

HISTORIC DISTRICT COMMISSION MEETING



Monday, May 11, 2020 - 6:30 PM
Council Chambers – City Hall
300 West Crowell Street - Monroe, NC

- | | |
|------------------------|---|
| <u>Item 1.</u> | <u>Call to Order</u> |
| <u>Item 2.</u> | <u>Conflicts of Interest</u> |
| <u>Item 3.</u> | <u>Approval of Minutes</u> |
| <u>Item 4.</u> | <u>Certificate of Appropriateness for the property located at 105 W. Houston Street</u> |
| <u>Item 5.</u> | <u>Certificate of Appropriateness for the property located at 400 West Windsor Street</u> |
| <u>Item 6.</u> | <u>Certificate of Appropriateness for the property located at 321 E. Houston Street</u> |
| <u>Item 7.</u> | <u>Certificate of Appropriateness for the property located at 502 S. Washington Street</u> |
| <u>Item 8.</u> | <u>Other</u> |
| <u>Item 9.</u> | <u>Next Meeting</u> |
| <u>Item 10.</u> | <u>Adjournment</u> |

ATTENTION BOARD MEMBERS: Please contact Maryann Brown at 704.282.4527 to confirm your attendance._

HISTORIC DISTRICT COMMISSION MINUTES
MONDAY, DECEMBER 9, 2019 AT 6:30 PM
CITY COUNCIL CHAMBERS - CITY HALL
300 West Crowell Street, Monroe, North Carolina

To be Approved at the January 2020 Meeting
Attendees to Sheri Laney on 12-10-19

ITEM 1: **Call to Order.**

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

Members Present: Richard F. Ali, Philip Millward, James Kerr, Jennifer Smith, Megan Wozeah,
and Susan Sganga (alternate)

Members Absent: Bob Bullard

Staff Present: Keri Mendler, Planner, Ashley Britt, Assistant City Attorney and Maryann
Brown, Administrative Assistant

Guests: John and Dusti Wiggins

Susan Sganga (alternate) was seated in the audience. Chairman asked Susan Sganga to sit on the dais with the Commission to fill in for Bob Bullard, who was absent.

ITEM 2: **Approval of Minutes.**

Chairman asked the Board if there were any questions, additions or deletions to the minutes of the November 4, 2019 meeting. He called for a motion to adopt the minutes of the meeting.

Motion: James Kerr moved to approve the minutes of the November 4, 2019 meeting.

Second: Philip Millward

Action: The motion to approve the minutes passed unanimously.

ITEM 3: **Conflicts of Interest.**

There were no conflicts of interest.

**ITEM 4: COA 20-15000017 Certificate of Appropriateness – The Historic District
Commission is requested to consider a Certificate of Appropriateness request from John and Dusti Wiggins to do an addition to the house, including replacement of vinyl windows in the existing home with aluminum clad exterior windows at the property located at 108 S. Washington Street (Tax ID #09-232-166)**

Chairman asked any parties offering testimony to come forward and be sworn. Keri Mendler, John and Dusti Wiggins came forward to be sworn.

Keri Mendler, Planner, introduced this item. She said she is here tonight to present a COA request from John and Dusti Wiggins to convert the existing screen porch to an enclosed room, construct an addition off the enclosed screen porch and add a new deck. She said the application also includes the replacement of vinyl windows in the existing home with aluminum clad exterior windows at the property located at 108 S. Washington Street. She said the application also includes the following staff approved items: the replacement of the existing asphalt shingled roof with like materials, the addition of a privacy fence in the rear yard in order to screen the new patio and trash receptacles, and the repaving the existing driveway. She said at this time she will introduce the findings:

1. The subject property located at 108 S. Washington St. is owned by John and Dusti Wiggins and is zoned R-10 (Residential-High Density). (Exhibit 1-2)
2. The property is located in the South Monroe Historic District. (Exhibit 3)
3. On November 1, 2019 the applicant applied for a COA to convert the existing screen porch to an enclosed room, construct an addition off the enclosed screen porch, and add a new deck. The application also includes the replacement of vinyl windows in the existing home with aluminum clad exterior windows. (Exhibit 4-7)

Keri said she believed the doors were wood doors. John Wiggins said the existing doors are wood and the new doors are wood clad.

4. The proposed structure does meet the review criteria for a Certificate of Appropriateness according to Section 156.202 of the Unified Development Ordinance.
5. All adjacent property owners have been notified of the Certificate of Appropriateness request. (Exhibit 8)

Keri said staff has provided the appropriate guidelines and conclusions in the staff report. She said they are on pages 2-4. She said she would be happy to answer any questions and the applicant is here as well to answer any questions.

