



**HISTORIC DISTRICT COMMISSION**  
**February 26, 2026; 6:00 PM**  
**Council Chamber, City Hall, 181 S. South Street**

**AGENDA**

**ITEM 1a. Rollcall / Soundcheck**

**ITEM 1b. Approval of December 11<sup>th</sup>, 2025 Meeting Minutes**

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

- 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 # PLCA202500475)**

- Ann Ownbey
- 509 S. Lee Street
- Requesting after-the-fact approval for the removal of a damaged cupola, the installation of a new roof covering at the front entrance, and the repainting of the roof covering and front porch elements.

**ITEM 4. Public Hearing – Certificate of Appropriateness (File # PLCA202600057)**

- Mary Kelly
- 305 S. Clay Street
- Requesting approval for the installation of a new concrete driveway, removal of two trees, staining of the existing picket fence and rear deck, and repainting of the front door.

**ITEM 5. Public Hearing – Certificate of Appropriateness (File # PLCA202600033)**

- Terri Morris
- 533 W. Harvie Avenue
- Requesting after-the-fact approval for the installation of a deck, replacement of exterior siding, removal of the front porch screening, replacement of windows, and renovations to the front dormer.

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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](mailto:Judy.Smith@gastonianc.gov). The Human Resources Department requests at least 72 hours' notice prior to the meeting to make the appropriate arrangements.



**ITEM 6. Public Hearing – Certificate of Appropriateness (File # PLCA202600082)**

- Martin Webb Jr.
- 707 S. York Street
- Requesting after-the-fact approval for the installation of new windows.

**ITEM 7. Other Business**

- Staff Updates
- Subcommittee meeting, if needed.

**ITEM 8. Adjournment**

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**Historic District Commission**  
**December 11, 2025**  
**Meeting Minutes**

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.

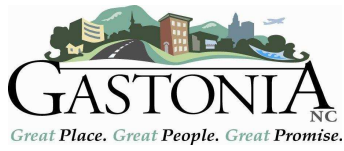
**ITEM 6. Adjournment**

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:	<b>Street Address:</b> 1313 S. York Rd. <b>City:</b> gastonia <b>State:</b> NC <b>Zip:</b> 28052
Applicant's Name:	<b>First Name:</b> Lindsey <b>Last Name:</b> Mayes
Applicant's Mailing Address:	<b>Street Address:</b> 30 N. Congress St. Suite 207 <b>City:</b> York <b>State:</b> SC <b>Zip:</b> 29745
Applicant's Email:	lindsey@993architecture.com
Applicant's Primary Phone Number:	9103747266
Are you the Property Owner?	NO
Property Owner's Name	<b>First Name:</b> Zachary <b>Last Name:</b> Griffiths
Property Owner's Mailing Address	<b>Street Address:</b> 1525 Wilmore Dr. <b>City:</b> Charlotte <b>State:</b> NC <b>Zip:</b> 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.

<b>Choose the item(s) best suited to your request:</b>	<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>
<b>Provide a detailed description:</b>	<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

<p>Describe clearly and in detail all exterior architectural alterations to be made. Drawings, photographs, specifications <b>MUST</b> 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>	<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>
<b>Materials submitted with Application:</b>	<p>Site Plan Elevations Photos</p>
<b>Upload Site Plan File(s):</b>	R30-11124 SP(2025-11-11).pdf
<b>Upload Elevations File(s):</b>	GARAGE ELEVATIONS.pdf
<b>Upload Photo File(s):</b>	<p>IMG_0859.HEIC IMG_0858.HEIC IMG_0841.HEIC 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

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

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

Full Signature: First Name: Lindsey  
Last Name: Mayes  
Email Address: lindsey@993architecture.com

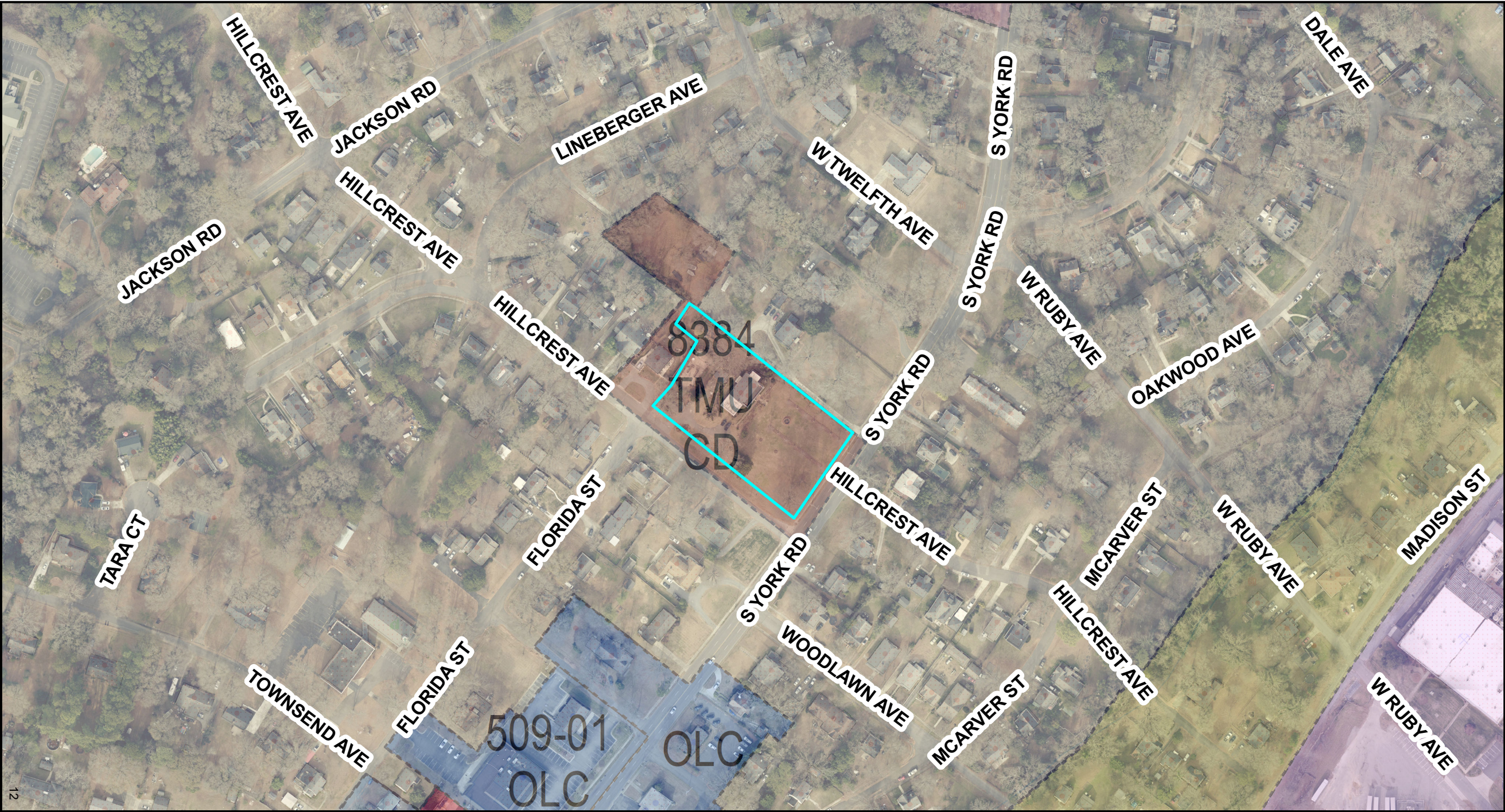
*Lindsey Mayes*

Signed at: November 19, 2025 4:48PM America/New\_York

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



**STAFF REPORT FOR  
CERTIFICATE OF APPROPRIATENESS (COA)  
File #PLCA202500479 Continued  
February 26, 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.

**Change from First Hearing:**

- Proposed new railing from back building has been removed from current plan.

**EXCERPTS FROM THE DESIGN STANDARDS:  
Accessory Buildings (Page 17):**

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

- a) Design new accessory buildings to be compatible with the style and character of the primary historic building on the site, especially in scale, elements, and roof form. Any new accessory building must be clearly secondary to the main structure on the site.
- b) Locate new storage buildings or carports in rear or side yard locations that are visually screened from the street.
- c) Install prefabricated buildings that are compatible in size, scale, form, height, proportion, materials, and detail with other accessory structures in the district. Do not site prefabricated sheds in locations that are visible from the street. Sheds with barn style roof lines and doors are not allowed.

#### **Parking Lots and Driveways (Page 18):**

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

- a) Keep parking lots in the Historic District as unobtrusive as possible. They serve only adjacent residential or commercial areas, must be screened from view and located in the rear yard.
- b) Utilize landscaping to visually reduce the lot's impact. Screen the lot with continuous or semi-continuous shrubs and trees or a low, solid fence or wall along the perimeter, or other methods. Break up large expanses of paving into smaller components with interior planting areas. Boundary treatment of adjacent property can be continued if it will serve to screen the lot.
- c) When new lots are being developed, retain and incorporate existing vegetation such as mature trees into the landscape plan. Methods for protecting root systems will be required. Maintain canopy by incorporating existing trees and starting new trees.
- d) Clearly and unobtrusively define circulation and parking areas. Utilize an edging to keep material in place in unpaved lots. Attend to maintenance of lots on a regular basis.
- e) Retain or install historic "wagon-wheel" driveways.
- f) Affix driveway and carport shade sail awnings to decorative posts, not to exceed a height of 10 feet. Design awnings to be visibly compatible in terms of "mass, scale, and form to the landscape so that it does not "detract from" or "alter the historic character of" the landscape. Install awnings which are made of breathable fabric unaffected by moisture and temperature extremes and locate them in the side or rear yard, screened from the street with adequate landscape buffer similar to those in the existing streetscape or on the property. Choose earth tone colors and not excessively bright colors, large expanses of shiny colors, or highly contrasting colors.

#### **Masonry (Page 23):**

Various types of masonry construction are found in the districts including brick, stone, stucco, and concrete. Just like with wood, masonry construction contributes to a building's historic character in its texture, color, size and scale, and detailing. This architectural detailing includes subtle elements like variations in bond patterns to

more prominent detailing like corbelling, brick cornices, quoins, etc. Masonry must be properly maintained in order to prevent deterioration. Typical masonry maintenance issues include deteriorated mortar joints, broken or chipped bricks, and loose bricks. Much of this deterioration is due to the effects of weather as well as improper maintenance and cleaning.

- a) Do not use silicone waterproof or water repellent coatings over original masonry, or other treatments such as stucco unless required to solve a specific technical problem that has been studied and identified. Coatings are frequently unnecessary, expensive and can accelerate deterioration of the masonry. Do not apply cement coatings to brick foundations or other masonry. When used over old brick, the cement eventually breaks loose, usually removing the protective brick face in the process. These coatings hide the texture and detail of chimney and foundation masonry.
- b) Repoint mortar joints only when there is evidence of moisture problems or when sufficient mortar is missing to allow water to stand in the mortar joint. Duplicate old mortar in composition, color and texture. Duplicate old mortar in joint size, method of application and joint profile. Repointing with mortar of high Portland cement content can create a bond that is often stronger than the building material. This can damage the brick.
- c) Do not paint masonry unless evidence suggests it was originally painted.
- d) Clean masonry only when necessary to halt deterioration and always with the gentlest method possible, such as low pressure water and soft natural bristle brushes. Never sandblast brick.
- 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.

- f) Repair stucco with a stucco mixture duplicating the original as closely as possible in appearance and texture.

---

Jalen Nash, Planner  
Planning Department



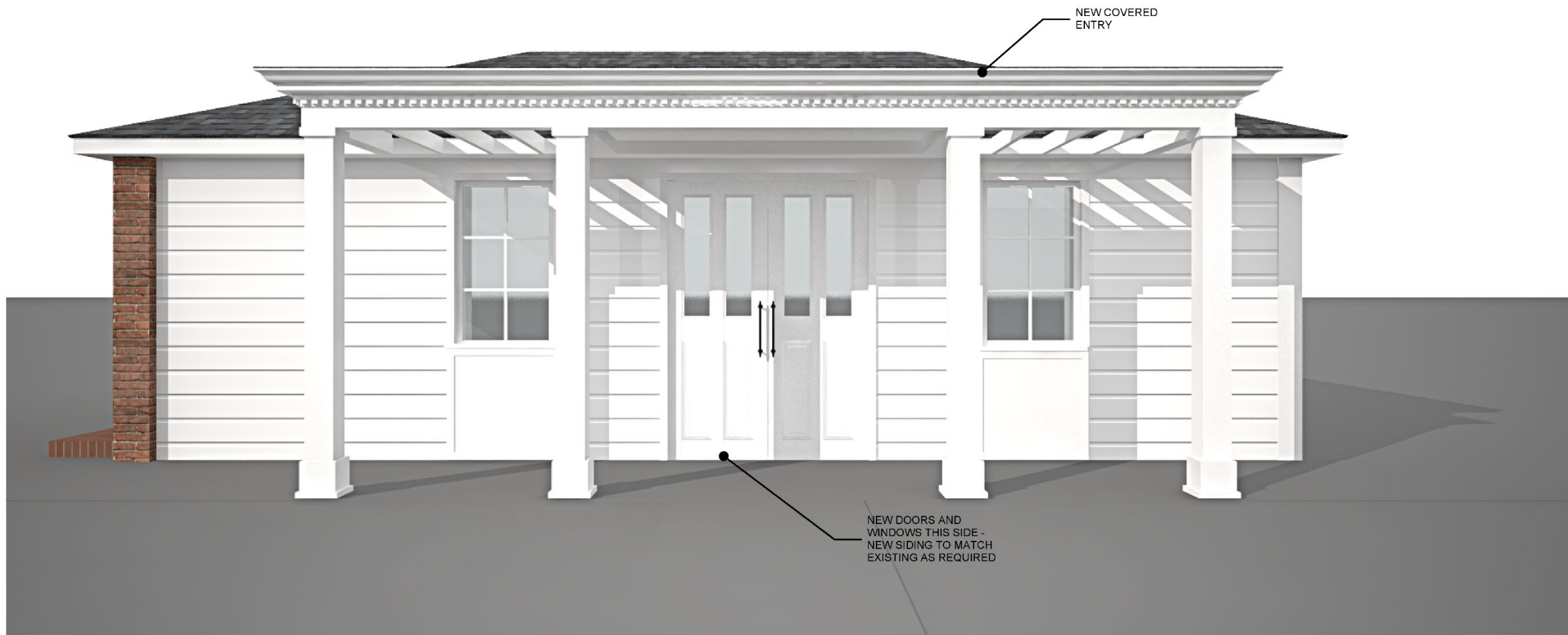












GARAGE ELEVATIONS (NEW)

