

HISTORIC DISTRICT COMMISSION MEETING AGENDA



**Monday, April 11, 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 – March 14, 2021**
- Item 3.** **Conflicts of Interest**
- Item 4.** **COA PLHR-2022-00157 Certificate of Appropriateness – The Historic District Commission is requested to consider a Certificate of Appropriateness request from Sandra Pittman to construct an addition and staircase on the rear of an existing accessory structure at 505 Parker Street (Tax ID #09-235-046C)**
- Item 5.** **Next Meeting: May 9, 2022**
- Item 6.** **Adjournment**

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

HISTORIC DISTRICT COMMISSION MINUTES

MONDAY, MARCH 14, 2021 AT 6:30 PM

COUNCIL CHAMBERS - CITY HALL

300 West Crowell Street, Monroe, North Carolina

ITEM 1: Call to Order.

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

Members Present: Richard F. Ali (Chairman), Bob Bullard (Vice Chair), Jennifer Smith and Archie Morgan

Members Absent: None

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

Guests: Nancy McHale, Deborah Rudy, Kevin McGuire, Paula McGuire, Hugo Ochoa, and Cindy Alvarado

Housekeeping.

Chairman said before we get started, I'm going to do a little bit of housekeeping. We're been operating under a mandatory mask policy for the Historic District Commission, but I think with a lot of things going on and the relaxing of those rules, I'm inclined to entertain a motion to do away with the mask policy.

Motion: Bob Bullard (Vice Chair) moved to remove the mask policy for the Historic District Commission

Second: Archie Morgan

Action: The motion to remove the mask mandate policy for the Historic District Commission passed unanimously with the following votes:

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

NAYS: None

Chairman said you are more than welcome to continue to wear your mask, but it is no longer required. A couple other things, I want everyone to remember that we are a quasi-judicial body and we are to make our decisions solely based on what we hear and the evidence presented by the applicants at this meeting. Because of this, as we move forward, we are going to try to do away with disruptions of testimony that are caused by us interrupting and engaging in conversations amongst ourselves and looking for solutions on our phones. That's not what we're here to do. Another point I would like to bring up are conflicts of interest. We need to be mindful that when we are having conversations, we cannot have ex parte conversations about a pending case or even a potential case, down the road. Any of those conversations must be disclosed, and the Board will decide if that member will need to recuse themselves, when and if that COA comes before us. If they do go undisclosed, then we stand the possibility that the applicant could come back and take an appeal to the Board of Adjustments based on a conflict of interest.

Chairman said we did not have meetings in January and February of this year, so the minutes that we have before us are from the December 6, 2021 meeting.

ITEM 2: Approval of Minutes.

Chairman asked the Board if there were any questions, additions or deletions to the minutes of the December 6, 2021 Meeting. He called for a motion to approve the minutes of the meeting.

Motion: Jennifer Smith moved to approve the minutes of the December 6, 2021 meeting.
Second: Archie Morgan
Action: The motion to approve the minutes passed unanimously with the following votes:

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

ITEM 3: Conflicts of Interest.

There were no 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 Hugo Ochoa and 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).**

Chairman asked any parties offering testimony to come forward and be sworn. Keri Mendler, William Nance, Hugo Ochoa and Nancy McHale came forward and were sworn.

Keri Mendler, Senior Planner, introduced this item and said 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 front door is flanked by paired one over one windows. At this time, she said she will introduce the findings:

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)

Chairman asked when was the work done that included covering the windows with the siding.

Keri Mendler said William Nance, Planning Technician, was out driving around doing inspections and noticed that work was being done on the exterior on January 14, 2022. That is when we initiated the process as far as sending a letter and trying to get in contact with the property owner.

Chairman asked so this was just done this year?

Keri Mendler said that is when we noticed it, it was in progress at that time. So, I would say somewhere in between the end of last year (2021) and the beginning of this year (2022). Staff noticed the work in progress on January 14, 2022.

Chairman asked if we knew why it was done?

Keri Mendler said I don't know if they knew they were in the Historic District, if that's what you are asking, but as far as why, I think just wanting to make changes, but I will defer to the applicant on that. Chairman said the rear elevation, I'm having a hard time judging, is there enough room to add what they are wanting to add and keep the appropriate distance from the property line?

Keri Mendler said yes, I think the rear would certainly be fine, based off of the dimensions they gave. The side would also be fine, but there is plenty of space in the rear yard. But, that would certainly be addressed during the permitting stage.

Jennifer Smith asked if this is a primary residence?

Keri Mendler said I will defer to the applicant on that.

Archie Morgan asked Keri if any of the improvements being made to the house, if they were to have done a COA, wanting to do those things. Are any of those items that have already been done something that we wouldn't have approved?

Keri Mendler said I can't speak for what the commission would have approved or not.

Archie Morgan said the type of window, was there shutters on the house before? Keri responds and said not that we are aware of, no.

Keri Mendler said the windows, they were removed and covered with siding, so they didn't necessarily replace those windows, they were just completely removed.

Archie Morgan said they were covered up.

Keri Mendler said yes.

Archie Morgan said the windows they want to replace now, they are replacing them with like windows, right?

Keri Mendler said yes, that was done at staff level.

Archie Morgan said I am just wondering if any of these improvements goes against the Historic District, like the handrail, what's the guidance on handrails? We are trying to fix this after the fact and I'm wondering if these are all things we would have approved anyways.

Keri Mendler said honestly, I can't speak for what you can do, but I can tell you the design standards on page two of your staff report, it does talk about covering up windows or door openings. Number two on page two of your staff report says it is not appropriate to fill in or cover the existing windows or door openings if it would compromise the architectural integrity of the district building. Obviously that is something that the Commission would need to look at.

Archie Morgan said I think it plainly compromises that. When you take windows away and cover them with siding.

Jennifer Smith said and the door.

Keri Mendler said that is why we are here tonight, so you guys can make that judgment call.

Archie Morgan said we are not in the position to make homeowners pay more money, but at the same time, we have a COA process and this is why we have it.

Keri Mendler said yes, that is why we are here, for the Board to make their decision.

Chairman said we might have more questions answered if we go to the applicant themselves. Would you like to come forward and answer some questions that we may have for you and just state your name for the record?

Hugo Ochoa came forward and stated his name.

Chairman said are you living in the house? Are you the resident of the house?

Mr. Ochoa said we bought it for living, but we are not living in it right now. We live in Charlotte, NC. We are trying to move here. The reason we cancelled the door and two windows is because there is a little bathroom in there, and we are trying to have that room for my kids. They are 3 years old and a baby. In the backroom, where we are trying to do the addition, we are just trying to make it bigger to have another bathroom in the future.

Chairman asks the Board if there are any questions.

Jennifer Smith said that house was built in 1922, so it is a Historical home.

Mr. Ochoa said to be honest with you, we didn't know anything about the Historic thing. I know we made a little mistake by cancelling the door. The plan was just the door, but then one of the windows broke by the guy who was fixing it.

Jennifer Smith asked where are you putting these new windows, the ones that are existing, you are replacing those?

