

HISTORIC DISTRICT COMMISSION MEETING AGENDA



**Monday, May 9, 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 – April 11, 2022**
- Item 3.** **Conflicts of Interest**
- Item 4.** **COA PLHR-2022-00168 Certificate of Appropriateness – The Historic District Commission is requested to consider a Certificate of Appropriateness request from Todd Hedgepeth to approve a previously added porch/awning to the side entry, wood handrails, wood columns, and previously extending the front porch and gable and adding hardie board siding at 406A E. Talleyrand Ave. (Parcel 09-231-178).**
- Item 5.** **Next Meeting: June 6, 2022**
- Item 6.** **Adjournment**

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

HISTORIC DISTRICT COMMISSION MINUTES

MONDAY, APRIL 11, 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: Erik Kleber, Libby Helms, James Hansen

ITEM 2: Approval of Minutes.

Chairman called for a motion to approve the minutes of the meeting.

Motion: Archie Morgan moved to approve the minutes of the March 14, 2022 meeting.

Second: Jennifer Smith

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-2022-00157 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)

William Nance, Keri Mendler and James Hansen came forward and were sworn in by the Chairman.

William Nance, Planning Technician, came forward and gave his presentation.

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)

Chairman said the Board might have a couple of questions.

Chairman asked, the construction of the stairs to the rear of the property or garage, how close is that going to be once the addition is put up, to the existing shed? It (shed) was just approved a few months ago.

William Nance said they didn't provide anything on the application as to how close it will be to the current building. Of course, they did provide setbacks, but I will defer to the applicant for the distance.

Chairman said it almost looks to me like it's going to be overlapping. The second question I have, if I read this in the application, they are doing this to use it as a "Man Cave"?

James Hansen said it's basically a pool house.

Chairman asked William Nance if that is any way counter to City occupational codes?

William Nance said no, as long as they are not using it as a dwelling unit or inhabiting it, they can do this without any rezoning from us (Planning), but that will be handled at the permitting stage, if it's approved by the Board.

Chairman asked William Nance as far as you know, it's not?

William Nance said correct, it's a pool house or man cave is what we are under the impression of.

Archie Morgan asked if we have other outside staircases in the Historic District?

William Nance said I believe there was one approved at the corner of Lancaster to add back. Jennifer Smith said there used to be one on Libby's.

Keri Mendler said yes, that is the one he (William Nance) is talking about.

William Nance said I know there was one that was approved.

Keri Mendler said Libby's, that's the one you were talking about. The blue house at the corner of Lancaster and Parker.

Jennifer Smith said yes.

Keri Mendler said they came before the Commission and requested to basically re-install the outside stairs that were originally on the house. There were some images. I know for a fact that that is there, but I'm sure there are other houses in the district that have outdoor staircases, I know that one for sure since they came before the Board.

Chairman asked if there was a reason for it not to be an interior staircase?

William Nance said that is a question for the applicant.

Chairman asked if there are any further questions for William? There were none. Chairman then asked Mr. Hansen to state his name please for the record.

James Hansen came forward and introduced himself.

Chairman said I need to ask you, you are here representing the applicant as an in fact witness and not a legal representative, correct?

James Hansen said yes. I am here for Sandra.

James Hansen said a couple questions you had about outside steps, I thought that might come up, so I did some driving around town, because I live in the Historic District and I have for 30 something years.

James Hansen said 304 W. Franklin, which is the Coca Cola Bottling company, you may be familiar with that, that is quite a large one. We are talking about one that is only going up 9 feet. 113 S. Crawford has an outside staircase similar, 500 Lancaster, 200 E. Houston. Archie, I think you have an outside stairway coming up to your back porch. If I'm not mistaken, I worked on your house before you moved in when the previous owners were there. The one drawing that we were looking at, that is totally ridiculous, don't pay it any attention. That was the best I could do on the computer. It's totally out of scale.

Chairman said my question is, is there going to be any space between the garage addition and the utility building?

