

JUNE 2011

HD# 7174 – 403 W. Fifth Avenue
HD# 7190 – 523 W. Harvie Avenue
HD# 7198 – 707 S. York Street
HD# 7217 – 1212 Crescent Avenue
HD# 7218 – 1209 Oakwood Avenue
HD# 7219 – 918 S. York Street
HD# 7220 – 222 W. Fourth Avenue
HD# 7222 – 711 Jackson Street
HD# 7222 – 711 Jackson Street
HD# 7224 – 813 S. Chester Street
HD# 7225 – 511 W. Sixth Street
HD# 7227 – 1313 S. York Street
HD# 7232 – 412 Harvie Avenue
HD# 7248 – 907 Edgewood Circle



Historic District Commission

June 15, 2011

Kenneth Cody & Theresa Moloney
403 W. Fifth Avenue
Gastonia, NC 28052

Re: HD# 7174

Dear Ms. Moloney:

This correspondence is in reference to your application for a Certificate of Appropriateness submitted for the property located at **403 W. Fifth Avenue, Gastonia.**

On May 12, 2011, a subcommittee of the Gastonia Historic District Commission reviewed your request for a Certificate of Appropriateness to replace the original wood windows located on the rear of the home with a white vinyl French door. The committee **did not approve** the request.

The subcommittee determined that the application is incomplete. The City's building code standards require a landing on each side of a door. Your application does not show an external landing and an inspection by staff verified that there is not an external landing. Therefore, the installation of the French door does not comply with the City's building code and furthermore, does not meet the design standards of the Historic District. It is my understanding that you plan to construct a landing or a rear deck. Therefore, the committee recommends that you submit additional information to include drawings, photographs, and specifications for the proposed deck along with a detail description of the landing area outside the door. Once this information is received, the committee can complete a review of your request.

Please note that because you made the changes prior to Commission approval, you are currently in violation of the City of Gastonia Unified Development Ordinance. If you do not submit the additional information to the Commission so that a review can be completed within 30 days of this notice, your case will be forwarded to the Building Support Services division for enforcement action.

This letter should be kept for your records.

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

Sincerely,

A handwritten signature in black ink that reads "Cherie Jzar".

Cherie Jzar, AICP
Planner II



Historic District Commission

June 7, 2011

Edmund Niels Anderson II
12502 Ridge Stone Court
Pineville, NC 28134

Re: HD# 7190

Dear Ms. Anderson;

This correspondence is in reference to your application for a Certificate of Appropriateness submitted for the property located at **523 W Harvie Avenue in Gastonia, NC.**

On June 6, 2011 the planning staff of the Gastonia Historic District Commission **approved** your request for a Certificate of Appropriateness as follows:

- Repaint exterior white with black trim and black shutters.
- Replace damaged siding and fascia with like or similar style wood.
- Install new roof covering using architectural shingles. The color shall be either black or dark grey.

This letter shall serve as a Certificate of Appropriateness in compliance with the guidelines set forth by the Historic District Commission and the City of Gastonia's Unified Development Ordinance. This letter should be kept for your records.

Please note that, if you have not already done so, you must contact the City of Gastonia's Building Support Services Division and Engineering Division (if a site plan is involved) to obtain any permits, if needed, to complete this work.

If you have any questions, please contact the Development Services Department at 704-854-6652.

Sincerely,

Cherie Jzar, AICP
Planner II



Historic District Commission

June 15, 2011

Richard Randolph &
Lisa Carroll Lewis
1430 East Perry Street
Gastonia, NC 28054

Re: HD# 7198

Dear Ms. Lewis:

This correspondence is in reference to your application for a Certificate of Appropriateness submitted for the property located at **707 S York Street, Gastonia.**

On May 26, 2011, a subcommittee of the Gastonia Historic District Commission made the following decisions regarding your request for a Certificate of Appropriateness:

