

2017 APPROVED/DENIED CERTIFICATE OF APPROPRIATENESS LETTERS

JUNE

HG 8790 – 1214 OAKWOOD AVE

HG 8794 – 1301 S YORK ST

HG 8795 – 316 S CHESTER ST

HG 8796 – 316 S CHESTER ST

HG 8804 – 309 HANNA ST

HG 8805 – 431 S YORK ST



June 1, 2017

Jeff & Kelly Revels
1214 Oakwood Avenue
Gastonia, NC 28052

Re: HD# 8790

Dear Mr. & Mrs. Revels,

This correspondence is in reference to your application for a Certificate of Appropriateness submitted for the property located at 1214 Oakwood Avenue.

On June 1, 2017, planning staff for the City of Gastonia Historic District Commission made the following decision regarding your request for a Certificate of Appropriateness (COA) as follows:

Approved:

- Replace existing “broken tile” style front patio flooring due to poor condition with new concrete, stained gray, to be eventually covered with stone or slate.

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 for any further information.

Sincerely,

Kim Wallis
Design Planner I



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Great Place. Great People. Great Promise.

Historic District Commission

June 12, 2017

1301 S York Rd
Gastonia, NC 28052

Re: HD# 8794

Dear Mr. & Mrs. Reid,

This correspondence is in reference to your application for a Certificate of Appropriateness submitted for the property located at 1301 S York Rd.

On June 12, 2017, planning staff for the City of Gastonia Historic District Commission approved your request for a Certificate of Appropriateness (COA) as follows:

- Removal of tree at side of front yard, along 12th Street. Upon a site visit, the city arborist found the tree to be diseased and in need of removal.

Your application additionally requested permission to prune a tree in the back of property. A certificate of appropriateness is not required for the pruning of trees.

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 for any further information.

Sincerely,



Kim Wallis
Design Planner



June 12, 2017

316 S Chester Street
Gastonia, NC 28052

Re: HD# 8795

Dear Mr. Smalls,

This correspondence is in reference to your application for a Certificate of Appropriateness submitted for the property located at 316 S Chester Street.

On June 12, 2017, planning staff for the City of Gastonia Historic District Commission made the following decision regarding your request for a Certificate of Appropriateness (COA) as follows:

Approved:

- Remove and replace existing horizontal wood beams holding up first floor porch and second floor balcony. Remove vinyl siding around beams. Remove vinyl siding on porch / balcony roofs and replace with wood.

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 for any further information.

Sincerely,

Kim Wallis
Design Planner



June 12, 2017

Carlton Smalls
316 S Chester Street
Gastonia, NC 28052

Re: HD# 8796

Dear Mr. Smalls,

This correspondence is in reference to your application for a Certificate of Appropriateness submitted for the property located at **316 S Chester Street**.

On June 12, 2017, planning staff for the City of Gastonia Historic District Commission made the following decision regarding your request for a Certificate of Appropriateness (COA) as follows:

Approved:

- Strip existing black paint from two front exterior doors and stain natural wood.
- Replace frosted glass with clear glass in two front exterior doors.
- Remove screen and install glass inserts in upper front screen 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 feel free to contact the Planning Department at 704-854-6652 for any further information.

Sincerely,

Kim Wallis
Design Planner I



June 22, 2017

Malcolm and Pamela Paul
309 Hanna Street
Gastonia, NC 28052

Re: HD# 8804

Dear Mr. & Mrs. Paul,

This correspondence is in reference to your application for a Certificate of Appropriateness submitted for the property located at **309 Hanna Street**.

On June 22, 2017, a subcommittee of the City of Gastonia Historic District Commission approved your request for a Certificate of Appropriateness (COA) as follows:

- Removal of tree at right of driveway in front yard. While the city arborist found the tree to be healthy, both the arborist and the subcommittee agreed with the applicant that the tree's large size, close proximity to the house and continual falling limbs is a cause of concern and have recommended 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.

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

Sincerely,

Kim Wallis
Design Planner



Historic District Commission

June 22, 2017

Martin Taylor
PO Box 1171
Gastonia, NC 28053

Re: HD# 8805

Dear Mr. Taylor,

This correspondence is in reference to your application for a Certificate of Appropriateness submitted for the property located at 431 S York Street.

On June 22, 2017, planning staff for the City of Gastonia Historic District Commission made the following decisions regarding your request for a Certificate of Appropriateness (COA) as follows:

Approved:

- The installation of metal handrails by the main steps at the front door and by the steps leading from the front porch to the carport. The handrails will be painted white.

Approved with conditions:

- Rear yard fence only, (rear yard defined as the area “situated between the rear lot line and a line parallel thereto and passing through the point of the principal building nearest the rear lot line”): 6’ privacy fence to be of treated wood, painted white after one year.
- Conditions for approval: The fence shall have posts taller than the fence section and should have decorative post caps.
- Recommendations: It is recommended that the fence have more of a decorative top, such as lattice or other decorative top.

The Historic District Guidelines state that “*solid stockade fencing should be avoided in favor decorative privacy fencing. Lattice or other decorative fence tops are highly encouraged...In all cases, posts shall be taller than the fence section and should have decorative finials (post caps).*”

The application additionally requested a 6’ privacy fence in part of the north side yard. The HDC Design Guidelines state that “privacy fences shall be confined to the rear yard” therefore staff can not approve this portion of the application. This part of the application will be taken to the full Historic District Commission for approval at the next meeting, which is Thursday, July 27th at 6pm in Council Chambers.

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 for any further information.

Sincerely,

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

Kim Wallis,
Design Planner