James Hansen said yes. So, where that stairwell comes out, there is approximately 9 and a half feet of walkway and I think they were thinking about putting a little thing there for the dogs or something, but that's beside the point. There is plenty of room to come in and out there, and it's

well off the property line. The reason we are putting the outside steps in is to access the little attic space, so they can use it for Christmas decorations and what not.

Archie Morgan asked there is no access to that space in the interior?

James Hansen said there is from the inside, but it kind of takes up all of the space. If we put it on the outside, it frees up space. It's not a big building, it's a garage. It might have a little room in there, but basically what we are doing is just adding a 4 x 8 bump out, with a gable roof, so we can add a bathroom for a convenience for people who are hanging out.

Chairman asked once you add the 4 x 8, how much space will there be between that and the other building?

James Hansen said it's going to be about 8.5 between the buildings for a walkway.

Chairman said that's 8 and a half feet between the buildings?

James Hansen said yes.

Archie Morgan asked the Board what all are we being asked to approve?

Chairman said we are being asked to approve an addition, outside stairs and two doorways. Is that correct?

William Nance said yes.

Chairman said so, it's a 4 x 8 bump out, the stairway and the two doors.

Archie Morgan said the siding and shingles will all be the same?

James Hansen said everything will be as existing. Same colonial doors, same horizontal siding.

Archie Morgan asked, no windows?

James Hansen said we are not replacing any windows. Well, because there is a window in both of the places where the doors will be, they are already there, we are just making doors.

Jennifer Smith said the stairway is all wood, even the steps? Will there be any slats between?

James Hansen said yes, it's not very high like a lot of these other stairways going up 15-20 feet. You can see them. I'm not sure you are going to be able to see much if any of this from the street.

Chairman asked if there were any further questions for William or James Hansen?

Chairman asked if there is anybody here that would wish to speak in favor or against the COA?

Libby Helms came forward and was sworn in by the Chairman.

Libby Helms introduced herself and said I have no objection at all except that I did not receive a notice. I only knew about this because my neighbors on the other side did get a notice. So, I couldn't see up there earlier, was that a list of the people that received (notice)?

Chairman said I looked it over earlier and you were on that list.

Keri Mendler said it looks like your mailing address is 502 S. Church St.

Libby Helms said it's S. Hayne St.

Jennifer Smith said you are on it.

Keri Mendler said this is based off of the tax records, so it could be that your tax record needs to be updated with the County.

Libby Helms said ok, is my Hayne St. address on there?

Chairman said it is, you've got both Hayne and Church on here.

Libby Helms said well, I did not receive it. So, just for the record.

Chairman said ok, thank you. Any other questions? Hearing none, would somebody like to make a motion to approve the Finding of Fact, and I've got to ask that when you do so, for the Findings of Fact and the approval of the COA, that we relate it to the appropriate section to the standards that it will be covered by.

Motion: Archie Morgan made a motion that the Historic District Commission find as a fact, that the proposed project, COA application PLHR 2022-00157, if constructed according to the plans reviewed at this meeting is congruous with character of the district because the standards state that they are to locate and orient new garages and accessory structures in rear yards and in traditional relationships to the primary building as determined by historic sighting patterns in the district. The addition will match the house in siding and shingles. It is congruous with the character of the district because those standards are met with what 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.

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 a Certificate of Appropriateness regarding the proposals as shown in COA application PLHR 2022-00157. Such certificate to be subject to the conditions contained in the previous motion.

Second: Richard Ali

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

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

Other:

Chairman asked is there is any other business that anyone would like to discuss?

Bob Bullard (Vice Chair) said I've asked Keri and she knows the question I'm going to ask. The shed on the back of the house on Jefferson St.

Keri Mendler said they have submitted their revisions and the Permit Center has reached out to them to let them know that their permit is ready to be picked up. They have 6 months to comply with it, but we can't really do any enforcement unless that permit expires. The permit can be issued with the revised conditions that you guys placed on the approval. He just has to come in and pay for the permit and pick it up. Once he's done that and the permit has been issued, it starts the 6 month timeline for him to actually make the changes that you guys required.