- **Approved** the installation of white vinyl replacement windows. The windows shall mimic in style and design the existing wood windows (as shown in the photo in the application).
- **Did not approve** the installation of the white vinyl fence or the stockade wood fence. The subcommittee determined that the fence styles are inconsistent with the district's design guidelines. Furthermore, as noted in the District's Design Guidelines, *natural materials should be used for fences and walls especially those that can be seen from the street. Appropriate materials are wood, brick, stone and cast iron. Aluminum fences that mimic wrought iron are allowed. Vinyl fencing is not allowed and wood fencing should be stained to match the house trim or painted white... solid, stockade fencing should be avoided in favor of decorative privacy.* Furthermore, the subcommittee suggests that you choose a fence design which meets the standards as described in the District's Design Guidelines. I understand that you would like to submit a new fence design that will meet these guidelines. Once you finalize the design submit the sketch and specifications to me and I will review for compliance with HDC guidelines.

Please note that items not approved by staff or a subcommittee may be appealed to the Historic District Commission. **Please contact this office within 30 days of receipt of this notice if you wish to appeal this decision to the Historic District Commission.**

This letter shall serve as a Certificate of Appropriateness in compliance with the guidelines set forth by the Historic District Commission and the City of Gastonia's Unified Development Ordinance. This letter should be kept for your records.

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

Sincerely,

A handwritten signature in black ink that reads "Cherie Jzar".

Cherie Jzar, AICP
Planner II



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Historic District Commission

June 13, 2011

Mr. & Mrs. Guzek
1212 Crescent Avenue
Gastonia, NC 28052

Re: HD# 7217

Dear Mr. Guzek;

This correspondence is in reference to your application for a Certificate of Appropriateness submitted for the property located at **1212 Crescent Avenue**.

On June 13, 2011, the planning staff of the Gastonia Historic District Commission **approved** your request for a Certificate of Appropriateness as follows:

- **Remove one (1) large oak tree in front lawn.**

This letter shall serve as a Certificate of Appropriateness in compliance with the guidelines set forth by the Historic District Commission and the City of Gastonia's Unified Development Ordinance. This letter should be kept for your records.

Please contact this office if you wish to appeal this decision to the Historic District Commission.

Please note that, if you have not already done so, you must contact the City of Gastonia's Building Support Services Division and Engineering Division (if a site plan is involved) to obtain any permits, if needed, to complete this work.

If you have any questions, please contact the Development Services Department at 704-854-6652.

Sincerely,



Kim Wallis, GISP
Planning & GIS Specialist III



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Historic District Commission

June 6, 2011

Ben Brackett
1209 Oakwood Avenue
Gastonia, NC 28052

Re: HD# 7218

Dear Mr. Brackett;

This correspondence is in reference to your application for a Certificate of Appropriateness submitted for the property located at **1209 Oakwood Avenue**.

On June 6, 2011, the planning staff of the Gastonia Historic District Commission **approved** your request for a Certificate of Appropriateness as follows:

- Install new roof covering using architectural shingles in charcoal/pewter gray color.

This letter shall serve as a Certificate of Appropriateness in compliance with the guidelines set forth by the Historic District Commission and the City of Gastonia's Unified Development Ordinance. This letter should be kept for your records.

Please contact this office if you wish to appeal this decision to the Historic District Commission.

Please note that, if you have not already done so, you must contact the City of Gastonia's Building Support Services Division and Engineering Division (if a site plan is involved) to obtain any permits, if needed, to complete this work.

If you have any questions, please contact the Development Services Department at 704-854-6652.

Sincerely,

Kim Wallis

Kim Wallis, GISP
Planning & GIS Specialist III



Historic District Commission

June 6, 2011

Joshua Brooks
918 S York Street
Gastonia, NC 28052

Re: HD Project # 7219

Dear Mr. Brooks;

This correspondence is in reference to your application for a Certificate of Appropriateness submitted for the property located at **918 S York Street, Gastonia NC.**

On June 6, 2011, the planning staff of the Gastonia Historic District Commission **approved** your request for a Certificate of Appropriateness as follows:

- *Repaint exterior door color Fabulous Red or La Fonda Red.*

This letter shall serve as a Certificate of Appropriateness in compliance with the guidelines set forth by the Historic District Commission and the City of Gastonia's Unified Development Ordinance. This letter should be kept for your records.

