



HISTORIC DISTRICT COMMISSION

January 22, 2026; 6:00 PM

Council Chamber, City Hall, 181 S. South Street

AGENDA

ITEM 1a. Rollcall / Soundcheck

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

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.

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

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

ITEM 4. Public Hearing – Certificate of Appropriateness (File # PLCA202600005)

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

ITEM 5. Other Business

- Subcommittee meeting, if needed.

ITEM 6. 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.

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Chair Kaitlyn Peeler called the meeting of the Historic District Commission to order at 6:01 p.m. on Thursday, December 11, 2025, at City Hall in the Council Chamber, 181 S. South Street of Gastonia, NC.

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

Absent: Joshua Hauser, 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 October 23, 2025, Meeting Minutes

With two corrections to be made, both on Page 3, from track to tract, and the other correction is the last name from York to Yorke. Commissioner Stephanie Hartman moved that we adopt the meeting minutes from the October 23, 2025, meeting. Commissioner Jeff Trepel seconded the motion. The motion was passed on the condition that corrections be made on Page 3. The motion was passed (5-0).

ITEM 2. Public Hearing – Certificate of Appropriateness (File # PLCA202500457)

- Blackstone Renovations
- 411 Hanna Street
- Requesting after-the-fact approval for the reconstruction of the rear yard deck with new finishes.

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 the after-the-fact reconstruction of the rear yard deck with new finishes.

Mr. Nash displayed the zoning map and stated that the home was built in 1949 and that the property is a contributing structure in the local York-Chester Historic District. He noted the property is zoned RS-8 and surrounded by residential zoning districts. Mr. Nash noted that the new deck was built in the exact dimensions as the previous one. The applicant listed the dimensions as 15 feet by 30 feet, approximately 420 square feet. The new deck includes square wooden posts, standard wood top and bottom rails, and black metal balusters. Mr. Nash provided setback information for the side and rear property lines, stating that they meet all zoning requirements.

Mr. Nash displayed excerpts from the porch, decks, and patio sections and read the standards to the commissioners. Place decks in inconspicuous locations, usually at the rear of the house, screened from view from the street, which are designed to blend with the home. This can be achieved through compatible design, colors, and materials, and through painting or staining. Pressure-treated wood is allowed—no unpainted or unstained wood. Deck materials, such as Trex, are permitted only in the rear yard.

Mr. Nash displayed pictures of the new deck and stated that he could not find old photos of the deck, but the applicant brought some. Commissioner Trepel asked Mr. Nash if the color of the deck was the final color. Mr. Nash stated that it will be stained, not painted, but the wood must dry first.

Commissioner Carol Hauer stated that this was the first time she had seen this type of baluster, the rod, in a historic district application; she had seen those in newer houses.

With no further questions for Mr. Nash, Chair Peeler recognized the applicant, Leslie Ledesma, 411 Hanna St., Gastonia. Mrs. Ledesma started by apologizing for not conducting sufficient research on how to proceed with the deck renovation. She thought that since it was a reconstruction with duplicate square footage, a permit was not necessary. The commissioners said thank you. Madam Chair asked if a color was specified in the application. Mrs. Ledesma stated that the color will be natural wood with a transparent stain. Commissioner Trepel noted

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that he thought the applicant had done an excellent job with the deck. Mrs. Ledesma stated that she is excited about the project and plans to put the property on the market as soon as it is ready.

Commissioner Hauer asked the applicant whether anything else had been changed on the exterior of the property. Mrs. Ledesma said, “No, the deck only.”

Commissioner Hartman stated that the only material change she sees is the metal, which she thinks looks better, is appropriate for the historic look, and requires less maintenance. Commissioner Hauer agreed.

With no further discussion, Commissioner Trepel moved to approve the application as submitted. Commissioner Pruitt seconded the motion. The motion was approved 5–0.

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

- Adam Lynn
- 509 W. Eighth Avenue
- Requesting after-the-fact approval due to failure to meet the conditions of COA File #PLCA202200650 regarding the addition on the left side of the house.

Chair Peeler opened the public hearing and recognized Mr. Nash, Planner, for the staff presentation. Mr. Nash stated that the next request is located at 509 West Eighth Avenue, and the applicant is Adam Lynn, who is also present tonight. Mr. Nash stated Mr. Lynn is requesting after-the-fact approval due to the failure to meet the conditions of COA file #PLCA202200650 regarding the addition on the left side of the house.

Mr. Nash presented the property zoning map and stated that it is zoned RS-8, surrounded by other residential zoning districts. Mr. Nash presented the property’s description, which he stated was a little outdated since it does not account for the new addition, but the home itself was constructed in 1945 and is considered to be contributing to the local York-Chester Historic District.

Mr. Nash presented the December 15, 2022 COA file #PLCA202200650, which included the following conditions: the new front entry door to the new addition be relocated from the front elevation to the left side elevation; the construction of the door overhang was to be determined by the applicant; the two windows on the front elevation of the addition must be centered; and a replacement tree of the applicant’s choice must be planted on the property.

Mr. Lynn returned in 2023 under COA file #PLCA202300106 to revise the previous approval for the front door in the new addition that was relocated to the side and was approved to install a four- or six-panel fiberglass door painted white. Mr. Nash stated that a six-panel door was installed, but it was painted red to match the front door instead of white, which technically does not meet the COA criteria, but it does match the front main entry door.

Commissioner Hauer asked Mr. Nash if the new entry door was to be located on the front. Mr. Nash responded, “On the side.” Commissioner Hauer stated she just does not remember the steps coming down in the front. Commissioner Trepel responded he does not remember that either. Commissioner Hauer stated that when this was approved, the steps were coming down the side, and the windows were supposed to match the existing windows, but they do not have the grids. Commissioner Trepel asked Mr. Nash if the door was previously located to the right of the two windows. Mr. Nash responded, “Correct.”

Mr. Nash stated that two conditions of the previous approval have been met—the tree replanting and the door—but the door was painted red instead of white, which may not be as big of an issue as the windows. Chair Peeler asked Mr. Nash if a tree was planted. Mr. Nash responded, “Yes.” Commissioner Trepel asked Mr. Nash if what is really under consideration is the color of the door and the location of the windows. Mr. Nash responded, “Correct.” Chair Peeler asked Mr. Nash where the tree is located. Mr. Nash responded that the tree is further out front and not shown in the photo, he believes.

Commissioner Hauer stated the windows are a big adjustment, but it would look more balanced if there were three, even though that was not approved either. Mr. Nash stated there is a bathroom behind this wall, so if there were to be a new window, it would likely be a small

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window. Commissioner Hauer responded that it would probably look even worse. Chair Peeler asked Mr. Nash if the original COA was to move the door, still have the two windows, but evenly spaced as windows centered on that façade. Commissioner Hauer responded that it was a double window. Mr. Nash agreed that it was a double window and not two separate windows to be centered.

Chair Peeler stated she knows we do not take interiors into consideration, but if that were centered as a double window, would the bathroom have posed an issue then, too. Mr. Nash responded yes, it still would have been an issue, but interiors are not considered. Commissioner Pruitt asked Mr. Nash if the drawings submitted here, dated 9.8.2022, were what the initial approval was based on regarding the orientation of the door.

Mr. Graham responded that these are the design drawings as presented to the board, and the approval was an approval with conditions, so the conditions changed the design. He stated the door and the awning over the door were moved to the side, and as written in what was issued as an approval, it simply said the windows were to be centered. That is all it said; it did not say centered on the façade or centered based on the room's interior, so that is what the board has to decide tonight. Commissioner Trepel stated he thinks logically it would be centered on the façade. Chair Peeler agreed, especially if interiors are not considered, then to her that is exactly what that means—centered on the façade. Commissioner Hauer stated that it was her understanding that when this was presented, the double window would be in the center of the addition. Commissioner Trepel stated he agrees with that, but he does understand there might have been a failure of communication, but the door is fine.

Commissioner Hauer asked Mr. Nash if there was anything in the original approval about the steps coming out in front. Mr. Nash responded, “No.” Commissioner Hauer asked Mr. Nash if that detail is completely missing. Mr. Nash responded that is correct, the detail is missing. Chair Peeler asked Mr. Nash if that was part of the original COA or if that would be separate. Mr. Nash responded that since it was approved with conditions to move the door to the side and the design detail is not written out in the approval, he is not sure what else can be done. Commissioner Hauer responded that it was just the board's understanding that the steps would go to the side rather than down in the front. Mr. Nash stated they could be more descriptive in approvals. Commissioner Hauer agreed and stated that it is lessons learned as they go.

Chair Peeler stated honestly, the stairs do not really bother her. Commissioner Hauer responded that they probably would not bother her as much if the windows did not draw your eye to that side, and that is okay, but she thought they would want the stairs to access the driveway.

Commissioner Pruitt asked Mr. Nash if, within the conditional approval, the windows installed were two-over-one, but the other windows are eight-over-eight, and if there are matching windows on the existing house. Mr. Nash responded yes, they are eight-over-eight. Commissioner Pruitt asked Mr. Nash if the original COA specified what kind of windows were to be installed. Mr. Nash responded yes, he believes the approval mentioned installing windows to match the existing structure. Commissioner Pruitt asked Mr. Nash if the existing windows would have been eight-over-eight. Mr. Nash responded, “Yes.”

Chair Peeler asked Mr. Nash if the original COA specified eight-over-eight to match the existing windows. Mr. Nash responded he was double-checking. Mr. Nash then responded that it does not specify that in the approval, but it is included in the minutes of the initial meeting. Chair Peeler asked Mr. Nash if that was not included in the approval provided to Mr. Lynn. Mr. Nash responded, “Correct.” Commissioner Trepel asked Mr. Nash how this ended up back before the board. Mr. Nash responded someone observed that the build did not meet the criteria of what had been approved. Chair Peeler asked Mr. Nash if the window approval decision was not provided to the applicant. Mr. Nash responded that only the positioning of the windows was provided.

Chair Peeler responded that it was not really on the board, but a mistake on whoever sent the COA. Mr. Nash responded, “Yes.” Discussion ensued over the building elevations presented at the September 2022 meeting regarding whether a double window or two separate windows were shown. Chair Peeler clarified the plans from that meeting, included in today's agenda packet, specified a double window to match the size of existing windows. Commissioner Hauer asked Mr. Nash if the new windows are the same width and size as the existing front windows because they appear narrower. Mr. Nash responded that he believes they are the same size as the double window on the right side of the front elevation, but since they are separated as installed, they

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may not appear the same size. Chair Peeler agreed and stated that with the shutters placed between the new windows, it could skew the visual appearance. Commissioner Hauer stated she does not see a way to approve the windows as they are.