Bob Bullard (Vice Chair) asked how long has it been since we approved the COA?

Keri Mendler said I'm not sure of the exact date, but the thing was that he had submitted a permit before he came to the Commission. We placed that permit on hold until the Commission approved it. Then we had to have him come back in and submit revisions. William has reached out to him a number of times through phone calls and emails, trying to get him to come in, but he just did that a couple weeks ago. We were finally able to get him to come in and do the revisions because he's already submitted a permit, so basically it's kind of in our ball court.

The Board discusses.

Chairman asked Keri if there is any kind of lis pendens we can place on this property so that if he tried to sell it, in the condition that it's in, it could be blocked?

Keri Mendler said I don't think so. He's applied for his permit, so there isn't necessarily a violation because he's applied for the required steps that he has to do at this point.

Discussion continued, and Keri Mendler explained what would happen if the COA and permit expired and it qualified for enforcement action. She said the zoning violation process is 10 days for the notice of violation, 10 days for the first citation, another 10 days and another 10 days and then we would hand it

over to the attorney's office and have them take it from there. Hopefully it doesn't get to that point, but the first fine is \$50, the second is \$100, and the third is \$500.

Bob Bullard (Vice Chair) asked if a lien is actually put on the property at some point, they would have to pay those fines?

Keri Mendler said I don't think we can do liens for zoning violations. They can do them for some code enforcement, where you abate the property, like, you go and mow the tall grass or something, but for zoning violations, I don't think we can do liens.

Discussion continued.

Keri Mendler said we would like it to be finished as well.

Jennifer Smith said Keri, that gold house that is caddy cornered, across from the funeral home, I think it's a commercial property right now. It has no steps up to it and they haven't had any steps up to it for several years, what is going on with that?

Keri Mendler said I've done some digging and they had permits and it was a similar thing where the permits were still active, at least at the time when I checked into it, so there wasn't a whole lot that we can do from a violation standpoint.

I know you guys have been asking about 505 S. Washington St., the house at the corner of Washington and Lancaster, William, Robert Rushing with Code Enforcement, and I went out and met with them. I don't I know if you've noticed, but they did fix the portion where the tree fell on the corner and then it looks like they are working on a porch roof today or recently. They have the paper down for new asphalt shingles, so hopefully we will see some more progress there. But, I did just want to let you know that we have met with them and they are making progress.

Jennifer Smith asked if he is roofing that whole thing or just patching it?

Keri Mendler said just patching it at this point, he said the roof wasn't leaking anywhere. Keri Mendler said Code Enforcement specifically asked if it was leaking inside and he said no it's dry and there is no water coming in down the walls. So, I guess that's a positive that there is no internal damage. But, yes, they are working towards that project.

Board discusses.

Chairman said I didn't bring this up, but it's already been put on the table, the word Code Enforcement.

Keri Mendler said I don't know how much I can answer, I'm in Planning.

Chairman asked Keri if she knew anything about the property at 509 Everett Street that's been boarded up for I don't know how long now? There may have been a fire there at one time.

Keri Mendler said there was a couple who came a couple years ago and they had a COA for a bunch of work and then I think they started the work and maybe stopped.

Chairman said the only reason I am asking the question is because it was sent to me a few days ago. It's this house. (Chairman shows Keri a photo on his phone)

Keri Mendler said I don't believe this is the house I thought you were talking about.

Keri Mendler said they can board up a house.

Chairman says they can board up a house?

Keri Mendler said yes, if it's to secure the house, yes.

Archie Morgan said months ago, it was brought up about Code Enforcement involving the house on the corner of Church and Sunset. They are painting contractors and they still are. I'm just curious.

Keri Mendler said I sent them a letter, because that is a zoning violation. I don't remember where it stands, but I can go back and check.

Jennifer Smith said along the side of Church and which street is it that goes over to Hayne that it sits on? They've got blue Styrofoam around the bottom, I don't understand what that is?