Chairman asked if there were any questions for Keri. There were none.

Chairman asked if there were any questions for Mr. and Mrs. Wiggins.

James Kerr asked if they would have any objection to the windows being wood windows. Mr. Wiggins said they are all wood windows but clad with metal. He said they just can't do wood windows. He said the industry standard has gone to the aluminum cladding. He said he sees this in historic projects all over that he has been involved with, i.e., Charlotte architects, people involved with historic preservation. He

said he has also replaced some windows on Main Street with wood windows that have a thin aluminum cladding. He said you cannot tell the difference.

James Kerr said this is his only friendly amendment. He said the rest of the request looks fantastic. Jennifer Smith agreed. Mr. Kerr said we are a quasi-judicial board and we cannot look at what someone else did or what a new industry standard is. He said we just have to go by the State Statutes.

Keri said their existing house has vinyl windows and they are requesting to replace the vinyl windows with the wood aluminum clad windows, as well as include these in the addition. She said, however, since they have existing vinyl windows, they are able to replace the vinyl windows with new vinyl windows with staff approval. She said to the Commission to keep this in mind. She said you cannot make them replace vinyl windows with wood windows. She said the addition is a whole different matter and it is up to the Commission. She said she just wanted to make this clear. James Kerr said they were in the house before the Overlay extended to Washington Street. Keri said correct.

Mr. Wiggins said he would also ask that the Commission Members look at the renderings that he submitted so that you can see what the windows actually look like. James Kerr said they are great looking. Mr. Wiggins said they are actually a lot more expensive than wood windows. He said the reason they are a lot more expensive is because the manufacturer has taken pains to put a thin aluminum veneer on those windows so that they keep the wood-look but give you the longevity of the metal material.

James Kerr said that is his only comment.

Chairman asked if there were any other comments.

Philip Millward said his only thought is that we are setting a precedent. Mr. Wiggins said if we are held to the requirement of doing wood windows, then unless his wife objects, he would leave the vinyl windows because there would be no real reason to change them. He said we want to go back to the original double-hung look of the house and we are able to do this through the clad look.

Mr. Wiggins said in historic replacement they are getting more and more away from just the solid and going with the veneer. He said he thinks aluminum clad is really winning out in the industry because of longevity.

Mrs. Wiggins said on the basement and the garage, the existing windows remain and they are all metal windows. Mr. Wiggins said they are the traditional steel window, which has the steel-style glass panel and then glazed (with the roll-out casement).

James Kerr reiterated that it is not our opinion and that it is not that we don't 100% think it will be a beautiful project. He said it is just that the guidelines are not up to that much interpretation.

Mr. Wiggins said they are wood windows. James Kerr said it was at their last conference that they were told it has to be wood.

Keri reminded everyone that the Commission is allowed to deviate from the Guidelines on a case-by-case basis. She said you would just have to basically say why you are deviating from the Guidelines, if that is what you choose.

Chairman said to Keri, with the windows being what they are now, they can be replaced with like materials, without even coming before the Commission. Keri said correct. Chairman said with the windows being what they are now, he could replace with like-materials. Keri said yes. Chairman said without even coming to this Commission, it would be staff approval. Keri said yes. She said if it gets denied tonight he could just replace the vinyl windows or keep them.

Mr. Wiggins said he can also replace the 17 existing windows with the aluminum clad wood windows. He said there would be nine (9) additional windows, in addition to the 17 windows. He said there are nine (9) new windows in the addition.

James Kerr asked if this would include the garage and the basement. Mr. Wiggins said those windows are staying. He said we are keeping all the original windows they are just replacing the vinyl. He said their goal is to make it modern but in looks they are trying to make it look like the house that it is. He said they have kept the rambler-style with the roof, the pitch, and the gables. He said that is all going to assimilate nicely with what is there.

Jennifer Smith said to Mr. Wiggins that it is not a 100-year old house. Mr. Wiggins said no it is not. He said it is a circa 1950 house.

James Kerr asked Keri if she was saying, if it was the Board's pleasure to deviate from the guidelines, that she could stand up tall and firm against anybody that was denied windows because they have been told wood. He asked Keri if she would stand up and say the Board is allowed to deviate on a case-by-case basis. Keri said you have to state why it is appropriate in this circumstance. Mr. Kerr asked why is it. Keri said to James Kerr she could not tell him that; it is the Board's decision.

Chairman said to Keri, right now, vinyl can stay vinyl. He said the new windows that are being put in need approval no matter what. Keri said correct. He said what we are looking at is whether we are going to approve metal-clad either all throughout the house, just the addition, or nowhere. Keri said correct.