With there being no further questions for Planning staff, Chair Peeler recognized Adam Lynn, 509 West Eighth Avenue, Gastonia, NC. Chair Peeler asked the board if there were any questions for Mr. Lynn. Commissioner Hauer asked Mr. Lynn if the two new windows are the same width and height as the ones under the awning. Mr. Lynn responded yes, he believed so. Commissioner Hauer responded okay, she just wanted to confirm that, and then asked Mr. Lynn if he remembered when they met, and whether he understood that the windows were to match the existing windows as far as grids go as well.

Mr. Lynn responded that the best he remembers was that it was discussed, and when he talked to the person he bought the windows from, they told him that this was the grid they had, but the grid could be changed easily if it needed to be. Commissioner Hauer responded that's good news. Commissioner Hauer asked Mr. Lynn if he decided to change the approval because of the interior situation. Mr. Lynn responded that his understanding when they met was that it was centered based on the interior room, because the original design had the bathroom, including a stand-up shower, in that spot, and he did not remember any discussion about moving the bathroom, which would be required in order to center the windows on the front.

Mr. Lynn presented a photo from the interior of the new addition and stated, as you can see, they did center them along the inside of the room, which is what he understood to be the intention, since it was in the original plan that the bathroom would be to the left of that area, which is what is being presented on the screen as the blank space now. He stated it was three years ago, but the best he can remember, there was no discussion about moving the bathroom. It was just discussed that instead of the windows being to one side of the door, they would be centered where the door and windows were going to be, so he thought he was following what was discussed at the meeting.

Chair Peeler stated that, looking at the pictures, they are not centered in the room either. Mr. Lynn responded that they were before the closet was installed in that spot. He stated that the door on the left of the interior photo being shown leads to a closet. Commissioner Pruitt stated he would say that if they were centered within the room, it would be much more obvious on the outside, just looking at the elevations provided. Commissioner Hauer responded that they were not looking at the interior design, and they do not really talk about the interior at these meetings, and that they are concerned about the exterior and what is done on the inside. Discussion continued about the interior design of the addition.

Mr. Lynn responded that in the plans that were provided to the board at the initial meeting, the door was right next to where the bathroom was going to be, so when he was told the windows needed to be centered, he did not remember any discussion about being asked to move the bathroom, which would be required since the tub was right there. Commissioner Trepel responded that the board would not do that and would leave it up to the applicant to figure out what the interior configuration needed to be in order to center the two windows. Commissioner Trepel stated that in the approval letter dated December 16, 2022, condition number two says, "Center the two windows on the front elevation of the addition," and to him, front elevation refers to the exterior façade. He stated he can understand that Mr. Lynn may not have understood that, but he believes that was the intent.

Mr. Lynn responded that he may have been in error in understanding that the board did not look at the interior at all, because when he presented the entire plan, he did not understand that the discussion was only about the exterior, and that was an error on his part. Mr. Lynn stated he would be happy to plant a tree or do something tall in that area that would block the blank space, so to speak, and put some greenery there, and that could be a way to make it look more balanced.

Chair Peeler asked Mr. Lynn if he lived in the home. Mr. Lynn responded yes, with his wife and three kids. He stated they built the addition so that his parents, who live in Georgia, would have an easier place to stay when visiting. Chair Peeler asked the board if there were any more questions for Mr. Lynn.

Chair Peeler stated that it really seems the issue is the window placement, but she also thinks the type of window is important to specify, because right now it is a two-over-one. Commissioner

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Hartman agreed that, at a minimum, the board needs to clarify the type of light pattern, especially if it is easy, as the window supplier stated, to add grids. Commissioner Hauer asked Mr. Nash when the door location was changed and whether that was approved by anyone. Mr. Nash responded that a subcommittee approved the door change, but the door location itself was approved at the initial meeting. He stated the actual door type was changed in a subcommittee meeting. Commissioner Hauer asked Mr. Nash if the door was approved on the front. Mr. Nash responded no, it was approved to be on the side. He stated that in the drawings submitted at the initial meeting, the door was on the front, and it was approved with conditions at the 2022 meeting to move it to the side. Chair Peeler stated the door color does not bother her, and the red is fine, especially since it matches the main entry door.

Discussion ensued over the existing windows' light patterns. Commissioner Pruitt stated he would keep in mind that if the board requires changing the windows to eight-over-eight, Mr. Lynn may be limited due to the size of the windows, and eight-over-eight may not be available at that size. Chair Peeler clarified that when looking at the home on Google Photos, there is a mix of eight-over-eight and six-over-six windows, but the intent was to match the larger double window on the right side of the front elevation, which is six-over-six.

Discussion ensued over the species and age of the tree that would need to be planted. Chair Peeler stated that a more mature tree would need to be planted. Commissioner Trepel stated that a tree would improve the appearance.

Commissioner Pruitt asked the board for their thoughts on the windows, stating that he does not see applied mullions on insulated windows. He stated the grid is inside the glass, so the options are either replacement or acceptance as is. Chair Peeler stated that cost is not taken into consideration. Commissioner Pruitt responded that he was not referring to cost, but simply stating that those particular windows cannot be modified to match the existing, or that Mr. Lynn may not have the ability to do so due to the window size. Chair Peeler responded that in that case, the window size would need to increase. Commissioner Pruitt responded that since it is not an applied mullion, it would require replacement. Chair Peeler stated she thinks the board can all agree that the windows do not match the original COA, regardless of interpretation. She stated the original drawings and conditions indicated they were to match. Commissioner Pruitt asked staff if the board would be required to issue a conditional approval if they required a light pattern to match the existing windows.

Mr. Graham responded that the application before the board is to approve it as submitted. Commissioner Hauer asked Mr. Graham if the board could deny it and ask the applicant to return. Mr. Graham responded that the board could deny it and ask him to return, or approve it with the condition that the windows be changed to six-over-six, with the understanding that he may not be able to fulfill that condition if that window is not available, in which case he would need to return. Commissioner Pruitt stated that, knowing the applicant may have difficulty due to the size of the window, he was trying to save time for both the applicant and the board.

Commissioner Pruitt asked whether it would be better to deny and reapply with a revised plan showing what window is available, rather than waste time. Mr. Graham responded that it was probably a good way to move forward. Commissioner Hauer responded that doing so would also validate leaving the windows where they are, stating that denying and asking for a revised plan essentially means the placement is acceptable, but the board wants to see how the windows would be addressed. Commissioner Trepel stated that if he were making a motion, though he was not yet, he would consider approving the application to keep the windows in their existing location on the condition that a tree of a specified type and size be planted by a certain date to balance the façade. Commissioner Hartman responded that while the board is not supposed to troubleshoot design solutions, what they want to see is balance, whether through a tree or something architecturally appropriate. Discussion ensued over whether a tree or another architectural element could address the front elevation.

Chair Peeler asked the board if they were comfortable with the windows remaining where they are and with two individual windows instead of the originally proposed connected double window. Commissioner Trepel responded that the two windows are no worse than one, but neither option is ideal, and switching to a single window would not significantly improve the appearance. Chair Peeler asked Commissioner Trepel how he would feel if the windows were changed to six-over-six individually in their current locations to match the front right-side double window. Commissioner Trepel responded that he would be fine with that if it could be done, as

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Commissioner Pruitt had noted. Chair Peeler agreed and stated it is up to the applicant to determine feasibility, and if the window size must change, the applicant would need to return, as the board cannot determine specifications. Chair Peeler asked the board for specifics regarding the tree. Discussion ensued over tree types and growth rates. Commissioner Trepel asked Mr. Nash if there was an arborist on City staff. Mr. Nash responded yes, Greg Reynolds.

Commissioner Trepel moved to approve the application as submitted with the following conditions: that a tree of appropriate size be planted to screen the blank portion of the front wall by April 15, 2026, after consultation with the City Arborist, and that the window style be modified to six-over-six to match the right-side front double window. Chair Peeler asked Commissioner Trepel if the door was acceptable as shown. Commissioner Trepel responded, “Yes.” Chair Peeler asked the board if there was a second. Commissioner Trepel added that if Mr. Lynn is unable to reasonably modify the windows to six-over-six, he would need to return to the board. Chair Peeler asked Commissioner Trepel if that was part of the motion. Commissioner Trepel responded, “Yes.” With no additional discussion, Commissioner Hartman seconded the motion. Hearing no further discussion, the motion was approved 4-1, with Commissioner Hauer opposed.

ITEM 4. Approval of the 2026 HDC Meeting Schedule

Commissioner Carol Hauer made a motion to approve the 2026 HDC Meeting Schedule. Commissioner Pruitt seconded the motion. The motion was approved 5-0.

ITEM 5. Other Business

Mr. Gates provided a staff introduction of the new Senior Planner, Veronica Bateson.

ITEM 6. Adjournment

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

Respectfully submitted:

Rebeca Mintz, CZO, Secretary

Kaitlyn Peeler , Chair



HDC Application for COA (Long Form)

City of Gastonia Planning
Department

Submitted On:
Nov 19, 2025, 04:49PM EST

Historic District Commission

Application for Certificate of Appropriateness

Major Work - Long Form

Property Street Address:	Street Address: 1313 S. York Rd. City: gastonia State: NC Zip: 28052
Applicant's Name:	First Name: Lindsey Last Name: Mayes
Applicant's Mailing Address:	Street Address: 30 N. Congress St. Suite 207 City: York State: SC Zip: 29745
Applicant's Email:	lindsey@993architecture.com
Applicant's Primary Phone Number:	9103747266
Are you the Property Owner?	NO
Property Owner's Name	First Name: Zachary Last Name: Griffiths
Property Owner's Mailing Address	Street Address: 1525 Wilmore Dr. City: Charlotte State: NC Zip: 28203
Provide a phone number and/or email:	Phone Number Email
Property Owner's Phone Number	315.404.4818
Property Owner's Email:	zw30grif@gmail.com
Name of Business (if applicable):	RM Events LLC

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:	<p>New construction or additions to buildings, and exterior remodeling</p> <p>Demolition of a structure or any part thereof</p> <p>Construction of parking lots</p> <p>Replacement of architectural details when there will be a change in design or materials from the existing ones</p> <p>Any other work involving a significant change in the design, material or exterior appearance of a building, structure:</p>
Provide a detailed description:	<p>Site work includes installation of a new asphalt parking lot and vegetated bioswale to handle/treat storm run off. Exterior of the main historic home will remain as is other than repairs to existing as required. There is a vine that grows up the back of the home and it is causing water damage to the interior of the home. We don't know the extent of damage to the exterior until the vegetation is removed. There is a garage on site that we will be renovating. The roof, soffits and exterior materials and walls are damaged and in need of repair. This structure isn't historic to the best of our knowledge. We will be moving the door and extending a portion of the roof over the door.</p>

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.	<p>Existing historic home will remain as is other than repairs where vines have caused damage. It will be repaired like for like. There is a garage on the site that needs repair, the roof and walls have quite a bit of damage and need to be replaced. We plan to move the side door, extend part of the roof over the door, repair existing siding and white wash the brick so it ties in better with the rest of the site.</p>
Materials submitted with Application:	<p>Site Plan</p> <p>Elevations</p> <p>Photos</p>
Upload Site Plan File(s):	<p>R30-11124 SP(2025-11-11).pdf</p>
Upload Elevations File(s):	<p>GARAGE ELEVATIONS.pdf</p>
Upload Photo File(s):	<p>IMG_0859.HEIC</p> <p>IMG_0858.HEIC</p> <p>IMG_0841.HEIC</p> <p>Screenshot 2025-11-19 153148.png</p>

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.

