

HISTORIC DISTRICT COMMISSION MEETING AGENDA



**Monday, July 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 – June 13, 2022**
- Item 3.** **Conflicts of Interest**
- Item 4.** **COA PLHR-2022-00194 Certificate of Appropriateness- The Historic District Commission is requested to consider a certificate of appropriateness from applicant Carlos Noguera to construct a new paved driveway at 603 W. Jefferson St. (Parcel # 09-232-246)**
- Item 6.** **Next Meeting: August 8, 2022**
- Item 7.** **Adjournment**

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

HISTORIC DISTRICT COMMISSION MINUTES

MONDAY, JUNE 13, 2022 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; and Ashlyn Penegar, Administrative Assistant

Guests: Dale Loberger, Shane Boucher, Marian Morgan, Michael Peek

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 May 9, 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-2022-00191 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)

Chair said I just would like to mention that we are a quasi-judicial body, so if you are speaking, you will have to come up and swear in or affirm.

Keri Mendler and Marian Morgan 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 604 W. Franklin Street and will now present the proposed findings.

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)

Keri said staff has provided the appropriate standards and conclusions in your staff report. I will be happy to answer any questions and the applicant is here as well.

Jennifer Smith said I have a question. Is that chimney original to the house? Or was it added or re-built?

Keri Mendler said I am not sure. We can ask the applicant if she knows if it's original or not. But, I'm not sure.

Chair asked if there are any other questions for Keri before we move on? There were none.

Chair asks Marian to come forward and state her name and address.

Marian Morgan came forward and said my current address is 2515 Roundtable Road, Monroe, NC. We did close on the house last Tuesday, June 7th. At the time I made the application, Eleanor McGinnis did own the house and as of Tuesday of last week, I now own the house. This is a chimney that goes from above the roof through the attic, through the kitchen and down through the basement. The pictures you see of the chimney where it looks like somebody has spackled it and tried to, I don't know what they tried to do, but anyway, that's the part in the basement that is supporting the whole chimney. You can see parts where the grout is just missing and it's not stable. It's not a very big chimney, maybe 15 inches by 15 inches. It is original to the house that I know of. The part that goes through the kitchen does not have a fireplace or mantel, it just has a hole where a cook stove or heater was in the kitchen. I had pictures, but I left them at home. There is a part in the bottom of the chimney, in the kitchen, that is black and I was told that that's carbon monoxide from where it was used before. Someone had come along and put a wall in front of it, so until we could remove that wall, we didn't know the condition of the chimney, except for what we had seen in the basement, attic and roof. I did talk to Brett Strurm in Raleigh [brett.sturm@ncdcr.gov & 919-814-6589] who is the Preservation Specialist for this area and he could not comment on whether or not to remove or make changes, but he did say that he saw no significant need for that and that it was probably just used for cooking or heating. He said right now, it serves no purpose. There was a wall in front of it and that wall has been removed so we can see the part in the chimney.

Chair said I had the opportunity last week to go by and look at the outside and inside and I could see the damage that is apparently visible from the inside. That would be a concern for the whole chimney collapsing, but I am not a design architect or whatever, but it does look to be in rough shape.

Archie Morgan said Mr. Chairman, I've got some familiarity with older houses and chimneys and this one and others that we will see is dangerous. There is no real patching of a chimney and you know, once you start losing the mortar between the bricks and all that stuff, it's just unsafe and can cause a house fire. One like this, at this age, would require demolition and built back. There is really no fixing it once you get to this spot. The fact that it's behind the house and no one is really going to know it's there. I personally don't have a problem with it.

Chair thanked Archie for those comments. Asked if anybody else has anything to say?

Bob Bullard said I also went by and looked at the chimney and aside from the fact that it's pretty well gone, it never had any architectural value to it. It's a 15x 15 brick square and there is just no fancy work and so forth. It's going to cave in pretty soon, I would suspect and we don't want that to happen.

Marian Morgan said you saw the part in the basement where somebody tried to spackle it, but the whole weight of that chimney is...Chair said it's just resting on the dirt down there in the basement.

Jennifer Smith said would there be any way to save just the top of it since it's original to the house?

Marian Morgan asked, the chimney part? Just the part that is visible?

Jennifer Smith said yes.

Marian Morgan said I haven't looked into that, but I would definitely entertain that thought.

Jennifer Smith said because it's in the guidelines that they don't really approve of anything that's original to it. But, that was why I was wondering, take the rest of it out.

Marian Morgan said well, that's the only visible part. I might check with someone like John Dickerson or something to see if he's got any insight into if we were to leave that part, what down the road might happen if it remains. I will check into that.

Chair asked if there are any other questions or comments for either Keri or Marian? There were none.

Chair asked if there was anybody who would like to make a motion?

