

HISTORIC DISTRICT COMMISSION MEETING AGENDA



**Monday, June 13, 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 – May 9, 2022**
- Item 3.** **Conflicts of Interest**
- Item 4.** **COA PLHR-2022-00191 Certificate of Appropriateness- The Historic District Commission is requested to consider a certificate of appropriateness request from applicant Marian Morgan to remove one chimney on the rear portion of 604 W. Franklin St. (Parcel # 09-232-230)**
- Item 5.** **COA PLHR-2022-00190 Certificate of Appropriateness- The Historic District Commission is requested to consider a Certificate of Appropriateness request from Shane Boucher for approval to remove two chimneys from the property located at 301 South Washington St. (Parcel# 09-232-155)**
- Item 6.** **Next Meeting: July 11, 2022**
- Item 7.** **Adjournment**

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

HISTORIC DISTRICT COMMISSION MINUTES

MONDAY, MAY 9, 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. Keri Mendler 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; Mujeeb Shah-Khan, City Attorney; and Ashlyn Penegar, Administrative Assistant

Guests: Vickie Hedgepeth

ITEM 2: Approval of Minutes.

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

Motion: Jennifer Smith moved to approve the minutes of the April 11, 2022 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-2022-00168 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).

Keri Mendler and Vickie Hedgepeth came forward and were sworn in by the Chairman.

Keri Mendler introduced herself and said she was here to present a Certificate of Appropriateness request for 406A E. Talleyrand Ave.

Proposed Findings:

1. The subject property located at 406A E. Talleyrand Avenue is owned by Youth With A Mission Inc. and is zoning 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 due to a tree falling on part of the house:
 - a. Request approval of previously added porch/awning to side entry;
 - b. Request approval of previously added wood handrails to the front porch;
 - c. Request approval of previously added gable vent;
 - d. Request approval of previously added wooden columns to the front porch;
 - e. Request approval of previously installed hardie board on the new gable of the front elevation; and
 - f. 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)

Keri Mendler concluded her presentation to the Board and said she is happy to answer any questions you may have and of course the applicant is here as well.

Archie Morgan asked Keri if all this work was completed prior to any COA approval, yes?

Keri Mendler said yes and I think William, previous Planning Technician, he was out doing inspections and he noticed the work and that's when he reached out to the property owners.

Archie Morgan said ok, were any permits drawn to do any of the work?

Keri Mendler said I don't believe so. When we looked in our system, we didn't see any permits, so that's another thing that they will need to do once everything is sorted out here.

Archie Morgan said ok.

Bill Bullard (Vice Chair) asked Vickie if she was home when this happened?

Vickie Hedgepeth came forward and introduced herself and said she lives at 410 E Talleyrand and we were home and it happened early morning and we didn't hear it, but our neighbor from across the street came running over and said that this had happened and they were crying, but no one was staying there. The person who had been staying there had left 10 days earlier. So, we are very thankful for that. The tree actually took the front of the house and pushed it into the front and the tree overhung the back of the house.

Archie Morgan asked Vickie if this was your home?

Vickie Hedgepeth said it is a house that we own. It's Youth with a Mission and I'm one of the directors of that mission's movement.

Archie Morgan said the obvious, and asked why no COA, why no permit?

Vickie Hedgepeth said when it happened, we had an appraiser come out. I'm actually surprised that we needed a permit, that's new to me because it was repairs. I think that my husband, who is also the president of Youth with a Mission. Because it was so much devastation and it was the repairs that needed to be done, so we weren't doing new things that needed a permit, but we were just getting it covered. We had an appraiser come out within 24 hours from our insurance agency and looking at the damage from what had been done and saying that anything that would happen after this incident would have to be on Youth with a Mission to cover all the costs. Looking at future rains, our main event was to make sure that we could save the house, because that was a concern for us. It was simply getting the truces repaired, that was the first 6 truces of the house that was damaged. Getting it covered, getting a new roof and then taking care of things from there.

Chairman asked if everything was strictly a repair?

Vickie Hedgepeth said yes.

Chairman asked if there was anything added in addition to the repairs? Like that side roof.

Vickie Hedgepeth said no. Yes, that was. So, what happened is that we extended the porch out to the end of the house and yes, that would need a COA and I will have to say that I was out of the country when that was happening. Anyways, so please I ask for forgiveness for that and would that be something that could work as we go ahead with repairing the roof and adding that on. As the contractor was out looking at it, he said have you guys noticed your damage that's on the side entrance. Even though there were gutters there, the water hits the stone steps and it splashed back onto the door, so we are needing to replace the whole framework because it's completely rotted. So, we needed some sort of protection and that would need the COA as well.

Archie Morgan asked if the railings were there before?

Vickie Hedgepeth said there were no railings before. The reason we wanted railings put in is because the different ones who are coming through with disabilities, staying at the house and needing to be able to come up and down to the house. In this COA, we have the railings, extension of the porch and the side covering.

Archie Morgan asked Keri if anything has been done to this house that lies in the face of the Historic District? That goes totally against the Historic District?

Jennifer Smith said it's the guidelines you are talking about.

Archie Morgan said yes, against the guidelines that we would tend not to approve?

Keri Mendler said that is really for the Historic District Commission based off of the conclusions and standards. I think you had asbestos or Masonite siding and they went with hardie board, but of course asbestos siding probably shouldn't replace that anyways. I know that's one change that there has been discussion on in the past. It would be a case by case, for sure.

Chairman asked what was done that wasn't a repair?

Keri Mendler said extending the porch, the roof over the one entrance and the railings. There was a metal railing before on the original roof, but as Ms. Hedgepeth said, this is as far as safety and compliance.

Archie Morgan said when hurricane Hugo came through, we lived out in the country, but we had a large oak tree that came through the house and did a lot of damage. That's the first thing I thought of when I saw the pictures. So, like anybody else, we would try to get someone out there quick to get the tree off the house, stop the water and all these things to get some repairs done quickly. If we would have done the COA's ahead of time, but I'm not speaking personally, I don't see anything that's been done here that's bad that we probably wouldn't have approved anyways. A roof, an extension and some railings, especially given then thought of who occupies the house. That being said, nothing is jumping out at me that looks like this isn't the Historic District at all.

Bob Bullard (Vice Chair) said I think, with the extent of the damage, I wouldn't have wanted to wait a month or two.

Chairman said I almost feel your pain, we lost an 80 ft. black walnut two nights ago, but luckily it fell away from the house, or we would be in the same situation.

Archie Morgan said she is before us now, so can we approve the COA? Then she can get the proper permits and they will come in and inspect and if it's not right, they will have to make it right with code and that kind of thing.

Chairman said based on the comments, would you like to go ahead and make a motion?

Jennifer Smith said she had a comment. The only thing that bothers me a little bit, I'm actually ok with it. But, I don't think that railing or those posts go with that house at all. I think they would need spindles on it or some type of column other than just wood 2 x 4 thing. I know there was a metal one holding it up there before. But, the house was built in 1945.

Chairman asked if there was metal railing there before?

Vickie Hedgepeth said there was a metal ironwork, sort of work from the 70's.

Archie Morgan said yes, there is a picture of it. Sort of a trellis looking thing.