SCALE:  
NTS

1

22

993 ARCHITECTURE

LINDSEY MAYES  
910.374.7266  
Lindsey@993architecture.com



1313 S. York Rd  
Gastonia NC



GARAGE ELEVATIONS (NEW)

SCALE:  
NTS

1

23

993 ARCHITECTURE

LINDSEY MAYES  
910.374.7266  
Lindsey@993architecture.com



1313 S. York Rd  
Gastonia NC



# HDC Application for COA (Long Form)

City of Gastonia Planning  
Department

Submitted On:

Jan 29, 2026, 10:19AM EST

## Historic District Commission

### Application for Certificate of Appropriateness

*Major Work - Long Form*

Property Street Address:	Street Address: 509 S Lee St City: Gastonia State: NC Zip: 28052
Applicant's Name:	First Name: Ann Last Name: Ownbey
Applicant's Mailing Address:	Street Address: 509 S Lee St City: Gastonia State: NC Zip: 28052
Applicant's Email:	ownbeya@att.net
Applicant's Primary Phone Number:	7044608772
Are you the Property Owner?	YES
Name of Business (if applicable):	

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

Choose the item(s) best suited to your request:	Any other work involving a significant change in the design, material or exterior appearance of a building, structure:
Provide a detailed description:	Removed dormer due to severe leak. Replace front steps. Constructed roof over front stairs.

### Exterior Alteration of Existing Structure

Describe clearly and in detail all exterior architectural alterations to	To paint support beams and railings white. The steps are made of a composite material so they will stay the same color. To offset that the inside of the roof will be left wood bead board.
--	---

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.

Materials submitted with Application: Photos

Upload Photo File(s):  
1000007726.jpg  
1000007727.jpg  
1000007728.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 with notification either by email or phone

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

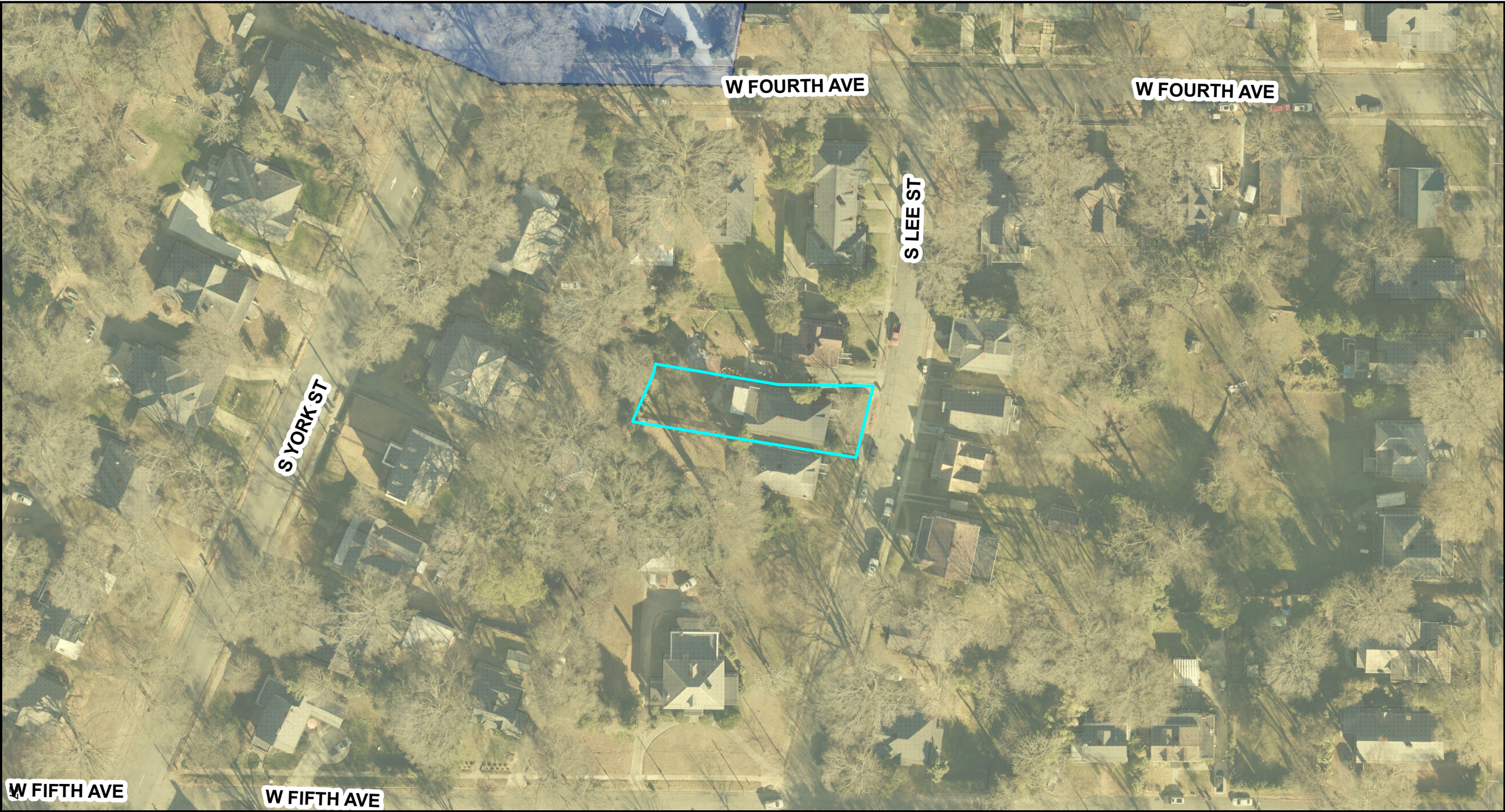
I understand my application must be received at least fourteen (14) **BUSINESS** days prior to the regular scheduled meeting. YES

Full Signature: First Name: Ann  
Last Name: Ownbey  
Email Address: ownbeya@att.net

*Ann Overbey*

Signed at: January 29, 2026 10:16AM America/New\_York

<b>Date Completed:</b>	<b>Month: 1</b> <b>Day: 29</b>
<b>Receipt</b>	HDC-LongForm-0000076-01292026
<b>User's Session Information</b>	undefined, Referrer URL



W FOURTH AVE

W FOURTH AVE

S LEE ST

S YORK ST

W FIFTH AVE

W FIFTH AVE

HD File #PLCA202500475  
509 S. Lee Street

# York-Chester Historic District





**Historic District Commission  
Gastonia, North Carolina**

**FILE # PLCA202500475  
NOTICE TO ADJACENT PROPERTY OWNERS OF  
CERTIFICATE OF APPROPRIATENESS REQUEST**

**Please take note that Ann Ownbey 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 S. Lee Street to permit the following:**

- **Requesting after-the-fact approval for the installation of a new front porch covering, including support beams and railing painted white.**

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
108758	HENDERSON JONATHAN E	HENDERSON STACY R	516 LEE STREET		GASTONIA	NC	28052	516 S LEE ST	0.27
108747	WEEKLY RONALD M	WEEKLY BARBARA L	516 S YORK ST		GASTONIA	NC	28052	516 S YORK ST	0.23
108742	PARKS AMY ELMORE	WILSON EMILY ELMORE	128 MONTCLIFF DRIVE		KINGS MOUNTAIN	NC	28086	225 W FOURTH AVE	0.2
108751	FOOR ANDREW J		511 S LEE ST		GASTONIA	NC	28052	511 S LEE ST	0.22
108756	DALY PATRICK J	DALY ELIZABETH EDDY	512 SOUTH LEE ST		GASTONIA	NC	28052	512 S LEE ST	0.33
108744	WALLACE ISSAC III	WALLACE ANGIANEIN	508 S YORK ST		GASTONIA	NC	28052-4038	508 S YORK ST	0.46
108737	CARIAS PHILLIP C		207 W 4TH AVE		GASTONIA	NC	28052-4007	207 W FOURTH AVE	0.34
108743	MURRAY KYLE	MURRAY CASSIE	504 S YORK ST		GASTONIA	NC	28052	504 S YORK ST	0.45
108749	THE HARVELL FAMILY TRUST		308 W 5TH AVENUE		GASTONIA	NC	28052	308 W FIFTH AVE	0.13
108750	MELVIN JAMES A	MELVIN MELISSA B	304 W FIFTH AVE		GASTONIA	NC	28052	304 W FIFTH AVE	0.86
108739	GOODE AVERY G JR	COULTER LUANNE GOODALL	219 W 4TH AVE		GASTONIA	NC	28052	219 W FOURTH AVE	0.28
108752	OWNBEY ANN KELLEY		509 S LEE ST		GASTONIA	NC	28052-4011	509 S LEE ST	0.18
108753	BENSON MATTHEW B		507 S LEE ST		GASTONIA	NC	28054	507 S LEE ST	0.19
108754	MELLER PARTNERSHIP GP		3628 BRUSH HILL RD		NASHVILLE	TN	37216-2326	506 S LEE ST	0.13
210699	DJALI AHMAD	KHALILIAN LEILA	4710 HIGHTIMBERS CT		CHARLOTTE	NC	28215	508 S LEE ST	0.21
108738	CHASE DRM LLC		1612 SEATTLE SLEW CT		WAXHAW	NC	28173	211 W FOURTH AVE	0.34
108745	BOSHAMER ZACHARY	BOSHAMER MARY CAROLINE	510 S YORK ST		GASTONIA	NC	28052-4038	510 S YORK ST	0.32
108746	WEHRAUCH TOM		2276 LOVE SPRINGS ROAD		GAFFNEY	SC	29341	514 S YORK ST	0.33
210700	RICHARD RAYMOND POLLOCK REVOCABLE LIVING TRUST		15822 SPARROWRIDGE CT		CHARLOTTE	NC	28278-8844	510 S LEE ST	0.22
108740	REIMAGINE HOLDINGS LLC		7810 MEADOWVIEW LANE		CHARLOTTE	NC	28270	501 S LEE ST	0.28
108741	WILLIAMS GORDON SCOTT		2877 BEATY RD		GASTONIA	NC	28056	223 W FOURTH AVE	0.24
108757	CABE ELLA SMITH HEIRS		C/O ROZANNE CABE DRAGOO	1667 STRATHSHIRE HALL PLACE	POWELL	OH	43065	514 S LEE ST	0.3

# Historic District Commission

July 24, 2025

## Meeting Minutes

Chair Eddlemon called the meeting of the Historic District Commission to order at 6:02 p.m. on Thursday, July 24, 2025, at City Hall in the Council Chamber, 181 S. South Street of Gastonia, NC.

Present: Chair Andi Eddlemon and Commissioners Carol Hauer, Jeff Trepel, Josh Hauser, Kaitlyn Peeler, and Stephanie Hartman.

Absent: Commissioner Blair Propert.

Staff present: Charles Graham, Sushil Nepal, Jalen Nash, and Rebeca Mintz.

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

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

### **ITEM 1b. Oath of Office**

Chair Eddlemon stated that on June 3<sup>rd</sup>, 2025, the Gastonia City Council appointed Stephanie Hartman to the Historic District Commission. Ms. Eddlemon 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 May 22<sup>nd</sup>, 2025 Meeting Minutes**

With there being no corrections or additions, Commissioner Trepel moved that we adopt the May 22<sup>nd</sup>, 2025, meeting minutes. Commissioner Hauer seconded the motion. The motion was passed (6-0).

### **ITEM 1d. Approval of June 26<sup>th</sup>, 2025 Meeting Minutes**

With one correction to be made in Item #3 on the second page, seventh paragraph, Commissioner Trepel moved to adopt the June 26, 2025, meeting minutes as revised. Commissioner Peeler seconded the motion. The motion passed unanimously (6-0).

### **ITEM 2. Public Hearing – Certificate of Appropriateness (File # PLCA202500240) Cont.**

- Ann Ownbey
- 509 S. Lee Street
- Requesting a COA for the after-the-fact renovation and repainting of the front porch.

Chair Eddlemon opened the public hearing and recognized Mr. Nash, Planner, for the staff presentation. Mr. Nash stated that this is a continued application from last month's meeting. He noted that the applicant requested a COA for the after-the-fact installation of a front porch roof covering. Mr. Nash stated that the Historic District Commission and the Board of Adjustment previously denied the application. The applicant is requesting a change in the application by repainting the porch.

Mr. Nash displayed the zoning map and stated that the home was built in 1951 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. Mr. Nash described the property as a one-story bungalow with frame construction, a hip roof, replacement windows, a single-leaf entry with a transom, a shed dormer, an inset screened porch, an interior chimney, a brick foundation, and weatherboards. Originally, it was a twin to 511 Lee Street.