Keri Mendler said I think it's to keep cold air from coming into their crawl space.

Archie Morgan asked Keri if they can leave it like that?

Keri Mendler said they are trying to keep their heating bills down. I think it's an elderly couple that lives there.

Jennifer Smith said it is.

Keri Mendler said I think that's what they are trying to do.

Keri Mendler said I think we had Code Enforcement check it out a while back.

Board members discuss.

Archie Morgan said the one with the painting people, they are parking all up in the yard.

Chairman said that's a violation.

Keri Mendler said I will see if Code Enforcement can help me with that. The painting business is one thing, the parking in the front yard is a different matter.

Archie Morgan said well there is a house a few down from it and I've counted 9 vehicles.

Keri Mendler said I'll be honest, home occupations can be one of the trickiest things for us to enforce.

Chairman asked why?

Jennifer Smith said how do you prove it.

Keri Mendler said yes, I think the painters, if I'm not mistaken, they were gone between 8-5.

Archie Morgan said you prove it by all the vans with ladders on it.

Jennifer Smith said they can say that's their family members who are living with them.

Keri Mendler said Jennifer is right. It happens quite frequently. But, we do the best we can. But, sometimes it's difficult.

Board members discuss.

ITEM 5. **Next Meeting – April 11, 2022**

ITEM 6. **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 7:02 pm.

Respectfully submitted,

Richard F. Ali
Chairman

Ashlyn Penegar
Secretary to the Board



Ortho Map

PLHR-2022-00168

Legend

-  Centerlines
-  Parcels

Existing: RMD
(Residential Medium Density)

Owner: Youth With A Mission
Charlotte Inc.

Acres: .25



0 20 40
 Feet

Zoning Map

PLHR-2022-001668

Legend

Centerlines

Parcels

Zoning

RMD

Existing: RMD
(Residential Medium Density)

Owner: Youth With A Mission
Charlotte Inc.

Acres: .25



0 25 50
Feet

Historic District Map

PLHR-2022-00168

Legend

-  Parcels
-  Centerlines
-  Historic District

**Existing: RMD
(Residential Medium Density)**

**Owner: Youth With A Mission
Charlotte Inc.**

Acres: .25



0 35 70
Feet





HISTORIC DISTRICT COMMISSION
APPLICATION FOR REVIEW

FOR STAFF USE ONLY

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

1. Property location: 406 1/2 A East Talleyrand Ave
Applicant's name: Youth With A Mission
Applicant's address: 406 1/2 A East Talleyrand Ave
Applicant's telephone number: 704 219 0170
Applicant's email address: todd.hedge@nc@gmail.com
Applicant's FAX number: n/a
Property Tax identification number: _____

2. The property is owned by (if different from above) Youth With A Mission *
Address: 410 E. Talleyrand Ave, Monroe, Telephone: (704) 219 0170

* Director: Todd A. Hedgepeth

3. The following Certificate of Appropriateness is requested for: Side door awning, porch railing, gable vent shape/design
Please provide a brief description of the project: On January 3, 2022 the oak tree in the front yard fell on the house, crushing the front porch and pushing it into the front of the house. Damage was sustained from front to back of the house. Seven trusses were broken, the front siding was cracked. We were able to salvage siding to repair the front but used Hardy board to replace the destroyed gable. When replacing the front porch we have also added a porch railing, making it safe & accessible for all.
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).

Todd A Hedgepeth

Applicant- Printed

Todd A Hedgepeth

Applicant- Signed

March 28, 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.

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

While replacing the roof and the front of the house, it was brought to our attention the extreme damage to the laundry room/side porch exterior door, frame & siding. All of this as a result of damage from inadequate weatherization. As a result, we have added an awning over that door. It provides protection from the weather as well as preserving/protecting the structure.

