

**HISTORIC DISTRICT COMMISSION
SPECIAL MEETING
AGENDA**



**Monday, May 17, 2021– 6:30 P.M.
Conference Room – City Hall
300 West Crowell Street - Monroe, NC**

- Item 1.** **Call to Order – Roll Call**
- Item 2.** **Conflicts of Interest**
- Item 3.** **COA PLHR-2021-00066 Certificate of Appropriateness –The Historic District Commission is requested to consider a Certificate of Appropriateness request from Mike’s Fine Home Remodeling to construct a brick chimney on the left side of the home at the property located at 401 E. Talleyrand Avenue (Tax ID #09-231-199)**
- Item 4.** **Adjournment**

ATTENTION BOARD MEMBERS: Please contact Maryann Brown at 704.282.4527 to confirm your attendance.



STAFF REPORT
PLHR-2021-00066

TO: Historic District Commission Members

DATE: May 17, 2021

FROM: Keri Mendler, Planner

PREPARED BY: Keri Mendler, Planner

SUBJECT: Certificate of Appropriateness request 401 E. Talleyrand Avenue

SUMMARY STATEMENT

The Historic District Commission is requested to consider a Certificate of Appropriateness for 401 E. Talleyrand Ave. The applicant, Mike's Fine Home Remodeling, LLC, has requested to construct a brick chimney on the left side of the home.

SITE DATA

Type of Action:	Certificate of Appropriateness
Date of Petition:	5-3-21
Name of Petitioner:	Mike's Fine Home Remodeling, LLC
Location:	401 E. Talleyrand Avenue
Tax ID #:	09-231-199
Lot Size:	0.49 acres
Zoning Classification:	R-10 (Residential- High Density)

GENERAL INFORMATION

It appears this lot has been vacant since at least 1991.

RELEVANT DESIGN GUIDELINES

Exterior Walls, pg. 51

1. It is not appropriate to introduce new features such as windows or door openings, bays, vents,

balconies, or chimneys to character-defining exterior walls if they will compromise the architectural integrity of the building.

This house that the chimney is proposed to be constructed on is new construction built within the last several months.

FINDINGS

Staff offers the following Findings:

1. The subject property located at 401 E. Talleyrand Avenue is owned by Mike's Fine Home Remodeling, LLC and is zoned R-10 (Residential-High Density). (Exhibit 1, 2)
2. The property is located in the South Monroe Historic District. (Exhibit 3)
3. On May 3, 2021, the applicant submitted an application to construct a brick chimney on the left side of the existing home that was recently constructed. (Exhibit 4-7)
4. The proposed structure does meet the review criteria for a Certificate of Appropriateness according to Section 156.202 of the Unified Development Ordinance.
5. All adjacent property owners have been notified of the Certificate of Appropriateness request. (Exhibit 8-9)

CONCLUSIONS

The proposed construction of a new brick chimney on the left side of the house as presented (is/is not) congruous in concept according to the *Exterior Walls* guidelines of the *South Monroe Historic District Guidelines*:

Exterior Walls, pg. 51

1. It is not appropriate to introduce new features such as windows or door openings, bays, vents, balconies, or chimneys to character-defining exterior walls if they will compromise the architectural integrity of the building.

THEREFORE, on the basis of all the foregoing, IT IS ORDERED that the application for a Certificate of Appropriateness be (granted/denied) subject to review and approval of all city staff and its designated departments.

Exhibits:

1. Aerial Map
2. Zoning Map
3. Historic District Map
4. Application
5. Proposed Chimney
6. Elevation Site Plan
7. Site Plan
8. APO List
9. APO Map

Prepared by: KEH 5-4-21



Ortho Map

PLHR-2021-00066

Legend

- Centerlines
- Parcels

**Existing: R-10
(Residential- High Density)**

**Owner: Mike's Fine
Home Remodeling, LLC**

Acres: .49

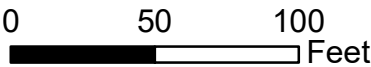


Exhibit 1

Zoning Map

PLHR-2021-00066

Legend

— Centerlines

▭ Parcels

Zoning Districts

Code

▭ R-10

▭ OT

Existing: R-10
(Residential- High Density)