Mr. Nash presented the key elements of the request and stated that the roof covering was added last year, and the cupola has been removed. A new roof covering has already been added. The previous COA application for the removal of that roof covering was denied at the March 28, 2024, meeting of the Historic District Commission. Following that decision, an appeal was made to the Board of Adjustment. That meeting was held on October 24, 2024, and the Board upheld the Historic District Commission's decision.

Mr. Nash displayed excerpts from the design standards and photos of the new front porch handrails, beams, and wind posts. The new color choice is black. Key standards include preserving original roof shapes, lines, and pitch, removing lean-tos and other inappropriate roof additions where feasible, and maintaining harmony with the neighborhood. Mr. Nash read the standards to the commissioners and displayed before-and-after pictures with the proposed new colors.

## Historic District Commission

July 24, 2025

### Meeting Minutes

Commissioner Hauser asked if the handrails would remain red. Mr. Nash confirmed, “Yes.” Commissioner Hauser asked when the siding and shutters were replaced. Mr. Nash responded that he did not have that information available. Commissioner Hauser asked if the original application was denied and appealed, and this was an after-the-fact application. Mr. Nash confirmed, “Yes.”

Commissioner Peeler stated that she remembered the meeting where the application was denied as built and that the Board of Adjustment also denied it. She asked if, with that denial, the board was essentially reassessing the whole design. Mr. Nash responded that the applicant requires a new submittal, as the latest submission was for repainting, and the commission must consider it.

Commissioner Hauser asked if the original submittal was to be kept as is right now. Mr. Nash confirmed, “Yes.” Commissioner Hauser asked what the original roof covering looked like. Mr. Nash responded that there was none.

Commissioner Trepel noted that the application was denied because the structure was inappropriate, not because the color was wrong. Chair Eddlemon confirmed, correct, but in order to return to the commission after a denial from the HDC and the Board of Adjustment, a new submission must be presented.

Commissioner Hartman asked if the cupola was the peak in the middle. Chair Eddlemon confirmed, “Yes,” noting that a flat roof was installed and then the overhang added.

Chair Eddlemon asked Mr. Nash to use Google Maps to display a street view of the twin houses before changes were made. Once the map was shown, Commissioner Peeler noted that the structure was quite large. Mr. Nash mentioned that the Google map was from 2019, showing the shutters in place, which addressed Commissioner Hauser’s earlier question regarding when the shutters were replaced.

With no further questions for Mr. Nash, Chair Eddlemon recognized the applicant, Ms. Ownbey, 509 S Lee St, Gastonia.

Commissioner Hauser suggested addressing the planting first, as it was part of the application. Commissioner Peeler stated she did not have a problem with the Sky Pencil Holly, except that the plant will add height to the already tall front porch, as they grow 9–10 feet.

Commissioner Hauer asked if the applicant had considered an awning instead. Ms. Ownbey responded that an awning would not be helpful, as she has 12 steps, and it would not extend far enough, which is why the porch pitch is so high.

Commissioner Peeler stated that the paint proposal does not help, as trying to blend the structure into the building by adding heavy black to the existing red makes it stand out more. Chair Eddlemon noted that it pulls the structure further from the context of the property; the inspirational cabin’s front porch design is distant from the historic neighborhood feel.

Commissioner Hauser noted that the front porch has a mountain cabin vibe and that the loss of the cupola is unfortunate. Ms. Ownbey stated that the cupola was removed because it was leaking. Commissioner Peeler noted the property is situated on a steep hill, making the front porch highly visible, and reiterated that it is not historically appropriate and is too large for the property.

Commissioner Hauer stated that, in her opinion, the black color makes the porch look worse. Ms. Ownbey stated that black was chosen to match the roof, gutters, and house shutters.

Commissioner Hauser stated that the large wooden columns create the mountain cabin effect, and reducing their size might make the porch less overbearing. Commissioner Trepel commented that painting it a combination of white and yellow might visually lighten it.

Commissioner Peeler stated that paint color does not address the actual issue, as the original application was after-the-fact, denied by the board, and this is now another after-the-fact review. Commissioner Hartman asked if a roof covering like this had been approved before. Commissioner Hauser noted a similar application was previously reviewed and denied. Chair Eddlemon stated that she does not want to provide recommendations, as that is not the board’s

# Historic District Commission

July 24, 2025

## Meeting Minutes

role. Commissioner Trepel agreed but emphasized the desire to resolve this long-standing application. Chair Eddlemon noted that the application was denied based on structure, and the Board of Adjustment upheld the denial; a change in color does not alter the decision. Ms. Ownbey stated that the Board of Adjustment rejected the application due to a lack of inspection, not structure. Chair Eddlemon responded that the board has never approved such work before it was completed and must remain fair to all applicants. Commissioner Trepel noted that while these are valid counterpoints, the principle of “do not let perfect be the enemy of good” applies. Chair Eddlemon stated that the historic district has extensive standards, and that principle is valuable when guidelines or designations are absent.

Commissioner Peeler stated that a new design is needed to better harmonize with the neighborhood. Commissioner Hauser noted that more appropriate architectural details are required, including roof, roofline, column capitals, and trim.

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

Commissioner Hauser moved to deny the application as submitted. Commissioner Peeler seconded the motion. The motion was unanimously denied (6-0).

### **ITEM 3. Public Hearing – Certificate of Appropriateness (File # PLCA202500275)**

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

Chair Eddlemon recognized Jalen Nash, Planner, for the staff presentation. Mr. Nash stated that the applicant was unable to attend tonight's meeting and he would like to request to be continued to next month's meeting.

With no further discussion, Chair Eddlemon asked the board if anyone felt prepared to make a motion. Commissioner Hauser moved to continue the application to next month. Commissioner Trepel seconded the motion. With no further discussion, the motion was unanimously approved. (6-0).

### **ITEM 4. Public Hearing – Certificate of Appropriateness (File # PLCA202500296)**

- Joshua Brand
- 221 W. Fifth Avenue
- Requesting retroactive approval for exterior renovations and failure to meet COA conditions (#PLCA202200441).

Chair Eddlemon recognized Jalen Nash, Planner, for the staff presentation. Mr. Nash stated that this COA request is for 221 West Fifth Avenue. He explained that the applicant is seeking approval for after-the-fact exterior changes and for not meeting the conditions of a previous COA. Mr. Nash presented the zoning map and noted that the property is zoned RS-8 and surrounded by residential uses. He added that the home was built in 1926, is contributing to the York-Chester Historic District and read the property description.

Regarding the prior COA, Mr. Nash stated it was an after-the-fact review for removing shutters and painting the window trim black. That request was approved by the HDC on August 25, 2022, with the condition that shutters be replaced with black shutters of the same size and design and that the window trim be repainted white. He noted that in this new request, the applicant is asking to keep the window trim black while reinstalling shutters on the home.

Commissioner Hauser asked Mr. Nash if the shutters would be new or original, and Mr. Nash responded that they would be new. Commissioner Hauser then asked if the new shutters would match the old ones in size, to which Mr. Nash replied that he did not have the measurements. Mr. Nash presented the relevant Design Principles & Standards for shutters and exterior colors, along with photos of the home from 2012 showing several missing shutters, followed by photos of the home in its current state.

Chair Eddlemon asked Mr. Nash if windows and a screen door were also missing from the side porch, noting it looked different. Mr. Nash responded that there may be some repairs taking place, but he was unsure, and the applicant could address those questions.



**STAFF REPORT FOR  
CERTIFICATE OF APPROPRIATENESS (COA)  
File #PLCA202500475  
February 26, 2026**

**APPLICANT:** Ann Kelley Ownbey

**PROPERTY LOCATION:** 509 S. Lee Street

**PROPERTY OWNERSHIP:** Ann Kelley Ownbey

**REQUEST:** The applicant is seeking an after-the-fact approval for the removal of a damaged cupola, the installation of a new roof covering at the front entrance, and the repainting of the roof covering and front porch elements. The current request is limited to repainting the existing porch roof covering and related elements white. No structural modifications are proposed.

**Property Description**

- One-story, bungalow, frame, hip roof, replacement windows, single-leaf entry with transom, shed dormer, inset screened porch, interior chimney, brick foundation, weatherboards  
Originally a twin to 511 Lee Street; both houses share stone steps up from the street level.

**Findings**

- The building was constructed in 1915.
- The property is considered Contributing to the local York-Chester Historic District.
- The property is zoned RS-8 (Residential 8,000 square foot lots) and is surrounded by residential zoning.
- The applicant states the original cupola was rotted and leaking water into the home and was subsequently removed.
- A previous COA application (File #PLCA202300475) for removal of the cupola and installation of a new roof covering was denied by the Historic District Commission on March 28, 2024.
- The denial of File #PLCA202300475 was appealed to the Board of Adjustment, which upheld the HDC's decision on October 24, 2024.
- At the July 24, 2025 Historic District Commission meeting, File #PLCA202500240 (after-the-fact request for the porch roof covering and repainting black) was denied by a 6-0 vote.
- A Zoning Construction/Development Permit has not been reviewed or approved by Zoning Staff and would also be required.

**Key Elements of Design**

1. Cupola has been removed.
2. A new roof covering has been added to the front porch.
3. The current request proposes repainting the existing porch roof covering and related elements white. No structural modifications.

**EXCERPTS FROM THE DESIGN STANDARDS:**

**Roofs and Gutters (Page 23):**

There is a variety of historic roof configurations in the residential portions of the districts including primarily gable and hip, but also gambrel, and mansard. Almost as important to the historic character of the building as the roof's overall form, is the historic roofing material. Slate, clay tile, metal, and asphalt shingles are scattered throughout the historic district.

- a) Preserve original roof shapes, lines and pitch. Remove lean-tos and other inappropriate roof additions where feasible. Do not change the original roof shape to a flat or low-pitched roof or add features inappropriate to the essential character of the roof such as oversized dormer windows, or raising roof sections for additional floor space under lean-tos.
- b) Install dormers only when the location and design are in keeping with the style of the house.
- c) Provide adequate roof drainage and insure that the roofing materials are providing a weather-tight covering for the structure. Metal flashing of an appropriate color should be used and installed so that as little as possible is visible.
- d) Replace deteriorated roof coverings with new material that is appropriate in terms of composition, size, shape, color and texture. In general, avoid light colored roofing shingles, white or very light colored roofs lose some of their visual definition and generally are less attractive because shingle joints stand out more and they can become discolored over the years.

- e) Remove existing roof coverings before reroofing if they would give the new roof a lumpy or uneven appearance.
- f) Repair or replace deteriorated architectural features which give the roof its essential character, such as dormers, cornices, chimneys, slate and terra cotta tiles.
- g) For maximum roof life, proper ventilation is important. Install roof ventilators on rear slopes and other locations not visible from the street.
- f) Installation of gutters does not require a COA, however, the size, scale, and color of the gutter should be appropriate to the particular home and vinyl gutters are discouraged.

**Exterior Colors (Page 27):**

Paint colors can enhance the historic nature of a building, especially when proper contrasts are used in the paint scheme. Trim and foundations should be visually differentiated from the main body of the structure and only traditionally painted materials should be painted.

- a) Discover original paint colors or use appropriate color schemes to illustrate the distinctive character of the house. See Appendix C: Exterior Paint Color Examples. page 41.
- b) Use color to highlight surface textures. For example, wood shingles or siding on the Bungalows and other styles should complement the paint color used for trim.
- c) Wood stains are appropriate for shingles and can reduce maintenance problems.
- d) Utilize two or three colors on a house, including a body color, a trim color, and an accent color for doors, shutters, etc. if desired.
- e) Coordinate wall and roof color.
- f) Do not utilize excessively bright colors, large expanses of shiny metal, or highly contrasting colors.
- g) Do not utilize strong paint strippers, both chemical and mechanical which can permanently damage the surface.

