

HISTORIC DISTRICT COMMISSION MEETING AGENDA



**Monday, March 14, 2022 – 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 – December 6, 2021
- Item 3.** Conflicts of Interest
- Item 4.** COA PLHR-2022-00146 Certificate of Appropriateness – The Historic District Commission is requested to consider a Certificate of Appropriateness request from Cindy Alvarado for approval of previously removing one window on the right elevation, two windows and one door on the left elevation and covering with vinyl siding, requesting approval to construct an addition on the left and rear elevation, as well as requesting approval of previously installed handrails and shutters on the front elevation at the property located at 501 S. College St. (Tax ID #09-235-199).
- Item 5.** COA PLHR-2022-00147 Certificate of Appropriateness- The Historic District Commission is requested to consider a Certificate of Appropriateness request from Kevin McGuire for approval to replace portions of the asphalt shingle roof with a standing seam metal roof for the property located at 700 South Hayne Street. (Tax ID# 09-235-033).
- Item 6.** Next Meeting: April 11, 2022
- Item 7.** Adjournment

ATTENTION BOARD MEMBERS: Please contact Ashlyn Penegar at 704.282.4527 to confirm your attendance.

cc: Planning Staff
Mujeeb Shah-Khan
Ashley Duncan

HISTORIC DISTRICT COMMISSION MINUTES

MONDAY, DECEMBER 6, 2021 AT 6:30 PM

COUNCIL CHAMBERS - CITY HALL

300 West Crowell Street, Monroe, North Carolina

To be Approved at the January 2022 Meeting
Attendees to Sheri Laney on 12-7-21

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, Susan Sganga and Archie Morgan

Members Absent: None

Staff Present: Keri Mendler, Senior Planner; Ashley Britt, Assistant City Attorney; William Nance, Planning Technician, and Maryann Brown, Administrative Assistant

Guests: Erik Kleber; James Hansen; Brenda Atchley

ITEM 2: Approval of Minutes.

Chairman asked the Board if there were any questions, additions or deletions to the minutes of the November 8, 2021 Meeting. He called for a motion to adopt the minutes of the meeting.

Motion: Archie Morgan moved to approve the minutes of the November 8, 2021 meeting.

Second: Jennifer Smith

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.

ITEM 4. COA PLHR-2022-00061 Certificate of Appropriateness – The Historic District Commission is requested to consider a Certificate of Appropriateness request from Erik Kleber for approval of a previously constructed shed at the property located at 505 Parker Street (Tax ID #09-235-046C) Tabled from November 8, 2021 meeting

Chairman asked any parties offering testimony to come forward and be sworn. William Nance and Erik Kleber came forward and were sworn.

William Nance, Planning Technician, introduced this item and said this item was tabled at the November 8, 2021 meeting in order to allow the applicant to explore other design elements that are more congruous with the District. He said tonight he is here to present the alternative rendering submitted by the applicant. He said at this time he will introduce the findings:

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 October 6, 2021, the applicant submitted an application requesting approval for previously constructing a shed in the rear of the property. (Exhibit 4-8)
4. This item was tabled at the November 8, 2021 meeting in order to allow the applicant to explore other materials and design elements that are more congruous with the District. The applicant has provided new renderings for the Commission's consideration. The applicant is now proposing 1" x 6" lap siding to match the house and garage. The applicant is also proposing to add an awning to the front to give a gabled look. (Exhibit 9)
5. The proposed structure does meet the review criteria for a Certificate of Appropriateness according to Section 156.202 of the Unified Development Ordinance.
6. All adjacent property owners have been notified of the Certificate of Appropriateness request. (Exhibit 10-11)

William said staff would like to make the Commission aware that Section 156.201 of the Unified Development Ordinance states "If the Commission fails to take final action upon any application within 90 days after a complete application is submitted, the application shall be deemed to be approved". He said this application was submitted on October 6, 2021 and 90 days from that date would be January 4, 2022, which is before the next scheduled meeting. He said, therefore, the Commission will need to take action to avoid this.

William said staff has provided the appropriate standards 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 if there were any questions for William.

Archie Morgan asked for the size of the shed. William said 10 x 12.

Bob Bullard said to William that the picture of the proposed new shed said a 1 inch by 6-inch siding appearance to match the house and garage. William said he would have to defer to the applicant on this.

Mr. James Hansen, 317 E. Houston Street, came forward and said he spoke to James [Kerr?]....He said he lived in the Historic District for 35 years and he has been to quite a few of these Board meetings over the years. Ashley Britt asked that Mr. Hansen be sworn in. Mr. Hansen was sworn in by the Chairman.

Mr. Hansen said Mr. Kerr suggested to go with the gabled look and the appearance of the lap siding. He said the shed is not visible from the street but it is nicer. He said Erik tore down the old shed and said the neighbors behind him have the exact same ones so that is what I will put up. He said it turned out that somebody didn't like it. He said it is exactly like the one right next to it; it is a beautiful building. He said it is wonderfully done. He said we are just trying to fit the rules and try to improve things and it seems like he is getting a hard time for not trying to improve it.

Mr. Hansen said he said to Mr. Kleber that we can do this. He said we can make this gable-look for you. He said everything matches and everybody is happy. He said he thought the building was fine before but it is not a big deal to add this awning to make everything work right.

Chairman asked Mr. Hansen what changes are you making to that original design. Mr. Hansen said he [Mr. Kleber] wanted a gabled look because the house has gables. Chairman asked if the siding was going to be horizontal. Mr. Hansen said they would be adding an awning across the top, if you look at the drawing, which gives it a gabled look. He said they are not going to add the clapboards on it because it is a huge expense but you can paint it so it looks exactly like siding. He said it is not very visible from the street. He said that is up to you guys. He said we can go ahead and add the siding on there....Chairman said that was one of the things that was discussed at the last meeting...that the siding should be horizontal siding.

Mr. Hansen said the original drawing, which we took off a website, had the horizontal look so that is why it was confusing. He said it is hardi-board siding, very nice stuff, and it matches the neighbors. He said he has been in the Historic District for 35 years and he has come to a lot of these meetings and the rules keep changing. He said it is hard to keep up with them.

Chairman asked Mr. Hansen again what the siding is going to look like. Mr. Hansen said they will keep what it is there. He said it is hardi-plank, very nice. He said they will put a strip across there so it has the appearance of...you know....Chairman said he does not know. Mr. Hansen said it will look like it has regular siding just like the house. He said if you are looking at it from the street or anywhere else, it will look just like the house. He said it is not actually...just the appearance of it.

Keri came forward and said she wanted to clarify what Mr. Hansen was trying to say. She said there will be strips of wood on top of the existing wood on the shed to give it the appearance of lap siding. She said it will not actually be lap siding. Mr. Hansen said exactly.

Archie Morgan asked Keri if this has been done in the Historic District. Keri said that she is not aware of this. Ashley asked that Keri be sworn in. Keri was sworn in by Chairman.

Archie Morgan said he thought there were sheds just like this one all around. He said to Mr. Hansen that the shed looks like all the other sheds around it and Keri said this hasn't been done before to her knowledge. He said it either has been done or has not been done. He asked to Mr. Hansen was this type of siding and what you want to do with the strips been done in the Historic District. He said to Mr. Hansen that you said that you have neighbors that have the exact same thing. Mr. Hansen said they have the same siding and orientation. He said you approved it a few months ago across the street. Keri said to Mr. Hansen that she thinks what you are saying is that all the neighbors have the appearance of lap siding but they do not necessarily have individual strips to give the appearance that it is actually lap siding. Mr.

Hanson said no, they do not have lap siding, they actually have the same hardi-board and the same orientation as this building.

Mr. Hansen said James had said that is why you have been cracking down on this because you didn't like this [could not hear]. He said the shed that was approved is on Houston Street. Jennifer Smith said that is the Becker's and we did approve that. She said it is actually almost the size of the house. She said it has the vertical strips and pretty much all of the outside utility buildings that are in the Historic District look exactly like that and we have approved them. Archie Morgan asked Ms. Smith with the strips or without the strips. Ms. Smith said the vertical.

Archie Morgan said to Keri that vertical hardi-board has been approved and exists now in the Historic District. Keri said yes and a few months ago in the summer you approved the vertical on 401 Talleyrand. Jennifer Smith said the house on Church Street also. Keri said it is not uncommon.

Archie Morgan said it is his opinion that fair is fair. Jennifer Smith said it is ridiculous to put them through this. She said he put up the exact same thing, only on a larger scale than what was there before.

Archie Morgan asked Mr. Hansen if you are applying to put up vertical hardi-board siding. Jennifer said that is what is on there. Mr. Morgan said to Mr. Hansen what you are proposing is to put strips to give it the appearance of siding. Mr. Hansen said the other buildings you approved have the same thing.

Chair asked if we approved vertical siding or approved the strips like you are talking about. Mr. Hansen said you approved the vertical siding hardi-plank.

Keri said the Commission has approved similar vertical siding before.

Archie Morgan said to Chairman that he would like to make a motion.

Bob Bullard said approval of the Becker shed was a terrible mistake. He said, fortunately, we are not held when we make a mistake to continue making the same mistake over and over.

Chairman asked Mr. Hansen, just for the record, if he was representing the homeowner as a fact witness and not a legal representative. Mr. Hansen said he is his neighbor.

