

## **2018 APPROVED/DENIED CERTIFICATE OF APPROPRIATENESS LETTERS**

### **MAY**

HD 8995 – 507 S LEE ST

HD 8996 – 401 W SIXTH AVE

HD 8998 – 416 W SECOND AVE

HD 8999 – 525 S CHESTER ST

HD 9000 – 407 W FIFTH AVE

HD 9002 – 819 S CHESTER ST

HD 9003 – 613 S LEE ST

HD 9006 – 1206 S YORK RD

HD 9016 – 311 W SIXTH AVE



May 2, 2018

Matt & Marybeth Benson  
507 S Lee St  
Gastonia, NC 28052

**HD Project # 8995**

Dear Mr. & Mrs. Benson,

This correspondence is in reference to your application for a Certificate of Appropriateness (COA) submitted for the property located at **507 S Lee Street, Gastonia NC.**

On May 2, 2018, planning staff for the Historic District Commission reviewed your request and made the following decision(s) regarding your application for a Certificate of Appropriateness:

**APPROVED** the following request:

- Remove the damaged tree in the rear yard. The city arborist, upon a site visit, found the tree to be diseased or dead and 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 Zoning 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 Services Department to obtain any permits, if needed, to complete this work at 704-866-6729.

Sincerely,

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

Kim Wallis  
Planner



May 3, 2018

Eric Cornell  
401 West Sixth Avenue  
Gastonia, NC 28052

**HD Project # 8996**

Dear Mr. Cornell,

This correspondence is in reference to your application for a Certificate of Appropriateness (COA) submitted for the property located at **401 W Sixth Avenue, Gastonia NC.**

On May 3, 2018, planning staff for the Historic District Commission reviewed your request and made the following decision(s) regarding your application for a Certificate of Appropriateness:

**APPROVED** the following request:

- Paint house siding Behr Simply Sage PPU10-16
- Paint porch, steps, foundation Behr Moroccan Henna PPU3-19
- Paint window trim Behr Vintage Linen PPU7-16
- Paint all other trim Behr Elephant Skin PPU18-16

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 note that, if you have not already done so, you must contact the City of Gastonia's Building Services Department to obtain any permits, if needed, to complete this work at 704-866-6729.

Sincerely,

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Kim Wallis  
Planner



May 9, 2018

Tom Cox  
156 S South Street  
Gastonia, NC 28052

**HD Project # 8998**

Dear Mr. Cox,

This correspondence is in reference to your application for a Certificate of Appropriateness (COA) submitted for the property located at **416 W Second Avenue, Gastonia NC.**

On May 9, 2018, 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 request:

- Relocate the driveway of the eastern house to the left of the house.
- Install a 3' buffer between the two driveways.
- Install concrete turnarounds in the front yard of both houses.
- Plant 2 large canopy street trees in location on site plan.
- Install heavily planted beds and landscaping to soften the appearance of the turnarounds in location of site plan.

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 note that, if you have not already done so, you must contact the City of Gastonia's Building Services Department to obtain any permits, if needed, to complete this work at 704-866-6729.

Sincerely,

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

Kim Wallis  
Planner



May 9, 2018

Mae Sheehan  
525 S. Chester St  
Gastonia, NC 28052

**HD Project # 8999**

Dear Ms. Sheehan,

This correspondence is in reference to your application for a Certificate of Appropriateness (COA) submitted for the property located at **525 S. Chester St, Gastonia NC.**

On May 9, 2018, 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 request:

- Build a 10'wx12'l wooden deck with handicapped ramp 4'w x 12'l at rear of house, per design in application.
- Per your request, the subcommittee recommends painting or staining (whichever is easiest to maintain) the deck and ramp to match the warm grey color of your 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 Zoning 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 Services Department to obtain any permits, if needed, to complete this work at 704-866-6729.

Sincerely,

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

Kim Wallis  
Planner



May 9, 2018

Michael & Barbara Tate  
407 W Fifth Avenue  
Gastonia, NC 28052

**HD Project # 9000**

Dear Mr. & Mrs. Tate,

This correspondence is in reference to your application for a Certificate of Appropriateness (COA) submitted for the property located at **407 W Fifth Avenue, Gastonia NC.**

On May 9, 2018, 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 request:

- Remove the two pin oak trees in the front yard. The city arborist, upon a site visit, found the trees to be healthy with no signs of ill health, however the subcommittee agreed with the applicant's concern about the possibility of the roots damaging the foundation of the house.
- The subcommittee requests that you replant with either two maple trees or four crape myrtles (two on either side, four feet between), in the front yard closer to the road, to continue the street canopy.

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 note that, if you have not already done so, you must contact the City of Gastonia's Building Services Department to obtain any permits, if needed, to complete this work at 704-866-6729.