- picture
- 1: crushed house, street view
 - 2: lost siding
 - 3: broken trusses
 - 4: top of the tree hanging off the back of the house
 5. side door without awning

From: Vickie Hedgepeth <vhedgepeth@gmail.com>
Sent: Friday, April 22, 2022 7:57 PM
To: Keri Mendler
Subject: Re: Amendment to COA Application 406 1/2 A East Talleyrand Avenue

Good Evening Keri,

Todd is Director of Youth With A Mission Charlotte, as well as the President. He has authority to sign on behalf of the organization.

Thanks for checking in.

Sincerely,

Vickie Hedgepeth
Director
Youth With A Mission-Charlotte

> On Apr 21, 2022, at 4:00 PM, Keri Mendler <khutchins@monroenc.org> wrote:

>

> Good afternoon,

> William is no longer with the City so I'm working on finalizing the staff report for 406 1/2 E. Talleyrand Avenue. Our Assistant City Attorney has indicated that since the property is owned by A Youth with Mission, we need to know Todd's title within that organization and confirmation that he can sign on behalf of the organization. This information can be simply emailed to me.

>

> Thank you,

>

> Keri Mendler, AICP, CZO

> Senior Planner

> City of Monroe

> 300 W. Crowell Street/ P.O. Box 69

> Monroe, NC 28112-0069

> (704)-282-5797 p

> (704)-283-7704 f

> kmendler@monroenc.org

>

>

>

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

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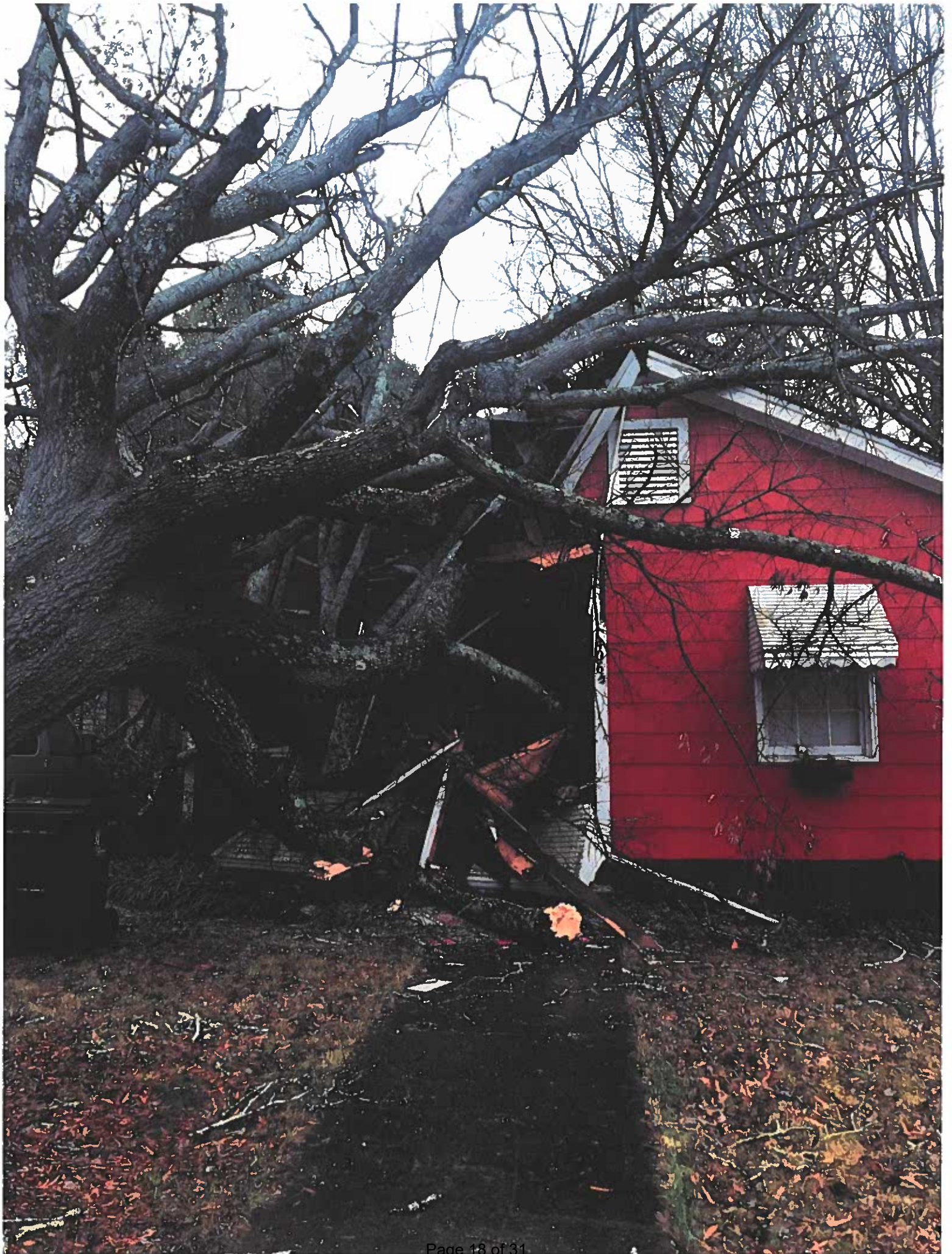
> -----Original Message-----