Mr. Ochoa said we covered that door and the windows.

Jennifer Smith said no I am talking about these right on the back, were you putting new windows in?

Mr. Ochoa said yes.

Jennifer Smith said where?

Mr. Ochoa said in almost the same place, but obviously it's going to be an addition, so it's going to be like 10 foot out.

Jennifer Smith asked if this is just on the addition that you are putting new windows in?

Mr. Ochoa said yes and we would make them look how they are.

Jennifer Smith asked if the replacements were wood.

Mr. Ochoa said yes.

Board members discuss.

Bob Bullard (Vice Chair) said the windows on the back part, are they the same size?

Mr. Ochoa said yes, they are the same size.

Mr. Ochoa said the shutters and the handrails, when I bought it (the house), it was already like that. They are old, very old.

Jennifer Smith asked if the handrails were already there.

Mr. Ochoa said the handrails were already there and they are very old.

Archie Morgan said the shutters were already on? Mr. Ochoa confirms.

Chairman said what is the construction of the house, what is the material for the remainder of the house? Is it all vinyl?

Mr. Ochoa said all the outside is vinyl and there is wood siding underneath.

Chairman asks if there are any other questions.

Jennifer Smith said I just have a problem with removing the door and the windows and covering them up with siding. In our guidelines it's just not allowed.

Bob Bullard (Vice Chair) said I have the same problem.

Mr. Ochoa said there is no way, can we cancel the door and put the 2 windows back?

Jennifer Smith said you actually really need to put it back the way it was.

Chairman said put the two windows back that were covered over. Mr. Ochoa agrees and says the door was kind of hard for me, because someone can open that up right where my kids are.

Archie Morgan said we fully get that, we understand.

Mr. Ochoa said if I had to do the windows to make it look how it was, I can put wood windows, no problem.

Archie Morgan said being in the Historic District, you can't just change a house anyway you want it, as if it were in the country somewhere. We see what your intentions were, but we have a responsibility of keeping the Historic District the Historic District and when you go taking out windows and doors and covering them up with vinyl, it does against our guidelines.

Chairman said when did you want to have this work completed.

Mr. Ochoa said if you guys are going to make me, I guess it will be completed in less than 30 days. But, I am trying to move, I'm paying a mortgage for here and rent in Charlotte. It's kind of frustrating.

Archie Morgan said we get that too. I'm really thinking that you're going to have to put those windows and door back in.

Chairman said from what I'm hearing, we are going to have to make a formal decision, but it sounds like, you restoring back what has already been done, which should be taking the vinyl off of the windows, putting back in the appropriate windows and door.

Mr. Ochoa said there is no way that we can do away with the door?

Chairman said cover the door?

Chairman said he wanted to do know if there is any way... Mr. Ochoa said I can put the windows back, but is there any way that you guys can skip that?

Archie Morgan said the problem is that it had a door and it's in the Historic District. If it has a door, it has to maintain a door, that's our guidelines.

Jennifer Smith said the steps are there even still.

Bob Bullard (Vice Chair) said I have been by your house, and I think it has great potential. I think you are going to be very pleased living there. But, I would like to see the 2 windows and door put back, the shutters on there are not in the correct style, so I would like to see them removed. The 10 x 10 addition, I

don't have a problem with that at all. Leaving the rail at the front, I don't have a problem with that, although that's not original.

Jennifer Smith said I don't think it goes with the architecture of the house.

Bob Bullard (Vice Chair) asked have you been curious enough to climb up there on the roof to see the vent/dormer where it has been covered over?

Jennifer Smith asked did you take it off? Is that still present?

Archie Morgan said it's a current picture.

Mr. Ochoa said I don't know.

Keri Mendler said the photo in the staff packet was just taken 2 weeks ago.

Bob Bullard (Vice Chair) said somebody, not him, but the previous owner, put vinyl and covered up, probably a window there.

Jennifer Smith said I'm sure it was.

Bob Bullard (Vice Chair) said I'd surely like to see that put back in original shape, which I think would mean, just taking the vinyl off of that.

Mr. Ochoa said I don't pay attention to that little thing on the roof, I don't even know if it's there to be honest with you.

Bob Bullard (Vice Chair) said I've ridden by there, it's still there. Jennifer Smith said I've rode by as well.

Archie Morgan said our point is, is that it was probably once a window, and so it needs to be a window.

Jennifer Smith said when you bought the property, did your realtor not disclose that you had to get approval.

Mr. Ochoa said no. What happened is I knew this guy... Jennifer Smith said you bought it directly from the person that owned it, I see.

Archie Morgan asked Keri, do realtors representing homes in the Historic District have a responsibility to the homeowner to let them know about the COA process?

Keri Mendler said typically it's the homeowners' responsibility for due diligence, but I can't really say what's real estate law and what's required.

Jennifer Smith said I've always said if they would put these guidelines, and attach them in the deed room, people would know when they bought the property, then and there.

Mr. Ochoa said we are happy there and we would be happy to do it the way you want it. We just don't want the kids to come out.

Chairman said to Nancy McHale in the audience, you asked to be sworn in. Do you have comments in favor or opposed? Before you get started, can you come up and give us your name and address for the record.

Nancy McHale came up and said that she is at 405 S. College Street and in the purple house across the street to the house. I want to know how close to the street the addition will be because there really isn't a lot of room. There seems to only be ten feet there now.

Mr. Ochoa said I measured from the wall and to the little gate in the back, if you go straight from the wall to that, it's 22 feet, plus four.

Ms. McHale said are you talking about the gate or the actual fence.

Mr. Ochoa said yes, the actual fence.

Ms. McHale said that is awfully close to that street, that's like a foot away from the street.

Mr. Ochoa said I'm not going to be like 8 feet from there.

Ms. McHale said no offense because we are going to be neighbors, but I already have issues with where the cars are parked, not now, but previously. In the makeshift driveway, that wasn't there when I moved in, the cars coming up and down the street would come over into my yard. They would dig ruts and you can see the ruts now if you drive by. That's my lawn. The one thing when you were talking about the little peak/dormer on the front of the house, I moved into my house about 22 years ago, it was like that then. It was like it is then, there was no window. We were not put into the Historic District until 10-12 years ago. I don't know if that would mean that he would have to do that, I think it would be nice if he did. But, I just don't know if that's a requirement since there was no window there when I moved in. There was also no railings around and I think the shutters might have been there, but they were only in the front. Also, the addition on the side that they are talking about, is that going to take over the three windows that are already on the side? Because I can't tell from the picture.

Mr. Ochoa said there is two windows now.

Ms. McHale said no, there is three. I've got a picture on my phone. As you can see in one of the pictures, there is three, but currently today, there are only two and they have put siding down the middle window. I have a picture of that in my phone if you want. In the original picture you will see three windows, it's a thing.

Archie Morgan said the middle one has been covered up.

