

**HISTORIC DISTRICT COMMISSION
SPECIAL MEETING
AGENDA**



**Monday, July 26, 2021– 6:30 P.M.
Council Chambers – City Hall
300 West Crowell Street - Monroe, NC**

Item 1. **Call to Order – Roll Call**

Item 2. **Conflicts of Interest**

Item 3. **COA PLHR-2022-00009 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 handicap ramp on the front right side elevation of the house 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.

cc: Planning Staff
Mujeeb Shah-Khan
Ashley Duncan



STAFF REPORT
PLHR-2022-00009

TO: Historic District Commission Members

DATE: July 26, 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 handicap ramp on the front portion of the side elevation of the house.

SITE DATA

Type of Action:	Certificate of Appropriateness
Date of Petition:	7-13-21
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

A new home was recently constructed on this lot. Before the new home was constructed, the lot had been vacant since at least 1991.

RELEVANT DESIGN GUIDELINES

Accessibility, Health, & Safety Considerations, pg. 61

1. Meet accessibility and life-safety code requirements in such a way that the district building's character-defining facades, features, and finishes are preserved.
The applicant is requesting to add a handicap accessible ramp on the front portion of the side elevation in order to access the new home. The handicap ramp will be constructed of wood materials similar to the existing porch.
 2. If needed, introduce new or additional means of access that are reversible and that do not compromise the original design or materials of a historic entrance or porch.
This home is a new home built in 2021; the handicap ramp will be attached to the existing porch but can be easily removed in the future if needed.
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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 July 13, 2021, the applicant submitted an application to construct a handicap ramp on the front side elevation of the existing home that was recently constructed. (Exhibit 4-5)
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 6-7)

CONCLUSIONS

The proposed construction of a new handicap ramp on the front right elevation of the house as presented (is/is not) congruous in concept according to the *Accessibility, Health & Safety Considerations* guidelines of the *South Monroe Historic District Standards*:

Accessibility, Health, & Safety Considerations, pg. 61

1. Meet accessibility and life-safety code requirements in such a way that the district building's character-defining facades, features, and finishes are preserved.
 2. If needed, introduce new or additional means of access that are reversible and that do not compromise the original design or materials of a historic entrance or porch.
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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. Handicap Ramp
6. APO List
7. APO Map