James Kerr said to Mr. Wiggins we have the opportunity to approve all new windows or the opportunity to have three (3) different kinds of windows, which would be the original metal in the basement and garage, the vinyl-clad, and whatever you were approved to do tonight. He said to Mr. Wiggins that the house was not individually designated. He said it is not in the 100-year old category; it's mixed in with other very traditional homes. He said he is sure it was quite modern when it was built.

Jennifer Smith asked Mr. Wiggins if he had a sample of the window itself. Mr. Wiggins said he did not have a physical sample but there is a description in the packet.

Keri said she wanted to make it clear that what the Board decides to do they just need to make it clear in their motion for the Findings of Fact why it is appropriate or not.

Chairman asked Philip Millward if he was satisfied if his question was addressed. Mr. Millward said yes.

Chairman said Ashley and Keri put together a cheat sheet. He said whoever decides to make a motion to approve or deny based on the Findings of Fact, the motion needs to be related as to whether it is congruous or incongruous and also related to our current Design Guidelines.

James Kerr asked Mr. Wiggins if he was changing the siding. Mr. Wiggins said no, the new siding will match the old siding. He said it is a 5 quarter board by 12 inch. He said the color will probably be the same gray.

Mr. Wiggins said they may change the color of the roof to more of a Timberline architectural shingle that has more of a terra cotta orange, brown look.

Chairman said relating to the COA and what we can approve or disapprove, does anybody wish to make a motion to approve the Findings of Fact, and if so, please state the reason for making the motion.

Motion: James Kerr said he moved that the Historic District Commission find as a fact that the proposed project COA #20-15000017, if constructed according to the plans reviewed at this meeting, is congruous with the character of the Historic District because the Guidelines state, and while we are deviating from wood, the type of windows proposed echo the historic precedent of the house when constructed in 1950. He said the house would have been extremely contemporary at that time period, when everything else in that neighborhood would have had wood windows. He said the lines of the house, the low roof profile and the siding and the plan shown to the Commission here tonight show good stewardship on behalf of the applicants. He said therefore the application is generally in harmony with the special character of the neighborhood and the district as a whole. He said the property is not an individually designated property and is to be considered as a contributing factor to the neighborhood as a whole, and not as a single property.

Second: Jennifer Smith

Action: The motion to approve passed unanimously.

Motion: Megan Woazeah said based on the preceding Findings of Fact, she moved that the Historic District Commission grant a Certificate of Appropriateness to the applicants for COA #20-15000017, regarding the proposals as shown in the application.

Second: Richard Ali

Action: The motion to approve passed unanimously.

ITEM 5. **Other**

Keri said there was no other business.

ITEM 6: **Next Meeting**

The next meeting is scheduled for January 13, 2020 at 6:30 p.m. Keri said there are no applications at the moment for this meeting.

ITEM 7: **Adjournment.**

Motion: Susan Sganga made a motion to adjourn this meeting.

Second: James Kerr

Action: The motion to adjourn passed unanimously.

James Kerr thanked all three (3) staff members for their time and effort all year. Jennifer Smith seconded this.

The meeting adjourned at 7:00 pm.

Respectfully submitted,

Richard F. Ali
Chairman

Maryann Brown /s/
Secretary to the Board



STAFF REPORT
Case # 20-15000026

TO: Historic District Commission Members
DATE: May 11, 2020
FROM: Doug Britt, Senior Planner
PREPARED BY: Keri Mendler, Planner
SUBJECT: Certificate of Appropriateness request for 105 W. Houston Street

SUMMARY STATEMENT

The Historic District Commission is requested to consider a Certificate of Appropriateness request from James Harkey for the property at 105 W. Houston Street. The applicant is requesting approval to change the design of three (3) windows on the front elevation from nine (9) over one (1) pane design to one (1) over one (1) pane design.

SITE DATA

Type of Action:	Certificate of Appropriateness
Date of Petition:	3-6-20
Name of Petitioner:	James Harkey
Location:	105 W. Houston Street
Tax ID #:	09-235-041
Lot Size:	0.116 acres
Zoning Classification:	R-10 (Residential-High Density)

GENERAL INFORMATION

Dr. E.S. Greene House; circa 1905

City directories, deed records and sanborn maps suggest that this one-and-one-half-story frame Classical Revival cottage originally stood on the adjoining lot to the west facing Hayne Street, where it had been the residence of dentist E.S. Greene for some time before he purchased it in 1919 from F. B. Ashcraft. Characteristic of this type of house in Monroe, the dwelling has a double-pile, hip-roofed main block with projecting gabled bays on the facade and side elevations and a one-story rear wing. The body of the house is sheathed in German siding, while the gable ends have diagonal tongue and groove siding. The original porch has been removed, replaced by a gabled entrance-bay porch, a hip-roofed side porch on the east elevation and a porte cochere on

the west elevation, all with slender, fluted square-section posts on brick piers and exposed rafter ends. The entrance, located on the right side of the two-bay facade has a transom and sidelights. Windows have a variety of sash, reflecting the two apparent periods of the house's development, but principally two over two and nine over one sash. Other features include a gabled dormer on the front roof slope and tall interior brick chimneys with corbelled caps.

