

HISTORIC DISTRICT COMMISSION MEETING AGENDA



Monday, October 11, 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 – September 13, 2021**
- Item 3.** **Conflicts of Interest**
- Item 4.** **COA PLHR-2022-00039 Certificate of Appropriateness – The Historic District Commission is requested to consider a Certificate of Appropriateness request from Thomas and Jennifer Loria for approval to install an aluminum fence in the front yard and replace the wood privacy fence in the rear of the property located at 305 Maurice Street (Tax ID #09-231-141)**
- Item 5.** **COA PLHR-2022-00047 Certificate of Appropriateness – The Historic District Commission is requested to consider a Certificate of Appropriateness request from Lazarus Properties, LLC for approval to construct a shed in the rear yard of the property located at 505 W. Jefferson Street (Tax ID #09-232-243)**
- Item 6.** **COA PLHR-2022-00048 Certificate of Appropriateness – The Historic District Commission is requested to consider a Certificate of Appropriateness request from Greg Moore for approval to add a 20' x 20' concrete pad behind the structure of the property located at 215 S. Main Street (Tax ID #09-232-075A)**
- Item 7.** **Next Meeting: November 8, 2021**
- Item 8.** **Adjournment**

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

HISTORIC DISTRICT COMMISSION MINUTES

MONDAY, SEPTEMBER 13, 2021 AT 6:30 PM

COUNCIL CHAMBERS - CITY HALL

300 West Crowell Street, Monroe, North Carolina

To be Approved at the October 2021 Meeting
Attendees to Sheri Laney on 9-14-21

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, James Kerr, Jennifer Smith, Archie Morgan and Susan Sganga

Members Absent: None

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

Guests: Marvin Frockt and Matthew Belk

ITEM 2: Approval of Minutes.

Chairman asked the Board if there were any questions, additions or deletions to the minutes of the August 9, 2021 Meeting. He called for a motion to adopt the minutes of the meeting.

Motion: Jennifer Smith moved to approve the minutes of the August 9, 2021 meeting.

Second: Archie Morgan

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

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

NAYS: **None**

ITEM 3: Conflicts of Interest.

There were no conflicts of interest.

ITEM 4. COA PLHR-2022-00023 Certificate of Appropriateness – The Historic District Commission is requested to consider a Certificate of Appropriateness request from Marvin Frockt for approval of previously replaced wood windows with the addition of two-dimensional vinyl slats at the property at 202 Maurice Street (Tax ID #09-231-186)

Chairman asked any parties offering testimony to come forward and be sworn. Keri Mendler, William Nance and Marvin Frockt came forward and were sworn.

William Nance, Intern, introduced this item and said this is a Certificate of Appropriateness request from Marvin Frockt. He said at this time he would introduce the findings.

Findings:

1. The subject property located at 202 Maurice Street is owned by Marvin Frockt 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 August 20, 2021, Marvin Frockt applied for a COA in order to request approval for previously replaced wood windows with the addition of 2-dimensional vinyl slats. The applicant is also requesting approval for a 10 foot by 30-foot asphalt driveway. (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)

William said staff has provided the appropriate guidelines and conclusions in your staff report. He said he would be glad to answer any questions you may have and the applicant is here to answer any questions as well.

Chairman asked William when the current windows were installed. William said he cannot be certain when the windows were installed but they are wooden windows that were installed prior to the applicant purchasing the home. Keri said the original windows had a true divided light so they had actual muntins that had a 3-dimensional character to them. She said the guidelines specifically state that 2-dimensional simulations of pane subdivision is not appropriate. She said the previous owner replaced a true divided light window with a 1 over 1 paned design and then Mr. Frockt added the slats so that it would have the 4 over 1 pane design that it originally had. Chairman asked Keri if they added mullions to the top part. Keri said they added slats to the glass.

Archie Morgan asked if that COA was approved. Keri said that is why we are here tonight. Archie Morgan said then we are here after the fact. Keri said correct. She said the windows were installed without approval. Chairman asked when they were installed. Keri said she did not know; the owner purchased the house at end of June or July. She said we were not aware of it until there was an inspection or consultation with Building Standards. She said that is when it was brought to our attention. She said we reached out to the owner and that is why we are here tonight.

Jennifer Smith asked Keri if the slats are just sitting on the window. Keri said they are glued onto the glass.

James Kerr asked if they were thermal windows. Keri said the applicant can answer this question.

William asked if there any other questions for him. There were none.

Chairman asked Mr. Frockt to come forward.

Mr. Marvin Frockt came forward and said his address is 17453 Campbell Hall, Charlotte. He said when he bought the house it had been closed up for a couple of years. He said there had been work done on the house. He said it was not an expensive house; it was a \$100,000 house. He said there were new, all-wood windows but they did not have the slats. He said he looked for the 3-dimensional slats and it was very difficult to find them. He said he was able to find the 2-dimensional slats. He said they are plain, they are 7/8" wide, and from what he understands, they have the appearance of the old, original windows.

Mr. Marvin Frockt said he put the slats on the window. He said they are vinyl but they match up with everything on the window, in the framing. He said he took some pictures of other houses in the neighborhood that are just like his house. He said they do not have slats. He said if you do not want him to have the slats, he can take them down. He said they never need painting and back in 1931, they did not have this option.

Chairman asked Mr. Frockt if the slats were on when he purchased the house. Mr. Frockt said no, he put these on after he talked with Keri. He said Keri told him that we need the appearance of the original look. He said this would take care of that.

Jennifer Smith asked Mr. Frockt if he bought this house to resell or use as a rental. Mr. Frockt said probably a rental. He said it is a great area. He said one thing that is interesting also is that all the wood framing is original. He said the shake siding is original. He said he is going to have that fixed which is over his budget but he wants to have it done right. He said it will be painted.

Bob Bullard said to Mr. Frockt that Keri told him right to an extent. He said the first choice is that it be like the original, not just in appearance but 3-dimensional just like the original window.

Susan Sganga said she actually researched this and some people take molding, which is 3-dimensional, and they attach it to their windows. She said this is an option and there are little pieces of molding that is wood. She said it would be more like the original.

Mr. Frockt said he looked on three (3) websites and he looked for that. He said he also looked for the vinyl 3-dimensional so that it did not have to be sanded and painted. He said they did not have these options back in the old days. He said he looked under window grills and everything is crisscrossed. He said he did not find any straight slats. He said for the easy maintenance, the look, and they are going to stay there forever. He said other thing was across the street there is a house with the same windows but it doesn't have the slats. He said the one next to it doesn't have the slats. He said if you would rather he take them down, he could do that. He said the windows are beautiful.

James Kerr asked Mr. Frockt if he still had the original windows. Mr. Frockt said he never had them, they were done before he purchased the house. Mr. Kerr asked if the frames were there. Mr. Frockt said yes.

Jennifer Smith said her only concern is that vinyl is not in our guidelines. Mr. Frockt asked if the guidelines could be adjusted. He said it is a new era and as long as they still have the look, the integrity, and the appearance of what you want to achieve, which he agrees with.

Archie Morgan said it is a slippery slope. He said half the Historic District would love to have vinyl windows, himself included. Keri said the standards say that vinyl is not an appropriate replacement.

Mr. Frockt asked if there was any flexibility. He said he read in the guidelines...Chairman asked Mr. Frockt if all the windows were like this now. Mr. Frockt said they are all wood. He said a couple of them in the back were not replaced. He said they all have slats.

James Kerr asked Mr. Frockt if the replacement windows were 1 over 1. Mr. Frockt said yes. Mr. Kerr asked if every bit of the interior and exterior exposed framing is wood. Mr. Frockt said yes. Mr. Kerr said he would defer to the wishes of the Commission but he would rather see a 1 over 1 window with no vinyl vertical dividers because if you look at Craftsmen architectural styles and any architectural book there are 1 over 1 windows found in some Craftsman homes, not many, but some. He said it is obviously not original but he would rather just see a wood top and bottom with no vinyl.

Chairman asked if the slats were glued on. Mr. Frockt said yes, they can be removed.

Mr. Kerr said to Mr. Frockt at the same time could you remove the plastic shutters. Mr. Frockt said they were on when he bought the house. Mr. Kerr said it is doubtful the house would have had shutters. He said they would have been considered frivolous because they would not have operated.

Archie Morgan asked Mr. Frockt if they were the original windows. Mr. Frockt said they are the original windows. He said the windows when he bought the house didn't have the slats. He said they were 1 over 1. He said he put the slats on the windows. Mr. Morgan asked Keri what the house had originally. Keri said the house originally had true divided glass panes so the four (4) panes you see on top is an individual pane with a muntin and another individual pane. She said it had the 4 over 1 pane design. She said when he (Mr. Frockt) bought the house he had replaced it with a 1 over 1 design. She said then he added the vinyl slats which were glued on top of the 1 over 1 to at least give the appearance of a 4 over 1 design.

Bob Bullard said it is a very common configuration for a window in Monroe. Jennifer Smith said this was true.

James Kerr said he is making a friendly suggestion to remove the vinyl and recommended removing the vinyl shutters. He said the said rest of the house has the original shake, which is probably pine or cedar, and it would be charming.