Ms. McHale said the middle one has been covered up. I don't think it was replaced because as you can see where the black paint of the surrounding, that was covered up. I think they added rooms to the inside of the house. The last time I was inside the house, that front room was wall to wall, windows to windows and the door was there. It was just one big long, but it sounds like someone has chopped it up inside, which is why they want to remove the door, but that's all I can tell you for that. I'm just real worried about how far it's going to come into the street, because if the City decides to put sidewalks down that side, there is not going to be room for it. That's my side, so I just wanted to bring that to your attention.

Bob Bullard (Vice Chair) said according to code, it can't be closer than ten feet, can it Keri?

Keri Mendler said correct, the set back is ten feet minimum, so it would have to be at least ten feet from their property line.

Ms. McHale said to the street.

Keri Mendler said no, from their property line. The addition has to be at least ten feet away from the property line.

Ms. McHale said ok, so it can't be a 10 x 10 then. Because there isn't 20 feet between there.

Keri Mendler said the question about the three windows, staff was aware of that, however the addition would be covering that up anyways, so that's why it wasn't included in the request. Because the addition would be basically making that part, I don't want to say irrelevant, but that's what they're requesting is the addition. It would be over that back portion and the other question about the dormer wasn't part of the request, so you guys can't really request them to make changes to the dormer.

Archie Morgan asked, can you tell us where this addition is going to be on this picture (in the staff report)?

Keri Mendler said yes, this back portion and points to the photo in the staff report.

Bob Bullard (Vice Chair) asked if it's coming out towards the street?

Keri Mendler said to Mr. Ochoa to correct me if I'm wrong, but when we talked in the office, you said it would stick out an additional three feet from the house.

Mr. Ochoa said now, it's like four feet.

Board members discuss further.

Keri Mendler said this addition will be on this back portion (shows site plan on projector) and will come out straight and it will go back towards the back. Just to show you again, the site plan. This is where the door and the two windows were that were removed, the addition is that dashed line here on the site plan.

Archie Morgan said it would cover up those three windows anyways.

Keri Mendler said yes. It goes straight out towards Efir Street and then follows back towards the back of the house and then a small portion that will be basically on the back of the house. (Shows aerial view)

Archie Morgan said you are saying that there is plenty of room to put that addition.

Keri Mendler said when we measured from this point here to the property line (points to site plan), there is a little over 20 something feet, and so they could certainly go out and still meet the ten foot setback. That would certainly be confirmed through the permitting process and we do require foundation surveys as well for additions, so once they did the foundation, they would have to submit a survey from a surveyor that says it's ten feet off the property line. If it's not ten feet off the property line, then we would be going through a different process so they would have to tear it down.

Archie Morgan said these three windows would be moot because they are going to add the addition there. Will the addition have windows?

Keri Mendler said yes. It'll be two windows on the one wall (shows Exhibit 8), this portion that's blank here, is where the two windows and the door were removed, this would be the addition as seen by Efir Street with two new windows. Then there would be a window on the rear elevation that you wouldn't be able to see unless you are in their backyard. Does that make more sense?

Archie Morgan said it does to me.

Jennifer Smith said they (windows) are going to be long, to match these other ones? The windows themselves?

Keri Mendler said I think that's what he said, (Mr. Ochoa) that they would be the same size.

Mr. Ochoa said they would be the same size.

Archie Morgan said if we approve this addition, it makes those windows a moot point, anyways because they are going to be covered up. I think we are leaning towards replacing those two windows and the door and getting it back to how it was.

Mr. Ochoa said that's no problem.

Chairman says do you want to make a motion to that?

Jennifer Smith said what about that railing up front?

Archie Morgan said Bob mentioned those shutters up front.

Bob Bullard (Vice Chair) said I still would like to see, and I understand that this would be a voluntary action, but I would like to see that dormer on top restored to something.

Keri Mendler said it was not advertised and it would be a change, so it can't really be voluntary unless he comes back and asks for permission to do it. It wasn't an advertised request.

Archie Morgan said I'm going off what she said (Nancy McHale) that she has one too and it's been that way and never had a window in it.

Nancy McHale said that house never had a window up there, since I've been there, and I've been there for 22 years and that was prior to when we were annexed into the Historic District.

Archie Morgan said what is its (dormer) purpose?

Keri Mendler said it's an irrelevant discussion because it can't be discussed.

Archie Morgan said it can't be discussed anyways.

Chairman said really the only other thing to discuss are the shutters.

Archie Morgan said the shutters and the railing. Is that railing going to be painted? Or would you leave it like it is?

Mr. Ochoa said are you talking about the handrail?

Archie Morgan said yes, the handrail.

Archie Morgan said you said the handrail was old anyways, so what kind of shape is it in? Not good?

Mr. Ochoa said I think it's 10-15 years old.

Jennifer Smith asked if it was rotted.

Mr. Ochoa said yes, kind of.

Jennifer Smith said take it out.

Archie Morgan said I think you should remove it. It doesn't match the house anyways. As far as the shutters...Mr. Ochoa said when we can do the next one (Historic District Commission meeting), if we need something changed.

Archie Morgan said it's the Historic District, I build houses where I can do what I wanted and you're wanting to do what you want with this house, but you can't do that in the Historic District. There is guidelines and you can't just put up a handrail and some shutters. It doesn't work that way. I put shutters on my house, I would have to research and I had to find the shutter that was originally on the house to begin with before I could do it.

Mr. Ochoa said I understand.

Archie Morgan said I wouldn't have been able to do it if there were never any shutters on the house.

Mr. Ochoa said we're not opposed to that. If we want to do it in the future, how long does it take to have another meeting?

Archie Morgan said you have to do a COA with any of these changes.

Chairman said any changes to the outside of the house needs to have a COA and there is two kinds, depending upon what it is. If you are doing a repair or some replacements with like materials, they can be approved at the staff level. If it's anything more than that, then the staff will do what we are doing here tonight.

Mr. Ochoa said ok, let's say if you want to keep it. We can't like fight it and pull down the walls.

Jennifer Smith said you are talking about a railing? You're wanting to keep a railing?

Mr. Ochoa said yes.

Jennifer Smith said it's not original to the house.

Archie Morgan said it should have never been added, just like the shutters. They don't match the house and that's what we do in the Historic District.

Mr. Ochoa said however you guys want it, we will take it down. I wanted to keep it for my kids, so they don't run away or go across the street.

Archie Morgan said you've been in your house 22 years (to Nancy McHale), did it have shutters?

Ms. McHale said I don't recall if it had shutters or not, I think it did. But, the side never did, so it definitely wasn't there. They were added on. But the railing was added on recently with very bad wood. So, that was not there at the time, so I don't see why he can't take those down.

Board members discuss.

Archie Morgan said I can't speak to the architectural integrity of these shutters matching the house, I will say that I think the house looks better with those shutters on it than if we took them down.

Ms. McHale said I don't have shutters on mine and mine is original.

Archie Morgan said I like shutters, I just think it cleans it up a little bit. But, as far as we know now Keri, they weren't original to the house.

Keri Mendler said not that I'm aware of.

Jennifer Smith said I've lived here 36 years and I've never seen them on it.

Archie Morgan said part of this sir, we've got to get your house back to where it was. Addition aside, we've got to get those 2 windows and the door back. We've got to get rid of this handrail and the shutters.

