

January 2010

HD117609 – 518 S York Street

HD117810 – 414 Dale Avenue

HD117910 – 1006 Edgewood Circle

HD118010 – 818 Gibbons Avenue

HD118210 – 901 S Chester Street

HD118310 – 411 W Harvie Avenue



Historic District Commission

February 2, 2010

Michael K. Satterfield
518 S York Street
Gastonia, NC 28052

Re: #HD117609

Dear Mr. Satterfield;

This correspondence is in reference to your application for a Certificate of Appropriateness submitted for the property located at **518 S York Street, Gastonia NC.**

On January 28, 2010, the Historic District Commission **approved** your request for a Certificate of Appropriateness as follows:

- Remove one large Oak Tree in the rear yard. Based on your testimony and evidence presented at the Historic District Commission meeting the commission found that the tree is in a state of significant decline and may present a safety hazard.

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 Zoning 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 Inspections Division and the City of Gastonia Engineering Department (if a site plan is involved) to obtain any permits, if needed, to complete this work.

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

Sincerely,

Cherie Jzar, AICP
Planner II

CC: Jon Barrett, City of Gastonia Zoning Division
Keith Morton, City of Gastonia Inspections Superintendent



Historic District Commission

January 12, 2010

Camille Fox
414 Dale Avenue
Gastonia, NC 28052

Re: #HD 117810

Dear Ms. Fox;

This correspondence is in reference to your application for a Certificate of Appropriateness submitted for the property located at **414 Dale Avenue**.

On January 5, 2010, a subcommittee of the Gastonia Historic District Commission **approved** your request for a Certificate of Appropriateness as follows:

- Replace metal “scroll” columns with wood tapered square style columns. The new columns shall be painted white with black tulip to match the existing shutters and front entry door – with light gray trim.

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 Zoning 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 Inspections Division and the City of Gastonia Engineering Department (if a site plan is involved) to obtain any permits, if needed, to complete this work.

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

Sincerely,

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

Cherie Jzar, AICP
Planner II

CC: Jon Barrett, City of Gastonia Zoning Division
Keith Morton, City of Gastonia Inspections Superintendent



Historic District Commission

January 12, 2010

Dennis Allen
1006 Edgewood Circle
Gastonia, NC 28052

Re: #HD117910

Dear Mr. Allen;

This correspondence is in reference to your application for a Certificate of Appropriateness submitted for the property located at **1006 Edgewood Circle, Gastonia NC.**

On January 7, 2010, the planning staff of the Gastonia Historic District Commission **approved** your request for a Certificate of Appropriateness as follows:

- Install a 4' white gothic style picket fence along the side and rear yard as shown on the sketch submitted with the application. The fence shall mimic the style and design a shown on the photo attached to the application.

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 Zoning 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 Inspections Division and the City of Gastonia Engineering Department (if a site plan is involved) to obtain any permits, if needed, to complete this work.

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

Sincerely,

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

Cherie Jzar, AICP
Planner II

CC: Jon Barrett, City of Gastonia Zoning Division
Keith Morton, City of Gastonia Inspections Superintendent



Historic District Commission

February 2, 2010

Ray Smith
524 W Airline Avenue
Gastonia, NC 28052

Re: #HD 118010, 818 Gibbons Street

Dear Mr. Smith;

This correspondence is in reference to your application for a Certificate of Appropriateness submitted for the property located at **818 Gibbons Street**.

On January 28, 2010, the Historic District Commission reviewed your Certificate of Appropriateness request for exterior remodeling including painting the brick foundation, installation of new porch railing, removal of the shutters, and installation of new wood flat panel front entry door and made the following decision:

- **Approved** the request to paint the brick foundation the color light gray.
- **Denied** the request to install a new front entry door, remove shutters, and install new porch railing. The Commission determined that the changes were incongruent with the special character of the York-Chester Historic District and are inconsistent with the established design guidelines. The Commission noted that the original character of the building, windows, doors, and porch should be used as a guide for selecting the appropriate style and design changes.