Please contact this office if you wish to appeal this decision to the Historic District Commission.

Please note that, if you have not already done so, you must contact the City of Gastonia's Building Support Services Division and Engineering Division (if a site plan is involved) to obtain any permits, if needed, to complete this work.

If you have any questions, please contact the Development Services Department at 704-854-6652.

Sincerely,

Cherie Jzar, AICP
Planner II



Historic District Commission

July 1, 2011

Myra Baker (Ewing)
222 W Fourth Avenue
Gastonia, NC 28052

Re: HD# 7220

Dear Ms. Baker;

This correspondence is in reference to your application for a Certificate of Appropriateness submitted for the property located at **222 West Fourth Avenue, Gastonia.**

On June 30, 2011, the Gastonia Historic District Commission **approved** your request for a Certificate of Appropriateness as follows:

- **Remove two (2) large pecan trees located in the rear yard. The pecan trees that shall be removed are approximately ten and fourteen feet from the house.**

This letter shall serve as a Certificate of Appropriateness in compliance with the guidelines set forth by the Historic District Commission and the City of Gastonia's Unified Development Ordinance. This letter should be kept for your records.

Please note that, if you have not already done so, you must contact the City of Gastonia's Building Support Services Division and Engineering Division (if a site plan is involved) to obtain any permits, if needed, to complete this work.

If you have any questions, please contact the Development Services Department at 704-854-6652.

Sincerely,

A handwritten signature in black ink that reads "Cherie Jzar".

Cherie Jzar, AICP
Planner II



Historic District Commission

June 7, 2011

A & J Enterprises
C/o John Albert Rhyne, Jr.
1838 Country Club Rd.
Gastonia, NC 28054

Re: HD Project # 7222

Dear Mr. Rhyne;

This correspondence is in reference to an application for a Certificate of Appropriateness submitted for the property located at **711 Jackson Street, Gastonia NC.**

On June 6, the planning staff of the Gastonia Historic District Commission received an application for a Certificate of Appropriateness (COA) for the installation of an above ground swimming pool. The installation of a swimming pool is considered a minor work item and the ordinance allows this type of exterior work to be reviewed by staff.

Staff **did not** approve your request for a Certificate of Appropriateness because the installation of the above ground swimming pool in the side yard is incongruous with the character of the Historic District. The style, orientation, and relationship of the swimming pool are not in keeping with the character of the house. This type of temporary swimming pool should be located in the rear yard in an area not visible from the street.

Please note that because the above ground swimming pool was installed prior to HDC approval, you are currently in violation of the City of Gastonia Unified Development Ordinance. **Your case will be forwarded to the Zoning Administrator for further enforcement action unless, a) The swimming pool is removed within 30 days of this decision, or b) this decision is appealed to the full Historic District Commission within 30 days.**

This letter should be kept for your records.

If you have any questions or wish to appeal this decision to the Historic District Commission, please contact the Development Services Department at 704-854-6652.

Sincerely,

Cherie Jzar, AICP
Planner II

Cc: Ron Wright, Wright-Fair Real Estate Co., Inc.



Historic District Commission

June 7, 2011

A & J Enterprises
C/o John Albert Rhyne, Jr.
1838 Country Club Rd.
Gastonia, NC 28054

Re: HD Project # 7222

Dear Mr. Rhyne;

This correspondence is in reference to an application for a Certificate of Appropriateness submitted for the property located at **711 Jackson Street, Gastonia NC.**

On June 6, the planning staff of the Gastonia Historic District Commission received an application for a Certificate of Appropriateness (COA) for the installation of an above ground swimming pool in the side yard. The application was signed by the current tenant, Ms. Latasha Jones. However, in order for the application to be processed, the application must be signed by you, the owner of the property, or an authorized agent. I will hold the application on file and you can come by my office and sign the application or submit a letter in writing authorizing Ms. Jones to submit an application on your behalf.

If you have any questions or wish to appeal this decision to the Historic District Commission, please contact the Planning & Development Services Department at 704-854-6652.