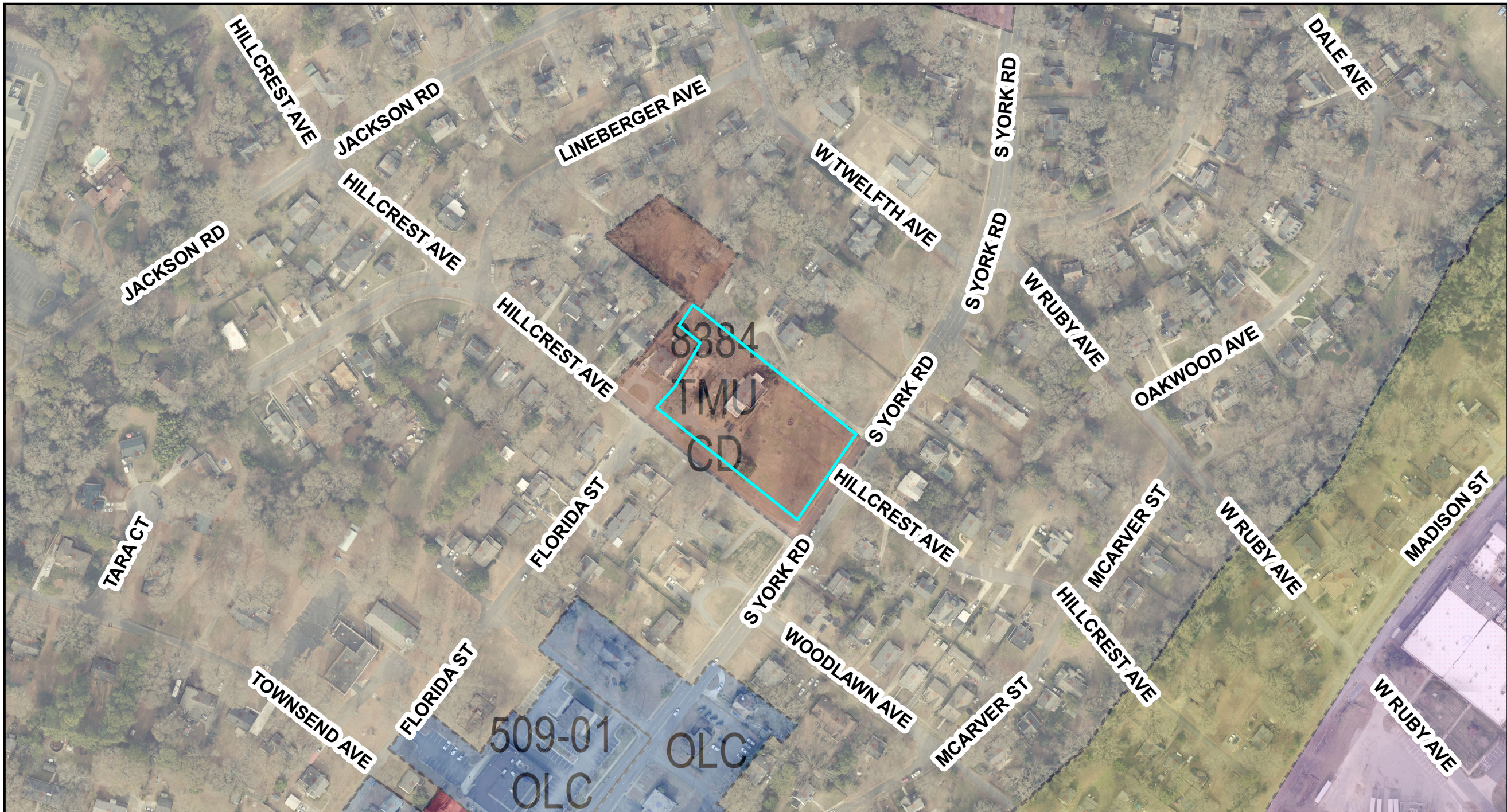
Property Permission:	YES with notification either by email or phone
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Applications to be heard by the full Historic District Commission must be received **at least fourteen (14) business days prior to the regularly scheduled meeting**, which is the fourth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

I understand my application must be received at least fourteen (14) BUSINESS days prior to the regular scheduled meeting.	YES
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Full Signature:	<div>First Name: Lindsey</div> <div>Last Name: Mayes</div> <div>Email Address: lindsey@993architecture.com</div> <div></div> <div>Signed at: November 19, 2025 4:48PM America/New_York</div>
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Date Completed:	
Receipt	HDC-LongForm-0000071-11192025
User's Session Information	208.104.50.31, Referrer URL



HDC Case #PLCA202500479
1313 S. York Road

Brookwood Historic District



Historic District Commission
Gastonia, North Carolina

**FILE # PLCA202500479
NOTICE TO ADJACENT PROPERTY OWNERS OF
CERTIFICATE OF APPROPRIATENESS REQUEST**

Please take note that Lindsey Mayes has applied for a Certificate of Appropriateness (COA) with the Historic District Commission (HDC) of the City of Gastonia for the property located at 1313 S. York Road to permit the following:

- **Requesting approval for new parking and landscaping for a wedding venue and exterior renovations to the existing garage to accommodate restrooms.**

The Historic District Commission will meet in the City Council Chamber, first floor of City Hall, 181 South Street, Gastonia, North Carolina, **at 6:00 PM on Thursday, January 22, 2026.**

Historic District rules require that a reasonable attempt be made to identify and notify the owners of surrounding property likely to be affected by the proposed project. At the meeting, the Historic District Commission will give all interested parties an opportunity to be heard. If you would like to view the COA application prior to the meeting or you would like more information, contact the Planning Department at 704-854-6652.

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: JUDYS@CITYOFGASTONIA.COM. THE HUMAN RESOURCES DEPARTMENT REQUESTS AT LEAST 72 HOURS' NOTICE PRIOR TO THE MEETING TO MAKE THE APPROPRIATE ARRANGEMENTS.

Kaitlyn Peeler, Chair
Historic District Commission

Jalen Nash – CZO, Planner
Planning Department

Notice mailed to the surrounding properties								
AKPAR	CURR_NAME1	CURR_NAME2	CURR_ADDR1	CURR_ADDR2	CURR_CITY	CURR_STATE	CURR_ZIPCODE	PHYSSTRADD
	112411 WILLIAMS SHARON KAY PALMER		601 WINDWOOD DR		GASTONIA	NC	28056-1339	410 WOODLAWN AVE
	112391 HULL IRIS		600 HILLCREST AVE		GASTONIA	NC	28052-6712	GA003 S York Road
	112420 MELVIN VICKY A		3215 JOHN ROLFE CT		DUMFRIES	VA	22026	414 HILLCREST AVE
	112422 WOLFE AMANDA		1400 S YORK RD		GASTONIA	NC	28052-6158	1400 S YORK RD
	112288 LINDSEY CHARLY	KIMBROUGH DANTE	601 HILLCREST AVE		GASTONIA	NC	28052	601 HILLCREST AVE
	112360 STEWARD TIFFANY SHERRILL		503 W 12TH AVE		GASTONIA	NC	28052-0700	503 W TWELFTH AVE
	112356 RC INVESTMENT PROPERTIES LLC		415 HOLLY DRIVE		BELMONT	NC	28012-2331	612 HILLCREST AVE
	112401 WATSON JEREMEKO S	HALL BRITTNEY	1406 S YORK RD		GASTONIA	NC	28052-6158	1406 S YORK RD
	310075 JOHNPAOLI HOLDINGS LLC		1313 S YORK RD		GASTONIA	NC	28052-6139	S YORK RD
	112351 RC INVESTMENT PROPERTIES LLC		415 HOLLY DRIVE		BELMONT	NC	28012-2331	1302 LINEBERGER AVE
	112289 SWITZER DAVID M	SWITZER JENNIFER W	3005 LAKE POINTE DR		BELMONT	NC	28012-6747	1403 FLORIDA ST
	310077 GRIFFITHS ZACHARY	MILLER MACKENZIE	1525 WILMORE DRIVE		CHARLOTTE	NC	28203	GA003 S York Road
	112354 HOLMAN ANTHONY	HOLMAN TIFFANY	710 AVONDALE ROAD		GASTONIA	NC	28054	1312 LINEBERGER AVE
	112387 REID JAMES DOUGLAS III	REID LEAH A	1301 S YORK RD		GASTONIA	NC	28052-6139	1301 S YORK RD
	112423 RICHARDSON KENNETH L	RICHARDSON ELIZABETH	1314 S YORK RD		GASTONIA	NC	28052	1314 S YORK RD
	112424 WEBER JEANNIE ALLISON GRIFFIE		1312 S YORK RD		GASTONIA	NC	28052-6140	1312 S YORK RD
	300827 RATLIFF MITCHELL L	RATLIFF NORMA	1407 S YORK ROAD		GASTONIA	NC	28052	1407 S YORK RD
	112388 HUYNH VIET Q	TRAN MINH PHUONG	1305 S YORK RD		GASTONIA	NC	28052-6139	1305 S YORK RD
	112357 HONEYCUTT EDDIE P	HONEYCUTT KELLY D	610 HILLCREST AVE		GASTONIA	NC	28052	610 HILLCREST AVE
	112400 COOK RENTAL PROPERTIES LLC		2458 MOUNTAIN POINT LANE		MAIDEN	NC	28650	1404 S YORK RD
	112285 LEDBETTER ETHAN M		609 HILLCREST AVENUE		GASTONIA	NC	28052	609 HILLCREST AVE
	112352 SISK MARY S		1310 LINEBERGER AVE		GASTONIA	NC	28052	1310 LINEBERGER AVE
	112421 LANDRY RICHARD A	LANDRY CATHERINE W	407 EAST HILLCREST AVENUE		GASTONIA	NC	28052	409 HILLCREST AVE
	112358 BLAKE KELSEY DIANNE		606 HILLCREST AVENUE		GASTONIA	NC	28052	5D036 Lineberger Ave / York Place
	112402 SLEET JOHN E	SLEET SANDRA L	1408 S YORK ST		GASTONIA	NC	28052	5D043 S York Hwy 321 South
	112359 CHAMBERS RICHARD SCOTT	CHAMBERS JANICE C	604 HILLCREST AVE		GASTONIA	NC	28052-6172	5D036 Lineberger Ave / York Place
	112286 PEGRAM JILL A		605 HILLCREST AVE		GASTONIA	NC	28052	605 HILLCREST AVE
	302427 WILLIAMS JEFFREY L	WILLIAMS NORA E	1309 S YORK RD		GASTONIA	NC	28052-6139	1309 S YORK RD
	112353 KINCHEN JOSHUA		1308 LINEBERGER AVENUE		GASTONIA	NC	28052	1308 LINEBERGER AVE
	112399 RHYNE MANDY		1401 S YORK ROAD		GASTONIA	NC	28052	1401 S YORK RD
	112410 ODOM JOE EDWARD	ODOM MARJORIE LEE	412 WOODLAWN AVE		GASTONIA	NC	28052-6126	412 WOODLAWN AVE
	112287 DUNCAN ALAINA MARIE	DUNCAN CHANDLER S	603 HILLCREST AVENUE		GASTONIA	NC	28052	603 HILLCREST AVE
	112392 PEARCE KATHRYNE H		513 HILLCREST AVE		GASTONIA	NC	28052	513 HILLCREST AVE
	112425 BEACH DANIEL C	EASTBURN EMILY R	1310 S YORK ST		GASTONIA	NC	28052	1310 S YORK RD
	112426 GILLESPIE PROPERTIES LLC		P O BOX 550442		GASTONIA	NC	28055	1304 S YORK RD
	300828 BRIDGES PATRICIA L LIFE ESTATE		1410 FLORIDA STREET		GASTONIA	NC	28052	1410 FLORIDA ST