Motion: Archie Morgan made a motion that the Historic District Commission find as a fact that the proposed project COA application PLHR 2022-00191, if constructed according to the plans reviewed at this meeting is congruous with the character of the district because the standards state to retain and preserve functional and decorative masonry features that are important in the finding the overall historic character of the district building, such as walls, foundations, chimneys and piers

and in this particular case, the chimney is beyond repair. The applicant is requesting the demolition of the chimney, therefore the application is generally in harmony with the special character of the neighboring properties and the Historic District as a whole and the fact that it's in the rear and can't be seen regardless, makes it congruous to the neighborhood.

Second: Richard Ali

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 2022-00191. 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

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)

Chair asked that anyone who will be speaking for or against this project needs to come forward and be sworn.

Keri Mendler and Shane Boucher came forward and were sworn.

Keri Mendler, Senior Planner, came forward and said she is here to present a COA request for the approval to remove two chimneys from the property located at 301 S. Washington St. At this time, I will present the findings:

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)

Keri Mendler said staff has provided the appropriate standards and conclusions in your staff report and I will be happy to answer any questions you might have. The applicant is here as well.

Chair asked the Board if there are any questions for Keri. There were none.

Shane Boucher came forward and said I am at 5059 Oakcrest Dr. Kannapolis, NC. After further examination of the house, I brought some additional pictures. [Shane gives photos to the Chair] I've got some really good other pictures, I hate to say good, but it kind of is the case.

Chair asked if this is just one set?

Shane Boucher said it is one set with both of them. From the exposed walls that we already did, I can only imagine the parts of the chimney that we don't see.

Archie Morgan said I am assuming from this picture, it was fairly recent that some gas logs were in that fireplace.

Shane Boucher said on one side there was and then on the other side, it was firewood. So, I'm not sure what was working and what wasn't working, but needless to say, there is bricks that are crumbling, there is cracks on all sides. What little was done on the outside, it's also had some repairs as well. I'm just concerned about what we don't see and what I do see.

Bob Bullard said I went by your house last week and the chimney particular, the left rear as you're facing the house on the left, it's got the TV aerial on it, but it looked to be that sometime in the, and I use the term relative, because I don't know if it was 10 years ago or 25 years ago. But, somebody replaced the top portion of the chimney and you can tell by the brick, it wasn't the same.

Shane Boucher said it looks like it was high enough so that it was, which is fine. But, what I am concerned about is what lies below that.

Bob Bullard said somebody had to get it maybe at the same time the lower portion it looked like had a lot of patch work on it. Again, I didn't go into the house, I don't know what's beyond that.

Shane Boucher said from the previous case, the pictures that I've seen, it's obvious that these chimneys are in worse shape than those were, unfortunately.

Michael Peek stepped forward and said he is the carpenter that is doing the work at the house.

Chair said you need to come forward and be sworn in please.

Michael Peek came forward and was sworn.

Michael Peek introduced himself and said I am at 510 South Tuckaseegee Rd in Mount Holly, NC. He said the house itself is being dragged down by these two chimneys. It looks like they didn't go down deep enough for the hardpan, so if you look at the inside of the house, it's dragging both stories down with it. Where the repair was done on the chimney that's on the left side, the grout that was applied to the bottom of it is already starting to oxidize and flaking away and it's not going to hold. What I'm concerned with are the chimneys actually toppling; they have a 14 ft. stand above the house and they only have about 4 ft. of attic space. They drop down on the second story in width, so it is a very long stand on a narrow column of bricks. It's very dangerous. To be honest, the one on the other side, the one that wasn't repaired at the top, is in even worse condition than the other where it exits the house. It looks like someone went by and did the flashing work around it, but all they did was remove more grout from that point and it has 14 ft. above that point. So, it is very dangerous and it's also hurting the house itself by pulling it underground. I've already put a bunch of piers under the home in preparation of the chimneys to be removed, to where I can separate them and then the floor systems can be rebuilt. We do plan on jacking the house up. We love the home and the historical value of it, and I think that's where it is. That's what we want to bring back to life. The chimney that they re-did the top stack of, was not re-done the same way that they laid brick when the original one was. So, it's an eye sore because of that dramatic change not only in the way that they laid the bricks, but the color themselves. They could have reused the brick and changed the mortar. We did look into taking it down to support it above the chimney, but unfortunately there is not enough attic space to do a proper support for a 14 ft. stand. Not to mention that is where the brick is crumbling at the worst. I think that is about all for both of the chimneys.

Jennifer Smith said the other chimney that is, I guess it has this kind of whatever these are, and I went by and took pictures of it. I couldn't really tell what kind of condition it was in from the trees and limbs or whatever. At the top of it, it looked like it was in fairly good shape. I know the other one doesn't look well at all.

Michael Peek said I can take the bricks off by hand.

Jennifer Smith said can it be pointed back up?

Michael Peek said if I can go down and take it all the way down to the house level and brick it back up, but then again, it's going to look like a new brick chimney. All the brick would have to be taken down and cleaned up and then re-stacked back up from the point where it exits the house and it still doesn't solve the fact that it's pulling the house down with it. The first story and second story around it is connected to the chimney itself and it's used as a structural point, which I am trying to take that down and redo it with columns that go down to new piers. So, it's dragging the house down and you can see it when you walk in, the floors go from all sides, into the chimney, on both floors.

