

Town of Dallas
Agenda
OCTOBER 22, 2019
5:00 PM
BOARD OF ALDERMEN – WORK SESSION MEETING
Rick Coleman, Mayor

Allen Huggins

Darlene Morrow

Stacey Thomas

Jerry Cearley, Mayor Pro-Tem

E. Hoyle Withers

<u>ITEM</u>	<u>SUBJECT</u>	<u>Pages</u>
1.	Pledge of Allegiance to the Flag	
2.	Approval of Agenda with Additions Or Deletions	
3.	New Business	
	A. Off The Streets Car and Bike Show Request	2
	B. Proposed R-4 and R-5 Text Amendments	8
	C. Historical Resurvey Report	16
4.	Closed Session	

TOWN OF DALLAS, NORTH CAROLINA

REQUEST FOR BOARD ACTION

DESCRIPTION: Off the Streets Program, Inc. Events Request

AGENDA ITEM NO. 3A

MEETING DATE: 10/22/2019

BACKGROUND INFORMATION:

Ms. Sharon Funderburk, representing Off the Streets Program, Inc., is requesting to hold a Car and Bike Show in Downtown Dallas on Saturday, June 6, 2020 to promote the program. The event would be held from 9:00 am – 1:00 pm. The application is attached for review. Below is information taken from the program's facebook page.

About

Female Transitional House



Company Overview

Off the Streets Program, Inc. 501(c) 3 tax-exempt organization that relies on support from volunteers, local community advocates, religious organizations, private foundation and businesses to support our work empowering women of all ages coming off the streets.



We help single female get off the streets. Most women lose their children to the system. As a result of drugs and alcohol they become homeless. We take them in and give them basic living skills they lose to the street.



General Information

If you would like to make a donation please make check or money order out to Off the Streets Program, Inc. Send to P.O. Box 550547 Gastonia, NC. 28055. We want to thank you in advance for all that you can do to help.



Founding Date

Shaaron M. Funderburk In early 1999 .We became a Non-profit 2003



Awards

Gaston Association Volunteer Award(GAVA)2004

Who's Who's 2004

Commission on the Family2004... [See More](#)

[categories](#)

[Nonprofit Organization](#) · [Public & Government Service](#)

MANAGER RECOMMENDATION:

BOARD ACTION TAKEN:



Special Events/ Activities Application

Town of Dallas
 210 North Holland Street
 Dallas, NC 28034-1625
 (704) 922-3176
 Fax: (704) 922-4701

The purpose of this application is to provide information about your event or activity in order for the Town of Dallas to best assist you. Depending on the specific event, a permit application and/or fee(s) from other departments may be required. The applicant is responsible for providing complete and accurate information on the application, The applicant is responsible for notifying the Town of Dallas of any changes. **A complete application must be submitted by no later than 5:00 p.m. on the Tuesday preceeding the date of the Board meeting at which the event is to be approved, for an event which is to occur no sooner than 14 days following its date of approval.**

APPLICATION INFORMATION

Name of Event:	Off the Streets Program, Inc. 4th Annual Car and Bike Show		
Facility Requested:	Downtown Dallas		
Applicant Name:	SHAARON Funderburk		
Organization:	OFF THE STREETS Program, INC		
Mailing Address:	P.O. Box 550547		
City / State / Zip:	GASTONIA, NC 28055	SHAARON.LOTSP@YAHOO.COM	
Daytime Phone:		Cell: 704-214-3331	E-Mail: <input checked="" type="checkbox"/>
Description of the Event:	THIS EVENT PROMOTES THE OFF THE STREETS PROGRAM FOR AND IT'S EFFORT TO HELP INDIVIDUALS BECOME CLEAN AND SOBER. IT PROVIDES COMMUNITY AWARENESS, AS WELL AS FAMILY FUN TIME.		
Does the event have a Facebook, Twitter, or other social networking page:	<input checked="" type="checkbox"/> YES		
If yes, please list URL(s):	OFF THE STREETS - WWW.FACEBOOK.COM		
Date (s) Requested for Event:	JUNE 6, 2020		
Event Start Time:	9:00 AM	Event End Time:	1:00 PM
Road Closure Time Begins (if applicable):	8:00 AM	Road Closure Time Ends:	2:00 PM
Set Up Begins:	8:00 AM	Set Up Ends:	2:00 PM
Preferred Date & Time of Inspection (if required):			
Estimated Attendance:	500		
The Event is:	<input type="checkbox"/> Private (by invitation only)	or	<input checked="" type="checkbox"/> Open to General Public
Describe the procedures to be used for selecting vendors and exhibitors for this event:			
WE WILL ADVERTISE IN THE NEWSPAPER, SOCIAL MEDIA AND RADIO			

Applicant's Signature: _____ Date: _____

A pre-event meeting may be required and will be scheduled to include appropriate staff. The event applicant must attend the meeting.

TENTS / CANOPIES / MEMBRANE STRUCTURES

Will tents/canopies/membrane structures be used for events? (proceed to next section.)	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No (if no proceed to next section.)
# of Canopies	<input type="text" value="3"/>	(fabric structure that is open without sidewalls on 75% or more of perimeter)
# of Tents	<input type="text"/>	(fabric structure that is enclosed with sidewalls on more than 25% of perimeter)
# of Membrane structures	<input type="text"/>	(air supported or air inflated structure)
Other type of structure (provide description)	<input type="text"/>	

Notes

VOICE / MUSIC AMPLIFICATION

Are there any musical entertainment features related to your event? (proceed to next section.)	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No (if no proceed to next section.)
If yes, state the number of stages, number of bands and type of music:		
Number of stages:	<input type="text" value="-0-"/>	Number of Bands: <input type="text" value="-0-"/>
Type(s) of music:	<input type="text" value="DJ"/>	
Will your event use amplified sound:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
If yes, please indicate times:	Start Time: <input type="text" value="9:00 AM"/>	Finish Time: <input type="text" value="1:00 PM"/>
Will sound checks be conducted prior to the event?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
If yes, please indicate times:	Start Time: <input type="text" value="8:30 AM"/>	Finish Time: <input type="text" value="9:00 AM"/>

* Must comply with Town of Dallas general entertainment ordinance.

HAZARDOUS MATERIALS

Will the event have any hazardous materials such as propane, butane, gasoline, diesel tanks, helium cylinders or other upright tanks?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
If yes, all tanks must be secured in a manner to prevent accidentally being knocked over. All helium tanks not being used shall have their caps in place.		
Will there be any portable heaters?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Will there be any deep fat fryers?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Will there be any fireworks, lasers, torches, candles or pyrotechnics?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Will generators or electrical power be used?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
If yes, provide electrical load data and location of connection. In the case of extraordinary use or hookups, fees may apply.		

RIDES / ATTRACTIONS

Does the event include mechanical rides, or other similar attractions?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
If yes, company name?	<input type="text" value="UNKNOWN @ this time"/>	
Company address:	<input type="text"/>	
List details, if any:	<input type="text" value="Bounce House"/>	
Applicants contracting with amusement ride companies are required to provide the Town of Dallas with a certificate of insurance, naming applicant and the Town of Dallas (if applicable) as additional insured on general liability.		
ALL rides must be inspected and approved by The Department of Labor.		

VENDORS

A vendor is anyone who is serving, selling, sampling, or displaying food, beverages, merchandise or services

Does the event include food vendors? Yes No

If the event will have food vendors, please check the following that apply:
 Served Sold Catered Prepared Outdoors

Does the event include food concession and/or cooking areas? Yes No

If yes, please list each vendor and specify cooking method (Gas, Electric, Charcoal, Other)
(Use additional sheet if necessary)

Vendor	Cooking Method	Food Item

Food and beverages shall not be sold at an event unless approved and licensed, if necessary by the Gaston County Health Department. Event organizers are responsible for arranging health inspections for their event.

List all other commercial vendors who will be present during the event (serving, selling, sampling, or displaying).

VENDOR NAME	ADDRESS	PHONE NUMBER (S)

EVENT SCHEDULE

Provide a detailed schedule of the event including dates and times for entertainment, activities, hours of event, start time, finish time, etc. If the event requires an extended time frame for set-up, include details with a timeline listing the times and locations where streets or public property will be impacted and when dismantling will be completed.

(Use additional sheet of paper if necessary)

DATE	TIME	ACTION	ADDITIONAL NOTES

SERVICES

The Town of Dallas does not provide amenities such as portable washrooms/toilets, sound systems, tables, chairs, tents, canopies or other equipment. The applicant is responsible for arranging and providing services such as event clean up, traffic control, etc.