Chairman said the Commission is considering the COA application made here. He said he did not know whether we can make other changes to the house. He said the shutters are not part of the application.

Bob Bullard said the previous owner did some things that we have ordinances against, and when Mr. Frockt bought the house, he bought the sins of the previous owner. He said to Mr. Frockt that there have been no COAs issued on this house. He said he would like to see the windows back as they were before the previous owner made them 1 over 1. He said they should have the mullions making the window a true 4 over 1 pane. He said nobody ever applied for a COA for the shutters. Keri said shutters were not included as part of this request so the shutters cannot be up for discussion at tonight's meeting. She said for tonight it is the windows and the driveway.

Jennifer Smith asked if a carpenter could make the wood muntins. Mr. Frockt said he checked into this and it would be eight (8) months to a year before they get around to it because it is not a big job. He said the price would be astronomical as well.

James Kerr asked if the Chair was ready to close the discussion and have a finding of fact. Chair said we haven't addressed the driveway yet. He said Mr. Frockt is requesting an asphalt driveway on the left side of the house.

Jennifer Smith asked if there was a driveway already there and you are just replacing it. Mr. Frockt said there is 17 feet from his neighbor's property to his house. He said he believes ten (10) feet is what is required. Keri said yes. Mr. Frockt said there is plenty of room there. He said he does not want to go all the way back but was thinking of going back about 30 feet.

Archie Morgan asked if there are other asphalt driveways in that neighborhood. Mr. Frockt said [people talking, could not hear]. He said he did see some new houses that have concrete driveways. He said Keri told him that if he did concrete, he would have to color it. Jennifer Smith said yes, she had to color her driveway. Mr. Frockt said he would then probably do asphalt.

Chairman asked if there were any comments on the driveway.

James Kerr asked if this Commission can approve the driveway but not the vinyl mullions. Keri said your approval would just be approving part of the request and not approving the other part. She said if you were making conditions on the approval of the windows you just need to explain what you are approving.

Chairman asked James Kerr if he would like to make the motion.

Motion: James Kerr moved that the Historic District Commission find as a fact that the proposed project COA PLHR 2022-00023, if constructed according to the plan reviewed at this meeting, is not congruous with the character of the district because the standards state that wood windows shall and always will be a most important part of the architectural integrity of the property, and here the applicant is requesting to add vinyl, which is specifically excluded. The driveway portion is acceptable.

Therefore, the application is accepted for the driveway but is not accepted for the addition of the vinyl vertical mullions. He said the driveway is found to be generally in harmony with the special character of the neighboring properties and the Historic District as a whole.

Chair asked if we needed to address the existing grids. He asked if we have to specify that they need to come out. Keri said the Commission should be clear as to what you are approving.

James Kerr added to his motion a friendly amendment that the slats be removed. This would leave a wooden framed double-hung window, 1 over 1 design.

Second: Jennifer Smith

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

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

Chairman asked for a motion to approve the Certificate of Appropriateness.

Motion: Richard Ali said based on the preceding findings of fact, he moved that the Historic District Commission grant the Certificate of Appropriateness to this applicant, regarding the proposals as shown and given to us, subject to the conditions in the previous motion, for application COA PLHR 2022-00010.

Second: James Kerr

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

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

Mr. Frockt asked in translation, does he need to take the slats down. Chairman said yes, but the driveway was approved as requested. Mr. Frockt said thank you and nice meeting you all.

ITEM 5. **COA PLHR-2022-00028 Certificate of Appropriateness – The Historic District Commission is requested to consider a Certificate of Appropriateness request from Richard Jordan for approval to install a shed in the rear yard 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 William Nance came forward and were sworn. Chairman asked Keri if the applicant was here. Keri said no.

William Nance, Intern, introduced this item and said this is a Certificate of Appropriateness request for 401 E. Talleyrand Avenue. He said at this time he would introduce the findings:

Findings:

1. The subject property located at 401 E. Talleyrand Avenue is owned by Richard C. Jordan 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 August 3, 2021, the applicant submitted an application to build a 10-foot by 10-foot wooden shed. (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)

William said staff has provided the appropriate guidelines and conclusions in your staff report. He said he would be glad to answer any questions you may have and the applicant is here to answer any questions as well.

Archie Morgan said the application was to build a shed. He said the pictures showed a pre-fab shed. He asked if the City had any problem with pre-fab sheds as long as they are wood and not metal. William said we have accepted and approved pre-fab sheds in the past. He said there is actually one next door at 403 E. Talleyrand that was done at the end of last year. He said it is wooden and the Commission added the stipulation that it has to be painted the same color as the house.

James Kerr asked William if the house on this property has vertical siding. William said it has horizontal siding.

James Kerr asked William if the shed that was approved last year has siding that matches the house. Keri said if she is not mistaken, the house next door does have horizontal siding similar to this house. She said the picture that was submitted to this Commission had the same kind of siding.

James Kerr asked if this shed is wood. Keri said yes, that is her understanding. Jennifer Smith asked if the doors were too. Keri said yes, that is also her understanding.

Archie Morgan said if these have been approved in the past, do we need to stipulate that it be painted the same color as the house. Keri said we do not regulate color. She said in the past it may have been a recommendation to match the color of the house but it was not an actual condition.

Bob Bullard said for what it is worth he rode by the house today. He said it has a privacy fence around the backyard and you cannot tell what is back there.

Jennifer Smith asked about the roofing on the shed. She said she just wanted to make sure it was not fiberglass. William said unfortunately we only have the information in the application. Keri said it appears that they are asphalt shingles but if that is a concern you may certainly make that a condition.

Chairman asked if there were any more questions for William or Keri. There were none.

Chairman asked if someone would like to make a motion on the Findings of Fact for COA PLHR 2022-00028 to approve or deny.

Motion: Archie Morgan moved that the Historic District Commission find as a fact that the proposed project COA PLHR 2022-00028, if constructed according to the plan reviewed at this meeting that the shed is all wood, with no metal or aluminum and has asphalt shingles, is congruous with the character of the district because the standards state that it is not appropriate to introduce prefabricated metal accessory structures in the Historic District, and it also states that it is not appropriate to introduce a new garage or accessory building if doing so will detract from the overall historic character of the primary building and it does not.

Therefore, the application is generally in harmony with the special character of the neighboring properties and the Historic District as a whole.

Second: Susan Sganga

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

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

NAYS: None

Chairman asked for a motion to approve the Certificate of Appropriateness.

Motion: James Kerr said based on the preceding findings of fact, he moved that the Historic District Commission grant the Certificate of Appropriateness to this applicant, regarding the proposals as shown and given to us, subject to the conditions in the previous motion, for application COA PLHR 2022-00028.

Second: Jennifer Smith

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

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

NAYS: None

ITEM 6. **Other**

There was no other business.

ITEM 7. **Next Meeting – October 11, 2021**

ITEM 8. **Adjournment.**

Motion: Jennifer Smith made a motion to adjourn this meeting.

Second: Archie Morgan

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

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

NAYS: None

The meeting adjourned at 7:11 pm.

Respectfully submitted,

Richard F. Ali
Chairman

Maryann Brown /s/
Secretary to the Board



STAFF REPORT

PLHR-2022-00039

TO: Historic District Commission Members

DATE: October 11, 2021

FROM: Keri Mendler, Planner

PREPARED BY: William Nance, Planning Intern

SUBJECT: Certificate of Appropriateness request at 305 Maurice Street

SUMMARY STATEMENT

The Historic District Commission is requested to consider a Certificate of Appropriateness from Thomas and Jennifer Loria. The applicant has requested approval to install an aluminum fence in the front yard and replace the wood privacy fence in the rear of the property located at 305 Maurice 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:	9-9-21
Name of Petitioner:	Thomas and Jennifer Loria
Location:	305 Maurice Street
Tax ID #:	09-231-141
Lot Size:	0.3970 acres
Zoning Classification:	R-10 (Residential- High Density)

GENERAL INFORMATION

Payne - Neal House; circa 1907

Apparently built shortly after Thomas J. Payne acquired his lot at the corner of Maurice and Everett Streets, this large colonial Revival house is quite similar to the William E. Cason House on S. Main St., which was built about two years earlier. Payne was the manager and a part-owner of Piedmont Buggy company, which went out of business in 1917. In that year the house was acquired by Dr. J. W. Neal (1859-1944), a graduate of the University of North Carolina and the University Medical College of New York, who had previously lived on South Church Street [#26]. The two-story, double-pile, side-hall plan frame house has a hip-roofed main block with two-story,

pedimented projecting bays--semi-octagonal on the south, square on the facade and semi-hexagonal on the north. The tympanum of each pedimented contains a lunette, and the tin shingle roof has acroteria and a hip dormer on the front slope. The one-story wrap-around porch has a two-tier central entrance pavillion, a porte cochere on the north and a shallow gabled pavillion on the south. The porch has Ionic and Tuscan columns and turned balusters. The house displays a wealth of Art Nouveau stained, leaded and beveled glass, including a stained glass Palladian window on the second floor, south elevation, which lights the stair hall. A two-story rear ell is surrounded by a one-story wing from which a small, one-story latticed porch extends. Non-decorative windows are one over one sash; tall interior brick chimneys have corbeled caps.