Bob Bullard (Vice Chair) asked (to Nancy McHale) is your house to the right as your facing this house?

Ms. McHale said if you've seen this house, when you're facing it, I'm the purple house to the left. You can't miss it.

Chairman said Archie, based on what you've said, are you prepared to make a motion? Any motions need to be related to the appropriate guidelines.

Keri Mendler said if I can make a suggestion or recommendation/request, if you will go through each of the items in your staff report, one by one and whether you are recommending or making a motion to approve the modifications or deny that would be really helpful for staff to just know where everybody's at.

Motion:

Archie Morgan moved that the Historic District Commission find as a fact that the proposed COA, PLHA 2022-001465 if constructed according to the plans reviewed at the meeting and as we have discussed, part of it is congruous and part of it is not. The application as written is not generally in harmony with the special character of the neighboring properties, but will be with these changes. We are requesting:

1. The door and two windows that were removed and covered with vinyl siding, be put back. Same size windows, same door, the stoop is still there. We just need it back the way it was.
2. The handrail to be removed, it's not congruous with the house, as well as the shutters have to be removed.
3. The windows that you use for the addition, need to be one over one pane, just like the other windows of the house. All of them need to be the same wood windows.
4. The window that was previously removed on the right elevation and covered with vinyl siding needs to be put back the way it was. A wood window to match the other ones.

5. As far as the addition, we are going by what the city says, as far as the setbacks, I don't know that any of us have a problem with the addition, there was concerns about its proximity to the street, but the city has their own setbacks and we can't change that. The city will call for a survey and we know the setbacks will be right and it can't be any closer than 10 feet.

Bob Bullard (Vice Chair) said Archie, let me ask you a question. The windows on the left side, that have been removed, isn't that where the addition is going to be?

Archie Morgan said those three windows, there's two now, the third has been covered with vinyl, but all that is a moot point because that's where the addition is going to go and it's going to cover those up.

Bob Bullard (Vice Chair) said on the addition, on that side, will there be the windows and the door?

Archie Morgan said you will have that door and two windows that he's going to put back and beside of it, will be the addition, which will cover up those three windows. They don't matter anymore. He's putting two windows on the side of the addition and one in the front.

Jennifer Smith said they are the same as what they were, size-wise, whatever they were.

Second: Jennifer Smith

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

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

NAYS: None

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

Motion: Archie Morgan moved that based on the preceding findings of fact, that the Historic District Commission grant the Certificate of Appropriateness regarding the proposals as shown in this application and the changes that were made. Such certificate to be subject to the conditions contained in the previous motion and as discussed here tonight.

Second: Richard Ali

Mr. Ochoa said when you guys were talking about the windows, it's just going to be a wood window, the same style. The windows, they are just going to be wood window?

Keri Mendler said a wood window, not just wood trim, but actual wood window.

Mr. Ochoa said the way you open it, it's going to be the same as it was before?

Keri Mendler said a wood window that is actually constructed of wood material.

Mr. Ochoa said I understand that.

Keri Mendler said what you applied for was the double hung.

Archie Morgan said one over one.

Keri Mendler said it was wood, double hung with the natural interior, light wood. So, it has to be a wood, one over one window.

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

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

Chairman said I know it's kind of complicated what we came around to, but you will be getting a letter from staff that will lay it all out to you.

Mr. Ochoa said when can we start?

Chairman you will get the letter in the next three to four days. You will get the letter this week. Thank you for coming.

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).

Chairman asked any parties offering testimony to come forward and be sworn. Megan Brightharp, Keri Mendler and Kevin McGuire came forward and were sworn. Megan Brightharp, Planner I, introduced herself and said this is a Certificate of Appropriateness request from Kevin McGuire at 700 South Hayne Street. She said at this time she would introduce the findings:

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)

Chairman asked if there are any questions for Megan.

Archie Morgan said they basically want to take an asphalt shingle roof and replace it with a metal roof.

Megan Brightharp said yes, portions of the roof.

Archie Morgan asked not all?

Megan Brightharp said just the lower roof and two of the stoops.

Archie Morgan asked, the rest would remain the shingles that are currently on or would they get new shingles?

Chairman said why don't we ask the applicant.

Kevin McGuire stood up and introduced himself and said he lived at 700 S. Hayne St. This portion of the roof, the porch around the front and the sun room on this side and the two stoops. We would love to do it all in standing seam, but it's an expensive roof. We have a leak and we have rot on all three sides of the soffit and fascia and they are going to have to fix that to put any other roofs up, because you can't put the drip rail up until the fascia is fixed. But, we have a leak into the sun room, when it rains. We had four companies come out and give us prices, two of them said you aren't even supposed to have shingle on that roof, they said it's too low of a sloop and anything below 2/12 pitch is not approved for shingles and they even said you don't have to believe me, go to the website for the shingle manufacturers. So, I did and sure enough, it says anything below 2/12. So, the other thing the installers would recommend is either a rubber roof, which would look awful and I'm concerned with as many branches as we get falling when it rains and wind, when it hits that roof, puncturing that rubber. We have a camper that has the same TPO rubber roof on it and it can't take too much abuse like these branches give. But, the only other roof that's approved by the installers is standing seam, it has to be the standing seam without visible fasteners because the slope is so low, the ones with visible fasteners actually put a small dent into the metal when it's fastened down. The water will pool there and get in, even with the stuff, like the rubber roof, that they put down first, like a lining. He said his installer said even with that, the dent lets water puddle and it seeps in.

Archie Morgan said Kevin, how long have you been at that house?

Mr. McGuire said it will be 5 years in September.

Archie Morgan said ok, so you inherited this problem. Mr. McGuire said yes.

Archie Morgan said code will not allow you to do back with asphalt shingles in those areas.

Mr. McGuire said as far as the building code, I don't know. But, the installers, two of them said they would not put them up there.

Archie Morgan said obviously a metal roof is a whole lot more expensive.

Mr. McGuire said oh yes, I asked for a price for the whole house, the garage and everything re-done in shingles and then just the porch done in standing seam. He said the installer said do you want a price on the whole house and I said...Archie Morgan asked standing seam metal?

Mr. McGuire said what it is, instead of it being screwed down where you can see it, the flanges come up and there is a piece that the machine caps over that, so there is no openings for water to get in. He said he asked what a ballpark figure was, and the installer said it would be somewhere between \$50,000-\$60,000, at least to do all the roof.

Bob Bullard (Vice Chair) said it changed your plans a little bit, didn't it?

Mr. McGuire said I just started laughing and said save your time, don't even bother with the quote. That's not happening.

Archie Morgan said Kevin, do you feel like you did your due diligence with these different roofing companies?

Mr. McGuire said yes, sir. They were both like, we can't put a rubber roof up there, but I wasn't sure.

Archie Morgan said if I'm in the roofing business, I would want to sell you a metal roof myself.

Bob Bullard (Vice Chair) said you can tell that the pitch is high enough that when you're down on the ground, you can't see that it's a rubber roof.