TRASH CONTAINERS

In order to determine what types of containers best suit the needs of the event, please answer the following questions:

Will the event be serving/selling/distributing beverages? Yes No

If yes, in what containers will they come packaged in?

aluminum cans glass bottles/jars plastic bottles/jugs/jars

How many trash cans are you requesting for trash?

How many recycle carts are you requesting?

Delivery Location?

Date and Time for rollout carts to be emptied?

Date and Time for rollout carts to be picked up?

Applicants are responsible for cleaning and restoring the site after the event. Please pick up all trash including paper, plastic, bottles, cans and event marketing signs. Clean-up fees may be incurred because of an applicant's failure to clean and/or restore the site following the event. If you reasonably believe that no litter will be generated during your event, please state this in your plan.

PUBLIC PROPERTY CLEAN-UP

Contracted personnel or volunteers may be used if indicated below. What is the clean-up plan for the event?

SAFETY AND SECURITY (CHECK ALL TYPES OF SECURITY USED)

Stage Security Event Area Security Road Closure Security

Other

Overnight Security From To

Dates & Times security will be on site:

Security provided by: Number of Security Personnel:

Applicant may be required to hire sworn off-duty Town of Dallas police officers or Sheriff's Department personnel to provide security to insure public safety. The Town of Dallas will determine the number of security personnel required on site.

SITE PLAN

Provide a detailed Site-Plan sketch of the event. Include maps, outline or diagram of the entire event venue including the names of all streets and the surrounding area. The plan should include the following information:

- Location of the event/activity on the property with approximate distances from roads, fire hydrants, existing buildings, etc.
- Location of temporary structures that will be used during the event. Must indicate size of temporary structures, distances between temporary structures and existing buildings.
- Identify how each temporary structure will be used. Example: type of vendor, food preparation, etc.
- Identify location of all cooking devices and open flames; generators and fuel storage.
- Location of all fencing, barricades, or other restrictions that will impair access to and from the event or property.
- Identify all designated parking areas.

ROUTE AND TRAFFIC PLAN

<input checked="" type="checkbox"/> PARADE (Includes floats, vehicles, and persons)	<input checked="" type="checkbox"/> BICYCLES
<input checked="" type="checkbox"/> MARCH OR WALK (persons only)	<input checked="" type="checkbox"/> FOOT RACE
<input checked="" type="checkbox"/> VEHICLES ONLY (Includes motorcycles)	
<input checked="" type="checkbox"/> OTHER (Description: <input style="width: 100%;" type="text"/>	
Number of Persons: <input style="width: 50px;" type="text"/>	% Children: <input style="width: 50px;" type="text"/>
Number of Vehicles: <input checked="" type="text" value="50"/>	Vehicle Types: <input checked="" type="text" value="Motorcycles & Antiques Cars"/>
Number of Animals: <input checked="" type="text" value="-0-"/>	Kinds: <input style="width: 100%;" type="text"/>
DESCRIBE BELOW THE EVENT ROUTE. IF THERE IS MORE THAN ONE SEGMENT TO AN EVENT, INCLUDE START AND FINISH TIMES FOR EACH SEGMENT. (Example: The "GENERIC AWARENESS RUN" may include a 5k, a 10k, and a Fun Run).	

ROAD CLOSURES

If your event involves road closures, a parade, a foot or bike race, any type of procession, or more than one location, attach a Route and Traffic Plan. Include the required information (listed below) and any additional information you believe applies to your event. When planning a moving route, the Dallas Police Dept. is available to assist you.

- NC and US roadways will also require approval from the NCDOT.
- The proposed route to be traveled including the requested starting and termination point. Please also clarify the directions of movement of your event.
- Routing plans for traffic. Illustrate a plan to include roads that you are requesting to be closed to vehicular or other traffic for your event. Include planned arrangements to resolve conflicts with people trying to reach businesses, their own residences, places of worship and public facilities including public transportation.
- Whether the event will occupy all or a portion of the street(s) requested for use.
- Proposed locations for barricades, signs and police/volunteers.
- The provision of twenty foot (20') minimum emergency access lanes throughout the event site.
- White temporary water base paint can be used to mark the route on the street pavement (May be purchased at common hardware stores such as Lowes Home, Home Depot, etc.).

Please Note: All road closure requests will be strictly reviewed by the Town of Dallas. Approval, denial, or modification of all road closure requests are at the sole discretion of the Town of Dallas. The Town has final discretion over your Route and Traffic Plan including, but not limited to the route, placement and number of all barricades, signs, and police/volunteer locations.

DO NOT ASSUME, ADVERTISE, OR PROMOTE YOUR EVENT UNTIL YOU HAVE A SIGNED PERMIT FROM THE TOWN OF DALLAS. CONFLICTS DO ARISE AND CHANGES TO THE REQUEST MAY BE NECESSARY.

Applicant's Signature: Sharon Funchak Date: 9-18-19

TOWN OF DALLAS, NORTH CAROLINA

REQUEST FOR BOARD ACTION

DESCRIPTION: Proposed R-4 and R-5 Zones

AGENDA ITEM NO. 3B

MEETING DATE: 10/22/2019

BACKGROUND INFORMATION:

CH Land Company, LLC has submitted a Petition for Text Amendment and is asking the Board to consider a text amendmen that would create two new residential zones—R-4 and R-5 (see attached).

This request is stemming from current market demand, development costs, terrain challenges on remaining buildalbe sites, and projected population growth in our region.

The Planning Board requested Staff to draft a text amendment that could allow for some development densities permitted by-right, and additional densities to be permitted through a conditional approval rocess. A copy of the first draft of this proposed text amendment is included for your review, and will be reviewed by the Planning Board on October 17th.

Changes proposed attempt to address concerns with on-street parking, fire protecton, connectivity, and other site needs that may arise due to more dense development.

NVR, Inc. may be interested in annexing into this zone depending on the requirements if a text amendment gets adopted prior to the continuation of the annxation hearing. This would eliminate the step to obtain a Conditional Use Permit that is required by R-6 Cluster Development Overlay district, instead allowing for a public information meeting and development agreement prior to Board approval of the subdivision. The Planning Board is scheduled to provide a recommendation for this option a the October 17th meeting as well.

MANAGER RECOMMENDATION:

BOARD ACTION TAKEN:

153.027 R-5 & R-4 SINGLE FAMILY RESIDENTIAL

(A) *Permitted uses.* Refer to the Permitted Uses Chart (Appendix C).

(B) *Lot area and width, yards and building height requirements.*

(1) Designation of this zoning classification shall be limited as follows:

- a. R-5: 200 acres contiguous max; 10 acres min
- b. R-4: 50 acres contiguous max; 10 acres min

(2) The requirements set forth in the Appendix A: Yard and Height Requirements for Residential Districts and Appendix B: Yard and Height Requirements for Business Districts shall govern.

(C) *Parking.*

(1) A minimum of 4 parking spaces per dwelling unit is required, to include enclosed and exposed spaces. In no case shall off-street parking space(s), whether enclosed or not, extend into the public right of way, or into an easement or a public sidewalk on private property. If on-street parking is located along lot frontage, it may be counted toward all or part of the parking requirement of a dwelling unit provided the standards below are met:

- a. Street width allows for on-street parking
- b. Parking Space clearly marked on street, and available for public use as needed
- c. Parking space is not located within eight (8) feet of a driveway apron, within fifteen (15) linear feet of a fire hydrant, or any area specifically signed for no parking- including designated bike lanes.

(2) Calculations for residential parking will be based on overall parking along each street frontage to include both off-street and on-street from intersection to intersection. Additional parking for other structures shall be required as outlined in 153.042.

(3) Attached and detached single family homes may be permitted to have front or side entry parking access if the following conditions are met:

- a. For attached single family homes, the minimum required off street parking space(s) whether enclosed or not, may not abut one another unless connected to an alley, privately maintained public access, and utility easement.
- b. Single or double bay side-loading off street parking spaces, whether enclosed or not, shall be permitted for the end unit of an attached house provided the minimum required off street parking spaces(s), whether enclosed or not, is recessed at least 1.5 feet behind the primary plane of the conditioned space of a residential structure.

(D) *Signs.*

The requirements set forth in the sign regulations, §§ 153.080 through 153.087, shall apply.