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 aluminum. The fence will be four-feet or 48" tall.
 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 an aluminum fence with decorative finials and will be located in the front yard.
 3. Fences in front yards are limited to 36" in height. Typically they are constructed of metal or wood and allow for visibility through the fence. In rear yards, fence height may reach six feet and fences may have more opacity.
The proposed fence will be four-feet or 48" tall. The fence will be aluminum picket style, therefore, it will allow for visibility through the fence.
-

FINDINGS

Staff offers the following Findings:

1. The subject property located at 305 Maurice Street is owned by Thomas and Jennifer Loria 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 September 9, 2021 the applicant applied for a COA to request approval of an aluminum fence surrounding the front of the property. The fence will be four-feet or 48" tall around the front part of the property. (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 an aluminum fence at 305 Maurice Street as presented (is/is not) congruous in concept according to the *Fences and Walls Standards* of the *South Monroe Historic District Standards*:

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. Fences in front yards are limited to 36” in height. Typically they are constructed of metal or wood and allow for visibility through the fence. In rear yards, fence height may reach six feet and fences may have more opacity.

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. Detailed Site Plan
7. Photos
8. APOs
9. APO Map

Prepared by: WN 9-24-21



Ortho Map

PLHR-2022-00039

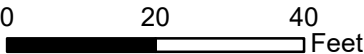
Legend

-  Centerlines
-  Parcels

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

**Owner: Thomas and
Jennifer Loria**

Acres: .3970



Zoning Map

PLHR-2022-00039

Legend

-  Parcels
-  Centerlines

Zoning Districts

-  R-10

Existing: R-10
(Residential - High Density)

**Owner: Thomas and
Jennifer Loria**

Acres: .3970



0 30 60
 Feet

MAURICE ST

EVERETTE ST

Historic District Map

PLHR-2022-00039

Legend

-  Parcels
-  Centerlines
-  Historic District

Existing: R-10
(Residential - High Density)

**Owner: Thomas and
Jennifer Loria**

Acres: .3970



0 30 60
 Feet

MAURICE ST

EVERETTE ST



HISTORIC DISTRICT COMMISSION
APPLICATION FOR REVIEW

FOR STAFF USE ONLY

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

1. Property location: 305 Maurice Street Monroe, NC 28112
Applicant's name: Thomas and Jennifer Loria
Applicant's address: 305 Maurice Street
Monroe, NC 28112
Applicant's telephone number: 704.777.8994
Applicant's email address: jennrloria@gmail.com
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: Replace existing backyard fence & addition of front yard fence
Please provide a brief description of the project. _____
Replacing current backyard fence with another wooden fence, picture box style, 6 feet in height.

Addition of aluminum finial topped aluminum fence in the front yard, 4 feet in height.

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).

Jennifer Loria

Applicant- Printed

Verified by PDFfiller

Jennifer Loria

09/09/2021

Applicant- Signed

09/09/2021

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.

305 Maurice St.
MORRIS NC 28112

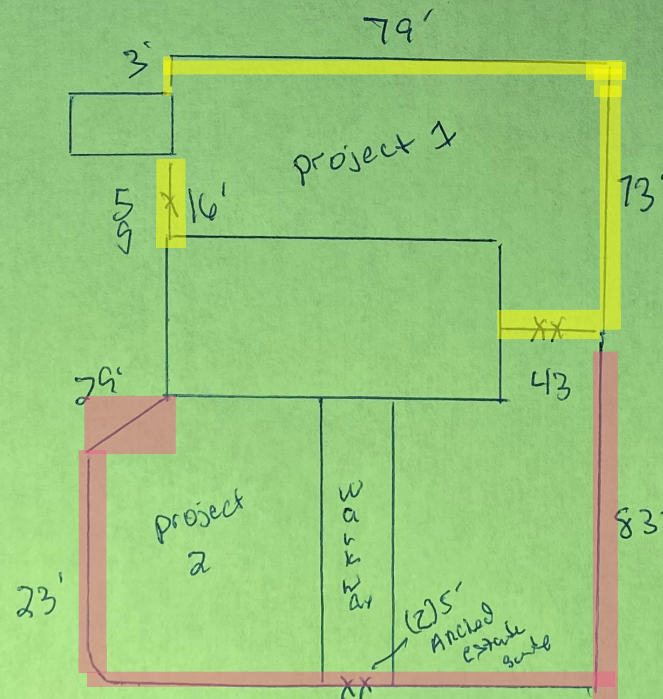
Backyard fence:

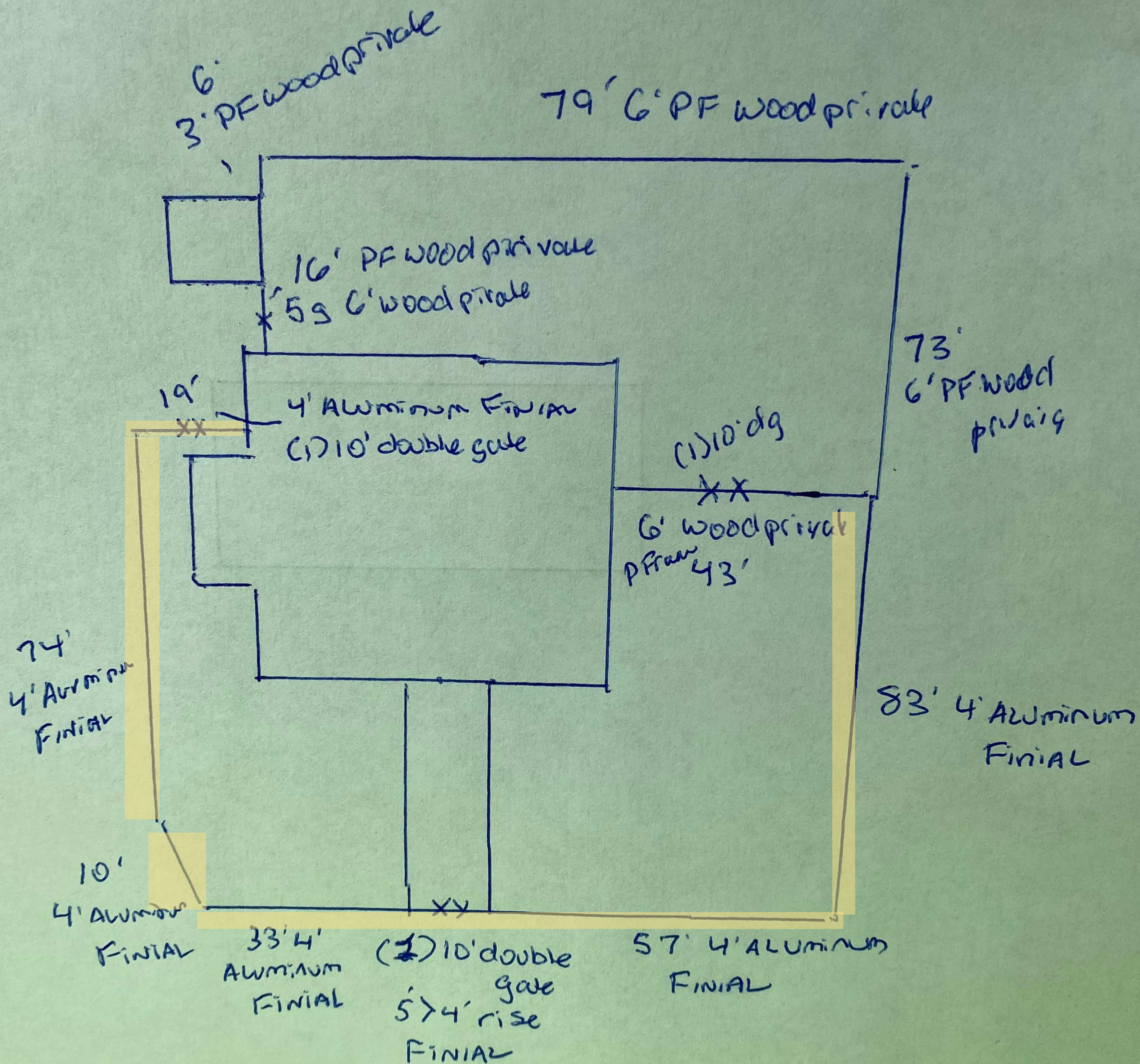
Fence would be 6 (six) feet high, and replace the current fence and the current footprint as highlighted below. Materials would be wood, picture box style. Photos of style are provided in the email.

Front yard fence:

Front yard fence would be 4 feet high, aluminum material, with decorative finials on top. Footprint is highlighted below in red. Photos of style are provided in the email.