RELEVANT DESIGN GUIDELINES

Windows and Doors, pg. 53

1. Retain and preserve windows and doors including sidelights and transoms and their decorative and functional features that are important in defining the historic character of a district building — such as frames, sash, muntins, lintels, sills, thresholds, moldings, surrounds, hardware, and shutters — as well as their finishes.
The applicant has replaced the sash on one window; the design has also changed from a nine (9) over one (1) pane design to one (1) over one (1) pane design.
2. If replacement of a deteriorated window or door feature or detail is necessary, replace only the deteriorated detail or element in kind rather than the entire feature. Match the original in design, dimension, detail, material, and texture. Consider a compatible substitute material only if replacement in kind is not feasible.
The applicant has replaced the sash in one window and plans to do so in the remaining two on the front façade; he is requesting approval to change the design from a nine (9) over one (1) pane design to one (1) over one (1) pane design.
3. Repaint window and door surfaces and features in colors that are appropriate to the historic building and district. Apply compatible paint coating systems to historically-painted surfaces and features following proper surface preparation. See Paint and Exterior Color on page 49.

FINDINGS

Staff offers the following Findings:

1. The subject property located at 105 W. Houston St. is owned by James Harkey and is zoned R-10 (Residential-High Density). (Exhibit 1, 2)
2. The property is located in the South Monroe Historic District expansion. (Exhibit 3)
3. On March 6, 2020, the applicant applied for a COA in order to request approval to change the design of three (3) windows from a nine (9) over one (1) pane design to one (1) over one (1) pane design. One window has already been changed to this design. (Exhibit 4-8)
4. The *National Register of Historic Places* states the following for this property: “Windows have a variety of sash, reflecting the two apparent periods of the house's development, but principally two over two and nine over one sash.” (Exhibit 9)

5. The proposed structure does meet the review criteria for a Certificate of Appropriateness according to Section 156.202 of the Unified Development Ordinance.
6. All adjacent property owners have been notified of the Certificate of Appropriateness request. (Exhibit 10)

CONCLUSIONS

The proposed project to change the window design *from a nine (9) over one (1) to one (1) over one (1) pane design* at 105 W. Houston Street as presented (is/is not) congruous in concept according to the *Windows and Doors* guidelines contained within the *Monroe Design Guidelines*:

Windows and Doors, pg. 53

1. Retain and preserve windows and doors including sidelights and transoms and their decorative and functional features that are important in defining the historic character of a district building — such as frames, sash, muntins, lintels, sills, thresholds, moldings, surrounds, hardware, and shutters — as well as their finishes.
2. If replacement of a deteriorated window or door feature or detail is necessary, replace only the deteriorated detail or element in kind rather than the entire feature. Match the original in design, dimension, detail, material, and texture. Consider a compatible substitute material only if replacement in kind is not feasible.
3. Repaint window and door surfaces and features in colors that are appropriate to the historic building and district. Apply compatible paint coating systems to historically-painted surfaces and features following proper surface preparation. See Paint and Exterior Color on page 49.

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.

Attachment(s):

- Exhibit 1: Ortho Map
- Exhibit 2: Zoning Map
- Exhibit 3: Historic District Map
- Exhibit 4: COA Application
- Exhibit 5: Invoice for Sash Work
- Exhibit 6: Front elevation 1978
- Exhibit 7: Front elevation after sash replacement
- Exhibit 8: Various window styles in house
- Exhibit 9: National Register Description
- Exhibit 10: APOs

