

HISTORIC DISTRICT COMMISSION MEETING AGENDA



**Monday, July 12, 2021– 6:30 P.M.
Council Chambers – City Hall
300 West Crowell Street - Monroe, NC**

- Item 1.** **Call to Order – Roll Call**
- Item 2.** **Approval of Minutes – May 10, 2021 Meeting and May 17, 2021 Special Meeting**
- Item 3.** **Conflicts of Interest**
- Item 4.** **COA PLHR 2021-00097 Certificate of Appropriateness – The Historic District Commission is requested to consider a Certificate of Appropriateness request from Sandra Pittman to install a wood fence in the front yard at 505 Parker Street (Tax ID #09-235-046C)**
- Item 5.** **Next Meeting: August 9, 2021**
- Item 6.** **Adjournment**

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

HISTORIC DISTRICT COMMISSION MINUTES
MONDAY, MAY 10, 2021 AT 6:30 PM
CONFERENCE ROOM - CITY HALL
300 West Crowell Street, Monroe, North Carolina

To be Approved at the June 2021 Meeting
Attendees to Sheri Laney on 5-11-21

D R A F T

ITEM 1: **Call to Order.**

Richard F. Ali, Chairman, called the meeting to order at 6:30 p.m. Maryann Brown called the roll.

Members Present: Richard F. Ali, Bob Bullard, Jennifer Smith, Archie Morgan and Susan Sganga

Members Absent: James Kerr

Staff Present: Keri Mendler, Planner; Ashley Britt, Assistant City Attorney and Maryann Brown, Administrative Assistant

Guests: Ashley and Alex Fomen

ITEM 2: **Approval of Minutes.**

Chairman asked the Board if there were any questions, additions or deletions to the minutes of the April 12, 2021 meeting. He called for a motion to adopt the minutes of the meeting.

Motion: Susan Sganga moved to approve the minutes of the April 12, 2021 meeting.

Second: Archie Morgan

Action: The motion to approve the minutes passed unanimously with the following votes:

AYES: **Richard Ali, Bob Bullard, Jennifer Smith, Susan Sganga and Archie Morgan**

NAYS: **None**

ITEM 3: **Conflicts of Interest.**

There were no conflicts of interest, however the Chairman disclosed for the record information he had about the following case due to his role as a member of the Union County Historic Preservation Commission. Chairman said this is a historically designated property within the district so it had to go before the Union County Historic Preservation Commission. He said the meeting occurred last week. He said he wanted everyone to know that this is not a conflict of interest for him. He said at that meeting, the COA was presented to the Commission and after some discussion, they voted to approve the swimming pool, approve the brick wall and approve the pool with decking. He said part of the COA was to add wooden shutters and new energy efficient windows. He said the shutters were not approved at the

D R A F T

meeting. He said that the discussion was that it would not be appropriate to put shutters on a brick home of that design. He said it would not be historically accurate. He said the windows were also not approved. He said the suggestion was to put interior storm windows in place of new windows. He said with those changes to the COA, the County Commission voted unanimously to approve the amended COA.

ITEM 4. COA PLHR-2021-00056 Certificate of Appropriateness – The Historic District Commission is requested to consider a Certificate of Appropriateness request from Ashley Fomen to replace an existing aluminum picket fence with a new privacy brick wall, no taller than 6-feet, install a new pool and concrete decking, and add wood shutters at the property located at 408 Lancaster Avenue (Tax ID #09-235-216)

Chairman asked any parties offering testimony to come forward and be sworn. Keri Mendler and Ashley Fomen came forward and were sworn, separately.

Keri Mendler, Planner, introduced this item and said this is a Certificate of Appropriateness request from Ashley Fomen for 408 Lancaster Avenue. She said at this time she would introduce the findings:

Findings:

1. The subject property located at 408 Lancaster Avenue is owned by Ashley Fomen 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 April 12, 2021, the applicant applied for a COA to request approval to replace an existing aluminum picket fence with a new privacy brick wall, no taller than 6-feet, install a new pool and concrete decking, and add wood shutters at 408 Lancaster Avenue. (Exhibit 4-9)
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 10-11)

Keri said as the Chairman stated, this property is locally designated. She said the applicant did go before the Union County Historic Preservation Commission on May 5, 2021. She said the County Commission approved the request with the exception of the shutters, which were not approved, as they were not an appropriate design for the era of the house.