Sincerely,

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

Kim Wallis  
Planner

cc: Tripp White



May 10, 2018

Lissah Edwards  
819 S Chester St  
Gastonia, NC 28052

**HD Project # 9002**

Dear Ms. Edwards,

This correspondence is in reference to your application for a Certificate of Appropriateness (COA) submitted for the property located at **819 S Chester St, Gastonia NC.**

On May 9, 2018, planning staff for the Historic District Commission reviewed your request and made the following decision(s) regarding your application for a Certificate of Appropriateness:

**APPROVED** the following request:

- Paint house siding Sherwin Williams Friendly Yellow SW6680.

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 note that, if you have not already done so, you must contact the City of Gastonia's Building Services Department to obtain any permits, if needed, to complete this work at 704-866-6729.

Sincerely,

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

Kim Wallis  
Planner



May 25, 2018  
Mr. & Mrs. Ruhlman  
613 S Lee St  
Gastonia, NC 28052  
**HD Project # 9003**

Dear Mr. & Mrs. Ruhlman,

This correspondence is in reference to your application for a Certificate of Appropriateness (COA) submitted for the property located at **613 S Lee Street, Gastonia NC.**

On May 24, 2018, the Historic District Commission reviewed your request and made the following decision(s) regarding your application for a Certificate of Appropriateness:

**APPROVED** the following request:

- Install new decorative wooden lattice fence, 8' high and 18' long, in the side yard on the south side of the property. This will attach to an existing 8' tall decorative lattice piece of side yard fence:
  - a 7-foot section of new fence will connect to the existing piece of fence and extend to the rear fence,
  - a 11-foot section of fence will connect to the existing piece of fence and extend just shy of the front corner of the house,
  - the new decorative wood lattice fencing will eventually be covered in a climbing vine.

***The Historic District Commission is making an exception to their design guidelines in allowing an 8-foot fence in the side yard. Their reasoning is as follows:***

- *There currently exists an 8-foot decorative wooden lattice section of fence, built over 20 years ago,*
- *The new addition will not be seen from the front yard due to tree /shrub coverage in side yard,*
- *Three different types and heights of fencing exist between the two properties in the side yard area and to require a fourth would add to the visual clutter in this area.*

**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 Zoning 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 Services Department to obtain any permits, to complete this work at 704-866-6729.

Sincerely,

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

Kim Wallis  
Planner





May 25, 2018

Chlarissa Harrison  
701 Willis Rd  
Dallas, NC 28034  
**HD Project # 9006**

Dear Ms. Harrison,

This correspondence is in reference to your application for a Certificate of Appropriateness (COA) submitted for the property located at **1206 S York Rd, Gastonia NC.**

On May 24, 2018, the Historic District Commission reviewed your request and made the following decision(s) regarding your application for a Certificate of Appropriateness:

**APPROVED** the following request:

- Installation of an 8'w x 4'h oval graphic sign mounted on aluminum composite panel with logo design and location as submitted in application.
- Installation of a door graphic with business logo and hours, with logo design and design as submitted in application.
- Installation of accent graphic stripe along window and door frontage, with design and location as submitted in application.
- Change color of building address "1206" to blue to match logo.
- Installation of feather graphic to be of design in application, not to exceed 25 sq ft in size per zoning requirements. Location per zoning requirements. *The Historic District Commission additionally recommends that the feather sign be located 4' away from sidewalk adjacent to York Rd, inside grassy area next to the parking lot.*

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 note that, if you have not already done so, you must contact the City of Gastonia's Building Services Department to obtain any sign permits, to complete this work at 704-866-6729.**

Sincerely,

Kim Wallis  
Planner



May 25, 2018

Harry Groves  
3852 Yellow Jasmine Dr  
Gastonia, NC 28052  
**HD Project # 9016**

Dear Mr. Groves,

This correspondence is in reference to your application for a Certificate of Appropriateness (COA) submitted for the property located at **311 W Sixth Avenue, Gastonia NC.**

On May 24, 2018, a subcommittee of Historic District Commission reviewed your request and made the following decision(s) regarding your application for a Certificate of Appropriateness:

**APPROVED** the following request:

- Install expanded side yard deck (landing)
  - New portion of deck to be 12'x12'
  - Material to be of pressure treated lumber, eventually stained same color as original
  - Handrail and posts to be of same style and dimension as original
  - To be located to the north of existing 7'x3' deck (landing), adjacent to house.

***The location of the deck does not meet zoning setback requirements. Applicant will have to meet with zoning administrator about obtaining a variance.***

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 note that, if you have not already done so, you must contact the City of Gastonia's Building Services Department to obtain any permits, to complete this work at 704-866-6729.**

Sincerely,

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

Kim Wallis  
Planner