2146 PFWP/Caps
(1) 5g
(1) 10dg Col 80°
214 Demo 660
240' 4' Final
Aluminum Fence
(1) 10 double
estate gate
\$ 8130.00







PIN	PROPERTYST	OWNERNAME1	OWNERNAME2	OWNERADDRE	OWNERCITY	OWNERSTATE	OWNERZIP
09231134	311 MAURICE ST	WILSON DANIEL E		P O BOX 310	LITTLE SWITZERL	NC	28749
09231167	0 MAURICE ST	SHUTE JOYCE B		321 E WINDSOR ST	MONROE	NC	28112
09231138A	407 E HOUSTON ST	WALTERS JULIA	WALTERS KEITH	405 E HOUSTON ST	MONROE	NC	28112
09231108	404 E HOUSTON ST	BENNETT CATHERINE G	BENNETT LARRY D	404 HOUSTON ST	MONROE	NC	28112
09231136	403 E HOUSTON ST	BUTLER DENNIS E HEIRS		C/O SAMANTHA BUT SPENCER		NC	28159
09231137	405 E HOUSTON ST	WALTERS JOSEPH KEITH	WALTERS JULIA T	405 E HOUSTON ST	MONROE	NC	28112
09231111	322 E HOUSTON ST	DILLS DUSTIN E	DILLS KELLY	322 E HOUSTON ST	MONROE	NC	28112
09231132	306 MAURICE ST	MCSHEEHAN IRIS P HEIRS		306 MAURICE ST	MONROE	NC	28112
09231142	304 MAURICE ST	HAILEY KATRINA S		304 MAURICE ST	MONROE	NC	28112
09231170	405 EVERETT ST	MCNEELY JOYCE MEADERS		405 EVERETTE ST	MONROE	NC	281125622
09231179	406 TALLYRAND AVE	FINE RENTALS LLC		PO BOX 639	LOCUST	NC	28097
09231138	409 E HOUSTON ST	BRANTLEY BRAD	BRANTLEY PAMELA	409 E HOUSTON ST	MONROE	NC	28112
09231131	321 E HOUSTON ST	HENNESSEE JORDAN R		107 CARRIAGE PATH	EASLEY	SC	296428975
09231168	209 MAURICE ST	SHUTE JOYCE B		321 E WINDSOR ST	MONROE	NC	28112
09231172	409 EVERETT ST	WIGGINS CLARA P		408 W ROOSEVELT B	MONROE	NC	28110
09231109	400 E HOUSTON ST	BENNETT CATHERINE GADDY	BENNETT LARRY DA	404 E HOUSTON ST	MONROE	NC	281125634
09231140	406 EVERETT ST	WM HOMES LLC		406 EVERETTE ST	MONROE	NC	28112
09231144	300 MAURICE ST	MICHEAUX RESOURCE MANAGEMENT LLC		320 W HWY 74	MONROE	NC	28110
09231171	407 EVERETT ST	WIGGINS CLARA P		408 W ROOSEVELT B	MONROE	NC	28110
09231106	408 E HOUSTON ST	RV HOLDINGS FOUR LLC		PO BOX 488	COLUMBIA	SC	29202
09231110	324 E HOUSTON ST	CHURCH	ELIZABETH MISSION	503 MAURICE ST	MONROE	NC	28112
09231166	210 S MAURICE ST	MAB RENTALS LLC		8100 S BLVD STE 400	CHARLOTTE	NC	28273
09231107	406 E HOUSTON ST	ROBINSON DENNIS	ROBINSON PAMELA	406 EAST HOUSTON	MONROE	NC	28112
09231141	305 S MAURICE ST	LORIA THOMAS MICHAEL	LORIA JENNIFER RY,	305 SOUTH MAURICI	MONROE	NC	28112
09231143	302 MAURICE ST	FEDELE ANTHONY CHRISTIAN		302 MAURICE ST	MONROE	NC	28112
09231177	408 TALLYRAND ST	DAUGHERTY GREGORY R		P O BOX 482	WINGATE	NC	28174
09231178	406 A E TALLEYRAND AV	YOUTH WITH A MISSION CHARLOTTE INC		418 E FRANKLIN ST	MONROE	NC	28112
09231135	315 S MAURICE ST	FROST REBECCA G		315 S MAURICE ST	MONROE	NC	28112
09231133	323 E HOUSTON ST	COY SHIRELLE KAREN	COY ALEJANDRO RC	323 E HOUSTON STR	MONROE	NC	28112
09231169	211 MAURICE ST	SHUTE JOYCE B		321 E WINDSOR ST	MONROE	NC	28112

APO Map

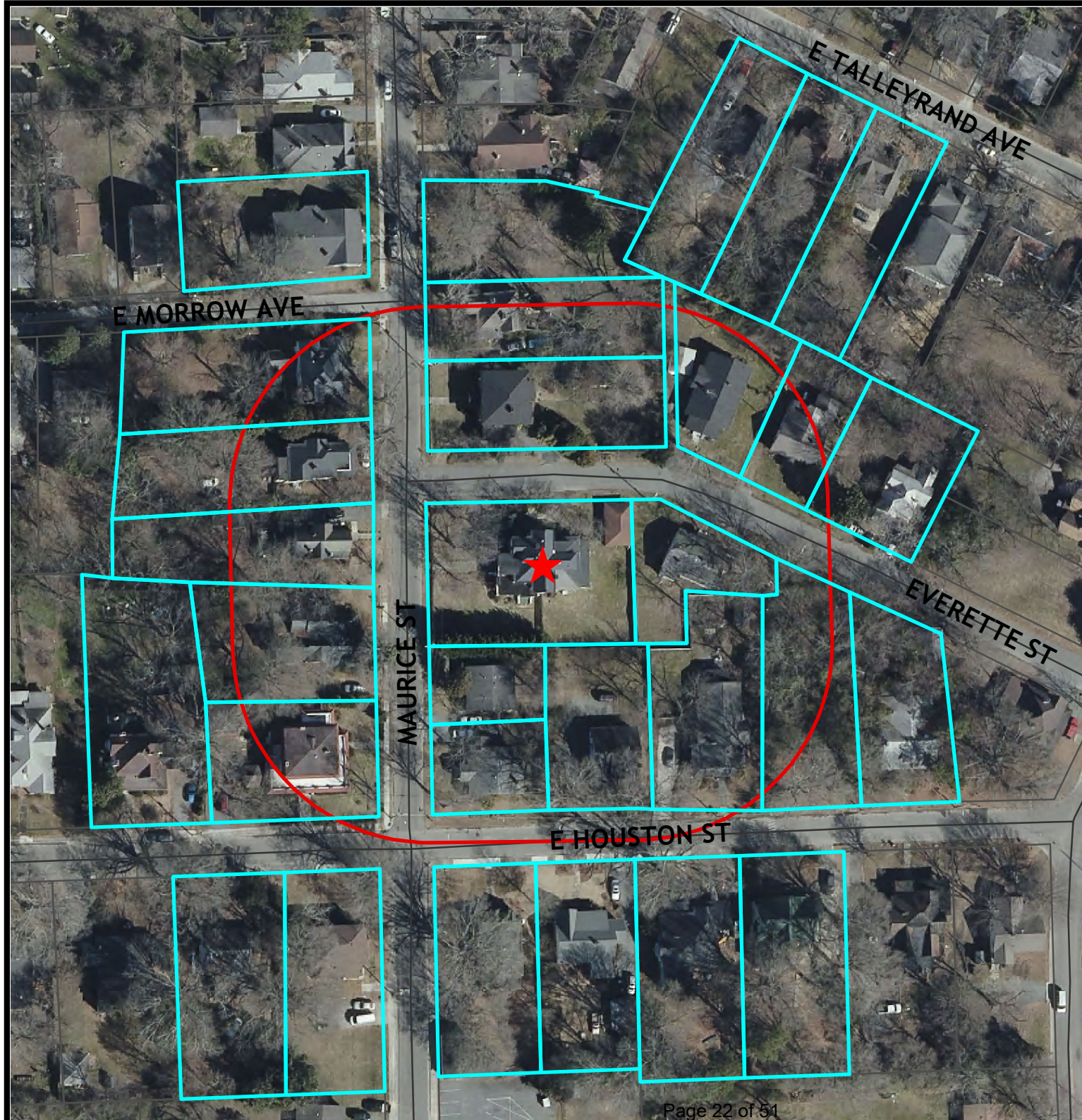
PLHR-2022-00039

Legend

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



0 87.5 175
 Feet





STAFF REPORT
PLHR-2022-00047

TO: Historic District Commission Members

DATE: October 11, 2021

FROM: Keri Mendler, Planner

PREPARED BY: William Nance, Planning Intern

SUBJECT: Certificate of Appropriateness request at 505 W. Jefferson Street

SUMMARY STATEMENT

The Historic District Commission is requested to consider a Certificate of Appropriateness from Lazarus Properties, LLC. The applicant has requested approval to construct a shed in the rear yard of the property located at 505 W. Jefferson Street.

SITE DATA

Type of Action:	Certificate of Appropriateness
Date of Petition:	9-13-21
Name of Petitioner:	Lazarus Properties, LLC
Location:	505 W. Jefferson Street
Tax ID #:	09-232-243
Lot Size:	0.170 acres
Zoning Classification:	R-10 (Residential- High Density)

GENERAL INFORMATION

J. W. Townsend House; circa 1882

J. W. Townsend probably built his one-story frame Victorian cottage shortly after purchasing a tract of land on Jefferson Street in 1881. Townsend is listed in the 1890 Branson's Business Directory as the private secretary of J. M. Fairley, a grocer and cotton buyer. He later served as the local industrial agent for seaboard Air Line Railway and deputy clerk of Union County superior court. The rectangular dwelling has a low-pitched front gable roof with two small ornamental gables on the west elevation. Ornamental devices include a vertical board and batten frieze with pendants, scroll-sawn brackets, a decorative perforated vergeboard and a round louvered attic vent in the front gable. A replacement, gable-roofed porch with square posts on brick piers shelters the entrance on the three-bay facade. Flanking the entrance are projecting window bays with bracketed eaves. Contemporary with the porch is a wing on the east elevation. The interior chimneys have corbelled and dentiled caps.