Motion: Archie Morgan moved that the construction of the shed in the rear property of 505 Parker Street, as presented, is congruous in concept according to the Garages and Accessories guidelines of the South Monroe Historic District, without the strips. Therefore, the Historic District Commission find as a fact that the proposed project, COA PLHR-2022-00061, if constructed according to the plans reviewed at this meeting tonight, is congruous with the character of the district because of the standards previously stated.

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

Second: Jennifer Smith

Keri asked Archie Morgan if his motion was to approve the request without the strips. She also asked if he also wanted the awning or the shed as it was originally submitted. Archie Morgan asked if there were other awnings in the Historic District. Keri said not that she was aware. Bob Bullard asked if it was a

canvas awning. Mr. Hansen said that James Kerr had said at the last meeting that it would give a gabled look. Archie Morgan said to Keri that he made his motion without the strips and the awning.

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

AYES: 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: Archie Morgan said based on the preceding findings of fact, he moved that the Historic District Commission grant the Certificate of Appropriateness for this applicant regarding the proposals as shown in the COA application PLHR-2022-00061. Such certificate to be subject to the conditions contained in the previous motion.

Second: Jennifer Smith

Action: The motion to approve the Certificate of Appropriateness passed with the following votes:

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

ITEM 6. COA PLHR-2022-00097 Certificate of Appropriateness – The Historic District Commission is requested to consider a Certificate of Appropriateness request from Brenda Atchley for approval of previously installed wooden handrails at the property located at 806 W. Franklin Street (Tax ID #09-273-006)

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

William Nance, Planning Technician, introduced this item and said this is a Certificate of Appropriateness request from Brenda Atchley for 806 W. Franklin Street. He said at this time he would introduce the findings:

Findings:

1. The subject property located at 806 W. Franklin Street is owned by Brenda Atchley 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. In March of 2021, a representative on behalf of the owner applied for various projects including the replacement of the handrails with like materials, which was approved at staff level. It was later discovered that the applicant had replaced the wrought iron handrails with wooden handrails. Staff advised the applicant either to replace the handrails with wrought iron handrails as approved in March or to apply for a COA. On October 29, 2021, the applicant applied for a COA to request approval for previously replacing wrought iron handrails with wooden handrails on the front porch at 806 W. Franklin Street. (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 standards 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 asked a question just for clarification. He said the railings were rusted and they wanted to replace them with like material. He asked William if they decided to go with wood instead of wrought iron. William said staff approved this at staff level back in March. He said there were numerous projects that were done back in March. He said staff approved this one at staff level. He said he is not sure if there was confusion on behalf of the applicant or what happened but they were replaced with wood. He said, therefore, we gave the applicant the option of applying for a Commission level COA or replace the wood railings with wrought iron, which they previously were.

Archie Morgan said as we learned at our last meeting, there was a house and somebody wanted to take off part of the roof. He said once we dug deeper into it, that was an add-on later on. He asked when this house was built, did it have wrought iron railings at that time. William said staff has no way to check this out but all that was listed in the survey is included in your staff report. He said we did not have any pictures. Mr. Morgan asked William if there was any indication on the original application for numerous projects what it may have said regarding the handrails. William said it was approved as a like-for-like replacement, which was wrought iron to wrought iron.

Bob Bullard said to Ms. Atchley that she had mentioned that the wrought iron railings were loose and too short. He asked what was the height. Ms. Atchley came forward and said 30 inches. She said she requested a copy of the original that the contractor sent and they said I could not get a copy even as the homeowner. Keri said that is not accurate. Ms. Atchley said that is what she was told when she called. Keri said we would have given you a copy of the whole file. Keri said Phillip Millward had applied for the application and on the application it stated replacing the handrails. She said he and I had a discussion that it was going to be like-for-like. She said she specifically asked him that. She said there was no submittal for a new handrail design or materials. She said that is why this was approved at staff level. Ms. Atchley said from day one, it was supposed to be wood and replaced. Keri said that may be the case but it was not applied that way. She said nothing was given to staff to indicate that you wanted to change the materials or designs.

Chairman asked Keri if we approved this at the same time that we approved the carport, roof and shutters. Keri said yes.

Archie Morgan asked Ms. Atchley why wood instead of going back with wrought iron. Ms. Atchley said the house was built in 1950 and she would say that wood railings would be more appropriate than wrought iron. Mr. Morgan asked if that style was around in 1940. Ms. Atchley said 1950. She said she looked up and researched this and it was one of the styles that was appropriate for that era. She said she looked up and down the streets in the Historic District and there are wooden handrails. Mr. Morgan said he understands; we have all seen them. However, he said the way it was written was that you were to replace your rusted wrought iron railings like-for-like. Ms. Atchley said she did research this and the cost was astronomical. Jennifer Smith said adding on a wrought iron fence with gates on there would be about \$25,000.

Archie Morgan said the question is whether we should allow the applicant to go back to wrought iron. Bob Bullard said he did not have a question as far as appropriateness. He said if there was no rail there and Ms. Atchley came and wanted to put that wooden rail there, there would be no question that it would be appropriate to him. Mr. Morgan said it is a simple wrought iron. He is not that familiar with what she found.

Bob Bullard asked if anyone knew what the required height for the porch handrail would. Brenda said she believes it is 33-36 inches. Keri said that sounds accurate based on her limited knowledge but she is not a building inspector. Archie Morgan said there is something about porches, but if a deck is so far off the ground, then it is determined that you have to have a rail around it. He said he does not know in this case if there needs to be a rail. Mr. Hansen said [could not hear]. Ashley Britt advised Mr. Hansen that if he wanted to speak on this application, he needed to be sworn in.

Keri came forward and said the request tonight is to allow the wood handrails or make the applicant go back to the wrought iron.

Chairman said the question right now is going from metal to wood and also the design of the wood.

Archie Morgan asked if the wood railings were appropriate for the house. Bob Bullard said when he first glanced at the wood railings picture he thought it was a Chippendale design. Jennifer Smith said it is exactly what it looks like. She said she thinks it looks better than the railing that was up there.

Archie Morgan said part of our job is keeping the Historic District looking like it is supposed to be but at the same time, when we talk about sheds and backyards that cannot be seen and wood vs. expensive wrought iron, we try to be fair. He said he has not heard any opposition to this style of wooden railing. Jennifer Smith said the wrought iron railing that was up there you could not even see. She said it does not do anything for the house at all.

Archie Morgan said that we should make a motion.

Motion: Jennifer Smith moved that the Historic District Commission find as a fact that the proposed project, COA PLHR-2022-00097, constructed with the plans reviewed at this meeting, is congruous with the character of the district because the standards state, and here the applicant is requesting.

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

Ashley asked that the motion include the relevant design standards.

Motion: Jennifer Smith moved that the Historic District Commission find as a fact that the proposed project, COA PLHR-2022-00097, if constructed with the plans reviewed at this meeting, is congruous with the character of the district because the standards state:

Retain and preserve historic porches, entrances, balconies, and terraces and their decorative and functional features that are important in defining the historic character of a district building—such as columns, pilasters, balustrades, brackets, latticework, soffits, tongue-in-groove flooring ---as well as their finishes, and I would add wooden hand railings.

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

Second: Archie Morgan

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

AYES: 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: Archie Morgan said based on the preceding findings of fact, he moved that the Historic District Commission grant the Certificate of Appropriateness for the property located at 806 W. Franklin Street, COA PLHR-2022-00097. Such Certificate to be subject to the conditions contained in the previous motion.

Second: Jennifer Smith

Action: The motion to approve the Certificate of Appropriateness passed with the following votes:

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

ITEM 7. Other

Bob Bullard said he is not comfortable where we are on outbuildings and sheds. He said it is very important that we have a well thought-out policy. He asked Ashley how difficult would it be to make some additions to our guidelines as far as outbuildings are concerned.

Discussion was held on approving sheds or outbuildings in the Historic District and possibly adding or changing the guidelines.

Ashley said you are allowed to amend the guidelines. She added that we just went through a comprehensive rewrite and adopted the new standards in 2018.

Keri said you already have what you need in the design standards.

Ashley said if you approved something in the past and you do not want to approve it again, as long as you can justify why the specific application in front of you is different, then you can approve or deny whatever is in front of you. She said it does not have to be bound by what you did in the past. She said you are not precedent setting.

Ashley said the standards are there and if you want to go by them as is, they are probably sufficient as they are.

Chairman said if we approved something in the past, and applicants get bent out of shape about it, we don't necessarily need to go along with what they say.

Chairman said we had asked the applicant to come back to meet our concerns. He said we had the opportunity to hold them to those concerns. He said he did not think we did. He said we let him talk us into approving the shed based on what other people have in the Historic District.

Archie Morgan said we are not precedent setting, and as Bob had said, we need to start somewhere. He said we should take everything on a case-by-case basis. He said we agreed that we want better-looking sheds in the Historic District; it starts with the next shed COA.

Archie Morgan asked how many sheds can a property have. Keri said the way the Ordinance is currently written is that the total square footage of accessory structures cannot exceed the size of the principal structure (a house in a single-family zoning district). She said as long as you do not exceed the size of your house and your accessory structures remain accessory by not exceeding the size of your house. She said it would be the total square footage of all accessory structures.

