

August 2014

HD # 8075 – 827 S. Chester Street

HD # 8093 – 408 W. Fifth Avenue

HD # 8095 – 707 S. South Street

HD # 8096 – 212 Forest Hill Lane

HD # 8097 – 815 S. Chester Street

HD # 8101 – 1222 Jackson Road

HD # 8108 – 1209 Oakwood Avenue

HD # 8109 – 407 S. South Street



Historic District Commission

August 20, 2014

Joseph Martire
827 S. Chester Street
Gastonia, NC 28052

Re: HD# 8075

Dear Mr. Martire,

This correspondence is in reference to your application for a Certificate of Appropriateness submitted for the property located at **827 S. Chester Street, Gastonia, NC.**

On August 14, 2014 a sub-committee of the Historic District Commission **DENIED** your request for a Certificate of Appropriateness (COA) as follows:

- Site improvements including an above ground swimming pool and a wooden patio stained with Thompson Water Seal built in the backyard

The design guidelines state that property owners should avoid excessively bright colors, large expanses of shiny metal, or highly contrasting colors. Also avoid new accessory buildings or other improvements to a site which are not compatible with the character of the original structure, unless they are not visible from the street or camouflaged in some manner.

Please note that you are currently in violation of the City of Gastonia Zoning Ordinance. Your case will be forwarded to the Zoning Administrator for enforcement action unless, a) The violations are corrected within 30 days of the Historic District meeting (held on August 14, 2014), or b) this decision is appealed to the full Historic District Commission within 30 days.

This letter should be kept for your records. Please contact this office if you wish to appeal this decision.

Please feel free to contact me for additional questions or concerns at (704)-866-6796 or by email at meredithh@cityofgastonia.com.

Sincerely,

A handwritten signature in black ink, appearing to read "Meredith Honeycutt", written over a horizontal line.

Meredith Honeycutt
Planner I

cc: Drew Pearson, Zoning Administrator



Historic District Commission

August 7, 2014

Marion & Megan Trimnal
408 W. Fifth Avenue
Gastonia, NC 28052

Re: HD# 8093

Dear Mr. & Mrs. Trimnal,

This correspondence is in reference to your application for a Certificate of Appropriateness submitted for the property located at **408 West Fifth Avenue, Gastonia, NC.**

On August 6, 2014, the planning staff of the Gastonia Historic District Commission **approved** your request for a Certificate of Appropriateness for the following:

- Install a total of 8 privacy fence panels in two different sections along the side and rear yard to separate the yard from your residence and the shared driveway
- The fencing will have a 22' opening at the driveway split, to allow for ingress and egress
- The fencing will be as submitted with your application of wood privacy fence panels that will be six feet tall with a dog eared design stained with Thompsons water seal in Maple Brown with fence posts higher than the fence and with finials on the posts to add decor
- Removal of a small unattached retaining wall in the backyard that is cracking and is not repairable

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. Per the Historic District Guidelines, fences should be of a natural material and feature a natural stain or painted white. Privacy fencing shall be confined to the rear yard. Solid, stockade fencing should be avoided in favor of decorative privacy fencing. Lattice or other decorative fence tops are highly encouraged. Scalloped top privacy fences may be allowed when the scalloped design spans at least four feet. In all cases, posts shall be taller than the fence section and should have decorative finials (post caps).

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 Support Services to obtain any permits, if needed, to complete this work.

Please feel free to contact me for additional information at 704-866-6796 or by email at meredithh@cityofgastonia.com

Sincerely,

A handwritten signature in black ink, appearing to read "Meredith Honeycutt".

Meredith Honeycutt
Planner I



Historic District Commission

August 6, 2014

Johnny Huttula
4140 Hoke Street
Claremont, NC 28610

Re: HD# 8095

Dear Mr. Huttula,

This correspondence is in reference to your application for a Certificate of Appropriateness submitted for the property located at **707 S. South Street, Gastonia, NC.**

On August 6, 2014, planning staff for the Gastonia Historic District Commission **approved** your request for a Certificate of Appropriateness as follows:

- 1. Paint exterior siding from the Historic Preservation color selection offered through Valspar paint, Filoli Dark Iris,**
- 2. The trim will be painted Ultra White by Valspar**
- 3. Install a new front door, craftsman style that will be a natural stain color**
- 4. Any required preparation work before the paint is applied**

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 Support Services and Engineering Standards Divisions (if a site plan is involved) to obtain any permits, if needed, to complete this work.

Please feel free to contact me for additional information at 704-866-6796 or by email at meredithh@cityofgastonia.com

Sincerely,

A handwritten signature in black ink, appearing to read "Meredith Honeycutt", written over a horizontal line.

Meredith Honeycutt
Planner I



Historic District Commission

August 8, 2014

Richard Boswell
212 Forest Hill Lane
Gastonia, NC 28052

Re: HD# 8096

Dear Mr. Boswell,

This correspondence is in reference to your application for a Certificate of Appropriateness submitted for the property located at **212 Forest Hill Lane, Gastonia, NC**.