(E) *Site plan.*

- (1) New construction within this zone shall only be permitted per an approved subdivision site plan.
 - a. Developer shall hold at least one (1) public information meeting prior to subdivision plan consideration for approval.
- (2) 15% of the overall area to be developed shall be placed as open space, and each lot shall have direct access by right-of-way or easement to such open space. Such open spaces shall be held in nonprofit, corporate ownership by the owners of the lots within the development. The title to such open space shall be preserved to the perpetual benefit of the private properties in the development and shall be restricted against private ownership for any other purposes. Twenty percent of the open space must have improvements. As an option, where the Board of Aldermen agrees, such open space may be dedicated to the town for public benefit.
 - a. Where the property lies along an adopted corridor on the Town's Bike and Pedestrian Plan, the developer shall be required to construct that portion of the corridor as part of the overall site development. This area shall contribute to the open space requirements outlined above. The trailway may be dedicated for private use by properties within a development only until such time as the trail is extended – either by the Town or as a result of adjacent development.
 - b. Cul-de-sacs shall have a minimum ten (10) foot wide paved pedestrian access path connecting to the nearest public space, street right-of-way, or common open space, and have paved pedestrian connections, where practicable to provide pedestrian access connectivity. This path shall be considered part of the required common open space within the development.
- (3) Traffic control plans showing signage and pavement markings shall be prepared in accordance with the guidance of the *Manual on Uniform Traffic Control Devices*. The developer is responsible for the initial installation of the devices or markings and the maintenance thereof until a public agency (Town or NCDOT) accepts the street for maintenance.
- (4) If the project contains multiple phases, the Town may request a development agreement to be in place prior to approval of any subdivisions within this zone.

(F) *Design Standards.*

- (1) Development within this zone must comply with the requirements below, in addition to all other design and development standards outlined within the Zoning and Subdivision Codes as applicable.
 - a. Balconies, stoops, stairs, open porches, bay windows, and awnings are permitted to encroach into the front setback area up to 8'.

- b. Mechanical equipment exceeding 16 square feet shall not encroach into any required setback.
- c. Elevated Decks shall be constructed only in an established rear yard and are not permitted to encroach into the rear setback.
- d. Rear awnings, pergolas, etc. that are not enclosed may encroach the rear setback area up to 8'. Enclosed additions are not permitted to encroach the rear setback.
- e. Walls adjacent to a side setback of less than 6' shall be clad using a fire-resistant building material such as masonry or fiber-cement siding, or constructed with an extra layer of 1/2" min. interior gypsum board. Alternate materials or construction may also be permitted upon approval of the Fire Chief.

(G) Other Considerations.

(1) Developers may request leniency with the requirements noted in this section via conditional approval by the Board of Alderman. Administrative waivers of the requirements noted above are not permitted.

Appendix A: Yard and Height Requirements for Residential Districts

Zone	Minimum Lot Area (Sq. Ft.)	Minimum Lot Area Per Dwelling Unit (Sq. Ft.)	Minimum Lot Width (In feet)	Minimum Front and Rear* Yard Depth (In feet)	Individual Minimum Side Yard Depth (In feet)	Minimum Side Yard Depth (In feet)*	Maximum Building Height
R-15	15,000	15,000	100	45	15	15	35 feet
R-12	12,000	12,000	90	40	12	12	35 feet
R-10	10,000	10,000	80	35	10	10	35 feet
R-8	8,000	8,000 single 6,000 1st unit 3,000 additional unit each	70	30	8	8	35 feet
R-6	6,000	6,000 single 5,000 1st unit 2,500 additional unit each	60	25	6	6	35 feet
R-5	5,500*	5,500 *-500 SF per attached side	50	25**	5	5	35 feet
R-4	4,400*	4,400 *-400 SF per attached side	40	25**	5	5	35 feet
RMF		15,000 1st unit 3,500 additional unit each		45	45	45	35 feet

An additional ten feet shall be required to the requirements listed above on all side yards which abut a public or private street (corner lots)

Attached housing shall be exempt from side yard setback requirements, and may reduce lot width by 5' for each attached side. Further reduction may be permitted through conditional zoning. Attached buildings to include 3 or more units are only allowed with conditional approval regardless of zoning designation.

**Rear setback may be reduced by 5' at the discretion of Town Staff if requested to accommodate a larger front setback for parking purposes only. Further reduction may be permitted through conditional zoning.

Appendix C: Permitted Uses Chart

	Residential								Office	Business				Industrial		
	R-15	R-12	R-10	R-8	R-6	R-5	R-4	RMF	RMF-H	O&I-1	BC-1	B-1	B-2	B-3	B-3P	I-2
PERMITTED USES (any use not specified below is eligible to apply for conditional zoning approval)																
RESIDENTIAL																
Single-family dwellings. (Attached)						X	C									
Single-family dwellings. (Detached)	X	X	X	X	X	X	C									
Manufactured/ Mobile Homes					X											
Trailer Camps/ Mobile Home Parks					X											
Multi-family Residential				X	X				X	X		C	C	C	C	
Fraternities		C	C	C	C							C	C			
Homes for the aged and infirm	X	X	X													
Mixed Use Residential									X	X		C	C		C	
Nursing homes for chronic or convalescent patients	X	X	X													
TRAVEL AND TOURISM																
Boarding and rooming houses													X			
Motel / Hotel												X			X	
Bed and Breakfast Inn				C	C									X		
Tourist Homes	C	C	C	C	C							X				
MUNICIPAL/PUBLIC																
Assembly Hall											C	C	C		C	
Cemeteries	X	X	X	X	X					X		X	X			X
Municipal, county, state and federal uses not involving the outdoor storage of equipment or materials	X	X	X	X	X					X		X	X	X	X	X
Public libraries, public museums and art galleries.	X	X	X	X	X					X		X	X	X	X	X
Public or private utilities buildings and appurtenances, not to include the outdoor storage of equipment or materials	X	X	X	X	X					X		X	X		X	X
Public utility storage or service yards															X	X
PROFESSIONAL SERVICES																
Offices rendering professional services										X	X	X		X	X	X
Agencies offering specialized Services not involving retail trade or inventory										X	X	X		X	X	X
business offices												X		X	X	X
Data processing and computer centers												C		C	C	X
BUSINESS AND RETAIL																
Automotive																
Auto parts and supplies (new)											X		X		X	X
Auto parts and supplies (used)																X
Auto sales													X		X	X
Auto Service/Repair stations											X	X	X		X	X
Automobile Garages															X	X
Car Wash													X		X	X
Gas Stations												X	X		C	C
Parking lots not for public use (principal use)														C	C	C
Trailer Sales and Service																X
Services																
Banks and financial institutions										X	X	X	X	X	X	X
Barber shops or beauty shops											X	X	X	X	X	X
Dry cleaning establishments (drop-off only)											X	X	X	X	X	X
Exterminator Office											X	X	X		X	X
Funeral Homes												X		C	X	X
Laundry pickup stations, laundrettes and laundromats											X	X	X			X
Radio and television repair shops.											X	X	X			X
Shoe repair shops											X	X	X	X	X	X
Tailor shops											X	X	X		X	X
Upholstery shops											X	X	X		X	X
Food & Drink																
Alcoholic beverage package stores											X	X	X			X
Bake shops and dairy bars											X	X	X	X	X	
confectioneries											X	X	X	X	X	
delicatessens											X	X	X	X	X	
Eating and drinking establishments											X	X	X	X	X	X
Grocery stores											X	X	X		X	X
Microbreweries													X		X	X

