stated a subcommittee meeting was needed.

Discussion ensued over new and current violations in the Historic Districts.

Mr. McPhatter updated the board on the York Chester Small Area Tree Plan. Commissioner Hauser asked Mr. McPhatter if the board could receive a draft of the RFP. Mr. McPhatter responded yes, he will make sure the RFP is shared with the board.

Discussion ensued over pending violations and methods to ensure the violations are investigated thoroughly. Multiple commissioners asked for an explanation on how the City Staff manages the Historic District complaints, and how the complaints are entered into the City's permitting portal. Commissioner Trepel recommended one of the Zoning Officers on staff in charge of investigating violations attend the next meeting.

Chair Eddlemon asked if there was any other administrative discussion.

Commissioner Starr announced that this is most likely his last meeting, and he soon will be submitting his resignation request to the City. Discussion ensued over Commissioner Starr's announcement.

ITEM 8. Adjournment



