

HISTORIC DISTRICT COMMISSION MEETING AGENDA



**Monday, December 12, 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 – November 14, 2022
- Item 3.** Conflicts of Interest
- Item 4.** COA PLHA 2023-00067 Certificate of Appropriateness- The Historic District Commission is requested to consider a Certificate of Appropriateness to replace the front porch railing and the front door at 107 W. Houston St. (Parcel #09-235-0046A).
- Item 5.** COA PLHA 2023-00069 Certificate of Appropriateness- The Historic District Commission is requested to consider a Certificate of Appropriateness to construct a new house at 404 E. Talleyrand Ave. (Parcel # 09-231-180).
- Item 6.** COA PLHA 2023-00075 Certificate of Appropriateness - The Historic District Commission is requested to consider a Certificate of Appropriateness to install a handicap ramp at 607 S. Church St. (Parcel # 09-234-117).
- Item 7.** Next Meeting: January 9, 2023
- Item 8.** Adjournment

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

HISTORIC DISTRICT COMMISSION MINUTES

MONDAY, NOVEMBER 14, 2022 AT 6:30 PM

COUNCIL CHAMBERS - CITY HALL

300 West Crowell Street, Monroe, North Carolina

ITEM 1: Call to Order.

Archie Morgan, Acting Chair, called the meeting to order at 6:30 p.m. Ashlyn Penegar called the roll.

Members Present: Archie Morgan, Jennifer Smith

Members Absent: None

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

Guests: Allen Watson, Anna Dowdy, Nathan Hopper, Sky Broome, Ric Helton, Matthew Klaren

ITEM 2: Approval of Minutes.

Archie Morgan called for a motion to approve the minutes of the meeting.

Motion: Jennifer Smith moved to approve the minutes of the July 11, 2022 meeting.

Second: Archie Morgan

Action: The motion to approve the minutes passed unanimously with the following votes:

AYES: Archie Morgan and Jennifer Smith

NAYS: None

ITEM 3: Conflicts of Interest.

No one raised a conflict.

ITEM 4. COA PLHR 2023-00044 Certificate of Appropriateness-The Historic District Commission is requested to consider a certificate of occupancy to install a canvas awning on the rear of the church at 109 W. Morrow Ave. (Parcel #009-235-044).

Keri Mendler and Nathan Hopper came forward and were sworn.

Keri Mendler, Senior Planner, presented the Proposed Findings of Fact.

1. The subject property located at 109 W. Morrow Ave. is owned by the First Baptist Church of Monroe and is zoned OM (Office Medical). (Exhibit 1-2)

2. The property is located in the South Monroe Historic District. (Exhibit 3)
3. On October 10, 2022, the applicant applied for a COA to request approval to construct a new motorized retractable awning. (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)

Nathan Hopper, First Baptist Church, came forward and introduced himself. Acting Chair Archie Morgan asked him to clarify for the record that he is a fact witness and not representing the church in a legal capacity. He said yes, he is a fact witness. He then spoke regarding the proposed awning and explained why it is needed. After a brief discussion, Acting Chair Archie Morgan asked for a motion on the Findings of Fact.

Motion: Jennifer Smith made a motion that the Historic District Commission find as a fact that the proposed project COA application COA PLHR 2023-00044, if constructed according to the plans reviewed at this meeting, is congruous in concept according to the Sustainability, Utilities, and Energy Retrofit standards of the South Monroe Historic District Standards: Increase the thermal efficiency of district building through appropriate traditional practices such as caulking and weather-stripping, and by introducing energy efficient features such as storm windows and doors, and historically-appropriate awnings and operable shutters where appropriate. Applicant is requesting this, 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: Archie Morgan and Jennifer Smith
NAYS: None

Acting 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 2023-00044 such certificate to be subject to the conditions contained in the previous motion.

Second: Jennifer Smith

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

AYES: Archie Morgan and Jennifer Smith
NAYS: None

Item 5. **The Historic District Commission is requested to adopt a text amendment to the Historic District Design Standards.**

Keri Mendler stepped forward and explained that staff is proposing a text amendment. At the July 11, 2022 Historic District Meeting, staff presented a Certificate of Appropriateness application to install a new driveway in the side yard. At the meeting the Commission questioned why this item had to be reviewed and approved by the Commission and staff indicated it was a requirement of the Design Standards document. The Commission then requested if this type of request could be given to staff for future applications.

Rather than merely having a simple agreement on interpretation, staff believes, after confirming with the Design Standards document, that this should be an official text amendment to the document as the table on page 14 indicates that “addition or changes in design, materials, or size” of driveways are Major Changes and therefore require Commission approval.

Motion: Archie Morgan made a motion to approve the text amendment.
Second: Jennifer Smith
Action: The motion to approve the text amendment passed with the following votes:

AYES: Archie Morgan and Jennifer Smith
NAYS: None

Item 6. **Discussion: Chair and Vice Chair**

Archie Morgan and Jennifer Smith made the decision by consensus to request to the Citizens Appointment Committee that Mr. Morgan be appointed Chair and Ms. Smith be appointed Vice Chair.

Other:

A general discussion was held regarding the Historic District Commission between the Board members and audience, several of whom were attending the meeting as prospective members to fulfill the meeting attendance requirement.

ITEM 5. **Next Meeting – December 12, 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: Archie Morgan and Jennifer Smith
NAYS: None

The meeting adjourned at 7:00 pm.

Respectfully submitted,

Archie Morgan
Acting Chairman

Ashlyn Penegar
Secretary to the Board

DRAFT



STAFF REPORT
PLHR-2023-00067

TO: Historic District Commission Members

DATE: December 12, 2022

FROM: Keri Mendler, Senior Planner

PREPARED BY: Keri Mendler, Senior Planner

SUBJECT: Certificate of Appropriateness request at 107 W. Houston St.

SUMMARY STATEMENT

The Historic District Commission is requested to consider a Certificate of Appropriateness from Allen Watson to replace the front porch railing with a new design and the front door with a new design at 107 W. Houston St. The application also included the replacement of the porch flooring and ceiling with new like materials (tongue and groove wood boards), which has been approved at staff level.

SITE DATA

Type of Action:	Certificate of Appropriateness
Date of Petition:	11-10-22
Name of Petitioner:	Allen Watson
Location:	107 W. Houston St.
Tax ID #:	09-235-046A
Lot Size:	0.26 acres
Zoning Classification:	RMD (Residential Medium Density)

GENERAL INFORMATION

The residential structure is the Shepherd-Fletcher-Welsh House and was constructed in 1914 for E. F. Shepherd. This one-story frame cottage was acquired in 1917 by Emsley Fletcher who sold it the following year to John Welsh; the latter is listed in the 1922 and 1928 city directories as a traveling salesman. The rectangular double-pile house is topped by a high hipped roof and has a shallow gabled bay on the right (west) side of the three-bay facade; a one-story wing with a latticed porch extends across the rear. The full-facade porch has turned posts and balusters and a

spindle frieze. Windows have four over one novelty sash. Brick chimneys located on either side of the roof ridge have been rebuilt, and the foundation's brick piers have been infilled. *(Taken from the National Register of Historic Places).*

RELEVANT DESIGN STANDARDS

Windows & Doors, pg. 53

1. If replacement of an entire window or door feature is necessary due to deterioration, replace it in kind, matching the original in design, dimension, detail, texture, color, and material. Consider compatible substitute materials only if using the original material is not feasible.
The applicant has requested to replace the existing solid wood 6 panel front door with a new wood and glass door.

Porches, Entrances, & Balconies, pg. 57

1. 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.
The applicant is requesting to replace the existing spindle style porch railing with wood 'fret sawn' balustrades with a diamond pattern.
-

PROPOSED FINDINGS

Staff offers the following Proposed Findings:

1. The subject property located at 107 W. Houston St. is owned by Allen Watson 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 November 11, 2022, the applicant applied for a COA to request approval to replace the existing spindle style porch railing with 'fret sawn' balustrades with a diamond pattern, as well as a request to replace the existing wood 6 panel door with a new wood and glass door. (Exhibit 4-6)
4. The proposed structure does meet the review criteria for a Certificate of Appropriateness according to Section 6.3 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 installation of a new handrail on the front porch and a new front door at 107 W. Houston Street as presented (is/is not) congruous in concept according to the *Windows & Doors* and *Porches, Entrances, and Balconies* standards of the *South Monroe Historic District Standards*:

Windows & Doors, pg. 53

1. If replacement of an entire window or door 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.

Porches, Entrances, & Balconies, pg. 57

1. 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.

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. Porch Railing
6. Front Door
7. APO Map
8. APO List

Prepared by: KM 12-2-22



Ortho Map

PLHR-2023-00067

Legend

-  Centerlines
-  Parcels

Existing: RMD
(Residential Medium Density)

Owner: Allen Watson

Acres: .26



0 40 80
 Feet

Zoning Map

PLHR-2023-00067

Legend

— Centerlines

▭ Parcels

Zoning Districts

 OM

 RMD

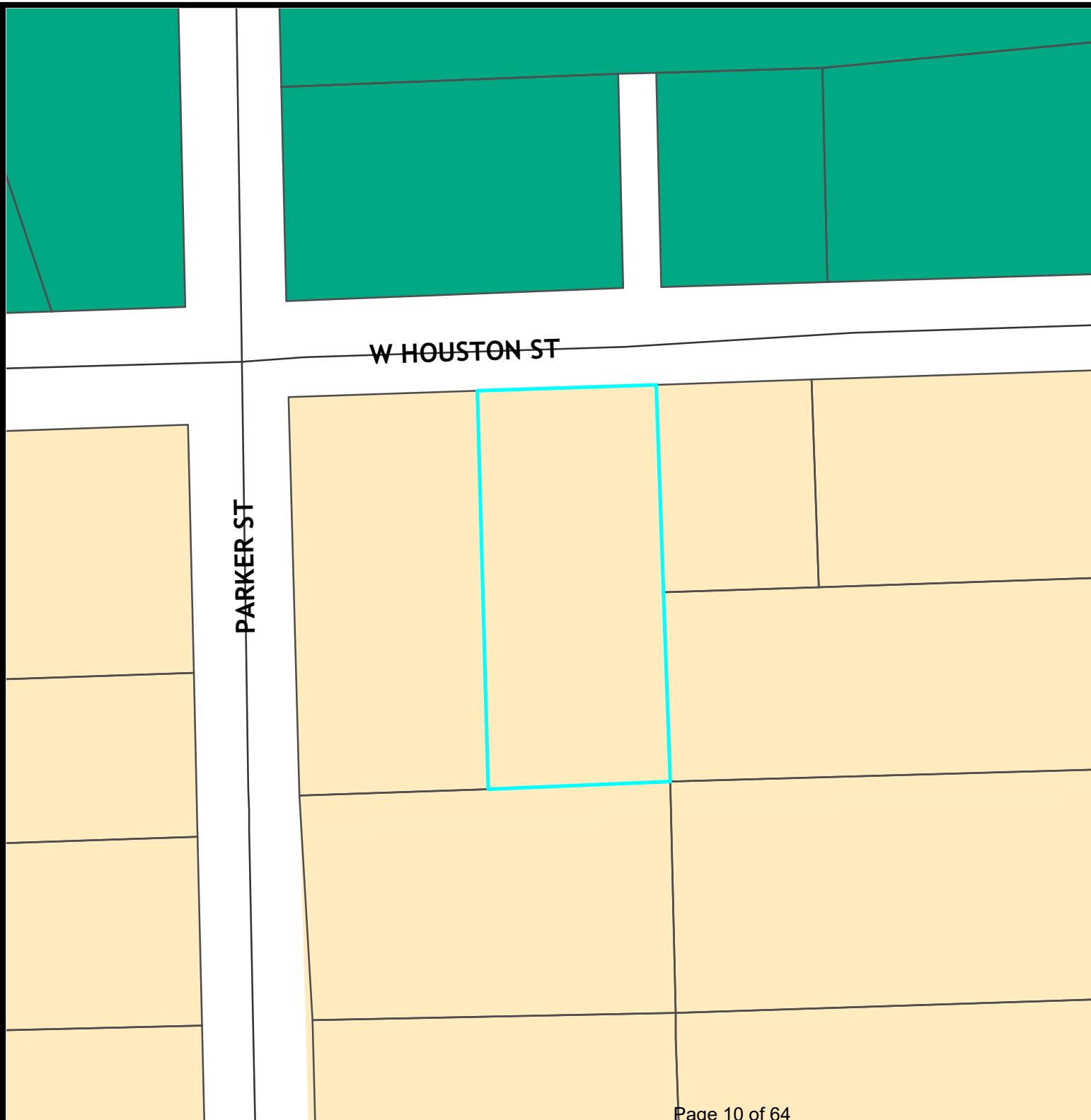
Existing: RMD
(Residential Medium Density)

Owner: Allen Watson

Acres: .26



0 40 80
 Feet



Historic District Map

PLHR-2023-00067

Legend

- Centerlines
- Parcels
- Historic District

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

Owner: Allen Watson

Acres: .26



0 40 80
Feet



HISTORIC DISTRICT COMMISSION
APPLICATION FOR REVIEW

FOR STAFF USE ONLY

Date submitted: 11-10-22
Application No: PHR-2023-00047
Approved: _____ Denied: _____

☐ Administrative review
☒ Commission Review

1. Property location: 107 W Houston Street
Applicant's name: Allen & Liane Watson
Applicant's address: 107 W Houston Street
Monroe, NC 28112
Applicant's telephone number: 919-608-9928
Applicant's email address: Awatson2@nc.rr.com
Property Tax identification number: 09 - 235 - 046A

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

3. The following Certificate of Appropriateness is requested for: Repair Front Porch & Replace Front door
Please provide a brief description of the project. Current front porch floor boards are rotting and hazardous.
Current front porch railing is in violation of current building code safety requirements and is dangerous for
our grandchildren. Current front porch ceiling is falling and needs repair. Current front door creates dark interior.
Project scope: Demo existing porch steps, railing, flooring and ceiling. Replace with 3 1/4" pressure treated, tongue and
groove flooring, tongue and groove bead board ceiling, steps and railing to meet current building code
requirements with pressure treated wood. Front door to be replaced with new wood and glass door as per
attached picture. Everything to be painted to match existing house colors.

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).

Allen Watson

Applicant- Printed

Allen Watson

Applicant- Signed

11/10/22

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.

Existing Porch



Request to use Fret Sawn Balusters instead of simple pickets - period appropriateness:

Arts & Crafts (1900 to 1925)

Bungalows, Foursquares, Dutch Colonial

There are fewer Arts & Crafts porches highlighted in millwork catalogs, in part because these porches are relatively simple and their heyday was relatively short. Also, many porch components like support pedestals and bases had been replaced with brick and stone. However, catalogs do show expressly Arts & Crafts porch parts, such as piers and brackets, along with generic millwork like railings that were also regularly ordered for these buildings.