X: Permitted by Right*

C: Conditional*

*SUPPLEMENTAL REGULATIONS MAY APPLY- CHECK TOWN ORDINANCES

	Residential									Office		Business				Industrial
	R-15	R-12	R-10	R-8	R-6	R-5	R-4	RMF	RMF-H	O&I-1	BC-1	B-1	B-2	B-3	B-3P	I-2
PERMITTED USES (any use not specified below is eligible to apply for conditional zoning approval)																
Retail																
Adult Use/ Sexually Exploit Retail											X	X	X			
Antique shops											X			X		
Apparel Shops											X			X		
Art/Music Supply and Retail											X	X	X	X	X	
Auction house (indoor)											X	X	X	X	X	X
Auction house (outdoor)												C				C
Bookstores											X	X	X	X	X	
camera shops											X					
Convenience Stores											X	X	X			C
Department stores											X					
Drugstores											X	X	X		X	X
Dry goods stores											X	X	X	X	X	
Florist shop											X	X	X		X	X
Furniture stores											X	X	X	C	X	X
Hardware stores											X	X	X		X	X
Household appliance stores											X	X	X		X	
Jewelry stores											X	X	X	X	X	X
Newsstands											X	X	X	X	X	X
Pet shops											X					
Retail Stores within Mixed Use								X	X			C	C		C	
Retail Stores- other											X	X	X	C	C	X
Second Hand Precious Metal Business											X	X	X	X	X	
Shoe Stores											X	X	X	X	X	
Sporting goods stores											X	X	X	X	X	
Tobacco/ Smoke Shops											X					
Toy stores											X	X	X	X	X	
Variety stores											X	X	X			
Wholesale Departments											X	X				X
ANIMAL/AGRICULTURAL (Must comply with Chapter 90:Animals)																
Abattoirs and slaughterhouses																C
Animal feeds- Manufacturing, servicing, processing, assembling, and fabricating .																X
Beekeeping	X	X	X	X	X			X	X	X	X	X	X	X	X	X
Farming (crops)	C	C	C													X
Greenhouses	C	C	C													X
Hatcheries																C
Plant Nurseries	C	C	C													
Veterinary hospitals and commercial kennels																X
EDUCATIONAL																
Classroom trailers designed to be utilized by a public school	X	X	X	X	X					X		X	X	X	X	X
Schools and colleges kindergartens and day nurseries	X	X	X	X	X					X		X	X	X	X	X
RELIGIOUS AND CHARITABLE ORGANIZATIONS																
Churches and other places of worship.	X	X	X	X	X					X		X	X	X	X	X
Philanthropic and eleemosynary institutions.	X	X	X	X	X					X		X	X	X	X	X
Promo for Trade Associations or Civic, Religious groups											X	X	X		X	X
RECREATIONAL																
Electronic gaming operation(s)											X		X			
Adult Entertainment											X		X			
Fairs, carnivals and similar transient amusement enterprises																C
Fitness Center / Gymnasium											X	X	X		X	
Indoor recreation											X	X	X	X	X	X
Movie theaters											X		X		X	
Outdoor recreation (not racetracks)													X			
Public or private golf courses, non-commercial swimming or tennis clubs, and country clubs	X	X	X	X	X							X	X			X
MEDICAL																
dental offices and clinics										X	X	X	X			X
Medical offices and clinics										X	X	X	X			X
Clinical laboratories											X	X	X			X
Hospitals for human care													X			X

	Residential								Office		Business				Industrial	
	R-15	R-12	R-10	R-8	R-6	R-5	R-4	RMF	RMF-H	OGI-1	BC-1	B-1	B-2	B-3	B-3P	I-2
PERMITTED USES (any use not specified below is eligible to apply for conditional zoning approval)																
INDUSTRIAL/MANUFACTURING																
Auto wrecking or junk yards																C
Automobile accessories- Manufacturing, servicing, processing, assembling, and fabricating																X
Bedding Fabrication																X
Bedding, pillows and carpets- Manufacturing, servicing, processing, assembling, and fabricating																X
Bottling Plants																X
Building materials- Manufacturing, servicing, processing, assembling, and fabricating																X
Chemicals- Manufacturing, servicing, processing, assembling, and fabricating																X
Clothing and cloths Fabrication																X
Clothing including hosiery- Manufacturing, servicing, processing, assembling, and fabricating																X
Cold Storage Plants																X
Dry cleaning and pressing plants												C			C	X
Electric and electronic products- Manufacturing, servicing, processing, assembling, and fabricating																X
Food and food products, not to include slaughterhouses and abattoirs- Manufacturing, servicing, processing, assembling, and fabricating																X
Freezer lockers																X
Gasoline, oil, or alcohol storage above ground																C
Glass- Manufacturing, servicing, processing, assembling, and fabricating																X
Household appliances- Manufacturing, servicing, processing, assembling, and fabricating																X
Ice- Manufacturing, servicing, processing, assembling, and fabricating.																X
Leather goods Fabrication, not to include processing or storage of raw hides																X
Leather goods- Manufacturing, servicing, processing, assembling, and fabricating																X
Machine tools- Manufacturing, servicing, processing, assembling, and fabricating																X
Metal products fabrication																X
Metals and metal products- Manufacturing, servicing, processing, assembling, and fabricating																X
Mixing plants for concrete or paving materials																X
Newspaper offices or printing plants																X
Paints- Manufacturing, servicing, processing, assembling, and fabricating																X
Paper products fabrication, not to include the manufacturing of paper																X
Paper products- Manufacturing, servicing, processing, assembling, and fabricating																C
Plastic containers and similar plastic product fabrication																X
Pottery, porcelain, and vitreous china- Manufacturing, servicing, processing, assembling, and fabricating																X
Rubber products- Manufacturing, servicing, processing, assembling, and fabricating																C
Soaps, detergents and washing compounds- Manufacturing, servicing, processing, assembling, and fabricating																X
Solid Waste/ Septage Management Facilities																C
Stone crushing, cutting and polishing																C
Storage of materials and equipment outdoors																C
Storage warehouses and yards, except storage of salvage																X
Textiles- Manufacturing, servicing, processing, assembling, and fabricating																X
Transportation Terminals																X
Welding shops																X
Wholesale and Jobbing Plants																X
Wholesale Distribution Centers																C
Wood and wood products, including furniture- Manufacturing, servicing, processing, assembling, and fabricating																X

X: Permitted by Right*

C: Conditional*

*SUPPLEMENTAL REGULATIONS MAY APPLY- CHECK TOWN ORDINANCES

TOWN OF DALLAS, NORTH CAROLINA

REQUEST FOR BOARD ACTION

DESCRIPTION: Architectural Resurvey of National Historic District: Recommendations

AGENDA ITEM NO. 3C

MEETING DATE: 10/22/2019

BACKGROUND INFORMATION:

In March 2018, the Board of Aldermen approved a CLG grant application in partnership with Gaston County to complete an architectural resurvey of our National Historic District, and we were awarded that grant in June 2018.

After selecting a consultant (Dan Pezzoni) to assist with this effort, a public meeting was held in March 2019 to share information about Dallas' existing Historic District boundary – established in 1973 – and gather feedback on some of the Town's additional historic assets that could be documented for possible inclusion in the district.

Mr. Pezzoni has now completed the architectural resurvey of our historic district, and presented his research to the National Register Advisory Committee (NRAC).

On October 10th, the NRAC official added three items to the Study List per Mr. Pezzoni's recommendation: an expanded Dallas Historic District, a Gaston College Historic District, and the Holy Communion Lutheran Church

The NRAC places items on the Study List that appear to be potentially eligible for the National Register, and authorizes the State Historic Preservation Office to assist toward this if desired, but it is up to the Town if we would like to move forward in this direction.

If the Board would like to move forward toward a National Historic District expansion, we may be able to request additional CLG funding through Gaston County this spring to assist in the preparation of a National Register Nomination.

Note: Properties noted as contributing to a National Historic District, or individually listed on the National Register, can qualify for historic rehabilitation tax credits up to 15% for non-income producing properties, and up to 40% for income producing properties (including some rentals).

Attached is a copy of Mr. Pezzoni's Final Report.

MANAGER RECOMMENDATION:

BOARD ACTION TAKEN:

Dallas Architectural Survey: Final Report

prepared for

Tiffany Faro, Development Services Director
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submitted by

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September 2019



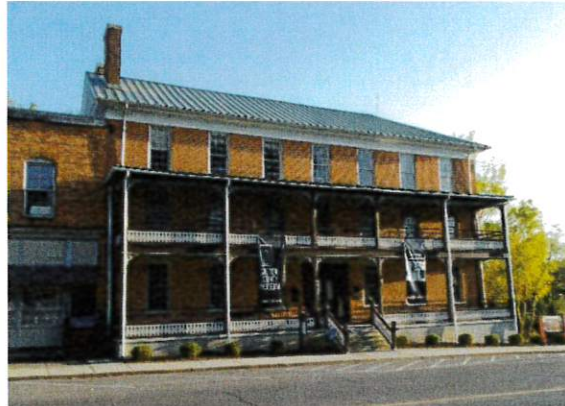
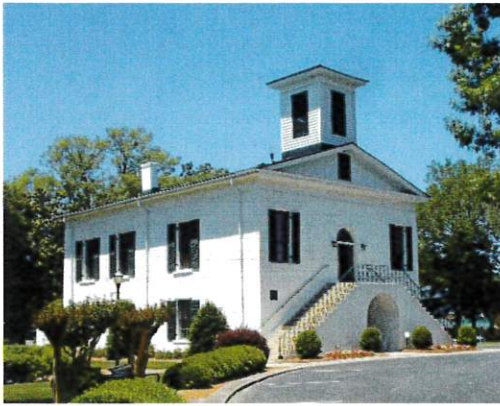
Introduction

In early 2019, Gaston County, on behalf of the Town of Dallas, contracted with Landmark Preservation Associates to conduct an architectural survey of 108 historic resources in the Town of Dallas. The project is funded by Gaston County and Historic Preservation Fund (HPF) monies administered by the N.C. State Historic Preservation Office (HPO). The survey resulted in the architectural survey (documentation) of resources, data entry into the HPO's Access database, and the completion of a final project report with recommendations for individual resources and areas that warrant consideration for the state's Study List of potentially National Register-eligible resources.