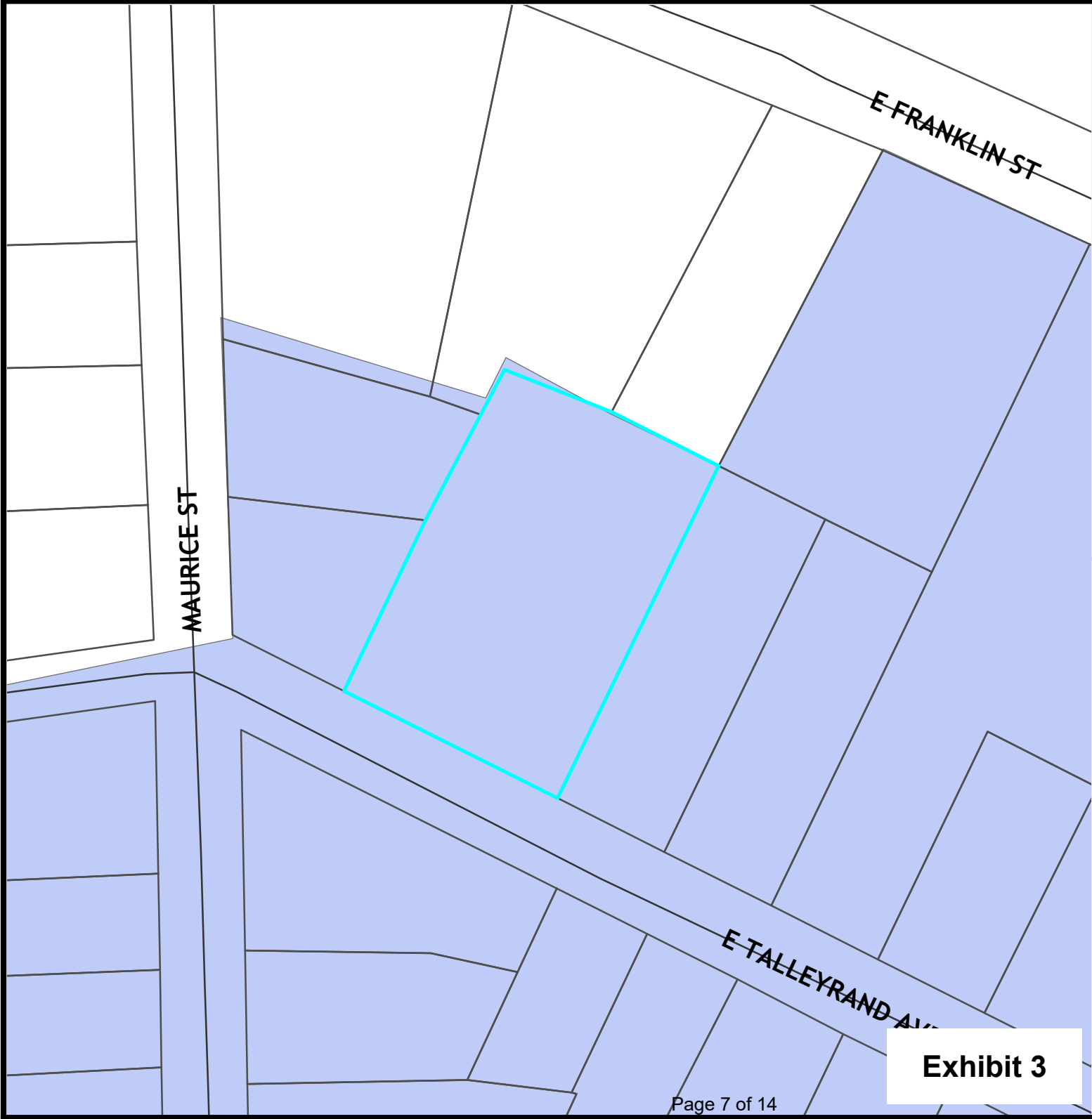
Owner: Mike's Fine
Home Remodeling, LLC

Acres: .49



0 50 100
Feet

Exhibit 2



**Historic District
Map**

PLHR-2021-00066

Legend

- Centerlines
- Parcels

**Existing: R-10
(Residential- High Density)**

**Owner: Mike's Fine
Home Remodeling, LLC**

Acres: .49

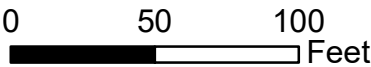


Exhibit 3



HISTORIC DISTRICT COMMISSION
APPLICATION FOR REVIEW

FOR STAFF USE ONLY

Date submitted: 5-3-21
Application No: _____
Approved: _____ Denied: _____
☐ Administrative review
☒ Commission Review