Sincerely,

Cherie Jzar, AICP
Planner II

Cc: Ron Wright, Wright-Fair Real Estate Co., Inc.



Historic District Commission

June 7, 2011

Hubert Brady Clemmer
813 S Chester Street
Gastonia, NC 28052

RE: HD# 7224

Dear Mr. Clemmer;

This correspondence is in reference to your application for a Certificate of Appropriateness submitted for the site improvements on the property at **813 S Chester Street, Gastonia, NC**.

On June 7, 2011, the planning staff of the Historic District Commission reviewed your request and made the following decision regarding your application for a Certificate of Appropriateness:

- **Approved** your request to remove existing shingled roof covering and replace with Timberline Natural Shadow slate gray architectural shingles.

This letter shall serve as a Certificate of Appropriateness in compliance with the guidelines set forth by the Historic District Commission and the City of Gastonia's Unified Development Ordinance. This letter should be kept for your records.

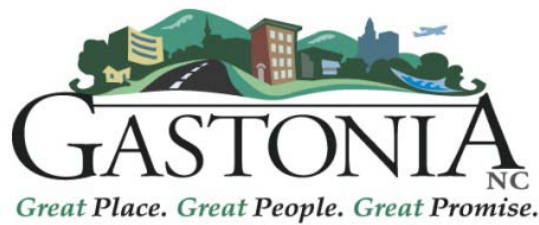
Please note that, if you have not already done so, you must contact the City of Gastonia's Building Support Services Division and Engineering Division (if a site plan is involved) to obtain any permits, if needed, to complete this work.

If you have any questions, please contact the Development Services Department at 704-854-6652.

Sincerely,

A handwritten signature in black ink that reads "Cherie Jzar".

Cherie Jzar, AICP
Planner II



Historic District Commission

June 17, 2011

Locke R. Bell
PO Box 481
Gastonia, NC 28053

Re: HD Project # 7225

Dear Mr. Bell;

This correspondence is in reference to an application for a Certificate of Appropriateness submitted for the property located at **511 W Sixth Street, Gastonia NC.**

On June 3rd, the planning staff of the Gastonia Historic District Commission (HDC) received an application for a Certificate of Appropriateness (COA) for the installation of a white vinyl picket fence that was installed prior to HDC approval. The installation of a fence is considered a minor work item and the ordinance allows this type of exterior work to be reviewed by a subcommittee of the Historic District Commission.

The subcommittee met on June 17, 2011 and **did not** approve your request for a Certificate of Appropriateness. The subcommittee determined that the fence style and material are inconsistent with the district's design guidelines. Furthermore, as noted in the District's Design Guidelines, *natural materials should be used for fences and walls especially those that can be seen from the street. Appropriate materials are wood, brick, stone and cast iron. Aluminum fences that mimic wrought iron are allowed. Vinyl fencing is not allowed and wood fencing should be stained to match the house trim or painted white.* The subcommittee recommends that you choose a fence design that meets the standards as described in the District's Design Guidelines and resubmit the COA request.

Please note that because the fence was installed prior to HDC approval, you are currently in violation of the City of Gastonia Unified Development Ordinance. **Your case will be forwarded to the Zoning Administrator for further enforcement action unless, a) the fence is removed within 30 days of this decision, or b) this decision is appealed to the full Historic District Commission within 30 days.**

Please contact this office within 30 days of receipt of this notice if you wish to appeal this decision to the Historic District Commission. This letter should be kept for your records.

If you have any questions, please contact the Development Services Department at 704-854-6652.