The project was undertaken by architectural historian J. Daniel Pezzoni of Landmark Preservation Associates and was supervised by Tiffany Faro, Development Services Director for the Town of Dallas, and Elizabeth Crawley King, Architectural Survey Coordinator with the HPO. The project area encompasses areas within the Town's jurisdictional boundaries. The temporal range extends from the nineteenth century (the date of the earliest extant resources) to ca. 1970, and includes survey of selected resources built during the decade of the 1970s.

Survey entailed the field documentation of resources involving photography and the noting of architectural features. Historical information on the resources was determined largely from secondary sources, primary sources such as Gaston County directories, the county's

Geographical Information System (GIS) database, and interviews with knowledgeable individuals. Property records were entered into the HPO's survey database and generated as paper files archived at the HPO's main office in Raleigh. A digital version of the property records and photographs was provided to the Town, which will also receive GIS layers from the HPO. The Study List recommendations at the end of this report will be reviewed by the Town and the HPO and scheduled for presentation to the N.C. National Register Advisory Committee (NRAC) at its October 2019 meeting. In addition to Tiffany Faro and Beth King, individuals who assisted the project include Donna Christopher, Calvin Craig, Melinda Gibson, Jason Luker, John F. Merck, Lucy Penegar, and Pastor Roger Storms.



Former Gaston County Courthouse (left) and Hoffman Hotel (right)

Historic Overview

Dallas, designated the county seat of newly-created Gaston County in 1846, was named for George Mifflin Dallas, the nation's vice-president under President Polk. Land was deeded for the establishment of the town in February 1847 and a courthouse square was laid out.¹ According to a standard account, a temporary log courthouse was built in 1847 and a brick replacement was completed in 1848 (GS0444; current address 131 N. Gaston).² The 1840s courthouse burned in 1874 but was rebuilt "on the old walls" the following year and stands today as one of the town's oldest structures.³ The white-painted brick Greek Revival-style building occupies the center of the square, its pedimented front facing east and topped by a wooden belfry. Below is an entry with a round-arched fanlight above a double flight of steps with a graceful cast iron railing. A high basement level, tall courtroom windows, and a gabled wing at the northwest rear corner are other features. Courthouse use was discontinued in 1911 when the county seat was moved to Gastonia and the old courthouse was converted to other uses and eventually housed town offices. To the northeast of the courthouse square at 108 E. Trade stands the 1847 former Gaston County

¹ Charles Greer Suttlemyre Jr. and Ruth Little Stokes, "Dallas Historic District" (National Register of Historic Places Inventory-Nomination Form, 1973).

² Evon Houser and Rudd Friday, "Town of Dallas" (ca. 1940 article), 111. Other accounts date the brick courthouse to 1847.

³ Catherine W. Bishir and Michael T. Southern, *A Guide to the Historic Architecture of Piedmont North Carolina* (Chapel Hill: University of North Carolina Press, 2003), 482.

Jail (GS0009), a two-story brick building with parapet gable ends and stone-reinforced window surrounds.⁴

Court activity attracted businesses and residents who built stores and dwellings facing onto the square. The grandest of these early buildings is the 1852 Hoffman Hotel at 131 W. Main (GS0010), a three-story brick building with a full-façade two-story porch. The building, which ranks among the state's oldest hotels, has been meticulously restored and now houses the Gaston County Museum.⁵ Another early brick building is the two-story 1850 Rhyne Store at 130-132 N. Gaston (GS0011), which features a pediment with a Greek Revival window or vent surround. Among the early residences that front onto the square are the 1850 Smyre-Pasour House at 113-115 N. Holland (GS0012), a one-story frame building with a symmetrical five-bay original section and a three-bay extension made ca. 1870. Next door is the 1850s Roberts-Lewis House at 103 N. Holland (GS0446), a two-story frame dwelling with extensive modern additions related to its current use as a restaurant.



Rhyne Store (left) and Smyre-Pasour House (right)

The continuing presence of county court functions benefitted Dallas during the post-bellum period, but growth was hampered by the decision to route the Atlanta & Charlotte Airline Railroad several miles south of the town. The line established a depot at Gastonia, which grew at the expense of Dallas and, in 1909, was declared the Gaston County seat, a change finalized in 1911. Bypassed by a major rail line and deprived of the county courthouse, Dallas grew modestly compared to Gastonia and other towns and cities in the region, a state of affairs that has contributed to the survival of much of its nineteenth-century charm. The town was not entirely bypassed by progress, for about 1880 it was connected to the national rail network with the construction of the Chester & Lenoir Narrow Gauge Railway.⁶ The ca. 1900 depot of the C&LNGR's successor, the Carolina & North Western Railroad, stands at 201 W. Main where it was moved in 1976 (GS0455).⁷

⁴ Ibid.

⁵ Ibid.

⁶ Kim Withers Brengle, *The Architectural Heritage of Gaston County, North Carolina* (Gastonia, N.C.: Gaston County, 1982), 115-116.

⁷ Ibid., 117.

Post-bellum prosperity is illustrated by the early 1870s Setzer Building at 124-130 W. Trade (GS0461). Originally three stories in height (it was reduced to two stories in 1947), the brick building features formal entryways and large windows. The town's rail connection encouraged the establishment of textile mills. The first of these was the Dallas Cotton Mills at 202 E. Church (GS0438), which was equipped with 60 steam-powered looms and 2,000 spindles when it opened in 1892. The mill was enlarged over the years, most recently in the mid-twentieth century. The town's second mill was the Morowebb Cotton Mill at 400 S. College (GS0441; formerly 205 E. Robinson), incorporated in 1903 and placed into operation the following year.⁸ The large one-story brick building boasted a three-story castellated tower. Today a small portion of the mill survives. A third mill, Monarch Cotton Mills (GS0451), was erected at 301 E. Main by 1922.⁹ The large workforces at the mills—125 operatives at the Dallas mill ca. 1905 and 100 at Morowebb in the 1920s—provided inhabitants for mill housing, mostly one-story frame dwellings concentrated in the blocks to the south and east of the downtown. Many of the town's mill houses have an unusual saltbox or cat-slide form created by a side-gable roof that is asymmetrical—of standard steepness on the front with a more shallow-pitched back plane that extends to engage rear rooms. The largest collection of these houses survives on the 300 and 400 blocks of South Gaston Street, part of the Morowebb Mill Village (GS0440). One of the best-preserved individual houses with the form is 407 E. Main, part of the Monarch Cotton Mill Village (GS0450), which has its original weatherboard siding, center brick chimney, four-over-four wood sash windows, and granite foundation footers.



Dallas Cotton Mills (left) and 407 E. Main (right)

West Trade Street, the principal connecting route to the west, developed as the town's premiere white residential neighborhood in the late nineteenth and early twentieth centuries. The 1880 John Puett House at 308 W. Trade (GS0466) is one of the oldest surviving residences on the street. The two-story Italianate and Gothic Revival-influenced frame house with bracketed cornice and mill-sawn window vergeboards was built by carpenter George Detter.¹⁰ The 1903

⁸ Robert Allison Ragan, *The Pioneer Cotton Mills of Gaston County (N.C.) "The First Thirty" (1843-1904)*, 125-126, 286.

⁹ 1922 Sanborn map.

¹⁰ Brengle, *The Architectural Heritage of Gaston County*, 126.