Jennifer Smith said I have original chimneys on my house on both sides and they were in pretty bad shape, but we had someone to re-point them back up and they look great. It doesn't matter that they have new grout.

Michael Peek said it's oxidized past that on the first layer, so like I said, taking it, you would have to take it down. If you have parts where it's just missing in little cracks, engineers will tell you that you can put the grout in there that comes in the tube and it's an adhesive grout. But, this is too far past that point. It's too far past it. It would either have to be taken down below the house level and then re-bricked back up with the same brick, that is a way to keep the fire to the chimneys, but then again we are still having to support the house around the chimneys. Regardless, it has to happen. The best thing for the house in my opinion is for them to be gone, to disappear.

Shane Boucher said there isn't enough attic space. The foundation itself is being affected by the chimneys. Not only talking about how it looks outside of the roof, you are looking at the structure of the home.

Michael Peek said this brick, the way that they did this back in 1900's, it's the entire house that is oxidized. The grout is gone for the entire house. We've already replaced off the piers.

Jennifer Smith said mine were too, all of them were.

Chair said just for my clarification, you are?

Michael Peek said I am a 15 year structural carpenter. I have an undergraduate degree from NC State in Architecture and this is not my first chimney that I have looked at and this one is in pretty bad shape. I love the house, like I said, the dentil is amazing and we want to bring it back to life. I think that this is just dragging it down.

Jennifer Smith asked if you are going to keep the coating that is on it right now, the vinyl siding?

Shane Boucher said it's grandfathered, yes, I think it's best. I still think that the design around the roof area is important to keep.

Jennifer Smith said it's so pretty.

Shane Boucher said again, I want to make this thing look pretty. I wasn't scared away by the fact that it was historic, I'm just concerned about doing it right and with your blessing.

Jennifer Smith asked if you are going to keep that pretty fence out front too?

Shane Boucher said I would love to try to find that fence again, that would be awesome.

Jennifer Smith said I can put you in touch with someone that could make a duplicate. He made mine.

Shane Boucher said I'm going to get a scratch off real quick and turn that in and hope that I win. If it were mine, we would have the conversation. One of your local agents who lives not far away, she sold me on the house.

Jennifer Smith asked are you going to fix this up to re-sell it?

Shane Boucher said yes, my mother in law won't let me leave Kannapolis with my daughter, she would be like no, and you're not going to do that. But, I am excited about the project, I think it's a beautiful house, I'm excited to go forward. Again, you can't see if from the front. The chimneys are in pretty rough shape and I think to just give it a good, new foundation and go forward, it would be what's best.

Archie Morgan said we as a Board appreciate, I live in the Historic District and my house was a Sears's house and it was bought from the Sears catalog and it's had a lot of work done over the years, but we appreciate when people like you-- we would love to see you occupy the house, but we understand and -- we appreciate the willingness of people, such as yourself, to come in and take these house and put the money in and when you start remodeling a house, you don't know what's behind.

Shane Boucher said if my wife wanted the house, then that budget would go up. The last home we did move into, I do this part time and not full time, so it's not my bread and butter. I'm not looking to cut

corners, this is something I do on the side because I've been in real estate title insurance for 20 years and I work with a lot of real estate attorneys in the Charlotte Metro area. This is kind of one of my passions.

Archie Morgan said we are slowly seeing these houses being bought and some love and money are being put into them and we appreciate that.

Chair asked if Bob had anything to say.

Bob Bullard said when Archie said his house was a Sears's house, that's true. As I understand it, you didn't need a saw, everything was cut to size with lumber and so forth.

Archie Morgan said our house came in on a train.

Bob Bullard said well I am convinced, it's a funny thing when maybe once every two or three years somebody comes in and wants to take a chimney down. Tonight is chimney night.

Chair asks if Jennifer has anything to say.

Jennifer Smith said no.

Chair asks if there is anyone that would like to speak for or against this project?

Dale Loberger came forward and was sworn.

Dale Loberger introduced himself and said he was at 502 S. Washington St. He said I am not familiar with the idea that chimneys can pull a house down. I know from my understanding in construction, especially in the late 18th, or 19th or early 20th century is that chimney was always separated from the frame of the house. So, you are saying that there is actually structural members of the house that actually goes into the chimney itself?

Michael Peek said yes.

Dale Loberger asked if there are any pictures of that because that's very unusual construction process?

Michael Peek and Dale Loberger converse. (inaudibly)

Michael Peek said I've started the process of moving it up, I've moved that house up 6 inches around those chimneys and I've still got another 3 to go and you know that you can only move them so fast. I crank them a little bit, then leaving and coming back and cranking again. I've almost got them in the correct position to where I can post up off of my piers. I know it's odd, it's both chimneys.

Dale Loberger asked if the intention is to keep at least some sort of simulation of the fireplaces inside the house? Or are those simply going to be an open floor plan? The Historic District Commission can't really ask that, but as a homeowner in the area, it affects my property as well.