Mr. McGuire said depending on where you are at, so the house elevation is actually a little above the road. If you are coming down Hayne, the front yard is actually a couple feet above the level of the road. Where Green comes down on the side, that starts coming up and it gets leveled out. But from the side you can see it and depending on which vehicle you are driving, you can see it coming down the road.

Jennifer Smith said I have two questions.

Bob Bullard (Vice Chair) said I just wanted to relate one experience. I live on Church Street and my house has two wings that have flat roofs on them and when we moved in, there were leaks. We didn't look at standing seam, nobody was looking at standing seam back then, but we ended up putting a rubber roof on and that was 31 years ago and we've never had a leak. Because it's flat, you can't see it from anywhere regardless of speed. We've been happy with it.

Chairman said here's the thing, he's asking for standing seam metal, you're talking about rubber, that's two different things. Neither one is what he has now.

Bob Bullard (Vice Chair) said I was speaking only on experience.

Chairman said his preference is the standing seam metal roof.

Jennifer Smith said Keri, I had a question. I thought when we went through, when Raleigh came down, the whole week of training, I thought they were outlawing standing seam metal roofs on historical homes?

Keri Mendler said no.

Jennifer Smith said when we were approving these 36 years ago, right and left, telling people that couldn't afford what was originally on there, and I understand some of these tin roofs that are beaver tailed and designed and whatever else, are \$100,000 and people can't afford them. So they were saying as long as it's metal, put them on there. They don't look right on a house that's Queen Anne, that's my problem with it, when having two different types of roofing there. My roof has the wrap around porch, has the rubber and beavertail shingles over top of it and it's been up there 15 years and I haven't had one leak, ever.

Keri Mendler said what you are referring to, as far as the metal roofing, was the multi-rib metal roofing. Because standing seam really is a historically accurate metal.

Jennifer Smith said this is what it will look like right? (Points at Exhibit 7)

Keri Mendler said right, the standing seam is where you've got that big expanse of flat and then you've got a really sharp standing seam. Literally, a standing seam. Whereas, multi-rib is what a number of houses in the Historic District did until we updated the design standards to say that multi-rib was not an appropriate replacement for a standing seam or a tin shingle, but that the multi-rib is more a commercialized, metal roofing material than a standing seam metal roof. That's where a lot of the issue was, was approving metal to metal, that's why we added in about the metal multi-rib not being an appropriate material change. Unless they had asked for tin shingles, which is different and a different look. I would say, in the past we have had similar requests and as you have pointed out, when you have a flatter roof, you have two options. Otherwise, you are going to run into issues with water not going where it's supposed to, which is going to further damage the structure underneath. Of course, he has requested the metal standing seam. The rubber was not part of the request and it wasn't advertised as such.

Chairman said we have a fairly new standing seam roof one block up the street.

Mr. McGuire said the house right next door is.

Archie Morgan said Kevin, is this what you want? The standing seam metal roof?

Mr. McGuire said yes, sir. Even the roofer said there is all different standing seams too, you have to be careful. The house next door, the upper roof is pretty steep, pyramid style roof. It actually is not, "Standing Seam", you can see the fasteners. He said you can do that on your upper roof, because of the slope, but I don't even recommend those, because the fasteners are supposed to be replaced every 10 years. They have a rubber grommet and even on the slope, the rubber grommet is shot after 10 years and you will start getting water seep in through the fasteners.

Archie Morgan said the rest of the roof is going to remain shingled?

Mr. McGuire said yes, until each needs to be replaced.

Jennifer Smith said when you get the money to do the whole thing.

Archie Morgan asked Keri what the Historic District qualifications say about asphalt shingles and metal roofing on the same house.

Keri Mendler said it doesn't really address multi types of roofing. Obviously he could come and get a staff level approval to replace it with asphalt shingles, but then there's potential for water issues that they have already experienced. Just some fun information, I remember watching a show on standing seam metal roofs and I think that even historically the type that the applicant is talking about, where they are basically interlaced is how they were built back in the olden days. Because obviously we didn't have screws and constantly screwing in things on a metal roof. It's also a really good wind resistant.

Chairman said I think what we are trying to do on this particular case, solve an issue of water leaking into the house.

Archie Morgan said I get it, but I still need a real alternative.

Chairman said the roofing material is designed or a solution to the issue, as long as it matches the color of the rest of the roof, which I am assuming is going to match with the rest of the roof.

Chairman said I am looking at the staff conclusion to replace the roof, it's up to us to decide, but I certainly think it's congruous to the design, according to the roof standards or the Historic District Standards.

Motion: Richard Ali moved that the Historic District Commission find as a fact that the proposed project **COA PLHR-2022-00147**, if constructed according to the plans reviewed at this meeting, is congruous with the character of the district because the design follows what the standards state.

Second: Archie Morgan

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

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

NAYS: None

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 **COA PLHR-2022-00147**. Such Certificate to be subject to the conditions contained in the previous motion.

Second: Archi Morgan

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

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

NAYS: None

Keri Mendler introduced Megan Brightharp and said she has been with us since December and barely missed our December meeting. You will see her sometimes, but William will be the primary person for the Historic District. Megan will primarily be with Board of Adjustment.

Bob Bullard (Vice Chair) said in the past, we used to take a tour around the Historic District. Was that the Planning Board that did that?

Chairman said it wasn't the Planning Board, maybe the Planning department if anything.

Archie Morgan said some City Council members went and the Mayor went and we walked the neighborhood.

Keri Mendler said those were put on hold due to COVID, so I don't know the status on that or exactly who has to make the request, but I can certainly find out and get back to you.

Bob Bullard (Vice Chair) said I don't have a long list, but there is a couple situations, which is certainly not something that we can change and it's not something that the Planning Board would want to go in. But, I think we can leave it to the City Council. Two houses over on Windsor Street and another on Windsor and Crawford, there is a house that has been empty for probably 20 years. It's not a good thing for the neighborhood. Then there is a house on the corner of Washington and Lancaster, facing Washington, and that house, someone is going to get killed in there. There is holes in the roof, the yellow one. It's going to be a disaster one day.

Archie Morgan said Keri, what can be done about places like that?

Keri Mendler said I have reached out to Code Enforcement on the Washington and Lancaster house. I know you guys have asked about that, so I need to follow up with them to see what's going on with that one. But, that one is for sure a Code Enforcement concern. The Windsor and Crawford, I don't know if it's just an empty house, I'm not sure if there is anything that can necessarily be done about that. But, I can find out. If you can get the address, that would be helpful, as well.

Bob Bullard (Vice Chair) said that answers one thing. There is a situation over on W. Jefferson St between Crawford and College, there is a house and the owner put a shed behind it. Then we turned down the shed, they came back with a different plan, and we approved it. Then, the next meeting, which I think was our November meeting, which was our last meeting, if I'm not mistaken.

Keri Mendler said we had a meeting in December. We have reached out to that property owner to see where they are at. They submitted a permit application with the old renderings and so they failed it because it didn't match what was approved, and so we are waiting on them to re-submit and we have been trying to get in touch with them to submit revisions.

Jennifer Smith said one of the owners has been asking why.