Pinkney Summey House at 307 W. Trade (GS0465) is an interesting interpretation of the Queen Anne style. The two-story frame house features a turret-like element set into the high-pitched rounded roof of the front porch. The Summey House has round accent windows, as do its approximately contemporaneous Queen Anne-style neighbors the ca. 1910 Oscar F. Mason Sr. House at 101 Maple (GS0458) and the ca. 1905 Myrtle G. Graybeal House at 311 W. Trade (GS3258).

Residential development along West Trade Street and adjacent streets prompted the construction of churches for the town's principal white congregations. The 1914 Dallas Baptist Church at 402 W. Trade (GS0467) is a brick-veneered Romanesque-influenced building with dual front towers (one taller than the other) and round-arched stained-glass windows. The 1950 First Presbyterian Church of Dallas at 412 W. Trade (GS3261), built by Clarence Thornburg, blends the Gothic Revival and Colonial Revival styles in its wall buttresses and entry embrasure (Gothic) and multi-stage steeple (Colonial). Churches are the chief surviving historic resources associated with the Dallas African American community. The 1939 former building of First Baptist Church, Dallas at 308 S. Rhyne (GS3282) has a small cemetery, as does the ca. 1950 Humphrey Chapel A.M.E.Z. Church at 603 W. Main (GS3270). Humphrey Chapel has an original rear portion of brick or brick-veneer construction with buttresses and triangular-headed stained glass windows along the sides and a more recent front addition (possibly ca. 1980) with variegated brick veneer in shades of off-white, tan, and brown.



Dallas Baptist Church (left) and Humphrey Chapel A.M.E.Z. Church (right)

Educational buildings and complexes of note include the 1923-24 Dallas Graded and High School at 300 W. Church (GS0469), a two-story classically-detailed brick building for white students, which was the successor to the 1879 Gaston Female College, a private institution that had been converted to a public school.¹¹ Associated with the high school is the 1939 Dennis Franklin Gymnasium at 208 W. Church (GS3224), a Moderne-influenced brick building that is the town's first Modernist building, and the 1939 Dallas High School Home Economics and Agriculture Building (Dallas Civic Building) at 205 W. Church (GS3273), which has a cinder block foundation, an early use of the material. The C. F. Gingles Elementary School for the

¹¹ Ellen Turco and April Montgomery, "Dallas Graded and High School" (National Register of Historic Places Registration Form, 2001); Robert L. Williams, *Gaston County, A Pictorial History* (Virginia Beach, Va.: Donning, 1981), 58.

town's black children originated as a one-room schoolhouse in 1877. The school later stood on Spargo Street and is now gone.¹² School architecture after World War II was typically Modernist in character, as illustrated by the 1957 Carr Elementary School at 307 S. Pine (GS3267). Another important educational resource, Gaston College, is discussed below.

As the twentieth century progressed various house styles waxed and waned in popularity. The Craftsman style, common elsewhere in the county between the 1910s and 1930s, is relatively rare in Dallas. Examples include the two-story ca. 1920 Jessie S. Summery House at 303 W. Trade (GS3257), which features massive stone porch pillars, half-timber effects in the porch gables, and wood shingle sheathing; the ca. 1920 Raymond E. Cooke House at 407 W. Trade (GS3260), a bungalow with Japanese-inspired gable brackets; and the ca. 1925 Richard F. Nixon House at 508 W. Church (GS3225), a bungalow with fifteen-over-one wood sash windows, thick curved eaves brackets, and brick veneer with intentionally crude mortar. The bungalow house form, characterized by a one-story or story-and-a-half height and a snug appearance, was the house form that most commonly carried the Craftsman style. A late example of the form and the style is the 1952 Howard and Katherine Lay House at 307 Dallas-Stanley Highway (GS3290). The brick-veneered one-story house has a wraparound porch on the front and south sides with squat tapered square wood pillars on tall brick pedestals with recessed panels on their sides.



Jessie S. Summery House (left) and Brewer's Sinclair Service Station (right).

The Craftsman style was joined by a small roster of eclectic styles during the middle decades of the twentieth century. One was the Colonial Revival style, which emulated the classically-derived architecture of the colonial and early national periods. Collections of Colonial Revival-influenced houses appear on the 400 and 500 blocks of W. Main (GS3241) and in the Churchill-Kingtree-Princess Subdivision (GS3291), which developed largely in the 1960s and 1970s. Popular especially during the 1940s in Dallas was the Period Cottage style, a picturesque style that borrowed mostly from the Tudor Revival style. Several sophisticated examples of the style stand on the 600 and 700 blocks of N. Oakland (GS3275), including 607 N. Oakland, a ca. 1948 Period Cottage with stone veneer of unusual reticulated appearance, brick trim, and a prominent front chimney with a battered (tapered) form. Most Period Cottages have brick veneer, such as

¹² Rudolph Young and Gale Brewer, comps., *African Americans in Gaston County, North Carolina* (ca. 2000).

the 1940s B. Hughes Durham House at 105 S. Maple (GS3272), which has characteristic features of the style such as nested double front gables, the smaller of which covers an entry porch with segmental-arched openings, and an arched sitting porch under a roof extension at one end. The epitome of the period's eclecticism, with its decorative parapets, Spanish tile copings, and corbeled pillars supporting a front drive-through canopy, is the ca. 1940 Mission-style Brewer's Sinclair Service Station at 203 W. Trade (GS3254).



Period Cottage at 611 N. Oakland (left) and locally made metal shingles on the roof of the house at 308 N. Holland (right)

Dallas has two notable architectural localisms. A number of houses are roofed with locally made metal shingles with a distinctive geometric stamped design. These were manufactured at the Puett & Loar Factory north of East Trade Street, which on the 1922 Sanborn map appears as a metal-sheathed saw and planing mill with an adjacent wood-sided building for "Mf'g Tin Shingles." Among the houses in town that still have the roofing shingles are the Robert-Lewis House at 103 N. Holland (GS0446), the Lewis A. Thorpe House at 313 E. Trade (GS3244), the house at 200 S. Gaston (GS3234), and the house at 308 N. Holland (GS3289). The other localism, actually a feature that occurs primarily in Cleveland County and the northwestern part of Gaston County, is the stove tower. As its name suggests, a stove tower is a tower-like structure containing a kitchen cookstove. The towers typically have windows and/or vents at the first-story level and at the top to facilitate an updraft that conducted heat from the stove up and out of the kitchen rather than letting it pass into the house. The Dallas example (the only one encountered during the survey) appears on the side of the back kitchen and dining room wing of the ca. 1915 J. Harris Fields House at 412 E. Trade (GS3271). The tower is considerably shorter than most examples, and it appears to lack openings for venting heat, which would seem to lessen its effectiveness. Perhaps it represents an incompletely realized version, located as it is on the fringes of the core area of the feature's occurrence.

Trade Street's importance as the town's principal east-west thoroughfare attracted most of the town's commercial development during the early and mid-twentieth century. Already by 1922, as shown on the Sanborn map of that year, five brick commercial buildings had joined the 1870s Setzer Building on the block facing the courthouse square. These included the ca. 1905 Bank of Dallas at the west end of the block at 146 W. Trade (GS0462), a two-story building of classical character with heavy cornices and a canted corner entry. New brick buildings were built, or older

ones remodeled, in the middle decades of the twentieth century. The ca. 1945 Alex Pastries Building at 114 W. Trade (GS3246) features a Moderne entry with curving sections of soldier-stack-bond brickwork. The ca. 1950 Thomas A. Will Doctor Office at 144 W. Trade (GS3252) has another mid-century treatment: large glass block windows. Mary Jo's Cloth Store at 110-112 W. Trade (GS3245), a two-story Modernist building built in 1962 at the east end of the block, features expanses of yellow brick veneer, aluminum and plate glass storefronts, and terrazzo façade panels. A period newspaper article noted that the "ultra-modern" building, built for the cloth store of Polie and Mary Jo Cloninger, attracted shoppers from a three-state area (North and South Carolina and Virginia).¹³



Holy Communion Lutheran Church (left) and the Carroll J. Carter House (right)

One of the leading examples of architectural modernism in Dallas is the 1971-72 Holy Communion Lutheran Church at 103 W. Church (GS3222). Designed by Wynnewood, Pennsylvania, architect T. Norman Mansell of Mansell, Lewis & Fugate, the church was praised at its November 1972 dedication for its "impressive design, exquisite choice of material, complimentary décor, and theological expression." The brick-veneered building with its soaring pointed roof references the design for the church at Ronchamp (1955) by the Swiss-French architect Le Corbusier. Willet Studios of Philadelphia, Pennsylvania, supplied the stained-glass windows.¹⁴ Modernism in domestic architecture is often present in the design of Ranch houses, the long, one-story house type that proliferated in peripheral areas of the town beginning in the 1950s. A ca. 1962 Ranch house of Modernist character is the Carroll J. Carter House at 406 W. Wilkins (GS3265), which features large wraparound corner windows, a front brick chimney of simple rectangular form, and an attached carport.