Bob Bullard said that is a City Ordinance and that has nothing to do with the Historic District. Keri said it is citywide. She said obviously the guidelines get into more of the design of the structure, not necessarily the size.

Bob Bullard said if there is a 3,000 square foot house on a quarter acre lot, he does not think any of us would say to someone that they could add a 3,000 square foot outbuilding, even if it were a garage. Archie Morgan said we do not get to determine that if there is a City Ordinance. Bob Bullard said yes, we do. He said something that is permitted by City Ordinance is not necessarily the law of the Historic District. He asked Ashley about this.

Ashley said as Keri said, you can talk about the design standards and things like that but the size is governed by the City, not by the Historic District.

Archie Morgan said what happened tonight is that we tried to be fair because everyone around him has the same shed. Jennifer Smith said the trouble was that it was already built.

Chairman said it doesn't matter that it is already there; it was there because he didn't get approval before he built it. If he had come in before he built the shed, it probably would have been built according to the design standards. He said by automatically approving something that was built somewhere else is not how this Commission is supposed to work. He said we were totally within our purview tonight to deny

the COA based on what we were seeing on this particular shed without regard to what is across the street or anywhere else in the Historic District.

Jennifer Smith said we did the same thing with this lady and her railing. She said the lady had already put it up. She said we did not necessarily have to go along with that either.

Chairman said he did not know if we went along with that because she said there was one just like it two (2) blocks away. He said he did not think that played into that. He said whether that was an appropriate railing or not, he does not really know.

Archie Morgan said what happened tonight is that we cut the guy some slack because it does not look terrible and there are others just like it. Jennifer Smith said it also is in the back of his house.

Archie Morgan said as Bob said, we made the decision that we want better sheds in the district. He said we cut this guy a break but it doesn't mean we will give the next person a break. He said standards change. Chairman said standards don't change, our interpretation does.

Bob Bullard said in the case of the railing, he does not have a problem with the decision. He said if there had been no railing at all there and the applicant came with the plan of the wood fence, he would have approved.

Archie Morgan said it is up to us whether we want to raise the ante on sheds or whatever. He said as a Board, we have to say we want a better shed than what we have been approving in the past.

Ashley said the term "guidelines" was changed to "standards" to highlight the fact that the standards are firm rules and they should be consistently applied. She said outcomes may differ due to the facts of a specific case, but any deviation must be justified based on the specific facts.

ITEM 8. **Next Meeting – January 10, 2022**

ITEM 9. **Adjournment.**

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

Second: Jennifer Smith

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 7:27 pm.

Respectfully submitted,

Richard F. Ali
Chairman

Maryann Brown /s/
Secretary to the Board



STAFF REPORT
Project # PLHR 2022-00146

TO: Historic District Commission Members

DATE: March 14, 2022

FROM: Lisa Stiwinter, Planning and Development Director

PREPARED BY: Keri Mendler, Senior Planner

SUBJECT: Certificate of Appropriateness request at 501 S. College St.

SUMMARY STATEMENT

The Historic District Commission is requested to consider a Certificate of Appropriateness for the following projects at 501 S. College St:

1. Request approval for previously removing one (1) window on the right elevation and covering with vinyl siding;
2. Request approval for previously removing two (2) windows and one (1) door on the left elevation and covering with vinyl siding;
3. Request to construct an addition on the left and rear elevation with vinyl siding, two (2) wood windows on the left elevation, one (1) wood window on the rear elevation, asphalt shingle roofing, and a brick foundation;
4. Request approval of previously installed wood handrails on the front porch (completed by the previous owner); and
5. Request approval of previously installed shutters on the front windows (completed by the previous owner).

The application also includes the request to replace existing 1 over 1 wood windows with new 1 over 1 wood windows, which has been approved at staff level.

SITE DATA

Type of Action: Certificate of Appropriateness
Date of Petition: 2-21-22
Name of Petitioner: Cindy Alvarado & Hugo Ochoa

Location: 501 S. College St.
Tax ID #: 09-235-199
Lot Size: 0.2 acres
Zoning Classification: R-10 (Residential-High Density)

GENERAL INFORMATION

E.H. McKenzie House; circa 1920

This plain, one-story frame bungalow was occupied by E. H. McKenzie, a clerk at Efird's, in 1922. Although now vinyl sided, the house retains its form and basic detailing. The main roof is cross gable, with a broad rear gable roof. There is an engaged front porch with widely spaced pyramidal columns on brick piers, and a shed dormer, its vent now covered with siding. The craftsman front door is flanked by paired one over one windows.

RELEVANT DESIGN STANDARDS

Windows and Doors, pg. 53

1. Retain and preserve windows and doors including sidelights and transoms and their decorative and functional features that are important in defining the historic character of a district building — such as frames, sash, muntins, lintels, sills, thresholds, moldings, surrounds, hardware, and shutters — as well as their finishes.
The applicant has previously removed a total of three windows and one door. These openings were covered with vinyl siding (the house has existing vinyl siding).
2. It is not appropriate to fill in or cover over existing window or door openings if it would compromise the architectural integrity of the district building.
The applicant has previously removed a total of three windows and one door. These openings were covered with vinyl siding (the house has existing vinyl siding). The windows and door were located on side elevations.
3. It is not appropriate to introduce features or details to the windows or doors of a district building in an attempt to create a false historical appearance.
The previous owner installed wood louvered shutters on the front windows. The applicant (new owner) is requesting approval for the previously installed shutters.

Accessibility, Health & Safety Considerations, pg. 61

1. 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.
The previous owner installed wood porch railings. The applicant (new owner) is requesting approval for the previously installed handrails.

Additions, pg.67

1. Introduce new additions in ways that are compatible with the character of the district setting

and in ways that conform with all pertinent standards in the District Setting Section.

2. Introduce new additions only on non-character-defining elevations in locations, usually the rear elevation, that do not diminish or detract from the character of the district or the district building.

The applicant is requesting to construct an addition on the left and rear elevation. The side elevation faces Efird St.

3. Construct new additions so they are structurally self-supporting to ensure preservation of significant materials and features of the district building and so they can be removed in the future without damaging the building. Minimize the loss of historic material comprising external walls.

4. Protect mature trees that contribute to the district character and other significant site features from damage during construction or from delayed damage due to grading and construction activities.

There do not appear to be any large trees in the proposed addition location.

5. Limit the size, scale, and massing of a new addition in relationship to the district building so it does not diminish or visually overpower the building.

The proposed addition is 10x10x10.

6. Design a new addition to be compatible with the district building in massing, height, form, scale, proportion, and roof shape.

The proposed addition is 10x10x10.

7. Design additions so that the configuration, placement, materials, and overall proportion of windows and doors are compatible with those of the district building. Select exterior materials and architectural details that are compatible with the building in terms of module, composition, pattern, texture, and detail. Select exterior colors that are compatible with the building materials and paint colors.

The applicant is requesting to construct an addition on the left and rear elevation. The proposed materials are vinyl siding (same as the existing siding), asphalt shingle roofing, brick foundation, and wood windows.

8. Design a new addition to be compatible with but slightly differentiated from the district building in material and detailing so it does not appear to be original to the building. It is not appropriate to attempt to make new additions appear original to the building, giving a false historic appearance.

9. Consider siting an infill addition or connector back from the district building's wall plane so the form of the building can be distinguished from the new work.

10. It is not appropriate to construct a new addition if it will detract from the overall historic character of the primary building and site or if it will require the removal of a significant building element or site feature.

A window was previously removed where the addition is proposed. The applicant is proposing to add two windows on the left elevation and one window on the rear elevation of the proposed addition.

11. It is not appropriate to construct a new addition if the overall proportion of built mass to open space on the site will vary significantly from the surrounding buildings and sites that contribute to the special character of the historic district.
The proposed addition is 10x10x10.

FINDINGS

Staff offers the following Findings:

1. The subject property located at 501 S. College Street is owned by Cindy Alvarado and Hugo Ochoa 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 February 21, 2022, the applicant submitted an application for the following projects:
 1. Request approval for previously removing one (1) window on the right elevation and covering with vinyl siding;
 2. Request approval for previously removing two (2) windows and one (1) door on the left elevation and covering with vinyl siding;
 3. Request to construct an addition on the left and rear elevation with vinyl siding, two (2) wood windows on the left elevation, one (1) wood window on the rear elevation, asphalt shingle roofing, and a brick foundation. The addition must be at least 10-feet from all property lines;
 4. Request approval of previously installed wood handrails on the front porch (completed by the previous owner); and
 5. Request approval of previously installed shutters on the front windows (completed by the previous owner). (Exhibit 4-10)
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 11-12)

CONCLUSIONS

The proposed projects to remove and cover a total of three windows and one door with vinyl siding, construct an addition, and the installation of handrails and shutters at 501 S. College Street as presented (is/is not) congruous in concept according to the *Windows and Doors*, *Accessibility*, *Health & Safety Considerations*, and *Addition* standards of the *South Monroe Historic District Standards*:

Windows and Doors, pg. 53

1. Retain and preserve windows and doors including sidelights and transoms and their decorative and functional features that are important in defining the historic character of a district building — such as frames, sash, muntins, lintels, sills, thresholds, moldings, surrounds, hardware, and shutters — as well as their finishes.
2. It is not appropriate to fill in or cover over existing window or door openings if it would compromise the architectural integrity of the district building.
3. It is not appropriate to introduce features or details to the windows or doors of a district building in an attempt to create a false historical appearance.