DRAFT

Keri said part of this application does include shutters, which was disapproved by the County Commission. She said this Commission will still have to take action on that because it is a part of this application. She said, however, with the County denying that request she would caution this Commission to do so as well only because a locally designated property would have to comply with the County Preservation Commission in order to apply for a 50% tax credit. She said even if you were to approve that they were appropriate, the applicant would not be able to add the shutters based on the County's ruling.

Keri said staff has provided the appropriate guidelines and conclusions in your staff report. She said she would be happy to answer any questions you may have and the applicant and property owner is here as well.

Archie Morgan asked Keri what was that ruling on. Keri said the shutters were denied.

Jennifer Smith asked what year the house was built. Ashley Fomen said 1926. Ms. Smith asked if the Commission just did not like the style of the shutters. Keri said there were no shutters on this house that we could find. She said the Commission did not believe it was an accurate design for that era house.

Ashley Fomen came forward and said she resides at 408 Lancaster Avenue. She said when she went in front of the County Commission, the idea of shutters was denied. She said she asked if a change in style would be okay, and they denied this as well.

Chairman asked if there were any further questions for Keri. Archie Morgan asked Keri what are we here to approve. Keri said you are here to take action on all the items, including the shutters, the pool with the decking and changing the aluminum picket-style fence to the brick privacy wall. She said the windows were a staff level approved item so the letter she sends out will reflect what the County stipulated on that. Mr. Morgan asked if the wood windows with a similar style of existing windows has already been approved. Keri said yes. She said it was a staff level item that was like-to-like for our guidelines. She said that is not for action by this Commission tonight.

Chairman said we have to act on everything that what submitted on the COA request. He said this includes the shutters, fence and pool with decking.

Bob Bullard asked for the height of the brick fence. Ms. Fomen said six (6) feet.

Jennifer Smith said the fence is nice and she likes the pool too. She asked Ms. Fomen if she was going to use the same gate as in the picture. Ms. Fomen said it is questionable because there is a lawn in the back and we need to make sure that whatever gate is there we can push the lawnmower through. She said not necessarily that gate but something similar.

Bob Bullard said he would agree with Keri and disallow the shutters. He said he remembers a few years ago going in that house after a serious fire in the house. He said the question was whether the house would be torn down. He said thank you to Ms. Fomen for fixing and taking care of the house. Ms. Fomen said it is definitely teamwork between herself and her husband.

DRAFT

Chairman asked if there were any further questions or comments. There were none.

Chairman asked if someone would like to make a motion on the Findings of Fact for COA PLHR-2021-00056 to approve or deny.

Motion: Archie Morgan moved that the Historic District Commission deny the wood shutters and allow the privacy fence, as written, along with the 16 x 40 square pool.

Chairman asked Mr. Morgan to add to the motion referencing the particular guidelines.

Archie Morgan added to his motion:

This motion is based on the conclusions:

- Introduce compatible new fences and walls constructed of traditional materials, as this is. The locations and configurations are characteristic of the district. Keeping the height of new fences and walls consistent with the height of traditional fences and walls in the district, which this is.
- Regarding the pool, introduce contemporary equipment or incompatible site features, including satellite dishes, playground equipment, mechanical equipment and swimming pools, in locations that do not compromise the historic character of the building, site or district. He said the pool is in the backyard; he said it does not compromise the historic character.

Second: Richard Ali

Action: The motion to approve the Findings of Fact passed unanimously with the following votes:

AYES: Richard Ali, Bob Bullard, Jennifer Smith, Susan Sganga and Archie Morgan

NAYS: None

Motion: Archie Morgan said based on the preceding findings of fact, he moves that the Historic District Commission grant the Certificate of Appropriateness to this applicant regarding the proposals as shown, except for the shutters, in application COA PLHR-2021-00056.

