



**APPLICATION FOR  
CERTIFICATE OF APPROPRIATENESS**  
HISTORIC PRESERVATION COMMISSION, THOMASVILLE, NC 27360



HISTORIC DISTRICT \_\_\_\_\_

LOCATION 109 JONES AVENUE

Street Address Where Work Will Be Undertaken

PROPERTY IDENTIFICATION

Tax Map(s)

Tax Block(s)

Tax Lot(s)

LOT 6 + 7, BLOCK A ELIOT ESTATES

PLAT BOOK 4 PAGE 106 THOMASVILLE TOWNSHIP

TAX PARCEL C777-02-75-0813 DEED BOOK 751, PAGE 1462

APPLICANT

GARDNER DON & CAROL

Last Name

First Name

MI

ADDRESS

109 JONES AVENUE

Number

Street

THOMASVILLE

NC

27360

City

State

Zip

TELEPHONE NO.

N/A

828-493-1127

828-493-1127

Work

Home

Mobile 828-493-1557

(CAROL)

FAX NO. \_\_\_\_\_

E-MAIL \_\_\_\_\_

PROPERTY OWNER

GARDNER, JR. DONALD & CAROLYN

Last Name

First Name

MI

ADDRESS

109 JONES AVENUE

Number

Street

THOMASVILLE

NC

27360

City

State

Zip

TELEPHONE NO.

N/A

Home

Mobile

828-493-1127

If there are additional property owners, check here and attach their names, addresses and phone numbers.

Donald Gardner, Jr. 4/4/22  
OWNER'S SIGNATURE DATE

**Submit COA Application & Documentation to:**

**PLANNING & INSPECTIONS DEPT**

**CITY OF THOMASVILLE, NC**

Physical Location: CITY HALL, 10 SALEM ST, 2ND FLOOR

Mail To: PO BOX 368, THOMASVILLE, NC 27361-0368

FAX: (336) 475-4258

QUESTIONS: (336) 475-4255

Donald Gardner, Jr. 4/4/22  
APPLICANT'S SIGNATURE DATE

**PROPERTY SITE INFORMATION**

Total acreage / square footage of property:

.44 acre

Name of Street: JONES AVENUE

Total Frontage: 119.85' Depth: 163.52'

Structures on property? (If yes, give use and year built for each structure)

SINGLE STORY RESIDENCE BUILT 1991

Existing Use: PRIVATE RESIDENCE

Names and addresses of property owners within 100 feet on all sides of property for which the request is made. If additional space is needed, attach names and addresses on a separate sheet.

1. ERNIE & LAILA PRICARD  
111 JONES AVENUE  
THOMASVILLE, NC 27360

2. SLOAN VESPER  
108 JONES AVENUE  
THOMASVILLE, NC 27360

3. PAM ASHMORE  
107 JONES AVENUE  
THOMASVILLE, NC 27360

4. NATHAN & EMILY STUTZMAN  
238 JONES CIRCLE  
THOMASVILLE, NC 27360

The application for a Certificate of Appropriateness (COA) and all supporting information must be received no later than 15 days prior to the Historic Preservation Commission meeting. Incomplete applications will not be reviewed by the Commission. The Commission meets on the last Tuesday of each month at 6:30 p.m. in the Community Center located at 7003 Ball Park Road. COA applications are reviewed by the Commission in public hearing according to due process. Applicants and/or their designated representatives are encouraged to attend the public hearing. The Historic Preservation Commission's action in granting or denying a COA may be appealed by filing notice with the Board of Adjustment within 30 days of the Commission's decision. Appeals are filed in the Department of Planning and Inspections offices.

Upon request, the Commission's Design Review Committee consults informally with the property owner during project planning to advise on the Design Guidelines, the basis of all COA decisions. Such unofficial discussion of the proposed work is not binding upon the Commission in its review of the resulting application.

Certificates of Appropriateness remain in force for the duration of a project. However, if a period of one year passes and no progress has been made toward completing the project, the COA is voided and a new application must be submitted and approved before work may resume.

A new COA application must be submitted for any changes to approved plans. Deviating from approved plans constitutes a violation of the historic district or landmark regulations and is subject to civil penalties.