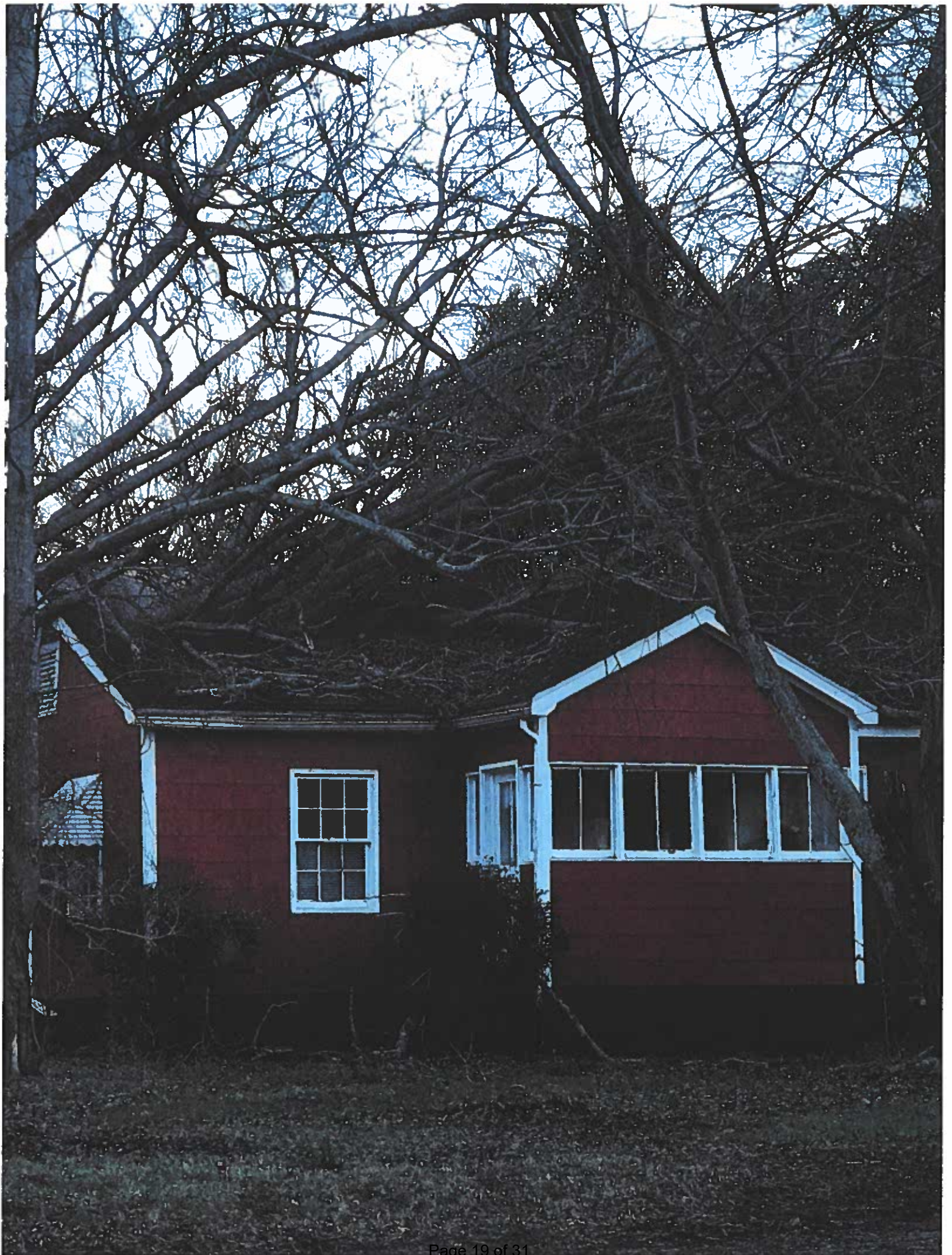
> From: Vickie Hedgepeth <vhedgepeth@gmail.com>