Second: Richard Ali

Action: The motion to approve the Certificate of Appropriateness subject to the conditions in the previous motion passed unanimously with the following votes:

DRAFT

AYES: Richard Ali, Bob Bullard, Jennifer Smith, Susan Sganga and Archie Morgan
NAYS: None

ITEM 5. Next Meeting

Chairman said on the Agenda it states that the next meeting is June 14, 2021, but there will be a Special Meeting on Monday, May 17, 2021 at 6:30 p.m. requested by a homeowner to have a COA approved.

Archie Morgan asked if this was normal or should this wait until the next regular meeting. Chairman said the applicant wanted to get the work done and the homeowner has to pay the extra cost to have a special meeting. Keri said it is not normal but there is an outlet if someone wishes to request one.

ITEM 6. Other

Bob Bullard said there is a house at the end of Main Street in front of the Baptist Church, a big yellow house. He said it is a commercial business and the owner came before this Commission several years ago. He said during some of their construction they removed the front steps and never put them back. Chairman said the front fence was actually damaged by a car. He said a car drove into the fence and knocked it down. He said the owner removed more of the fence and he did not know if a new fence is being fabricated at this time. Mr. Bullard asked if they were just going to leave it that way. Jennifer Smith said it has been almost a year. Ms. Smith said she spoke to the owner not too long ago and he said the fence would be put back, but he had a lot of expenses and with Covid going on, etc. She said it would be quite expensive since it was real wrought iron. Mr. Bullard said he was talking about the front steps going up to the porch.

Discussion was held on replacing the steps. Keri said she will check on this and look at past approved COAs.

Jennifer Smith said to Keri that there is a house near S. Washington Street, on the Lancaster side, going toward Windsor Street that has a brand new addition added to the back of the house. Keri googled this house and said there was an approved COA to do this work about a year ago.

Chairman asked Keri how we were doing with COAs and if there are many on the horizon. Keri said not that she knows of.

DRAFT

ITEM 7. Adjournment.

Motion: Archie Morgan made a motion to adjourn this meeting.
Second: Bob Bullard
Action: The motion to adjourn passed unanimously with the following votes:

AYES: Richard Ali, Bob Bullard, Jennifer Smith, Susan Sganga and Archie Morgan

NAYS: None

The meeting adjourned at 6:52 pm.

Respectfully submitted,

Richard F. Ali
Chairman

Maryann Brown /s/
Secretary to the Board

HISTORIC DISTRICT COMMISSION MINUTES
MONDAY, MAY 17, 2021 AT 6:30 PM
SPECIAL MEETING
CONFERENCE ROOM - CITY HALL
300 West Crowell Street, Monroe, North Carolina

To be Approved at the June 2021 Meeting
Attendees to Sheri Laney on 5-18-21

D R A F T

ITEM 1: **Call to Order.**

Richard F. Ali, Chairman, called the meeting to order at 6:30 p.m. Maryann Brown called the roll.

Members Present: Richard F. Ali, Jennifer Smith, Archie Morgan and Susan Sganga

Members Absent: Bob Bullard and James Kerr

Staff Present: Keri Mendler, Planner; Mujeeb Shah-Khan, City Attorney and Maryann Brown,
Administrative Assistant

Guests: Mike Calzaretta of Mike's Fine Home Remodeling

Chairman stated that several months ago the Commission passed a motion regarding wearing masks at meetings. He wanted to know how everyone feels about this at this time. Archie Morgan said he would like to make the following motion:

Motion: Archie Morgan made a motion, that in light of the Governor's Order, we lift the motion to wear masks at meetings.

Second: Richard Ali

Action: The motion passed unanimously with the following votes:

AYES: **Richard Ali, Jennifer Smith, Susan Sganga and Archie Morgan**

NAYS: **None**

Mujeeb Shah-Khan informed everyone that a Special Meeting restricts you to discuss this application only. He asked Maryann to make a note that the motion is improper. He said although it is significant, you are not allowed to go beyond what is before you.

ITEM 2: **Conflicts of Interest.**

There were none.

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)

Chairman asked any parties offering testimony to come forward and be sworn. Keri Mendler and Mike Calzaretta came forward and were sworn, separately.