Shane Boucher said from that point of view, the way we do houses, it would sell quickly or immediately. It would keep the \$375,000 price point that's been out there recently. We don't do shabby work and everything would increase the value of the houses around it.

Dale Loberger speaks inaudibly.

Shane Boucher said if you have \$500,000, we would just take the whole thing down and just redo it.

Jennifer Smith said I can't hear what they are saying.

Chair asked Dale to speak into the microphone at the podium.

Archie Morgan asked can I see those pictures again? (Photos were passed to Archie)

Dale Loberger said my concern is that the chimneys are part of the functional and aesthetic part of the house and I realize the Historic District Commission can only address the outside, the corbeling is almost identical, at least on the original chimney, and the corbeling is the same as mine. So it actually could have been the same mason, I don't know. I'm sorry, I'm not throwing an opinion out there, I'm just wanting to ask some questions about the work that's going on because I know it does affect me.

Archie Morgan said from my viewpoint, this is a fire waiting to happen.

Dale Loberger said I was going to say something, as a firefighter, the only way for it to be a fire hazard is if there were fire in the chimney. The first one obviously should have no intention of putting a fire in there. If someone were to light logs in there, I absolutely agree with you Mr. Morgan that it would be a fire hazard, but as long as there is no fire in the chimney, a fire hazard is not a fair justification.

Archie Morgan said I think part of our responsibility on this Board, we have to make tough decisions here and we've done it over the months with replacing roofs and metal roofs and that kind of thing can be expensive. The way I see it, is to help some of these homeowners save money when we can. If we can keep things going...

Dale Loberger said I'm sorry, if I can say something, I believe that the guidelines specifically say what you can and can't address and cost is specifically addressed in the guidelines, which I helped write when I was on the Commission. It specifically is drawn out that we can't address cost.

Archie Morgan asked what is your problem with these projects? You obviously have one, so what is it?

Dale Loberger said I'm sorry, I live right down the street from it, so I do feel that I am directly impacted. I think South Washington Street is a wonderful street.

Archie Morgan said I used to live there.

Dale Loberger said one of the best in the district. I'm not saying that I have a problem with it, I have concerns with the quality of workmanship and I know that it directly affects my property, just two blocks down. So, I'm not challenging anything, I'm not giving you an opinion, but I would like some things corrected in the record. If we use fire justification or cost justification, those things are not part of what is in the guidelines and I don't feel even address true cost. If you want to approve this, I have no problem with that, but please use justification that's within the guidelines.

Archie Morgan said these can't be seen.

Dale Loberger said I challenge that as well. If you are on Lane Street, they are both very visible from Lane Street. I did notice that the pictures...

Michael Peek said I can make the arguments about chimneys in the house.

Dale Loberger said I was asking you, as a homeowner, because I was curious about the inside of the house. The district can only ask about the outside of the house. They are only concerned about the outside.

Michael Peek said the conversation we are having is about something done right, affecting your property on chimney information on the inside of the house, that's not why we are here.

Dale Loberger said I disagree with that because the chimney inside the house is what holds what's above the house. The Board is here to talk about what's above the house. It's my understanding so if you take the inside out, then yes, the outside can't be... I'm not trying to argue about anything, I just want it to be done based on the guidelines. Chair said ok, thank you. Now, from the panel that's up here, is there any more questions for the applicant or Keri?

Jennifer Smith said I would like to see the one chimney saved, but that's just my personal opinion.

Michael Peek asked which one?

Jennifer Smith said the one that has the...Michael Peek said the original one without the top?

Jennifer Smith said right, yes.

Michael Peek said we have been looking into this, I actually had a couple friends who are engineers in the area, and our first plan was to try to save the chimney and to support it in the roof above and remove what's underneath. Maybe even supporting the second floor floor system and remove what's underneath there. The problem with it, that chimney is the one that right when it comes out of the house, that's the worst part of the chimney and while if it's the Board's call, to make it structurally safe for someone to be in that bedroom beneath it, because it's a first story and then the second story, the chimney is right over top of it on that side. It would have to be taken down and re-bricked, that has to happen. In my opinion, it's too far gone and in the opinion of some of the people I've talked to.

Jennifer Smith said I think that house is going to look funny without chimneys on it either. It's so typical.

Michael Peek said I've looked around and seen that dentil, that same dentil on a couple of homes. At least, I could tell it was built in the same time frame. Maybe I was looking at your home. I saw chimneys that were removed and that weren't on similar aged homes as this one. I don't think it would necessarily look funny, if it was taken out all the way down, you wouldn't even know there was a chimney. If it's sticking out of the roof and there is no chimney underneath, that does look a little funny to me. But, other than that, just keep in mind, the brick has to come out and be re-bricked if we go that route.

Bob Bullard said I will say one thing...Michael Peek asked Dale if you don't think that's correct?

Dale Loberger said I was going to support your comment there.

Michael Peek said just so you know, I am the structural carpenter here, I'm only doing the structural work.

Chair said let's limit the conversation please.

Dale Loberger asked if I can say one thing?

Chair responded to Dale and said one thing, but come to the podium.