Prepared by: KEH 7-16-21



Ortho Map

PLHR-2021-00009

Legend

- Centerlines
- Parcels

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

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

Acres: .49

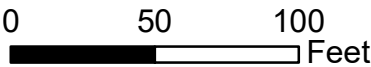


Exhibit 1

Zoning Map

PLHR-2021-00009

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

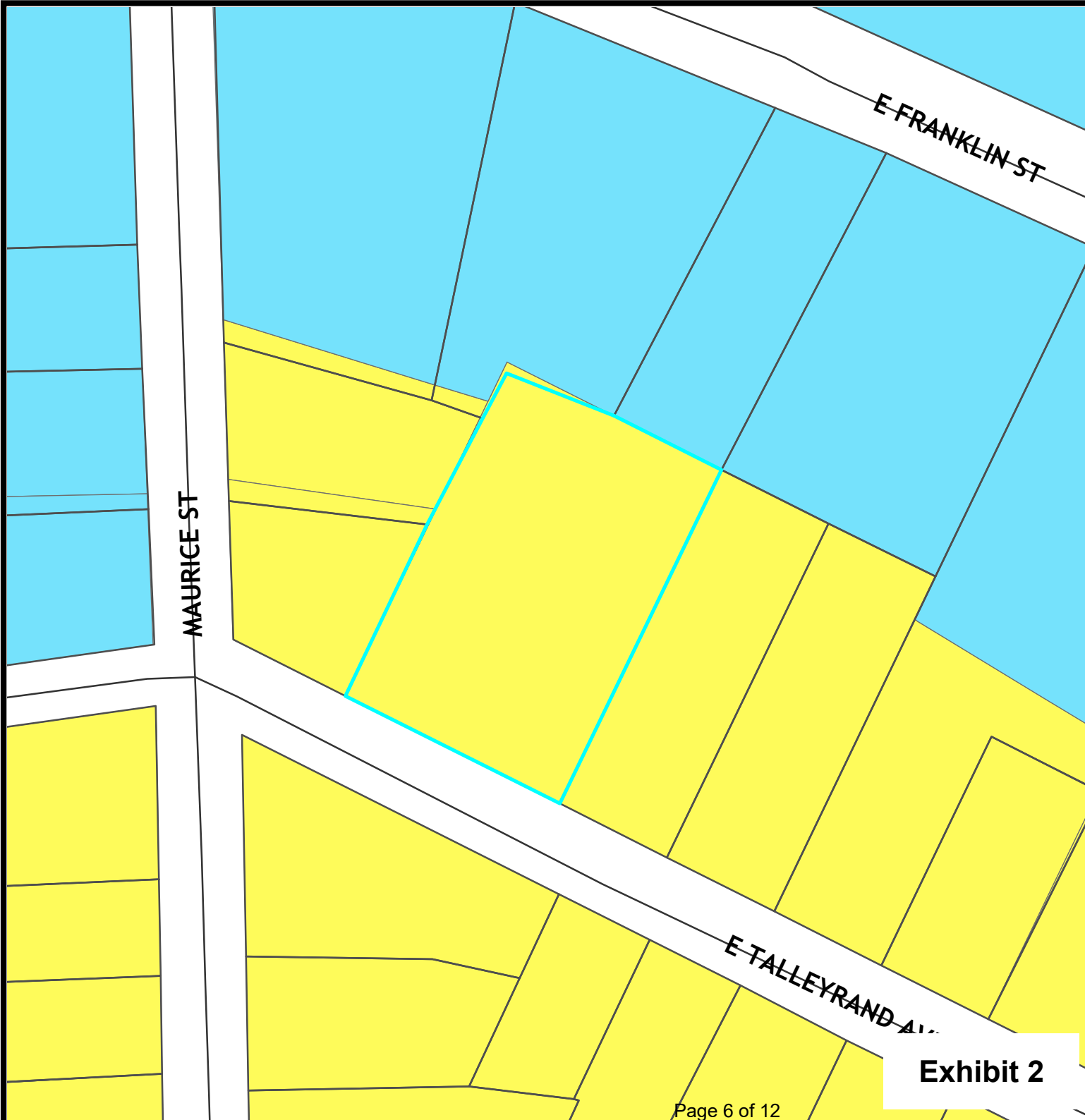
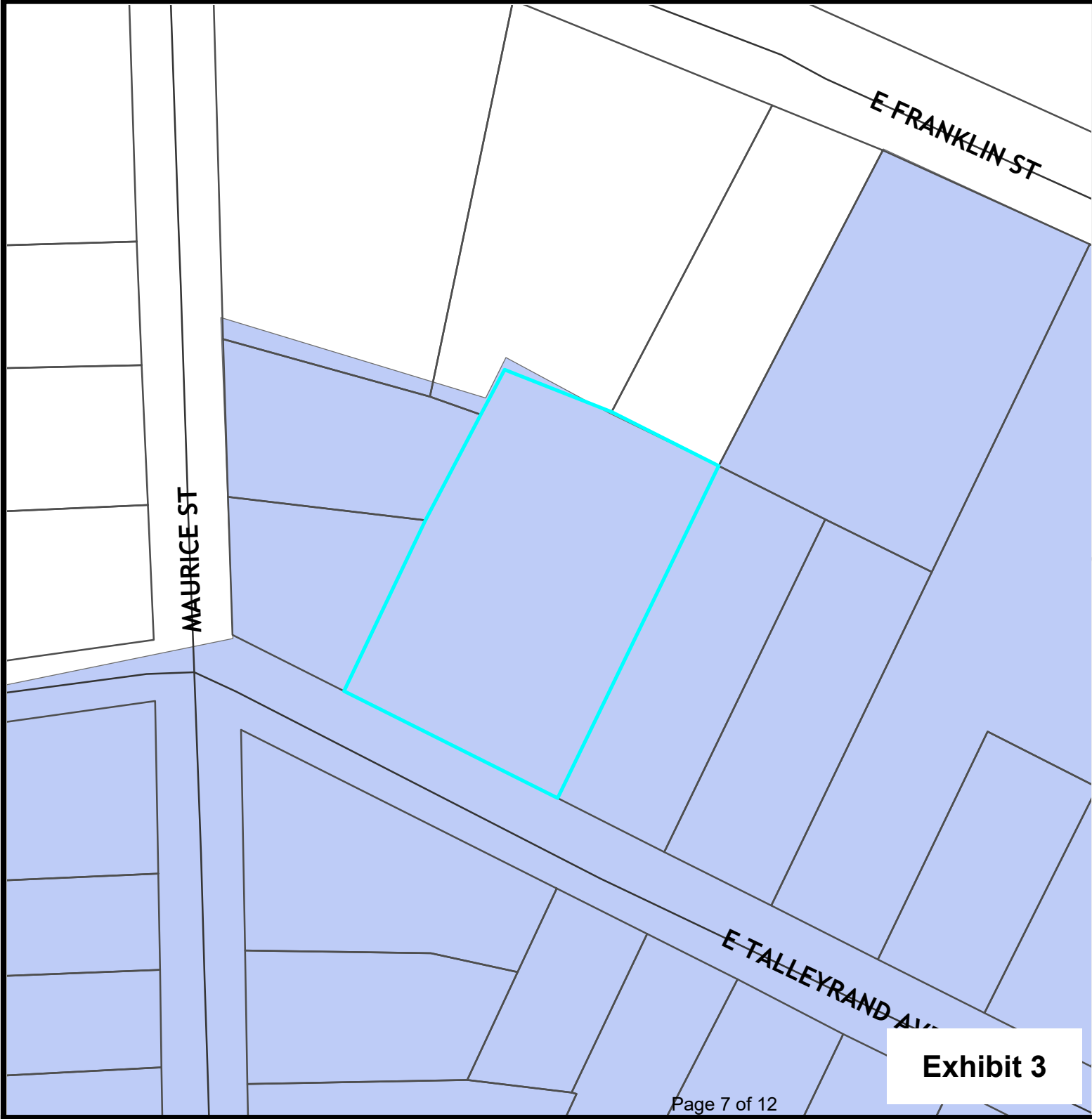