> Sent: Monday, March 28, 2022 4:45 PM

> To: William Nance <wnance@monroenc.org>

















ACCTNO	OWNERNAME1	OWNERNAME2	OWNERADDRE	OWNERCITY	OWNERSTATE	OWNERZIP
09231177	DAUGHERTY GREGORY R		P O BOX 482	WINGATE	NC	28174
09231179	FINE RENTALS LLC		PO BOX 639	LOCUST	NC	28097
09231200	GROOMS STACEY MARIE	TURK SARAH STANTON	403 E TALLEYRAND AVE	MONROE	NC	28112
09231203	HARTLINE KELLI L		825 MARVIN RD	WAXHAW	NC	28173
09231176	HEDGEPEETH TODD A	HEDGEPEETH VICKIE L	410 E TALLEYRAND AVE	MONROE	NC	28112
09231184	JDDNC HOLDINGS LLC		7122 FOREST RIDGE RD	MATTHEWS	NC	28104
09231141	LORIA THOMAS MICHAEL	LORIA JENNIFER RYAN	305 SOUTH MAURICE ST	MONROE	NC	28112
09231170	MCNEELY JOYCE MEADERS		405 EVERETTE ST	MONROE	NC	281125622
09231202	MILLS MITCHEL M ET AL	MILLS EILEEN M	1224 MORNING GLORY DRIVE	AMELIA	OH	45102
09231205	MSG COMMERCIAL PROPERTIES LLC		PO BOX 1699	MONROE	NC	28111
09231180	NORWOOD LARRY JR	ROGERS ERNEST MAC	PO BOX 247	WAXHAW	NC	281731043
09231183	PORTER HOMES LLC		12607 RYDDELL CT	HUNTERSVILLE	NC	28078
09231201	SHAUAN WAYNE & KARYN		405 E TALLEYRAND AVE	MONROE	NC	28112
09231167	SHUTE JOYCE B		321 E WINDSOR ST	MONROE	NC	28112
09231204	TOTTY LOUISE LILES HEIRS		411 TALLEYRAND AVE E	MONROE	NC	28112
09231206	UNION MEMORIAL HOSPITAL INC		P O BOX 5003	MONROE	NC	281115003
09231175B	WIGGINS CLARA P		408 W ROOSEVELT BLVD	MONROE	NC	28110
09231140	WM HOMES LLC		406 EVERETTE ST	MONROE	NC	28112
09231178	YOUTH WITH A MISSION CHARLOTTE INC		418 E FRANKLIN ST	MONROE	NC	28112



STAFF REPORT
PLHR-2022-00168

TO: Historic District Commission Members

DATE: May 9, 2022

FROM: Keri Mendler, Senior Planner

PREPARED BY: Keri Mendler, Senior Planner

SUBJECT: Certificate of Appropriateness request at 406A E. Talleyrand Avenue

SUMMARY STATEMENT

The Historic District Commission is requested to consider a Certificate of Appropriateness for the following projects at 406A E. Talleyrand Avenue:

1. Request approval of previously adding a roof to side entry;
2. Request approval of previously adding wood handrails to the front porch;
3. Request approval of previously replacing metal columns with wooden columns on the front porch;
4. Request approval of previously installing hardie board on the new gable of the front elevation; and
5. Request approval of previously extending the front porch and gable.