Dale Loberger said in answer to your question, it worries me to save that, because I think the issue to your point Mr. Morgan, is going to be safety. I think that's the justification, the chimneys are in danger and they could collapse and I think that's justification and that needs to override them in the guidelines the architectural value that they have. So, if you feel that the safety side of structural collapse overrides the architectural, then I think that's your justification on that. I would agree.

Michael Peek said I am on the side of the house, I really am.

Dale Loberger said I'm trying to agree with you and saying that I think on the back side of the house, I do challenge the fact that they aren't visible, they are very visible. However, they are not at the point of the gables and they are interior, so I do feel that if they were gone, they won't be that visible.

Michael Peek, Dale Loberger and Shane Boucher speak inaudibly.

Chair said speak into the podium please.

Shane Boucher said Archie you had mentioned earlier, from the front of the house, you can't see the chimney.

Archie Morgan said from the front of the house, but he makes the point that you can see them from the side roads.

Shane Boucher said going down Lane Street, the more you go towards the back, and of course you can see it.

Chair said the reason we ask you to speak up here is because these are being recorded, so we need to hear what is being said.

Archie Morgan said I think it's an excellent point, I'm not a structural engineer and I don't play one on the radio. This looks bad to me and it looks like it is a safety hazard. At some point, it's just going to come crumbling down.

Michael Peek said I can't believe it hasn't already on the left side.

Archie Morgan said it's got no bricks under it to support it.

Michael Peek said I know, a lot of it's like that.

Jennifer Smith asked if the house has sat vacant for years?

Shane Boucher said they had some renters in it, the gentleman who owned it previously was looking to maybe make some improvements to it, but he had some financial situations take place, so he moved to another state. It's a beautiful house and it needs to be done and done right. I'm excited to do the job.

Bob Bullard said here is a problem as I see it that this Commission has and will have for quite some time. This house was built, I think it said, in 1877.

Jennifer Smith said 1876.

Shane Boucher said our records show 1915, but you are probably right.

Bob Bullard said my house was built in 1874 and I've got chimneys; the house next to me was built in 1874 and it has chimneys. If you go around the District, you will find that almost every old house has chimneys and probably built approximately around the same time. When the railroad came to Monroe, a lot of housing came up. So, is this Commission in the next several years, are we going to preside over a chimneyless town?

Archie Morgan said Bob, I'm sure yours doesn't look like this.

Michael Peek said I was about to ask, how bad do yours look?

Shane Boucher said here is another example, I have a 1973 Plymouth Barracuda and you can put another 1973 Plymouth Barracuda, they both came out at the same time, but that doesn't guarantee that both of them are in good shape. Some of them have to be restored and that's what we are doing.

Bob Bullard said my house, I have a couple of chimneys that I have gas logs in them. I wouldn't go out and buy some stove wood and start throwing it in there without the expectation of having to call the Fire Department soon. I would say that my chimneys are primarily decorative and I've had them re-pointed and I don't know what's down in the walls and so forth. What I would like to see us do, I want to be fair with you guys and at the same time, some points have been made and if it's necessary for the safety of the house and the people that's going to live there to take those chimneys down, then they need to go down. But, if they can be repaired and put in a safe condition, then I think that's where our responsibility lies. I don't know and I guess what I would like to see, I know you mentioned earlier that you had some engineer friends.

Michael Peek said yes.

Bob Bullard said I would like to put this on hold until next month and see what your engineer friends have to say about it.

Michael Peek said I've spoken to them quite a few times about this, like I said we had other plans to try and suspend the chimneys and I've seen the plans in order to do this, it's extremely elaborate and you can only imagine extending that amount of weight on top of a wall, on top of two separate walls in the middle of a room is extremely difficult from engineering. We did have plans that shows that, the problem is that the second story is... Shane Boucher said there isn't enough room in the attic, the chimneys are so tall, the weight that's sitting there.

Michael Peek said it's changing the whole house more to try to save them than to remove them. Like I said, I am posting up on two piers on the bottom of the home, then those would have to post up to my new platform that I would build that incorporates a steel plate and two very large LBL's. I'm changing the look of the inside more by doing this than I am by removing them.

Shane Boucher said not to mention this, but we were watching the first case and I think we can all agree that the chimneys we have at 301 are in a lot worse shape than the chimney we just saw. The chimney we just saw was given approval to come down.

Michael Peek said this was the plan until I further inspected the top of the chimney and I said we've got to take them down, even if we supported it underneath, this would all have to come down and it would have to be bricked back up, just to save that top piece. Now, you can't put a chimney that stands 14 ft., it has to be out of the center of the ridgeline to where it only sticks out of the house a couple of feet. We only have about 9 inches at the bottom of the triangle that's in the chimney just to try and support it. Its

teetering is becoming a bigger and bigger concern, especially since that's the conclusion of some of our engineers.

Dale Loberger comes forward and said I said I didn't have an opinion earlier, but I will say that I don't think the chimneys can be saved.

Michael Peek said I really don't.