Supports

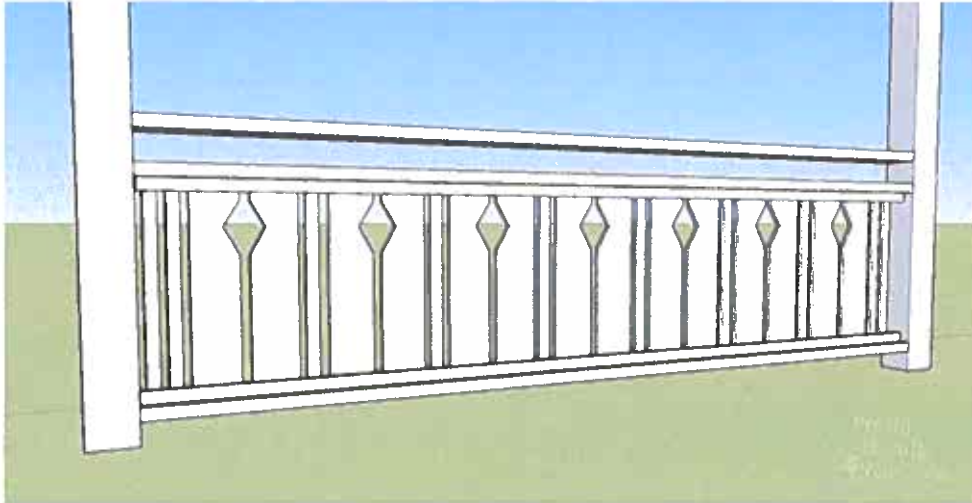
The archetypal Arts & Crafts porch support is a pier: a wood post that is distinctively battered (tapered) from bottom to top on all four sides. Often springing from the top of thick stone or brick pedestals, they were only a few feet tall and sometimes used in twos or threes. When present, the capitals on these piers were eclectic and nonclassical, incorporating Prairie-School or Japanese motifs for instance. Trim if any could be a bit of half-round or an inset panel. Where full-sized masonry supports of stone or stucco were used, as in pergola porches, wood detailing might be present at the top or in the decorative tails of rafter supports.

Railings and Balusters

In some cases, the main cladding of the house (brick, shingles, clapboards) extended to the porch balustrade, wrapping the porch in a solid, lower shield. The more typical balustrade would likely have square balusters and a wide, heavy railing. Fret-sawn boards derived from Arts & Crafts motifs occasionally appeared on custom homes, but were less evident in millwork catalogs.

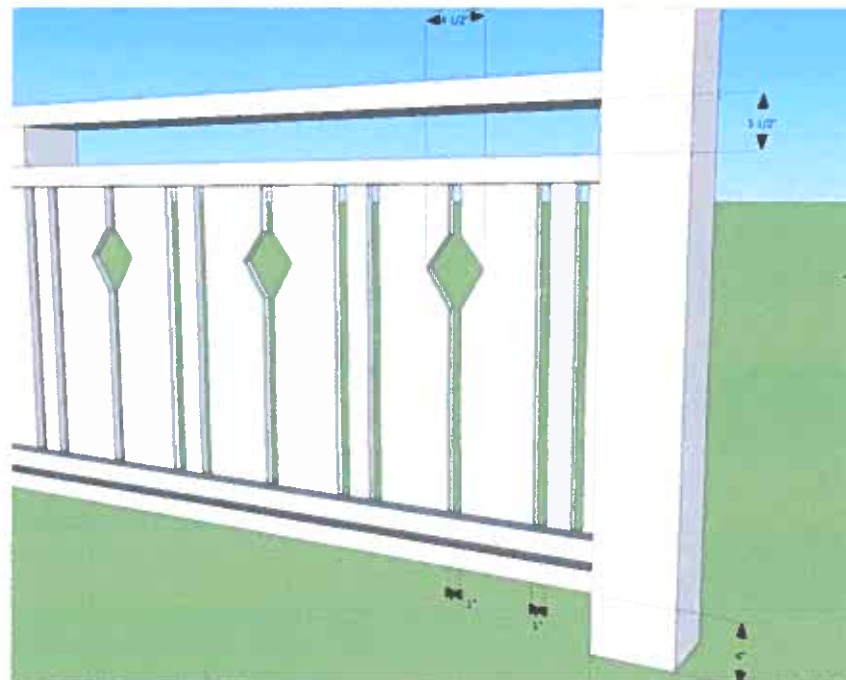
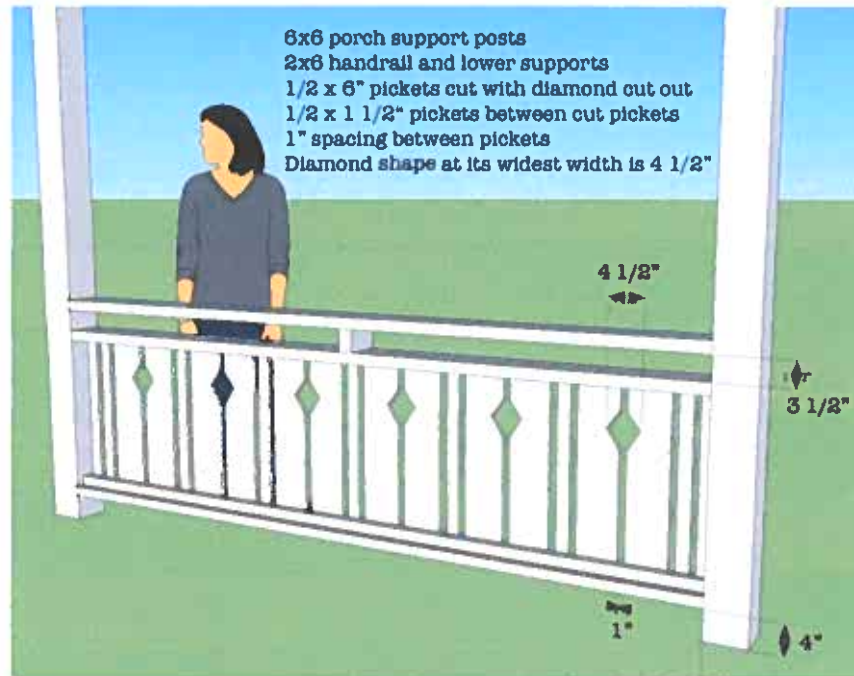
Source: <https://www.oldhouseonline.com/gardens-and-exterior/porch-details-for-every-era/>

Proposed porch railing



Proposed front railing

Diamond opening to be adjusted
to meet 4" opening maximum





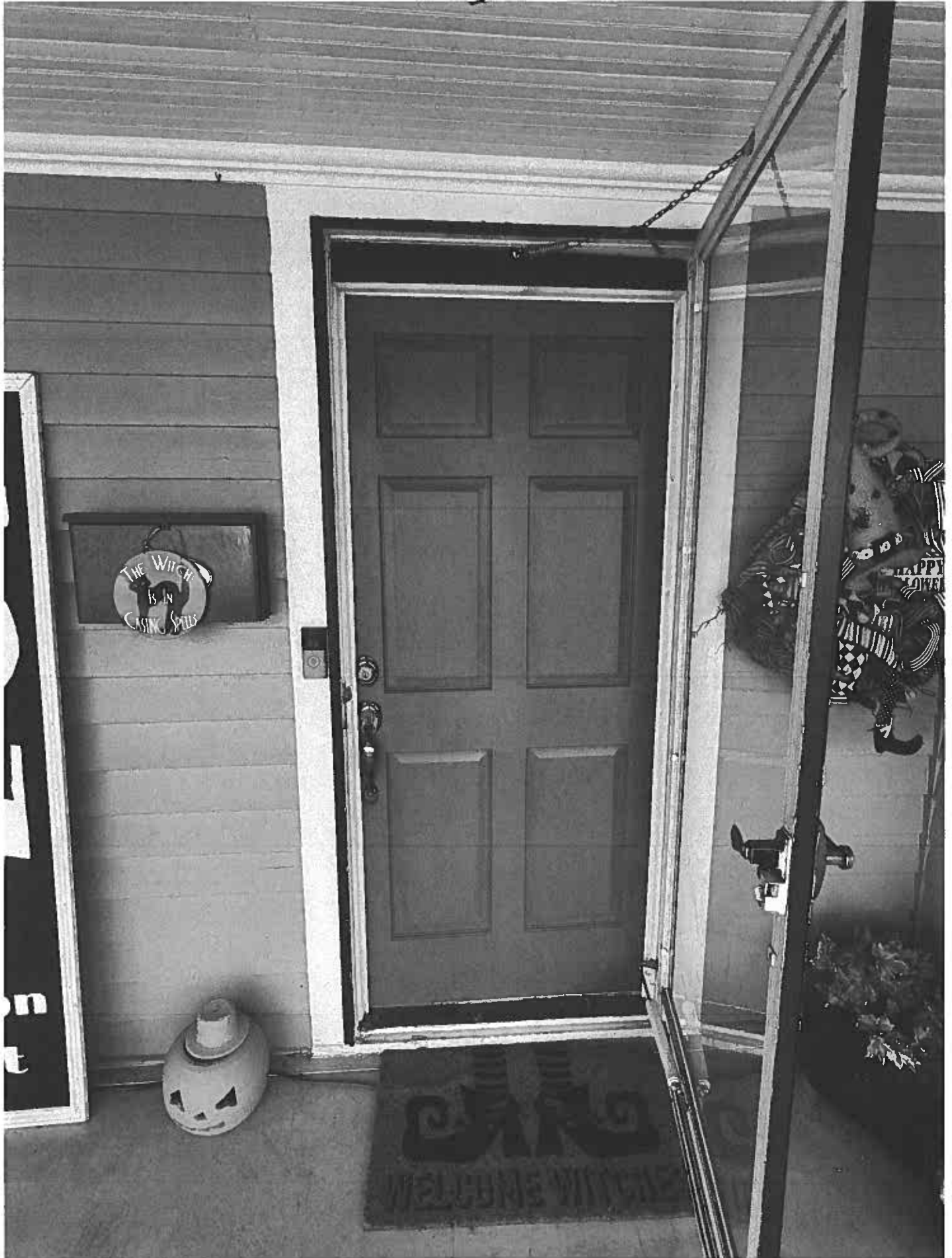
Cogosed Porch Kaling



Proposed Porch Kniling



Existing front door



Proposed front door



APO Map

107 W. Houston St.

Legend

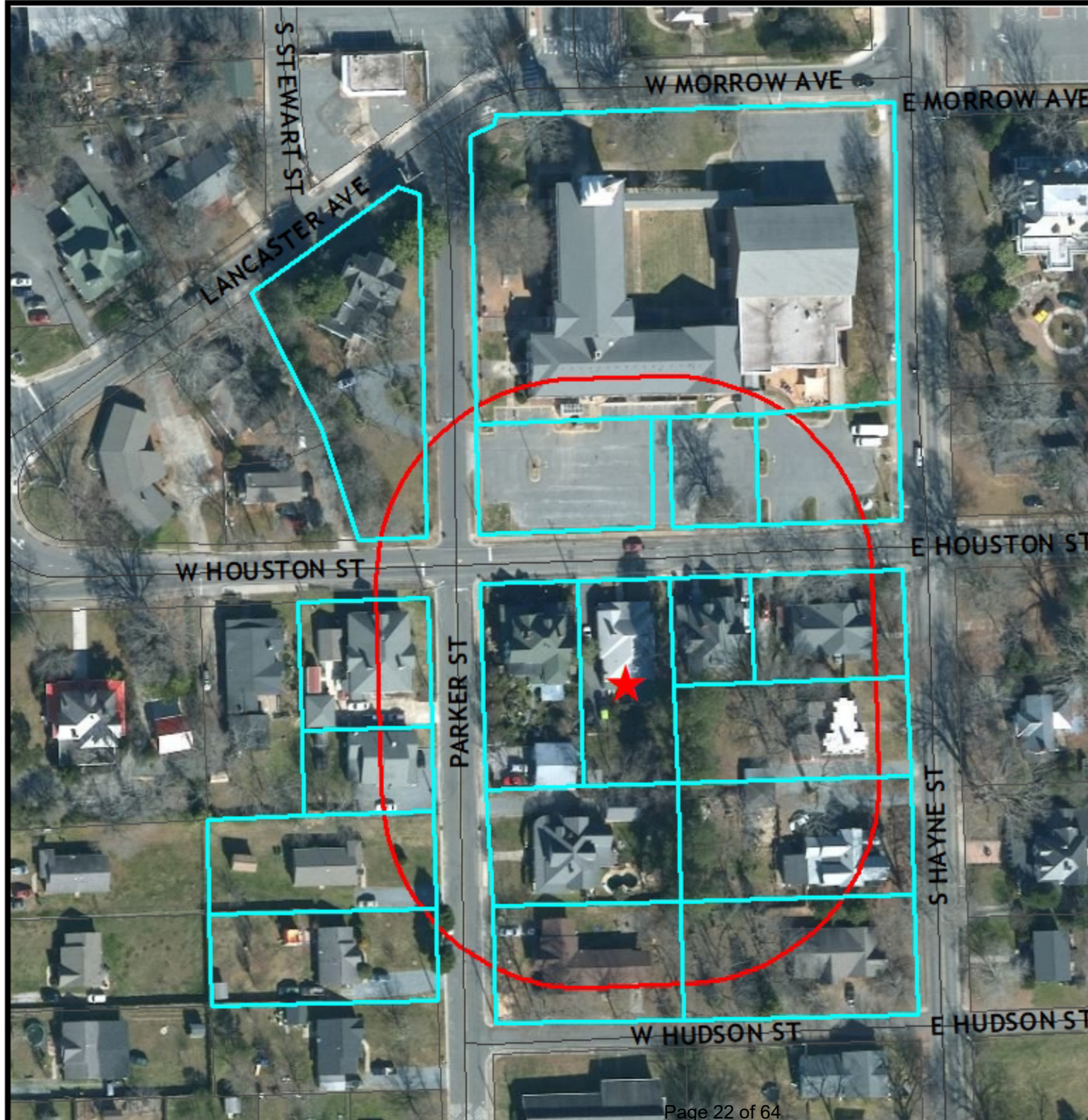
— Centerlines

□ Parcels

□ 150-ft Buffer

□ Notified Properties

★ Subject Property



	ACCTNO	OWNERNAME1	OWNERADDRE	OWNERCITY	OWNERSTATE	OWNERZIP
1	09235038	THRASHER DONNA G	504 S HAYNE ST	MONROE	NC	28112
2	09235235	NAVA-VINALAY ORTENCIA	502 PARKER ST	MONROE	NC	28112
3	09235043	FIRST BAPTIST CHURCH	109 MORROW AVE	MONROE	NC	28112
4	09235046C	PITTMAN SANDRA SMITH	505 PARKER ST	MONROE	NC	28112
5	09235099A	BECKER JOSEPH	201 W HOUSTON ST	MONROE	NC	28112
6	09235236	XALTIPA MARIA LUZ	506 PARKER ST	MONROE	NC	28112
7	09235042	FIRST BAPTIST CHURCH	109 MORROW AVE	MONROE	NC	28112
8	09235039	HELMS LIBBY ZEALY	502 S CHURCH ST	MONROE	NC	28112
9	09235040	HELMS ANN C	500 SOUTH HAYNE ST	MONROE	NC	28112
10	09235041	HARKEY JAMES	8415 LANDSFORD RD	MONROE	NC	28112
11	09235044	FIRST BAPTIST CHURCH	109 MORROW AVE	MONROE	NC	28112
12	09235045	FIRST BAPTIST CHURCH	109 MORROW AVE	MONROE	NC	28112
13	09235046	SMITH JENNIFER S	PO BOX 158	MONROE	NC	28111
14	09235046A	WATSON LIANE	107 W HOUSTON ST	MONROE	NC	28112
15	09235233	LBG HOLDINGS LLC	107 E JEFFERSON ST. Ste c	MONROE	NC	28110
16	09235037	POLK DONALD O	500 WINDY DR	MONROE	NC	28110
17	09235099	BECKER JOSEPH	201 W HOUSTON ST	MONROE	NC	28112
18	09235046B	DMS CAPITAL LLC	2316 WENSLEY DR	CHARLOTTE	NC	28210



STAFF REPORT
PLHR-2023-00069

TO: Historic District Commission Members

DATE: December 12, 2022

FROM: Keri Mendler, Senior Planner

PREPARED BY: Keri Mendler, Senior Planner

SUBJECT: Certificate of Appropriateness request 404 E. Talleyrand Avenue

SUMMARY STATEMENT

The Historic District Commission is requested to consider a Certificate of Appropriateness from Helmsman Homes, LLC to construct a new home at 404 E. Talleyrand Avenue.