**STAFF REPORT FOR
CERTIFICATE OF APPROPRIATENESS (COA)
HD# PLCA202500479
January 22, 2026**

APPLICANT: Lindsey Mayes & Joshua Rine

PROPERTY LOCATION: 1313 S. York Road

PROPERTY OWNERSHIP: Zachary Griffiths & Mackenzie Miller

REQUEST: The applicant is requesting approval of new parking and landscaping for a wedding venue and exterior renovations to the existing garage to accommodate restrooms.

Property Description

- A two-story, five-bay Neoclassical, side-gabled home with wings. The full façade features a full two-story front porch with Doric columns supporting a shed roof. The entry features full transom lights on the first floor flanking the door and a simplified second-floor doorway opening onto a balcony. The northern wing is two stories, with a screened porch below and a room above. The southern wing is one story, with an open porch above. The balustrades here match the entry balcony. The home is clad in vinyl siding and retains original windows. An asphalt driveway from 12th Street leads to two outbuildings. One is a hipped-roof, wood-clad building. The other is a detached two-car garage featuring wood siding and a gable roof.

Findings

- The building was constructed around 1925.
- The property is considered Contributing to the local Brookwood Historic District.
- The property is zoned TMU CD (Transitional Mixed Use – Conditional District) and is surrounded by residential zoning districts.
 - On October 8, 2015, the Gastonia Planning Commission voted to approve the request to rezone the subject property from RS-12 (Residential 12,000 square foot lots) to TMU-CD (Transitional Mixed Use Conditional District).

Key Elements of Design

Parking:

- Install a new asphalt circular driveway located to the left of the primary structure, extending into the front yard area of the property.
- Provide a total of seven parking spaces, including five standard spaces and two ADA-accessible spaces.
- Incorporate landscaped islands, new tree plantings, and shrubbery to provide screening, visual separation, and to soften the appearance of the parking area.

Garage Renovations:

- Side Elevation (Southeast Facing U.S. Hwy 321)
 - Infill existing one over one window openings with brick.
 - Whitewash existing brick masonry.
 - Retain the existing door entry and sidelights.
- Front or Main Entry Elevation (Northeast Facing Primary Structure)
 - Remove and infill the existing door opening with new siding to match the structure.
 - Install new full lite French doors at the main entry.
 - Replace existing one over one windows with new one over one windows to match the existing window pattern.
 - Paint window sash and or casing black.
 - Install planter boxes beneath the new window openings.
- Roof and Canopy
 - Extend the roof at the main entry with a new wood canopy featuring pediment detailing.
 - Stain new wood elements.

EXCERPTS FROM THE DESIGN STANDARDS:

Accessory Buildings (Page 17):

- 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.

Parking Lots and Driveways (Page 18):

- 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.
- 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.

Masonry (Page 23):

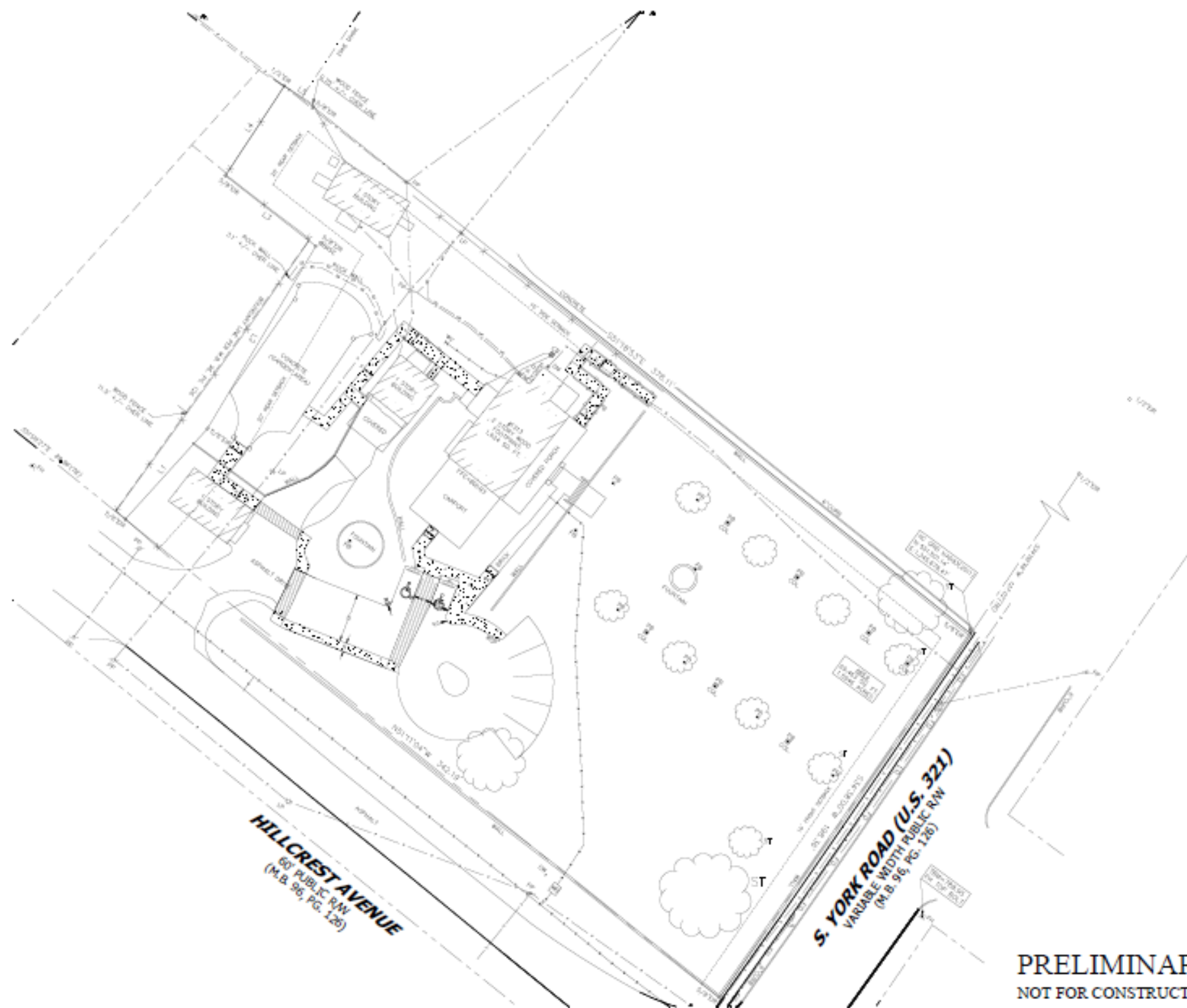
- c) Do not paint masonry unless evidence suggests it was originally painted.
- e) Retain the original or early color and texture of masonry surfaces, wherever, possible. Brick or stone surfaces may have been painted or whitewashed for practical and aesthetic reasons. Indiscriminate removal of paint from masonry surfaces may subject the building to harmful damage and may give it an appearance it never had.

Jalen Nash

Jalen Nash, Planner
Planning Department







CONCRETE SIDEWALK

HILLCREST AVENUE
60' PUBLIC R/W
(M.B. 96, PG. 126)

ACCORDING TO SECTION 11.3, TMU DISTRICTS ARE EXEMPT WHEN ADDING NEW TMU DISTRICTS

- THE LIMIT OF GRADING IS UNDER ONE ACRE.
- THE SPECIFIC EROSION CONTROL PLAN IS REQUIRED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE EXCESS EROSION FROM LEAVING THE SITE.
- SPRINKLERS SHOWN ON DATE OF PAYMENT, UNLESS NOTED OTHERWISE.
- ALL UNDERDRAINS ARE TO BE OF PAYMENT, UNLESS OTHERWISE NOTED.
- ALL PLANTERS AND BLANKS ARE TO BE INDICATED TO OWNER.
- THE GRADING PLAN DOES NOT REPRESENT A BALANCE CALL, LITIGATION, CONTRACTOR TO INFORM HIS OWNERS OF ANY DEFICIENCY OF REGIONS SOIL OR WATER.

Know what's below.
Call before you dig.