Dale Loberger said I am trying to help you out. I don't think these chimneys can be saved. I think the idea of trying to float chimneys, that much weight on the top of an old structure, is a serious, that would be a very dangerous thing. To have that much weight supported above the ceiling with nothing below it. The chimneys are in bad condition, they aren't as bad as mine, mine are still standing and I'm doing some repairs to mine. So, I do think that if an engineer looked at it and if cost was not considered, which you aren't supposed to consider, yes, it could be saved. But, is it really worth it for that house, is it worth putting that extra burden on that, I don't agree. Rather than tabling it, my suggestion to the Board would be to approve of the demolition of them completely.

Chair asked if there are any further questions.

Bob Bullard said I am getting torn all over the place.

Jennifer Smith said me too.

Chair said we need a motion.

Motion: Archie Morgan made a motion that the Historic District Commission find as a fact, that the proposed project COA application PLHR 2022-00190, if constructed according to the plans reviewed at this meeting is congruous with the character of the district because the standards state that we are to retain as best and preserve the shape and materials of roofs and chimneys and piers and so forth, in this particular case we are citing that safety is a reason that we feel like the application is generally in harmony with the special character of the neighboring properties and the Historic District as a whole.

Second: Richard Ali

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 2022-00190. 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:

Bob Bullard said I have something to say. After a lot of thoughts and consideration, I would like to resign my position on the Historic District Commission and I would like to say I have enjoyed serving with everyone on the Commission. I have further enjoyed very much working with Keri and Ashlyn. I have served off and on on this Commission for probably about 25 years and I kind of think that that's enough.

Jennifer Smith said you have always been a very valuable person and an asset to this and I'm so glad that you were here.

ITEM 5. **Next Meeting – July 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 7:24 pm.

Respectfully submitted,

Richard F. Ali
Chairman

Ashlyn Penegar
Secretary to the Board

Zoning Map

PLHR-2022-00194

Legend

— Centerlines

□ Parcels

Zoning Districts

■ DG-MX

■ RMD

Existing: RMD
(Residential Medium Density)

Owner: Carlos Noguera

Acres: .19



0 30 60
Feet

W JEFFERSON ST

N COLLEGE ST

Historic District Map

PLHR-2022-00194

Legend

-  Centerlines
-  Parcels
-  Historic District

Existing: RMD
(Residential Medium Density)

Owner: Carlos Noguera

Acres: .19



0 30 60
 Feet

W JEFFERSON ST

N COLLEGE ST



HISTORIC DISTRICT COMMISSION
APPLICATION FOR REVIEW

FOR STAFF USE ONLY

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

- Property location: 608 W Jefferson St, Monroe, NC 28112
Applicant's name: Carlos Alexander Nieto Noguera
Applicant's address: 603 W Jefferson St, Monroe, NC 28112
Applicant's telephone number: 980-250-0722
Applicant's email address: Xcarlitosanx@gmail.com
Applicant's FAX number: _____
Property Tax identification number: _____ - _____ - _____
- The property is owned by (if different from above) Angel M. Oliva / Carlos A. Nieto Noguera
Address: 603 W Jefferson St, Monroe, NC 28112 Telephone: 980-293-1955
- The following Certificate of Appropriateness is requested for: fencing & paved parking lot.
Please provide a brief description of the project fencing from neighbored property is already in place. We just closed off the front side entrances to keep neighbors Dogs from coming in our yard. We used Severe Weather 5/8 in x 5-1/2 in x 6-Ft pressure Treated Southern Yellow Pine Dog Ear fence pickets. Planning on painting them white. We want to pave left side of property w/ side door entrance. No Room in property for proper parking space. picture of fence already taken by city.
- 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).