Chairman said you will reach out and find out if they plan on initiating those walks again?

Keri Mendler said yes, I will find out how those happen.

Chairman asked if there are any further questions.

Archie Morgan said Planning Board meets Wednesday night, that's a work session or whatever, is that open to the public?

Keri Mendler said yes, it's a public meeting, but you can't have any other discussions at the meeting. There is no action, it's just a training and that's basically all that can be discussed and I will defer to Ashley if there is anything else to add on that.

Ashley Britt said that's correct. The public can attend, but it's not interactive with the public, so they can't comment or ask questions or anything like that. They can just attend and observe.

Archie Morgan said we can ask questions, correct?

Ashley Britt said yes, you can. You just can't take any action. But, you can certainly ask questions.

ITEM 8. **Next Meeting – April 11, 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 and Archie Morgan**

NAYS: **None**

The meeting adjourned at 7:44 pm.

Respectfully submitted,

Richard F. Ali
Chairman

Ashlyn Penegar
Secretary to the Board

STAFF REPORT

PLHR-2022-00157

TO: Historic District Commission Members

DATE: April 11, 2022

FROM: Keri Mendler, Senior Planner

PREPARED BY: William Nance, Planning Technician

SUBJECT: Certificate of Appropriateness request at 505 Parker Street

SUMMARY STATEMENT

The Historic District Commission is requested to consider a Certificate of Appropriateness from Sandra Pittman. The applicant has requested approval for an addition to an existing accessory structure on the property located at 505 Parker Street.

SITE DATA

Type of Action:	Certificate of Appropriateness
Date of Petition:	3-13-22
Name of Petitioner:	Sandra Pittman
Location:	505 Parker Street
Tax ID #:	09-235-046C
Lot Size:	0.30 acres
Zoning Classification:	R-10 (Residential- High Density)

GENERAL INFORMATION

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

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

RELEVANT DESIGN 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 has requested to construct a 5' x 8' addition on the rear of the existing garage on the property. The proposed addition will be located at least 10 feet from both the side and rear property lines.

Additions (pg. 67)

1. 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 has requested to construct a 5' x 8' addition on the rear of an existing garage, as well as add a door and staircase to the rear of the structure. The applicant is also requesting to add a door to the left side (north elevation) of the garage.

2. 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 has requested to construct a 5' x 8' addition on the rear of the existing garage on the property. The proposed addition will utilize wood siding and asphalt shingles to match the garage and other structures on the property. The applicant has also requested to add a door and staircase to the rear of the existing garage, as well as a door on the left side (north elevation). The proposed doors will be the same as the door that is currently on the garage.

PROPOSED FINDINGS

Staff offers the following Proposed 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 March 13, 2022, the applicant applied for a COA to request approval for a new addition to the existing garage, as well as add a staircase and door. The garage addition will be 5' x 8' with wood siding and asphalt shingles to match the existing structure. The new doors will also match the existing door, and the staircase will be wooden. (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 construction of a shed in the rear of the property at 505 Parker Street as presented (is/is not) congruous in concept according to the *Garages and Accessory Structures and Additions 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.

Additions (pg. 67)

1. 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.
2. 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.

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. Existing Conditions
7. Proposed Changes
8. APOs
9. APO Map

Prepared by: WN 3-23-22

Ortho Map

PLHR-2022-00157

Legend

- Centerlines
- Parcels

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

Owner: Sandra Pittman

Acres: .30



0 40 80
Feet

PARKER ST

W HUDSON ST

Exhibit 1

Zoning Map

PLHR-2022-00157

Legend

 Parcels

 Centerlines

Zoning Districts

 R-10

Existing: R-10
(Residential - High Density)

Owner: Sandra Pittman

Acres: .30



0 30 60
 Feet

PARKER ST

Exhibit 2

W HUDSON ST

Historic District Map

PLHR-2022-00157

Legend

-  Parcels
-  Centerlines
-  Historic District

Existing: R-10
(Residential - High Density)

Owner: Sandra Pittman

Acres: .30



0 30 60 Feet


PARKER ST

Exhibit 3

W HUDSON ST



HISTORIC DISTRICT COMMISSION
APPLICATION FOR REVIEW

FOR STAFF USE ONLY

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

1. Property location: 505 PARKER ST.

Applicant's name: SANDRA PITTMAN

Applicant's address: 505 PARKER ST.
MONROE, NC 28112

Applicant's telephone number: _____

Applicant's email address: EEFIK.KLEBER@VIVIDDATAGROUP.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: _____

Please provide a brief description of the project: _____

Turn existing garage into man cave / Pool House
Adding a small 5x8 addition matching
existing building & steps to back of
building - Not visible from street.

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

Sandra S. Pittman

Applicant- Printed

Sandra S. Pittman

Applicant- Signed

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: Erik Kleber <erik.kleber@vividdatagroup.com>
Sent: Thursday, March 24, 2022 1:29 PM
To: William Nance
Subject: Re: 505 Parker Street COA Application

Yes, that is correct.

On Thu, Mar 24, 2022 at 1:17 PM William Nance <wnance@monroenc.org> wrote:

Hi Erik,

The application materials for the COA at 505 Parker Street did not explicitly state what materials will be used for the new staircase. In the rendering, the stairs appeared to be wood. Is this correct?

Thank you,

William Nance
Planning Technician
City of Monroe
300 W. Crowell Street/PO Box 69
Monroe, NC 28111-0069
(704)-282-4550



E-mail correspondence to and from this address may be subject to North Carolina's public records laws and if so, may be disclosed.

5'x8' Addition
Gable Roof
Asphalt Shingles
To match existing roof
1'x6" wood siding
Horizontal to
match existing