RELEVANT DESIGN STANDARDS

Garages and Accessory Structures (pg. 35)

1. Locate and orient new garages and accessory structures in rear yards and in traditional relationships to the primary building as determined by historic siting patterns in the district.

The applicant is proposing to locate the shed in the rear yard. It will be located 12 feet from the side property line and at least 10 feet from the rear property line.

2. It is not appropriate to introduce prefabricated metal accessory structures in the historic district. Prefabricated wooden accessory structures are appropriate to introduce only if they are compatible in size, scale, form, height, proportion, materials and details with other accessory structures in the historic district.

The shed will be constructed on site. Wood will be used as the siding and asphalt shingles will be utilized for the roof. The window in the shed will also be wood. The shed is 10 feet by 12 feet and does not appear to be over 12 feet tall.

3. It is not appropriate to introduce a new garage or accessory building if doing so will detract from the overall historic character of the primary building and the site or require removal of a significant building element or site feature, such as a mature tree or side porch.

Removal of significant building elements or site features is not anticipated with the installation of this shed.

FINDINGS

Staff offers the following Findings:

1. The subject property located at 505 W. Jefferson Street is owned by Lazarus Properties, 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 September 13, 2021 the applicant applied for a COA to request approval of a 10 foot by 12 foot wooden shed. (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)

CONCLUSIONS

The proposed construction of a 10' x 12' wood shed at 505 W. Jefferson Street as presented (is/is not) congruous in concept according to the *Garages and Accessory Structures* standards of the *South Monroe Historic District Standards*:

Garages and Accessory Structures (pg. 35)

1. Locate and orient new garages and accessory structures in rear yards and in traditional relationships to the primary building as determined by historic siting patterns in the district.
2. It is not appropriate to introduce prefabricated metal accessory structures in the historic district. Prefabricated wooden accessory structures are appropriate to introduce only if they are compatible in size, scale, form, height, proportion, materials and details with other accessory structures in the historic district.
3. It is not appropriate to introduce a new garage or accessory building if doing so will detract from the overall historic character of the primary building and the site or require removal of a significant building element or site feature, such as a mature tree or side porch.

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.

Attachments:

- Exhibit 1: Aerial Map
- Exhibit 2: Zoning Map
- Exhibit 3: Historic District Map
- Exhibit 4: Application
- Exhibit 5: Proposed Shed
- Exhibit 6: Building Plan
- Exhibit 7: Site Plan
- Exhibit 8: APOs
- Exhibit 9: APO Map

Prepared by: WN 9-27-21



Ortho Map

PLHR-2022-00047

Legend

— Centerlines

□ Parcels

Existing: R-10
(Residential - High Density)

Owner: Lazarus Properties, LLC

Acres: .170



0 15 30
Feet

Zoning Map

PLHR-2022-00047

Legend

-  Parcels
-  Centerlines

Zoning Districts

-  R-10
-  CBD

Existing: R-10
(Residential - High Density)

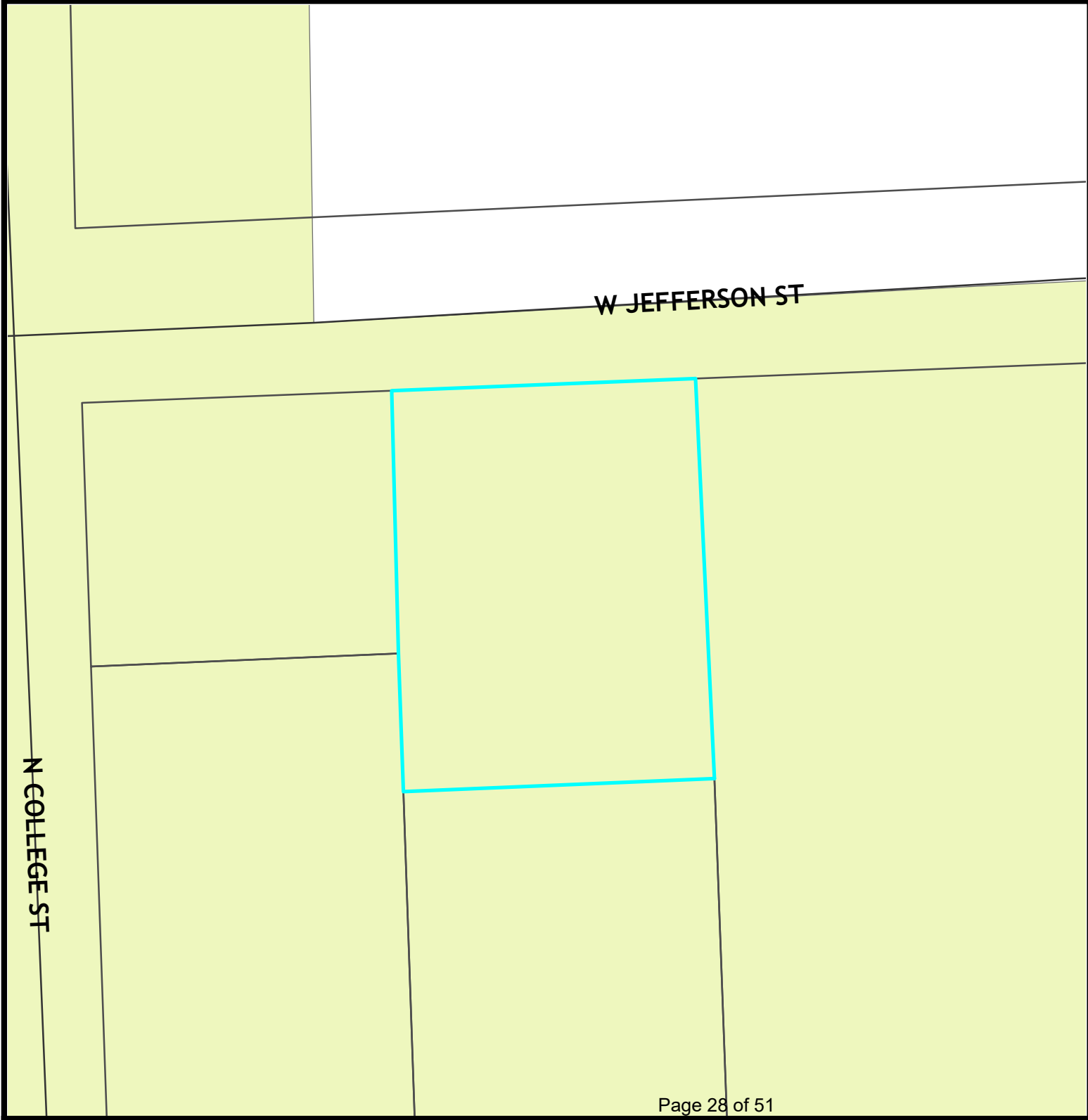
Owner: Lazarus Properties, LLC

Acres: .170



0 20 40
 Feet

W JEFFERSON ST



Historic District Map

PLHR-2022-00047

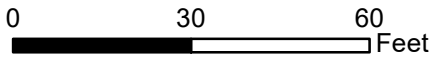
Legend

-  Parcels
-  Centerlines
-  Historic District Expansion

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

Owner: Lazarus Properties, LLC

Acres: .170





HISTORIC DISTRICT COMMISSION
APPLICATION FOR REVIEW

FOR STAFF USE ONLY

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

1. Property location: 505 W JEFFERSON AVE
Applicant's name: LAZARUS PROPERTIES, LLC
Applicant's address: 400 LANCASTER AVE

Applicant's telephone number: 704 756 4090
Applicant's email address: matthew.belk@gmail.com
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: SHED
Please provide a brief description of the project: WOOD SHED WITH ASPHALT SHINGLES TO BE CONSTRUCTED ON SITE. 10 X 12 WITH WOOD WINDOW

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).

MATTHEW BELK (owner)

Applicant- Printed

[Signature] (owner)
Applicant- Signed

9/13/21

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.

From: Matthew Belk <matthew.belk@gmail.com>
Sent: Wednesday, September 29, 2021 9:38 AM
To: William Nance
Subject: Re: Historic District COA Application

Yes, it is a member-managed LLC and I am authorized to sign

On Wed, Sep 29, 2021 at 9:30 AM William Nance <wnance@monroenc.org> wrote:

Matthew,

Just to confirm, this is a member-managed LLC, or the operating agreement gives control to members, therefore you are permitted to sign off on the application? The Assistant City Attorney wants to confirm this for our records, so I am reaching out again.

Please let me know if you have any further questions.