VICINITY MAP
17-1031[illegible]

A. ROAD SIGNAGE - REGULATORY	
	NO SIGN
	REGULATORY NOTE NO-ENTRY WHEELSTOP
	BUILDING SETBACK
	LIGHT DUTY PAYMENT
	CONCRETE SIGNAL/OTHER
	MANUAL

[illegible]

SITE PLAN

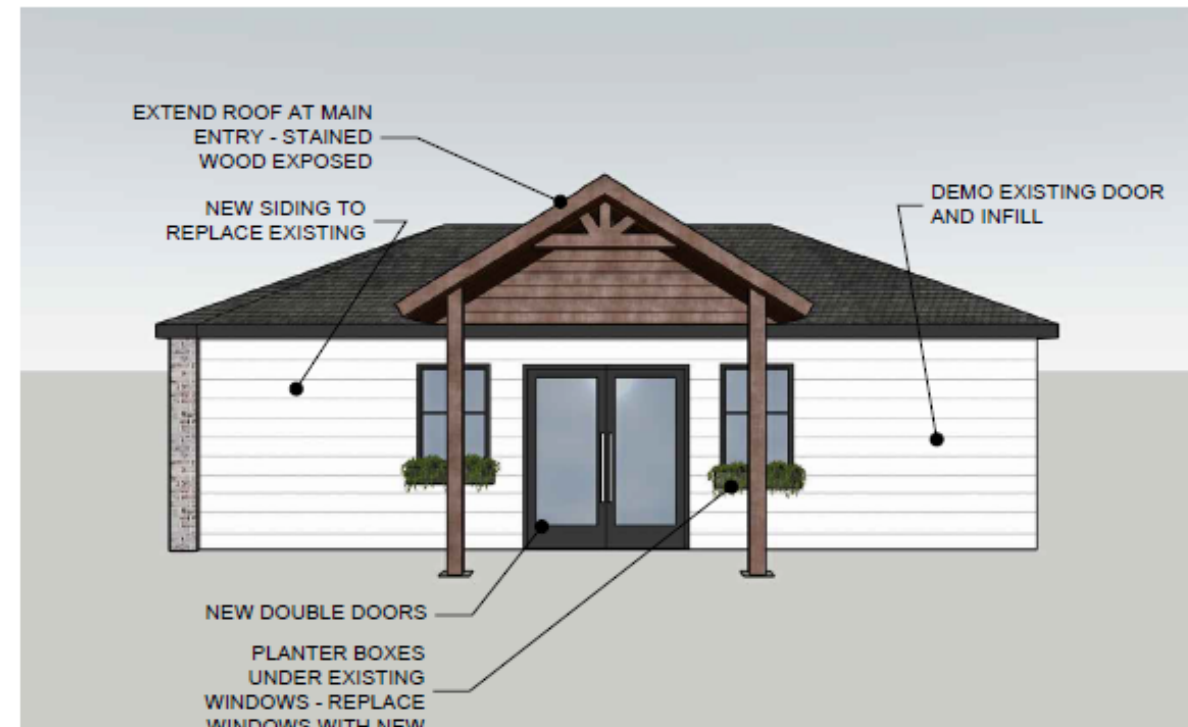
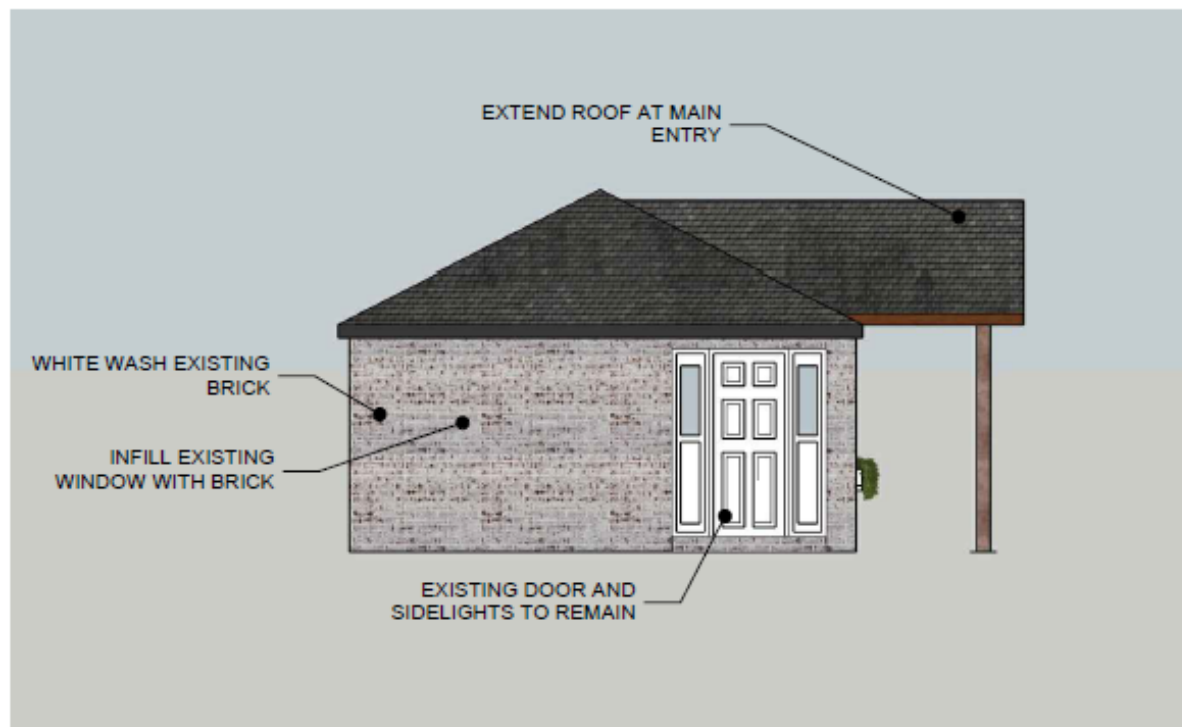
PRELIMINARY
NOT FOR CONSTRUCTION


GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft

C-3₁

OF 4 SHEETS.



 <p>LINDSEY MAYES 910.374.7266 Lindsey@993architecture.com</p>		<p>1313 S. York Rd Gastonia NC</p>		1







HDC Application for COA (Short Form)

City of Gastonia Planning
Department

Submitted On:
Nov 16, 2025, 10:40AM EST

Historic District Commission

Office Use Only: HD # _____

Property location:	Street Address: 505 S SOUTH ST Full Address: 505 S SOUTH ST City: GASTONIA State: NC Zip: 28052
Applicant's name	First Name: Dallas Last Name: Baxter
Applicant's Address:	Street Address: 505 S SOUTH ST Full Address: 505 S SOUTH ST City: GASTONIA State: NC Zip: 28052
(Applicant) What are the best ways to contact you?	Mobile
Applicant's Mobile number	7048905345
Applicant's Email	baxter.djc37@gmail.com
Are you the property owner?	YES
Provide contact information for owner. (Must provide at least one.)	Mobile
Property Owner Mobile number	7048905345
Is this a business?	NO
Item(s) best suited to your request:	Side and rear yard fences and walls Site improvements, including but not limited to satellite dishes, swimming pools, tennis and basketball courts and outdoor hot tubs Replacement of exterior stairs, landings and steps
Provide a description for the side and rear yard fences and walls:	Wood privacy fence around the rear perimeter of the home.
Provide a description for site improvements:	1. Repairs to the rear of the house, installation of new siding to replace water damage. 2. New wood elevated deck at rear of the house with stairs. 3. Replacement of door at 2nd story rear of the house with a window (there will no longer be a 2nd story balconette above the new deck as was previously

	constructed). 4. Repairs to the front porch to include replacement of the damaged columns. 5. Repairs to the NE front corner of the face of the home, to resolve water damage. 6. Wood privacy fence around the rear perimeter of the home. 7. New front door to match period appropriate craftsman style. 8. New front light fixture to match period appropriate craftsman style. 9. Staining of front porch & paint porch ceiling and trim. 10. Removal of a small retaining wall at the NW rear corner of the home, grading of property in that area to create an entrance via newly installed carriage doors.
Provide a description for replacement of exterior stairs, landings and steps:	New wood elevated deck at rear of the house with stairs.

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.

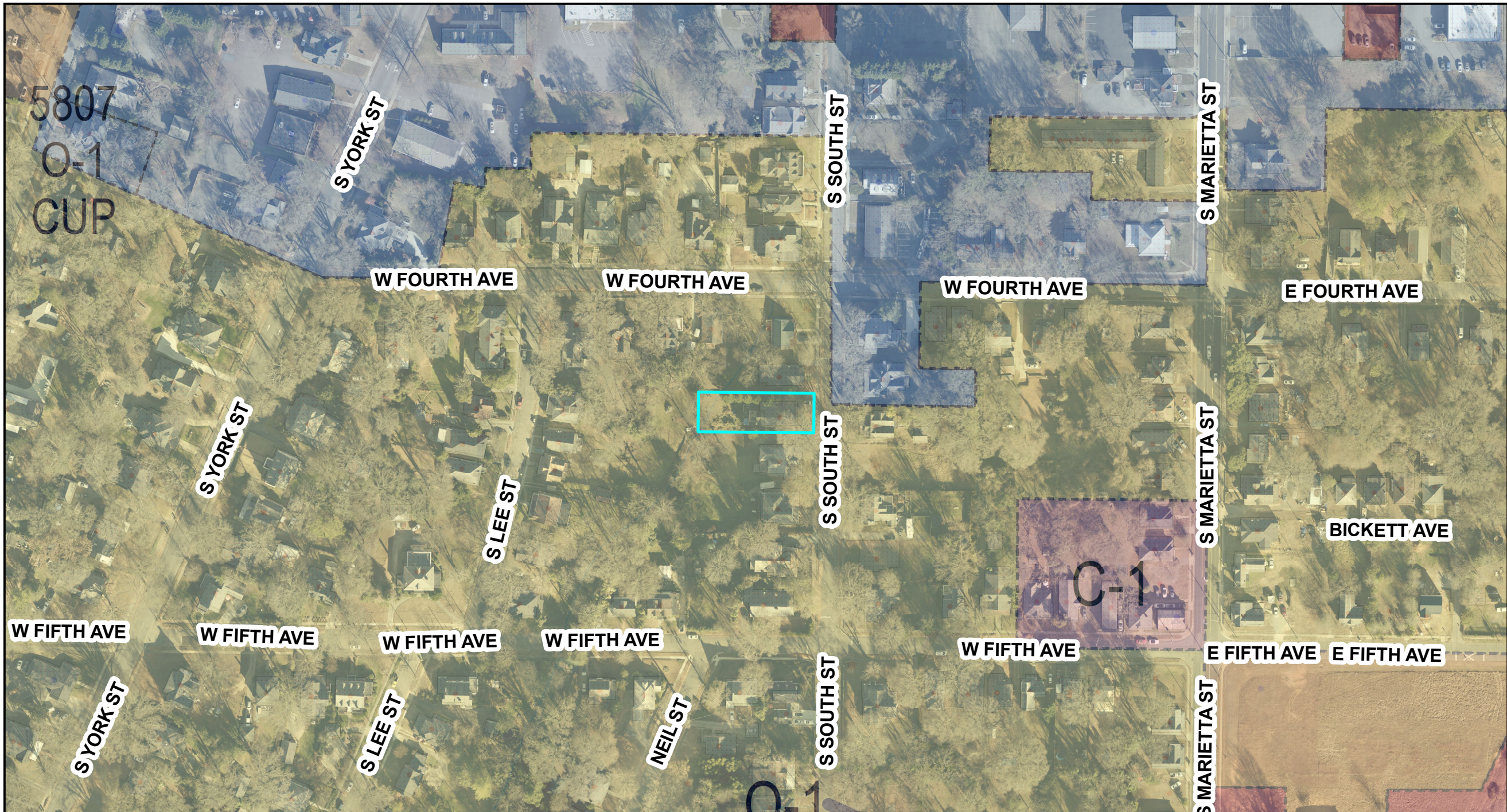
Include any additional exterior architectural alterations to be made:	See attached documentation for additional details on what work is to be done. Additional general landscaping to be completed around the entire property. All existing trees will remain, to be trimmed as to not touch main structure of home.
Upload files, drawings, photographs, and specifications:	Certificate of Appropriateness Documentation 11.16.2025.pdf
Property Permission	YES with notification either by email or phone
I understand my application must be received at least fourteen (14) BUSINESS days prior to the regular scheduled meeting.	YES