SITE DATA

Type of Action:	Certificate of Appropriateness
Date of Petition:	11-14-22
Name of Petitioner:	Helmsman Homes, LLC
Location:	404 E. Talleyrand Avenue
Tax ID #:	09-231-180
Lot Size:	0.17 acres
Zoning Classification:	RMD (Residential Medium Density)

GENERAL INFORMATION

A home, which was built around 1920, was on this lot until 2006/2007 when it was demolished.

RELEVANT DESIGN STANDARDS

New Construction, pg. 65

1. Site new buildings to be consistent with the setback and spacing of surrounding district buildings that contribute to the overall historic character of the district. Ensure the new construction conforms with all pertinent standards in the District Setting Section.
The zoning code requires a 25-foot front setback; the applicant is proposing a 27-foot setback. The adjacent lots have a front setback of 19-feet and 46-feet.
2. Site new buildings so that the orientation to the street is consistent with surrounding district buildings that contribute to the overall historic character of the district. Primary facades should always face the street.
The applicant is proposing the front of the house to face the street. Other houses on the street also face the street.
3. Site new buildings so that the existing topography of the site is maintained. Large-scale grading which would significantly modify the natural topography is not appropriate.
According to the topographical maps, this lot is fairly flat, staff is not aware of any necessary large scale grading.
4. Protect mature trees that contribute to the district character and other significant site features from damage during construction or from delayed damage due to grading and construction activities.
It does not appear the position of the house will require the removal of any large trees.
5. Design new buildings to be compatible with surrounding buildings that contribute to the overall historic character of the district in terms of form, height, massing, scale, proportion, and roof shape.
The applicant is proposing this house will be 1,368 heated square feet. Houses on this street range from 1,004 square feet to 3,770 square feet in size.
6. Design new buildings using exterior surface materials and architectural details that are compatible in terms of composition, module, pattern, texture, finish, color and detail with exterior materials on buildings that contribute to the overall historic character of the district, including brick, wood, and stone. If utilizing traditional materials is not feasible, alternative solutions may be considered.
The applicant is proposing fiber cement lap and shake siding, aluminum trim (fascia, flashing, gutters), a concrete porch with fiberglass columns featuring a brick row lock on the columns, vinyl windows with any grid pattern, a solid wood door with six panes for the front door, and a wood core, steel door with one light pane for the rear door.

The applicant is proposing asphalt shingle roofing; 14 out of 15 structures on this street have asphalt shingle roofs.
7. Design the spacing, placement, scale, orientation, size, subdivision, proportion, and detail of windows and doors in new buildings to be compatible with the surrounding buildings that

contribute to the overall historic character of the district.

The applicant is proposing vinyl windows with any grid design.

8. Design the proportion of the proposed street façade to be compatible with the surrounding buildings that contribute to the overall historic character of the district.

The National Register lists the majority of the homes on this street are one-story craftsman/bungalow/cottage styles.

9. Design new buildings so they are compatible with but discernable from historic buildings in the district.

Walkways, Driveways, & Off-street Parking, pg. 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 proposing a driveway located to the front left of the house, but does not indicate the proposed materials.

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.

There do not appear to be any large trees or significant site features located in the proposed driveway area.

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.

The applicant is proposing a driveway located to the front left of the house, but does not indicate the proposed materials.

4. Introduce perimeter plantings, hedges, fences or walls to screen and buffer new driveways and off-street parking areas from adjacent properties that are residential in character.

5. Maintain the continuity of sidewalks in the public right-of-way when introducing new driveways.

There is no existing sidewalk along this section of the street.

6. It is not appropriate to locate off-street parking in front yards of district buildings that are residential in character.

The applicant is proposing to construct the driveway to the front left of the house.

PROPOSED FINDINGS

Staff offers the following Proposed Findings:

1. The subject property located at 404 E. Talleyrand Avenue is owned by Helmsman Homes, LLC 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 November 14, 2022, the applicant submitted an application requesting approval to construct a new home. The applicant is proposing the following materials: fiber cement lap and shake siding, aluminum trim (fascia, flashing, gutters), a concrete porch with fiberglass columns featuring a brick row lock on the columns, vinyl windows with any grid pattern, a solid wood door with six panes for the front door, a wood core, steel door with one light pane for the rear door, and an asphalt roof. The applicant is proposing a driveway on the front-left side of the house; however, they did not specify the materials or whether it would be stained. (Exhibit 4-8)
4. The proposed structure does meet the review criteria for a Certificate of Appropriateness according to Section 6.3 of the Unified Development Ordinance.
5. All adjacent property owners have been notified of the Certificate of Appropriateness request. (Exhibit 9 & 10)

CONCLUSIONS

The proposed construction of a new home as presented (is/is not) congruous in concept according to the *New Construction and Walkways, Driveways, & Off-street Parking standards of the South Monroe Historic District Standards*:

New Construction, pg. 65

1. Site new buildings to be consistent with the setback and spacing of surrounding district buildings that contribute to the overall historic character of the district. Ensure the new construction conforms with all pertinent standards in the District Setting Section.
2. Site new buildings so that the orientation to the street is consistent with surrounding district buildings that contribute to the overall historic character of the district. Primary facades should always face the street.
3. Site new buildings so that the existing topography of the site is maintained. Large-scale grading which would significantly modify the natural topography is not appropriate.
4. Protect mature trees that contribute to the district character and other significant site features from damage during construction or from delayed damage due to grading and construction activities.
5. Design new buildings to be compatible with surrounding buildings that contribute to the

overall historic character of the district in terms of form, height, massing, scale, proportion, and roof shape.

6. Design new buildings using exterior surface materials and architectural details that are compatible in terms of composition, module, pattern, texture, finish, color and detail with exterior materials on buildings that contribute to the overall historic character of the district, including brick, wood, and stone. If utilizing traditional materials is not feasible, alternative solutions may be considered.
7. Design the spacing, placement, scale, orientation, size, subdivision, proportion, and detail of windows and doors in new buildings to be compatible with the surrounding buildings that contribute to the overall historic character of the district.
8. Design the proportion of the proposed street façade to be compatible with the surrounding buildings that contribute to the overall historic character of the district.
9. Design new buildings so they are compatible with but discernable from historic buildings in the district.

Walkways, Driveways, & Off-street Parking, pg. 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. Introduce perimeter plantings, hedges, fences or walls to screen and buffer new driveways and off-street parking areas from adjacent properties that are residential in character.
5. Maintain the continuity of sidewalks in the public right-of-way when introducing new driveways.
6. 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 Area Pictures
6. Site Plan
7. APO's

Prepared by: KM 12-2-22

Ortho Map

PLHR-2023-00069

Legend

— Centerlines

□ Parcels

Existing: RMD
(Residential Medium Density)

Owner: Helmsman Homes, LLC

Acres: .16



0 40 80
Feet

Zoning Map

PLHR-2023-00069

Legend

-  Centerlines
-  Parcels
-  OM
-  RMD

Existing: RMD
(Residential Medium Density)

Owner: Helmsman Homes, LLC

Acres: .16



0 40 80
 Feet

MAURICE ST

E TALLEYRAND AVE

Historic District Map

PLHR-2023-00069

Legend

-  Centerlines
-  Parcels
-  Historic District

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

Owner: Helmsman Homes, LLC

Acres: .16



0 40 80
 Feet

MAURICE ST

E TALLEYRAND AVE



HISTORIC DISTRICT COMMISSION
APPLICATION FOR REVIEW

FOR STAFF USE ONLY

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

1. Property location: 404 E Talleyrand Ave, Monroe NC 28112
Applicant's name: Helmsman Homes, LLC
Applicant's address: 116 Gasoline Alley STE 105, Mooresville, NC 28117

Applicant's telephone number: (980)500-1251
Applicant's email address: permitting@helmsmanhomes.com
Property Tax identification number: 92 - 31 - 180

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

3. The following Certificate of Appropriateness is requested for: New Single Family

Please provide a brief description of the project: _____
3 bed, 1 bath, single family ranch with gable porch roof

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).

Moriah Collins Starts Coordinator

Applicant- Printed

Applicant- Signed

11/14/2022

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

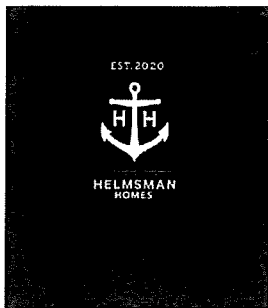
DO NOT WRITE BELOW THIS LINE

=====

Additional conditions and remarks: _____

Authorized signature

Date



Helmsman Homes, LLC
116 Gasoline Alley
Suite 105
Mooresville, NC 28117
980-500-1251

NC General Contractor License No. 86710

05/03/2022

RE: Authorization

To Whom It May Concern:

This letter authorizes the individual(s), as employees/representatives of Helmsman Homes, LLC listed below to apply, obtain, and act as an agent on the behalf of Helmsman Homes, LLC, Nest Homes, LLC and its affiliates for all aspects throughout the permitting process.

Helmsman Homes, LLC Employees/Representatives:

Tim Carr	President & Licensed Qualifier	TCarr@HelmsmanHomes.com
Angela King	Director of Internal Operations	AKing@HelmsmanHomes.com
Mike Caldwell	VP of Operations	MCaldwell@HelmsmanHomes.com
Frank Kemo	Area Construction Manager	FKemo@HelmsmanHomes.com
John Morrow	Development PM	JMorrow@HelmsmanHomes.com
Christine (Crissy) Newsome	Starts Coordinator	CNewsome@HelmsmanHomes.com
Moriah Collins	Starts Coordinator	MCollins@HelmsmanHomes.com
Staci Ivester	Permit Coordinator	SIvester@HelmsmanHomes.com
Vanessa Beck	Office Coordinator	VBeck@HelmsmanHomes.com
Kelly Simmerson	Land Acquisition Manager	KSimmerson@HelmsmanHomes.com

This authorization includes, but is not limited to applying for/signing/obtaining any of the following:

- ⚡ Erosion Control Permit
- ⚡ Grading Permit
- ⚡ Zoning Permit
- ⚡ Flood Permit
- ⚡ Improvement Permit/Authorization to Construct
- ⚡ Soil-site Evaluation
- ⚡ Private Drinking Water Well Permit/Well Abandonment
- ⚡ Building Permit

Additionally, this letter also authorizes the individuals referenced above, the authority to complete any additional requirements as set forth by the governing municipality for obtaining building permits.

For your reference, the information for the NC General Contractor License is listed below.

State License Holder Name: **Tim Carr**
State License Number: **86710** License Type: **General Contractor**
Company Name: **Helmsman Homes, LLC** Phone: **980-500-1251**
Address: **116 Gasoline Alley, Suite 105, Mooresville, NC 28117**
Email: Permitting@HelmsmanHomes.com

I, Eric Wood, am the legal owner of Helmsman Homes, LLC and I do hereby grant this authorization as outlined herein.

By signing below, I grant authorization to the representative(s) notated herein to act on the behalf of Helmsman Homes, LLC in matters pertaining to the application and permitting process, including signing, or receiving any application, document, or permit. I understand as the said owner of Helmsman Homes, LLC I retain full responsibility to meet all permit requirements and conditions specified by the governing municipality. This authorization does not expire unless otherwise provided in a written notice.

[Signature]
Owner's Signature

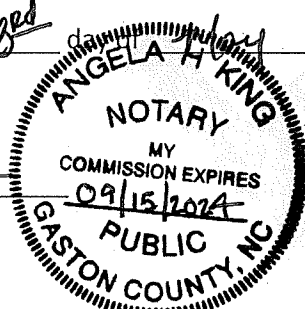
5/3/2022
Date

State of North Carolina, County of Gaston

I, Angela H. King, Notary Public, do hereby certify that Eric Wood
[Name of individual(s) whose acknowledgement is being taken] personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 3rd day of May, 2022.
(Official Seal)

My Commission Expires: 09/15/2024



Angela H. King
Official Signature of Notary
Angela H. King
Notary's Printed or Typed Name

I, Tim Carr, am the NC General Contractor licensed qualifier for Helmsman Homes, LLC and I do hereby grant this authorization as outlined herein.

By signing below, I grant authorization to the representative(s) notated herein to act on behalf of Helmsman Homes, LLC in matters pertaining to the application and permitting process, including signing, or receiving any application, document, or permit. I understand as the said owner of Helmsman Homes, LLC I retain full responsibility to meet all permit requirements and conditions specified by the governing municipality. This authorization does not expire unless otherwise provided in a written notice.