Vickie Hedgepeth said any of those asbestos siding pieces that we could save, we used to repair underneath the porch, and then we just went with the hardie board. But, we lost it and couldn't find the metal piece, so with the railing, I totally get that. I think that once it's painted, we have to wait months before it's done to be able to do it, but with it being wood, it just doesn't work. But, there is an example of it with a similar house on W. Franklin where we had gotten some design ideas from. I think once the painting is done, the landscaping, it's just a short, just the loss of that tree. It really just seems, especially after it was cleaned up, looks so desolate. Honestly, if the tree hadn't fallen and we had seen the side, all those things would have come before you. But, simply having to make some pretty fast decisions, timely decisions. But, we were wanting to do it with integrity and I know we are out of order in this piece, but I believe the integrity of the work being done is very complementary to the house itself.

Bob Bullard (Vice Chair) said well I think it looks better after than it did than before.

Jennifer Smith said true.

Vickie Hedgepeth said yes, we did have people stop by this weekend and they said this looks so much better. We have had quite a bit of people stopping to say, being able to turn lemons into lemonade, we actually like it better. We want it to be a little jewel of the street.

Chairman said the concern about the railing, or hand railing. Are you ok with it?

Jennifer Smith said I am, I just would have liked something different. Something spindle or column like or typically in these houses they have the wood base and they are kind of sculpted up and then square and not just a full round column all the way around.

Chairman asked if the porch deck was wood?

Vickie Hedgepeth said yes.

Jennifer Smith said now they have a place to sit and they have a little porch there.

Chairman said it seems to me that it's pretty close to the railing at 600 Church.

Vickie Hedgepeth said yes, it's almost identical to W. Franklin.

Archie Morgan asked if Jennifer would like to make a motion?

Motion: Jennifer made a motion that the Historic District Commission find as a fact, that the proposed project COA application PLHR 2022-00168, if constructed according to the plans reviewed at this meeting is congruous with the character of the district because the standards state it is that 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: 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: Archie Morgan made a motion 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 2022-00168. 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 asks is there is any other business that anyone would like to discuss?

Bob Bullard (Vice Chair) asked Mujeeb Shah-Khan, City Attorney, if the City of Monroe could do anything about an abandoned property at 110 S. Crawford St.

The City Attorney noted the extent of what the City could and could not do under North Carolina law based on the condition of the property. The City appeared limited as no visible violations of the minimum housing code were present.

Bob Bullard (Vice Chair) asked Keri about 607 S. Church St. and said they were running a room house, lots of cars. A lady bought that house a few years ago and she moved here from somewhere out west in California or somewhere like that. Now there are 5 to 6 cars parked there all the time. There is a lot of investment being made on Church St., so when someone comes in and buys one of these houses and turns it into a rooming house, that tends to negate some of the investments being made.

Keri Mendler explained that staff would look into the matter, but it can be difficult to prove anything in those types of cases.

City Attorney provided additional information about the fact that for the City to begin an enforcement proceeding, the City would need to have sufficient proof not based on speculation. Especially as an attempt to go into the property requires probable cause for a Magistrate Judge to issue administrative warrant. The credibility of the City before Magistrate Judges requires that the City would not seek a warrant if probable cause did not exist. The City would not be placed in the position of a Magistrate Judge denying an application for an administrative warrant.

ITEM 5. **Next Meeting – June 13, 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 7:05 pm.

Respectfully submitted,

Richard F. Ali
Chairman

Ashlyn Penegar
Secretary to the Board



Ortho Map

PLHR-2022-00191

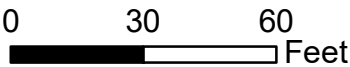
Legend

-  Centerlines
-  Parcels

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

Owner: Eleanor McGinnis

Acres: .31



Zoning Map

PLHR-2022-00191

Legend

— Centerlines

□ Parcels

Zoning

■ RMD

Existing: RMD
(Residential Medium Density)

Owner: Eleanor McGinnis

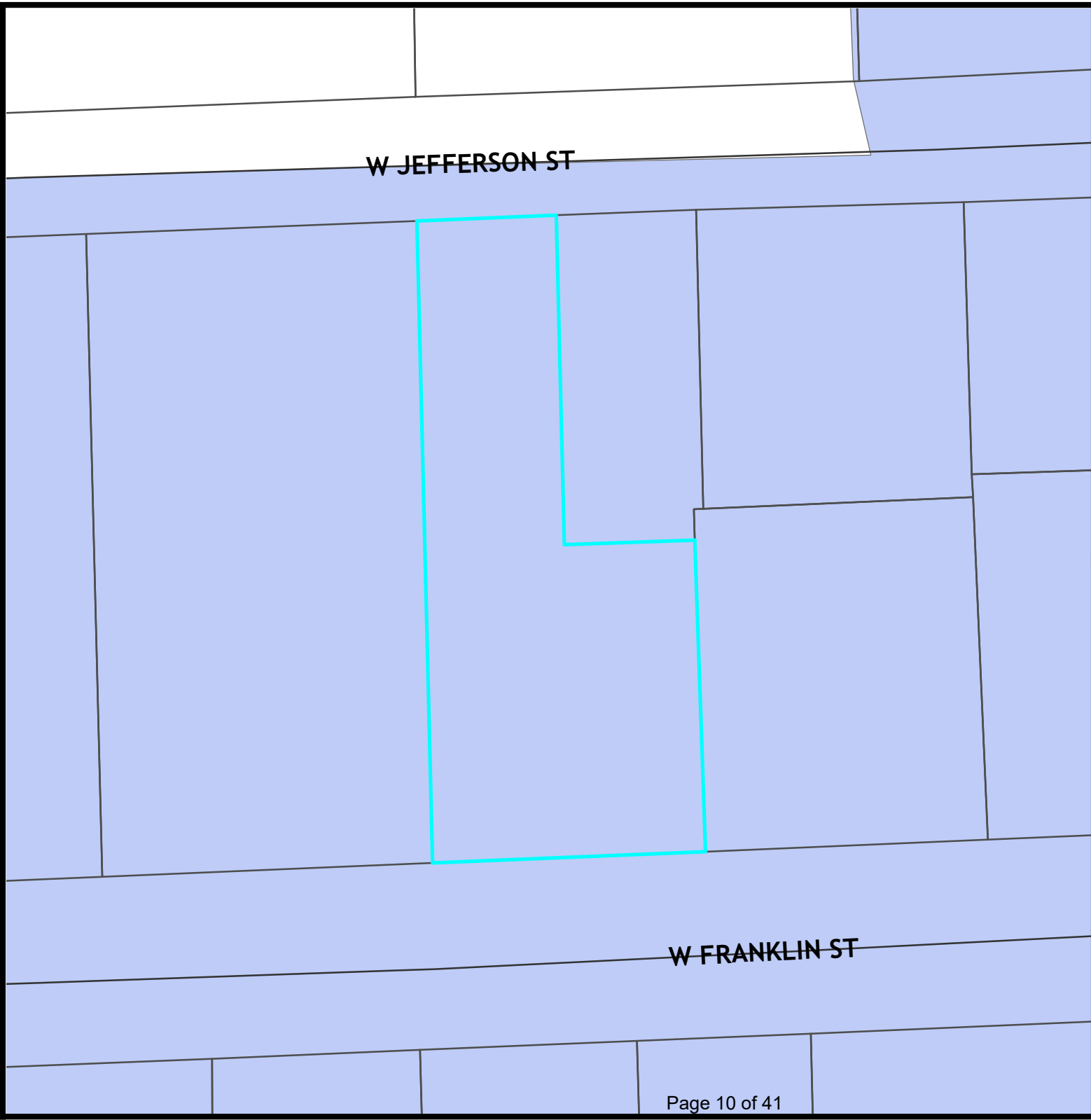
Acres: .31



0 30 60
Feet

W JEFFERSON ST

W FRANKLIN ST



W JEFFERSON ST

W FRANKLIN ST



Historic District Map

PLHR-2022-00191

Legend

- Centerlines
- Parcels
- Historic District

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

Owner: Eleanor McGinnis

Acres: .31



0 30 60 Feet



HISTORIC DISTRICT COMMISSION
APPLICATION FOR REVIEW

FOR STAFF USE ONLY

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

1. Property location: 604 W. Franklin St. - Monroe, NC
Applicant's name: MARIAN MORGAN
Applicant's address: 2515 Round Table Road
Monroe, NC 28110
Applicant's telephone number: 336-848-0932
Applicant's email address: mmorgan5@gmail.com
Property Tax identification number: 09-232-230