Sign Here	<div>First Name: Dallas</div> <div>Last Name: Baxter</div> <div>Email Address: baxter.djc37@gmail.com</div>
-----------	---

Dallas Baxter

Signed at: November 16, 2025 10:40AM America/New_York

Receipt	HD-0000253-11162025
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HDC Case #PLCA202500488
505 S South Street

York-Chester Historic District



Historic District Commission
Gastonia, North Carolina

**FILE # PLCA202500488
NOTICE TO ADJACENT PROPERTY OWNERS OF
CERTIFICATE OF APPROPRIATENESS REQUEST**

Please take note that Dallas Baxter has applied for a Certificate of Appropriateness (COA) with the Historic District Commission (HDC) of the City of Gastonia for the property located at 505 S. South Street to permit the following:

- **Requesting approval for rear elevation repairs and renovations continued from the December 11, 2025 HDC subcommittee meeting, including replacement of a second-story door with a window, replacement of water-damaged siding, and installation of new ground-level carriage doors and an elevated wooden deck.**

The Historic District Commission will meet in the City Council Chamber, first floor of City Hall, 181 South Street, Gastonia, North Carolina, **at 6:00 PM on Thursday, January 22, 2026.**

Historic District rules require that a reasonable attempt be made to identify and notify the owners of surrounding property likely to be affected by the proposed project. At the meeting, the Historic District Commission will give all interested parties an opportunity to be heard. If you would like to view the COA application prior to the meeting or you would like more information, contact the Planning Department at 704-854-6652.

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: JUDYS@CITYOFGASTONIA.COM. THE HUMAN RESOURCES DEPARTMENT REQUESTS AT LEAST 72 HOURS' NOTICE PRIOR TO THE MEETING TO MAKE THE APPROPRIATE ARRANGEMENTS.

Kaitlyn Peeler, Chair
Historic District Commission

Jalen Nash – CZO, Planner
Planning Department

Notice mailed to the surrounding properties									
AKPAR	CURR_NAME1	CURR_NAME2	CURR_ADDR1	CURR_ADDR2	CURR_CITY	CURR_STATE	CURR_ZIPCODE	PHYSSTRADD	CALCAC
108738	CHASE DRM LLC		1612 SEATTLE SLEW CT		WAXHAW	NC	28173	211 W FOURTH AVE	0.34
108761	HOUNSHELL JOSHUAH	EDDLEMON LINDSAY E	202 W 5TH AVE		GASTONIA	NC	28052-4005	202 W FIFTH AVE	0.21
108665	NERO AND MIT HOLDINGS LLC		2409 CARTWRIGHT PLACE		CHARLOTTE	NC	28208	421 S SOUTH ST	0.21
108765	DAVIS CARLA		503 S SOUTH ST		GASTONIA	NC	28052	503 S SOUTH ST	0.13
197568	BAXTER JOHN B JR	BAXTER DALLAS JAN	505 S SOUTH ST		GASTONIA	NC	28052	505 S SOUTH ST	0.24
108769	LONG KATHERINE	MYERS ROBERT L IV	512 S SOUTH STREET		GASTONIA	NC	28052	512 S SOUTH ST	0.31
108757	CABE ELLA SMITH HEIRS		C/O ROZANNE CABE DRAGOO	1667 STRATHSHIRE HALL PLACE	POWELL	OH	43065	514 S LEE ST	0.3
108764	NOVELLI RICHARD J	NOVELLI KAREN L	507 S SOUTH ST		GASTONIA	NC	28052	507 S SOUTH ST	0.34
108734	COLE JANE H	COLE WILLIAM P JR	519 SOUTH YORK ST		GASTONIA	NC	28252	117 W FOURTH AVE	0.08
108655	VALENTINE LARRY B	VALENTINE BETH R	208 W FOURTH AVE		GASTONIA	NC	28054	208 W FOURTH AVE	0.33
108756	DALY PATRICK J	DALY ELIZABETH EDDY	512 SOUTH LEE ST		GASTONIA	NC	28052	512 S LEE ST	0.33
108763	GOAD JOHN E		509 S SOUTH ST		GASTONIA	NC	28052-4348	509 S SOUTH ST	0.34
210700	RICHARD RAYMOND POLLOCK REVOCABLE LIVING TRUST		15822 SPARROWRIDGE CT		CHARLOTTE	NC	28278-8844	510 S LEE ST	0.22
108732	ORVILLE DOUGLAS D	ORVILLE LYNN D	502 S SOUTH STREET		GASTONIA	NC	28052	502 S SOUTH ST	0.21
108754	MELLER PARTNERSHIP GP		3628 BRUSH HILL RD		NASHVILLE	TN	37216-2326	506 S LEE ST	0.13
108770	VERGE LLC		404 N LAUREL AVE #38		CHARLOTTE	NC	28204	514 S SOUTH ST	0.31
108767	HOLINY CYNTHIA ANN		508 S SOUTH ST		GASTONIA	NC	28052	508 S SOUTH ST	0.26
108666	418 S SOUTH LLC		418 S SOUTH ST		GASTONIA	NC	28052	GA019 2nd Ave/3rd Ave/Broad	0.34
108737	CARIAS PHILLIP C		207 W 4TH AVE		GASTONIA	NC	28052-4007	207 W FOURTH AVE	0.34
210699	DIALI AHMAD	KHALILUAN LEILA	4710 HIGHTIMBERS CT		CHARLOTTE	NC	28215	508 S LEE ST	0.21
108760	LEIPSNER SUSAN JEAN		210 W 5TH AVE		GASTONIA	NC	28052-4005	210 W FIFTH AVE	0.44
108654	HOFFMAN STEPHANIE A	HOFFMAN RONALD	238 CROWDED ROOTS RD TD		FORT MILL	SC	29715-7701	210 W FOURTH AVE	0.33
108735	MANNA FAMILY LLC		232 CROMER STREET		CHARLOTTE	NC	28208	501 S SOUTH ST	0.24
108739	GOODE AVERY G JR	COULTER LUANNE GOODALL	219 W 4TH AVE		GASTONIA	NC	28052	219 W FOURTH AVE	0.28
108653	HANNUSCH DALE JASON		214 W FOURTH AVE		GASTONIA	NC	28052	214 W FOURTH AVE	0.33
108762	SERVIGNA CAROLINA	FARIA JOSE F	1376 NW 192ND AVE		PEMBROKE PINES	FL	33029	511 S SOUTH ST	0.2
108768	OFEJ JOSEPH		9452 LEYTON DRIVE		HARRISBURG	NC	28075	510 S SOUTH ST	0.31
108766	STRONG DANTERRIUS	CAMPBELL WHITNEY	504 S SOUTH STREET		GASTONIA	NC	28052	504 S SOUTH ST	0.29
108759	GILMORE RACHEL L	GILMORE RICHARD	212 W 5TH AVE		GASTONIA	NC	28052	212 W FIFTH AVE	0.24
108736	MOORE ALICIA M	MOORE MATTHEW P	205 W FOURTH AVE		GASTONIA	NC	28052	205 W FOURTH AVE	0.19
108733	COLE WILLIAM PARKS JR	COLE JANE HAVELKA	519 S YORK ST		GASTONIA	NC	28052	119 W FOURTH AVE	0.1



**STAFF REPORT FOR
CERTIFICATE OF APPROPRIATENESS (COA)
HD# PLCA202500488 Continued
January 22, 2026**

APPLICANT: Dallas Baxter

PROPERTY LOCATION: 505 S. South Street

PROPERTY OWNERSHIP: Dallas Baxter

REQUEST: The applicant is requesting approval to renovate and repair the rear elevation of the home, including a proposed elevated deck, replacement of the second story rear door with a window, and installation of carriage style doors.

Property Description

- One-and-one-half-story frame house with a front gable roof, 4 over 1 and 8 over 1 sash windows, a front gable porch with square posts and a wood railing, and a porte cochere with turned columns at the north end of the porch. The house features a brick foundation, wood shingle siding, and decorative eave brackets. (Lester W and Norman Kellner House)

Findings

- The building was constructed around 1922.
- The property is considered Contributing to the local York-Chester Historic District.
- The property is zoned RS-8 Residential and is surrounded by residential and office zoning districts.
- COA File #HD110409 was approved by the HDC at the January 22, 2009 meeting to expand the rear side of the home with a ground floor garage addition and main floor covered deck, and second story balconette that has collapsed and rotted due to water damage.
 - The covered deck and balconette were removed in full and wrapped in a barrier to prevent further water damage.
- **COA File #PLCA202500488** was reviewed by a subcommittee of the Historic District Commission at the December 11, 2025, meeting and received partial approval, with several items continued for further review.
 - The following items were continued until the January 22, 2026, HDC meeting pending additional information:
 - The proposed elevated rear deck, subject to 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, subject to submission of exact window dimensions, materials, and sash pattern.
 - The proposed carriage style doors, as the subcommittee was divided on the appropriateness of the selected design and requested additional examples for review.

Key Elements of Design (Continued Items Only)

- **New Elevated Wood Deck**
 - Approximately 12' x 31'.
 - 4" x 4" wood posts with 2" x 2" pickets.
 - 2" x 4" top and bottom rails.
 - 8" footings.
 - Attached with 5/8" galvanized through bolts.
 - Semi transparent walnut stain.
- **Second Story Rear Window Replacement**
 - Remove existing rear door and replace with a window.
 - Existing balconette will be removed and not replaced.
 - Window approximately 35" x 48".
 - White painted finish with single over single sash.
 - Existing window retained from previous owner.
- **Carriage Style Doors**
 - Swing doors, three design options submitted.
 - Approximately 6' wide x 8' high.
 - Painted white with black hardware.

EXCERPTS FROM THE DESIGN STANDARDS:

Fenestration – Windows, Doors, Etc. (Page 24)

- 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 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.

Porches, Decks, & Patios (Page 28):

- 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.
- 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 design, colors and materials. Painted or stained, pressure-treated wood is allowed (no unpainted or unstained wood). Recycled deck materials (such as Trex®) are permitted in the rear yard only.