Thank you,

William Nance
Planning Intern
City of Monroe
300 W. Crowell Street
Monroe, NC 28111-0069
(704)-282-4550

wnance@monroenc.org



From: Matthew Belk [mailto:matthew.belk@gmail.com]
Sent: Tuesday, September 28, 2021 4:34 PM
To: William Nance <wnance@monroenc.org>
Subject: Re: Historic District COA Application

Member

On Tue, Sep 28, 2021 at 11:16 AM William Nance <wnance@monroenc.org> wrote:

Matthew,

After reviewing your application I realized I forgot to confirm your title within the company that owns the property. Could you please provide your title within 'LAZARUS PROPERTIES, LLC' to confirm you are able to sign off on the application. Our Assistant City Attorney is requesting this to ensure we have all the accurate documentation.

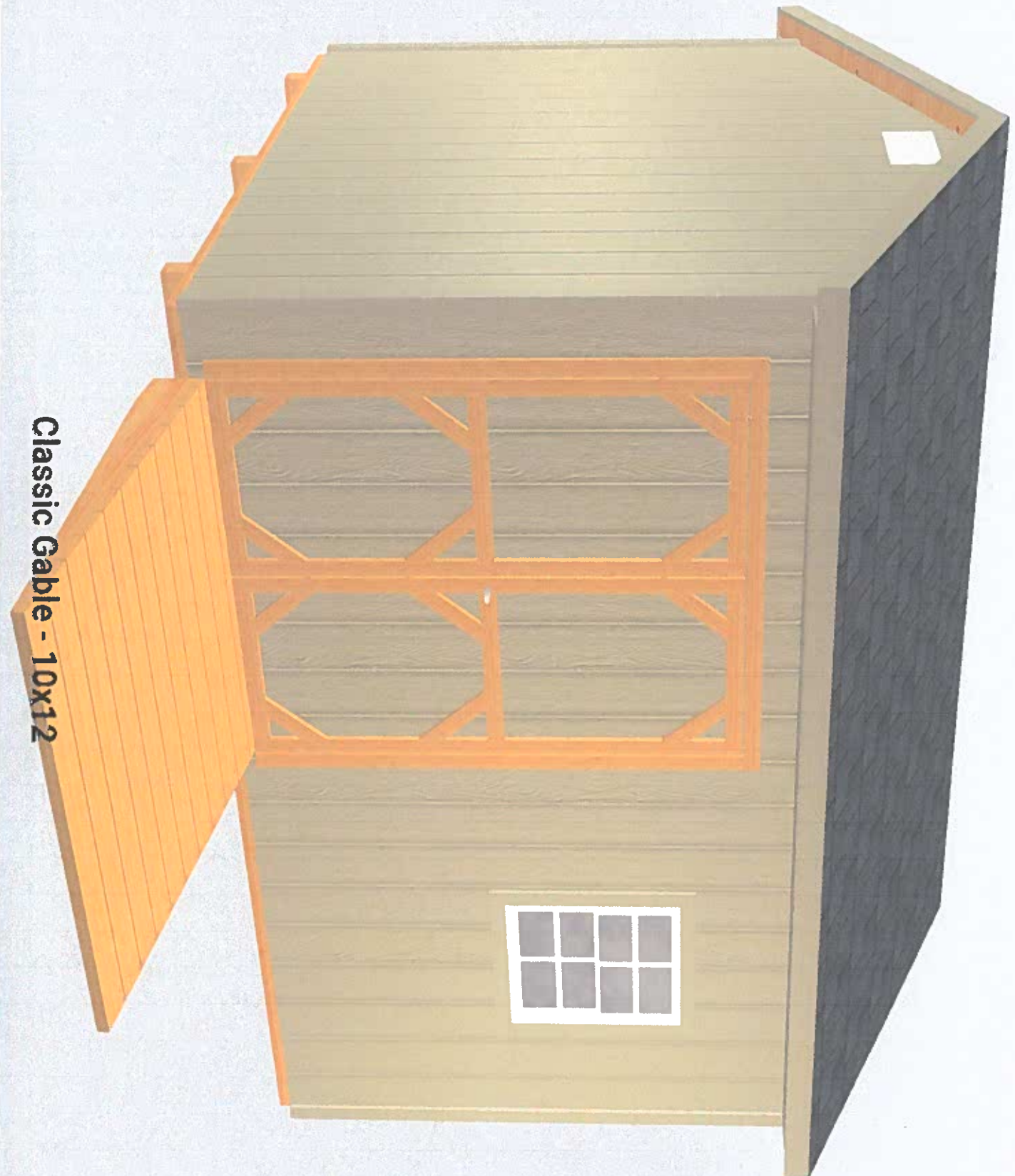
Please let me know if you have any further questions.

Thank you,

William Nance
Planning Intern
City of Monroe
300 W. Crowell Street
Monroe, NC 28111-0069
(704)-282-4550

wnance@monroenc.org





Classic Gable - 10x12

2x4 COLLAR TIES @ 48" O.C. FOR 8' BUILDINGS
WITH 8-100 COMMON NAILS
2x4 COLLAR TIES @ 24" O.C. FOR 10' (5-100 NAILS)
& 12' (7-100 NAILS) BUILDINGS

2x4 ROOF RAFTERS @ 24" O.C.

7/16" OSB ROOF SHEATHING WITH
20 YR. FIBERGLASS SHINGLES

TE PLATE
SEE DETAIL BELOW

12
5

SIDING OPTIONS: 1/2" (1/2")
SWARTSIDE FOUNDATION (7/16")
SWARTSIDE PRECISION (3/8")
OR ANY SIDING OVER 1/2" OSB
OR FIBER CEMENT SIDING

4x4 P.T. SKID RUNNERS
2 PER 8' WIDE BUILDINGS
1 PER 10' & 12' WIDE BUILDINGS
PIER LOCATIONS: 385'-0" O.C.
PIER LOCATIONS: 484'-8" O.C.
PIER LOCATIONS: 584'-6" O.C.
PIER LOCATIONS: 684'-5" O.C.
PIER LOCATIONS: 784'-4" O.C.
PIER LOCATIONS: 884'-4" O.C.

SPACE BETWEEN
SKID RUNNERS EQUALS
DIMENSIONS CAN BE UP
TO 6" DIFFERENT

1" (MAX)
(TYP.)

TE DOWN EACH
CORNER WITH SCREW
ANCHOR (1500# MIN.
CAPACITY)

2x4 PLATE
2x4 WALL STUDS @ 24" O.C.

2x4 HEADER FOR DOOR
AND OPTIONAL WINDOWS
UNDER 5'-0". DBL 2x4
HEADER FOR UP TO 6'-0"

5/8" CDX PLYWOOD FLOORING

2x6 P.T. RIM JOIST FOR 12' WIDE BUILDINGS
2x4 P.T. RIM JOIST FOR 8' & 10' WIDE BUILDINGS

DOUBLE 2x4 TOP PLATE

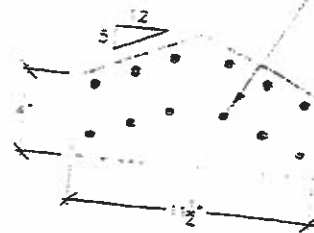
OVERHANGS OPTIONAL

2x4 PT @ 12" O.C. JOISTS FOR 8' & 10' WIDE BUILDINGS
2x6 PT @ 12" O.C. JOISTS FOR 12' WIDE BUILDINGS

1 GABLE ROOF BUILDING 8', 10' & 12' WIDE WITHOUT RIDGEPOLE

2" LGSB RING
SHANK GALVANIZED
NAILS (12 PLACES)

7/16" OSB PLATE



TE PLATE DETAIL

FOUNDATIONS TO BE DRY-STACKED
SOLID 8X16X2, SOLID 8X16X4, OR
HOLLOW 8X16X8 CMU OVER THE
EXISTING GRADE; (BOTTOM BLOCK
MUST BE SOLID). 8X16 PIER UP TO
32" TALL; 16X16 PIER UP TO 84"
TALL. NO CONCRETE FOOTINGS
REQUIRED.

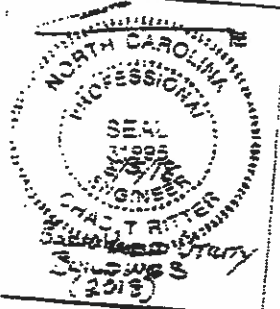
UTILITY BUILDINGS ARE DESIGNED
TO THE 2012 NC RESIDENTIAL CODE
FOR A MAXIMUM WIND SPEED OF
100 MPH

UTILITY BUILDINGS ARE DESIGNED TO BE
USED FOR STORAGE AND ARE NOT
INTENDED TO BE USED AS LIVING SPACE.