2. The property is owned by (if different from above) Eleanor McGinnis
Address: 505 E. Tallyrand Ave. Monroe, NC Telephone: Unknown

3. The following Certificate of Appropriateness is requested for: Removal of Chimney
Please provide a brief description of the project: I am purchasing 604 W. Franklin St in Monroe, NC on June 6, 2022. The chimney on the back of house goes from the roof top through the kitchen down to the basement. The chimney is crumbling and the weight of it is a liability to the structure. The part in the kitchen is behind a wall. I don't have photos of that section. The outside part of the chimney is not visible from the street. The removal needs to be done as soon after closing as possible.
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).

MARIAN MORGAN
Applicant- Printed

Marian Morgan
Applicant- Signed

May 23, 2022
Date Submitted

****If you are signing on behalf of a company, please include your title within the company****

Please sign and return to the Department of Planning & Development, P.O. Box 69, Monroe, NC 28111-0069;
Telephone: (704) 282-4520. Applicants are responsible for providing all required information.

Incomplete applications will not be processed and will not be accepted after the 30 day deadline.

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

HISTORIC DISTRICT COMMISSION
FINAL PLAN SUBMISSION CHECKLIST

Required materials for all applications:

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

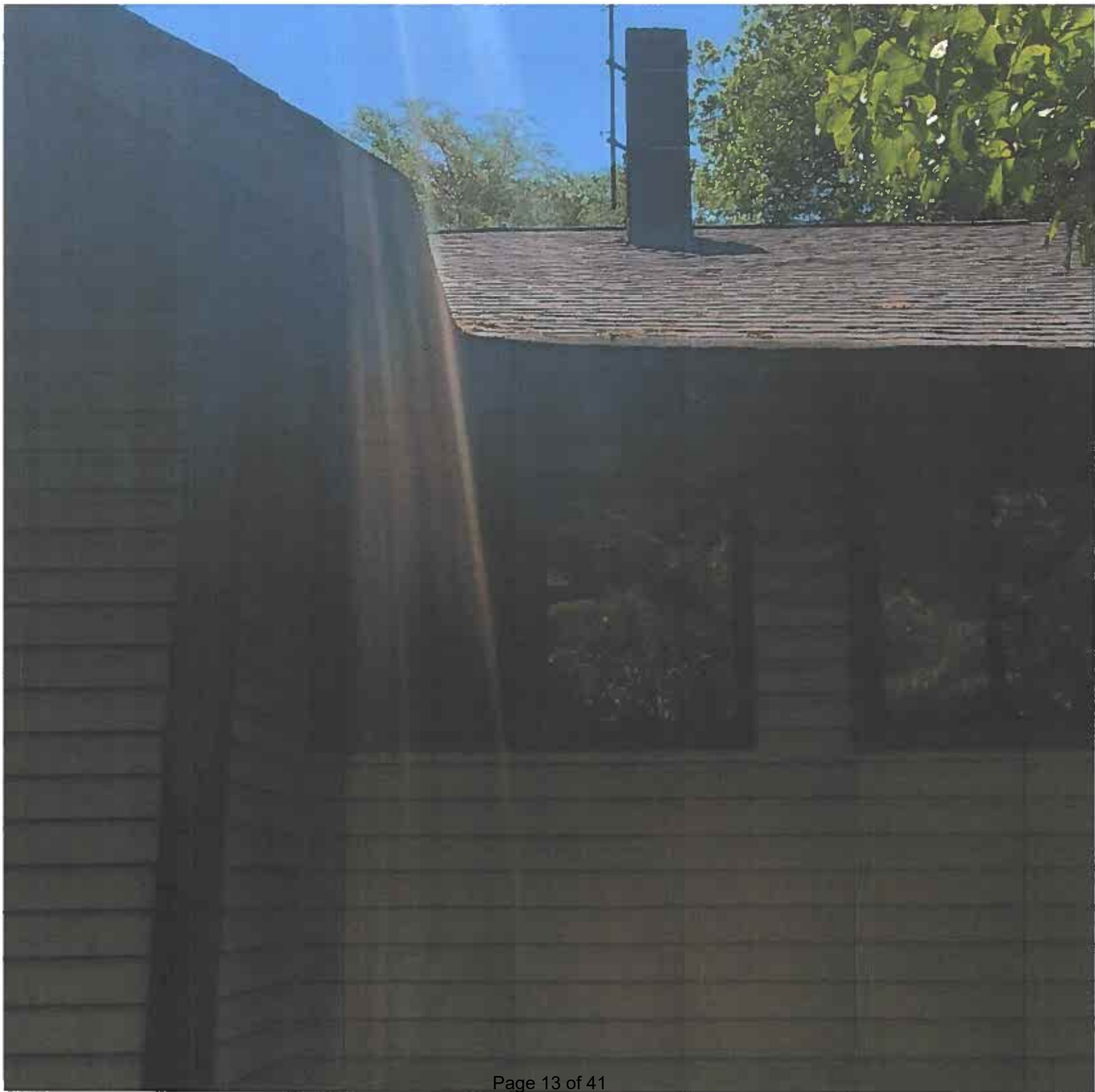
The chimney will be removed completely. The roof will be repaired with wood and matching shingles will cover the repaired area. The ceiling and flooring in the kitchen will be repaired with sheetrock and wood.