Please note that because you made the changes prior to Commission approval, you are currently in violation of the City of Gastonia Zoning Ordinance and your case has been forwarded to the Zoning Enforcement Division for further action. To prevent additional violations, please remember that prior to making any exterior changes to properties within the Historic District, you must submit a complete Certificate of Appropriateness application with drawings, photographs, specifications, and any other graphic information deemed appropriate for HDC review and approval.

NOTE: Any item denied by the Historic District Commission may be appealed to the Board of Adjustments within 30 days of receipt of written notification of the commission's decision. Please contact the Planning Department at 704-854-6652 to request such an appeal.

This letter should be kept for your records.

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

Sincerely,

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

Cherie Jzar, AICP
Planner II

CC: Drew Pearson, City of Gastonia Zoning Division
Keith Morton, City of Gastonia Inspections Superintendent
Justin Gaff, City of Gastonia Code Enforcement Officer



Historic District Commission

February 3, 2010

Jenny Carrington
PO Box 550234
Gastonia, NC 28055

RE: Case# HD118210

Dear Ms. Carrington;

This correspondence is in reference to your application for a Certificate of Appropriateness submitted for the site improvements on the property at **901 S Chester Street, Gastonia, NC.**

On January 28, 2010 a subcommittee of the Historic District Commission reviewed your request and made the following decision(s) regarding your application for a Certificate of Appropriateness:

Approved the following:

- Installation of an 18.85 sq.ft. commercial carved wood sign above front entrance. The sign shall read “*Believe In Abilities – Gifts · Art · Jewelry · Treasures*” all fonts are in yellow and the background color is deep purple as shown in the graphic submitted with the application.
- Small light fixture to illuminate the sign.
- Paint front porch in deep purple color to match commercial sign color scheme.
- Rear and side yard natural wood privacy fence. A lattice or other decorative fence top is highly encouraged (see photo example on page 4. in the Design Guidelines).
- Landscaping improvements including adding outdoor potted plants and shrubs.


The subcommittee **did not** approve the request to install a sign at the southeast corner in the front parking lot along Chester Street. Staff determined that the location does not meet the minimum 10 ft clearance from the edge of any abutting street right-of-way line or property line as required in the City of Gastonia’s Unified Development Ordinance. It is therefore recommended that you find an alternative location for the signage and work with staff to ensure that the proposed placement, size and style meet the general requirements of the ordinance and submit a new COA request.

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 the Planning Department at 704-854-6652 if you wish to appeal this decision to the Historic District Commission.

PLEASE NOTE: If you have not already done so, **you must** contact the City of Gastonia’s Inspection Division to obtain any permits needed to complete this work.

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

Sincerely,


Cherie Jzar, AICP
Planner II

CC: Jon Barrett, City of Gastonia Zoning Division
Keith Morton, City of Gastonia Inspections Superintendent



Historic District Commission

February 3, 2010

John & Morgan Champney
705 Ridgeview Drive
Shelby, NC 28130

Re: #HD 118310

Dear Mr. & Mrs. Champney;

This correspondence is in reference to your application for a Certificate of Appropriateness submitted for the property located at **411 W Harvie Avenue, Gastonia, NC.**

On January 28, 2010, the planning staff of the Gastonia Historic District Commission reviewed your request for a Certificate of Appropriateness and made the following decision:

- Staff determined that while the existing chimney appeared to be leaning, repair is possible and therefore recommends repairing the chimney to preserve the original exterior look. If repair requires reducing the height of the chimney above the roofline, then staff recommends maintaining a height of approximately 2.5' above the roofline. The chimney should be capped off. The chimney is an original feature on this Bungalow style house and a significant distinguishing architectural feature that should be preserved.

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 Zoning Ordinance. This letter should be kept for your records. Please contact the Planning Department at 704-854-6652 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 Inspections Division and the City of Gastonia Engineering Department (if a site plan is involved) to obtain any permits needed to complete this work.

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

Sincerely,

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

Cherie Jzar, AICP
Planner II

CC: Jon Barrett, City of Gastonia Zoning Division
Keith Morton, City of Gastonia Inspections Superintendent

150 South York Street • P.O. Box 1748 • Gastonia, NC 28053 • (704) 854-6652 • Fax (704) 869-1960

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