Keri Mendler, Planner, introduced this item and said this is a Certificate of Appropriateness request from 401 E. Talleyrand Avenue. She said at this time she would introduce the findings:

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)

Keri said staff has provided the appropriate guidelines and conclusions in your staff report. She said she would be happy to answer any questions you may have and the applicant and property owner is here as well.

Archie Morgan said he was a little confused because the staff report said this lot has been vacant since 1991. Keri said this was her fault. She said the staff report was recycled from a few months ago when the applicant came before you. She said it should have been revised.

Archie Morgan asked if there were any pictures of what is there now. Keri said the only picture she has is when she took a picture of the sign that she posted. She said it is currently still under construction.

Archie Morgan said he is assuming there are other chimneys in the neighborhood. Keri said that is a good question but she did not count or check into this. However, she said she knows there are chimneys in the Historic District.

Jennifer Smith said she realizes that this is a new house but the Guidelines specifically say not to add chimneys or windows or whatever else is against the current Guidelines. Archie Morgan read from the Guidelines, "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". He said he did not think, in this case, the chimney would compromise the integrity of that building. Ms. Smith said she did not have any idea of what it is going to look like or anything else. She said the picture is someone else's property. Ms. Morgan said from what he understands he is going to put that chimney on the side of that new construction using the matching brick. Mr. Calzaretta came forward and said it will match the bricks from the foundation and front porch. He said it is an exterior chimney. He said it will look historical and he has done numerous fireplaces and

chimneys in our area. He said the picture shown was a chimney he built on Medlin Road. He said that is a fireplace he tore down and rebuilt. He said the integrity of the building will not be destroyed.

Archie Morgan said again, he understands what it says about exterior walls, bays, vent, balconies, and so forth, if they will compromise the architectural integrity of the building. He said with this being with matching brick...Jennifer Smith said she assumed that it being brand new along with the house too, it has an issue. Susan Sganga said if we had seen that on the original application we would have approved the whole thing.

Chairman asked if there were any other questions. There were none.

Chairman asked if someone would like to make a motion on the Findings of Fact for COA PLHR-2021-00066 to approve or deny.

Motion: Archie Morgan moved that the Historic District Commission find as a fact that the proposed project COA PLHR-2021-00066, if constructed according to the plans reviewed at this meeting, is congruous with the character of the district because the guidelines state that it is only inappropriate to have these new features if they will compromise the architectural integrity of the building and we do not think that it will. Therefore, the application is generally in harmony with the special character of the neighboring properties and/or the historic district as a whole.

Second: Susan Sganga

Action: The motion to approve the Findings of Fact passed unanimously with the following votes:

AYES: Richard Ali, Jennifer Smith, Susan Sganga and Archie Morgan

NAYS: None

Motion: Archie Morgan said based on the preceding findings of fact, he moves that the Historic District Commission grant the Certificate of Appropriateness to this applicant regarding the proposals as shown, in application COA PLHR-2021-00066, such certificate to be subject to the conditions contained in the previous motion.

Second: Richard Ali

Action: The motion to approve the Certificate of Appropriateness subject to the conditions in the previous motion passed unanimously with the following votes:

AYES: Richard Ali, Jennifer Smith, Susan Sganga and Archie Morgan

NAYS: None

ITEM 4. **Next Meeting - June 14, 2021**

ITEM 5. **Other**

Jennifer Smith said she had a statement she would like to make. Mujeeb Shah-Khan asked if this was related to this application. Ms. Smith said it is not. Mr. Shah-Khan said unfortunately, there is nothing else that can be discussed at this meeting. Ms. Smith said she will bring it up at the next meeting.

ITEM 6. **Adjournment.**

Motion: Archie Morgan made a motion to adjourn this meeting.

Second: Susan Sganga

Action: The motion to adjourn passed unanimously with the following votes:

AYES: **Richard Ali, Jennifer Smith, Susan Sganga and Archie Morgan**

NAYS: **None**

The meeting adjourned at 6:45 pm.