On August 8, 2014, planning staff for the Gastonia Historic District Commission **approved** your request for a Certificate of Appropriateness to paint the front door a different color than the existing color. The paint color sample submitted with your application, Valspar National Trust for Historic Preservation, color Lyndhurst Celestial Blue has been 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.

Please feel free to contact me for additional information at 704-866-6796 or by email at meredithh@cityofgastonia.com

Sincerely,

A handwritten signature in black ink, appearing to read "Meredith Honeycutt".

Meredith Honeycutt
Planner I



Historic District Commission

August 11, 2014

William Warren
815 S. Chester Street
Gastonia, NC 28052

Re: HD# 8097

Dear Mr. Warren,

This correspondence is in reference to your application for a Certificate of Appropriateness submitted for the property located at **815 S. Chester Street, Gastonia, NC.**

On August 11, 2014, planning staff for the Gastonia Historic District Commission **approved** your request for a Certificate of Appropriateness to remove the dead tree that is located in the center of your backyard.

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 Support Services (704) 866-6729 to obtain any permits, *if needed*, to complete this work.

Please feel free to contact me for additional information at (704) 866-6796 or by email at meredithh@cityofgastonia.com

Sincerely,

A handwritten signature in black ink, appearing to read "Meredith Honeycutt", written over a horizontal line.

Meredith Honeycutt
Planner I



Historic District Commission

August 14, 2014

Patricia Adelekun
Grace & Company Ventures LLC
2719 Ashbourne Drive
Gastonia, NC 28056

Re: HD# 8101

Dear Ms. Adelekun,

This correspondence is in reference to your application for a Certificate of Appropriateness submitted for the property located at **1222 Jackson Road, Gastonia, NC.**

On August 14, 2014 a sub-committee of the Historic District Commission **APPROVED** your request for a Certificate of Appropriateness (COA) as follows and with the following conditions:

- Remove the exterior front staircase and rebuild it per the application:
 - Contractor will tear down steps and landings
 - Contractor will build the steps and landings but will use 2x10 treated lumber for landings with 6x6 treated lumber posts
 - The stairs will be 2x12 for the steps and 5/4 decking
 - The railings will be treated lumber 2x2 pickets for the railings and 4x4 for posts
 - Bring in fill dirt to divert water away from the building

Conditions:

- Paint the railings, posts, and pickets white to match the trim of the house
- The steps shall stay a different color, a natural color stain is recommended

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 and the City Engineering Department to obtain additional permits to complete this work. You can contact them at (704) 866-6729 and they are located in the Garland Municipal Business Center on the first floor.

Please feel free to contact me for additional questions or concerns at (704)-866-6796 or by email at meredithh@cityofgastonia.com.

Sincerely,

A handwritten signature in black ink, appearing to read "Meredith Honeycutt", written over a horizontal line.

Meredith Honeycutt
Planner I



Historic District Commission

August 28, 2014

Ben Brackett
1209 Oakwood Avenue
Gastonia, NC 28052

Re: HD# 8108

Dear Mr. Brackett,

This correspondence is in reference to your application for a Certificate of Appropriateness submitted for the property located at **1209 Oakwood Avenue, Gastonia, NC.**

On August 25, 2014, planning staff for the Gastonia Historic District Commission **approved** your request for a Certificate of Appropriateness to install an air conditioning unit in the backyard as shown on the picture submitted with the application. Per the Design Guidelines if possible *“install mechanical equipment such as heating and air conditioning units in areas and spaces that will require the least possible alteration to the plan, materials, and appearances of the building. Place all exposed exterior pipes, meters and fuel tanks on the rear portion of the building and screen these elements where possible.”*

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 to obtain additional permits, if necessary, to complete this work. You can contact them at (704) 866-6729 and they are located in the Garland Municipal Business Center on the first floor.

Please feel free to contact me for additional information at 704-866-6796 or by email at meredithh@cityofgastonia.com

Sincerely,

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Meredith Honeycutt
Planner I



Historic District Commission

August 26, 2014

Troy Knight
Canvas Homes, LLC
223 Howe Street
Belmont, NC 28012

Re: HD# 8109

Dear Mr. Knight,

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

On August 25, 2014, planning staff for the Gastonia Historic District Commission **approved** your request for a Certificate of Appropriateness to paint the exterior of the home a different color than the existing color. As submitted with your application the colors chosen include the following:

- The siding will be painted Sherwin-Williams SW2842 Roycroft Suede
- The trim will be painted Sherwin-Williams SW2843 Roycroft Brass
- The accents including the architectural details, and shutters will be painted Sherwin-Williams SW2838 Polished Mahogany

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 me for additional information at 704-866-6796 or by email at meredithh@cityofgastonia.com

Sincerely,

A handwritten signature in black ink, appearing to read "Meredith Honeycutt".

Meredith Honeycutt
Planner I