The Certificate of Appropriateness does not relieve the property owner from the responsibility of obtaining any other required permits. Building permits and other permits may be required even if a Certificate of Appropriateness is not required. For more information contact the Zoning Enforcement officer at (336) 475-4255

## STEPS FOR COMPLETING APPLICATION

1. Describe the project completely and clearly stating the nature and extent of the proposed work. Attach additional sheets if necessary. Provide sufficient detail to allow the Zoning Enforcement Officer or Historic Preservation Commission to make an informed decision regarding appropriateness.

*SEE ATTACHED DOCUMENT*

2. Provide the following documentation:

### Painting

- Color chips or brochure *N/A* *NO PAINTING. WILL RETAIN NATURAL WOOD FINISH*
- Color names or numbers to be used on each of the following as appropriate: body of house, corner boards, soffit, fascia, cornice molding, exposed rafters, roof brackets, window and door casings, window sash, porch columns, porch railing, porch flooring, porch ceiling, entrance doors, and other *NATURAL WOOD WITH CLEAR SEALER*

### Exterior Repairs

*NO EXTERIOR REPAIRS INVOLVED.*

- 1/A* ■ Photograph of repair site for replacement of deteriorated porch railings, columns, steps, or other architectural features
- 1/A* ■ Description of replacement materials when original materials will not be retained.

### Re-roofing *N/A* *NO REROOFING INVOLVED*

- Photographs of slate, terra cotta tile or other distinctive roofing shingles, or other significant roof features that might be disturbed during the work.
- Manufacturer's brochure or sample of replacement shingle or other roofing material
- Description of type and location of roof ventilators and method of flashing

The construction plan is outlined below.

1. Three (3) 6" X 6" Posts tied to existing deck/fortress support.
2. Frame rafters with 2 X 6's: 16" on center tied to top plate of existing house (i.e. on top of wall plate)
3. Strip rafters with 1 X 4's: 18" on center to fasten red metal roof (warrantied metal roof).
4. Screen in porch using screen channel or other screen fastening material to uprights.
5. 6 X 6's with three (3) 2 X 8's stacked together to make header truss for rafters to rest upon.
6. Tie all rafters to joist with metal rafter gussets/screw gussets.
7. Nail with 3" Paslode framing nails.
8. Screw metal roof down with metal self-tapping screws to 1 X 4's on 18" on center.
9. Hurricane gussets screwed to rafters every 16" to code.
10. Construction will be inspected and built to NC Code and approved by Inspector.
11. Door type: An aluminum framed door with a screen at the top and the bottom, or an aluminum panel on the bottom and screen on the top.

Respectfully, homeowners request the approval of the Historical Society committee to proceed with the project.

Don & Carol Gardner

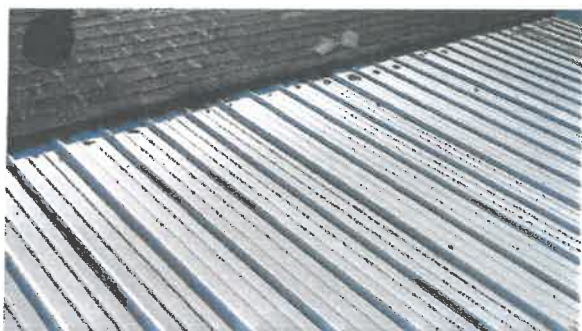


**EXISTING DECK**





**EXAMPLE OF METAL ROOFING (CORRUGATED STEEL)**



**EXAMPLE OF "TIEING IN" METAL ROOF TO SHINGLE ROOF;  
ROOF SITS ON MAIN HOUSE JOIST**





**Exterior Alterations**     *SEE PICTURES*

- Scaled elevation drawings for alterations such as adding or removing window or door openings.
- Construction details for adding features such as porch columns and railings.
- Photograph of site of proposed alterations.

**Additions to Buildings**     *NO BUILDING ADDITIONS*

- Scaled elevation drawings of all sides of the proposed addition.
- Site plan or survey showing existing conditions and the building footprint with the proposed addition indicating distances to property lines
- Photograph of site of proposed alterations.
- Material specifications, color, samples and illustrations

**Landscaping and Site Improvements**     *NO LANDSCAPING OR SITE IMPROVEMENTS INVOLVED*

- Site plan showing location of existing and proposed plantings, fences, walls, walks, patios, driveways, parking areas, pools, dumpsters, mechanical equipment, etc.
- Drawing, illustration, photograph, etc. showing design and dimensions of fences, walls, etc.
- Sample or illustration of materials for walks, patios, etc.