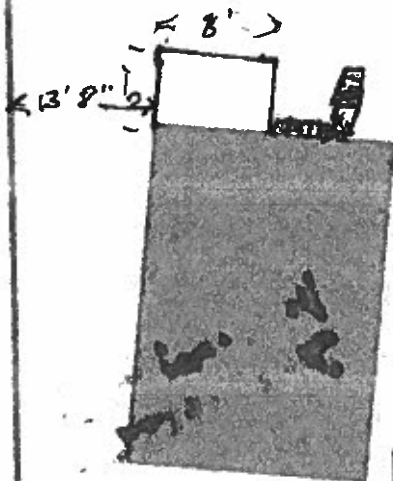




Exhibit 6



WEST SIDE STREET VIEW
NO CHANGE

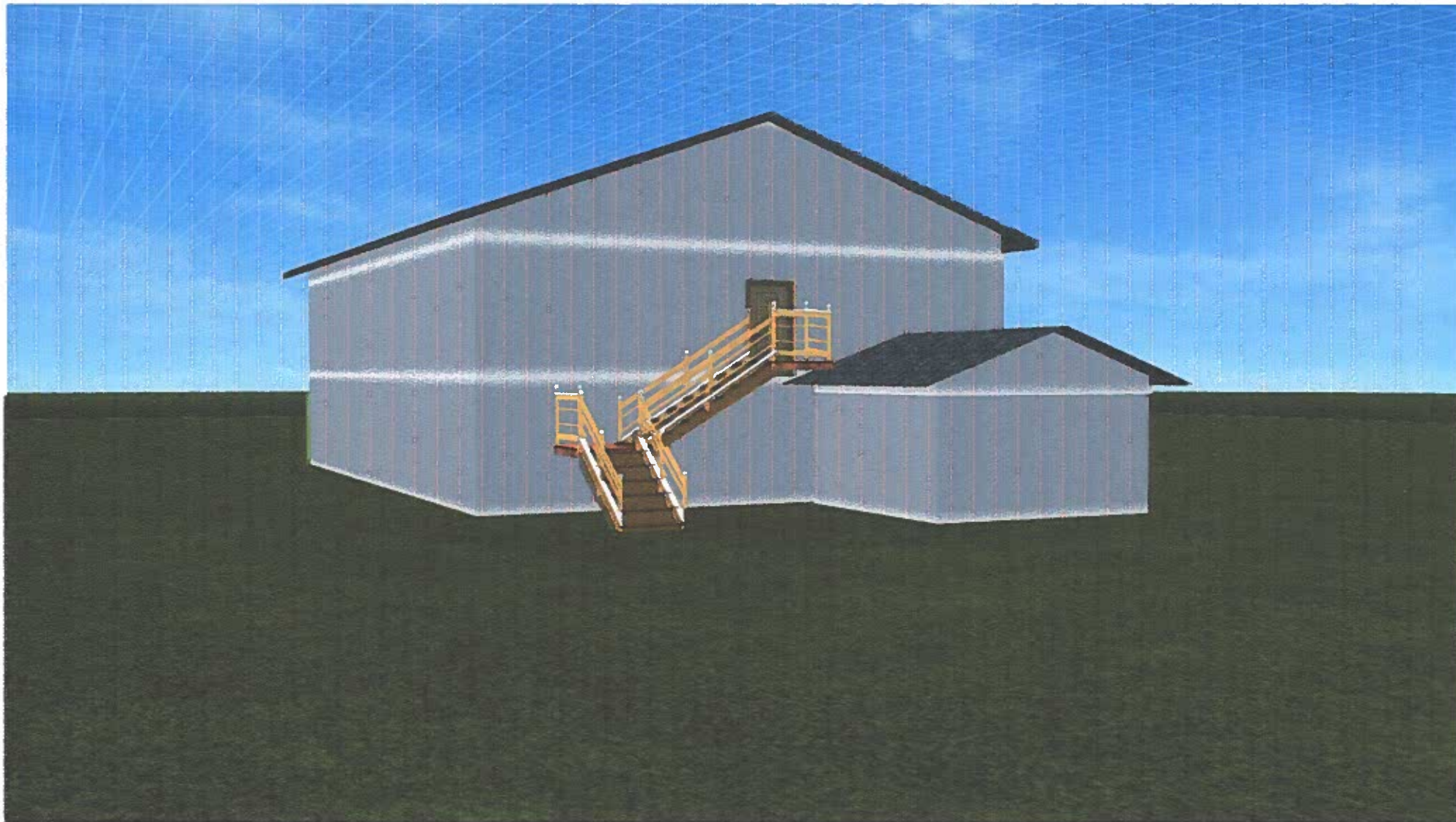






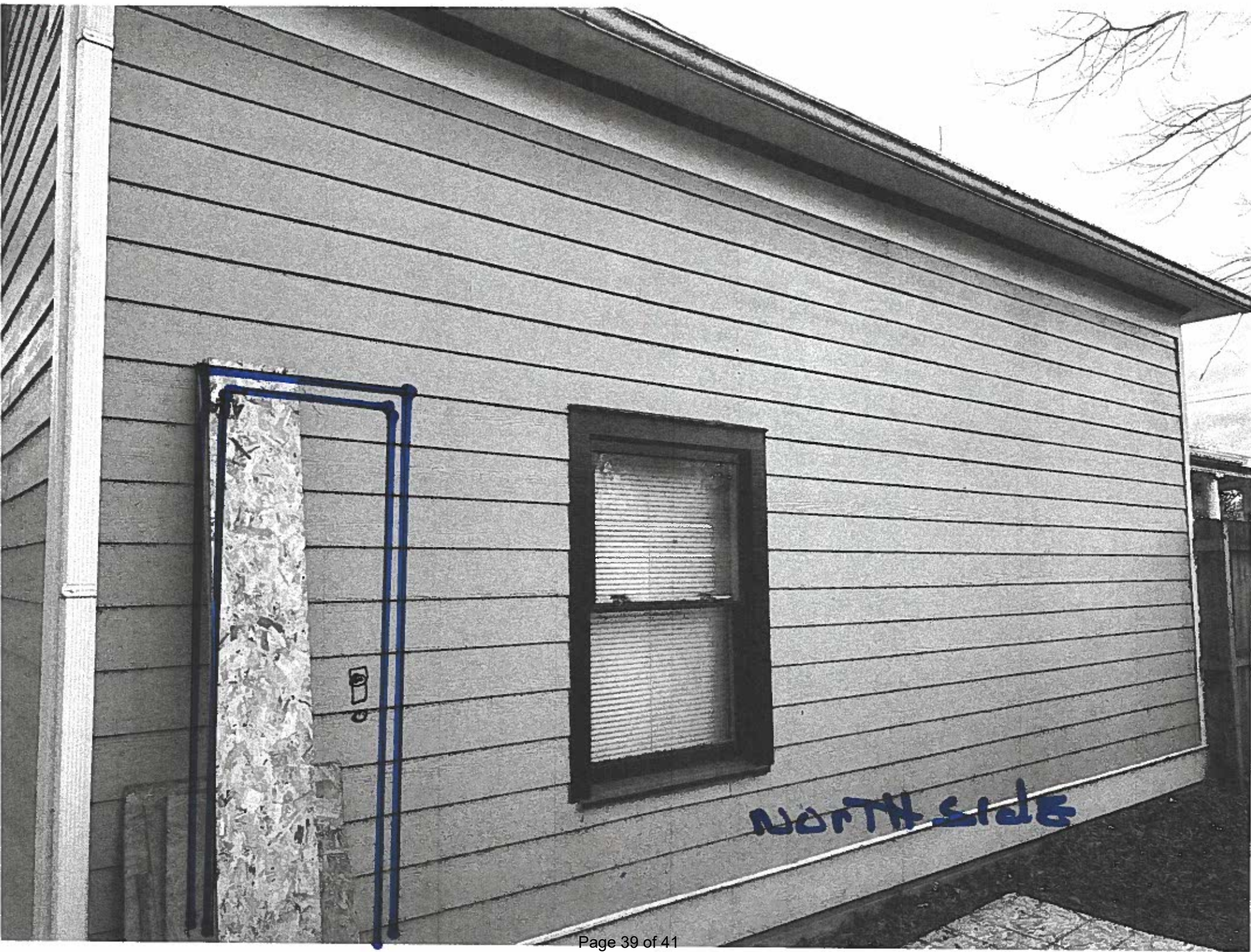
NORTH SIDE VIEW
Add Door to match





NOT TO SCALE





NORTH side

PIN	PROPERTYST	OWNERNAME1	OWNERNAME2	OWNERADDRE	OWNERCITY	OWNERSTATE	OWNERZIP
09235099	201 W HOUSTON ST	BECKER JOSEPH	BECKER MARTHA	201 W HOUSTON ST	MONROE	NC	28112
09235036	600 S HAYNE ST	HOWARD JAMITHON M		600 S HAYNE ST	MONROE	NC	28112
09235100	203 W HOUSTON ST	THAPA BHIM KUMAR	THAPA REBEKAH LOFFER	203 W HOUSTON ST	MONROE	NC	28112
09235236	506 PARKER ST	XALTIPA MARIA LUZ	XALTIPA MIGUEL	506 PARKER ST	MONROE	NC	28112
09235038	504 S HAYNE ST	THRASHER DONNA G		504 S HAYNE ST	MONROE	NC	28112
09235237	510 PARKER ST	GOMEZ AMALIA	GOMEZ-MIRANDA BENJAMIN	510 PARKER ST	MONROE	NC	28112
09235046C	505 S PARKER ST	PITTMAN SANDRA SMITH		505 PARKER ST	MONROE	NC	28112
09235047	509 S PARKER ST	BLACKS MEMORIAL PRESBYTERIAN	CHURCH	509 S PARKER ST	MONROE	NC	28112
09235041	105 W HOUSTON ST	HARKEY JAMES	HARKEY TENLEY S	8415 LANDSFORD RD	MONROE	NC	28112