Tim Carr
Licensed General Contractor's Signature

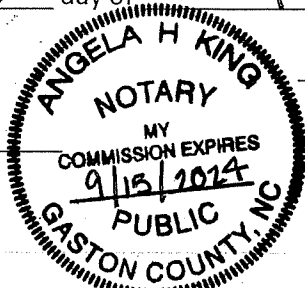
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State of North Carolina, County of Gaston

I, Angela H. King, Notary Public, do hereby certify that Tim Carr
[Name of individual(s) whose acknowledgement is being taken] personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 3rd day of May, 2022.
(Official Seal)

My Commission Expires: 09/15/2024



Angela H. King
Official Signature of Notary
Angela H. King
Notary's Printed or Typed Name





THIS PLOT PLAN WAS DRAWN FROM EXISTING PLATS AND/OR DEEDS AND A FULL SURVEY WAS NOT PERFORMED AT THIS TIME. ACREAGES AND DISTANCES ARE SUBJECT TO AN ACTUAL SURVEY. A FULL TITLE SEARCH HAS NOT BEEN PERFORMED.

Talleyrand Ave.
40' R/W
Per D.B. 8036, Pg. 66.

S 64° 30' 00" E 50.00'

Proposed Driveway

27.0' ±

25' FY

12.8' ±

Proposed Dwelling

12.6' ±

S 25° 45' 00" W 145.02'

10' SY

70.8' ±

10' RY

N 25° 45' 00" E 90.00'

N 25° 45' 00" E 67.50'

N 78° 30' 00" W 49.09'

LINE	BEARING	DISTANCE
L1	S 78° 30' 00" E	2.50'

PROPERTY LIES WITHIN SOUTH MONROE HISTORIC DISTRICT.

LEGEND	
FY	FRONT YARD SETBACK
RY	REAR YARD SETBACK
SY	SIDE YARD SETBACK
R/W	RIGH OF WAY
P.B.	PLAT BOOK
D.B.	DEED BOOK
PG.	PAGE

 **JORDAN
GRANT**

ENGINEERING • SURVEYING • PLANNING

JORDAN GRANT & ASSOCIATES, PLLC
P.O. BOX 151 * STATESVILLE, NC 28687
Matt.Grant@jordan-grant.com (704) 928-7919
FIRM # P-1227

Plot Plan For:		
Helmsman Homes		
DRAWN BY: IDV	CHECKED BY: JWE	SCALE: 1" = 30'
PIN NO: 09231180		
DEED REF: 8036-66		
DATE OF MAP: 09-24-21	SURVEY DATE:	
REVISION:	DRAWING FILE: 20210950	
404 Tallyrand Ave., Monroe, NC 28112 Monroe Twsp - Union County - North Carolina		

Siding and Exterior Trim/404 E Talleyrand Ave

Specifications:

- Fiber cement Lap and Shake siding per plan
- Aluminum Trim to Fascia and Frieze per plan
- Aluminum Flashing to Windows and Doors
- Aluminum gutters with splash blocks

Color Scheme:

	Scheme	
Lap Siding	Peace Yellow	
Shake	Sycamore Tan	
Board & Batten	N/A	
Trim	Caribbean Coral	
Brick	North Hampton	



BODY	TRIM	ACCENT
SW 2857	SW 2854	SW 2855
Peace Yellow	Caribbean Coral	Sycamore Tan



Brick "North Hampton"

Porch

Specifications:

- Fiberglass columns
- Porch is concrete with brick row lock

Roofing

Specifications:

- Tamko 30-year Heritage Shingles
- Tamko Elite Shingles to Hip & Ridge
- Ridge Vent – Shingle Over
- #15 Felt to Roof Sheathing
- Architectural 3 Tabs
- Rustic Black

Images:



Windows

Specifications:

- Vinyl windows with GBG, single-hung with any grid pattern

Color:

- Caribbean Coral

Images: Photo depicts how windows will be paned



Front Door

Specifications:

- Front Door: Solid Wood door with six panes.
- Rear Door: Wood Core, Steel door, one light pane

Color:

- Sycamore Tan
- Sycamore Tan

Images:



HELMSMAN HOMES

236 Raceway Drive, Suite 7

Mooresville, North Carolina 28117

Tel: 704.208.4251

THE CLEAT-A ELEVATION



ABBREVIATIONS <table><tr><td>AB</td><td>ANCHOR BOLT</td><td>MB</td><td>MOISTURE BARRIER</td></tr><tr><td>ABV</td><td>ABOVE</td><td>MDF</td><td>MEDIUM DENSITY FIBERBOARD</td></tr><tr><td>AFF</td><td>ABOVE FINISH FLOOR</td><td>MFR</td><td>MANUFACTURER</td></tr><tr><td>AP</td><td>ACCESS PANEL</td><td>MO</td><td>MASONRY OPENING</td></tr><tr><td></td><td></td><td>MONO</td><td>MONOLITHIC</td></tr><tr><td>BD</td><td>BOARD</td><td>NTS</td><td>NOT TO SCALE</td></tr><tr><td>BM</td><td>BEAM</td><td></td><td></td></tr><tr><td>BRG</td><td>BEARING</td><td>O/C</td><td>ON CENTER</td></tr><tr><td></td><td></td><td>OH</td><td>OVERHEAD</td></tr><tr><td>C/C</td><td>CENTER TO CENTER</td><td>OHD</td><td>OVERHEAD DOOR</td></tr><tr><td>CJ</td><td>CONTROL JOINT</td><td>OPG</td><td>OPENING</td></tr><tr><td>CL</td><td>CENTER LINE</td><td></td><td></td></tr><tr><td>CLG</td><td>CEILING</td><td>PB</td><td>PUSH BUTTON</td></tr><tr><td>CLR</td><td>CLEAR</td><td>PF</td><td>PORTAL FRAME</td></tr><tr><td>CM</td><td>CARBON MONOXIDE DETECTOR</td><td>PH</td><td>PHONE</td></tr><tr><td>CO</td><td>CASED OPENING</td><td>PLTF</td><td>PLATFORM</td></tr><tr><td></td><td></td><td>PLWD</td><td>PLYWOOD</td></tr><tr><td>DH</td><td>DOUBLE HUNG</td><td>PNL</td><td>PANEL</td></tr><tr><td>DL</td><td>DEAD LOAD</td><td>PREFAB</td><td>PREFABRICATION</td></tr><tr><td>DO</td><td>DRYWALL OPENING</td><td></td><td></td></tr><tr><td></td><td></td><td>RA</td><td>RETURN AIR</td></tr><tr><td>EJ</td><td>EXPANSION JOINT</td><td>REINF</td><td>REINFORCEMENT</td></tr><tr><td></td><td></td><td>RO</td><td>ROUGH OPENING</td></tr><tr><td>FF</td><td>FINISH FLOOR</td><td></td><td></td></tr><tr><td></td><td></td><td>SD</td><td>SMOKE DETECTOR</td></tr><tr><td>FND</td><td>FOUNDATION</td><td>SF</td><td>SQUARE FOOT/FEET</td></tr><tr><td>FP</td><td>FIREPROOF</td><td></td><td></td></tr><tr><td>FR</td><td>FIRE RATING</td><td>SH</td><td>SINGLE HUNG</td></tr><tr><td>FT</td><td>FEET/FOOT</td><td>SHLV</td><td>SHELF/SHELVING</td></tr><tr><td>FTG</td><td>FOOTING</td><td>SQ</td><td>SQUARE</td></tr><tr><td></td><td></td><td>STD</td><td>STANDARD</td></tr><tr><td>GB</td><td>GYPSUM BOARD</td><td></td><td></td></tr><tr><td>GFI</td><td>GROUND FAULT INTERRUPTED</td><td>TEMP</td><td>TEMPERED</td></tr><tr><td>GYP</td><td>GYPSUM</td><td>TV</td><td>TELEVISION</td></tr><tr><td></td><td></td><td>VENT</td><td>VENTILATION</td></tr><tr><td>HB</td><td>HOSE BIB</td><td>VP</td><td>VAPOR PROOF</td></tr><tr><td>HDR</td><td>HEADER</td><td></td><td></td></tr><tr><td></td><td></td><td>WL</td><td>WIND LOAD</td></tr><tr><td>JST</td><td>JOIST</td><td>WP</td><td>WATERPROOF/WEATHERPROOF</td></tr><tr><td></td><td></td><td>WWF</td><td>WELDED WIRE FABRIC</td></tr><tr><td>LAM</td><td>LAMINATE/LAMINATED</td><td></td><td></td></tr><tr><td>LB</td><td>LOAD BEARING</td><td></td><td></td></tr><tr><td>LL</td><td>LIVE LOAD</td><td></td><td></td></tr><tr><td>LT</td><td>LAUNDRY TUB</td><td></td><td></td></tr></table> DRAWING INDEX ARCHITECTURALS CS1 COVER SHEET CS2 COVER SHEET CLASSICAL ELEVATIONS A1.0 ELEVATION A A2.0 ELEVATIONS A3.0 FLOOR PLANS STRUCTURALS GN GENERAL STRUCTURAL NOTES S1 MONOSLAB PLAN S2 ROOF PLAN DETAILS SD1 FOUNDATION DETAILS SQUARE FOOTAGE BLOCK <table><tr><td>FIRST FLOOR</td><td>1,354 SQ. 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REVISIONS <table><tr><th>NO.</th><th>DESCRIPTION</th></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr></table> Township/County TOWNSHIP COUNTY Engineer Stamp/seal Project name/owner THE CLEAT PLAN (C) 2022 copyright notice Helmsman Homes, Inc. All rights reserved. These plans are the property of Nest Homes. Any use, reproduction, licensing, or distribution of these drawings is strictly prohibited. This document contains confidential and proprietary information that cannot be reproduced or divulged, in whole or in part, without written authorization from Nest Homes. Date September 15, 2022 Drawn by MWH Reviewed by CAD Plan set scale 24x36 sheet 1/4" = 1'-0" 11x17 sheet 1/8" = 1'-0" Project/plan code XX.XX.XXXX Drawing set FOR CONSTRUCTION Sheet title/description COVER SHEET Sheet no. CS1 Master plan version v1.0	AB	ANCHOR BOLT	MB	MOISTURE BARRIER	ABV	ABOVE	MDF	MEDIUM DENSITY FIBERBOARD	AFF	ABOVE FINISH FLOOR	MFR	MANUFACTURER	AP	ACCESS PANEL	MO	MASONRY OPENING			MONO	MONOLITHIC	BD	BOARD	NTS	NOT TO SCALE	BM	BEAM			BRG	BEARING	O/C	ON CENTER			OH	OVERHEAD	C/C	CENTER TO CENTER	OHD	OVERHEAD DOOR	CJ	CONTROL JOINT	OPG	OPENING	CL	CENTER LINE			CLG	CEILING	PB	PUSH BUTTON	CLR	CLEAR	PF	PORTAL FRAME	CM	CARBON MONOXIDE DETECTOR	PH	PHONE	CO	CASED OPENING	PLTF	PLATFORM			PLWD	PLYWOOD	DH	DOUBLE HUNG	PNL	PANEL	DL	DEAD LOAD	PREFAB	PREFABRICATION	DO	DRYWALL OPENING					RA	RETURN AIR	EJ	EXPANSION JOINT	REINF	REINFORCEMENT			RO	ROUGH OPENING	FF	FINISH FLOOR					SD	SMOKE DETECTOR	FND	FOUNDATION	SF	SQUARE FOOT/FEET	FP	FIREPROOF			FR	FIRE RATING	SH	SINGLE HUNG	FT	FEET/FOOT	SHLV	SHELF/SHELVING	FTG	FOOTING	SQ	SQUARE			STD	STANDARD	GB	GYPSUM BOARD			GFI	GROUND FAULT INTERRUPTED	TEMP	TEMPERED	GYP	GYPSUM	TV	TELEVISION			VENT	VENTILATION	HB	HOSE BIB	VP	VAPOR PROOF	HDR	HEADER					WL	WIND LOAD	JST	JOIST	WP	WATERPROOF/WEATHERPROOF			WWF	WELDED WIRE FABRIC	LAM	LAMINATE/LAMINATED			LB	LOAD BEARING			LL	LIVE LOAD			LT	LAUNDRY TUB			FIRST FLOOR	1,354 SQ. 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EST. 2020



HELMSMAN
HOMES

236 Raceway Drive Suite 7
Mooreseville, NC 28117
PH: 704-208-4251

Township/County
**TOWNSHIP
COUNTY**

Engineer
.

Stamp/seal

Project name/owner

THE CLEAT PLAN

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from Nest Homes.

Date
September 15, 2022

Drawn by
MWH

Reviewed by
CAD

Plan set scale
24x36 sheet
1/4" = 1'-0"
11x17 sheet
1/8" = 1'-0"

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Drawing set
**FOR
CONSTRUCTION**

Sheet title/description
**CLASSICAL
FRONT & RIGHT
ELEVATIONS A**

Sheet no.
A1.0

Master plan version
v1.0

- ELEVATION NOTES
1. GRADE ELEVATIONS SHOWN DO NOT NECESSARILY REFER TO THIS OR ANY OTHER LOT. THEY ARE FOR DIAGRAMMATIC PURPOSES ONLY AND MAY VARY. BUILDER IS RESPONSIBLE FOR ADAPTING THIS PLAN TO SUIT THE EXISTING TOPOGRAPHY OF THE SITE.

2. WINDOW GRILLS SHOWN ARE TO SCHEMATICALLY EXPRESS DESIGN INTENT. ACTUAL STD. GRILLS MAY VARY PER MANUFACTURER OR CUSTOM GRILLS MAY BE REQUIRED. ANY VARIATIONS FROM THAT SHOWN MUST BE APPROVED BY BUILDER.