Respectfully submitted,

Richard F. Ali
Chairman

Maryann Brown /s/
Secretary to the Board



STAFF REPORT

PLHR-2021-00097

TO: Historic District Commission Members

DATE: July 12, 2021

FROM: Keri Mendler, Planner

PREPARED BY: William Nance, Planning Intern

SUBJECT: Certificate of Appropriateness request at 505 Parker Street

SUMMARY STATEMENT

The Historic District Commission is requested to consider a Certificate of Appropriateness from Sandra Pittman. The applicant has requested approval to install a wood fence in the front yard and replace the wood privacy fence in the rear of the property located at 505 Parker Street. Staff has approved the section of privacy fence in the rear of the property.

SITE DATA

Type of Action:	Certificate of Appropriateness
Date of Petition:	6-10-21
Name of Petitioner:	Sandra Pittman
Location:	505 Parker Street
Tax ID #:	09-235-046C
Lot Size:	0.30 acres
Zoning Classification:	R-10 (Residential- High Density)

GENERAL INFORMATION

The residential structure is the Dearing-Bundy House, built around 1905 by grocer A.L. Dearing. It was originally located at 108 W. Houston Street, but relocated to 505 Parker Street to allow for expansion of the church and preserve the historic structure. It is a one and one-half story frame Classical Revival cottage that features a T-shaped plan with a hip-roofed main block and symmetrical gabled bays on the side elevations. A large gabled dormer is centered on the front roof slope, and a small gabled dormer is on the west slope. A one-story wing extends across the rear. Tuscan columns linked by a square section balustrade support the one-story wraparound porch. The three-bay façade consists of paired two over two windows flanking the entrance, to the

right of which is a vertical rectangular window. Brick chimneys with corbelled caps are located on the side roof slopes.

RELEVANT DESIGN GUIDELINES

Fences and Walls, pg. 27

1. Introduce compatible new fences and walls constructed of traditional materials only in locations and configurations that are characteristic of the district. Keep the height of new fences and walls consistent with the height of traditional fences and walls in the district.
The proposed fence is wood. The fence will be four-feet or 48" tall. On page 26 of the guideline document, it states "fences in front yards are limited to 36" in height."
 2. It is not appropriate to use fence or wall materials, such as vinyl or chain link fencing, that are inconsistent with the character of the district in front or front side yards.
The proposed fence is a wood picket fence with a solid wood lower portion.
 3. It is not appropriate to use fences or walls to screen front yards and front side yards visible from the street. Limit privacy fences to rear and rear-side yards. Generally, the setback for privacy fences for a rear-side yard is fifteen feet from the front corner of the house.
The fence will have wood pickets on the top section and will be solid wood along the bottom. The front section will be four-feet tall.
-
-

FINDINGS

Staff offers the following Findings:

1. The subject property located at 505 Parker Street is owned by Sandra Pittman 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 June 10, 2021 the applicant applied for a COA to request approval of a wood fence surrounding the front of the property. The fence will be four-feet tall around the front part of the property. (Exhibit 4-6)
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 7-8)

CONCLUSIONS

The proposed construction of a wood fence at 505 Parker Street as presented (is/is not) congruous in concept according to the *Fences and Walls* guidelines of the *South Monroe Historic District Guidelines*:

Fences and Walls, pg. 27

1. Introduce compatible new fences and walls constructed of traditional materials only in locations and configurations that are characteristic of the district. Keep the height of new fences and walls consistent with the height of traditional fences and walls in the district.
2. It is not appropriate to use fence or wall materials, such as vinyl or chain link fencing, that are inconsistent with the character of the district in front or front side yards.
3. It is not appropriate to use fences or walls to screen front yards and front side yards visible from the street. Limit privacy fences to rear and rear-side yards. Generally, the setback for privacy fences for a rear-side yard is fifteen feet from the front corner of the house.