09235042	106 W HOUSTON ST	FIRST BAPTIST CHURCH		109 MORROW AVE	MONROE	NC	28112
09235039	502 S HAYNE ST	HELMS LIBBY ZEALY		502 S CHURCH ST	MONROE	NC	28112
09235046A	107 W HOUSTON ST	WATSON LIANE	WATSON ALLEN	107 W HOUSTON ST	MONROE	NC	28112
09235099A	500 PARKER ST	BECKER JOSEPH	BECKER MARTHA	201 W HOUSTON ST	MONROE	NC	28112
09235037	100 W HUDSON ST	POLK DONALD O	POLK DOROTHY C	500 WINDY DR	MONROE	NC	281102812
09235046	109 W HOUSTON ST	SMITH JENNIFER S		PO BOX 158	MONROE	NC	28111
09235046B	507 PARKER ST	DMS CAPITAL LLC		2316 WENSLEY DR	CHARLOTTE	NC	28210
09235235	502 PARKER ST	NAVA-VINALAY ORTENCIA		502 PARKER ST	MONROE	NC	28112
09235040	500 S HAYNE ST	HELMS ANN C		500 SOUTH HAYNE ST	MONROE	NC	28112
09235045	108 W HOUSTON ST	FIRST BAPTIST CHURCH		109 MORROW AVE	MONROE	NC	28112
09235238	100 CEMETERY DR	MELCHOR HIPOLITO	MELCHOR MARIA VARGAS	100 CEMETARY ST	MONROE	NC	28112

APO Map

PLHR-2022-00157

Legend

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



0 65 130
 Feet

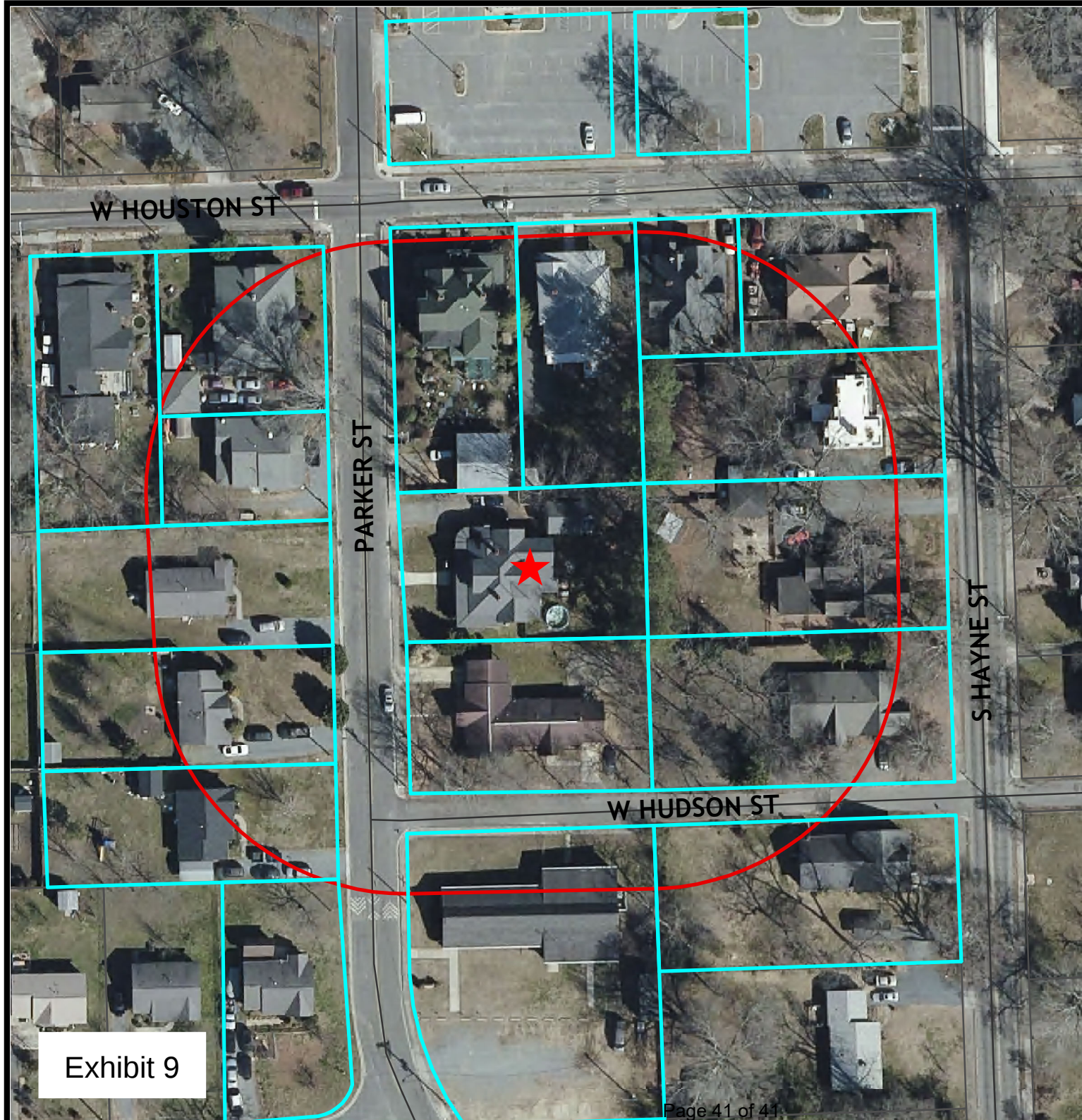


Exhibit 9