3. ROOF VENTILATION TO BE DETERMINED BY BUILDER AS PER CODE. DOWNSPOUTS NOT SHOWN FOR CLARITY.

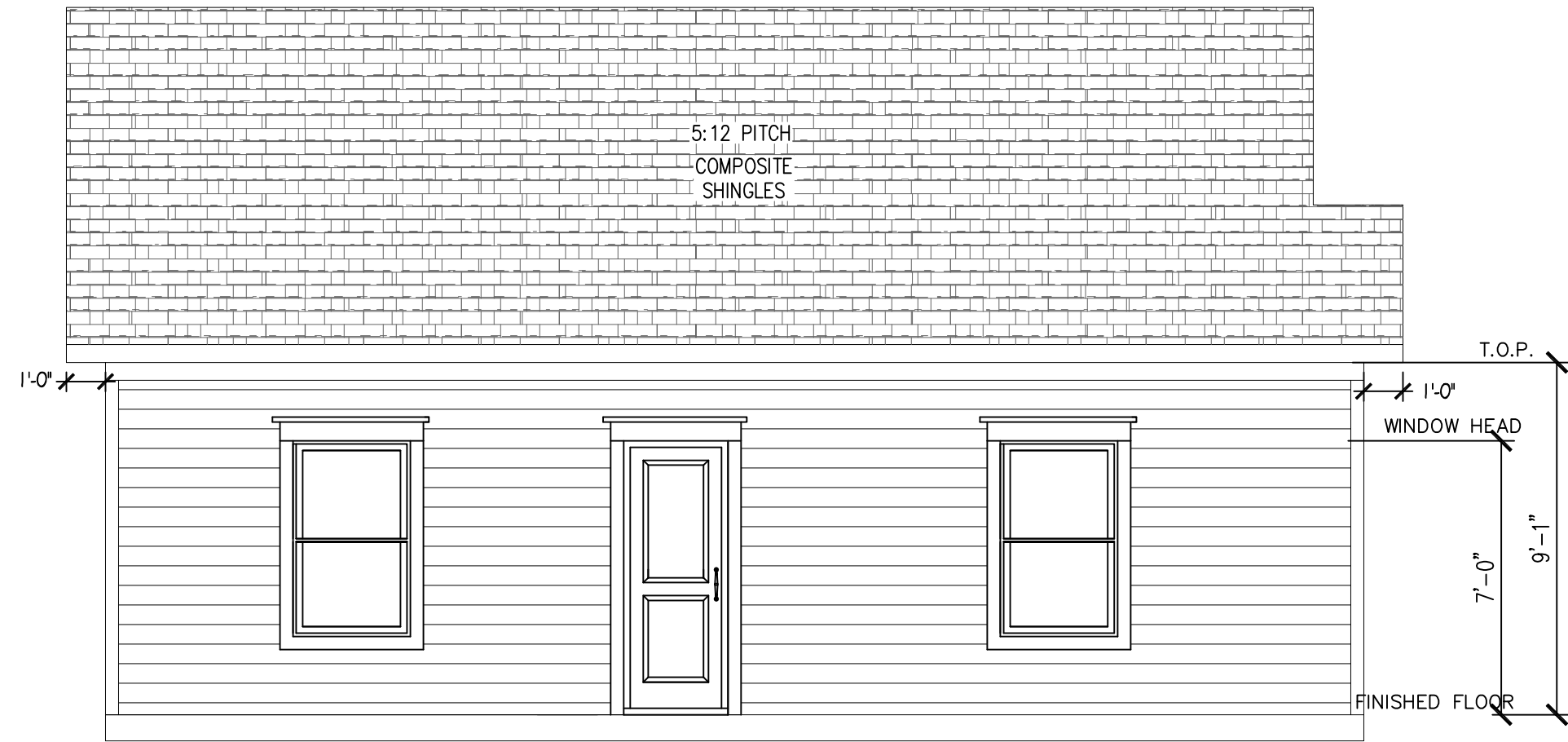
4. CONTRACTOR TO VERIFY LOCATIONS W/ OWNER.

5. ALL CONSTRUCTION TO COMPLY WITH NCRC 2018 RESIDENTIAL CODE.

Residential Designer will not be responsible for human error after construction begins and assumes no liability of the Residential Designer.
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THE CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR THE CORRECT INSTALLATION OF ALL EXTERIOR FINISHES AND WEATHERPROOFING.





REAR ELEVATION

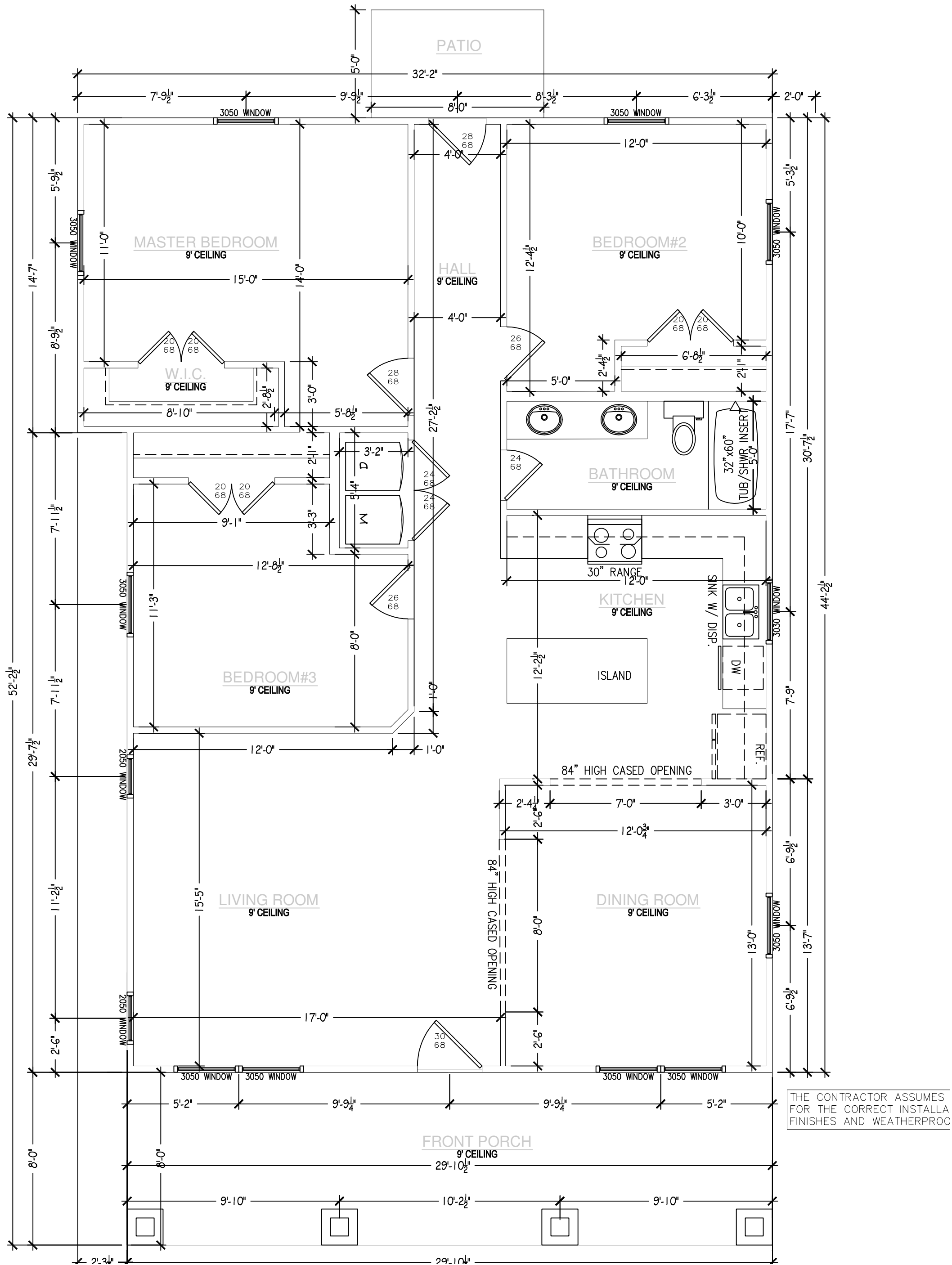
SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

 EST. 2020 HELMSMAN HOMES 236 Raceway Drive Suite 7 Mooreseville, NC 28117 PH: 704-208-4251
Township/County TOWNSHIP COUNTY
Engineer .
Stamp/seal
Project name/owner THE CLEAT PLAN .
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Project/plan code XX.XX.XXXX
Drawing set FOR CONSTRUCTION
Sheet title/description REAR& LEFT ELEVATIONS A
Sheet no. A2.0
Master plan version v1.0



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FOR
CONSTRUCTION

Sheet title/description

FIRST FLOOR PLAN
ELEVATION A

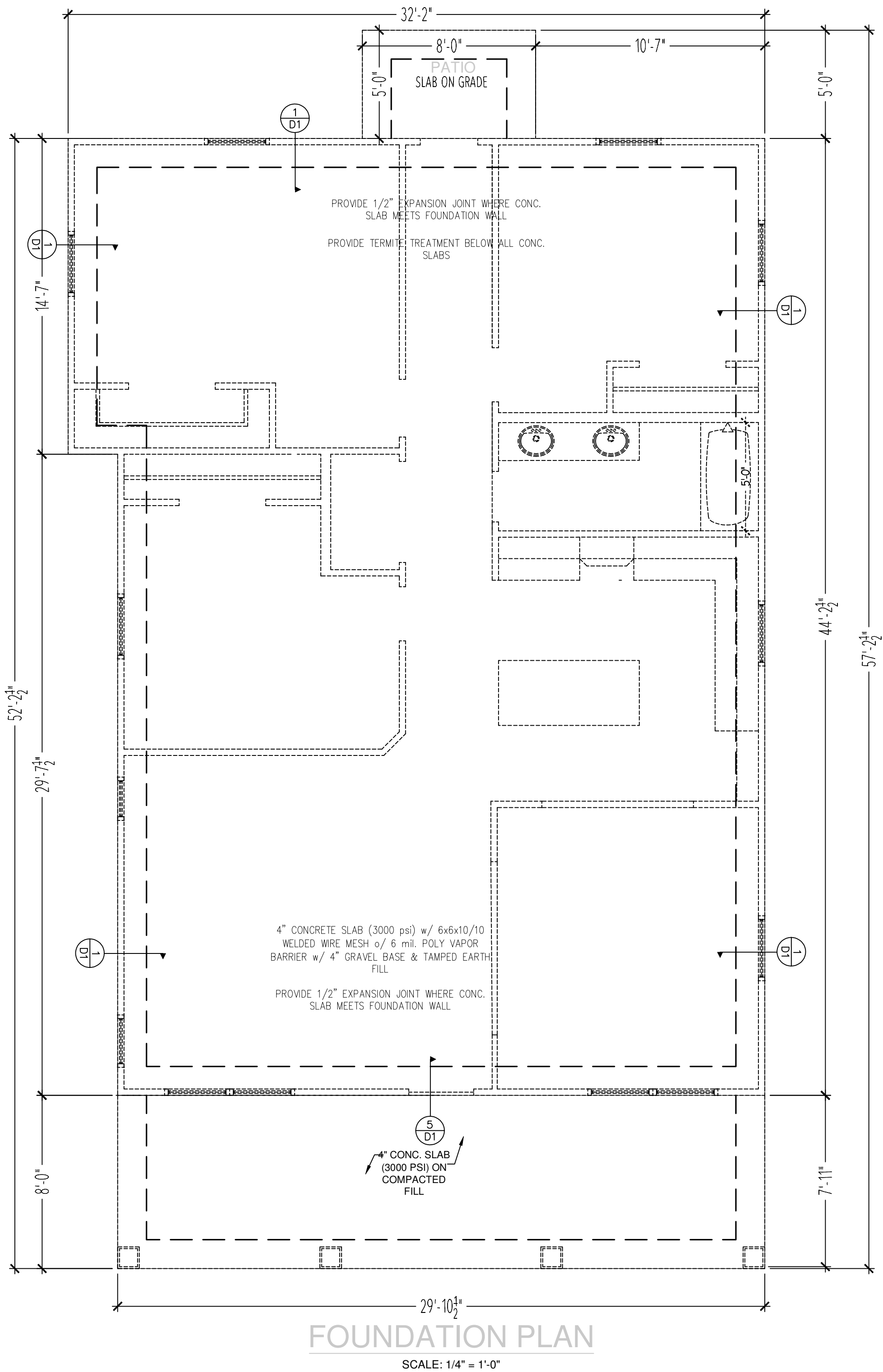
Sheet no.

A3.0

Master plan version

v1.0

Page 46 of 64



MONO SLAB NOTES

FOUNDATION NOTES:

1.

ALL PERIMETER WALL FOOTINGS SHALL BE CONTINUOUS 16"WIDEx20"DEEP (MIN.), 3000 PSI CONCRETE TURN-DOWN SLAB.

2.

FOOTINGS ARE DESIGNED ASSUMING A 2000 PSF BEARING CAPACITY SOIL.

3.

SEE PLANS FOR SPECIFIC LOCATIONS AND INFORMATION REGARDING HOLD-DOWNS.

4.

ALL INTERIOR THICKENED SLABS SHALL BE 12"DX16"W

5.

S.O.G. INDICATES "SLAB ON GRADE" AND SHALL CONSIST OF 4" THICK, 3000 PSI CONCRETE WITH FIBERMESH REINFORCEMENT OR 6X6 W1.4XW1.4 WWF. OVER 4" CLEAN STONE OVER 6 MIL VAPOR BARRIER OVER COMPACTED FILL.

6.

INSTALL 1/2"x1 1/2" SAWCUT CONTROL JOINTS NO GREATER THAN 13 FEET IN EACH DIRECTION.

7.

STAND ALONE BORATE TREATMENT TO BE PROVIDED AFTER FRAMING

FOOTING SCHEDULE		
ID	FOOTING SIZE	REINFORCING
①	24" x 24" x12" DEEP	3 - #4's EACH DIRECTION
②	30" x 30" x12" DEEP	4 - #4's EACH DIRECTION
③	36" x 36" x12" DEEP	4 - #4's EACH DIRECTION
④	42" x 42" x12" DEEP	5 - #4's EACH DIRECTION
⑤	48" x 48" x12" DEEP	6 - #4's EACH DIRECTION
FOUNDATION NOTES: 1. ALL DIMENSIONS SHALL BE VERIFIED AGAINST ARCHITECTURAL FLOOR PLANS FOR ACCURACY BEFORE BEGINNING CONSTRUCTION OF HOME. 2. TRANSFER ALL POINT LOADS FROM FIRST AND SECOND FLOOR TO BEAM AND ROOF TRUSS BEARING ABOVE FOUNDATION WITH EQUAL AMOUNT OF STUDS 3. ALL CONCRETE TO BE A MIN. OF 3000 psi U.N.O. 4. SOIL TO HAVE A MIN. OF 2000 psf BEARING CAPACITY		