The Modernist International Style was chosen as the architectural idiom for Gaston College, the original three buildings of which were designed by the Shelby architectural firm Ormand & Vaughan (later C. L. Vaughan & Associates) in 1964 and built in 1966-67. The three buildings that form the original campus—the Craig Building (GS3278), the Dalpiaz Center (GS3279), and the C. Grier Beam Administration Building (GS3277)—share a similar aesthetic consisting of flat-roofed blocky forms, pebbledash exteriors with vertically striped window treatments, and

¹³ *Gastonia Gazette*, October 7, 1962.

¹⁴ John F. Merck, comp., *History and Symbolism: Holy Communion Lutheran Church, Dallas, North Carolina, 1885-1978* (Dallas, N.C.), 19.

(for two of the buildings) umbrella-like dendriform concrete porch columns/roofs. The Dalpiaz Center has the added feature of a pebbledash second-story over a recessed window-wall first story.

Interest in the town's historic resources initially focused on the courthouse square, the traditional governmental heart of the county. A March 1957 historic marker unveiling on the courthouse grounds, at which former Dallas resident and UNC President William C. Friday was the speaker, is representative of early commemorations.¹⁵ Appreciation grew in the 1960s and early 1970s, culminating in the listing of the Dallas Historic District in the National Register of Historic Places in 1973. The district, which embraces the public square and buildings facing onto it, was among the first generation of National Register historic district designations in North Carolina. Another milestone in the recognition of the town's historical and architectural significance was its inclusion in *The Architectural Heritage of Gaston County, North Carolina* (1982) by Kim Withers Brengle. A second National Register designation, of the Dallas Graded and High School, occurred in 2002.¹⁶

Recommendations

The survey identified individual buildings and areas that appear to be eligible for the National Register of Historic Places and are recommended for placement on the state's Study List. According to the HPO website, "the Study List identifies properties and districts that are likely to be eligible for the National Register, giving the green light to sponsors and staff to proceed with a formal nomination with reasonable assurance that the property can be successfully nominated." Likewise, as a review mechanism the Study List "screens out properties that are clearly not eligible or that are highly unlikely to be eligible for the National Register, saving time and effort on the part of the properties' sponsors and the State Historic Preservation Office (HPO) staff in preparing and reviewing unproductive nominations."

The National Register of Historic Places is the nation's official list of buildings, structures, objects, sites, and districts worthy of preservation for their significance in American history, architecture, archaeology, and culture. The National Register was established by the National Historic Preservation Act of 1966. The purpose of the Act is to ensure that as a matter of public policy, properties significant in national, state, and local history are considered in the planning of federal undertakings, and to encourage historic preservation initiatives by state and local governments and the private sector. The listing of a property in the National Register places no obligation or restriction on a private owner using private resources to maintain or alter the property.

The National Register and the HPO follow certain guidelines for defining the boundaries of potential historic districts such as those proposed for the Study List. The historic resources must represent a more or less cohesive grouping that:

¹⁵ *Gastonia Gazette*, March 30, 1957.

¹⁶ Turco and Montgomery, "Dallas Graded and High School."

- is historically and/or architecturally significant
- mostly dates to the historic period (in 2019 defined as before 1970, although a few years later may be justifiable).
- retains a generally high degree of architectural integrity; that is, the resources mostly retain the character they had during the historic period.

Changes in architectural character and historic development patterns may also contribute to defining district boundaries. Historic resources may continue beyond a potential district boundary but are not included because as a whole they do not retain as high a level of integrity as resources within the boundary, or they do not possess the same overall level of historic or architectural significance.

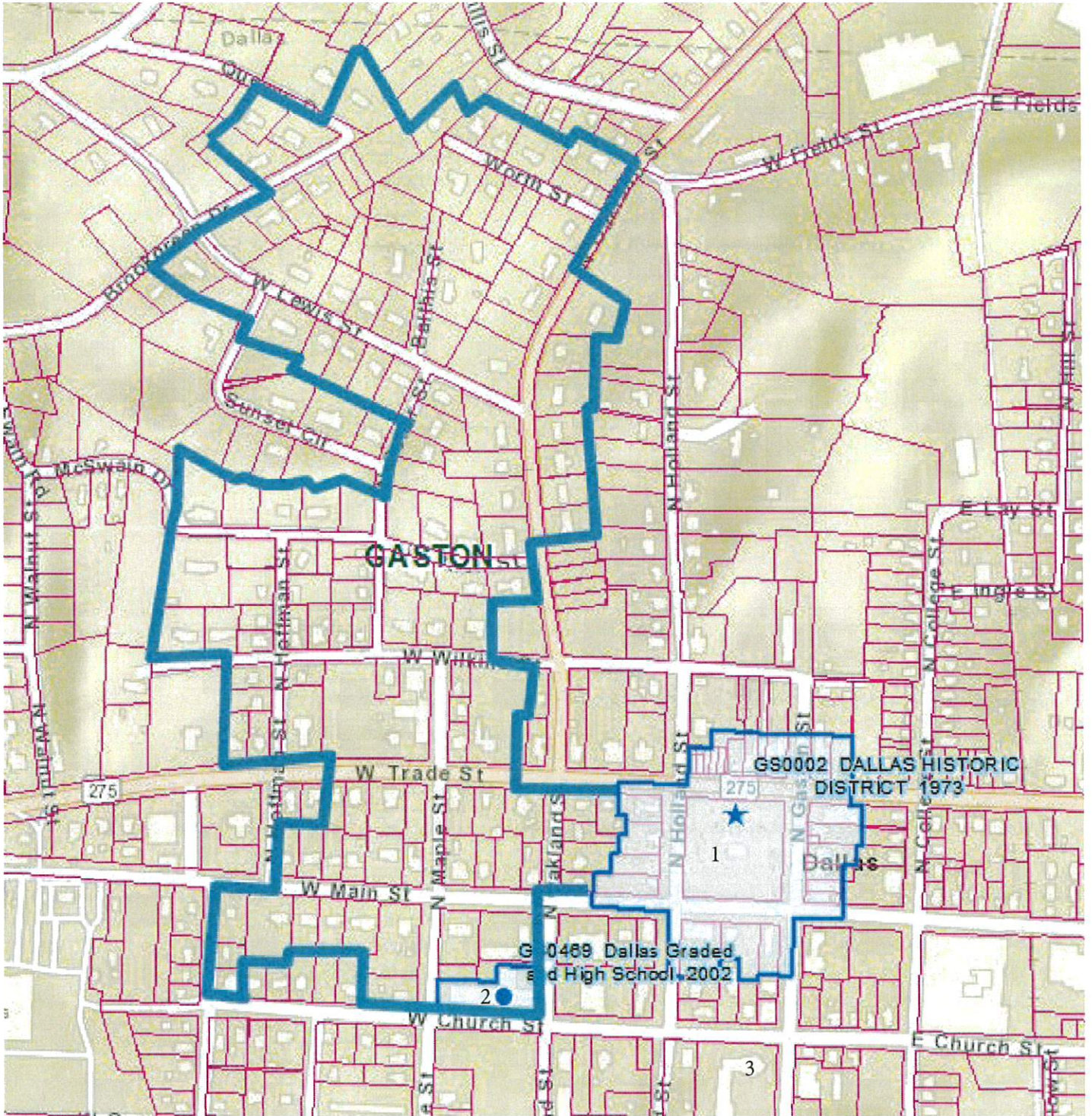
On June 17, 2019, project consultant Dan Pezzoni, HPO contact Beth King, and Town of Dallas Development Services Director Tiffany Faro drove the project area to identify properties and areas for recommendation to the state’s Study List. The list of candidates below is followed by brief discussions of each candidate’s history, architectural character, significance, and integrity.

1. GS3292. Dallas Historic District (Additional Documentation and Boundary Increase).
2. GS3293. Gaston College Historic Area.
3. GS3222. Holy Communion Lutheran Church. 103 W. Church St.