Carlos Alexander Nieto Noguera
Applicant- Printed

Carlos Alexander Nieto
Applicant- Signed

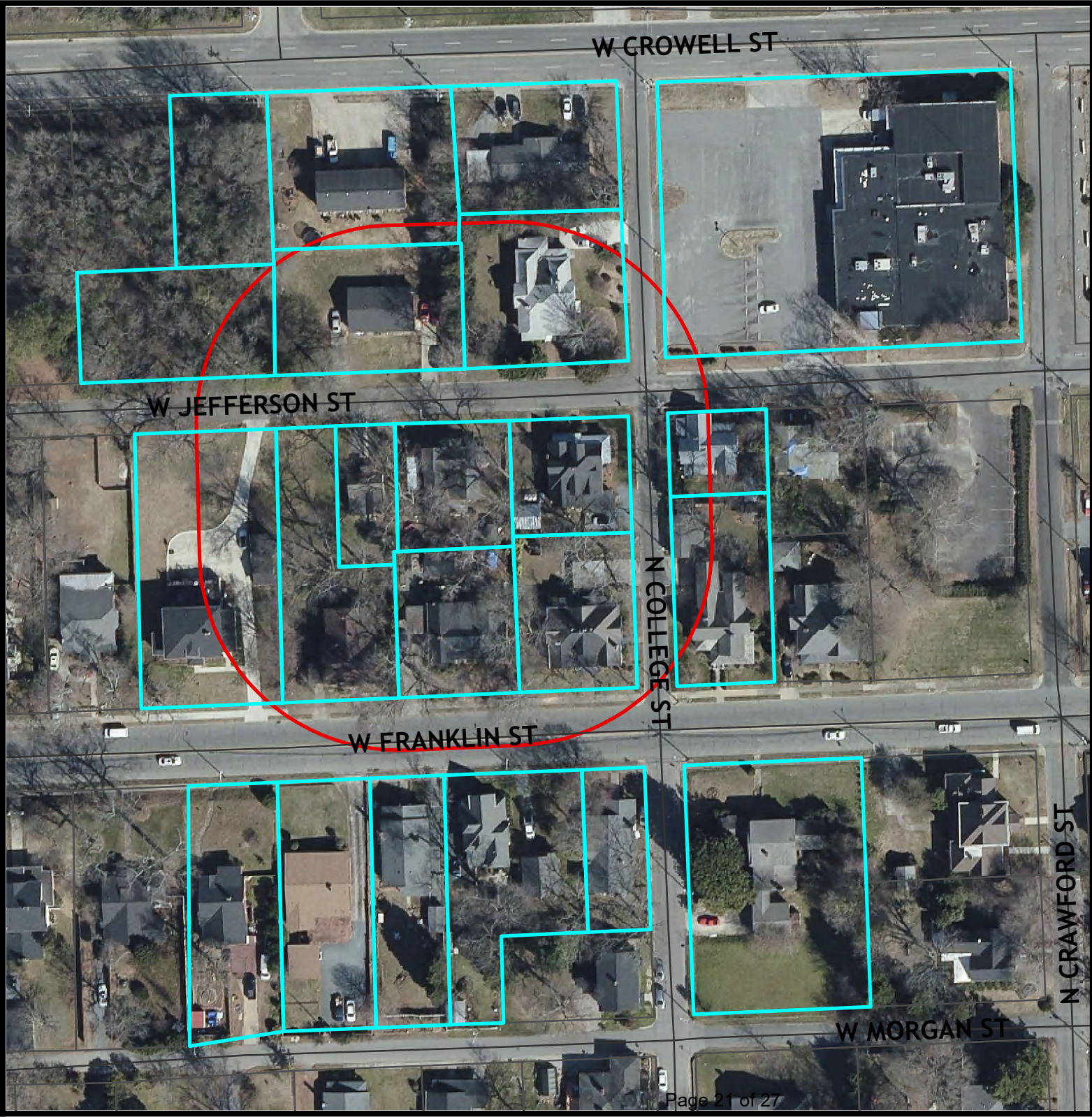
06/06/2022
Date Submitted

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.







APO Map

603 W. Jefferson St.

Legend

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



	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	MELENDEZ JENNIFER		601 W JEFFERSON ST	MONROE	NC	28112
5	09232250	CLARK BETTY A	HUGHES DONALD S	600 W JEFFERSON ST	MONROE	NC	28112
6	09232224	BROSCH LANCE		826 S POTTER RD	MONROE	NC	28110
7	09232231	WARD JUDY ROBINSON	WARD WILLIAM KENNETH	602 W FRANKLIN ST	MONROE	NC	28112
8	09232249	LYONS LANCE		14213 HILLSIDE DR	JAMUL	CA	91935
9	09232249A	SUTTON REBECCA DIANE		3319 WAXHAW HIGHWAY	MONROE	NC	28112
10	09232226	STEGALL KELLY A	STEGALL STEVEN M	701 W FRANKLIN ST	MONROE	NC	28112
11	09232230	MCGINNIS ELEANOR D		505 E TALLEYRAND AVE	MONROE	NC	28112
12	09232244	RYALS GINA RANI	RYALS RONNIE GLYNN	980 BARON RD	WAXHAW	NC	281738360
13	09232250A	DIETRICH SARAH ANN HOWEY		1414 TRAILWOOD DR	RALEIGH	NC	27606
14	09232220	DT SQUARE PROPERTIES LLC		PO BOX 29586	CHARLOTTE	NC	28229
15	09232229	WALTERS ANN	AUSTIN JILL	700 WEST FRANKLIN ST	MONROE	NC	28112
16	09232254	CITY OF MONROE		PO BOX 69	MONROE	NC	281110069
17	09273004D	PINNACLE HOMES USA LLC		4389 INDIAN TRAIL-FAIRVIEW RD	INDIAN TRAIL	NC	28079
18	09273004F	PINNACLE HOMES USA LLC		4389 INDIAN TRAIL-FAIRVIEW RD	INDIAN TRAIL	NC	28079
19	09232225	JOYCE DAVID		609 W FRANKLIN ST	MONROE	NC	28112
20	09232233	BULLARD ROBERT H		504 W FRANKLIN ST	MONROE	NC	28112
21	09232222	PORTER PEGGY B		601 WEST FRANKLIN ST	MONROE	NC	28112
22	09232246	HEISNER PATRICE A	HEISNER WILLIAM R	408 W WINDSOR ST	MONROE	NC	28112



STAFF REPORT
PLHR-2022-00194

TO: Historic District Commission Members

DATE: July 11, 2022

FROM: Keri Mendler, Senior Planner

PREPARED BY: Keri Mendler, Senior Planner

SUBJECT: Certificate of Appropriateness request at 603 W. Jefferson St.