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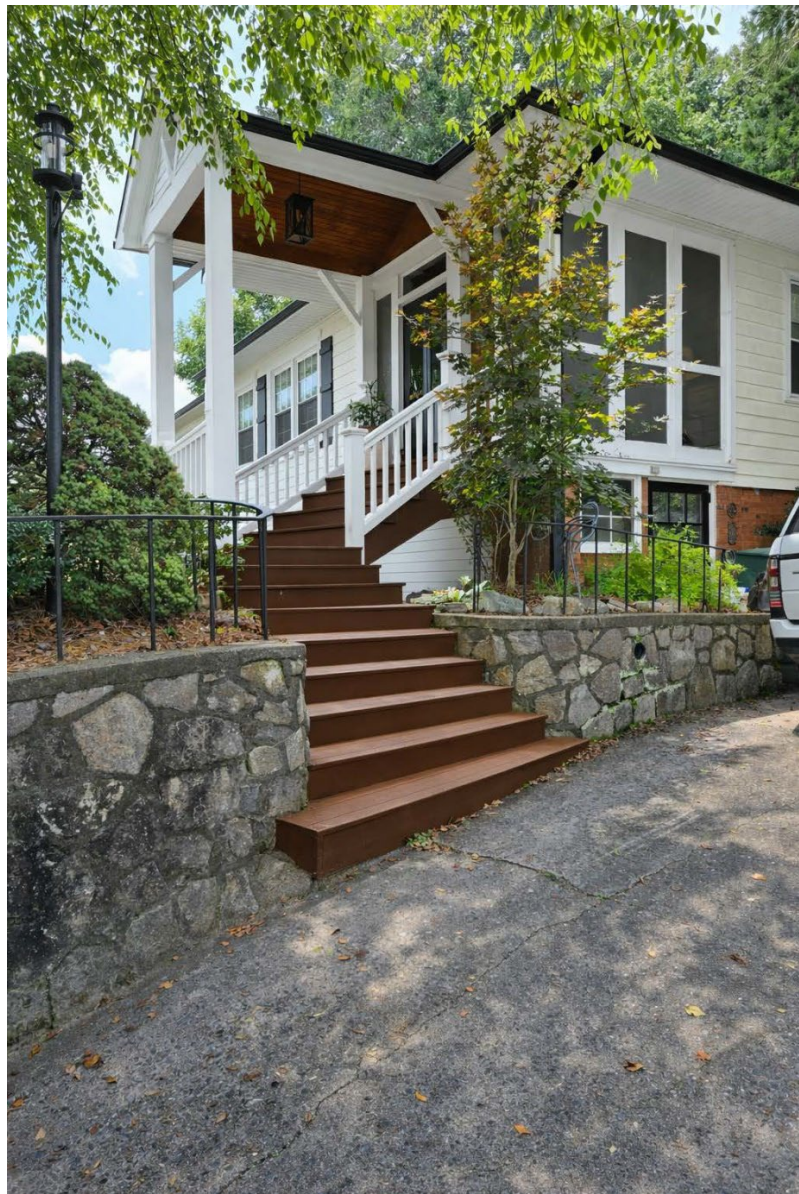
Jalen Nash, Planner – CZO  
Planning Department

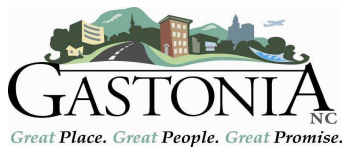


108752 03/19/2014









# HDC Application for COA (Long Form)

City of Gastonia Planning  
Department

Submitted On:

Jan 24, 2026, 11:53AM EST

## Historic District Commission

### Application for Certificate of Appropriateness

*Major Work - Long Form*

Property Street Address:	<b>Street Address:</b> 305 S Clay Street <b>City:</b> Gastonia <b>State:</b> NC <b>Zip:</b> 28052
Applicant's Name:	<b>First Name:</b> Mary <b>Last Name:</b> Kelly
Applicant's Mailing Address:	<b>Street Address:</b> 4332 Old Forge Drive <b>City:</b> Gastonia <b>State:</b> NC <b>Zip:</b> 28056-5983
Applicant's Email:	mary@mkellyproperties.com
Applicant's Primary Phone Number:	7048601310
Are you the Property Owner?	YES

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 Removal of trees greater than eight inches in diameter at the base, unless determined to be dead or diseased
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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	Removal of a rotted tree in the front yard Removal of a tree/trees that are blocking the potential driveway Stain deck, porch, and fence black Paint foundation black Paint exterior doors Behr's Hidden Gem Repair area above Bay window with Black roofing
--	---

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.	Add concrete driveway that is 12' at curb and 30' at fence line to have parking for 3 vehicles
Materials submitted with Application:	Photos
Upload Photo File(s):	Exterior door color.jpg Black stain for visual comparison.jpg Paint Porch Black.jpg Paint Front Door Green.jpg Tree Removal for Driveway.jpg Black Paint and Stain and partially enclosed under deck.jpg 30' at fence line.jpg Black Stain on Picket Fencing.jpg 12' at curb.jpg Add Black roofing above Bay Window.jpg Removal of Rotted Tree in Front Yard.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 with notification either by email or phone
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**Applications to be heard by the full Historic District Commission must be received at least fourteen (14) business days prior to the regularly scheduled meeting, which is the fourth Thursday of every month.**

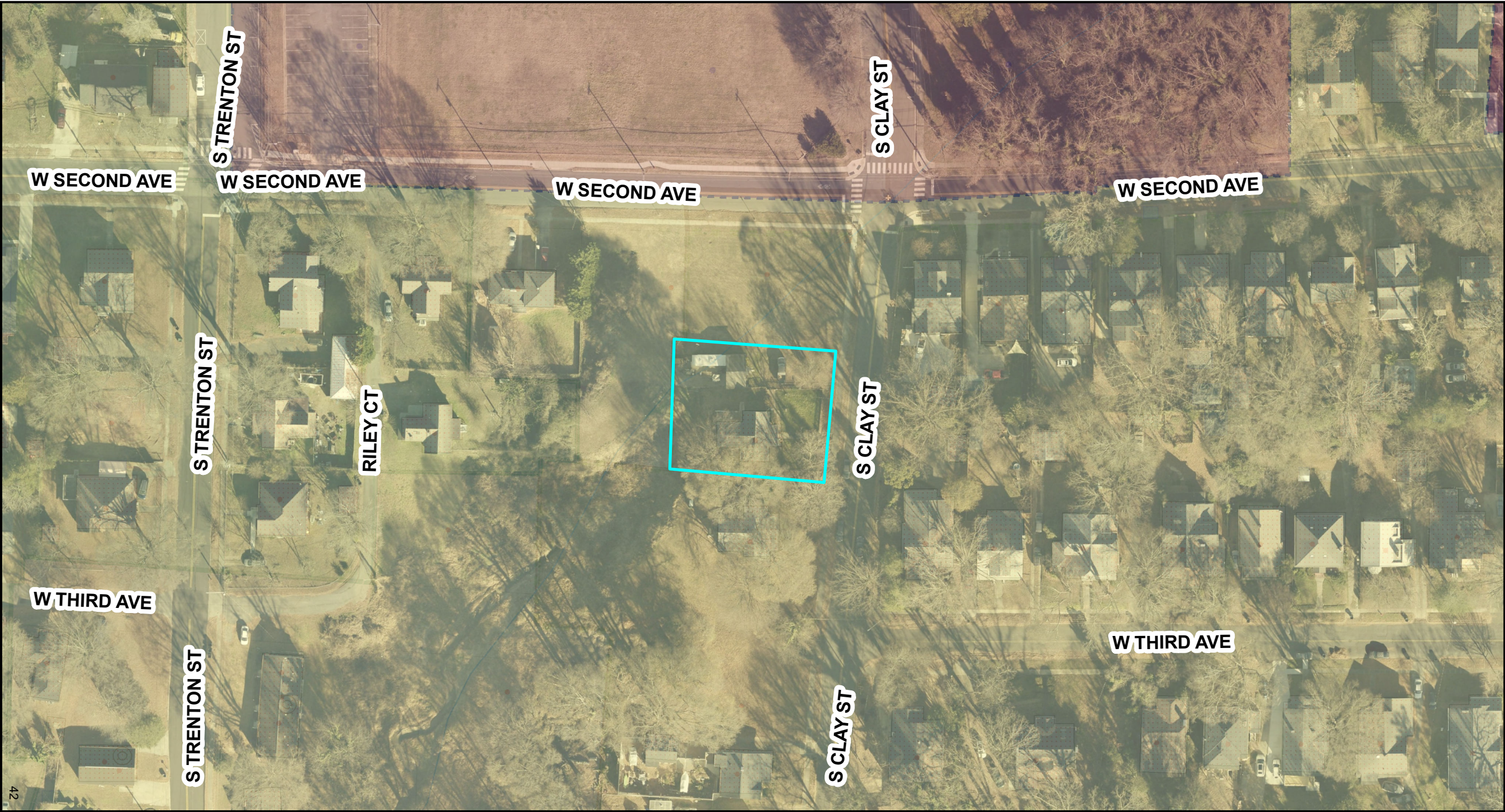
I understand my application must be received at least fourteen (14) BUSINESS days prior to the regular scheduled meeting.	YES
---	-----

Full Signature:	First Name: Mary Last Name: Kelly Email Address: mary@mkellyproperties.com
-----------------	--

Mary Kelly

Signed at: January 24, 2026 11:52AM America/New\_York

<b>Date Completed:</b>	
<b>Receipt</b>	HDC-LongForm-0000075-01242026
<b>User's Session Information</b>	38.64.19.125, Referrer URL



HD File #PLCA202600057  
305 S. Clay Street

# York-Chester Historic District



Historic District Commission  
Gastonia, North Carolina

**FILE # PLCA202600057  
NOTICE TO ADJACENT PROPERTY OWNERS OF  
CERTIFICATE OF APPROPRIATENESS REQUEST**

**Please take note that Mary Kelly has applied for a Certificate of Appropriateness (COA) with the Historic District Commission (HDC) of the City of Gastonia for the property located at 305 S. Clay Street to permit the following:**

- **Requesting approval for the installation of a new concrete driveway, removal of two trees, staining of the existing picket fence and rear deck, and repainting of the front door.**

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
108496	PHILLIPS WESLEY S	PHILLIPS VIRGINIA R	524 W 3RD AVE		GASTONIA	NC	28052-3810	524 W THIRD AVE	0.17
108382	HANNA BEELER N HEIRS		XXXX		GASTONIA	NC	28052	401 S CLAY ST	0.17
106063	HP FRANKLIN YARDS LLC		1420 E 7TH STREET	STE 100	CHARLOTTE	NC	28204	GA017 W Franklin	5.95
108499	TOWNSEND JAMES DAVID		523 W SECOND AVENUE		GASTONIA	NC	28052	523 W SECOND AVE	0.17
108386	HJW INVESTMENTS LLC		1302 BRIARCLIFF RD		SHELBY	NC	28152	401 S TRENTON ST	0.34
222102	JUDD JEFFERY A	JUDD SYLVIA A	158 TWISTED OAKS LN		GASTONIA	NC	28052-9781	307 S CLAY ST	0.49
108498	MILLION ALISHA DIANE MYERS		525 WEST 2ND AVENUE		GASTONIA	NC	28052	525 W SECOND AVE	0.16
108376	BCP SERVICES LLC		9716-B REA RD STE 129		CHARLOTTE	NC	28277	307 RILEY CT	0.24
108377	MISSION RESTORATIONS LLC		20619 TORRENCE CHAPEL RD	STE 116 #1055	CORNELIUS	NC	28031	615 W SECOND AVE	0.18
106098	THE LITTLE THEATRE OF GASTONIA		PO BOX 302		GASTONIA	NC	28053-0302	S CLAY ST	1.1
108494	RUSSELL JEFFREY WAYNE	RUSSELL MELANIE APRIL	529 W 2ND AVE		GASTONIA	NC	28052-3870	529 W SECOND AVE	0.16
108385	HARRIS PHILLIP		316 WADE HAMPTON DR		MATTHEWS	NC	28104	W FOURTH AVE	0.48
108490	OOSTERHUIS KATHRYN		521 W 3RD AVENUE		GASTONIA	NC	28052	5D056	0.39
108493	JETER ROBERT D		2624 INDEPENDENCE WAY		GASTONIA	NC	28056	531 W SECOND AVE	0.14
222100	KELLY MARY ELIZABETH		4332 OLD FORGE DR		GASTONIA	NC	28056	S CLAY ST	0.23
108384	DEGRUSH KERRY LEE		405 S CLAY STREET		GASTONIA	NC	28052	405 S CLAY ST	0.17
108378	LUNSFORD DANNY K HEIRS		C/O MORRIS KEETER	P.O. BOX 1575	GASTONIA	NC	28053	613 W SECOND AVE	0.22
108497	ARMSTRONG WILLIAM B	ARMSTRONG JOSEPHINE CANDACE	522 W THIRD ST		GASTONIA	NC	28052	522 W THIRD AVE	0.26
108375	34 NORTH BUILDERS LLC		9634 LOGAN CT		CHARLOTTE	NC	28210-7727	309 RILEY CT	0.25
108372	ANDINO YVETTE FERMIN	DELIS M FERMIN ESTATE	619 W 2ND AVE		GASTONIA	NC	28052-2801	619 W SECOND AVE	0.27
108491	CANTERBURY CHRISTOPHER SCOTT	CANTERBURY JAMES SCOTT	525 W 3RD AVENUE		GASTONIA	NC	28052	525 W THIRD AVE	0.21
108495	SMITH JOHN G JR	SMITH LINDA L	527 W SECOND AVE		GASTONIA	NC	28052	527 W SECOND AVE	0.16
108500	FAUST TYRUS RHETTFORD		3856 STERNCROFT DRIVE		VIRGINIA BEACH	VA	23456	518 W THIRD AVE	0.26
108374	DILL MARTHA P		308 S TRENTON ST		GASTONIA	NC	28052-3955	308 S TRENTON ST	0.18
108373	SNS REALTY LLC		6012 BAYFIELD PKWY STE 173		CONCORD	NC	28027	306 S TRENTON ST	0.17
222101	KELLY MARY ELIZABETH		4332 OLD FORGE DR		GASTONIA	NC	28056	305 S CLAY ST	0.27
108379	KELLY MARY ELIZABETH		4332 OLD FORGE DR		GASTONIA	NC	28056	611 W SECOND AVE	0.31
108383	GRAY MAX D		403 S CLAY ST		GASTONIA	NC	28052-3981	403 S CLAY ST	0.17
108492	BRUSIE LORINDA A		526 W 3RD AVE		GASTONIA	NC	28052	526 W THIRD AVE	0.19



**STAFF REPORT FOR  
CERTIFICATE OF APPROPRIATENESS (COA)  
File # PLCA202600057  
February 26, 2026**

**APPLICANT:** Mary Kelly

**PROPERTY LOCATION:** 305 S Clay Street

**PROPERTY OWNERSHIP:** Mary Kelly

**REQUEST:** The applicant is requesting approval of new parking and the removal of existing trees.

**Property Description**

- One-story, frame, side-gable roof, 111 sash, single-leaf entry, shed-roof entry porch with square posts and Tuscan columns, brick piers infilled with brick and concrete block to form a continuous foundation, vinyl siding, rear deck. W. Alonzo Smith was an employee of Loray Mills.

**Findings**

- The building was constructed in 1920.
- The property is considered Contributing to the local York-Chester Historic District.
- The property is zoned RS-8 (Residential 8,000 square foot lots) and is surrounded by residential zoning districts.