The application also includes the replacement of the asphalt roof with like materials, which was approved at staff level.

SITE DATA

Type of Action:	Certificate of Appropriateness
Date of Petition:	3-28-22
Name of Petitioner:	Todd Hedgepeth
Location:	406A E. Talleyrand Avenue
Tax ID #:	09-231-178
Lot Size:	0.25 acres
Zoning Classification:	RMD (Residential Medium Density)

GENERAL INFORMATION

Circa 1945

One-story gable-roofed frame house clad in asbestos siding.

RELEVANT DESIGN STANDARDS

Porches, Entrances, & Balconies, pg. 57

1. 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, and tongue-and-groove flooring— as well as their finishes.

The porch originally had metal columns and no handrails. The new porch has wood columns and wood handrails.

2. If replacement of an entire porch, entrance or balcony 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.

A large oak tree fell on this house; therefore, the porch was reconstructed with an addition measuring approximately 6-feet by 8-feet.

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 applicant is requesting approval for the previously installed wooden 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.

The new addition is approximately 6-feet by 8-feet along the front left elevation.

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 new addition is approximately 6-feet by 8-feet along the front left elevation.

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.

The addition does not appear to be self-supporting as it was constructed at the same time as the reconstruction of the original front façade.

4. 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 new addition is approximately 6-feet by 8-feet along the front left elevation.
5. Design a new addition to be compatible with the district building in massing, height, form, scale, proportion, and roof shape.
The new addition is approximately 6-feet by 8-feet along the front left elevation.
6. 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.
The addition was constructed at the same time as the reconstruction of the original front façade.
7. 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.
The addition was constructed at the same time as the reconstruction of the original front façade. The new portion is in line with the old front line.
8. 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.
9. 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.

PROPOSED FINDINGS

Staff offers the following Proposed Findings:

1. The subject property located at 406A E. Talleyrand Avenue is owned by Youth With A Mission Inc. and is zoned RMD (Residential Medium Density). (Exhibit 1, 2)
2. The property is located in the South Monroe Historic District. (Exhibit 3)
3. On March 28, 2022, the applicant submitted an application for the following projects:
 - Request approval of previously added porch/awning to side entry;
 - Request approval of previously added wood handrails to the front porch;
 - Request approval of previously added gable vent;
 - Request approval of previously added wooden columns to the front porch;
 - Request approval of previously installed hardie board on the new gable of the front elevation; and
 - Request approval of previously extended front porch and gable. (Exhibit 4-10)

4. The proposed structure does meet the review criteria for a Certificate of Appropriateness according to Section 6.4 titled *Historic Districts* 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 of previously reconstructing and expanding the front porch and gable, adding wooden columns and handrails, and adding a roof over the side entry at 406A E. Talleyrand Ave as presented (is/is not) congruous in concept according to the *Porches, Entrances, & Balconies, Accessibility, Health & Safety Considerations*, and *Addition* standards of the *South Monroe Historic District Design Standards*:

Porches, Entrances, & Balconies, pg. 57

1. 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, and tongue-and-groove flooring— as well as their finishes.
2. If replacement of an entire porch, entrance or balcony 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.

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. 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.

5. Design a new addition to be compatible with the district building in massing, height, form, scale, proportion, and roof shape.
6. 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.
7. 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.
8. 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.
9. 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. Previous Conditions
6. Damage from Tree
7. Current Condition
8. APO List
9. APO Map

Prepared by: KM 4-25-22

APO Map

406A E. Talleyrand Ave.

Legend

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