Intelligent Design Engineering PC
1848 ON ROAD PL. #204 Charlotte, NC 28202
Corporate License #C-3112
(704) 333-7200 www.IDEonline.com

BARNYARD UTILITY BUILDINGS
P.O. BOX 204 CLOVER, SC 29710
PHONE: 803-222-8834 FAX: 803-222-0444

Professional Seal



W JEFFERSON ST

505

12'

PIN	PROPERTYST	OWNERNAME1	OWNERNAME2	OWNERADDRE	OWNERCITY	OWNERS OWNERZIP
09232217	405 W FRANKLIN STREET	MCCAULEY CURTIS W	MCCAULEY NANCY	405 W FRANKLIN ST	MONROE	NC 28112
09232223	605 W FRANKLIN ST	VIDAL GUSTAVO	VIDAL PERRY	605 W FRANKLIN ST	MONROE	NC 28112
09232220A	501 W FRANKLIN ST	DANIELS TRAVIS A		1131 MAREMONT CT	MATTHEWS	NC 28104
09232232	600 A W FRANKLIN ST	HILL SHANNON M	HILL MARK	600 W FRANKLIN ST	MONROE	NC 28112
09232234	502 W FRANKLIN ST	BRAGG RYAN CHRISTOPHER	BRAGG LAUREN ASHLEY	502 W FRANKLIN ST	MONROE	NC 28112
09232245	601 W JEFFERSON STREET	MELENDEZ JENNIFER		601 W JEFFERSON ST	MONROE	NC 28112
09232250	600 JEFFERSON ST	CLARK BETTY A	HUGHES DONALD S	600 W JEFFERSON ST	MONROE	NC 28112
09232235	406 W FRANKLIN STREET	PARKER ALAN SCOTT	PARKER MARK WAYNE	406 W FRANKLIN ST	MONROE	NC 28112
09232244	507 W JEFFERSON STREET	RYALS GINA RANI	RYALS RONNIE GLYNN	980 BARON RD	WAXHAW	NC 281738360
09232250A	601 CROWELL ST	DIETRICH SARAH ANN HOWEY		1414 TRAILWOOD DR	RALEIGH	NC 27606
09232256	309 W CROWELL ST	CITY OF MONROE		PO BOX 69	MONROE	NC 281110069
09232220	507 W FRANKLIN ST	DT SQUARE PROPERTIES LLC		PO BOX 29586	CHARLOTTE	NC 28229
09232254	500 W JEFFERSON ST	CITY OF MONROE		PO BOX 69	MONROE	NC 281110069
09232233	504 W FRANKLIN ST	BULLARD ROBERT H		504 W FRANKLIN ST	MONROE	NC 28112
09232243	505 W JEFFERSON ST	LAZARUS PROPERTIES LLC		400 LANCASTER AVE	MONROE	NC 28112
09232222	601 W FRANKLIN ST	PORTER PEGGY B		601 WEST FRANKLIN ST	MONROE	NC 28112
09232242	503 W JEFFERSON ST	CITY OF MONROE		PO BOX 69	MONROE	NC 281110069

APO Map

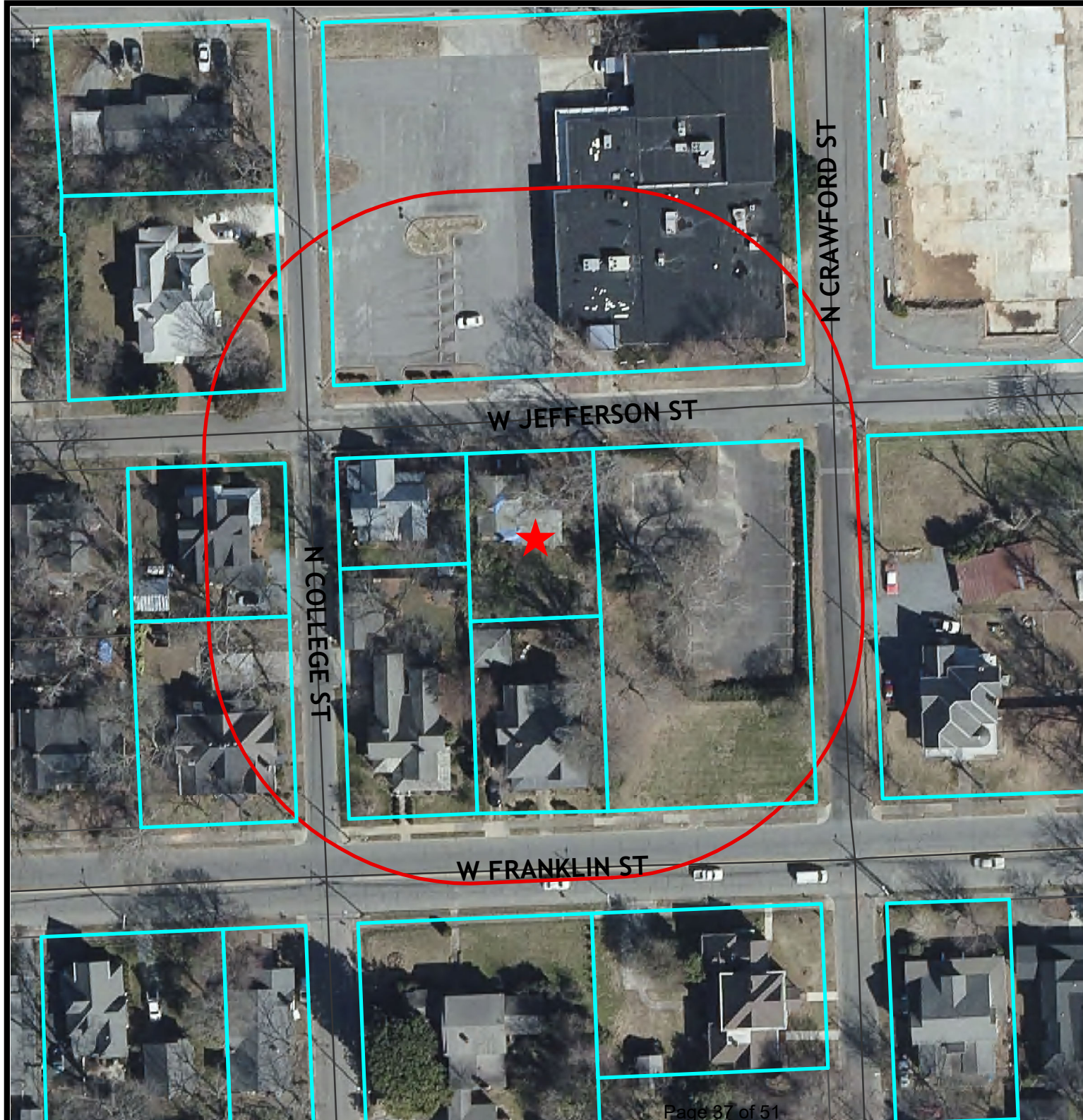
PLHR-2022-00047

Legend

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



0 65 130
 Feet





STAFF REPORT
PLHR-2022-00048

TO: Historic District Commission Members

DATE: October 11, 2021

FROM: Keri Mendler, Planner

PREPARED BY: William Nance, Planning Intern

SUBJECT: Certificate of Appropriateness request at 215 S. Main Street

SUMMARY STATEMENT

The Historic District Commission is requested to consider a Certificate of Appropriateness from Greg Moore to add a 20' x 20' concrete pad behind the structure located at 215 S. Main Street.

SITE DATA

Type of Action: Certificate of Appropriateness
Date of Petition: 9-23-21
Name of Petitioner: Greg Moore
Location: 215 S. Main Street
Tax ID #: 09-232-075A
Lot Size: 0.06 acres
Zoning Classification: CBD (Central Business District)

GENERAL INFORMATION

According to the Sweet Union book, this brick structure was added to 211 S. Main Street in the early 1940s.

RELEVANT DESIGN GUIDELINES

Decks and Patios, pg.69

1. Locate new decks and patios in inconspicuous areas, usually on rear elevations and inset from the building's rear corners, where they are not visible from the street.
The applicant is requesting to construct a 20' x 20' concrete pad in the rear of the property.

2. It is not appropriate to remove significant features or elements of a district building or site, such as a porch or mature tree, to construct a deck or patio.
No significant features will be lost due to construction of the concrete pad.

FINDINGS

Staff offers the following Findings:

1. The subject property located at 215 S. Main Street is owned by Home Brew Craft Beer & Smoothies LLC and is zoned CBD (Central Business District). (Exhibit 1-2)
2. The property is located in the South Monroe Historic District. (Exhibit 3)
3. On September 23, 2021 the applicant applied for a COA to request approval to construct a 20' x 20' concrete pad in the rear of the property. The applicant has indicated the patio will be poured concrete but has not indicated whether it will be stained or not. (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 project to install a 20' x 20' concrete pad in the rear yard of the business at 215 S. Main Street as presented (is/is not) congruous in concept according to the *Decks and Patios* guidelines of the *South Monroe Historic District Guidelines*:

Decks and Patios, pg.69

1. Locate new decks and patios in inconspicuous areas, usually on rear elevations and inset from the building's rear corners, where they are not visible from the street.
2. It is not appropriate to remove significant features or elements of a district building or site, such as a porch or mature tree, to construct a deck or patio.

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.