**Key Elements of Design**

**Tree Removal:**

- Remove rotted tree from front yard.
- Remove trees that are blocking potential driveway.

**Driveway:**

- Add new concrete driveway that is 12' at curb and 30' at fence line. This will allow for parking of up to three (3) vehicles.

**Paint Color:**

- Paint foundation black.
- Paint exterior doors with Behr's Hidden Gem (smoky jade).
- Stain deck, porch and fence black.

**Roof:**

- Repair area above Bay window with black roofing.

**EXCERPTS FROM THE DESIGN STANDARDS:**

**Trees (Page 15):**

Large canopy trees are a major character-defining feature in most of the streets in Gastonia's historic districts. While a building can be renovated or restored, vegetation cannot, therefore, it is critical that mature and historic trees contributing to the character of the district be preserved and maintained. Some of the trees in the districts are as old if not older than the historic buildings. For this reason, review of the care and treatment of this feature is an important component of these standards. Gastonia's Acceptable Tree Species List in Appendix D on page 43 should be referenced when undertaking any project that may require tree removal and replanting.

Retain

a) Retain existing trees that define the district's character.

Planting new

- b) Start new trees and other plantings to replace older and dying vegetation.
- c) Vary species to avoid total elimination by species-specific disease.
- d) Landscape placements should not be interfered with by electrical or other utilities.
- e) Placement and type of trees should avoid damage to sidewalks, driveways, curbs, retaining walls, etc.

Site work around trees

- f) Identify and take care to protect significant existing trees and other plantings when constructing new buildings, additions, or site structures such as garages.
- g) New construction that impacts healthy trees must be reviewed by the GHDC.

Tree Removal

- h) When tree removal is needed or desired, for any reason including death/disease, Gastonia's Municipal Arborist must be consulted and the written recommendation must be provided to the GHDC along with an application for removal, before removal is granted. This standard includes trees in front, side, and rear yards.
- i) The GHDC may require the planting of additional trees to replace a mature canopy that is removed.

#### Pruning

- j) Do not "top" trees in an attempt to reduce tree size. After a tree is topped, it grows back rapidly in an attempt to replace its missing leaves. Additionally, tree topping hurts trees, shortens their lives and creates dangerous trees that will drop branches in the future.

#### In general

- k) In addition to the requirements of these standards, all applicable provisions of the Gastonia Tree Ordinance (Chapter 20 of the City's UDO) must be complied with.

#### **Parking Lots and Driveways (Page 18):**

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

- a) Keep parking lots in the Historic District as unobtrusive as possible. They serve only adjacent residential or commercial areas, must be screened from view and located in the rear yard.
- b) Utilize landscaping to visually reduce the lot's impact. Screen the lot with continuous or semi-continuous shrubs and trees or a low, solid fence or wall along the perimeter, or other methods. Break up large expanses of paving into smaller components with interior planting areas. Boundary treatment of adjacent property can be continued if it will serve to screen the lot.
- c) When new lots are being developed, retain and incorporate existing vegetation such as mature trees into the landscape plan. Methods for protecting root systems will be required. Maintain canopy by incorporating existing trees and starting new trees.
- d) Clearly and unobtrusively define circulation and parking areas. Utilize an edging to keep material in place in unpaved lots. Attend to maintenance of lots on a regular basis.
- e) Retain or install historic "wagon-wheel" driveways.
- f) Affix driveway and carport shade sail awnings to decorative posts, not to exceed a height of 10 feet. Design awnings to be visibly compatible in terms of "mass, scale, and form to the landscape so that it does not "detract from" or "alter the historic character of" the landscape. Install awnings which are made of breathable fabric unaffected by moisture and temperature extremes and locate them in the side or rear yard, screened from the street with adequate landscape buffer similar to those in the existing streetscape or on the property. Choose earth tone colors and not excessively bright colors, large expanses of shiny colors, or highly contrasting colors.

#### **Masonry (Page 23):**

Various types of masonry construction are found in the districts including brick, stone, stucco, and concrete. Just like with wood, masonry construction contributes to a building's historic character in its texture, color, size and scale, and detailing. This architectural detailing includes subtle elements like variations in bond patterns to more prominent detailing like corbelling, brick cornices, quoins, etc. Masonry must be properly maintained in order to prevent deterioration. Typical masonry maintenance issues include deteriorated mortar joints, broken or chipped bricks, and loose bricks. Much of this deterioration is due to the effects of weather as well as improper maintenance and cleaning.

- a) Do not use silicone waterproof or water repellent coatings over original masonry, or other treatments such as stucco unless required to solve a specific technical problem that has been studied and identified. Coatings are frequently unnecessary, expensive and can accelerate deterioration of the masonry. Do not apply cement coatings to brick foundations or other masonry. When used over old brick, the cement eventually breaks loose, usually removing the protective brick face in the process. These coatings hide the texture and detail of chimney and foundation masonry.
- b) Repoint mortar joints only when there is evidence of moisture problems or when sufficient mortar is missing to allow water to stand in the mortar joint. Duplicate old mortar in composition, color and texture. Duplicate old mortar in joint size, method of application and joint profile. Repointing with mortar of high Portland cement content can create a bond that is often stronger than the building material. This can damage the brick.
- c) Do not paint masonry unless evidence suggests it was originally painted.
- d) Clean masonry only when necessary to halt deterioration and always with the gentlest method possible, such as low pressure water and soft natural bristle brushes. Never sandblast brick.

- 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.
- f) Repair stucco with a stucco mixture duplicating the original as closely as possible in appearance and texture.

### **Roofs and Gutters (Page 23):**

There is a variety of historic roof configurations in the residential portions of the districts including primarily gable and hip, but also gambrel, and mansard. Almost as important to the historic character of the building as the roof's overall form, is the historic roofing material. Slate, clay tile, metal, and asphalt shingles are scattered throughout the historic district.

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

### **Fenestration (Windows, Doors) (Page 24):**

Window and door openings are an important architectural feature of a historic building that is both aesthetic and functional. There are a wide variety of window and door designs in the historic districts based on the style and period of the structure itself. Improper or insensitive treatment of the windows and the doors of a historic building can seriously detract from its architectural character. Usually, repairing the original windows in an older building is more appropriate than replacing them with new ones. Peeling paint, high air infiltration, sticking sash, or broken panes are all repairable conditions and do not necessitate replacement.

- a) Retain and preserve existing historic windows and doors, including their functional and decorative features, such as frames, sashes, muntins, sills, heads, moldings, surrounds and hardware.
- b) Replacement of an entire window or door is to be considered only if repair is not feasible. If the details of a window or a door, such as casing, muntins, or tracery, are deteriorated and must be replaced, the original character of the building and the window or the door is to be used as a guide.
- c) Retain existing window and door openings and details including window trim, sash, glass, lintels, sills, grid/muntin pattern, shutters and hardware.
- d) When replacement of deteriorated windows is required, or new ones must be added, imitate the original in size, scale, detail, pane and/or panel configuration. Do not install windows with two-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.
- e) Maintain vertical emphasis and smaller component panes of windows and doors. Repair existing windows as a first alternative.
- f) Do not introduce new window and door openings into the principal elevations, or enlarge or reduce window or door openings to fit new stock window sash or new stock door sizes, or introduce inappropriate window types such as louvered; retain the existing size of window panes and sash. Changes such as these damage the scale and proportion of the building.
- g) Retain original doors or replace with a similar style. Choose doors that are consistent with original style and period of the structure such as solid paneled doors or paneled doors with glass. Wood paneled doors may be painted complementary bright colors for emphasis. Do not

install flush or flat surfaced doors and those with contemporary decorative windows, such as an oval window with decorative glass, as they are not appropriate in the historic district.

- h) Install storm windows and doors that are painted white or match the house trim color, or place storm windows on the inside. Do not obscure the outline and appearance of the original doors and windows or remove trim with the installation of storm doors and windows. 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.
- 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.

#### **Porches, Decks, and Patios (Page 26):**

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

- a) Retain porches, porte cocheres, steps and porch features such as handrails, balusters, columns, dentil moulding, brackets and roof decoration of wood, iron, cast iron, terra cotta, tile and brick which are appropriate to the building and its development. Repair or replace deteriorated porch details to match the original, where possible.
- b) Remove front porch infill to restore original facade. In general, the closing in of side porches to create interior space is discouraged. Rear yard porch enclosures are allowed.
- c) Do not replace original wood porch floors with concrete, or stripping porches and steps of original material and architectural features, such as handrails, balusters, columns, dentil moulding, brackets and roof decoration of wood, iron, cast iron, terra cotta, tile and brick.
- d) Install porch railings with space between planks, a base board and top rail.
- e) Place decks in inconspicuous locations (usually at the rear of houses), screened from view from the street and which are designed to blend with the house. This can be achieved through compatible 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.
- f) Locate handicapped ramps in the rear yard for non-residential development and in the rear yard for residential development when possible. Build ramps in a fashion where they can be easily removed from the home without damaging the historic building fabric. Screen ramps from the public street with landscaping.
- g) Utilize natural materials for patios including brick, stone or concrete pavers. The GHDC shall have the authority to approve building materials not specifically listed but similar in appearance and texture.

#### **Exterior Colors (Page 27):**

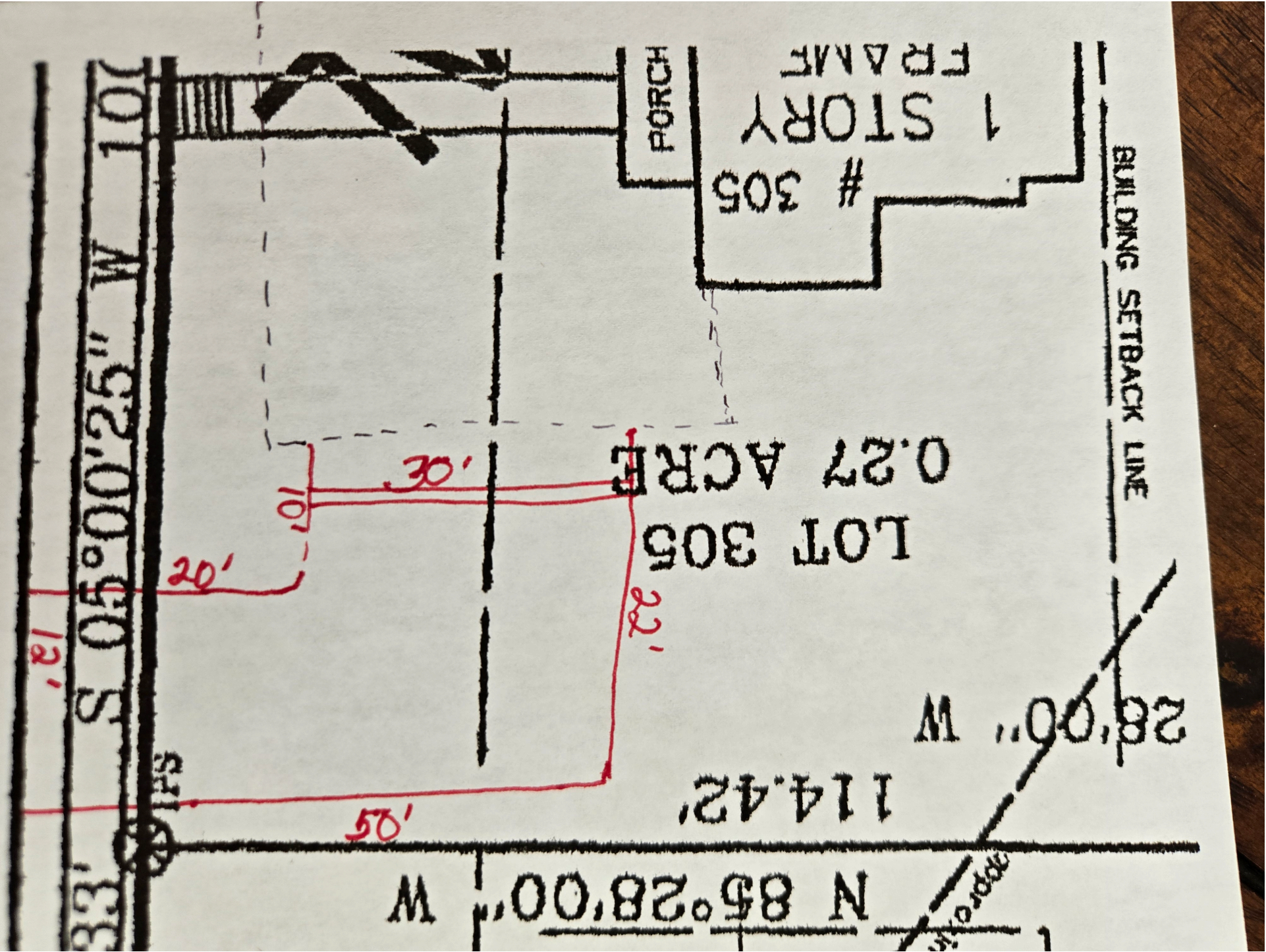
Paint colors can enhance the historic nature of a building, especially when proper contrasts are used in the paint scheme. Trim and foundations should be visually differentiated from the main body of the structure and only traditionally painted materials should be painted.

- a) Discover original paint colors or use appropriate color schemes to illustrate the distinctive character of the house. See Appendix C: Exterior Paint Color Examples. page 41.
- b) Use color to highlight surface textures. For example, wood shingles or siding on the Bungalows and other styles should complement the paint color used for trim.
- c) Wood stains are appropriate for shingles and can reduce maintenance problems.
- d) Utilize two or three colors on a house, including a body color, a trim color, and an accent color for doors, shutters, etc. if desired.
- e) Coordinate wall and roof color.
- f) Do not utilize excessively bright colors, large expanses of shiny metal, or highly contrasting colors.
- g) Do not utilize strong paint strippers, both chemical and mechanical which can permanently damage the surface.