Sincerely,

Cherie Jzar, AICP
Planner II



Historic District Commission

July 1, 2011

Dwayne Johnson
1313 South York Road
Gastonia, NC 28052

Re: HD# 7227

Dear Mr. Johnson;

This correspondence is in reference to your application for a Certificate of Appropriateness submitted for the property located at **1313 S York Road, Gastonia.**

On June 30, 2011, the Gastonia Historic District Commission **approved** your request for a Certificate of Appropriateness for the construction of a chicken coop. Based on the evidence presented during the hearing, the Commission determined that the design of the chicken coop is congruent with the historic district's design standards. The design of the chicken coop shall remain consistent with the sketch and the details as listed below:

- The coop shall be a size of 20ft in width, 10ft in depth, and 10ft in height. A total of 200 square feet and located in the rear yard 30ft from the rear property line.
- The back wall and right side wall shall be completely enclosed with composite/faux wood siding which shall mimic the siding located on the existing accessory building or "wash house".
- The exterior shall be painted white and the windows shall be flanked with black shutters. The material of the shutters shall be wood or vinyl.
- The main entry door that leads to actual coop shall be solid wood and painted "cherry red" to match the door on the guest house accessory structure.
- The roof shall be black architectural shingle to match the roofing located on the wash house.
- There will be white columns placed along the front and the open side of the coop which will blend with the architectural of the main house.
- The wood framing of the structure shall remain a natural color and the back of the coop shall have raised beds for vegetables and flower gardens.
- The lower bottom of the structure shall be made of cast stone.

This letter shall serve as a Certificate of Appropriateness in compliance with the guidelines set forth by the Historic District Commission and the City of Gastonia's Unified Development Ordinance. This letter should be kept for your records.

Please note that, if you have not already done so, you must contact the City of Gastonia's Inspections Division and Engineering Division (if a site plan is involved) to obtain any permits needed to complete this work.

If you have any questions, please contact the Planning & Development Services Department at 704-854-6652.

Sincerely,

A handwritten signature in black ink that reads "Cherie Jzar".

Cherie Jzar, AICP
Planner II



Historic District Commission

June 24, 2011

Frances Miller
542 Queen Brogan Court
Gastonia, NC 28054

RE: HD# 7232

Dear Ms. Miller;

This correspondence is in reference to your application for a Certificate of Appropriateness submitted for the site improvements on the property at **412 Harvie Avenue, Gastonia, NC**.

On June 24, 2011, the planning staff of the Historic District Commission reviewed your request and made the following decision regarding your application for a Certificate of Appropriateness:

- **Approved** your request to remove existing shingled roof covering and replace with Timberline Lifetime architectural shingle, color "barkwood".

This letter shall serve as a Certificate of Appropriateness in compliance with the guidelines set forth by the Historic District Commission and the City of Gastonia's Unified Development Ordinance. This letter should be kept for your records.

Please note that, if you have not already done so, you must contact the City of Gastonia's Building Support Services Division and Engineering Division (if a site plan is involved) to obtain any permits, if needed, to complete this work.

If you have any questions, please contact the Development Services Department at 704-854-6652.

Sincerely,

A handwritten signature in black ink that reads "Cherie Jzar".

Cherie Jzar, AICP
Planner II

CC: Timothy Almond – Gastonia Home Improvement



Historic District Commission

July 1, 2011

Jerry R Taylor
907 Edgewood Circle
Gastonia, NC 28053

Re: HD# 7248

Dear Mr. Taylor;

This correspondence is in reference to your application for a Certificate of Appropriateness submitted for the property located at **907 Edgewood Circle, Gastonia.**

On July 1, 2011, the planning staff of the Gastonia Historic District Commission **approved** your request for a Certificate of Appropriateness as follows:

- Remove existing shingled roof covering and replace with new 30 year Landmark Luxury Architectural shingled black roof.
- Pouring brown pen gravel in area of driveway
- Removing deck in rear yard.
- Painting shutters color green
- Replacing front storm door with a wood full view white storm door.

This letter shall serve as a Certificate of Appropriateness in compliance with the guidelines set forth by the Historic District Commission and the City of Gastonia's Unified Development Ordinance. This letter should be kept for your records.

Please note that, if you have not already done so, you must contact the City of Gastonia's Building Support Services Division and Engineering Division (if a site plan is involved) to obtain any permits, if needed, to complete this work.

If you have any questions, please contact the Development Services Department at 704-854-6652.

Sincerely,

A handwritten signature in black ink that reads "Cherie Jzar".

Cherie Jzar, AICP
Planner II