Attachments:

- Exhibit 1: Aerial Map
- Exhibit 2: Zoning Map
- Exhibit 3: Historic District Map
- Exhibit 4: Application

Exhibit 5: Rear of Property
Exhibit 6: Site Plan
Exhibit 7: APOs
Exhibit 8: APO Map

Prepared by: WN 9-29-21



Ortho Map

PLHR-2022-00048

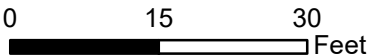
Legend

-  Centerlines
-  Parcels

**Existing: CBD
(Central Business District)**

**Owner: Home Brew Craft Beer
& Smoothies LLC**

Acres: .06



Zoning Map

PLHR-2022-00048

Legend

 Parcels

 Centerlines

Zoning Districts

 CBD

Existing: CBD
(Central Business District)

**Owner: Home Brew Craft Beer
& Smoothies LLC**

Acres: .06



0 30 60 Feet


S MAIN ST

LANE ST

Historic District Map

PLHR-2022-00048

Legend

-  Parcels
-  Centerlines
-  Historic District

**Existing: CBD
(Central Business District)**

**Owner: Home Brew Craft Beer
& Smoothies LLC**

Acres: .06



0 20 40
 Feet

S MAIN ST

LANE ST



HISTORIC DISTRICT COMMISSION
APPLICATION FOR REVIEW

FOR STAFF USE ONLY

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

1. Property location: 215 S Main St Monroe
Applicant's name: Greg Moore
Applicant's address: 101 N Crawford St
Monroe, NC 28112
Applicant's telephone number: 980-215-3564
Applicant's email address: Homebrewcbs@gmail
Property Tax identification number: 09 - 232 - 075A

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

3. The following Certificate of Appropriateness is requested for: Installing 20'x20' concrete pad

Please provide a brief description of the project.

We are looking to utilize the back of our property by
installing a 20'x20' concrete pad and sod on the rest of
property. Sod area will cover 5' from Lane St and driveway
behind our building.

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).

Greg Moore (Owner)
Applicant- Printed

[Signature] (Owner)
Applicant- Signed

9/23/21
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.

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

From: Greg and Jen Moore <homebrewcbs@gmail.com>
Sent: Tuesday, September 28, 2021 12:46 PM
To: William Nance
Subject: Re: Historic District COA Application

Hi William,

Greg is the owner of Home Brew Craft Beer and Smoothies LLC.

Please let us know if you need anything additional.

Thank you!

On Tue, Sep 28, 2021 at 11:14 AM William Nance <wnance@monroenc.org> wrote:

Greg,

After reviewing your application I realized I forgot to confirm your title within the company that owns the property. Could you please provide your title within 'HOME BREW CRAFT BEER & SMOOTHIES LLC' to confirm you are able to sign off on the application. Our Assistant City Attorney is requesting this to ensure we have all the accurate documentation.

If you can get this to me by the end of the day, I can put you on the agenda for the October 11 meeting.

Please let me know if you have any further questions.

Thank you,

William Nance

Planning Intern

City of Monroe

300 W. Crowell Street

Monroe, NC 28111-0069

(704)-282-4550

wnance@monroenc.org



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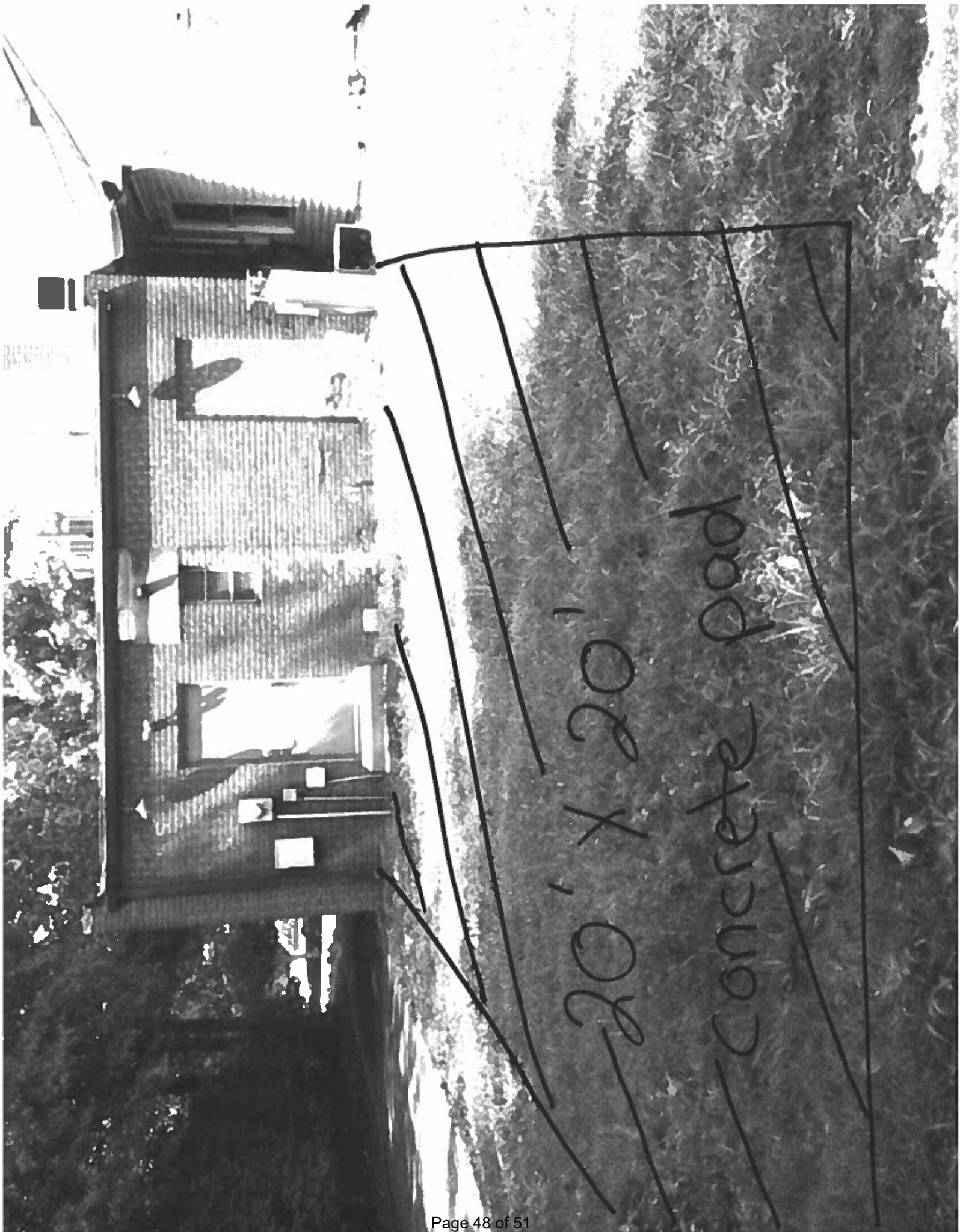
Greg and Jen

Owners of Home Brew CBS

Tap House / Wine Bar / Smoothie Bar

Homebrewcbs@gmail.com

980-215-3564





PIN	PROPERTYST	OWNERNAME1	OWNERNAME2	OWNERADDRE	OWNERCITY	OWNERSTATE	OWNERZIP
09232071	212 S HAYNE ST	ALLEN TILIA N	ALLEN BRIAN	212 S HAYNE ST	MONROE	NC	28112
09232018	201 S HAYNE ST	CRIDER RICHARD		201 S HAYNE ST	MONROE	NC	28112
09232081	128 S MAIN ST	JR SHUTE COMPANY LLC		321 E WINDSOR	MONROE	NC	28112
09232076	305 S MAIN ST	CARLSON-MCNABB HOLDINGS LLC		400 W WINDSO	MONROE	NC	28110
09232080	200 S MAIN ST	BLACKBURN JAMES	BLACKBURN DA	200 S MAIN ST	MONROE	NC	28112
09232070	127 S MAIN ST	PRESSON STEVE HUNTER		122 FOREST HIL	MONROE	NC	28112
09232074	201 S MAIN ST	MAHOGANY CREEK HOLDINGS LLC		657 ANN CARSO	ROCK HILL	SC	29732
09232079	204 S MAIN ST	FOREST LAWN COMPANY (THE)		PO BOX 130548	HOUSTON	TX	77219
09235044	109 MORROW AVE	FIRST BAPTIST CHURCH		109 MORROW A	MONROE	NC	28112
09232073	300 S HAYNE ST	W3 RESOURCE MANAGEMENT LLC		PO BOX 1561	MONROE	NC	28111
09232019	111 S HAYNE ST	CRIDER RICHARD HILL		201 S HAYNE ST	MONROE	NC	28112
09232017	205 S HAYNE ST	HICKS DEBBIE L	HICKS ROSS B	205 S HAYNE ST	MONROE	NC	28112
09232075	211 S MAIN ST	S & P INVESTMENT PROPERTIES LLC		322 DEERWOOL	WAXHAW	NC	28173
09232078	300 S MAIN ST	MFH LLC		%PROPERTY TA	HOUSTON	TX	77219
09232072	214 S HAYNE ST	EUDY JAMES		3657 HELMS RD	LANCASTER	SC	29720
09232016	327 S HAYNE ST	CITY OF MONROE		PO BOX 69	MONROE	NC	281110069
09232075A	215 S MAIN ST	HOME BREW CRAFT BEER & SMOOTHIES LLC		101 N CRAWFO	MONROE	NC	28112

APO Map

PLHR-2022-00048

Legend

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



0 87.5 175
Feet