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H

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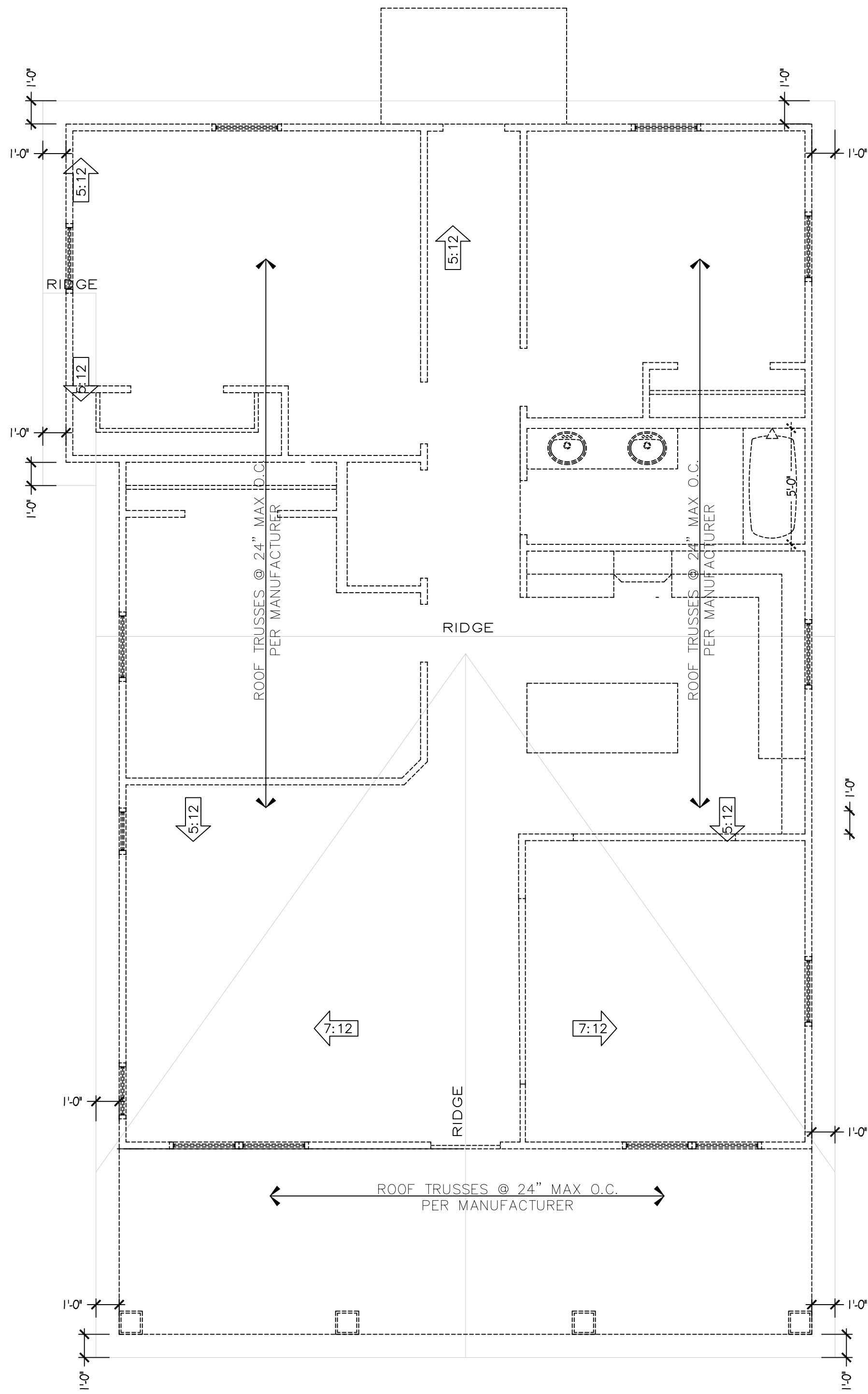
Drawing set
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CONSTRUCTION

Sheet title/description
MONOSLAB PLAN
ELEVATION A

Sheet no.
S1

Master plan version
v1.0

Page 48 of 64



ROOF PLAN
SCALE: 1/4" = 1'-0"

UPPER LEVEL NOTES

UPPER LEVEL FRAMING NOTES:
BRACED WALL LINE NOTE:
THIS STRUCTURE HAS BEEN ANALYZED FOR LATERAL LOADING USING CONTINUOUSLY SHEATHED WALL SHEATHING AS INDICATED IN THE GENERAL NOTES. WHERE BRACED WALLS DO NOT MEET THE PRESCRIPTIVE REQUIREMENTS OF SECTION R602.10 OF THE CODE, IT HAS BEEN ANALYZED BY ENGINEERING ANALYSIS INCORPORATING ENGINEERED LATERAL BRACING ELEMENTS WHERE NEEDED TO MEET THE INTENT OF THE CODE.

- "T.T.R" INDICATES "TIE (CEILING JOIS) TO RAFTER WITH FOUR 3"x0.131" NAILS)
- ALL LOAD-BEARING HEADERS SHALL BE (2)2X8 SPF#2 UNLESS OTHERWISE NOTED ON THE PLAN.
- WHERE DIMENSIONS ARE NOT INDICATED, BEAMS THAT RUN PARALLEL TO FLOOR JOISTS ARE INTENDED TO ALIGN UNDER LOAD-BEARING WALLS. SEE THE ARCHITECTURAL PLANS FOR DIMENSIONS TO WALLS.
- ALL WALLS UP TO 10 FT. TALL SHALL BE 2X4 SPF#2 @ 16" O.C. UNLESS NOTED OTHERWISE ON THE PLAN. TALLER WALLS SHALL COMPLY WITH TABLE R602.3(4) OF THE CODE OR AS NOTED ON THE PLAN.
- WOOD BEAMS SHALL BE SUPPORTED BY METAL HANGERS OF ADEQUATE CAPACITY WHERE FRAMING INTO BEAMS OR LEDGERS. THE FOLLOWING HANGER SCHEDULE MAY BE USED UNLESS NOTED OTHERWISE ON THE PLAN:

MEMBER SIZE	SIMPSON HANGERS
(2) 2X8	LUS 28-2
(2) 2X10	LUS 210-2
(2) 2X12	LUS 210-2
(2) 1 3/4" X 9 1/4" LVL	HUS 410
(2) 1 3/4" X 11 1/4" LVL	HUS 412
(2) 1 3/4" X 14" LVL	HUS 412
ALL TRIPLE LVLS	HHUS 5.50/10

- NOTE: FILL ALL OF THE HOLES IN HANGERS WITH 16d x 3 1/2" COMMON NAILS (3 1/2" x 0.162") OR 16d x 2" (2 1/2" x 0.162") NAILS UNLESS OTHERWISE SPECIFIED BY THE MANUFACTURER. DO NOT BEND OR MODIFY THE HANGER OR USE INAPPROPRIATE FASTENERS. DO NOT USE 10d x 1 1/2" "HANGER NAILS" UNLESS OTHERWISE NOTED ON THE PLANS OR IN SITUATIONS WHERE ONLY 1 3/4" OR LESS OF WOOD IS PROVIDED TO NAIL INTO.

- "LVL" AND GLU-LAM BEAMS MUST HAVE ENOUGH STUDS TO SUPPORT ALL PLIES AT EACH END WITH A MINIMUM OF (3)-2X4 OR (2)-2X6 STUDS UNDER EACH END UNLESS NOTED OTHERWISE.

- ALL POINT LOADS FROM ROOF BRACES, JACK STUDS, BEAM SUPPORTS -WHETHER WOOD OR STEEL-CANNOT BEAR ON SHEATHING ALONE. BLOCKING EQUAL TO OR BETTER THAN THE POINT LOAD SUPPORTS ABOVE MUST BE CARRIED THROUGH ALL CONSTRUCTION TO THE FOUNDATION. INSTALL 2X4 SQUASH BLOCKS (S.B.) OF EQUAL NUMBER TO COLUMN ABOVE BETWEEN SUBFLOOR AND FOUNDATION WALL OR LOWER PLATE. RIM BOARDS AND JOIST BLOCKING SHALL NOT BE CONSIDERED AS AN ACCEPTABLE MEANS OF SUPPORT UNDER CONCENTRATE POINT LOADS FROM LVL AND STEEL BEAMS OR WHERE "S.B" IS INDICATED ON THE PLAN.

- FASTEN ALL TRIPLE PLY LVLS TOGETHER WITH TWO ROWS OF 5" LONG TRUSSLOK OR SIMPSON SDS SCREWS @ 16" O.C. AND FOUR PLY LVLS WITH TWO ROWS OF 6 3/4" TRUSSLOK SCREWS @ 16" O.C. UNLESS NOTED OTHERWISE ON THE PLANS. THE SCREWS SHALL BE LOCATED A MINIMUM OF 2" AND A MAXIMUM OF 3" FROM THE TOP OR BOTTOM OF THE BEAM.

- JACK AND KING STUD SCHEDULE AT WALL OPENINGS:
TO BE INSTALLED AT EACH END OF OPENING UNLESS OTHERWISE NOTED AS "J" OR "K" ON PLAN
SPANS UP TO 4'-0" 1 JACK, 1 KING
SPANS >4'-0" TO 5'-6" 1 JACK, 2 KINGS
SPANS >5'-6" TO 6'-6" 2 JACK, 3 KINGS
SPANS >6'-6" SEE PLAN

- CONTRACTOR TO PROVIDE 22"x30" ACCESS TO ATTIC.