Jalen Nash

Jalen Nash, Planner
Planning Department

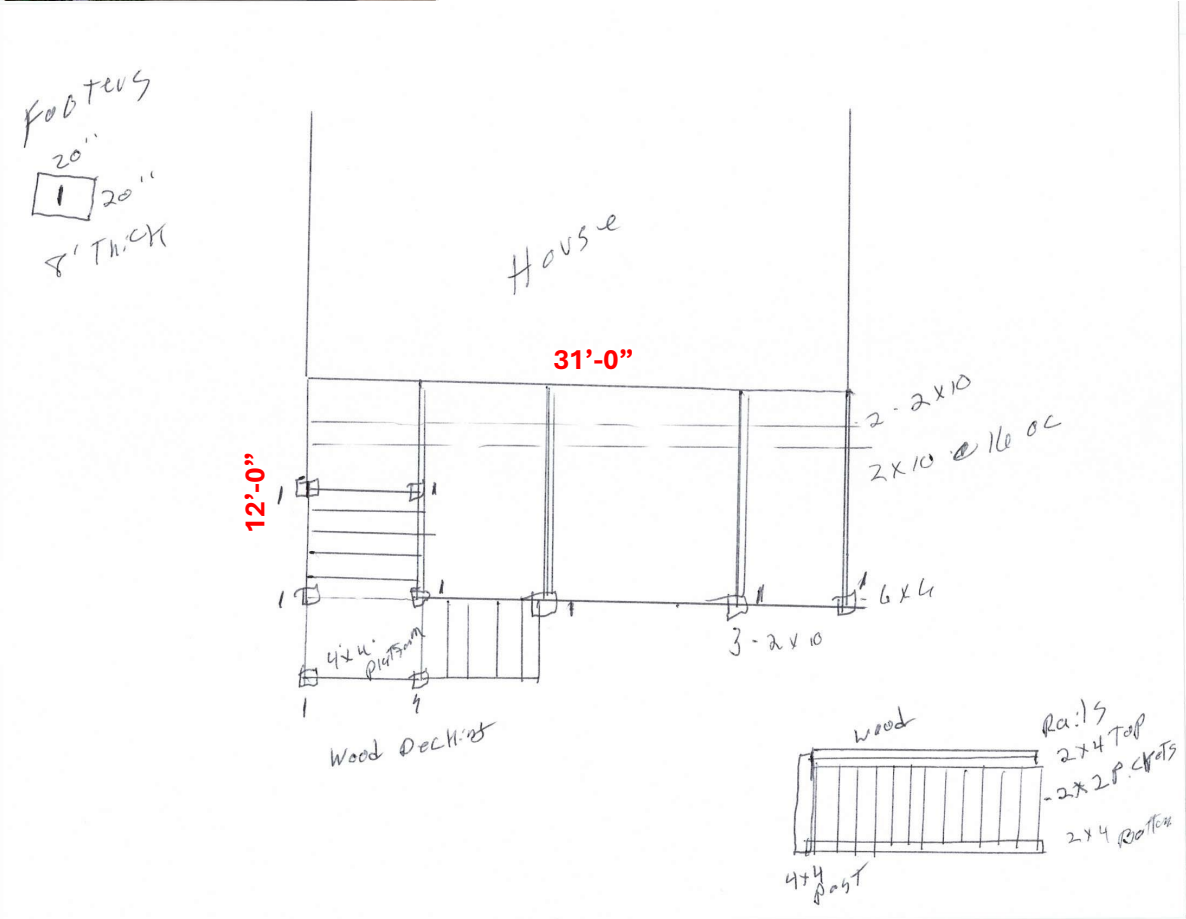




ITEM 1: New wood elevated deck at the rear of the house to include stairs. A request for clarification of the railing style and more comprehensive drawings showing design and methods for attaching the new structure to the home are provided below and attached.



New deck will be constructed to comply with all NC Building Codes. Letter from Gary Borders Construction and additional renderings are being included with this submission below. Deck will be wood construction and stained walnut to match other exterior elements.



Sketch: Not to scale
Provided By: Gary Borders Construction



980-522-2409 cell

In reference to the deck attachment at 505 S South St. it will have 5/8 Galvanized through bolts or approved screws all to meet NC state building code.

R4707.1 Attachment.

When a deck is supported at the structure by attaching the deck to the structure, Tables [R4707.1\(1\)](#) and [R4707.1\(2\)](#) shall apply for attaching the deck band to the structure.

TABLE R4707.1(1) DECK ATTACHMENT FOR ALL STRUCTURES EXCEPT BRICK VENEER

FASTENERS	8' MAX JOIST SPAN ^a	16' MAX JOIST SPAN ^a
5/8" Hot-dipped galvanized bolts with nut and washer ^b and 16d Common hotdipped galvanized nails ^c	1 @ 3'-6" o.c. and 2 @ 8" o.c.	1 @ 1'-8" o.c. and 3 @ 6" o.c.
OR		
Self-drilling screw fastener ^d	12" o.c. staggered	6" o.c. staggered

For SI: 1 inch = 25.4, 1 foot = 304.8 mm.

a. Attachment interpolation between 8 foot and 16 foot joists span is allowed.

b. Minimum edge distance for bolts is 2 1/2 inches.

c. Nails must penetrate the supporting structure band a minimum of 1 1/2 inches.

d. Self-drilling screw fastener having a minimum shank diameter of 0.195 inches and a length long enough to penetrate through the supporting structure band. The structure band shall have a minimum depth of 1 1/8 inches. Screw shall be evaluated by an approved testing agency for allowable shear load for Southern Pine to Southern Pine lumber of 250 pounds and shall have a corrosion-resistant finish equivalent to hot dip galvanized. Minimum edge distance for screws is 1 7/16 inches. A maximum of 1/2 inch thick wood structural panel is permitted to be located between the deck ledger and the structure band.

[2024 North Carolina State Building Code: Residential Code](#) / [Chapter 47](#) / [Section R4707](#) / [R4707.1](#)





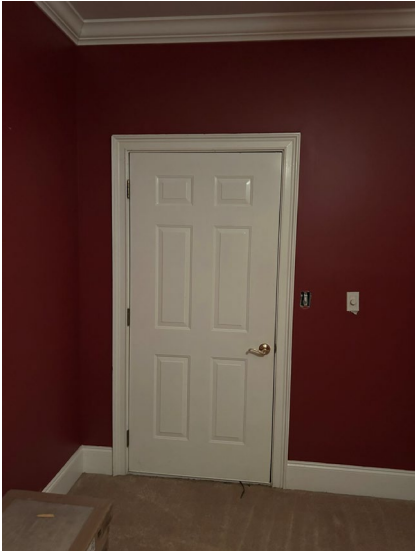
ITEM 2:

Replacement of door at 2nd story rear of the house with a window (there will no longer be a 2nd story balconette above the new deck as was previously constructed).



Exterior of home had previous balconette at the 2nd floor of the home that will not be reconstructed with new deck.

Replace existing exterior door with a window to match existing windows elsewhere.



Exterior door located at 2nd floor to be replaced with window.

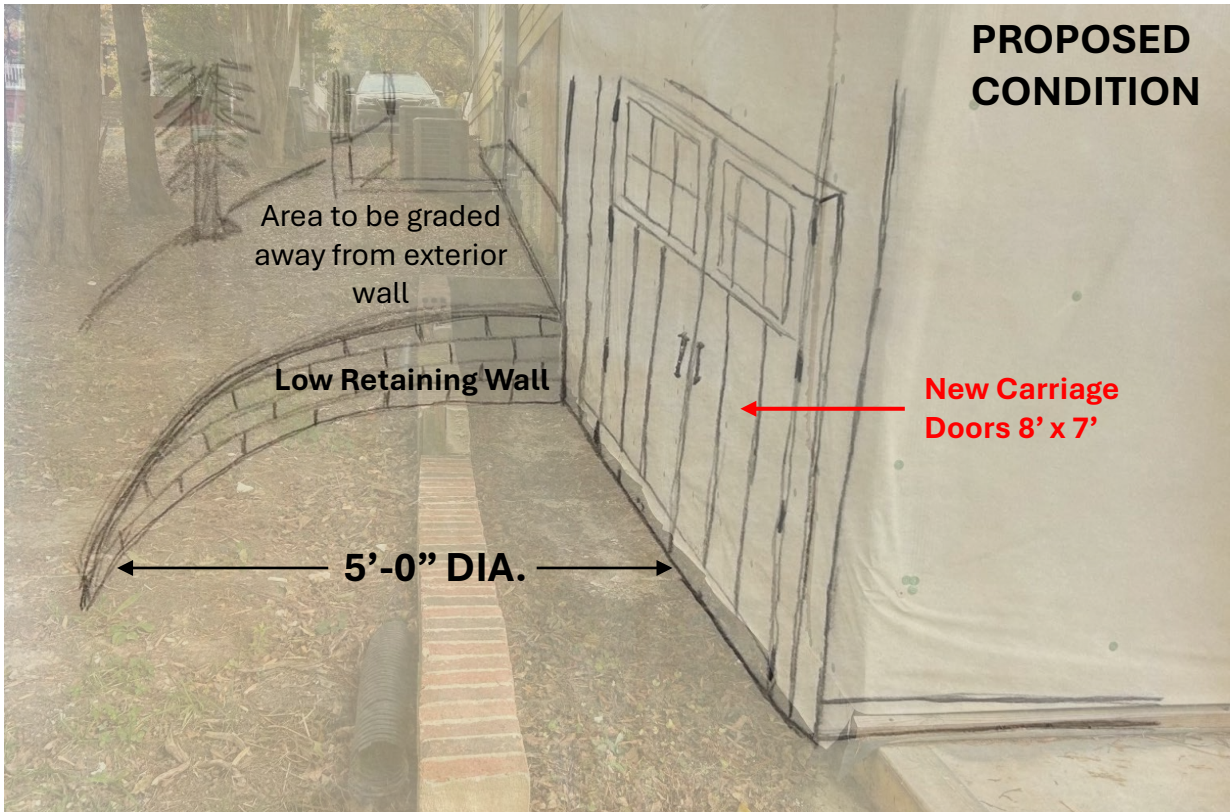


Window to be 35"x48" in size, white painted finish. Sash pattern will be single over single to match other windows in the house.

This window is existing new in packaging in the basement left by previous owner.

ITEM 3:

Removal of a small retaining wall at the NW rear corner of the home, grading of property in that area to create an entrance via newly installed carriage doors. **GRADING and WALL APPROVED**



Item 3 Continued:

Additional options for carriage style doors was requested by Committee. These doors are intended to be swing doors and not a traditional style overhead garage door. Options have been sourced and will either be purchased or constructed to match. Doors to be 6’ wide by 8’ high. Doors to be painted white with black hardware.