SUMMARY STATEMENT

The Historic District Commission is requested to consider a Certificate of Appropriateness from Carlos Noguera to add a new paved driveway on the left (eastern) side of the property. The application also included the request for a new fence, which was approved at staff level.

SITE DATA

Type of Action:	Certificate of Appropriateness
Date of Petition:	6-6-22
Name of Petitioner:	Carlos Noguera
Location:	603 W. Jefferson Street
Tax ID #:	09-232-246
Lot Size:	0.19 acres
Zoning Classification:	RMD (Residential Medium Density)

GENERAL INFORMATION

Circa 1910

Mrs. Nan Carlisle is listed in both the 1922 and 1928 city directories as the occupant of this one-story frame gable-roofed Queen Anne cottage, which has a single-pile main block and two rear ells. At the center of the three-bay facade is the entrance which has a shouldered, molded architrave surround with brackets, transom, sidelights and an arched-panel front door. The entrance, which is flanked by flush boards, is sheltered by a hip-roofed portico with a small central gable and turned posts. The right-hand bay is topped by a gable and clad in shiplap siding; the area under the left hand side porch has flush tongue and groove siding, while the rest of the house is sheathed with clapboard. Windows are two over two and four over four sash, and chimneys are in interior locations.

RELEVANT DESIGN STANDARDS

Walkways, Driveways, & Off-street Parking, pg. 28-29

1. Design new driveways and walkways to conform with the spacing, width, configuration, and materials of existing walkways, driveways, and off-street parking areas that contribute to the overall historic character of the district. Locate new driveways to the side and rear of existing houses and screen with landscaping if the area is prominently visible from a public right-of-way.
The applicant is requesting to install a new paved driveway to the left of the house. The driveway must be paved per the zoning code. There has been no indication of proposed landscaping of the parking area.
 2. Locate new walkways, driveways, and off-street walkways so the topography of the building site and significant site features, including mature trees, are retained.
The proposed paving will not require the removal of any trees and should not cause damage to any nearby trees.
 3. Select appropriate traditional paving materials such as brick, stone, and scored concrete. Carefully consider the color and texture of new surfaces for compatibility with the character of the historic district. It is not appropriate to introduce large expanses of stark white or gray concrete surfaces. Consider permeable materials like brick pavers in lieu of concrete.
Per the zoning code, the driveway must be paved with asphalt or concrete. The applicant has not indicated whether or not they will use asphalt or concrete or if using concrete whether or not it will be stained.
 4. Protect mature trees and other significant site and building features from immediate danger during construction and from delayed damage due to construction activities, such as loss of root area or compaction of the soil within the critical root zone of trees.
The proposed paving will not require the removal of any trees and should not cause damage to any nearby trees.
 5. It is not appropriate to locate off-street parking in front yards of district buildings that are residential in character.
The off-street parking will be located to the side of the home.
-

PROPOSED FINDINGS

Staff offers the following Findings:

1. The subject property located at 603 W. Jefferson is owned by Carlos Noguera 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 June 6, 2022, the applicant applied for a COA to request approval to construct a new paved driveway on the left (eastern) side of the property. (Exhibit 4-6)

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 7-8)

CONCLUSIONS

The proposed project to construct a new paved driveway at 603 W. Jefferson Street as presented (is/is not) congruous in concept according to the *Walkways, Driveways, and Off-street Parking* standards of the *South Monroe Historic District Standards*:

Walkways, Driveways, & Off-street Parking, pg. 28-29

1. Design new driveways and walkways to conform with the spacing, width, configuration, and materials of existing walkways, driveways, and off-street parking areas that contribute to the overall historic character of the district. Locate new driveways to the side and rear of existing houses and screen with landscaping if the area is prominently visible from a public right-of-way.
2. Locate new walkways, driveways, and off-street walkways so the topography of the building site and significant site features, including mature trees, are retained.
3. Select appropriate traditional paving materials such as brick, stone, and scored concrete. Carefully consider the color and texture of new surfaces for compatibility with the character of the historic district. It is not appropriate to introduce large expanses of stark white or gray concrete surfaces. Consider permeable materials like brick pavers in lieu of concrete.
4. Protect mature trees and other significant site and building features from immediate danger during construction and from delayed damage due to construction activities, such as loss of root area or compaction of the soil within the critical root zone of trees.
5. It is not appropriate to locate off-street parking in front yards of district buildings that are residential in character.

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. APO Map
8. APOs

Prepared by: KM 6-22-22



W JEFFERSON ST

N COLLEGE ST

Ortho Map

PLHR-2022-00194

Legend

-  Centerlines
-  Parcels

Existing: RMD
(Residential Medium Density)

Owner: Carlos Noguera

Acres: .19



0 30 60
 Feet