DO NOT WRITE BELOW THIS LINE

Additional conditions and remarks: _____

Authorized signature

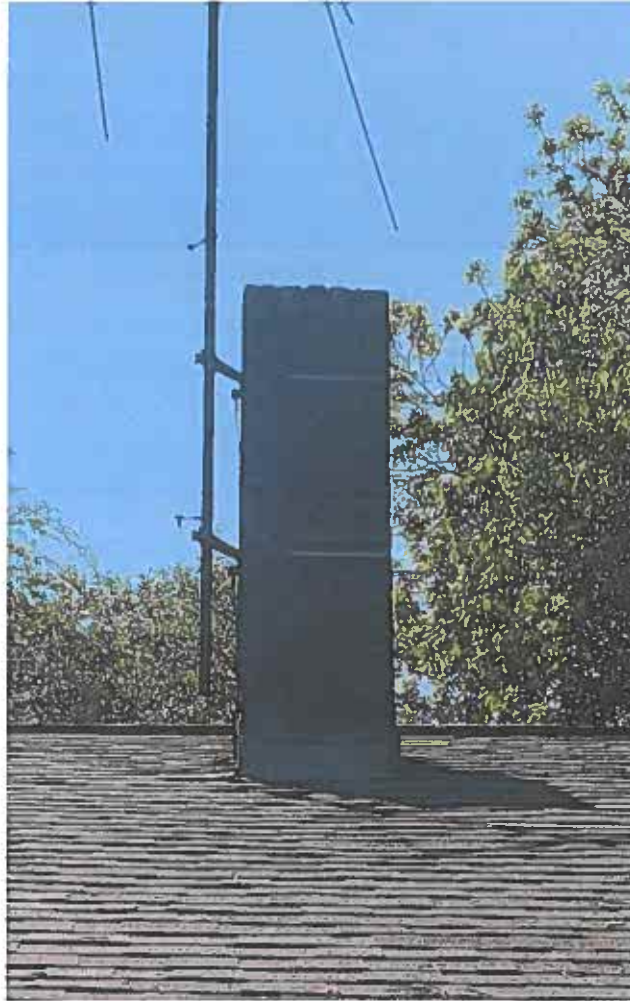
Date

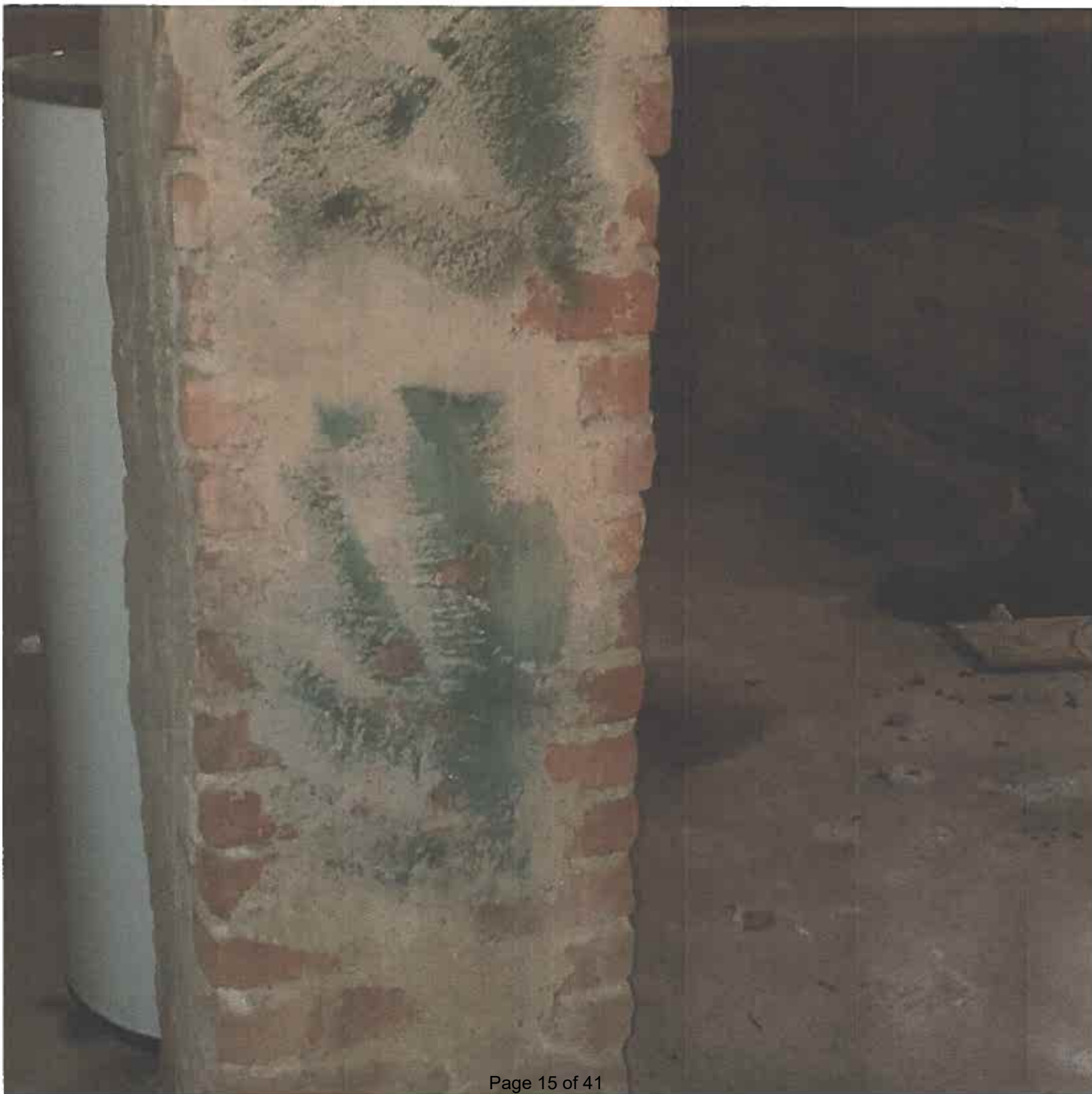


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Full screen

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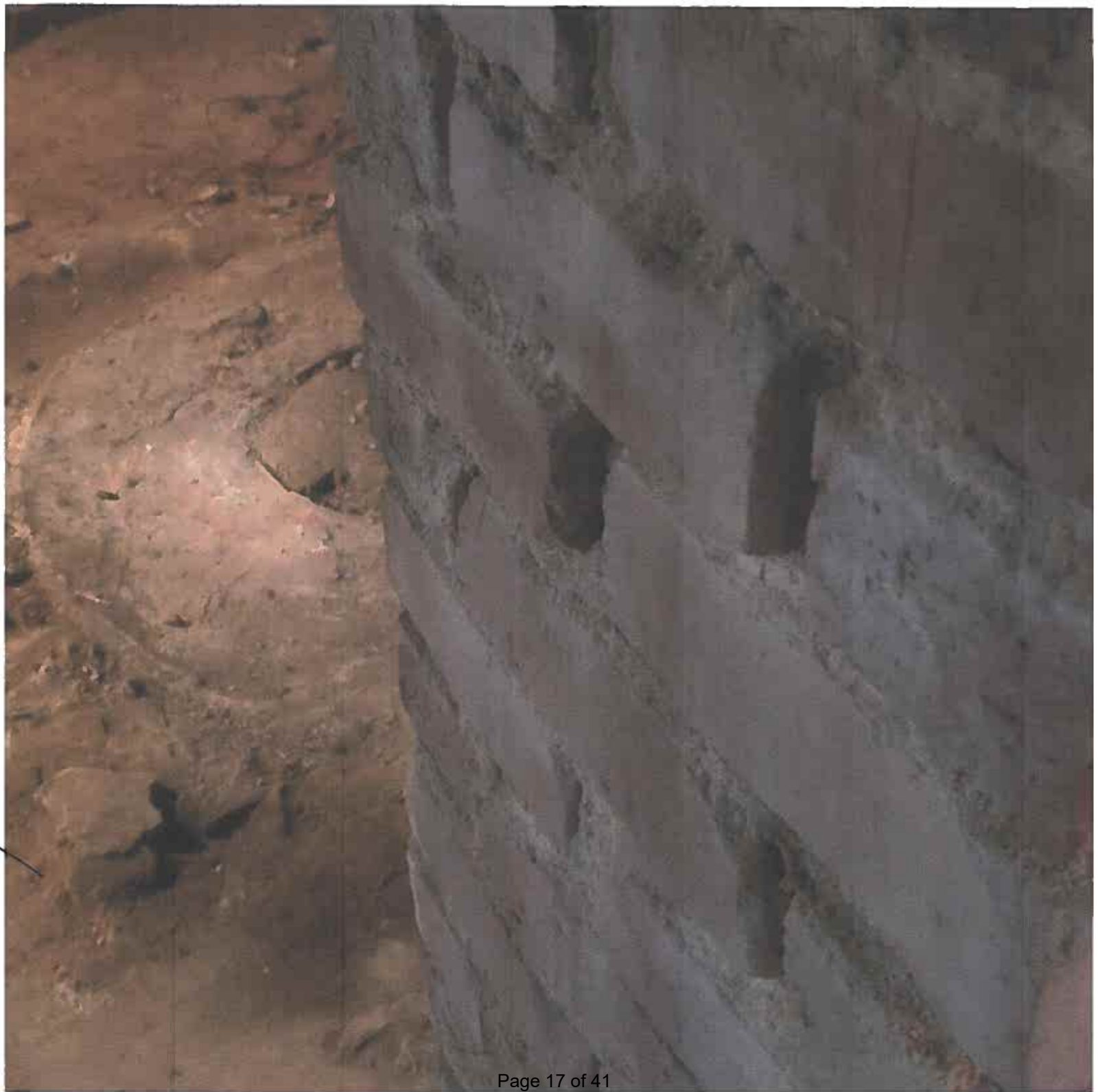
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Full screen