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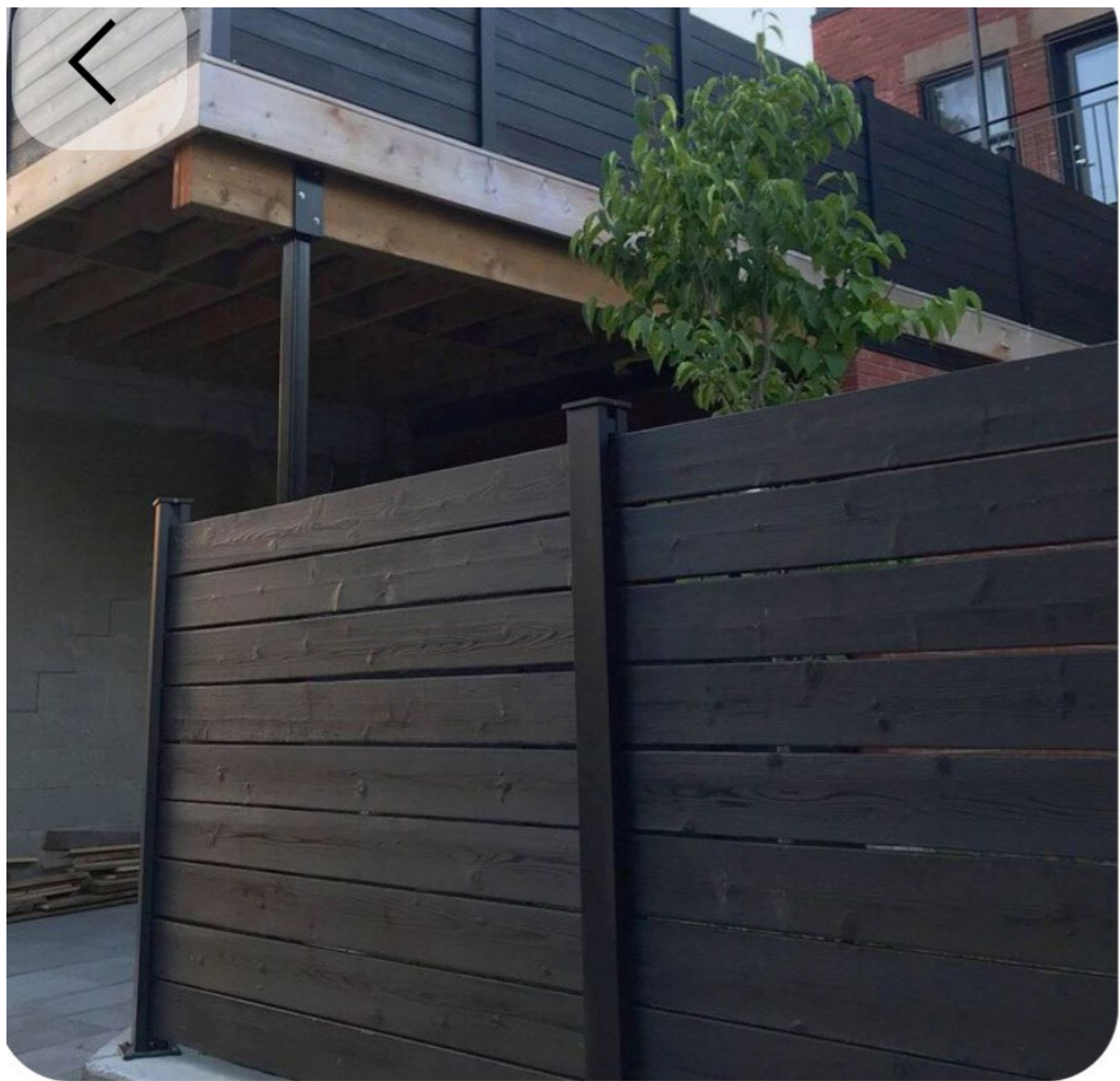
Jalen Nash, Planner  
Planning Department













For office use only:  
 HD \_\_\_\_\_

**Historic District Commission (HDC)  
 Certificate of Appropriateness Submittal Form (Long Form)**

*This form is a required pre-application submittal and is not the permit application.*

Property Location (Street Address) 533 West Harvie Ave

Property Owner's Name Terri Morris

Address temp MAIL address:  
4833 Berewick town Cntr Dr. #E-126

Telephone (W)c 980-254-0447 Charlotte NC 28278  
 (H) \_\_\_\_\_

Name of Business (if applicable) \_\_\_\_\_

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. Please choose the item best suited to your request.

- Signs excluding temporary signs (real estate, political, etc.) that exceed four square feet in area.
- New construction or additions to buildings, and exterior remodeling
- Moving of structures
- Demolition of a structure or any part thereof
- Construction of parking lots
- Replacement of architectural details when there will be a change in design or materials from the existing ones
- Removal of trees greater than eight inches in diameter at the base, unless determined to be dead or diseased
- Any other work involving a significant change in the design, material or exterior appearance of a building, structure:

Replacement of siding with identical siding

Replacement of windows with new windows - will add grids

Remove screened in front porch. will not be re-screening in the front porch.

\* <https://www.gastonienc.gov/> \*P.O. Box 1748, Gastonia, NC 28053 \* (704) 854-6652 \* Fax (704) 869-1960 \*

**Exterior Alteration of Existing Structure**

Clearly and fully describe all proposed exterior architectural alterations. Drawings, photographs, specifications, and any other relevant graphic information MUST accompany this form during application submittal and be uploaded through the portal. Include information on materials, paint colors, and, if applicable, the location of significant trees, parking areas, and other site features.

**\*\* If required materials or a clear description of the proposed work are missing from the permitting portal, the submittal will be considered incomplete and will not be processed. A new submittal form may be submitted if updated information is needed.**

increased the ~~size~~ size of back deck and replaced all wood after tree fall on it. New handrails and roof. Have received guidance and approvals from inspector Jeremy Harris throughout process. See photos.

Can we add shingles to front dormer that faces the street? Dormer will have new windows same size and style.

columns ~~will~~ will be built to look like the original. Not installing screens for porch.

House will be painted original color (white)

Do Corbels need to be painted and same as original?

Siding has been replaced and is the same as the siding original. will be painted white

All windows will have exterior grids that we affix to outside of window

Staff Recommendation:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Materials Uploaded to the Permitting Portal:

Site Plan

Elevation

Sketch

Photographs

Material Samples

Other \_\_\_\_\_

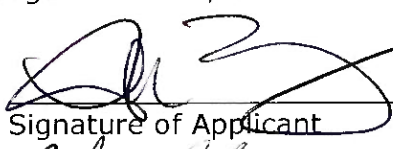
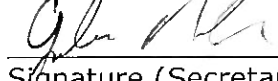


I grant permission, as the property owner or authorized agent, for Planning staff and Historic District Commission members to enter the property to review this request.

Applicant Terri Morris  
 Address 533 W. Harvie Ave  
Gastonia NC 28052  
 Telephone C (704) 980 2540447 (B) \_\_\_\_\_  
 Email morrihb2@gmail

I certify that, to the best of my knowledge and belief, all information supplied with this form is correct.

1-30-24  
 Date Submitted  
1-30-26  
 Date Received

  
 Signature of Applicant  
  
 Signature (Secretary or Agent)  
 Gastonia Historic District Commission

**The completed submittal form and all required materials must be submitted through the City's permit portal at least twenty-one (21) days prior to the HDC meeting. All submitted materials uploaded through the permitting portal will be retained by the HDC.**

**Please upload through City of Gastonia Permitting Portal:**  
<https://devsvcs.gastonians.gov/>

**Navigation Path:** Planning Department→Apply for a Planning Permit→Project Type: Certificate of Appropriateness

*Complete the required permit application in the permitting portal and upload all supporting materials, including plans, photographs, and other required documentation.*

*Also asking for a hardship exemption for the 2400 - in fines for the wrong windows. Please tell us how we can ask for a reduction in fees as this will be hard to pay. We are retired and just trying to fix our home to live in it soon as we can.*



57  
HD File #PLCA202600033  
533 W. Harvie Avenue

# York-Chester Historic District



Historic District Commission  
Gastonia, North Carolina

**FILE # PLCA202600033  
NOTICE TO ADJACENT PROPERTY OWNERS OF  
CERTIFICATE OF APPROPRIATENESS REQUEST**

**Please take note that Terri Morris has applied for a Certificate of Appropriateness (COA) with the Historic District Commission (HDC) of the City of Gastonia for the property located at 533 W. Harvie Avenue to permit the following:**

- **Requesting after-the-fact approval for the installation of a deck, replacement of exterior siding, removal of front porch screening, and replacement of windows.**

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, February 26, 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	CALCAC	CURR_NAME1	CURR_NAME2	CURR_ADDR1	CURR_ADDR2	CURR_CITY	CURR_STATE	CURR_ZIPCODE	PHYSSTRADD
108451	0.26	HAPPY LIFE REAL ESTATE LLC		4833 BEREWICK TOWN CTR DR UNIT E-126		CHARLOTTE	NC	28278	533 W HARVIE AVE
108458	0.21	WARREN BRYAN G		536 W HARVIE AVE		GASTONIA	NC	28052	5D056 Hanna Street
108463	0.2	WELCH PAIGE PLAMPIN	WELCH JEFFERY SCOTT	300 S FIRESTONE STREET	#601	GASTONIA	NC	28052	509 HANNA ST
108462	0.23	GRANZEN TARA ELIZABETH		511 HANNA ST		GASTONIA	NC	28052	511 HANNA ST
108448	0.18	ENA RENTALS LLC		14830 HAWICK MANOR LANE		PINEVILLE	NC	28134	523 W HARVIE AVE
108430	0.28	MURCKO CHRISTOPHER ANTHONY	MURCKO BRANDI KAY	512 WEST 5TH AVE		GASTONIA	NC	28052	512 W FIFTH AVE
108426	0.18	VELEZ LUZ MARINA		520 WEST 5TH AVENUE		GASTONIA	NC	28052	520 W FIFTH AVE
108449	0.2	ALSINA LAURA		P O BOX 411		GASTONIA	NC	28053	525 W HARVIE AVE
108432	0.49	GRAETERS 4 LLC		3460 PRESTON RIDGE ROAD	SUITE 150	ALPHARETTA	GA	30005	5D056 Hanna Street
108453	0.17	ALEXANDER DOUGLAS S		P O BOX 566		LOWELL	NC	28098-0566	537 W HARVIE AVE
108433	0.38	GROH BRIAN WILLIAM		125 OLDE PLANTATION DR		MOUNT HOLLY	NC	28120	5D056 Hanna Street
108427	0.14	LEAF PROPERTIES LLC		16814 LAKESHORE DRIVE		CORNELIUS	NC	28031	518 W FIFTH AVE
108452	0.24	FORBUS WESLEY K	SAUNDERS CHRISTIAN J	535 W HARVIE AVE		GASTONIA	NC	28052-4081	535 W HARVIE AVE
108459	0.36	DIAZ BETHANY ELAINE	DIAZ BONAPARTE GONZALEZ JR	534 W HARVIE AVE		GASTONIA	NC	28052	534 W HARVIE AVE
108455	0.33	JOHNSON DUANE J	BOVAT-JOHNSON TRISTEN DEANN	539 W HARVIE AVE		GASTONIA	NC	28052	539 W HARVIE AVE
108425	0.13	LKI HOLDINGS LLC		1108 E CATAWBA ST		BELMONT	NC	28012	526 S CLAY ST
108429	0.28	COLEY PATTY BEATY		514 W 5TH AVE		GASTONIA	NC	28052	514 W FIFTH AVE
108454	0.2	MARK P SELLES REVOCABLE LIVING TRUST		1245 BRECKEN COURT		KANNAPOLIS	NC	28081	524 S CLAY ST
108428	0.28	HANNA WILLIAM CLARK III	HANNA DANA CULBRETH	516 W FIFTH AVE		GASTONIA	NC	28052	516 W FIFTH AVE
108457	0.24	TURLINGTON DESTINY		508 S CLAY ST		GASTONIA	NC	28052	508 S CLAY ST
108460	0.3	MCABEE REBA B		530 HARVIE AVE		GASTONIA	NC	28052	530 W HARVIE AVE
108446	0.45	LAWSON VEARL G	LAWSON AMANDA W	517 W HARVIE AVE		GASTONIA	NC	28052	517 W HARVIE AVE
108431	0.28	NIX & BENJAMIN E	NIX KENNETH E	508 W 5TH AVE		GASTONIA	NC	28052-4080	508 W FIFTH AVE
108447	0.41	HARBINSON CHARLOTTE K		521 HARVIE AVE		GASTONIA	NC	28052	521 W HARVIE AVE
108461	0.33	HUNTER CHRISTOPHER DALTON		3031 NE 39TH ST		FORT LAUDERDALE	FL	33308	528 W HARVIE AVE
108456	0.17	ZAYICEK IRIS L		538 W HARVIE AVE		GASTONIA	NC	28052	5D056 Hanna Street
108450	0.24	PRITCHETT JAMEE		531 W HARVIE AVE		GASTONIA	NC	28052	531 W HARVIE AVE



**STAFF REPORT FOR  
CERTIFICATE OF APPROPRIATENESS (COA)  
File #PLCA202600033  
February 26, 2026**

**APPLICANT:** Terri Morris

**PROPERTY LOCATION:** 533 W. Harvie Avenue

**PROPERTY OWNERSHIP:** Happy Life Real Estate LLC

**REQUEST:** The applicant is requesting after-the-fact approval for the installation of a deck, replacement of exterior siding, removal of the front porch screening, replacement of windows, and renovations to the front dormer.