1. Property location: 401 E Talleysrand Ave
Applicant's name: Mike's Fine Home Remodeling
Applicant's address: 501 Sunnybrook Dr. Monroe
Applicant's telephone number: 704-989-2052
Applicant's email address: MFH.Home.Remodeling@gmail.com
Applicant's FAX number: N/A
Property Tax identification number: _____
2. The property is owned by (if different from above) _____
Address: _____ Telephone: _____
3. The following Certificate of Appropriateness is requested for: A chimney (brick)
Please provide a brief description of the project: added to the side of
the house. 54 X 54 Sooters

4. Attach a site plan showing the existing and proposed improvements, necessary setback lines, photographs of current and proposed materials. (Assistance is available to determine setback requirements at the Department of Planning & Development, 300 W. Crowell Street).

Jill Calzaretta, VP
Applicant- Printed

Jill Calzaretta
Applicant- Signed

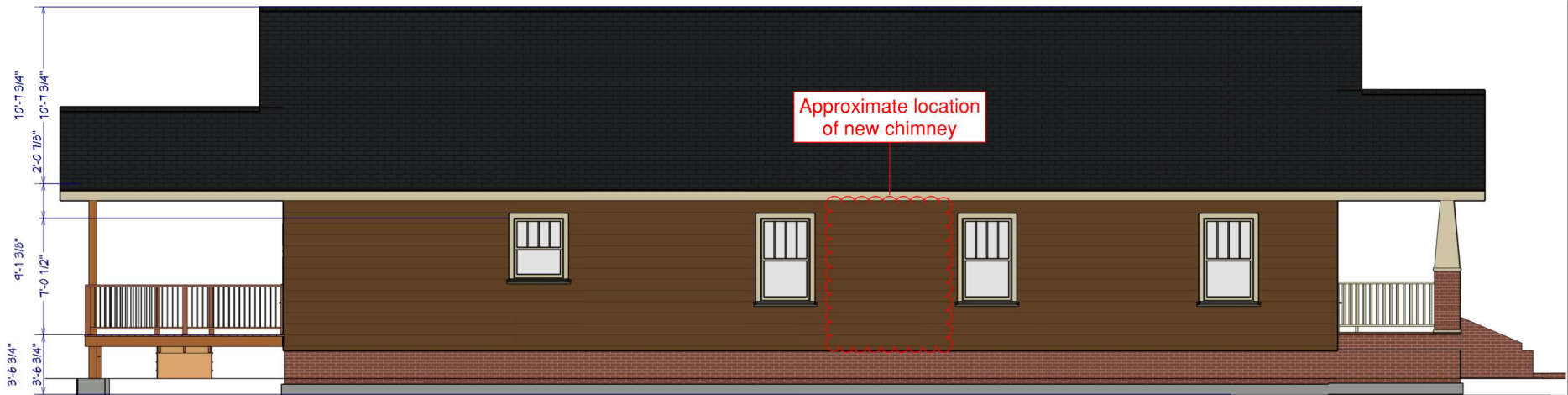
4/26/21
Date Submitted

Please sign and return to the Department of Planning & Development, P.O. Box 69, Monroe, NC 28111-0069; Telephone: (704) 282-4520; Fax (704) 282-4735. Applicants are responsible for providing all required information. Incomplete applications will not be processed and will not be accepted after the 30 day deadline.

If your project is required to be heard by the commission, you or a representative will need to attend the meeting.