Accessibility, Health & Safety Considerations, pg. 61

1. 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.

Additions, pg.67

1. Introduce new additions in ways that are compatible with the character of the district setting and in ways that conform with all pertinent standards in the District Setting Section.
2. Introduce new additions only on non-character-defining elevations in locations, usually the rear elevation, that do not diminish or detract from the character of the district or the district building.
3. Construct new additions so they are structurally self-supporting to ensure preservation of significant materials and features of the district building and so they can be removed in the future without damaging the building. Minimize the loss of historic material comprising external walls.
4. Protect mature trees that contribute to the district character and other significant site features from damage during construction or from delayed damage due to grading and construction activities.
5. Limit the size, scale, and massing of a new addition in relationship to the district building so it does not diminish or visually overpower the building.
6. Design a new addition to be compatible with the district building in massing, height, form, scale, proportion, and roof shape.
7. Design additions so that the configuration, placement, materials, and overall proportion of windows and doors are compatible with those of the district building. Select exterior materials and architectural details that are compatible with the building in terms of module, composition, pattern, texture, and detail. Select exterior colors that are compatible with the building materials and paint colors.
8. Design a new addition to be compatible with but slightly differentiated from the district building in material and detailing so it does not appear to be original to the building. It is not appropriate to attempt to make new additions appear original to the building, giving a false historic appearance.
9. Consider siting an infill addition or connector back from the district building's wall plane so the form of the building can be distinguished from the new work.
10. It is not appropriate to construct a new addition if it will detract from the overall historic character of the primary building and site or if it will require the removal of a significant building element or site feature.

11. It is not appropriate to construct a new addition if the overall proportion of built mass to open space on the site will vary significantly from the surrounding buildings and sites that contribute to the special character of the historic district.

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. Right Elevation
7. Left Elevation
8. Proposed Addition
9. Front Elevation
10. Materials
11. APO List
12. APO Map

Prepared by: KM 2-28-22

Ortho Map

PLHR-2022-00146

Legend

— Centerlines

▭ Parcels

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

**Owner: Cindy Alvarado &
Hugo Ochoa**

Acres: .2



0 20 40
Feet

S COLLEGE ST

EFIRD ST

Zoning Map

PLHR-2022-00146

Legend

— Centerlines

□ Parcels

Zoning Districts

Code

■ R-10

Existing: R-10
(Residential- High Density)

Owner: Cindy Alvarado &
Hugo Ochoa

Acres: .2



0 20 40
Feet

S COLLEGE ST

EFIRD ST

Historic District Map

PLHR-2022-00146

Legend

-  Centerlines
-  Parcels
-  Historic District Expansion

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

**Owner: Cindy Alvarado &
Hugo Ochoa**

Acres: .2



0 20 40
 Feet

S COLLEGE ST

EFIRD ST



HISTORIC DISTRICT COMMISSION
APPLICATION FOR REVIEW

FOR STAFF USE ONLY

Date submitted: 2-21-22

Application No: PLHR-2022-00146

Approved: _____ Denied: _____

_____ Administrative review

_____ Commission Review

1. Property location: 501 S. College Street, Monroe, NC 28112
Applicant's name: Cindy Alvarado - Hugo Ochoa
Applicant's address: 324 N Haskins Rd, Charlotte, NC 28216
Applicant's telephone number: 704-300-0915 - 704-726-8158
Applicant's email address: bryndi.byn@gmail.com
Applicant's FAX number: _____
Property Tax identification number: _____ - _____ - _____

APPLICATION FOR REVIEW

2. The property is owned by (if different from above)

Address: _____

Telephone: _____

3. The following Certificate of Appropriateness is requested for:

1. Previously removed 2 windows and one 1 door, covered with vinyl siding on the left side elevation
2. Construct addition 10'x10'10' right/rear elevation; the siding will be vinyl, 2 wood windows on the left elevation and 1 wood window on the rear elevation of the addition, asphalt shingles for the roofing, and a brick foundation
3. Previously removed 1 window on the right side elevation and covered with vinyl siding
4. Previous owner installed wood handrails on the porch.
5. Previous owner installed shutters on the front porch windows.
6. Replace 4 wood windows on front elevation (1 over 1 pane design) with new wood windows (1 over 1 pane design).

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 I.

Cindy Alvarado - Hugo Ochoa.

Applicant- Printed

Applicant- Signed

01/26/22

Date

Submitted

Please sign and return to the Department of Planning & Development P.O. Box 69, Monroe, NC 281 1 10069; Telephone: (704) 2824520; Fax (704) 2824735. 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

Revised 12-22-15

College St

E. Fird St

(Installed by Previous Owner)

Handrail & Shutters
Added to front

Removed
& Replace
1 Windows

Removed +
Covered
1 window

Removed +
Covered
2 windows
& 1 Door

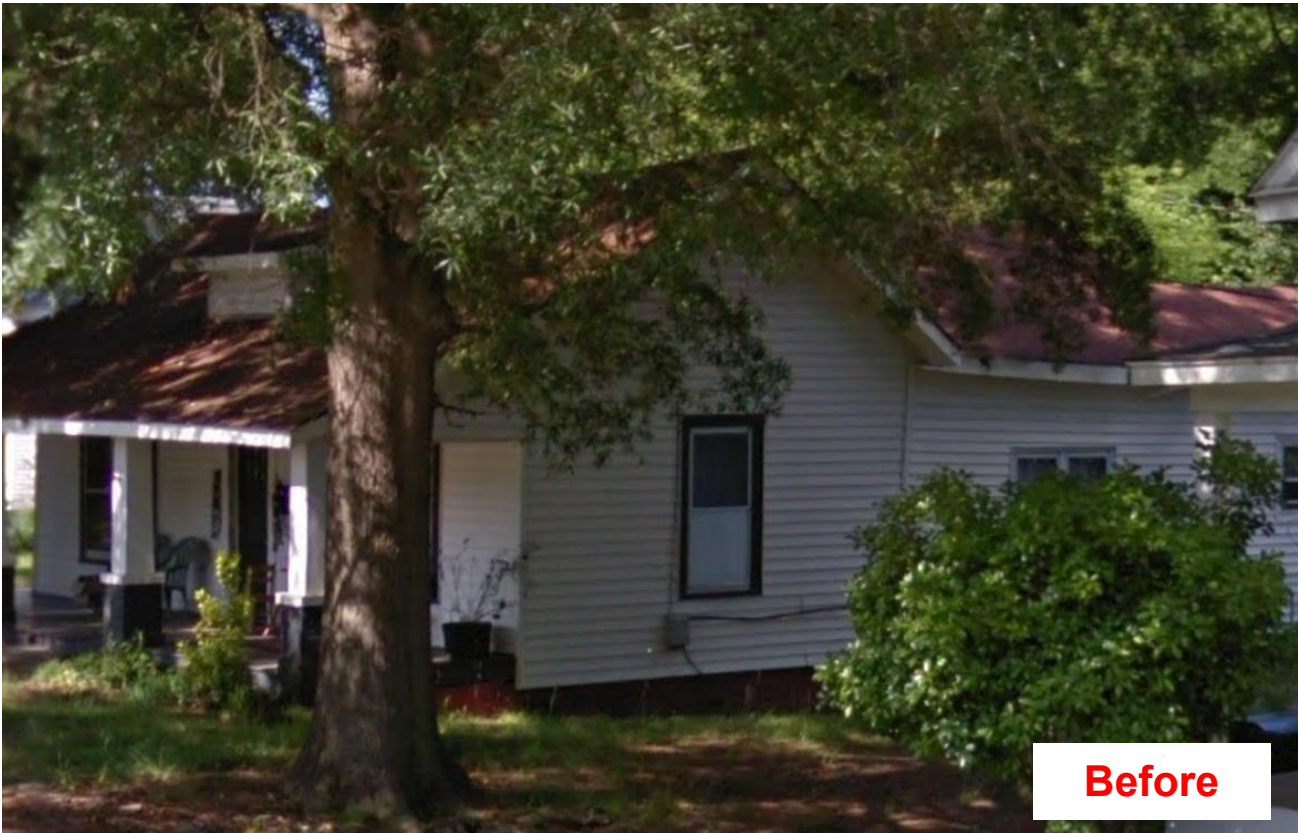
• 507

Add
2 windows

Add
1 window

Addition

10'x10'x10'