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Base ment
floor





**Chimney to be removed
located behind front roof pitch**



	ACCTNO	OWNERNAME1	OWNERNAME2	OWNERADDRE	OWNERCITY	OWNERSTATE	OWNERZIP
1	09232223	VIDAL GUSTAVO	VIDAL PERRY	605 W FRANKLIN ST	MONROE	NC	28112
2	09232247	LOBERGER DALE A	LOBERGER SHELLEY W	502 S WASHINGTON ST	MONROE	NC	28112
3	09232232	HILL SHANNON M	HILL MARK	600 W FRANKLIN ST	MONROE	NC	28112
4	09232245	MELLENDEZ JENNIFER		601 W JEFFERSON ST	MONROE	NC	28112
5	09232250	CLARK BETTY A	HUGHES DONALD S	600 W JEFFERSON ST	MONROE	NC	28112
6	09273004C	PINNACLE HOMES USA LLC		4389 INDIAN TRAIL-FAIRVIEW RD	INDIAN TRAIL	NC	28079
7	09232224	BROSCH LANCE		826 S POTTER RD	MONROE	NC	28110
8	09232231	WARD JUDY ROBINSON	WARD WILLIAM KENNETH	602 W FRANKLIN ST	MONROE	NC	28112
9	09232249	LYONS LANCE		14213 HILLSIDE DR	JAMUL	CA	91935
10	09232249A	SUTTON REBECCA DIANE		3319 WAXHAW HIGHWAY	MONROE	NC	28112
11	09232226	STEGALL KELLY A	STEGALL STEVEN M	701 W FRANKLIN ST	MONROE	NC	28112
12	09232228	PYLE KIM		704 W FRANKLIN ST	MONROE	NC	28112
13	09232230	MCGINNIS ELEANOR D		505 E TALLEYRAND AVE	MONROE	NC	28112
14	09232229	WALTERS ANN	AUSTIN JILL	700 WEST FRANKLIN ST	MONROE	NC	28112
15	09273004D	PINNACLE HOMES USA LLC		4389 INDIAN TRAIL-FAIRVIEW RD	INDIAN TRAIL	NC	28079
16	09273004F	PINNACLE HOMES USA LLC		4389 INDIAN TRAIL-FAIRVIEW RD	INDIAN TRAIL	NC	28079
17	09232225	JOYCE DAVID		609 W FRANKLIN ST	MONROE	NC	28112
18	09232222	PORTER PEGGY B		601 WEST FRANKLIN ST	MONROE	NC	28112
19	09232227	SMITH BRADFORD R	SMITH DEBORAH A G	703 W FRANKLIN ST	MONROE	NC	28112
20	09232246	HEISNER PATRICE A	HEISNER WILLIAM R	408 W WINDSOR ST	MONROE	NC	28112
21	09273004E	PINNACLE HOMES USA LLC		4389 INDIAN TRAIL-FAIRVIEW RD	INDIAN TRAIL	NC	28079

W CROWELL ST

W JEFFERSON ST

W FRANKLIN ST

W MORGAN ST

N BRANCH ST

N COLLEGE ST

APO Map

604 W. Franklin St.

Legend

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





STAFF REPORT
PLHR-2022-00191

TO: Historic District Commission Members

DATE: June 13, 2022

FROM: Lisa Stiwinter, Planning and Development Director

PREPARED BY: Keri Mendler, Senior Planner

SUBJECT: Certificate of Appropriateness request for 604 W. Franklin St.

SUMMARY STATEMENT

The Historic District Commission is requested to consider a Certificate of Appropriateness request from Marian Morgan for the property at 604 W. Franklin Street. The applicant is requesting approval to remove one chimney located on the rear portion of the roof.

SITE DATA

Type of Action:	Certificate of Appropriateness
Date of Petition:	5-23-22
Name of Petitioner:	Marian Morgan
Location:	604 W. Franklin Street
Tax ID #:	09-232-230
Lot Size:	0.31 acres
Zoning Classification:	RMD (Residential Medium Density)

GENERAL INFORMATION

W. Maroun House (as listed in the National Register Nomination); circa 1928

In early 1928 this lot was purchased by Mrs. Marie Maroun, and W. Maroun of the Gray Shop, ladies wear, is shown as living here in the 1928 city directory. The one-story craftsman bungalow has a jerkin-headed cross gable that extends its eaves in the center to give shelter to the door and a small porch. This portion of the roof is supported by pairs of triangular brackets and arches upward slightly over the door. The door has sidelights whose panes reach to the floor. Adjacent to the door is a prominent front chimney. At the southeast corner of the house is a sunroom with rows of six over six windows over a brick base. On the east side of the house is a shed-roofed bay window. At the west end of the house is a pergola carport with trellis supports.

The deep eaves of the house have exposed rafter tails and outriggers with decoratively-cut ends. The house is German-sided.

RELEVANT DESIGN STANDARDS

Masonry, pg. 45

1. Retain and preserve functional and decorative masonry features that are important in defining the overall historic character of a district building and site — such as walls, foundations, chimneys, and piers — as well as their decorative details including bonding patterns, tooling, coatings, and colors.

The applicant is requesting to remove one chimney on the rear portion of the house.

Roofs, pg. 55

2. Retain and preserve the shape and materials of roofs and their decorative and functional features that are important in defining the historic character of a district building — including dormers, chimneys, turrets, spires, cupolas, balustrades, and shingles.

The applicant is requesting to remove one chimney on the rear portion of the house.

PROPOSED FINDINGS

Staff offers the following Proposed Findings:

1. The subject property located at 604 W. Franklin St. is owned by Eleanor McGinnis 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 May 23, 2022, the applicant submitted an application requesting approval to remove one chimney located on the rear of the house at 604 W. Franklin St. (Exhibit 4-6)
4. The proposed structure does meet the review criteria for a Certificate of Appropriateness according to Section 157.6.4 titled *Historic Districts* of the Unified Development Ordinance.
5. All adjacent property owners have been notified of the Certificate of Appropriateness request. (Exhibit 7-8)

CONCLUSIONS

The proposed project to *demolish one chimney* at 604 W. Franklin Street as presented (is/is not) congruous in concept according to the *Masonry* and *Roof* standards contained within the *Monroe Design Standards*:

Masonry, pg. 45

1. Retain and preserve functional and decorative masonry features that are important in defining the overall historic character of a district building and site — such as walls, foundations, chimneys, and piers — as well as their decorative details including bonding

patterns, tooling, coatings, and colors.