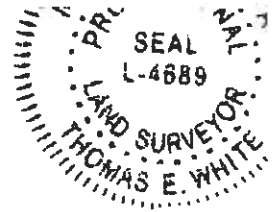


LEFT ELEVATION
SCALE: 1/4"=1'-0"



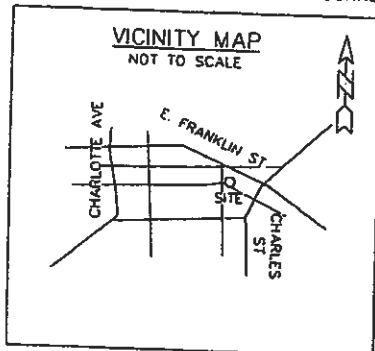
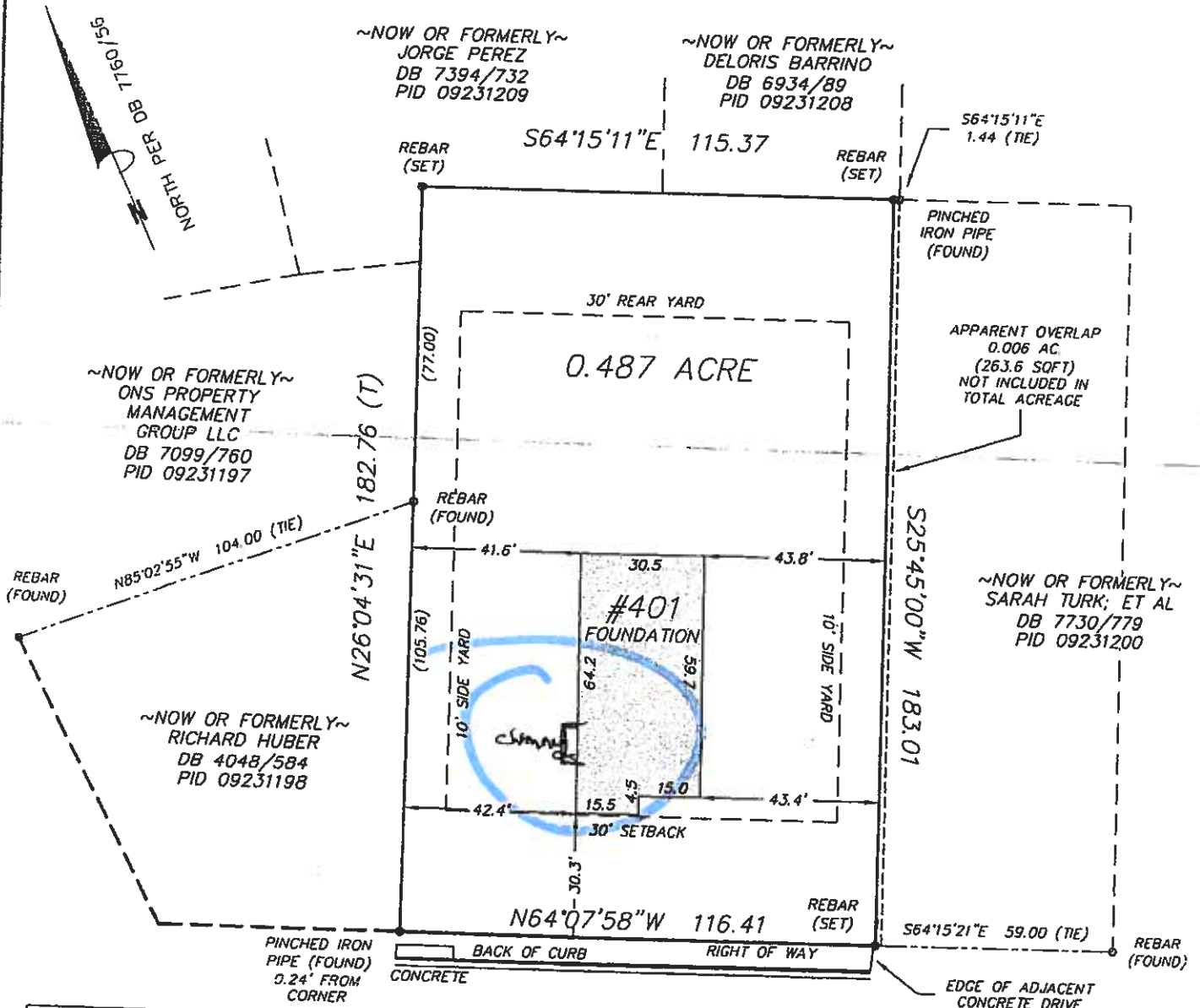
NO.	DESCRIPTION	BY	DATE
1	1ST REVISION	H.H	

DESIGNER:
ACUMEN ENGINEERING, INSP. CON. PLLC
INDIAN TRAIL, NC 28079
(704) 491-9794
HASSAN@ACUMENENGINEERING.COM



ZONE X DEFINITION: "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."