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. Site Plan
6. Photos
7. APOs
8. APO Map

Prepared by: WN 6-21-20



Ortho Map

PLHR-2021-00097

Legend

-  Centerlines
-  Parcels

Existing: R-10
(Residential - High Density)

Owner: Sandra Pittman

Acres: .30



0 40 80
 Feet

Zoning Map

PLHR-2021-00097

Legend

 Parcels

 Centerlines

Zoning Districts

 R-10

Existing: R-10
(Residential - High Density)

Owner: Sandra Pittman

Acres: .30



0 30 60
 Feet

PARKER ST

W HUDSON ST

Historic District Map

PLHR-2021-00097

Legend

-  Parcels
-  Centerlines
-  Historic District

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

Owner: Sandra Pittman

Acres: .30



0 30 60 Feet



PARKER ST

W HUDSON ST



HISTORIC DISTRICT COMMISSION
APPLICATION FOR REVIEW

FOR STAFF USE ONLY

Date submitted: _____
Application No: _____
Approved: _____ Denied: _____
_____ Administrative review
_____ Commission Review

1. Property location: 505 Parker St
Applicant's name: Sandra Pittman
Applicant's address: 505 Parker St
Monroe NC 28112
Applicant's telephone number: 980-699-0803
Applicant's email address: sandiepitt@aol.com
Property Tax identification number: _____ - _____ - _____

2. The property is owned by (if different from above) Same
Address: _____ Telephone: _____

3. The following Certificate of Appropriateness is requested for: Fence Installation
Please provide a brief description of the project: We are seeking to have a new fence to our front yard and replace the existing fence on the other three sides. We have security issues with our dogs. Currently, if one accidentally gets out the front door they can run right into traffic. The front yard fence would provide that extra layer of containment. Front yard fence to be 4' picket fence as shown in photo attached.

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).