Dallas Historic District (Boundary Increase)
(GS3292): The Dallas Historic District, listed in the National Register in 1973, embraces the courthouse square and facing lots in the center of Dallas. The period of significance for the existing district ends at 1923. The proposed boundary increase would greatly expand the existing district from approximately six acres to approximately sixty acres, adding residential and mixed residential/commercial/institutional areas located primarily to the north and west of the existing area.

The western extension follows West Trade, West Main, and West Church streets to the vicinity of Hoffman and Pine streets, beyond which is mostly modern commercial development. The extension includes commercial buildings like the ca. 1940 Mission-style Brewer’s Sinclair Service Station at 203 W. Trade (GS3254) and the ca. 1946 Dallas Grill at 205 W. Trade (GS3255), as well as educational buildings like the 1923-24 Dallas Graded and High School at 300 W. Church (GS0469), which is individually listed in the National Register; the 1939 Dallas High School Home Economics and Agriculture Building (Dallas Civic Center) at 205 S. Oakland (GS3273); and the 1939 Dennis Franklin Gymnasium at 208 W. Church (GS3224), the town’s first Modernist building. The extension also includes a trio of architecturally sophisticated churches in diverse styles. The 1914 Dallas Baptist Church at 402 W. Trade (GS0467) shows the influence of the Romanesque style; the 1950 First Presbyterian Church of Dallas at 412 W. Trade (GS3261) is Gothic Revival in inspiration; and the 1925 First United Methodist Church, Dallas,



The proposed Dallas Historic District (Boundary Increase). The map indicates the extent of the existing (original) district and notes important buildings such as the Former Gaston County Courthouse (1), Dallas Graded and High School (2), and Holy Communion Lutheran Church (3). The map is not to scale.

at 301 W. Main (GS3268), with its Doric portico and tall round-arched stained-glass windows, is Classical Revival in style. Residences are also stylistically diverse, including examples of the Gothic Revival, Italianate, Queen Anne, Craftsman, Colonial Revival, Period Cottage, Minimal Traditional, and Ranch styles.

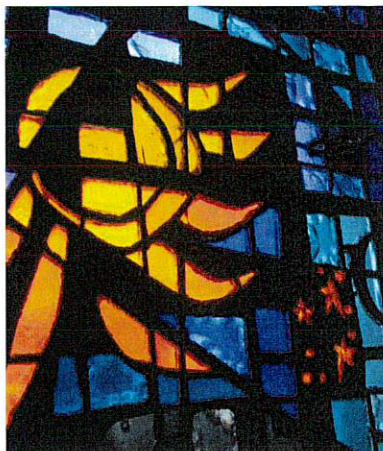
The northern extension is almost exclusively residential. An early vector of development is North Oakland Street, the 600 and 700 blocks of which are lined with sophisticated examples of the Period Cottage and Minimal Traditional styles dating to the 1940s and 1950s (GS3275). Most historic-period houses in the north extension were built in the Ranch style. A small extension to the south includes the 1971-72 Holy Communion Lutheran Church at 103 W. Church (GS3222), the town's premiere historic-period Modernist building, designed by Philadelphia architect T. Norman Mansell. The Dallas Historic District (Boundary Increase) is potentially eligible under Criterion A in the community planning and development area of significance and under Criterion C in the architecture area of significance. (The area is also potentially eligible under Criterion A in the education area of significance for the inclusion of the Dallas Graded and High School, which was individually listed under that criterion/area.) The district possesses good overall integrity with relatively few non-contributing buildings.



Gaston College Historic District (GS3293): Gaston College, a community college serving the Gaston County area, opened in temporary quarters in Gastonia in 1964. In January 1964 the trustees acquired seven acres on Highway 321 in Dallas and hired the Shelby architectural firm Ormand & Vaughan (later C. L. Vaughan & Associates) to prepare preliminary sketches for the new campus. The initial two classroom buildings were completed in 1966: the Craig Building (GS3278) and the Dalpiaz Center (GS3279). The buildings are

International Style in character, two stories in height and flat-roofed, clad with tall panels of white pebbledash concrete that alternate with vertical windows with narrow gray pebbledash panels above and below, creating a striped or columnar appearance. In the Craig Building the pebbledash exterior rises the full two stories, whereas in the Dalpiaz Center the pebbledash appears mostly in the second story, which overhangs a recessed first story of aluminum and plate glass window-wall construction. Widely spaced square concrete pillars support the overhang. A feature shared by both buildings is dendriform porches with central concrete pillars and prestressed concrete caps. In 1967 the C. Grier Beam Administration Building (GS3277) joined the complex. It is similar to the other buildings but has a more irregular form composed of one- and two-story flat-roofed blocks. A hardscape feature from the era is the zoomy curved aluminum lamp standards that line walkways, although their current globe lights post-date the historic period. These three buildings (plus a small contemporaneous service building) form the historic-period core of the Gaston College campus. A fourth building, the Myers Center (GS3280), dedicated in 1977 and somewhat similar in form and finish to the 1960s buildings, stands just west of the original complex. The Gaston College Historic District is potentially eligible under Criterion A in the education area of significance as one of two institutions of higher learning in the county (the other being Belmont Abbey College), and under Criterion C in

the architecture area of significance. The district possesses good overall integrity with no non-contributing buildings and few alterations.



Holy Communion Lutheran Church, 103 W. Church St. (GS3222): Holy Communion Lutheran, built in 1971-72, was designed by architect T. Norman Mansell of the Wynnewood, Pennsylvania, firm of Mansell, Lewis & Fugate and built by the C. J. Kern Construction Company of Greensboro. The salmon brick-veneered building, trimmed and framed in concrete, has a sanctuary with a drum-like center element fused to a prow-like east element with an inclined roof that comes to an upturned point. The form recalls the design of the Swiss-French architect Le Corbusier's church at Ronchamp (1955), a much-published source of inspiration for church design during the period. Willet Studios of Philadelphia produced the faceted colored glass of the windows on the sides of the drum. From the drum extends a

flat-roofed office wing from the same date, and behind that are earlier educational and office wings associated with the Gothic Revival church that formerly stood on the site. A cemetery extends to the south. The elliptical sanctuary in the drum section has brick walls; a marble altar with wood panels carved by an artist in Ortisei, Italy; a slatted wood and white marble pulpit; and a cylindrical white marble baptismal font. A frieze of stained and painted glass medallions, made in Germany, in the lounge beside the narthex, was salvaged from the former church. Despite its current age just shy of fifty years (1971-72), Holy Communion Lutheran Church is potentially eligible under Criterion C in the architecture area of significance as the town's premiere historic-period Modernist building. It possesses exceptional integrity.

Other preservation-related projects and actions are recommended:

Additional Survey and National Register Designation: Nomination of individual properties and potential historic districts to the National Register of Historic Places would be a natural follow-up to the current project, and is a step often taken by North Carolina communities that have completed community-wide architectural surveys in which one or more properties are added to the North Carolina Study List. For privately-owned individual properties or small groups of properties, presumably any designations would be owner-initiated. For districts, designation would presumably be a county and/or community undertaking, given the direct community benefit of designation and the greater amount of work entailed. As all properties within a proposed historic district must be surveyed before or as part of the designation process, the process affords an opportunity to survey additional historic resources, accomplishing one of the chief goals of the town's historic resource planning/management program. Gaston County is eligible to apply for federal grant funding to support a National Register nomination due to its status as a Certified Local Government. National Register listing is associated with a number of benefits, including the state and federal rehabilitation tax credit programs, which would benefit property owners in the proposed boundary increase area of the Dallas Historic District. Additional survey would also be beneficial outside potential historic district areas, since the current project only sampled the diversity of historic resources in the community.

Publication/Promotion: The historic resources of Dallas and Gaston County are the subject of an excellent book, Kim Withers Brengle's *The Architectural Heritage of Gaston County, North Carolina* (1982). Updating of the book, or publication of a new book, would be a way to:

- highlight new information on the town and county's architecture
- include resources that were not deemed old enough for inclusion in the original book
- expand representation of underrepresented building types and associations
- upgrade the design and quality of a book that is now approaching 40 years in age

An architectural publication, especially if it is hardcover and professionally designed, is an ambitious undertaking, and the viability of a book as a business proposition should be explored at the outset. A website version of the information would be another approach. Publication of a book on Dallas alone might be considered, although financial viability would be even more important given the reduced readership.

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