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Drawing set

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CONSTRUCTION

Sheet title/description

ROOF PLAN
ELEVATION A

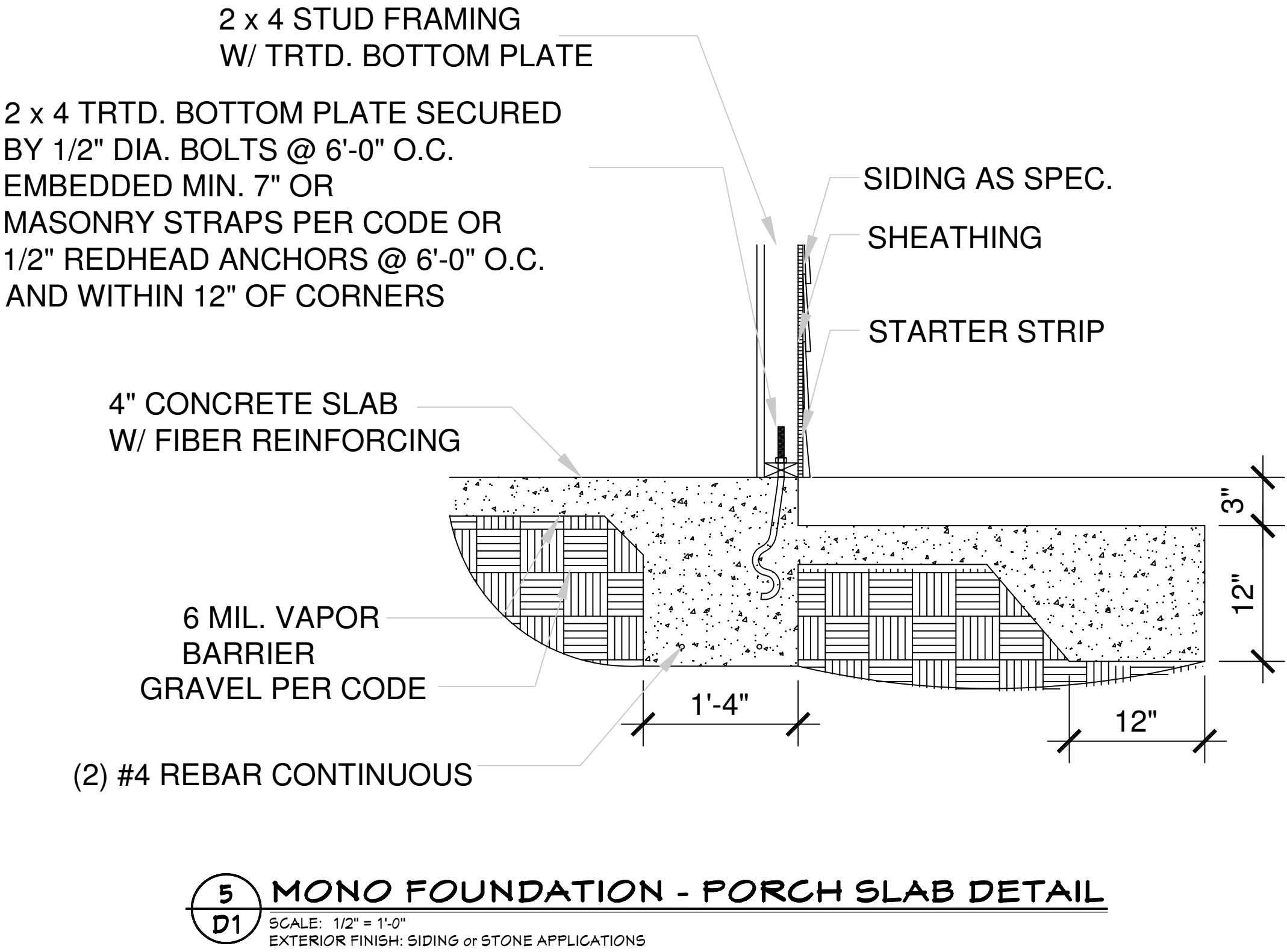
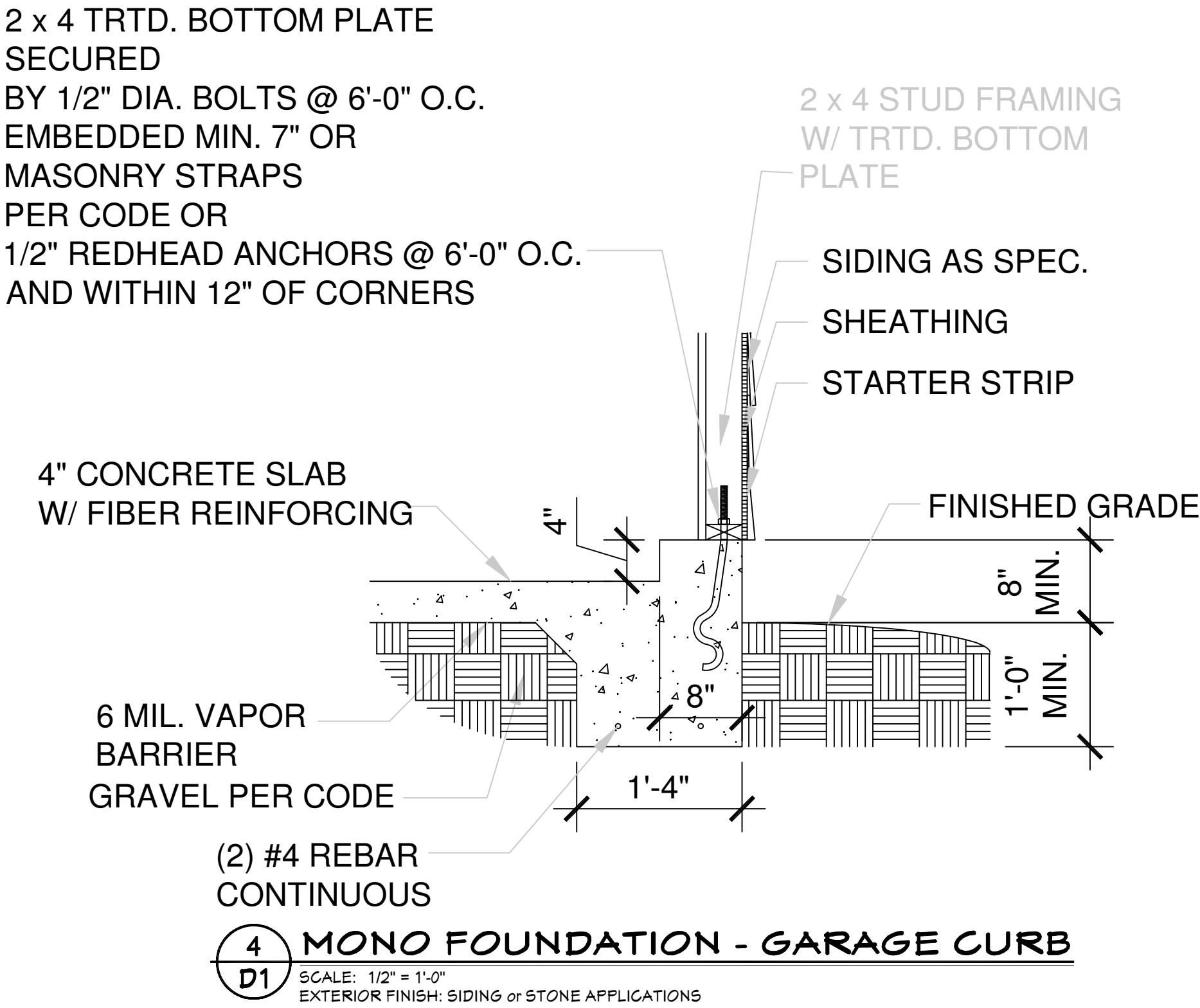
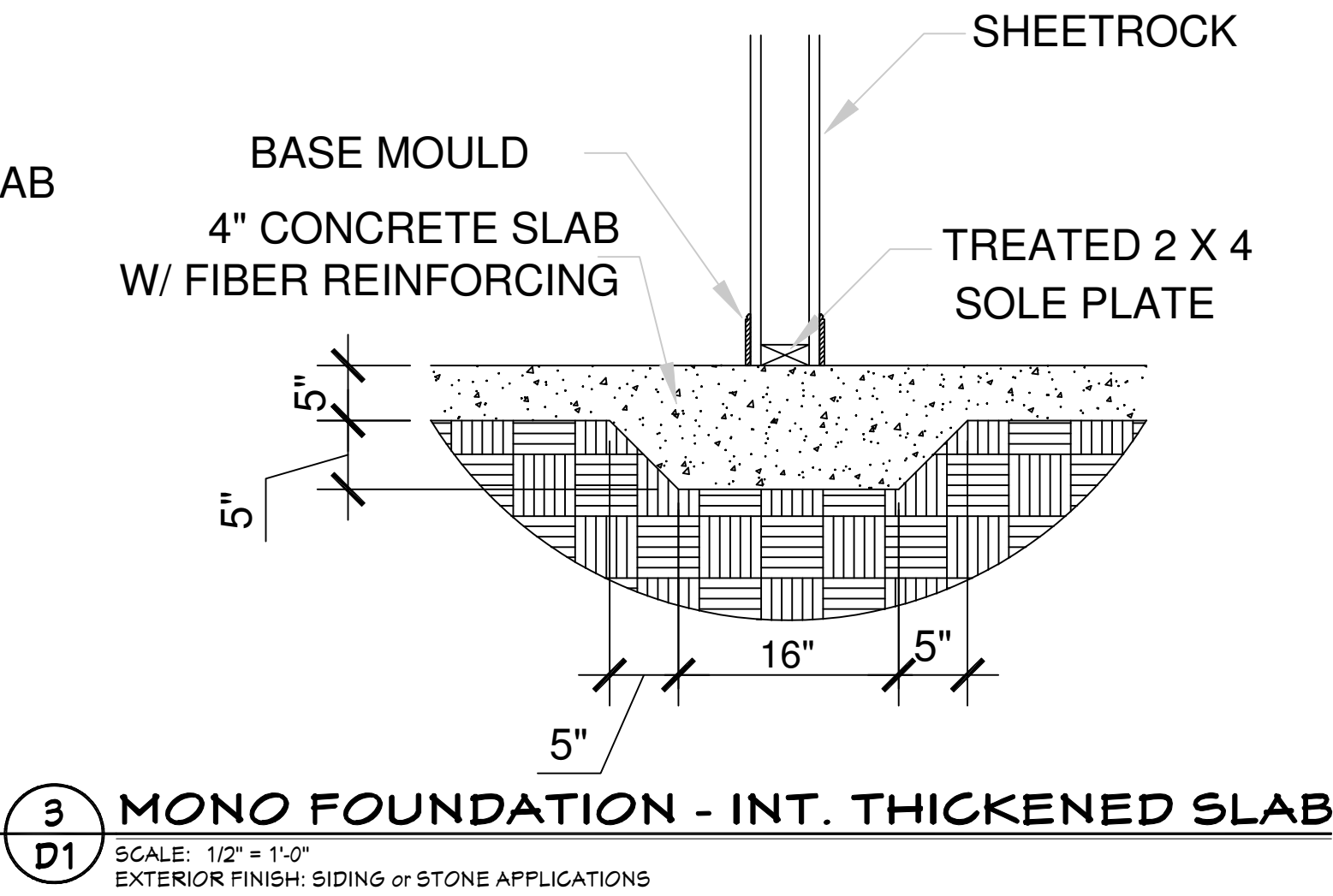
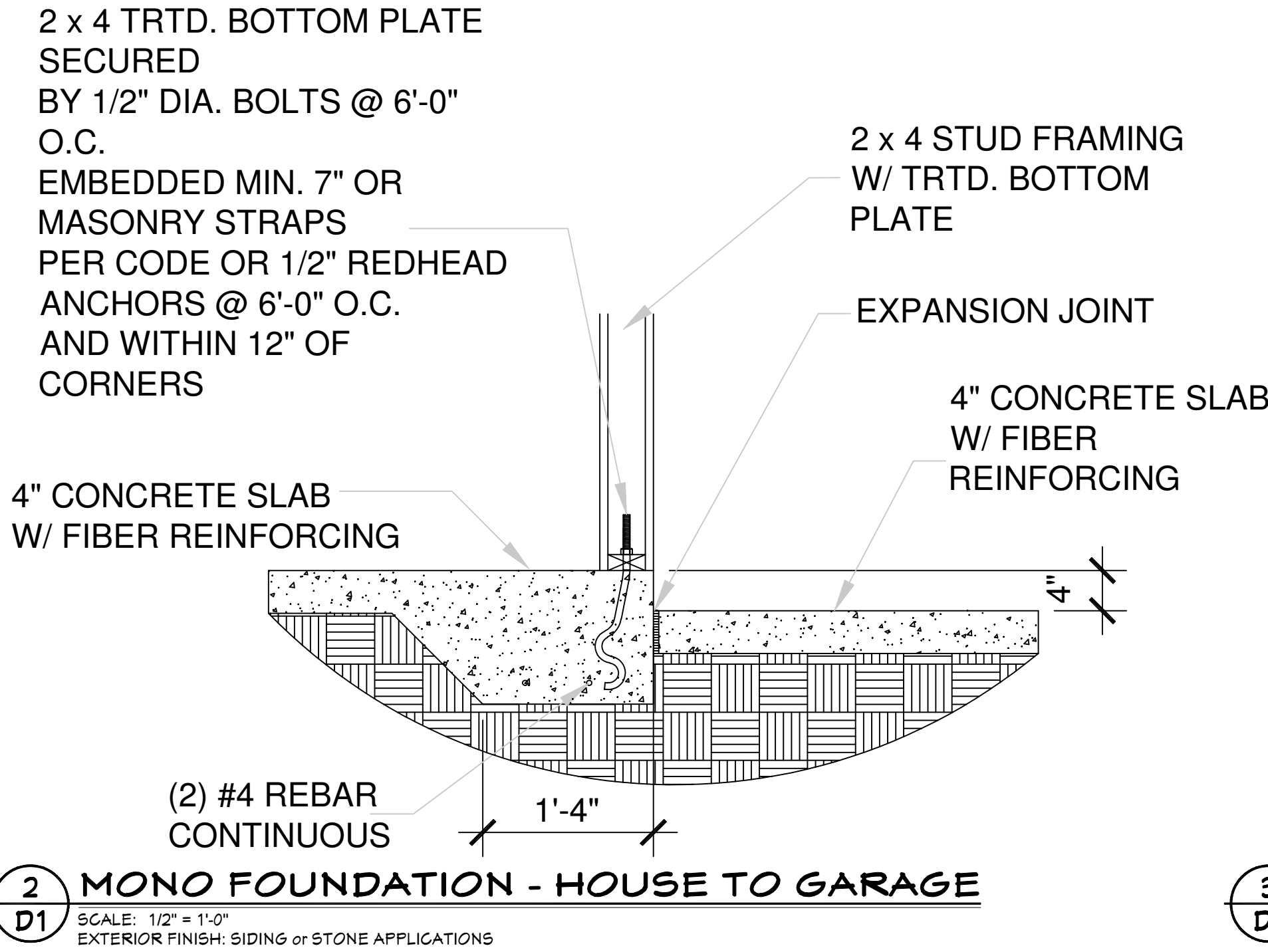
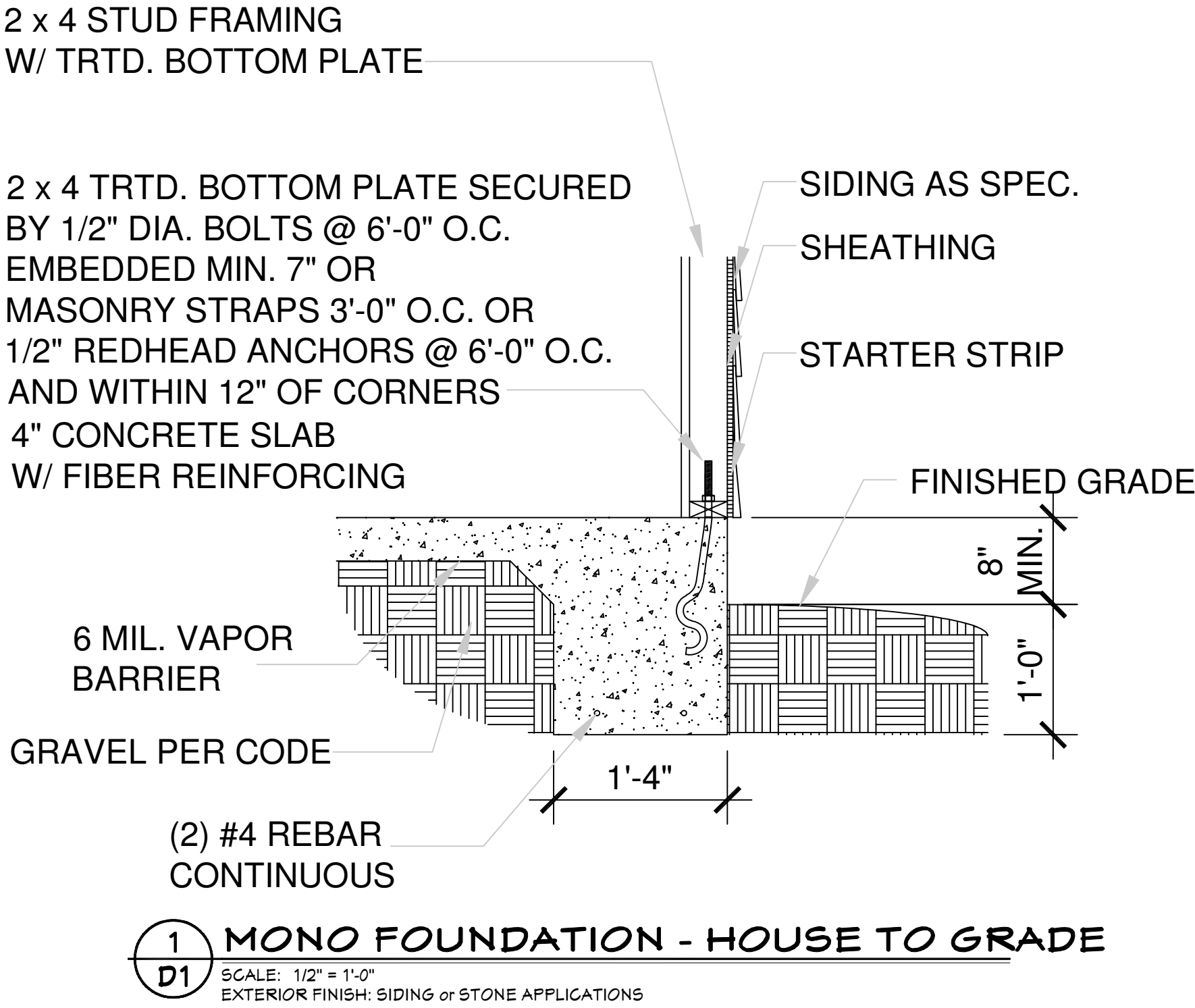
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52

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Drawing set

FOR
CONSTRUCTION

Sheet title/description

DETAILS

Sheet no.

D1

Master plan version

v1.0

APO Map

404 E. Talleyrand Ave.

Legend

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



	ACCTNO	OWNERNAME1	OWNERADDRE	OWNERCITY	OWNERSTATE	OWNERZIP
1	09231165	PETRIZZO CHARLES ET AL	206 MAURICE ST	MONROE	NC	28112
2	09231168	312 N CHARLOTTE AVENUE LLC	PO BOX 1561	MONROE	NC	28111
3	09231178	YOUTH WITH A MISSION CHARLOTTE INC	418 E FRANKLIN ST	MONROE	NC	28112
4	09231183	ESSER KURT	203 MAURICE STREET	MONROE	NC	28112
5	09231199	JORDAN RICHARD C JR	401 E TALLEYRAND AV	MONROE	NC	28112
6	09231200	GROOMS STACEY MARIE	403 E TALLEYRAND AVE	MONROE	NC	28112
7	09231170	MCNEELY JAMES ADRIAN	405 EVERETTE ST	MONROE	NC	28112
8	09231182	WALTERS INVESTMENT HOLDINGS LLC	PO BOX 1561	MONROE	NC	28111
9	09231180	HELMSMAN HOMES LLC	PO BOX 3965	MOORESVILLE	NC	28117
10	09231171	WIGGINS CLARA P	408 W ROOSEVELT BLVD	MONROE	NC	28110
11	09231144	MICHEAUX RESOURCE MANAGEMENT LLC	PO BOX 1561	MONROE	NC	28111
12	09231177	DAUGHERTY GREGORY R	PO BOX 482	WINGATE	NC	28174
13	09231184	JDDNC HOLDINGS LLC	7122 FOREST RIDGE RD	MATTHEWS	NC	28104
14	09231206	UNION MEMORIAL HOSPITAL INC	PO BOX 5003	MONROE	NC	28111
15	09231169	SHUTE JOYCE B	321 E WINDSOR ST	MONROE	NC	28112
16	09231179	FINE RENTALS LLC	PO BOX 639	LOCUST	NC	28097
17	09231181	WIGGINS CLARA P	408 W ROOSEVELT BLVD	MONROE	NC	28110
18	09231201	SHAUAN WAYNE	405 E TALLEYRAND AVE	MONROE	NC	28112
19	09231166	MAB RENTALS LLC	8100 S BLVD STE 4001	CHARLOTTE	NC	28273
20	09231167	GMST INVESTMENTS LLC	PO BOX 1561	MONROE	NC	28111
21	09231202	MILLS MITCHEL M ET AL	1224 MORNING GLORY DRIVE	AMELIA	OH	45102
22	09231203	HARTLINE KELLI L	825 MARVIN RD	WAXHAW	NC	28173



STAFF REPORT
PLHR-2023-00075

TO: Historic District Commission Members

DATE: December 12, 2022

FROM: Keri Mendler, Senior Planner

PREPARED BY: Keri Mendler, Senior Planner

SUBJECT: Certificate of Appropriateness request 607 S. Church St.