Sandra Pittman

Applicant-Printed

Sandra Pittman

Applicant-Signed

6/10/21

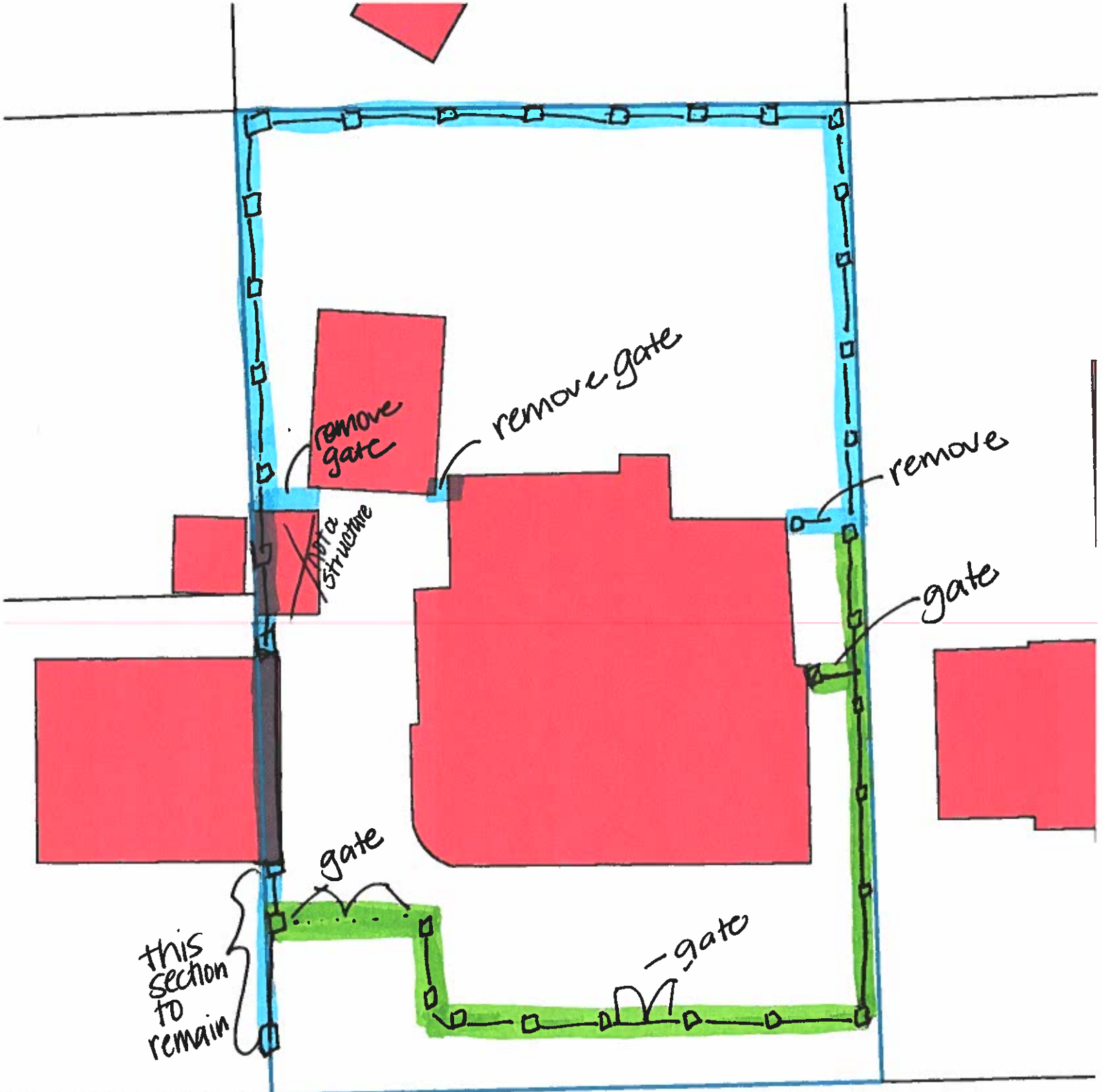
Date Submitted

****If you are signing on behalf of a company, please include your title within the company****

Please sign and return to the Department of Planning & Development, P.O. Box 69, Monroe, NC 28111-0069;
Telephone: (704) 282-4520. Applicants are responsible for providing all required information.

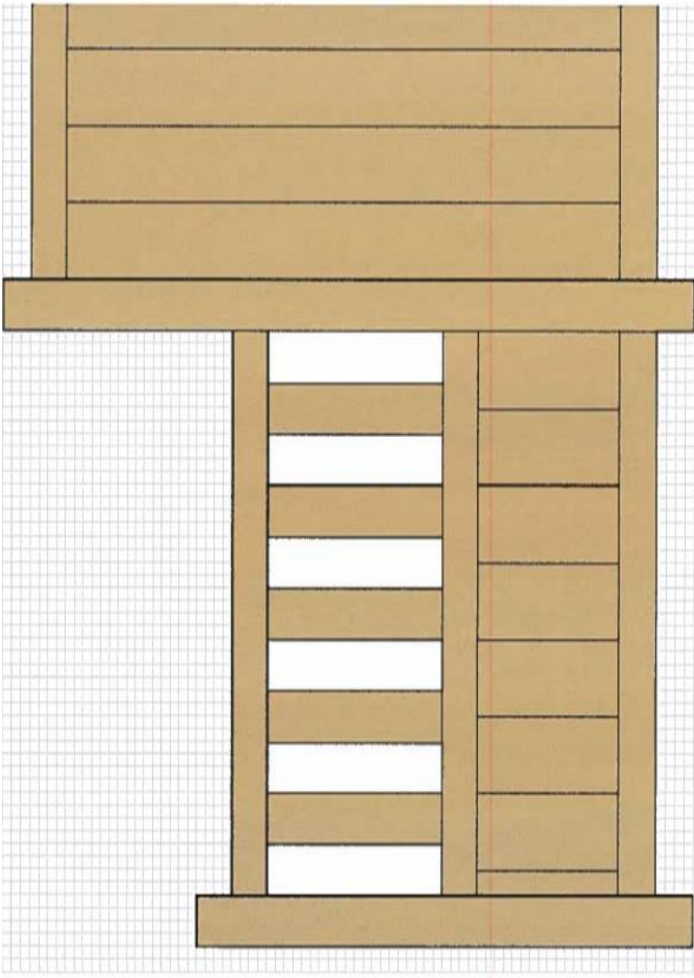
Incomplete applications will not be processed and will not be accepted after the 30 day deadline.