4. SURVEY MADE WITHOUT THE BENEFIT OF A TITLE EXAMINATION.
5. PROPERTY ZONED: R-10
SETBACKS ARE SUBJECT TO INTERPRETATION BY THE PROPER ZONING ADMINISTRATION.
6. UNDERGROUND UTILITIES ARE NOT SHOWN. ALL UNDERGROUND UTILITIES ARE TO BE ACCURATELY MARKED BY OTHERS PRIOR TO CONSTRUCTION OR EXCAVATION.
7. LINES SHOWN REPRESENTING FENCES AND WALLS ARE MEASURED FROM THE APPROXIMATE CENTERLINE AND DO NOT ACCOUNT FOR THE THICKNESS, PLUMBNESS OR MEANDER OF THE FENCE UNLESS OTHERWISE STATED.



E. TALLEYRAND AVE
PUBLIC R/W

FOUNDATION SURVEY
OF

#401 E. TALLEYRAND AVE

Exhibit 7

09231187
HARKEY JAMES C
8405 LANDSFORD RD
MONROE NC 28112

09231199
MIKE'S FINE HOME REMODELING LLC
501 SUNNYBROOK DR
MONROE NC 28110

09231181
WIGGINS CLARA P
408 W ROOSEVELT BLVD
MONROE NC 28110

09231185
COOK LEE DERBY
GARCIA RACHEL M
204 MAURICE ST
MONROE NC 28112

09231209
PEREZ ALMA
PEREZ JORGE A
802 LAKE STONE DR
MONROE NC 28112

09231183
ROBERTS KRISTINE A
232 SUNSET DR
WADESBORO NC 281703158

09231186
HERRERA HERMELO
409 SPRINGHILL RD
MATTHEWS NC 28104

09231210
DELWOOD ASSOCIATES OF
MONROE LLC
400 E FRANKLIN ST
MONROE NC 28112

09231180
DAVIS JESSIE EUGENE
1414 CROWDER RD
MONROE NC 28112

09231200
TURK SARAH STANTON
GROOMS STACEY MARIE
403 E TALLEYRAND AVE
MONROE NC 28112

09231208
BARRINO DELORIS
1406 LANCASTER AVE
MONROE NC 28112

09231184
SMITH MELISSA M
SMITH WRENN H
8826 BLOOMING ARBOR ST
HUNTERSVILLE NC 28078

09231198
HUBER RICHARD
2306 DECOLE DR
LANCASTER SC 29720

09231182
SHUTE JOYCE B
321 E WINDSOR ST
MONROE NC 28112

09231195
MCLENDON RUSSELL THOMAS
104 MAURICE ST
MONROE NC 28112

09231206
UNION MEMORIAL HOSPITAL INC
P O BOX 5003
MONROE NC 281115003

09231211
SFTB LLC
PO BOX 2166
MATTHEWS NC 28106

09231212
LUU VINH Q
LUU SUK LING
800 CIRCLE TRACE RD
MONROE NC 281107677

09231179
FINE RENTALS LLC
PO BOX 639
LOCUST NC 28097

09231196
HARKEY JAMES C
HARKEY TENLEY S
8415 LANDSFORD RD
MONROE NC 28112

09231197
ONS PROPERTY MANAGEMENT
GROUP LLC
301 E JOHN ST STE 2084
MATTHEWS NC 28105

09231201
SHAUAN WAYNE & KARYN
405 E TALLEYRAND AVE
MONROE NC 28112

09231207
RODIER INVESTMENTS LLC
96 WESTWOOD PL
ASHEVILLE NC 28806

Historic District Commission
Special Mtg. 5-17-21

401 E. Talleyrand Avenue

APO Map

401 E. Talleyrand Ave.

Legend

- Centerlines
- Parcels
- 150-foot buffer
- Notified Properties
- Subject Property



Exhibit 9