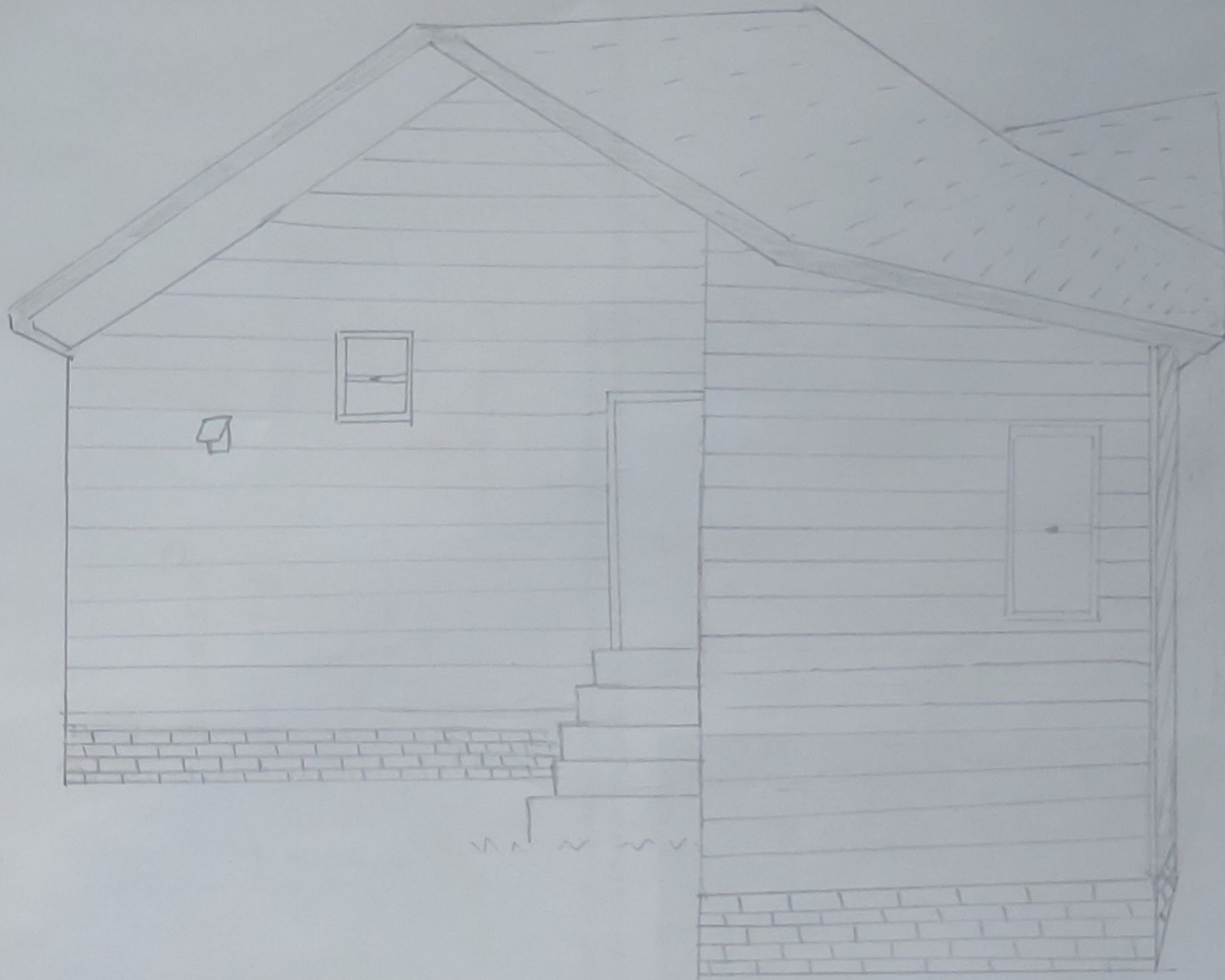


COLLEGE ST

EFIRD ST

**Proposed Side
Elevation**

COLLEGE ST



EFIRD ST

**Proposed Rear
Elevation**





The front windows are not in good condition, therefore they will be exchanged for the same type of windows that will be in the addition

JELD-WEN

37.375 in. x 64.5 in. W-2500 Series Primed Wood Double Hung Window w/ Natural Interior and Low-E Glass

Product Overview

- White wood double hung window includes brickmould frame
- Double hung window includes energy efficient Low-E Annealed glass
- AuraLast pine protects against wood rot & termites for 20 years



Specifications

Dimensions

Grid Width (in.)	None
Jamb Depth (in.)	4.5625
Product Depth (in.)	4.5625 in
Product Height (in.)	64.5 in
Product Width (in.)	37.375 in
Rough Opening Height (In.)	65.25 in
Rough Opening Width (In.)	38.125 in
Width (in.) x Height (in.)	37.375 x 64.5

Details

Exterior Color/ Finish	Primed
Exterior Color/Finish Family	Off White
Features	Argon Gas Insulated,Brickmould,Egres s,Paintable/Stainable
Frame Material	Wood
Frame Type	Brickmould
Glass Type	Energy Efficient Glass,Insulating Glazing Units,Low-E Glass

Glazing Type	Double-Pane
Grid Pattern	No Grid
Grille Type	No Grille
Hardware Color/Finish Family	Bronze
Included	No Additional Items Included
Interior Color/Finish Family	Unfinished Wood
Lock Type	Cam Action
Number of Grids	No Grid
Number of Locks	2
Product Weight (lb.)	61.92 lb
Returnable	90-Day
Solar Heat Gain Coefficient	0.27
U-Factor	0.29
Window Type	Other
Window Use Type	New Construction,Replacement

Warranty / Certifications

Energy Star Qualified	North-Central,South-Central,Southern
Manufacturer Warranty	20 Year Limited

Double 5 in. x 144 in. White Lap Vinyl Siding



Specifications

Dimensions

Coverage Area (sq. ft.)	200 ft ²
Product Length (in.)	144 in
Product Thickness (in.)	.040 in
Product Width (in.)	11.78 in

Details

Color Family	White
Color/Finish	White
Finish Type	Finished
Material	Vinyl
Product Weight (lb.)	88 lb
Profiles	Clapboard
Siding Features	Wood Grain Surface
Vertical or Horizontal	Horizontal

Warranty / Certifications

Manufacturer Warranty	Limited Lifetime Warranty
-----------------------	---------------------------

Product Overview

- Hang-Tough technology resists cracking and thermal damage
- Advanced locking system ensures easy installation and secure fit
- Backed by manufacturer's limited lifetime warranty

Model#: PC5004H

SKU#: 1002559397

Internet#: 301738306

No Paint. No Stain. No hassles. That's the beauty and value of Transformations vinyl siding from Ply Gem Performance Collection. Transformations is an excellent choice for a virtually carefree, amazing home exterior. Transformations comes in 13-beautiful colors, and featured profiles of Double 4 in., Double 5 in. and Double 4-1/2 in. Dutch Lap.

- Constructed of low-maintenance, durable vinyl, it never needs scraping, painting or staining
- Advanced locking system means a precise, secure, easier installation and tighter fit
- .040 thickness for added performance
- Our unique inter-locking system ensures a strong, secure installation
- Withstands wind speeds up to 165 mph
- Hang-tough technology is our exclusive formulation and process that boosts durability to resist cracking, impact and thermal distortion
- Limited lifetime warranty is our premium guarantee of lasting quality and peace of mind
- Certified by the vinyl siding Institute for product quality and color retention, which ensures this product meets or exceeds long-standing, accepted industry standards

Timberline HDZ Charcoal Algae Resistant Laminated High Definition Shingles



Dimensions

Coverage Area (sq. ft.)	33.33 ft ²
Product Length (in.)	39.38 in
Product Thickness (in.)	2.4 in
Product Width (in.)	13.25 in

Details

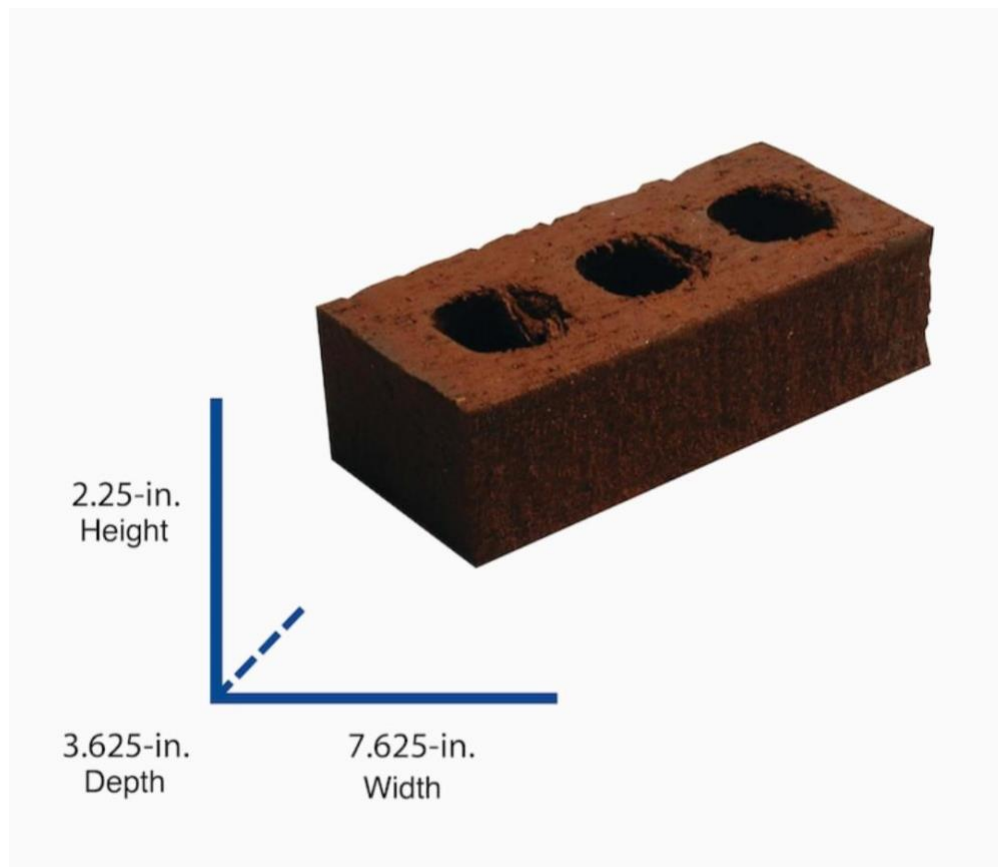
Color Family	Black
Color/Finish	Charcoal
Features	Algae Resistant,Dura Grip Adhesive,High Wind Resistant,Stainguard Protection,Waterproof
Fire Rating (UL 790)	Class A
Material	Asphalt
Number of bundles per 100 sq. ft. (Square)	3
Number of pieces per bundle	21
Requirements	Attic Ventilation,Underlayment
Roofing Product Type	Architectural Shingle
Shingle Exposure (in.)	5.625
Shingle Type	High Definition Shingle
Warranty	Lifetime Limited Warranty
Weight Per Bundle (lb.)	70

Oldcastle 8-in x 4-in Clay Red Cored Standard Brick

OVERVIEW

Red cored clay brick.