Roofs, pg. 55

1. Retain and preserve the shape and materials of roofs and their decorative and functional features that are important in defining the historic character of a district building — including dormers, chimneys, turrets, spires, cupolas, balustrades, and shingles.

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. Pictures of current chimney
6. Pictures depicting chimney location
7. APO List
8. APO Map

Prepared by: KM 5-26-22

Ortho Map

301 South Washington Street

Legend

-  Centerlines
-  Parcels
-  Subject Property

Owner: The B&B Group

Acres: .3

 Feet
0 25 50 100 150 200



Exhibit 1



Zoning Map

301 South Washington Street

Legend

Centerlines

Parcels

NEW_ZONING

DC-MX

DG-MX

OM

RMD

Subject Property

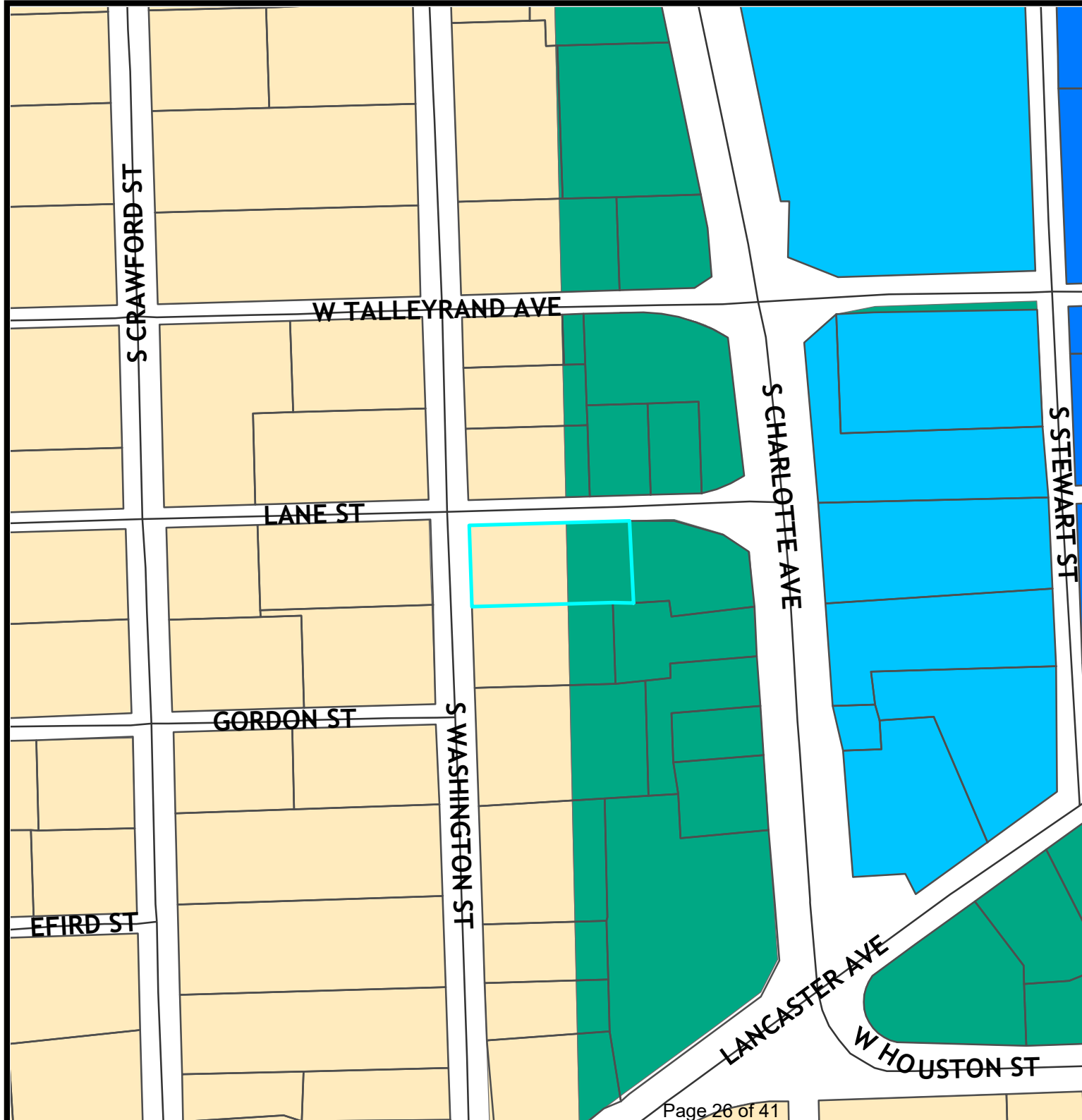
Owner: The B&B Group

Acres: .3

0 25 50 100 150 200 Feet



Exhibit 2



Historic District Map

301 South Washington Street

Legend

-  Centerlines
-  Parcels
-  Historic District
-  Subject Property

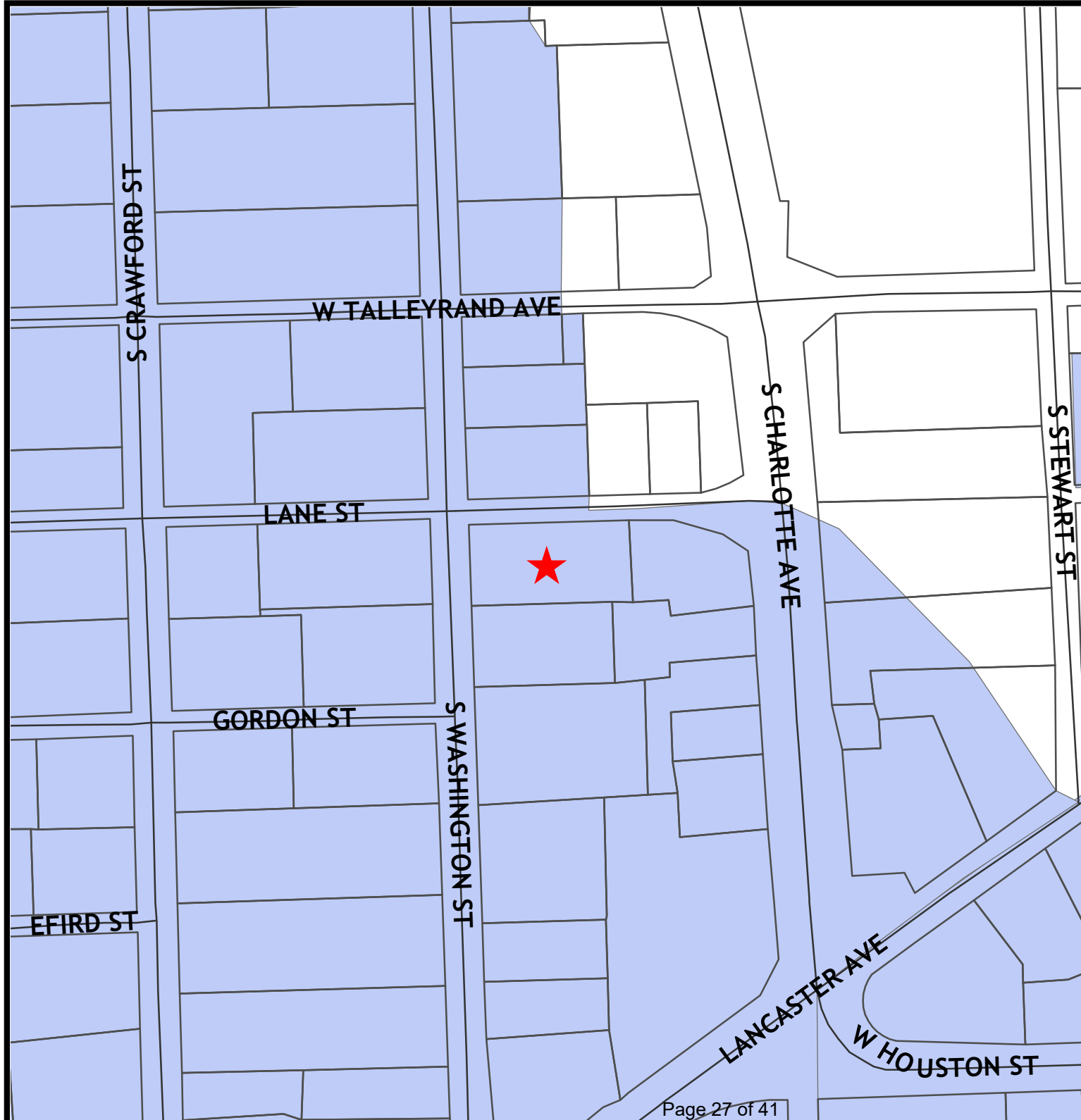
Owner: The B&B Group

Acres: .3

 Feet
0 25 50 100 150 200



Exhibit 3



**HISTORIC DISTRICT COMMISSION
APPLICATION FOR REVIEW**

FOR STAFF USE ONLY

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

1. Property location: 301 S. Washington St.
Applicant's name: Shane Boucher
Applicant's address: _____

Applicant's telephone number: 704-737-7646
Applicant's email address: thebnbgroupinc@gmail.com
Property Tax identification number: _____

2. The property is owned by (if different from above) the B a B Group Inc.
Address: 5059 Overcrest Dr. Telephone: 704-737-7646
Kannapolis, NC 28081

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

Please provide a brief description of the project. _____

the 2 chimneys in the home are considered unsafe
(built in 1915) and are "NOT" visible from the main
street in front of the home.

Requesting a removal of both chimneys

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).

Shane Boucher

Applicant- Printed



Applicant- Signed

5/16/2022

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.

Exhibit 4

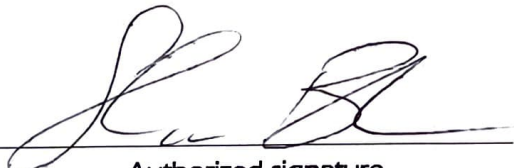
HISTORIC DISTRICT COMMISSION
FINAL PLAN SUBMISSION CHECKLIST

Required materials for all applications:

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

DO NOT WRITE BELOW THIS LINE

Additional conditions and remarks: The chimneys are beyond repair
and are considered unsafe.


Authorized signature

5/16/2022
Date

Megan Brightharp

From: Shane Boucher <sr.boucher@icloud.com>
Sent: Thursday, June 2, 2022 4:23 PM
To: Megan Brightharp
Subject: Re: Monroe Historic District COA Application for 301 S. Washington Street

