

2019 APPROVED/DENIED CERTIFICATE OF APPROPRIATENESS LETTERS

March

HD 9186 – 514 S SOUTH ST

HD 9198 – 1214 OAKWOOD AVE

HD 9199 – 1200 S YORK RD

HD 9200 – 407 S YORK ST

HD 9203 – 311 W TENTH AVE

HD 9212 – 524 W THIRD AVE



Historic District Commission

March 29, 2019

City of Gastonia Code Enforcement
Justin Gaff
156 South Chester Street
Gastonia, NC 28053
Re: #HD9186

Dear Mr. Gaff:

This correspondence is in reference to your application for a Certificate of Appropriateness submitted for the property located at **514 S South Street**.

On March 28, 2019, the Historic District Commission **approved** your request for a Certificate of Appropriateness as follows:

- Demolish the structure at 514 S South Street.
- **Condition:** The Commission has delayed the effective date of this certificate for nine months from the date of this approval. The purpose of this delay period is to give the property owner time to do the necessary repairs to the interior and exterior of his property to meet the standards as issued by the City of Gastonia's Code Enforcement Department.

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.

Any appeals to this decision shall be made in writing to the Board of Adjustment within thirty (30) days of receipt of this letter. Please contact Joe Gates, Zoning Services Administrator at 704.866.6746 if you wish to appeal this decision.

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

Sincerely,

A handwritten signature in black ink that reads "Kim Wallis".

Kim Wallis
Planner

CC: Lester Shockley, Property Owner
Brian Pruett, Building Codes Administrator
Jason Thompson, Planning Director



Historic District Commission

March 12, 2019

Kelly & Jeff Revels
1214 Oakwood Avenue
Gastonia, NC 28052

Re: HD Project # 9198

Dear Mrs. & Mr. Revels,

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

On March 11, 2019, planning staff for the Gastonia Historic District Commission made the following decision regarding your request for a Certificate of Appropriateness as follows:

- **Approved** your request to remove the maple tree in the rear yard. After a site visit, the municipal arborist determined that the tree was in serious decline 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 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
Planner



Historic District Commission

March 25, 2019

Kristen Levine
305 S Elm Street
Cherryville, NC 28021

Re: HD Project # 9199

Dear Ms. Levine,

This correspondence is in reference to your application for a Certificate of Appropriateness submitted for the property located at **1200 S York Rd, Gastonia NC**.

On March 22, 2019, a subcommittee of the Gastonia Historic District Commission made the following decision regarding your request for a Certificate of Appropriateness as follows:

Approved your request to:

- Install decorative glass block to replace wood panel sheet on the back of the building and to replace paneling adjacent to the back door
- Replace the store front windows in the same style as current windows
- Add 2 additional windows the same style as the current side window along each long face of the building in the existing openings
- Install black gooseneck exterior lighting on the front, side and back of the building to improve safety (three in front, three in back, five on road side)
- Install 4 1/4 foot brick and iron fence enclosing the small grass lot in the back of the building
- Install 4' tall double iron gate.

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
Planner



Historic District Commission

March 29, 2019

Brent Ratchford
PO Box 1556
Gastonia, NC 28053

Re: HD Project # 9200

Dear Mr. Ratchford,

This correspondence is in reference to your application for a Certificate of Appropriateness submitted for the property located at **407 S. York Street, Gastonia NC.**

- On March 18, 2019, planning staff approved your request for a Certificate of Appropriateness to install a new front porch light fixture, per the design as submitted in application.
- On March 22, 2019, a subcommittee of the Gastonia Historic District Commission approved your request for a Certificate of Appropriateness to install new stacked stone covering the existing exterior brick foundation of your building, per the design as submitted in application.
- On March 28, 2019, the Gastonia Historic District Commission approved your request for a Certificate of Appropriateness to install a new monument sign in the front yard of your property, with design and location as submitted 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.

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

Sincerely,

Kim Wallis
Planner



Historic District Commission

March 25, 2019

Clark Simon
311 W Tenth Avenue
Gastonia, NC 28052

Re: HD Project # 9203

Dear Mr. Simon,

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

On March 22, 2019, a subcommittee of the Gastonia Historic District Commission made the following decision regarding your request for a Certificate of Appropriateness as follows:

- **Approved** your request to
 - Remove current circular gravel driveway
 - Install new gravel driveway in side yard per site plan in application. Gravel drive will have edging.
 - Install new gravel parking area, location per site plan in application, @25-30ft x @20-25ft
 - Install a privacy hedge of or similar to Emerald Green Arborvitae at front of parking area for screening
 - Install brick walkway from front stoop to road, the same width as the current brick landing pad at the base of the front porch. The pattern to be either herringbone or a running bond.

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
Planner



Historic District Commission

March 29, 2019

Wesley & Virginia Phillips
524 W Third Avenue
Gastonia, NC 28052
Re: HD Project # 9212

Dear Mrs. & Mr. Phillips,

This correspondence is in reference to your application for a Certificate of Appropriateness submitted for the property located at **524 W Third Avenue, Gastonia NC.**

- On March 28, 2019, a subcommittee of the Gastonia Historic District Commission **approved** your request for a Certificate of Appropriateness to install a new utility shed in the rear yard, per the design as submitted in application, to be 10'ft x 16'ft x 7'.
- **Conditions:** The subcommittee made the approval dependent on certain conditions:
 - Paint the utility shed the same color of house, within your suggested timeframe of a year.
 - Plant a screening hedge the length of the shed, to screen from view of S Clay Street, with Leland cypress or Arborvitae, or similar tall screening evergreen shrubs that form a solid hedge.
 - The subcommittee recommends that you locate the shed to the right back corner of your property with the long width (16') adjacent to the back property line, in order to limit visibility from W Third Avenue and S Clay Street. Looking at your site plan, there are two trees in the back rear property that may prove that this location is not ideal: if this is so, your proposed location is approved.

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
Planner