- Durable
- Attractive
- Maintenance free
- Green building product





Specifications

Minimum Weight (lbs.)	3.9
Cored	
Common Length (Inches)	8.0
Common Width (Inches)	4.0
Common Height (Inches)	2.0
Actual Height (Inches)	2.25
Actual Width (Inches)	3.625
Actual Length (Inches)	7.625
Type	Standard
Warranty	None
Color/Finish Family	Red
Manufacturer Color/Finish	Red
CA Residents: Prop 65 Warning(s)	Prop 65 WARNING(S)
Material	Clay
Series Name	N/A

Quikrete

80 lb. Type S Mason Mix

Quikrete 80 lb. Mason Mix is a commercial grade, high strength mortar mix containing properly graded masonry sand. It can be used to lay brick, block, and stone. Ideal for both structural and non-structural applications; above grade and below grade.

- Perfect for building walls, columns and foundations
- Applications also include brick and stone veneer
- Use for tuck pointing damaged mortar joints
- Exceeds the performance requirements of ASTM C 270



Details

Color Family	Gray
Compression Strength (psi)	1800
Features	Crack Resistant
Material	Mason Mix
Mortar Mix Type	Type S
Product Weight (lb.)	80
Use Location	Floor
Working Time (min.)	90.0

2 in. x 2 in. x 36 in. Pressure-Treated Cedar-Tone Square End Baluster (12-Pack)

★★★★★ (27) ✓



Specifications

Dimensions

Product Depth (in.)	1.5
Product Height (in.)	36
Product Width (in.)	1.5

Details

Chemical retention (lb./cu. ft.)	2.3
Color Family	Wood
Color/Finish	Brown / Tan
Fastener recommendation	Screws
Features	Paintable,Pressure Treated,Stainable
Material	Wood
Number of balusters included	12
Pressure treatment chemical	MCA - Micronized Copper Azole
Returnable	90-Day
Stair Part Type	Baluster

Pinecroft

15 in. x 51 in. Louvered Shutters Pair
Unfinished

★★★★★ (244) ✓



Specifications

Dimensions

Louver width (in.)	1.25
Product Depth (in.)	51
Product Height (in.)	2.25
Product Thickness (in.)	1.12
Product Width (in.)	15
Shutter Height (in.)	51
Shutter Size	15x51
Shutter Width (in.)	15

Details

Color Family	Brown
Color/Finish	Unfinished Pine
Features	Paintable,Stainable
Hardware Included	No
Louver type	Open
Material	Pine
Number of Panels	0
Paintable/Stainable	Yes

	ACCTNO	OWNERNAME1	OWNERNAME2	OWNERADDRE	OWNERCITY	OWNERSTATE	OWNERZIP
1	09235199	CINDY ALVARADO	HUGO OCHOA	501 S COLLEGE ST	MONROE	NC	28112
2		CINDY ALVARADO	HUGO OCHOA	324 N HOSKINS RD	CHARLOTTE	NC	28216
3	09235208	LLINAS VERA B		603 EFIRD ST	MONROE	NC	28112
4	09235209	AGUILAR ISABEL VELASCO		406 S CRAWFORD ST	MONROE	NC	28112
5	09235211	RUDY DEBORAH J		401 S COLLEGE ST	MONROE	NC	28112
6	09235207	GRISE-HANEY MARTHA		504 S CRAWFORD ST	MONROE	NC	28112
7	09235214	SHERROD ROBERT G JR		221 S BRAGG ST	MONROE	NC	28112
8	09235221	AGLIARDO RICHARD	AGLIARDO VELVET	402 WASHINGTON ST	MONROE	NC	28112
9	09235182	FLOYD SARAH VIRGINIA		600 S COLLEGE ST	MONROE	NC	28112
10	09235197	RAPER BYRLE D		505 S COLLEGE ST	MONROE	NC	28112
11	09235198	RAPER BYRLE D		505 S COLLEGE ST	MONROE	NC	28112
12	09235191	LICHTENHAN CARRIE ROWELL	LICHTENHAN JONATHAN SCOTT	400 S COLLEGE ST	MONROE	NC	28112
13	09235200	MOSLEY BARRY PERNELL		503 S COLLOGE ST	MONROE	NC	28112
14	09235202	RAPER BYRLE D		505 S COLLEGE ST	MONROE	NC	28112
15	09235194	ALDRIDGE OTTO FLOYD		501 SANFORD ST	MONROE	NC	28112
16	09235206	DUNCAN JOHN CHRISTOPHER	DUNCAN STEPHANIE M	6715 WESLEY GLEN DR	WAXHAW	NC	28173
17	09235212	KAY CAROLE		400 SOUTH CRAWFORD ST	MONROE	NC	28112
18	09235201	RAPER BYRLE D		505 S COLLEGE ST	MONROE	NC	28112
19	09235219	PRICE RICHARD	PRICE JULIA	504 S WASHINGTON ST	MONROE	NC	28112
20	09235220	LOBERGER DALE A		502 SOUTH WASHINGTON ST	MONROE	NC	28112
21	09235192	MYERS JOSHUA BRENT		2004 WHITE CEDAR LN	WAXHAW	NC	28173
22	09235195	ALDRIDGE WANDA FAY M		503 SANFORD ST	MONROE	NC	28112
23	09235210	MCHALE NANCY C		405 S COLLEGE ST	MONROE	NC	28112

APO Map

501 S. College St.

Legend

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





STAFF REPORT
Project # PLHR 2022-00147

TO: Historic District Commission Members

DATE: March 14, 2022

FROM: Keri Mendler, Senior Planner

PREPARED BY: Megan Brightharp, Planner

SUBJECT: Certificate of Appropriateness request at 700 South Hayne Street

SUMMARY STATEMENT

The Historic District Commission is requested to consider a Certificate of Appropriateness request from Kevin McGuire for approval to replace portions of the asphalt shingle roof with a standing seam metal roof for the property located at 700 South Hayne Street.

SITE DATA

Type of Action:	Certificate of Appropriateness
Date of Petition:	2-25-22
Name of Petitioner:	Kevin McGuire
Location:	700 South Hayne Street
Tax ID #:	09-235-033
Lot Size:	0.3 acres
Zoning Classification:	R-10 (Residential-High Density)

GENERAL INFORMATION

V. C. Redwine House; circa 1880

The 1882 Gray's Map of Monroe indicates that a house was already standing on this location when V. C. Redwine bought a 166 X 180 foot lot in 1885 from Robert H. Blakeney of Chesterfield County, South Carolina. A one-story frame house with a full-facade porch and rear ell appears on the 1914 sanborn Map, but by 1922, when Redwine was listed in the City Directory as a grocer, the

house had been raised to two stories. The crossette entrance, surround by a three-part transom and sidelights, probably reflects the earlier house. The house as it has been for approximately seventy years is a two-story, double-pile, cube with a center-hall plan, topped by a pyramidal roof. A one-story porch with ionic columns spans the three-bay facade, continuing to a porte cochère on the north elevation and an enclosed portion on the south elevation (the latter has modern window sash). The central entrance has sidelights and a three-part transom in a shouldered architrave surround with brackets. The windows have one over one sash and tall corbelled-cap chimneys are in interior and interior end locations.

RELEVANT DESIGN STANDARDS

Roofs, pg. 55

1. Retain and preserve the shape and materials of roofs and their decorative and functional features that are important in defining the historic character of a district building — including dormers, chimneys, turrets, spires, cupolas, balustrades, and shingles.
2. Preserve and maintain roof features, surfaces, and details through appropriate methods and ensure that historic drainage features that divert rainwater from wall surfaces are intact and properly functioning.
The applicant has stated in their application that standing seam roofs allow water to flow smoothly and quickly towards the edge of the roof and that because it is a system with no exposed fasteners, it will allow snow and water to remain in the roof for days without damaging it.
3. If replacement of an entire roof surface or feature is necessary due to deterioration, replace it in kind, matching the original in design, dimension, detail, texture, color, and material. Consider compatible substitute materials only if using the original material is not feasible.
The applicant is requesting approval to replace portions of the asphalt shingle roof with a standing seam metal roof.