Yes ma'am!!

I am the President of The B & B Group, Inc. and owner of 301 S Washington Street, Monroe.

Sent from my iPhone

On Jun 2, 2022, at 4:07 PM, Megan Brightharp <mbrightharp@monroenc.org> wrote:

Good Afternoon,

If you would, please provide your title/ position with the B&B Group, Inc. so that it can be clarified within our staff report for this case.

Thank You,

Megan Brightharp, Planner
City of Monroe
300 W. Crowell Street/PO Box 69
Monroe, NC 28111
(704) 282-4554 (p)







Exhibit 5









PIN	PROPERTYST	OWNERNAME1	OWNERNAME2	OWNERADDRE	OWNERCITY	OWNERSTATE	OWNERZIP
09232142	0 TALLEYRAND AVE	GOLDFARB JILL PARKER	GOLDFARB WILLIAM	P O BOX 11982	CHARLOTTE	NC	28220
09232144	203 S WASHINGTON ST	MUNN HAYDEN D		203 S WASHINGTON ST	MONROE	NC	28112
09232144A	201 S WASHINGTON ST	WADE MARTHA R		2006 WALKUP AVE STE A200	MONROE	NC	28110
09232144B	0 WASHINGTON ST	MURRAY KEVIN		133 UNDERWOOD RD	MATTHEWS	NC	28104
09232145	207 S WASHINGTON ST	ZIMMERMAN NEAL	ZIMMERMAN SUSAN	207 SOUTH WASHINGTON ST	MONROE	NC	28112
09232146	0 LANE STREET	BRADLEY CAROL		300 S CHARLOTTE AVE	MONROE	NC	28112
09232147	402 LANE ST	TSITOURIS CHRISTOPHER ERIC		4109 ROCKY RIVER RD S	MONROE	NC	28112
09232149	300 CHARLOTTE AVE	BRADLEY ELITE PROPERTIES		3112 MEDLIN RD	MONROE	NC	28112
09232150	302 CHARLOTTE AVENUE	CROWDER MAE AGNES BURVICK		1102 WOODLAND AVE	MONROE	NC	281125245
09232151	0 CHARLOTTE AVENUE	MCGUIRT WILLIAM REGAN		4915 MAGGLUCCI PL	CHARLOTTE	NC	28227
09232152	306 CHARLOTTE AVE	WORCESTER SUSAN C		306 S CHARLOTTE AVE	MONROE	NC	28112
09232153	403 WASHINGTON STREET	PARKS JANET S		403 WASHINGTON ST	MONROE	NC	28112
09232154	305 WASHINGTON ST	DESIO MARGARET DAMON		305 S WASHINGTON ST	MONROE	NC	28112
09232155	301 WASHINGTON ST	SIMS PAUL M		PO BOX 2261	CORBIN	KY	40702
09232156	300 WASHINGTON ST	DILLION DEBORAH J		300 S WASHINGTON ST	MONROE	NC	28112
09232158	304 WASHINGTON STREET	BRAINARD ANN M	BRAINARD RICHARD B JR	304 WASHINGTON ST	MONROE	NC	28112
09232159	0 CRAWFORD STREET	BRAINARD RICHARD B JR		304 WASHINGTON ST	MONROE	NC	28112
09232160	301 CRAWFORD STREET	HELMS JOYCE A	HELMS TONY MAX	301 S CRAWFORD ST	MONROE	NC	28112
09232162	204 S WASHINGTON STREET	FREEZE JEFFERY TODD	FREEZE LISA CAROL	204 S WASHINGTON ST	MONROE	NC	28112
09232163	200 WASHINGTON ST	MARTIN SUSAN STILES		200 WASHINGTON ST	MONROE	NC	28112
09232164	201 S CRAWFORD ST	FERGUSON ANASTASIA	FERGUSON JOEL	201 CRAWFORD ST	MONROE	NC	28112
09235230	308 S CHARLOTTE AVE	YOUNG JEREMY ALEXIS		308 S CHARLOTTE AVE	MONROE	NC	28112
09235213	401 S CRAWFORD ST	CAMPBELL MELINDA	PLUE KEVIN E	401 S CRAWFORD ST	MONROE	NC	28112
09235222	400 S WASHINGTON ST	EVERETT DIANE		400 S WASHINGTON ST	MONROE	NC	28112