**Property Description**

- One-story frame dwelling with a side-gable roof, 6/6 sash windows, and a single-leaf entry. The home features a front-gable dormer and an engaged, screened, full-width front porch supported by square posts on brick piers, spanned by a brick knee wall. Additional elements include an interior chimney, brick foundation, German and aluminum siding, exposed rafter ends, and decorative eave brackets.

**Findings**

- The building was constructed in 1922.
- The property is considered Contributing to the local York-Chester Historic District.
- The property is zoned RS-8 (Residential 8,000 square foot lots) and is surrounded by other residential zoning districts.
- Planning Staff was notified of the violation on September 22, 2025 and sent a Certified Notice of Violation to the property owners on October 1, 2025 for the replacement of exterior siding.
- Upon reinspection on November 18, 2025, Staff became aware of additional exterior changes, including the removal of the front porch screening, installation of replacement windows, removal of column wraps, and installation of a new deck after damage from a fallen tree. A civil citation was issued to the property owners on November 19, 2025 for the work described above.

**Key Elements**

- All windows have been replaced with 6/1 windows with grilles between the glass (GBG).
- Column wraps on the front porch have been removed. The applicant states the columns will be rewrapped to match the previous column design.
- The screening on the front porch has been removed. The applicant is requesting to leave the front porch unscreened.
- The previous deck was removed after a tree fell on the home. A new, larger 15' x 22' wooden deck has been installed, including a 5' x 5' landing.
- German and aluminum siding have been replaced with fiber cement siding to match the previous siding profile. The siding is proposed to be painted white to match the previous exterior color.
- The dormer has been altered to include boxed eaves with installed fascia and soffit boards. Decorative corbels and previously exposed rafter tails have been removed. Dormer windows will be replaced in the same size and style.

**EXCERPTS FROM THE DESIGN STANDARDS:**

**Siding and Trim (Page 21):**

Wall type is one of the most distinguishing characteristics of historic buildings including materials, form, color, and architectural detailing. A portion of the residential structures have been covered with an unoriginal treatment or artificial siding, some of which was done prior to the districts being formed. The predominant type of wall covering or sheathing is wooden clapboards. There are also a number of masonry homes, with different bond patterns.

Over the years, a common treatment of wood siding has been to cover the wall surface with aluminum or vinyl siding. Often this has been done because the vinyl requires no painting and/or because the original wood siding may be deteriorating. While this practice may require less maintenance, it is an inappropriate treatment for historic buildings for a number of reasons.

Perhaps most importantly, the application of engineered or synthetic siding hides or obscures historic architectural detailing such as corner boards, window casings, sills, and other details. Sometimes, architectural elements are removed in order to facilitate the installation of engineered or synthetic siding. This detailing as well as the profile of the original wood siding is what distinguishes the different types of architectural styles and gives the building its character. Engineered or synthetic siding can also be quite damaging to a historic structure. It often covers deteriorating wood and hides water or insect damage. Wooden structures must be allowed to breathe in order for moisture to escape. Vinyl or aluminum siding can cause moisture retention and continued deterioration. Finally, the application of engineered or synthetic siding to the structure itself damages historic materials and architectural features.

- a) Paint house siding neutral, original to the home, white or with an appropriate historic color scheme.
- b) Requests for artificial siding materials will be reviewed on a case-by-case basis using the following criteria.
  - a. For structures that are currently wrapped with vinyl or aluminum siding, replace the siding with the same or like material. Remove artificial siding at any time to expose wood siding to replace it with wood siding or fiber cement siding that is similar to the original. Once artificial siding has been removed from a structure, no vinyl or aluminum siding may be installed in the future.
  - b. If a structure currently has wood siding, no artificial siding may be used to cover or replace the existing wood. Repair or replace existing wood siding with similar wood siding or fiber cement lap siding.
- c) Repair or replace, where necessary, deteriorated siding and trim with new materials that duplicate the old material as closely as possible in size, shape and texture.
- d) When applying siding, retain original features such as cornices, brackets, window and doorway trim, where possible. These are, in most cases, an essential part of a building's character and appearance, illustrating the craftsmanship and care of earlier building periods.
- e) Paint all exterior wood siding, fiber cement siding, and trim.

#### **Roofs and Gutters (Page 23):**

There is a variety of historic roof configurations in the residential portions of the districts including primarily gable and hip, but also gambrel, and mansard. Almost as important to the historic character of the building as the roof's overall form, is the historic roofing material. Slate, clay tile, metal, and asphalt shingles are scattered throughout the historic district.

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

#### **Fenestration (Windows, Doors) Page 24:**

Window and door openings are an important architectural feature of a historic building that is both aesthetic and functional. There are a wide variety of window and door designs in the historic districts based on the style and period of the structure itself. Improper or insensitive treatment of the windows and the doors of a historic building can seriously detract from its architectural character. Usually, repairing the original windows in an older building is more appropriate than replacing them with new ones. Peeling paint, high air infiltration, sticking sash, or broken panes are all repairable conditions and do not necessitate replacement.

- a) Retain and preserve existing historic windows and doors, including their functional and decorative features, such as frames, sashes, muntins, sills, heads, moldings, surrounds and hardware.

- b) Replacement of an entire window or door is to be considered only if repair is not feasible. If the details of a window or a door, such as casing, muntins, or tracery, are deteriorated and must be replaced, the original character of the building and the window or the door is to be used as a guide.
- c) Retain existing window and door openings and details including window trim, sash, glass, lintels, sills, grid/muntin pattern, shutters and hardware.
- d) When replacement of deteriorated windows is required, or new ones must be added, imitate the original in size, scale, detail, pane and/or panel configuration. Do not install windows with two-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.
- e) Maintain vertical emphasis and smaller component panes of windows and doors. Repair existing windows as a first alternative.
- f) Do not introduce new window and door openings into the principal elevations, or enlarge or reduce window or door openings to fit new stock window sash or new stock door sizes, or introduce inappropriate window types such as louvered; retain the existing size of window panes and sash. Changes such as these damage the scale and proportion of the building.
- g) Retain original doors or replace with a similar style. Choose doors that are consistent with original style and period of the structure such as solid paneled doors or paneled doors with glass. Wood paneled doors may be painted complementary bright colors for emphasis. Do not install flush or flat surfaced doors and those with contemporary decorative windows, such as an oval window with decorative glass, as they are not appropriate in the historic district.
- h) Install storm windows and doors that are painted white or match the house trim color, or place storm windows on the inside. Do not obscure the outline and appearance of the original doors and windows or remove trim with the installation of storm doors and windows.
- i) Refrain from installing new window or door features such as aluminum storm and screen window combinations that require the removal of original windows and doors or the installation of plastic, or metal strip awnings, decorative shutters, plate glass, sliding.

#### **Porches, Decks, and Patios (Page 26):**

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

- a) Retain porches, porte cocheres, steps and porch features such as handrails, balusters, columns, dentil moulding, brackets and roof decoration of wood, iron, cast iron, terra cotta, tile and brick which are appropriate to the building and its development. Repair or replace deteriorated porch details to match the original, where possible.
- b) Remove front porch infill to restore original facade. In general, the closing in of side porches to create interior space is discouraged. Rear yard porch enclosures are allowed.
- c) Do not replace original wood porch floors with concrete, or stripping porches and steps of original material and architectural features, such as handrails, balusters, columns, dentil moulding, brackets and roof decoration of wood, iron, cast iron, terra cotta, tile and brick.
- d) Install porch railings with space between planks, a base board and top rail.
- e) Place decks in inconspicuous locations (usually at the rear of houses), screened from view from the street and which are designed to blend with the house. This can be achieved through compatible 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.
- f) Locate handicapped ramps in the rear yard for non-residential development and in the rear yard for residential development when possible. Build ramps in a fashion where they can be easily removed from the home without damaging the historic building fabric. Screen ramps from the public street with landscaping.
- g) Utilize natural materials for patios including brick, stone or concrete pavers. The GHDC shall have the authority to approve building materials not specifically listed but similar in appearance and texture.

#### **Exterior Colors (Page 27):**

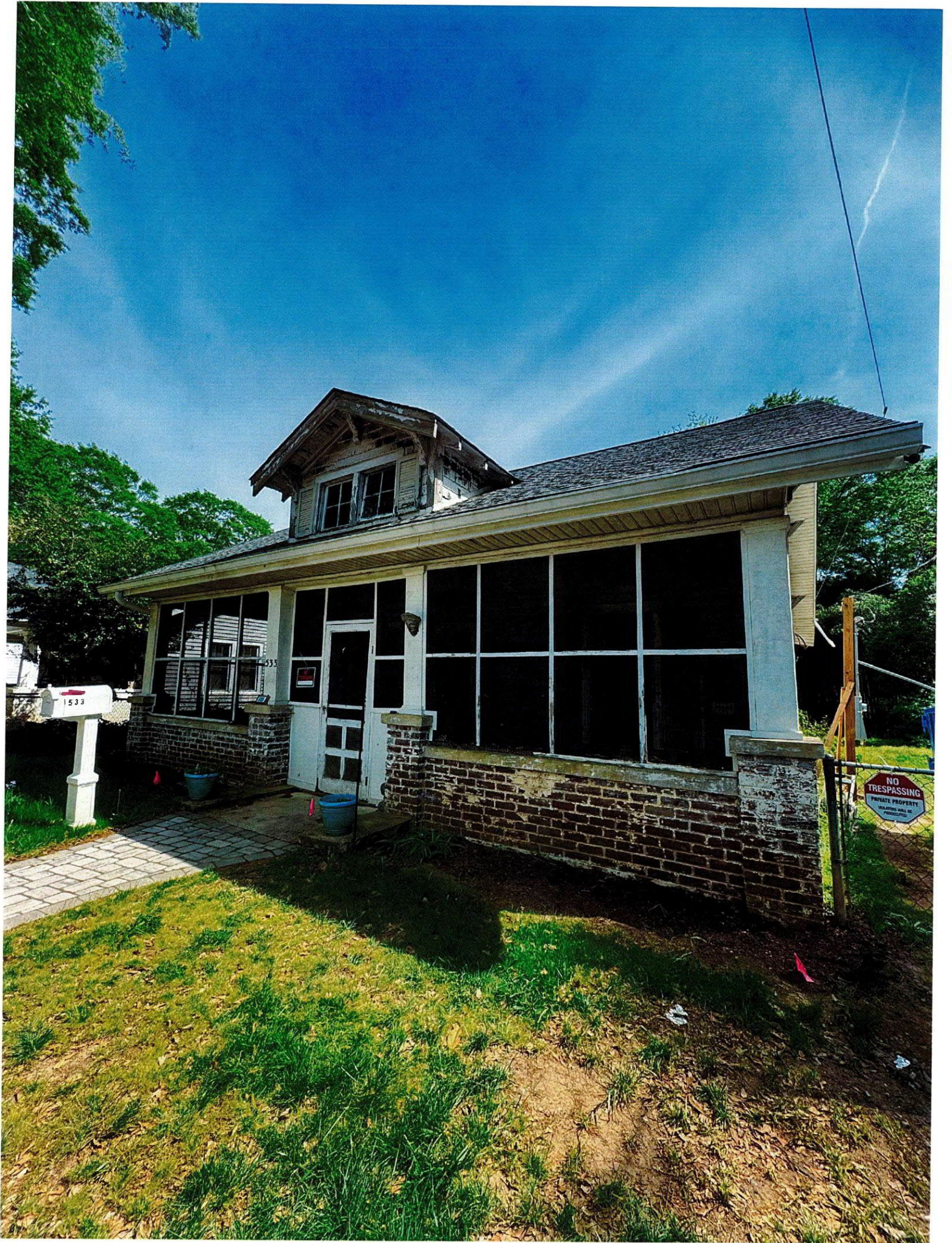
Paint colors can enhance the historic nature of a building, especially when proper contrasts are used in the paint scheme. Trim and foundations should be visually differentiated from the main body of the structure and only traditionally painted materials should be painted.

- a) Discover original paint colors or use appropriate color schemes to illustrate the distinctive character of the house. See Appendix C: Exterior Paint Color Examples. page 41.

- b) Use color to highlight surface textures. For example, wood shingles or siding on the Bungalows and other styles should complement the paint color used for trim.
- c) Wood stains are appropriate for shingles and can reduce maintenance problems.
- d) Utilize two or three colors on a house, including a body color, a trim color, and an accent color for doors, shutters, etc. if desired.
- e) Coordinate wall and roof color.
- f) Do not utilize excessively bright colors, large expanses of shiny metal, or highly contrasting colors.
- g) Do not utilize strong paint strippers, both chemical and mechanical which can permanently damage the surface.