FINDINGS

Staff offers the following Findings:

1. The subject property located at 700 South Hayne Street is owned by Kevin McGuire 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 February 25, 2022, the applicant submitted an application to request approval to replace portions of the asphalt shingle roof above the lower roof and over two side stoops on the right side of the home with a standing seam metal roof for the property located at 700 South Hayne Street. (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 project to replace the roof in various locations at 700 South Hayne Street as presented (is/is not) congruous in concept according to the *Roofs* standards of the *South Monroe Historic District Standards*:

Roofs, pg. 55

1. Retain and preserve the shape and materials of roofs and their decorative and functional features that are important in defining the historic character of a district building — including dormers, chimneys, turrets, spires, cupolas, balustrades, and shingles.
2. Preserve and maintain roof features, surfaces, and details through appropriate methods and ensure that historic drainage features that divert rainwater from wall surfaces are intact and properly functioning.
3. If replacement of an entire roof surface or feature is necessary due to deterioration, replace it in kind, matching the original in design, dimension, detail, texture, color, and material.
Consider compatible substitute materials only if using the original material is not feasible.

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. Letter from Applicant
6. Existing Conditions
7. Proposed Conditions
8. APO List
9. APO Map

Prepared by: MB 3/7/22



Ortho Map
700 South Hayne Street

Legend

- Centerlines
- Parcels
- Subject Property

Owner: Kevin McGuire

Acres: .3

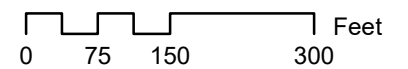


Exhibit 1

Zoning Map
700 South Hayne Street

Legend

— Centerlines

▭ Parcels

Zoning Districts

Code

▭ R-10

▭ CD

▭ Subject Property

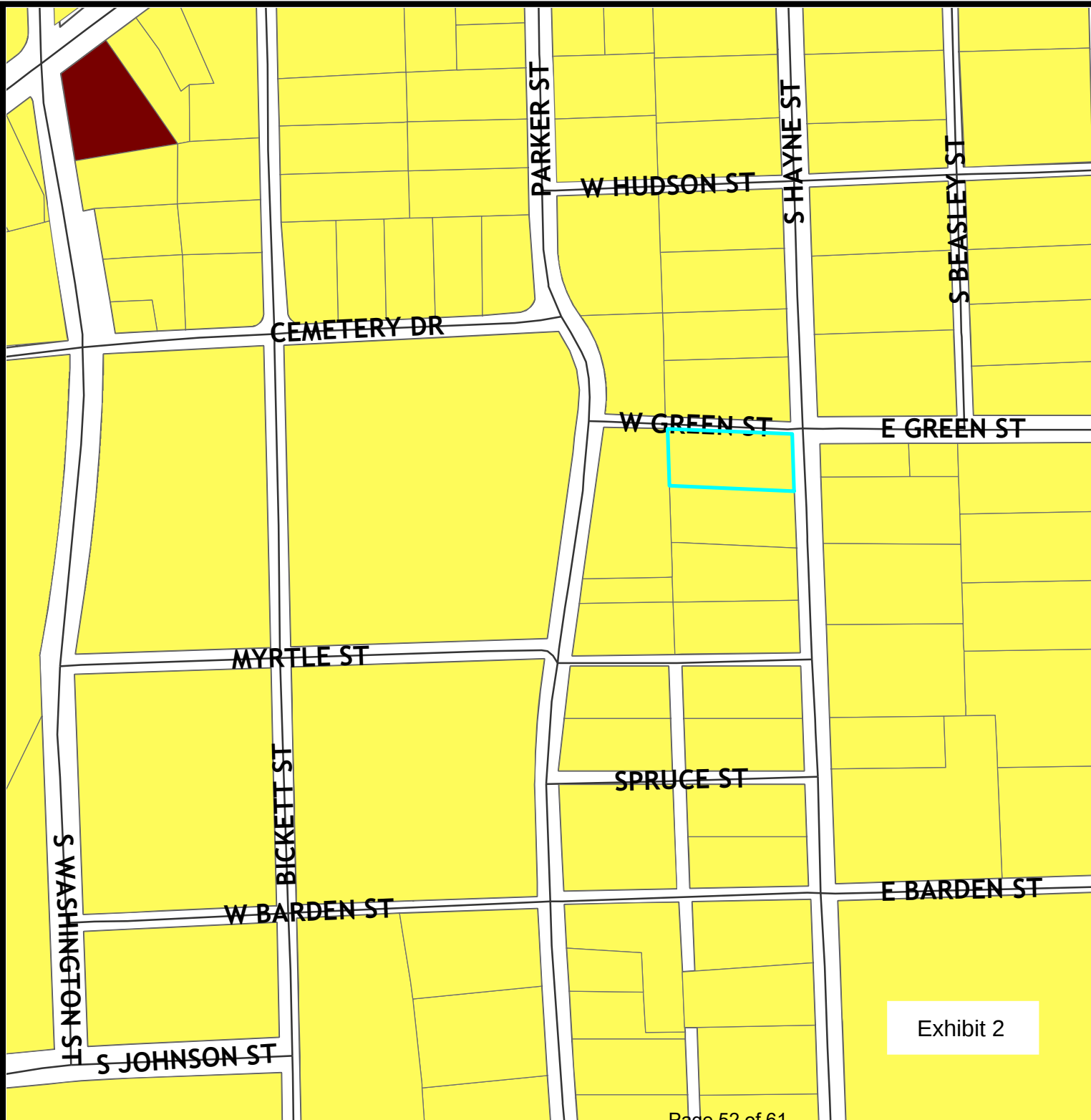
Owner: Kevin McGuire

Acres: .3



0 75 150 300 Feet

Exhibit 2



Zoning Map
700 South Hayne Street

Legend

- Centerlines
- Parcels
- Historic District
- Historic District Expansion
- Subject Property

Owner: Kevin McGuire

Acres: .3

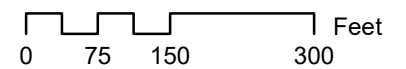
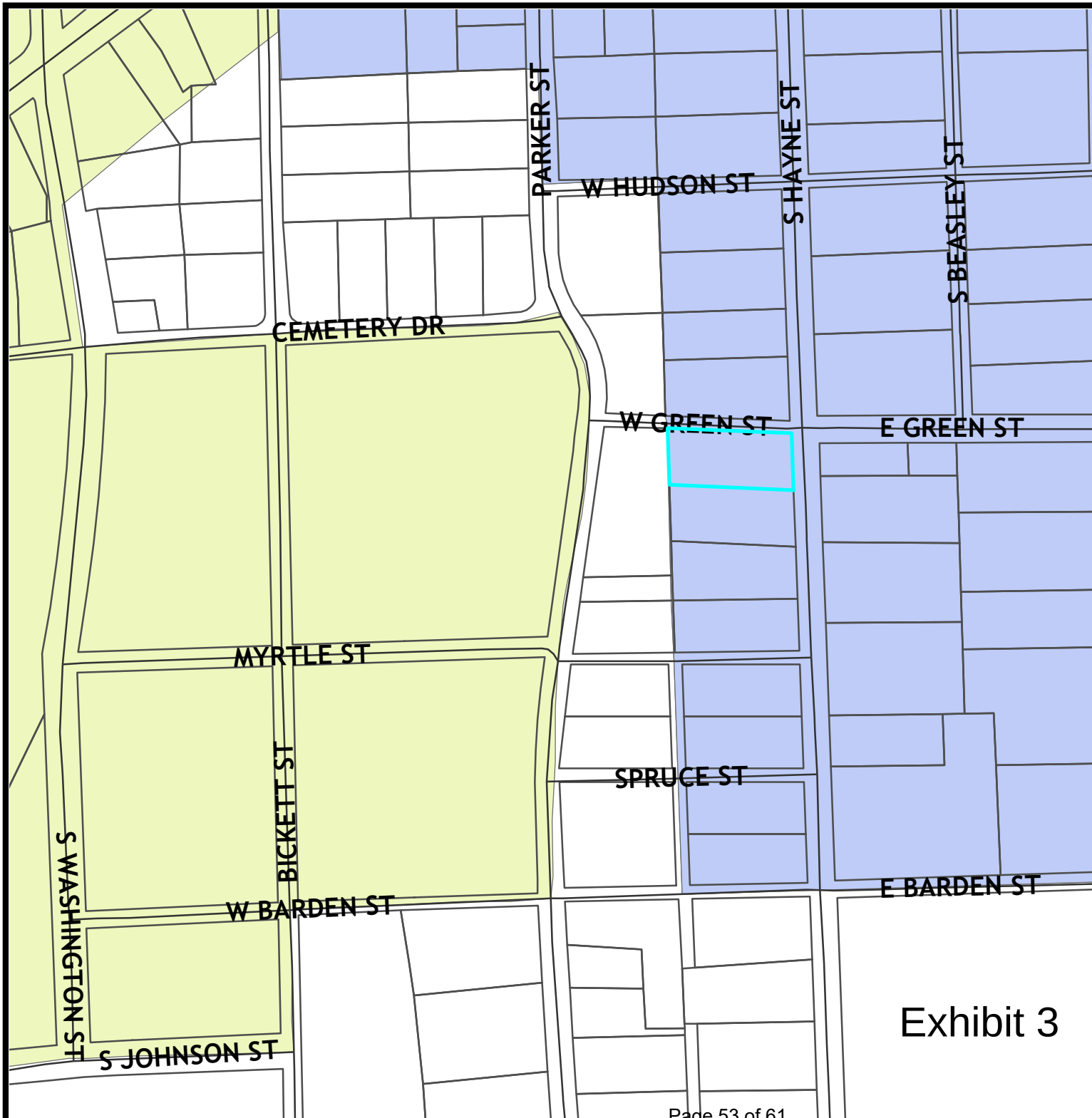


Exhibit 3





HISTORIC DISTRICT COMMISSION
APPLICATION FOR REVIEW

FOR STAFF USE ONLY

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

1. Property location: 700 S. Hayne St.
Applicant's name: Kevin McGuire
Applicant's address: 700 S. Hayne St.
Applicant's telephone number: 704-507-9649
Applicant's email address: kjm1of8@gmail.com
Applicant's FAX number: _____
Property Tax identification number: _____ - _____ - _____

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

3. The following Certificate of Appropriateness is requested for: _____

Please provide a brief description of the project. Replacing shingle roof that covers the side Port Cochere facing Green St around and across the front over the porch facing S. Hayne. Continuing around the side facing 702 S. Hayne covering the sun room. Replacing the shingles on this roof with black standing seam metal roof. Also the two small stoop roofs on the side of the house facing Green St.