Exhibit 6

APO Map

301 South Washington Street

Legend

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

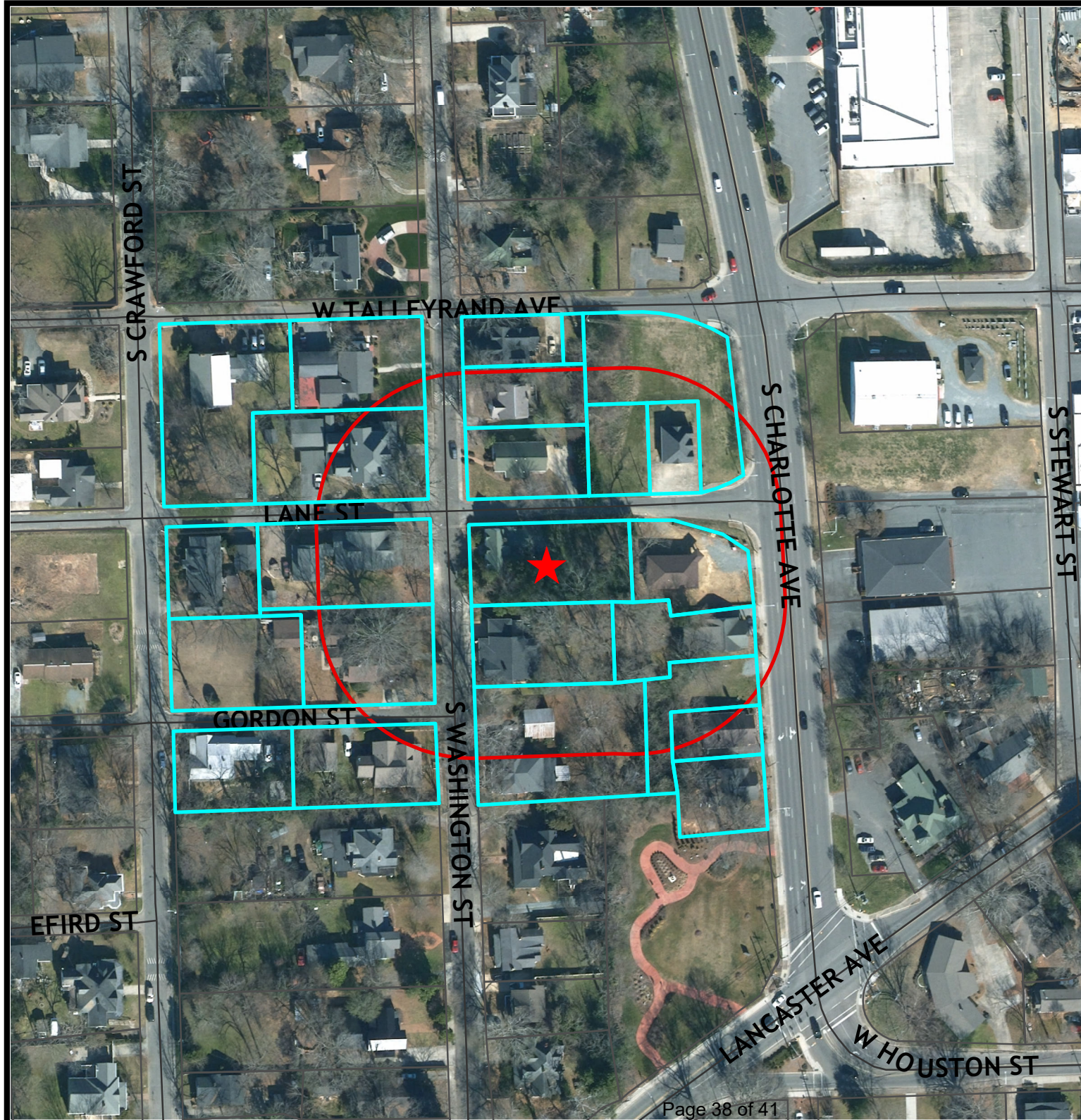
Owner: The B&B Group

Acres: .3

0 25 50 100 150 200 Feet



Exhibit 7





STAFF REPORT
Project # PLHR 2022-00190

TO: Historic District Commission Members

DATE: June 13, 2022

FROM: Keri Mendler, Senior Planner

PREPARED BY: Megan Brightharp, Planner

SUBJECT: Certificate of Appropriateness request at 301 South Washington Street

SUMMARY STATEMENT

The Historic District Commission is requested to consider a Certificate of Appropriateness request from Shane Boucher for approval to remove two chimneys from the property located at 301 South Washington Street.

SITE DATA

Type of Action:	Certificate of Appropriateness
Date of Petition:	5/16/2022
Name of Petitioner:	Shane Boucher
Location:	301 South Washington Street
Tax ID #:	09-232-155
Lot Size:	0.3 acres
Zoning Classification:	RMD (Residential Medium Density)

GENERAL INFORMATION

Love- Bourne House; circa 1876

In 1890, railroad employee Isaac Bourne purchased this two-story late Gothic Revival frame house which had been erected ca. 1876 for A. J. Love. The highly distinctive dwelling features a single-pile, centerhall plan topped by a side-gable roof with three small gables symmetrically placed across the facade. Two original one-story gabled ells extend to the rear of the house; that on the north has

a projecting semi-hexagonal gabled bay. Between the ell is a 1950s addition. Enlivening the house are ornate scroll-sawn verge boards and frieze; scroll-sawn brackets are located under the eaves of the clipped corners of the north bay. A gabled hood with identical verge board shelters the central entrance which has sidelights and three-part transom in a molded surround with decoratively drilled corner blocks, plinths and center blocks. Now clad in vinyl siding, the house has six over six windows and a single corbelled-cap brick chimney on the rear roof slope.

RELEVANT DESIGN STANDARDS

Masonry, pg. 45

1. Retain and preserve functional and decorative masonry features that are important in defining the overall historic character of a district building and site — such as walls, foundations, chimneys, and piers — as well as their decorative details including bonding patterns, tooling, coatings, and colors.

The applicant is requesting to remove two chimneys from the rear of the house.

Roofs, pg. 55

2. Retain and preserve the shape and materials of roofs and their decorative and functional features that are important in defining the historic character of a district building — including dormers, chimneys, turrets, spires, cupolas, balustrades, and shingles.

The applicant is requesting to remove two chimneys from the rear of the house.

PROPOSED FINDINGS

Staff offers the following Proposed Findings:

1. The subject property located at 301 South Washington Street is owned by The B&B Group, 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 May 16, 2022, the applicant submitted an application to request approval to remove two chimneys from the property located at 301 South Washington Street. (Exhibit 4,5)
4. The proposed structure does meet the review criteria for a Certificate of Appropriateness according to Section 157.6.4 of the Unified Development Ordinance.
5. All adjacent property owners have been notified of the Certificate of Appropriateness request. (Exhibit 6, 7)

CONCLUSIONS

The proposed project to remove two chimneys from the property located at 301 South Washington Street as presented (is/is not) congruous in concept according to the *Masonry* and *Roofs* standards of the *South Monroe Historic District Standards*:

Masonry, pg. 45

1. Retain and preserve functional and decorative masonry features that are important in defining the overall historic character of a district building and site — such as walls, foundations, chimneys, and piers — as well as their decorative details including bonding patterns, tooling, coatings, and colors.

Roofs, pg. 55

2. Retain and preserve the shape and materials of roofs and their decorative and functional features that are important in defining the historic character of a district building — including dormers, chimneys, turrets, spires, cupolas, balustrades, and shingles.

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. Existing Conditions
6. APO List
7. APO Map

Prepared by: MB 6/3/2022