Option 1



Option 2



Item 3 Continued:

Option 3





HDC Application for COA (Short Form)

City of Gastonia Planning
Department

Submitted On:
Jan 8, 2026, 03:14PM EST


Historic District Commission

Office Use Only: HD # _____

Property location:	Street Address: 509 W 8th Ave City: Gastonia State: NC Zip: 28052
Applicant's name	First Name: Adam Last Name: Lynn
Applicant's Address:	Street Address: 509 W 8th Ave City: Gastonia State: NC Zip: 28052
(Applicant) What are the best ways to contact you?	Mobile
Applicant's Mobile number	7048133352
Applicant's Email	adamdlynn@gmail.com
Are you the property owner?	YES
Provide contact information for owner. (Must provide at least one.)	Mobile Email
Property Owner Mobile number	7048133352
Property owner's email address:	adamdlynn@gmail.com
Is this a business?	NO
Item(s) best suited to your request:	Window lattices for the front of the house are all matching with a 2x1 design.

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.

Upload files, drawings, photographs, and specifications:	Double Window on Porch - Inside View.jpg Double Window on Porch - Outside View.jpg Entire House View of All Windows.jpg Single Window over Bush.jpg
Property Permission	Yes, the Planning Staff or HDCs may enter my front yard to look at the windows on the front of my house without any type of notification.
I understand my application must be received at least fourteen (14) BUSINESS days prior to the regular scheduled meeting.	YES
Sign Here	<div>First Name: Adam Last Name: Lynn Email Address: adamdlynn@gmail.com</div> <div></div> <div>Signed at: January 8, 2026 3:14PM America/New_York</div>
Receipt	HD-0000257-01082026



HDC Case #PLCA202500458
509 W Eighth Ave

York-Chester Historic District



**Historic District Commission
Gastonia, North Carolina**

**FILE # PLCA202600005
NOTICE TO ADJACENT PROPERTY OWNERS OF
CERTIFICATE OF APPROPRIATENESS REQUEST**

Please take note that Adam Lynn has applied for a Certificate of Appropriateness (COA) with the Historic District Commission (HDC) of the City of Gastonia for the property located at 509 W. Eighth Avenue to permit the following:

- **Requesting after-the-fact approval for the installation of 2/1 windows instead of 6/6 windows approved in COA File #PLCA202500458.**

The Historic District Commission will meet in the City Council Chamber, first floor of City Hall, 181 South Street, Gastonia, North Carolina, **at 6:00 PM on Thursday, January 22, 2026.**

Historic District rules require that a reasonable attempt be made to identify and notify the owners of surrounding property likely to be affected by the proposed project. At the meeting, the Historic District Commission will give all interested parties an opportunity to be heard. If you would like to view the COA application prior to the meeting or you would like more information, contact the Planning Department at 704-854-6652.

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: JUDYS@CITYOFGASTONIA.COM. THE HUMAN RESOURCES DEPARTMENT REQUESTS AT LEAST 72 HOURS' NOTICE PRIOR TO THE MEETING TO MAKE THE APPROPRIATE ARRANGEMENTS.

Kaitlyn Peeler, Chair
Historic District Commission

Jalen Nash – CZO, Planner
Planning Department

AKPAR	CURR_NAME1	CURR_NAME2	CURR_ADDR1	CURR_ADDR2	CURR_CITY	CURR_STATE	CURR_ZIPCODE	PHYSSTRADD	CALCAC
108268	BROOKS REGAN BRIE		815 JACKSON ST		GASTONIA	NC	28052	815 JACKSON ST	0.17
108261	PETERSON PAREDES ENTERPRISES LLC		4216 OVERLOOK COVE ROAD		CHARLOTTE	NC	28216	512 W EIGHTH AVE	0.17
108252	LANG LINDA N		505 W EIGHTH AVE		GASTONIA	NC	28052	PARAMOUNT CIR	0.4
108278	OCHOA ANDRES EDUARDO VERA		814 MARTIN ST		ELIZABETH	NJ	7201	711 W GARRISON BLVD	0.22
108249	AVERY MAIDA D		930 PARAMOUNT CIR		GASTONIA	NC	280525324	930 PARAMOUNT CIR	0.88
108255	LANG LINDA N		505 W EIGHTH AVE		GASTONIA	NC	28052	505 W EIGHTH AVE	0.24
108264	WALDROP DARREN HAROLD		506 W 8TH AVE		GASTONIA	NC	28052	506 W EIGHTH AVE	0.23
108265	BOND HUNTER LEE		821 JACKSON STREET		GASTONIA	NC	28052	821 JACKSON ST	0.24
108253	BROWN PAULA L		825 SOUTH JACKSON ST		GASTONIA	NC	280520000	825 JACKSON ST	0.82
108263	BAKER JENNIFER JOYCE		508 W EIGHTH AVE		GASTONIA	NC	28052	508 W EIGHTH AVE	0.25
108256	LYNN ADAM DOUGLAS	LYNN STEPHANIE WOOTEN	509 W 8TH AVE		GASTONIA	NC	280527503	5D061 York Place	0.48
108266	SEID ABBI K	SEID JONATHAN P	819 JACKSON ST		GASTONIA	NC	28052	819 JACKSON ST	0.17
108276	RADFORD MICHELE G &	RADFORD TERRY L	1339 CARMEN LN		GASTONIA	NC	280545782	621 W GARRISON BLVD	0.14
108257	GIBSON HALLAS LAKE III		511 W 8TH AVE		GASTONIA	NC	280527503	511 W EIGHTH AVE	0.24
108277	MGA 3 CATS LLC SERIES 701		2612 CLASSIC COURT EAST		BEDFORD	TX	76021	701 W GARRISON BLVD	0.22
108254	AFTIMOS AMY COLVARD		503 WEST EIGHT AVE		GASTONIA	NC	28052	5D061 York Place	0.23
108259	SAUNDERS JAMES W JR	SAUNDERS NANCY	515 W 8TH ST		GASTONIA	NC	280520000	515 W EIGHTH AVE	0.24
108248	HARDIN ANN H	HARDIN CARROLL	920 PARAMOUNT CIR		GASTONIA	NC	28052	5D062 Normandy / Harvannaknoll	0.79
108262	KMA PROPERTIES TWO LLC		2015 SOUTH POINT RD		BELMONT	NC	28012	510 W EIGHTH AVE	0.23
108245	GASTON COUNTY BD OF EDUCATION		P O BOX 1397		GASTONIA	NC	280531397	ATHENIAN DR	1.87
310383	BAUMANN RITA SHULTZ	FAIRES CHARLES CALVIN	938 PARAMOUNT CIRCLE		GASTONIA	NC	28052	938 PARAMOUNT CIR	1.42
111637	NEWTON DONALD ALVIN		3603 BRYANTCOLE WAY		GASTONIA	NC	280560000	1010 PARAMOUNT CIR	1.93
108258	HOUSES4RENT LLC		P O BOX 2732		GASTONIA	NC	28053	513 W EIGHTH AVE	0.24
108260	WENTWORTH REECE		514 WEST 8TH AVENUE		GASTONIA	NC	28052	514 W EIGHTH AVE	0.18
108267	MCAFERTY TRACY LYNN		817 JACKSON ST		GASTONIA	NC	28052	817 JACKSON ST	0.17



**STAFF REPORT FOR
CERTIFICATE OF APPROPRIATENESS (COA)
HD# PLCA202600005
January 22, 2026**

APPLICANT: Adam Lynn

PROPERTY LOCATION: 509 W. Eighth Avenue

PROPERTY OWNERSHIP: Adam Lynn

REQUEST: The applicant is requesting after-the-fact approval for the installation of 2/1 windows instead of 6/6 windows approved in COA File #PLCA202500458.

Property Description

- One story Minimal Traditional frame dwelling with a side gable roof and a projecting front gable wing. Features include 6 over 6 and 8 over 8 sash windows, a single leaf entry door, a shed roof porch with square posts, an interior chimney, and a brick foundation. The house is clad in vinyl siding and includes a rear addition. (Ralph T and Barbara D Thornburg House)

Findings

- The building was constructed around 1945.
- 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 #PLCA202500458 was reviewed by the Historic District Commission as an after the fact request related to noncompliance with the conditions of COA File No. PLCA202200650 for the addition on the left side of the house. The applicant requested approval to retain separately installed windows on the front elevation of the new addition that differ from the originally approved centered double window configuration.
 - The Historic District Commission approved the request as submitted, subject to the following conditions:
 - Install a tree of an 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. **(Completed)**
 - Modify the windows to six over six windows, rather than two over one, to match the right front elevation windows on the primary structure. **(Two over one windows were installed)**

Key Elements – Applicant's Statements from COA Application

- The applicant states that the two over one window configuration was selected so that the windows on the addition would match the windows on the front elevation of the primary structure. The applicant indicates that following approval of the addition in 2022, the original front elevation windows on the main house were replaced with new windows featuring a two over one sash pattern so that all front facing windows would be consistent. The applicant further states that the photographs reviewed by the subcommittee during the December 2025 meeting reflected older conditions and did not show the updated window replacements. Based on this reasoning, the applicant is requesting approval to retain the existing two over one windows as installed.

EXCERPTS FROM THE DESIGN STANDARDS:

Fenestration (Windows, Doors):

- 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 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.

Jalen Nash
Jalen Nash, Planner
Planning Department



Historic District Commission

December 15, 2025

Adam Lynn
509 W. Eighth Avenue,
Gastonia, NC 28052
Re: #PLCA202500458

This correspondence is in reference to your application for a Certificate of Appropriateness (COA) submitted for the property located at 509 W. Eighth Avenue, Gastonia, North Carolina.

On December 11, 2025, the Historic District Commission reviewed your request for after-the-fact approval related to noncompliance with the conditions of COA File No. PLCA202200650 concerning the addition on the left side of the house. The applicant requested approval to retain the separately installed windows on the front elevation of the new addition in their current locations, which do not meet the approval criteria of COA File No. PLCA202200650, which specified a centered double window on that elevation.

The following provisions of the Historic District Design Principles and Standards were used to evaluate this request:

- *Fenestrations (Windows, Doors, Etc.) – Page 24*

The HDC has made the following decision regarding your application:

- **Approved as submitted, subject to the following conditions:**
 - 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.
 - Modify the windows to six-over-six (6/6) windows, rather than two-over-one (2/1), to match the right front elevation windows on the primary structure.

You have 30 days to submit a written appeal to the Board of Adjustment if you wish to challenge this decision.

Thank you for your commitment to preserving the historic character of our community. Should you have any questions or need further assistance, please feel free to contact our office. *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.*

This is the 7th day of January, 2026.



Jalen Nash, CZO
City Planner
Historic District Commission of Gastonia