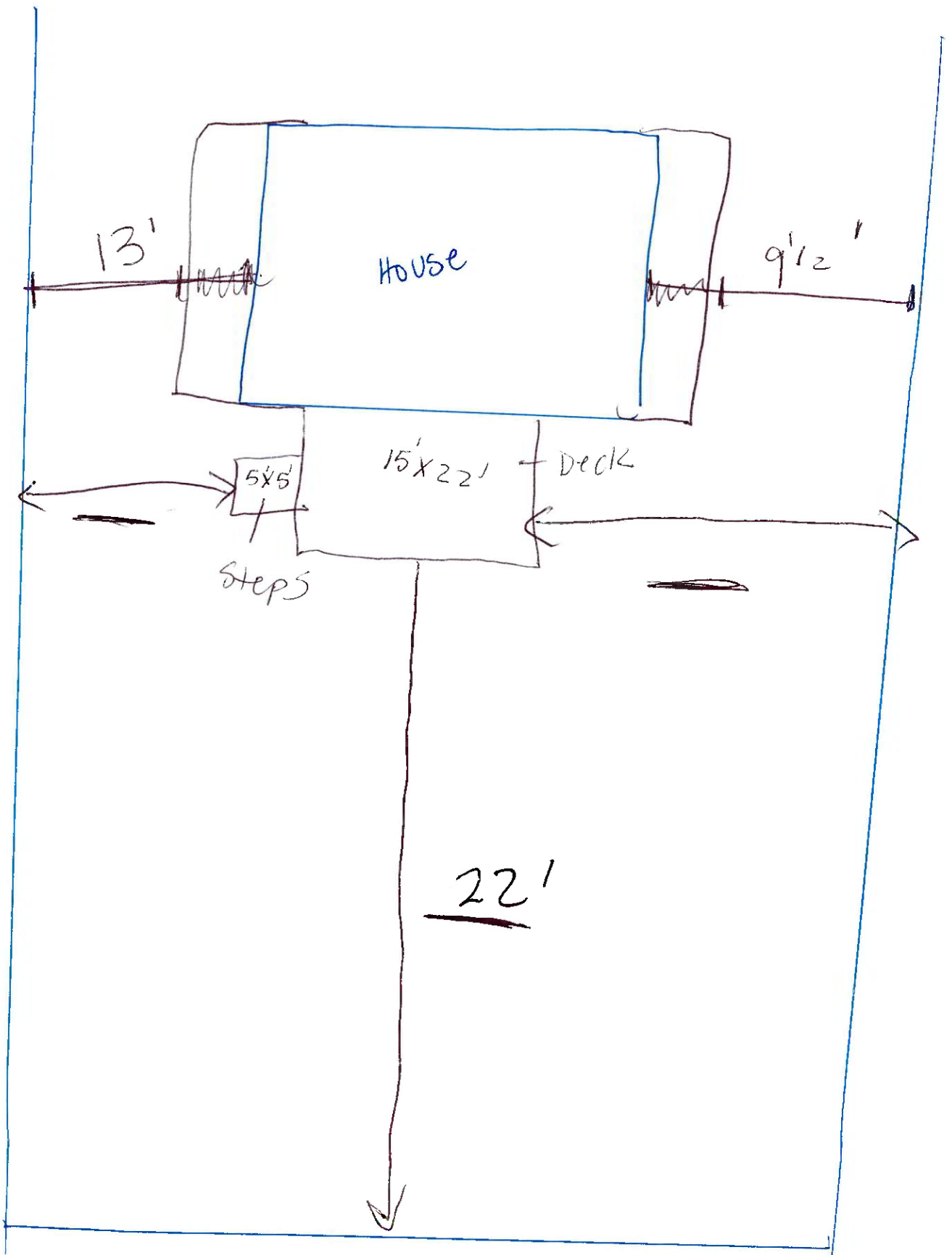
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Jalen Nash, Planner  
Planning Department















HDC Application for COA  
 (Short Form)  
 City of Gastonia Planning  
 Department

**Submitted On:**  
 Jul 25, 2024, 10:47AM EDT

# Historic District Commission

**Office Use Only: HD #** \_\_\_\_\_

<b>Property location:</b>	<b>Street Address:</b> 707 S York St <b>City:</b> Gastonia <b>State:</b> NC <b>Zip:</b> 28052
<b>Applicant's name</b>	<b>First Name:</b> Martin <b>Last Name:</b> Webb Jr
<b>Applicant's Address:</b>	<b>Street Address:</b> 707 S York St <b>City:</b> Gastonia <b>State:</b> NC <b>Zip:</b> 28052
<b>(Applicant) What are the best ways to contact you?</b>	Mobile
<b>Applicant's Mobile number</b>	9723692911
<b>Applicant's Email</b>	martywebb@gmail.com
<b>Are you the property owner?</b>	YES
<b>Provide contact information for owner. (Must provide at least one.)</b>	Mobile
<b>Property Owner Mobile number</b>	9723692911
<b>Is this a business?</b>	NO
<b>Item(s) best suited to your request:</b>	Replacement of inoperative and moldy windows

**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.**

<b>Include any additional exterior architectural alterations to be made:</b>	This application is retroactive to work complete. Previous tenant allowed windows to fall into disrepair (through settling foundation, neglect, and water damage + asbestos/lead concerns). Due to the state of the windows throughout the house we replaced the windows with a style/design similar to other houses within the York Chester Historic District. We received a Notice of Violation, and this COA application is an effort to gain the certificate. Due to requiring an upload to submit I'm submitting the Energy Star certificate but we currently do not have photographs of the previous installed windows.
<b>Upload files, drawings, photographs, and specifications:</b>	NFRC Letter.pdf
<b>Property Permission</b>	YES with notification either by email or phone
<b>I understand my application must be received at least fourteen (14) BUSINESS days prior to the regular scheduled meeting.</b>	YES
<b>Signature Data</b>	<p>First Name: Martin  Last Name: Webb Jr  Email Address: martywebb@gmail.com</p>  <p>Signed at: July 25, 2024 10:43am America/New_York</p>
<b>Receipt</b>	HD-00173-07252024



72

**HD File #PLCA202600082**  
**707 S. York Street**

# **York-Chester Historic District**





Historic District Commission  
Gastonia, North Carolina

**FILE # PLCA202400359  
NOTICE TO ADJACENT PROPERTY OWNERS OF  
CERTIFICATE OF APPROPRIATENESS REQUEST**

**Please take note that Martin Webb Jr. has applied for a Certificate of Appropriateness (COA) with the Historic District Commission (HDC) of the City of Gastonia for the property located at 707 S. York Street to permit the following:**

- **Requesting after-the-fact approval for the installation of new windows.**

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, February 26, 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
108829	BUCHANAN ELIZABETH ANN		447 SHORELINE BLVD		BOILING SPRINGS	SC	29316	613 S YORK ST	0.25
108814	DELANEY INVESTMENTS LLC		726 E THIRD AVE		GASTONIA	NC	28054	614 S CHESTER ST	0.15
108838	WILLIAMS JOHN ALLISON	WILLIAMS SUSAN SANFORD	706 S YORK ST		GASTONIA	NC	28052	706 S YORK ST	0.74
108811	GARCIA ERIC B		608 S CHESTER ST		GASTONIA	NC	28052	5D030 York Chester	0.27
108836	WESTON PROPERTIES LTD		16310 BARCICA LANE		CORNELIUS	NC	28031	610 S YORK ST	0.36
108816	HAMRICK CALVIN B		2430 ROSEMOND CIRCLE		GASTONIA	NC	28056-8811	702 S CHESTER ST	0.14
108328	CORNELL ERIC REID		401 W 6TH AVE		GASTONIA	NC	28052-4033	5D030 York Chester	0.34
108817	MCKAY JUSTIN		704 S CHESTER STREET		GASTONIA	NC	28052	5D030 York Chester	0.2
108825	STEPHENS MICHELE		711 S YORK ST		GASTONIA	NC	28052-4041	711 S YORK ST	0.2
108822	HOLY TRINITY EVANGELIST CHURCH		805 S YORK ST		GASTONIA	NC	28052	W GARRISON BLVD	0.21
108839	PRUITT JOHN B		710 S YORK ST		GASTONIA	NC	28052	710 S YORK ST	0.49
108823	HOLY TRINITY EVANGELIST CHURCH		805 S YORK ST		GASTONIA	NC	28052	S YORK ST	0.39
108837	WILKINSON RUSSELL DAVID	EBERHART-WILKINSON DEBORAH BOYD	618 S YORK ST		GASTONIA	NC	28052	618 S YORK ST	0.29
108819	SENGSAVANG NOME		708 S CHESTER ST		GASTONIA	NC	28052	708 S CHESTER ST	0.17
108845	GASTON COUNTY BD OF EDUCATION		P O BOX 1397		GASTONIA	NC	28053-1397	348 W GARRISON BLVD	0.17
108813	LINGROSSO TRAVIS	TRAN YEN HOANG	404 N LAUREL AVE #38		CHARLOTTE	NC	28204	612 S CHESTER ST	0.1
108841	GASTON COUNTY BD OF EDUCATION		P O BOX 1397		GASTONIA	NC	28053-1397	366 W GARRISON BLVD	0.49
108848	SAHMS CHARLES M	YORK KELLY	713 S LEE ST		GASTONIA	NC	28052	713 S LEE ST	0.31
108851	DYMOCK FREDERICK E	DYMOCK MARY G	311 W 6TH AVE		GASTONIA	NC	28052-4061	311 W SIXTH AVE	0.2
108826	WEBB MARTIN DALE JR	ELLIS SARAH	707 SOUTH YORK STREET		GASTONIA	NC	28052	707 S YORK ST	0.2
108830	DIAGNE ABDEL KADER		611 S YORK ST		GASTONIA	NC	28052-4039	611 S YORK ST	0.35
108330	CONTRERAS HIPOLITO VIVEROS		4720 WOODWAY PL		CHARLOTTE	NC	28208	5D030 York Chester	0.23
108315	PRECISE FLOORING & RENOVATIONS INC		13100 GREYCREST DR		CHARLOTTE	NC	28278	5D030 York Chester	0.25
108327	SIPE NICHOLAS &	HUFFMAN ELIZABETH BROOKE	611 S LEE ST		GASTONIA	NC	28052-4013	403 W SIXTH AVE	0.24
108828	KAST GEORGE F	KAST KATHERINE B	615 S YORK ST		GASTONIA	NC	28052	615 S YORK ST	0.2
108827	HESS STEPHEN JOSEPH 50%	TRAN YEN HOANG 25%	10122 TOLLESON AVE		CHARLOTTE	NC	28277-6650	701 S YORK ST	0.18
108815	WEHUNT JENNIFER SUZANNE		4774 REINHARDT CIR		IRON STATION	NC	28080-8719	318 W SIXTH AVE	0.11
108314	BIDDINGTON FRANCES HEFFNER		615 S CHESTER ST		GASTONIA	NC	28052	5D030 York Chester	0.27
108812	MAUNEY BILLY RAY	MAUNEY DEBRA NORMA P	610 S CHESTER ST		GASTONIA	NC	28052-4024	610 S CHESTER ST	0.2
108820	HOLY TRINITY LUTHERAN CHURCH *		805 S YORK ST		GASTONIA	NC	28052	710 S CHESTER ST	0.12
108818	RYAN SAMANTHA ANN		706 SOUTH CHESTER STREET		GASTONIA	NC	28052	5D030 York Chester	0.16
108847	COLE JOHN RUSSELL	COLE SIDNEY	715 S LEE STREET		GASTONIA	NC	28052	715 S LEE ST	0.31
108824	TOLBERT RANDAL H		C/O RANDAL HAROLD TOLBERT	713 S YORK ST	GASTONIA	NC	28052-4041	713 S YORK ST	0.18



**STAFF REPORT FOR  
CERTIFICATE OF APPROPRIATENESS (COA)  
File #PLCA202600082  
February 26, 2026**

**APPLICANT:** Martin Webb Jr.

**PROPERTY LOCATION:** 707 S. York Street

**PROPERTY OWNERSHIP:** Martin Webb Jr.

**REQUEST:** The applicant is requesting after-the-fact approval for the installation of replacement windows.

**Property Description:** One-story, bungalow, brick with vinyl siding on gable ends and dormer, front-gable roof, 3/1 sash, single-leaf entry with sidelights and transom, dormer on north roof slope, partially-inset porch with battered brick posts and brick balustrade, interior brick chimney.

**Findings:**

- The house was built in 1925.
- The property is considered *contributing* to the local York-Chester Historic District.
- The property is zoned RS-8 (Residential 8,000 Square Foot Lots) and is surrounded by residential zoning districts.

**Background and Procedural History**

Replacement windows were installed without prior approval from the Historic District Commission. The applicant was notified of the violation on July 12, 2024, and subsequently submitted a Certificate of Appropriateness application seeking after-the-fact approval.

The application was scheduled for review in August 2024 and was continued due to the applicant's absence. The item was rescheduled for a subsequent meeting; however, the applicant was again not present. Following presentation of the staff report and discussion by the Commission, a motion was made to deny the request based on the finding that the replacement windows did not meet the Historic District Design Standards, specifically citing the absence of a grid pattern and incompatibility with the original 3/1 configuration. The motion was seconded and unanimously approved.

The property has since been listed for sale. The applicant has submitted a new Certificate of Appropriateness application (PLCA202600082) requesting approval of the same installed windows that were previously denied in 2024. The applicant has indicated that he intends to appear before the Commission to address the outstanding violation.

**Key Elements of Request**

- The original 3/1 window configuration has been replaced with single-light units without pane subdivision on the front elevation.
- The installed windows do not replicate the original pane configuration.

**EXCERPTS FROM THE DESIGN STANDARDS & UNIFIED DEVELOPMENT ORDINANCE:  
*Fenestration (Windows, Doors) (Page 24)***

Window and door openings are an important architectural feature of a historic building that is both aesthetic and functional. There are a wide variety of window and door designs in the historic districts based on the style and period of the structure itself. Improper or insensitive treatment of the windows and the doors of a historic building can seriously detract from its architectural character. Usually, repairing the original windows in an older building is more appropriate than replacing them with new ones. Peeling paint, high air infiltration, sticking sash, or broken panes are all repairable conditions and do not necessitate replacement.

- a) Retain and preserve existing historic windows and doors, including their functional and decorative features, such as frames, sashes, muntins, sills, heads, moldings, surrounds and hardware.
- b) Replacement of an entire window or door is to be considered only if repair is not feasible. If the details of a window or a door, such as casing, muntins, or tracery, are deteriorated and

must be replaced, the original character of the building and the window or the door is to be used as a guide.

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

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Jalen Nash, CZO  
City Planner