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).

Kevin J. McGuire

Applicant- Printed

Kevin J. McGuire

Applicant- Signed

02-25-2022

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.

Exhibit 4

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

Old North Roofing & Sheet Metal, INC.



February 25, 2022.
Kevin McGuire.
700 S Hayne St,
Monroe, NC, 28112.
Kjm1of8@gmail.com
(704) 507-9649.

Regarding: recommendation standing seam metal roof vs asphalt shingles roof on low slope roof.
Kevin,

Below you will see some of the many reasons why I highly recommended standing seam metal roof and some of the reasons why I don't recommend shingles roof on a low slope roof.

1. Using standing seam roof you will have a solid piece from bottom to the top, that allows the water to flow smoothly and quickly towards the edge of the roof.
2. Standing seam is a system with no exposed fasteners, that allows snow and water to remain on it for days without damaging it.
3. The use of asphalt shingles on a low slope roof can have different reactions due to the fact the shingles are not even it stops the flow of water, therefore it will find another way out such as running sideways and reaching the nails with which the shingles is attached until it is introduced to the interior of the property, as well as standing water on the shingles causes the shingles to wear faster, that is why the manufacturer does not recommend it.

Old North Roofing & Sheet Metal, INC.





Exhibit 6

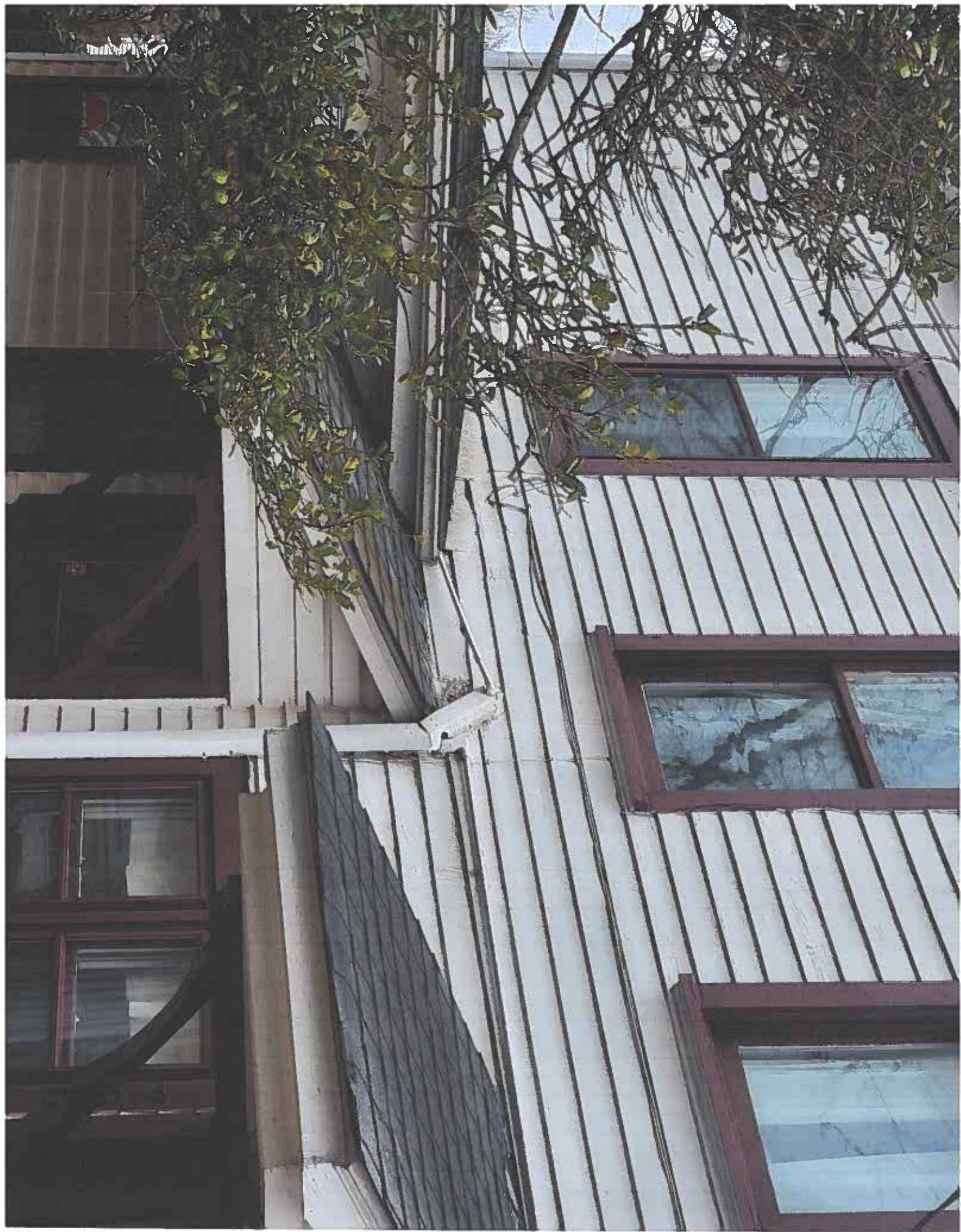




Exhibit 7

PIN	OWNERNAME1	OWNERNAME2	OWNERADDRE	OWNERCITY	OWNERSTATE	OWNERZIP
1 09235009	HILBISH GEORGE	HILBISH MELISSA L	607 S HAYNE ST	MONROE	NC	28110
2 09235049	CHAMBERS RONNIE E		2412 AMBER CRESTE LN	CHARLOTTE	NC	28212
3 09235011	PIGG RICKY DEAN		3214 ERVIN THOMAS RD	MONROE	NC	281129409
4 09235012	ALI RICHARD	ADAMS-ALI MARY	703 SOUTH HAYNE ST	MONROE	NC	28112
5 09235034B	DEBETTA JOSEPH R	DEBETTA SHARI L	201 CARI LN	MATTHEWS	NC	28104
6 09235050	CHAMBERS RONNIE E		2412 AMBER CRESTE LN	CHARLOTTE	NC	28212
7 09235013	SHARP MELISSA		705 S HAYNE ST	MONROE	NC	28112
8 09235034A	BLACK'S MEMORIAL PRESBYTERIAN	CHURCH	%W L JOHNSON PO BOX 156	MONROE	NC	281110156
9 09235047	BLACKS MEMORIAL PRESBYTERIAN	CHURCH	509 S PARKER ST	MONROE	NC	28112
10 09235032	HINE THOMAS DENNIS	CAPRIOLO TERESA ANN	702 S HAYNE ST	MONROE	NC	28112
11 09235035	MCCOY JANET J	MCCOY JERRY W	602 S HAYNE ST	MONROE	NC	28112
12 09235010	AGNER DONALD R	AGNER EVELYN W	701 S HAYNE ST	MONROE	NC	28112
13 09235031	TIPPETT DICY L		704 S HAYNE ST	MONROE	NC	28112
14 09235008	MILLSAPS KENT	MILLSAPS MELODY	605 S HAYNE ST	MONROE	NC	28112
15 09235097	CITY OF MONROE		PO BOX 69	MONROE	NC	281110069
16 09235030	STEWART ELIZABETH KIMBRELL		706 S HAYNE ST	MONROE	NC	28112
17 09235034	SALGADO ERIKA GAONA	SOLANO RICARDO ACEVEDO	608 S HAYNE ST	MONROE	NC	28112
18 09235048	PARKER STREET INVESTMENTS		13663 PROVIDENCE ROAD STE 142	MATTHEWS	NC	28104
19 09235033	MCGUIRE KEVIN JAMES	MCGUIRE PAULA DION	700 S HAYNE ST	MONROE	NC	28112

Exhibit 8

APO Map

700 South Hayne Street

Legend

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

Owner: Kevin McGuire

Acres: .3

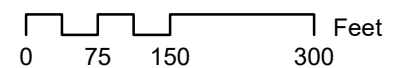


Exhibit 9

