

## **2016 APPROVED/DENIED CERTIFICATE OF APPROPRIATENESS LETTERS**

### **SEPTEMBER**

HG 8638 – 209 W SECOND AVE  
HG 8639 – 1211 OAKWOOD AVE  
HG 8640 – 1220 CRESCENT AVE  
HG 8643 – S SOUTH ST  
HG 8645 – 1211 OAKWOOD AVE  
HG 8656 – 408 HANNA ST



## Historic District Commission

September 7, 2016

Timothy Clarkman  
Patriarch Properties  
11309 Stonebriar Drive  
Charlotte, NC 28277  
**Re: HD Project #8638**

Dear Mr. Clarkman,

This correspondence is in reference to an application for a Certificate of Appropriateness (COA) submitted for the property located at **209 W Second Avenue, Gastonia NC**.

On September 1, 2016, a subcommittee of the Gastonia Historic District Commission reviewed your request. The subcommittee made the following decision regarding your application for a Certificate of Appropriateness:

- The subcommittee **approved** your request to install approximately 106' of 6' cedar privacy fence to run along the rear right side of the property. The fence will have raised panels and posts with beveled caps on top. The cedar wood will be painted espresso brown/black to compliment the wrought iron railing on building. The fence will be landscaped with boxwoods, arborvitaes, azaleas, hydrangeas and crape myrtles.
- The subcommittee **did not** approve your request for a Certificate of Appropriateness to install approximately 74' of 6' cedar privacy fence at the right side yard. The committee determined that the fence height of 6' is inconsistent with the district's design guidelines for side yards. As noted in the District's Design Guidelines, *Privacy fencing shall be confined to the rear yard (pg 5)*. Because you installed the side yard fence prior to obtaining a Certificate of Appropriateness, you are in violation of the City of Gastonia's Unified Development Ordinance. In order to correct this violation you must either remove the side yard fence or appeal this decision to the full commission for review and possible approval.

**Please note** that you have appealed this decision to the Historic District Commission. **The next Historic District Commission meeting is scheduled for 6:00 p.m. on Thursday, September 22nd, in the City Council Chambers in City Hall.**

This letter should be kept for your records. If you have any questions, please contact the Planning Department at 704-854-6652.

Sincerely,

Kim Wallis  
Design Planner I



September 7, 2016

Jack & Melissa Kiser  
1211 Oakwood Avenue  
Gastonia, NC 28052

**Re: HD Project # 8639**

Dear Mr. Kiser,

This correspondence is in reference to your application for a Certificate of Appropriateness submitted for the property located at **1211 Oakwood Avenue, Gastonia NC.**

On September 6, 2016, planning staff for the Gastonia Historic District Commission made the following decisions regarding your request for a Certificate of Appropriateness as follows:

- **Approved** your request to remove the large scarlet oak tree in your front yard. The city arborist found the tree to be distressed and leaning and in need of removal.

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.

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

Sincerely,

Kim Wallis  
Design Planner I



## Historic District Commission

September 26, 2016

Deric Boggs  
1220 Crescent Avenue  
Gastonia, NC 28052

Re: HD# 8640

Dear Mr. Boggs,

This correspondence is in reference to your application for a Certificate of Appropriateness submitted for the property located at 1220 Crescent Avenue, Gastonia, NC.

On September 12, 2016, planning staff for the Gastonia Historic District Commission approved your request for a Certificate of Appropriateness for the following:

- New 9' garage door for rear yard garage, painted aged leather.
- New 9' black iron gate/fence at left side of house, design per application.

On September 22, 2016, the Gastonia Historic District Commission approved your request for a Certificate of Appropriateness for the following:

- In side yard, 6' high wooden privacy fence, stain yet to be determined, in location depicted in application.
- In rear yard, 6' high wooden privacy fence, stain yet to be determined, in location depicted in 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 Unified Development Ordinance. This letter should be kept for your records.

Please feel free to contact the Planning Department at 704-854-6652 with any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Kim Wallis".

Kim Wallis  
Design Planner I



September 26, 2016

Thomas Cox  
156 S South St, Suite 101  
Gastonia, NC 28052  
Re: HD# 8643

Dear Mr. Cox,

This correspondence is in reference to your application for a Certificate of Appropriateness submitted for the properties located at **510 S South Street**.

On September 22, 2016 the City of Gastonia Historic District Commission met and approved with conditions your request for a Certificate of Appropriateness (COA) as follows, as per application:

- The building of a new single family house, with location, size, design, color and materials as indicated in application. The house is conditionally approved, with the addition of windows to the 2<sup>nd</sup> floor to match the first floor window design in the front of the house.
- The building of a new carriage house, with location, size, design, color and materials as indicated in application.
- The installation of a new driveway, with location, size and materials as indicated in application.
- The installation of new landscaping, with design, plant materials, and location as indicated in 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 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 Permits and Inspections Office (704) 866-6746 to obtain any permits, if needed, to complete this work.

Please feel free to contact the Planning Department at 704-854-6652 for any further information.

Sincerely,

Kim Wallis  
Design Planner I



September 13, 2016

Jack & Melissa Kiser  
1211 Oakwood Avenue  
Gastonia, NC 28052

**Re: HD Project # 8645**

Dear Mr. Kiser,

This correspondence is in reference to your application for a Certificate of Appropriateness submitted for the property located at **1211 Oakwood Avenue, Gastonia NC.**

On September 13, 2016, a subcommittee of the Gastonia Historic District Commission made the following decisions regarding your request for a Certificate of Appropriateness as follows:

- **Approved** your request to remove the willow oak tree in your front yard. The city arborist found the tree to be healthy however the subcommittee found compelling evidence from application photos of ant debris and leaning of tree to agree with the case for removal. The subcommittee recommends replacing the tree with a canopy tree of applicant's choice, planted in a suitable location for such tree/species.

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.

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

Sincerely,

Kim Wallis  
Design Planner I



## Historic District Commission

September 26, 2016

James & Katherine Sloan  
408 Hanna Street  
Gastonia, NC 28052

Re: HD# 8656

Dear Ms. Sloan,

This correspondence is in reference to your application for a Certificate of Appropriateness submitted for the property located at 408 Hanna Street, Gastonia, NC.

On September 26, 2016, planning staff for the Gastonia Historic District Commission **approved** your request for a Certificate of Appropriateness for the following:

- In side and rear yard, a 4' high black aluminum fence; design and location as per application
- At driveway, a black aluminum gate; design and location as per application

**Please note** per our Unified Development Ordinance, section 9.4.1 G. a finished side of all walls or fences shall face the common property boundary.

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 feel free to contact the Planning Department at 704-854-6652 with any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Kim Wallis".

Kim Wallis  
Design Planner I