SUMMARY STATEMENT

The Historic District Commission is requested to consider a Certificate of Appropriateness from Angela McMillian-Orr to install an aluminum handicap ramp and wrought-iron style handrails at 607 S. Church St.

SITE DATA

Type of Action:	Certificate of Appropriateness
Date of Petition:	11-22-22
Name of Petitioner:	Angela McMillian-Orr
Location:	607 S. Church St.
Tax ID #:	09-234-117
Lot Size:	0.51 acres
Zoning Classification:	RMD (Residential Medium Density)

GENERAL INFORMATION

In 1899 Thomas J. Jerome purchased a house at this corner from J.W. Bivens. An attorney, Jerome was elected to the State Senate in 1898 and in 1900 ran for state attorney general. Jerome sold the house in 1907 to S.H. Greene for several times what he paid for it, and the present appearance of the house no doubt reflects additions made by Jerome. S.H. Greene, a railroad conductor, lived in the house through the 1920's. The two-story frame house has a single-pile main block with a two-

story, gabled wing extending at the front. This front wing is semi-octagonal on both floors. A hipped porch with tall, turned posts and turned baluster railings runs around the front three elevations of the building, following its lines. The front entrance is off-center, next to the two-story bay, and has a leaded glass transom. At either side of the second floor façade are rectangular oriel windows. The front portions of the house have exposed rafter tails and triangular brackets. Across the rear of the house is a hipped wing from which extends a gabled wing. These two wings have cornices with Victorian brackets. There is also a three-side bay window on the north side of the first wing. Except under the front porch, the house has two over two sash. The rear wing has a chimney with corbelled cap, but there is an unusual angled interior chimney on the front portion.

RELEVANT DESIGN STANDARDS

Accessibility, Health, & Safety Considerations, pg. 61

1. Meet accessibility and life-safety code requirements in such a way that the district building's character-defining facades, features, and finishes are preserved.
The applicant is requesting to add a handicap accessible ramp on the front porch. The handicap ramp will be aluminum with wrought-iron-style handrails.
 2. 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.
This home was built in circa 1901; the handicap is a pre-built aluminum ramp that will be placed on top of the existing front porch over the stairs. It appears it will simply sit on top of the existing porch and is easily reversible.
-

PROPOSED FINDINGS

Staff offers the following Proposed Findings:

1. The subject property located at 607 S. Church St. is owned by Angela McMillian Orr 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 November 22, 2022, the applicant submitted an application to install an aluminum handicap ramp with wrought-iron style handrails on the front porch. (Exhibit 4-6)
4. The proposed structure does meet the review criteria for a Certificate of Appropriateness according to Section 156.202 of the Unified Development Ordinance.
5. All adjacent property owners have been notified of the Certificate of Appropriateness request. (Exhibit 7-8)

CONCLUSIONS

The proposed addition of a new aluminum handicap ramp and wrought iron handrails over the front porch at 607 S. Church St. as presented (is/is not) congruous in concept according to the *Accessibility, Health & Safety Considerations* standards of the *South Monroe Historic District Standards*:

Accessibility, Health, & Safety Considerations, pg. 61

1. Meet accessibility and life-safety code requirements in such a way that the district building's character-defining facades, features, and finishes are preserved.
 2. 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.
-

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. Handicap Ramp
6. Handrails
7. APO Map
8. APO List

Prepared by: KM 12-2-22



Ortho Map

PLHR-2023-00075

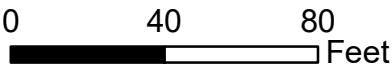
Legend

-  Centerlines
-  Parcels

Existing: RMD
(Residential Medium Density)

Owner: Angela McMillian-Orr

Acres: .51



Zoning Map

PLHR-2023-00075

Legend

- Centerlines
- Parcels
- RMD

Existing: RMD
(Residential Medium Density)

Owner: Angela McMillian-Orr

Acres: .51



0 40 80 Feet

Historic District

PLHR-2023-00075

Legend

- Centerlines
- Parcels
- Historic District

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

Owner: Angela McMillian-Orr

Acres: .51



0 40 80 Feet

Certificate of Appropriateness (COA) Application



HISTORIC DISTRICT COMMISSION APPLICATION FOR REVIEW

FOR STAFF USE ONLY

Date submitted: 11-22-22
Application No: _____
Approved: _____ Denied: _____

Administrative review
☒ Commission Review

1. Property location: 607 S Church ST Monroe NC 28112
Applicant's name: Angela mcmillian-orr
Applicant's address: 607 S Church ST
Applicant's telephone number: 360-764-6007
Applicant's email address: AIDC30@aol.com
Applicant's FAX number: _____
Property Tax identification number: _____ - _____ - _____

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

3. The following Certificate of Appropriateness is requested for: Ramp on front 3 steps
Please provide a brief description of the project: _____
Ramp to go up three steps and rail
metal or wood

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).

Angela mcmillian-orr
Applicant- Printed

Angela McMillian-Or
Applicant- Signed

11-23-22
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.

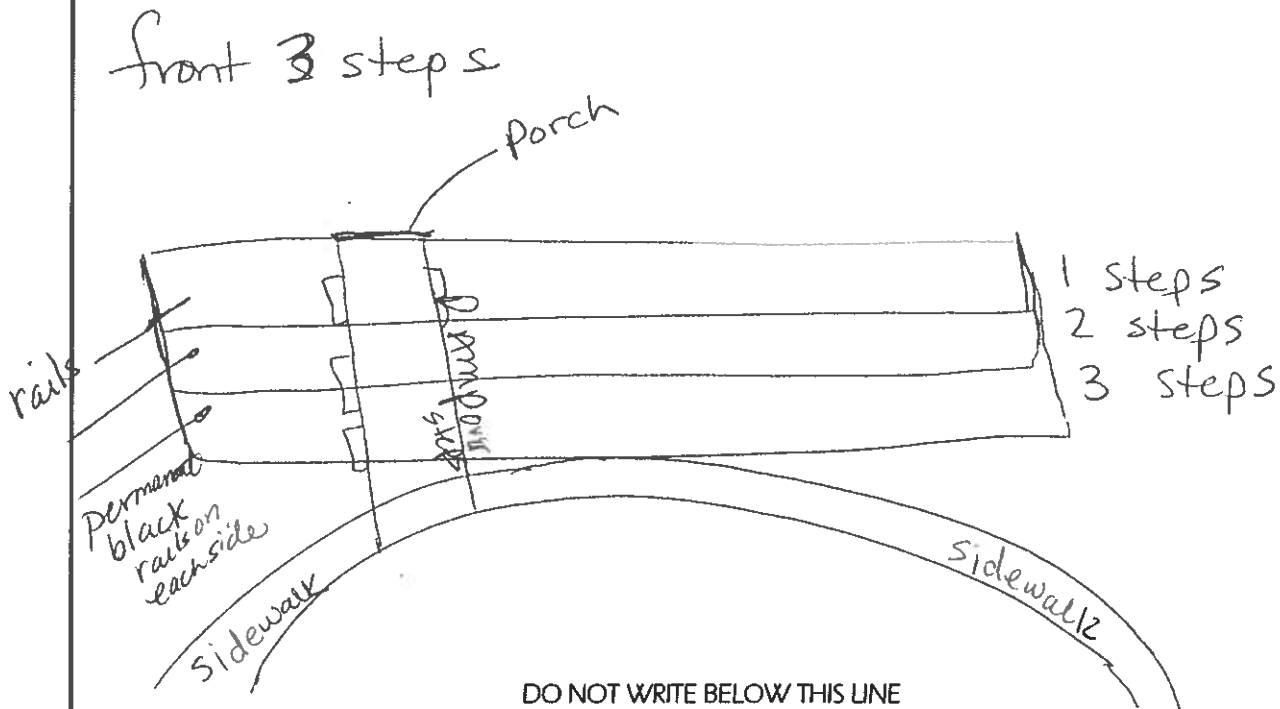
If your project is required to be heard by the commission, you or a representative will need to attend the meeting.

Certificate of Appropriateness (COA) Application

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



Additional conditions and remarks: _____

Authorized signature

Date





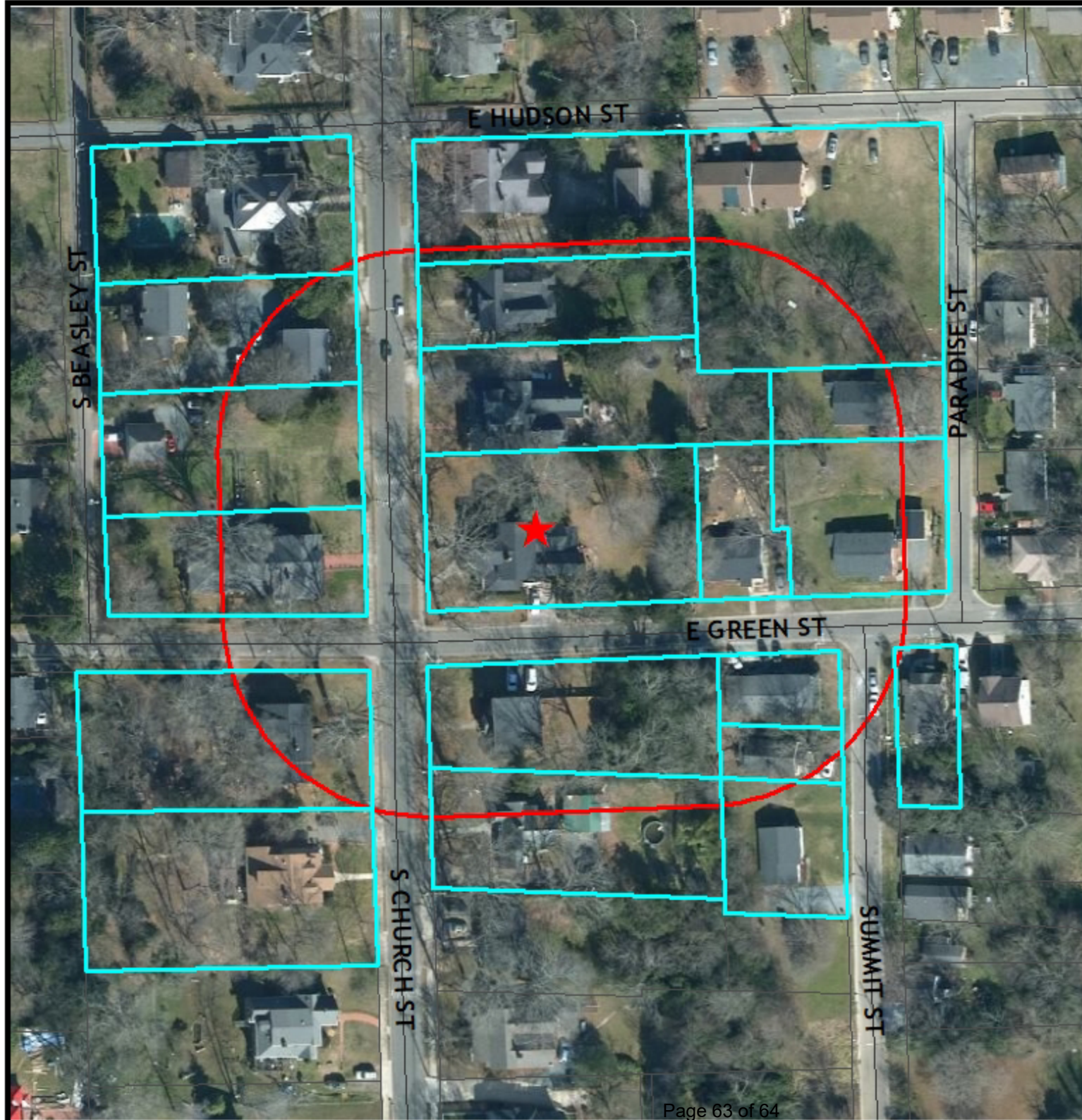
Wrought iron stair railing

APO Map

607 S. Church St.

Legend

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



	ACCTNO	OWNERNAME1	OWNERADDRE	OWNERCITY	OWNERSTATE	OWNERZIP
1	09234068	SANCHEZ MIGUEL	1650 CROWELL DAIRY RD	INDIAN TRAIL	NC	28079
2	09234094	HELTON RICHARD CLEVELAND JR	703 S CHURCH ST	MONROE	NC	28112
3	09234105	FISH MARIE T	606 S CHURCH ST	MONROE	NC	28112
4	09234106	FISH MARIE T	606 SOUTH CHURCH ST	MONROE	NC	28112
5	09234117	MCMILLIAN-ORR ANGELA	607 S CHURCH ST	MONROE	NC	28112
6	09234092	SIMPLE PROPERTY SOLUTIONS LLC	4108 MALTA PL	CHARLOTTE	NC	28215
7	09234104	SULLIVAN JIMMY LEE	700 S CHURCH ST	MONROE	NC	28112
8	09234114	DEFORREST MATTHEW M	601 S CHURCH ST	MONROE	NC	28112
9	09234115	PRESTON KELLY R	603 S CHURCH ST	MONROE	NC	28112
10	09234118	AYALA VICTOR A	301 E GREEN ST	MONROE	NC	28112
11	09234121	MANGUM VIRGINIA	1008 OAK HILL DR	MONROE	NC	28110
12	09234107	W3G LLC	PO BOX 1584	MONROE	NC	28111
13	09234108	BULLARD ROBERT B	600 S CHURCH ST	MONROE	NC	28112
14	09234116	HAWTHORNE AMANDA	605 S CHURCH ST	MONROE	NC	28112
15	09234090	WINN JENNIFER	1405 DUBLIN PL	MONROE	NC	28112
16	09234120	DAVIS CALVIN	1712 PINEDELL AVE	MONROE	NC	28110
17	09234093	DUNCAN JOHN CHRISTOPHER	6715 WESLEY GLEN DR	WAXHAW	NC	28173
18	09234119	GADDY DIANNE	303 E GREEN ST	MONROE	NC	28112
19	09234091	PETERSEN GARY V	702 SUMMITT ST	MONROE	NC	28112
20	09234103	CUMMINGS DONNA MILLS	702 SOUTH CHURCH ST	MONROE	NC	28112