**New Buildings**     *NO BUILDING INVOLVED*

- Scaled elevation drawings of all sides of the proposed building
- Site plan showing existing conditions including all trees over 6" in diameter, building footprint and distances to property lines, site improvements including parking areas, drives, walkways, fences, walls, out buildings, utilities, lighting, and mechanical equipment, etc.
- Landscape plan showing location, type, and size of new plant materials
- Material specifications, color, samples and illustrations

**Demolition**     *NO DEMOLITION*

- Reason for demolition and proposed reuse of site
- Site plan showing location of trees larger than 6" in diameter and site features such as fences, walls, walks, etc.
- Photographs of all sides of the building to be demolished and streetscape photograph

**Moving Buildings**     *NO BUILDINGS INVOLVED*

- Reason for relocation
- Site plan showing location of trees larger than 6" in diameter and site features such as fences, walls, driveways, walks, etc.
- Photographs of all sides of the building to be moved
- Description of any proposed exterior alterations and site plan, landscape plan, etc. if new location is within a historic district boundary

**Signage**     *NO SIGNAGE*

- Photograph of building or site affected
- Sketch, drawing or photograph of proposed sign design with pertinent dimensions and materials description
- Sketch, plot plan or description of proposed sign location on building or site

## Decks

Comparable to the traditional patio, decks are a popular, contemporary outside amenity usually located on the rear elevation of a house and connect to the backyard with a short series of steps. Because they are modern features, decks are not common features of historic houses but are sometimes desirable outdoor additions to older homes. Typically, they are constructed of wood and supported by a series of posts that raise them above the ground to align with the first-floor level of the house. As with any additions to historic houses, decks should be structurally self-supporting, located discreetly, and compatibly designed.

Decks should be modest in size so they do not visually overpower the historic building or site.

### Pursue these practices ...

Decks are contemporary additions that can be challenging to site so they do not compromise the overall historic character of a building and its site.

Typically, the rear elevation of a building can provide an inconspicuous location for a deck. The visibility of a deck from the street can be minimized by inseting it a minimum of six inches from either rear corner. When locating a deck, it is also important to avoid placements that would require the loss of a significant feature like a mature tree or porch.

Decks are exposed to the elements so it is best to construct them of decay resistant wood, like redwood or cypress, or pressure-treated lumber. Painting or staining the deck will slow deterioration due to moisture and ultraviolet light. The choice of a complementary paint color can enhance the compatibility of a deck with the historic house. Foundation plantings, lattice panels, and other traditional screening materials can lessen the visual impact of the deck structure.

For safety purposes, the State Building Code requires a railing around the edge of most decks. Rather than duplicating railing details from a historic house for a contemporary deck, it is best to select simple, compatible designs for the railing and steps.

DECK IS CURRENTLY  
EXISTING AND ATTACHED  
TO HOUSE IN  
COMPLIANCE

IN COMPLIANCE

IN COMPLIANCE

IN COMPLIANCE



## Standards: Decks

1. **Locate** decks in inconspicuous areas that are not visible from the street-typically on rear elevations inset from either rear building corner. Introduce decks in locations that do not damage or conceal significant building features or details. It is not acceptable to add a deck if it will require the loss of a character-defining site or building feature, like a mature tree or porch.
2. **Design** decks to be structurally self-supporting and attach them to the building carefully to minimize damage to or loss of historic fabric.
3. **Minimize** the visual impact of decks by limiting their size and scale. It is not acceptable to introduce a deck if it will visually overpower the historic building or site or if it will substantially alter the proportion of constructed area to unbuilt area on a site.
4. **Screen** the structural framing for decks with lattice, foundation plantings, or other compatible screening materials.
5. **Align** decks with the first floor of a historic building.
6. **Design** decks and related railings and steps so they are compatible with the historic building in terms of material, proportion, and scale. Detail them simply so they do not create a false sense of history or historical development.
7. **Protect and maintain** significant site features from damage during or as a consequence of deck-related site work or construction.

IN COMPLIANCE

IN COMPLIANCE

IN COMPLIANCE  
IN COMPLIANCE

IN COMPLIANCE

IN COMPLIANCE