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

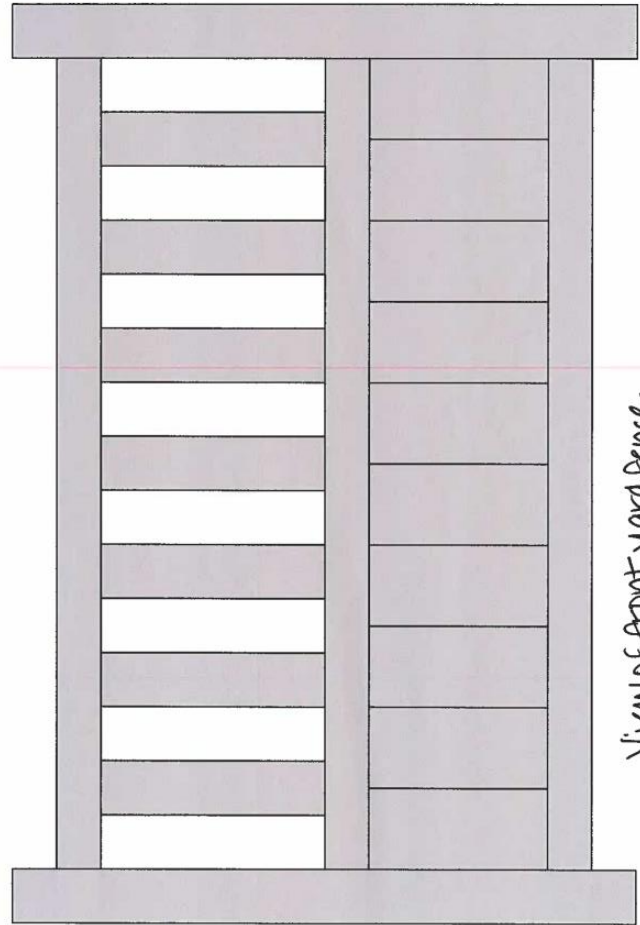


existing fence to be replaced
new fence to be installed

PARKER ST



View of fence transition
from privacy to picket.
This transition happens
on the side yard.



View of front yard fence

09235045
FIRST BAPTIST CHURCH
109 MORROW AVE
MONROE NC 28112

09235046A
WATSON LIANE
WATSON ALLEN
107 W HOUSTON ST
MONROE NC 28112

09235235
NAVA-VINALAY ORTENCIA
502 PARKER ST
MONROE NC 28112

09235039
HELMS LIBBY ZEALY
502 S CHURCH ST
MONROE NC 28112

09235036
HOWARD JAMITHON M
600 S HAYNE ST
MONROE NC 28112

09235038
THRASHER DONNA G
504 S HAYNE ST
MONROE NC 28112

09235099A
BECKER JOSEPH
BECKER MARTHA
201 W HOUSTON ST
MONROE NC 28112

09235100
THAPA BHIM KUMAR
THAPA REBEKAH LOFFER
203 W HOUSTON ST
MONROE NC 28112

09235040
HELMS ANN C
500 SOUTH HAYNE ST
MONROE NC 28112

09235046C
PITTMAN SANDRA SMITH
505 PARKER ST
MONROE NC 28112

09235237
GOMEZ AMALIA
GOMEZ-MIRANDA BENJAMIN
510 PARKER ST
MONROE NC 28112

09235042
FIRST BAPTIST CHURCH
109 MORROW AVE
MONROE NC 28112

09235046
SMITH JENNIFER S
PO BOX 158
MONROE NC 28111

09235046B
DOVGALYUK PAVEL
5628 PARKVIEW LN
EVERETT WA 98203

09235047
BLACKS MEMORIAL PRESBYTERIAN
CHURCH
509 S PARKER ST
MONROE NC 28112

09235099
BECKER JOSEPH
BECKER MARTHA
201 W HOUSTON ST
MONROE NC 28112

09235236
XALTIPA MARIA LUZ
XALTIPA MIGUEL
506 PARKER ST
MONROE NC 28112

09235238
MELCHOR HIPOLITO
MELCHOR MARIA VARGAS
100 CEMETARY ST
MONROE NC 28112

09235037
POLK DONALD O
POLK DOROTHY C
500 WINDY DR
MONROE NC 281102812

09235041
HARKEY JAMES
HARKEY TENLEY S
8415 LANDSFORD RD
MONROE NC 28112

HISTORIC DISTRICT COMMISSION
MEETING OF JULY 12, 2021

505 Parker Street

APO Map

PLHR-2021-00097

Legend

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



0 75 150
Feet