Exhibit 2



**Historic District
Map**

PLHR-2021-00009

Legend

- Centerlines
- Parcels

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

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

Acres: .49

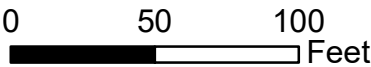


Exhibit 3



HISTORIC DISTRICT COMMISSION
APPLICATION FOR REVIEW

FOR STAFF USE ONLY

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

1. Property location: 401 E. Jolleyrand Ave
Applicant's name: Mike's Fine Home Remodeling
Applicant's address: 501 Sunnybrook Dr Monroe NC
Applicant's telephone number: 704-661-2729
Applicant's email address: ME.Home.Remodeling@gmail.com
Applicant's FAX number: _____
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: Handicap ramp on
Please provide a brief description of the project front porch

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 Calzaretto VP
Applicant- Printed

Jill Calzaretto
Applicant- Signed

7/13/21
Date Submitted

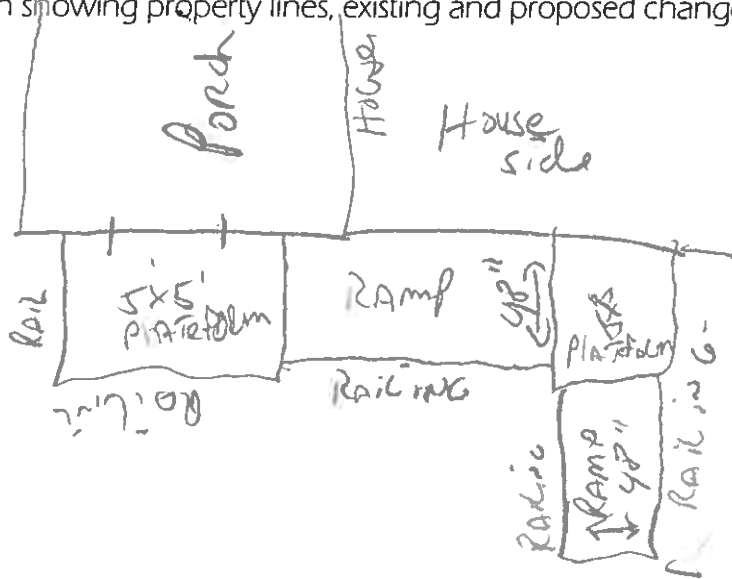
Please sign and return to the Department of Planning & Development, P.O. Box 69, Monroe, NC 28111-0069; Telephone: (704) 282-4520; Fax (704) 282-4735. Applicants are responsible for providing all required information. Incomplete applications will not be processed and will not be accepted after the 30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

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

HISTORIC DISTRICT COMMISSION FINAL PLAN SUBMISSION CHECKLIST

Required materials for all applications:

- ☐ Completed application form. Describe clearly and in detail the nature of the proposed project. Attach additional sheets if necessary.
- ☐ Photographs of site and existing conditions, as well as any proposed materials.
- ☐ Site plan showing property lines, existing and proposed changes



DO NOT WRITE BELOW THIS LINE

Additional conditions and remarks: _____

Authorized signature

Date



Exhibit 5

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

401 E. Talleyrand Avenue

APO Map

401 E. Talleyrand Ave.

Legend

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



Exhibit 7