Prepared by: KM 4-29-20

Ortho Map

Case #: 20-15000026

Legend

— Centerlines

□ Parcels

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

Owner: James Harkey

Acres: .11



0 25 50
Feet

Exhibit 1

Zoning Map

Case #: 20-15000026

Legend

— Centerlines

▭ Parcels

Zoning Districts

Code

 R-10

 OT

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

Owner: James Harkey

Acres: .11



0 25 50
 Feet

Exhibit 2

Historic District Map

Case #: 20-15000026

Legend

- Centerlines
- Parcels
- Historic District

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

Owner: James Harkey

Acres: .11



0 25 50
Feet

Exhibit 3



HISTORIC DISTRICT COMMISSION
APPLICATION FOR REVIEW

FOR STAFF USE ONLY

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

1. Property location: 105 Wilkerson St. Monroe
Applicant's name: James Harkey
Applicant's address: 8415 Landston Rd Monroe NC 28112
Applicant's telephone number: 204 307 3981
Applicant's email address: James.Harkey@GMail.com
Applicant's FAX number: _____
Property Tax Identification number: 0923-5041

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

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

Please provide a brief description of the project. To change three of the front window
sashes (first level) to one piece top glass without grills on the glass, one
exist on the front of the house on second level with one glass top and
bottom without grills (see attached). The house has many different
styles of windows (see attached). I want to change to single glass style
the house as I replace others in the house at later time.

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).

James Harkey
Applicant- Printed

[Signature]
Applicant- Signed

March 5, 2020
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.



Monroe #4125
 Locust Lumber Company
 1709 Airport Road
 PO Box 3120
 Monroe, NC 28111
 704-289-8441
 Fax: 704-282-1419

DISPATCH COPY



INVOICE

2002-020187

PAGE 1 OF 1

SOLD TO
EARL GRIFFIN CONST 3318 LANCASTER HWY MONROE NC 28110

JOB ADDRESS
EARL GRIFFIN CONST 3318 LANCASTER HWY MONROE NC 28110 2892614

ACCOUNT	JOB
1G4980	0
SOLD ON	2/17/2020 12:17:46 PM
CUST PICKUP	
BRANCH	2000
CUSTOMER PO #	
STATION	KJV
CASHIER	KJV
SALESPERSON	HSE
ORDER ENTRY	NKM

Thank You For Your Business!

105 West Hudson St

Yard	Quantity	U/M	Item	Description	Location	Notes
	1	EACH	SOM05718-000	Order: 1912-M05718 32 x 78 1/4 Sash replacement kits DH Primed 1/1 White jambliner, white hardware IG clear glass silver spacer	<i>105 West Hudson St</i> <i>32 x 78 1/4</i>	

Exhibit 5

UNION COUNTY

UN 762

Monroe

105 W Houston St

Dr E S Greene House
(Monroe Residential HD)

NR1296

N 78 - 7-1635-36

N. 2015.10.910-911

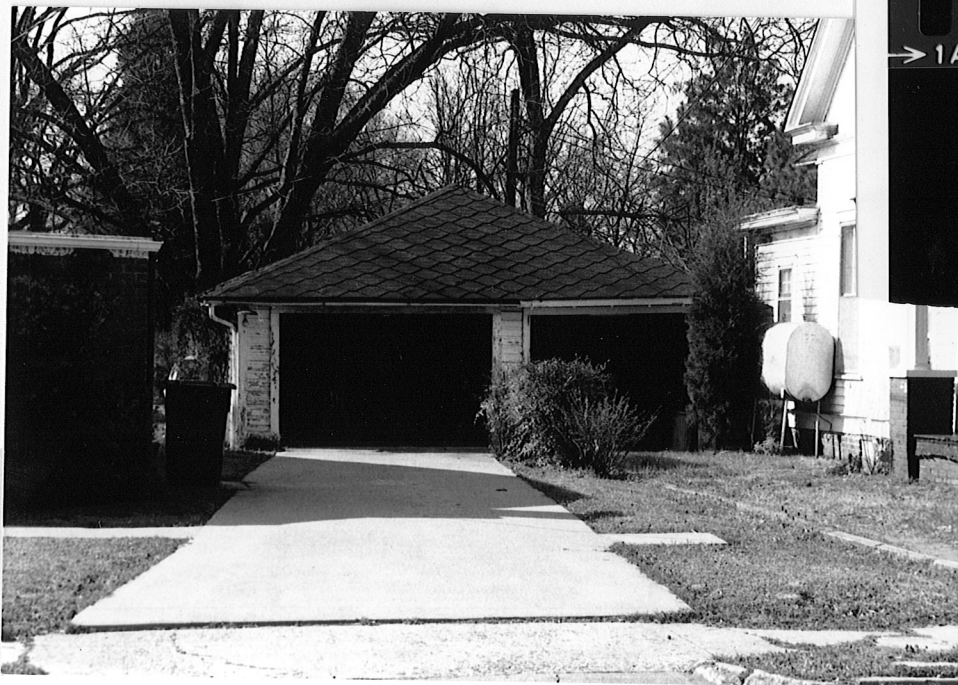


Exhibit 6



Exhibit 7

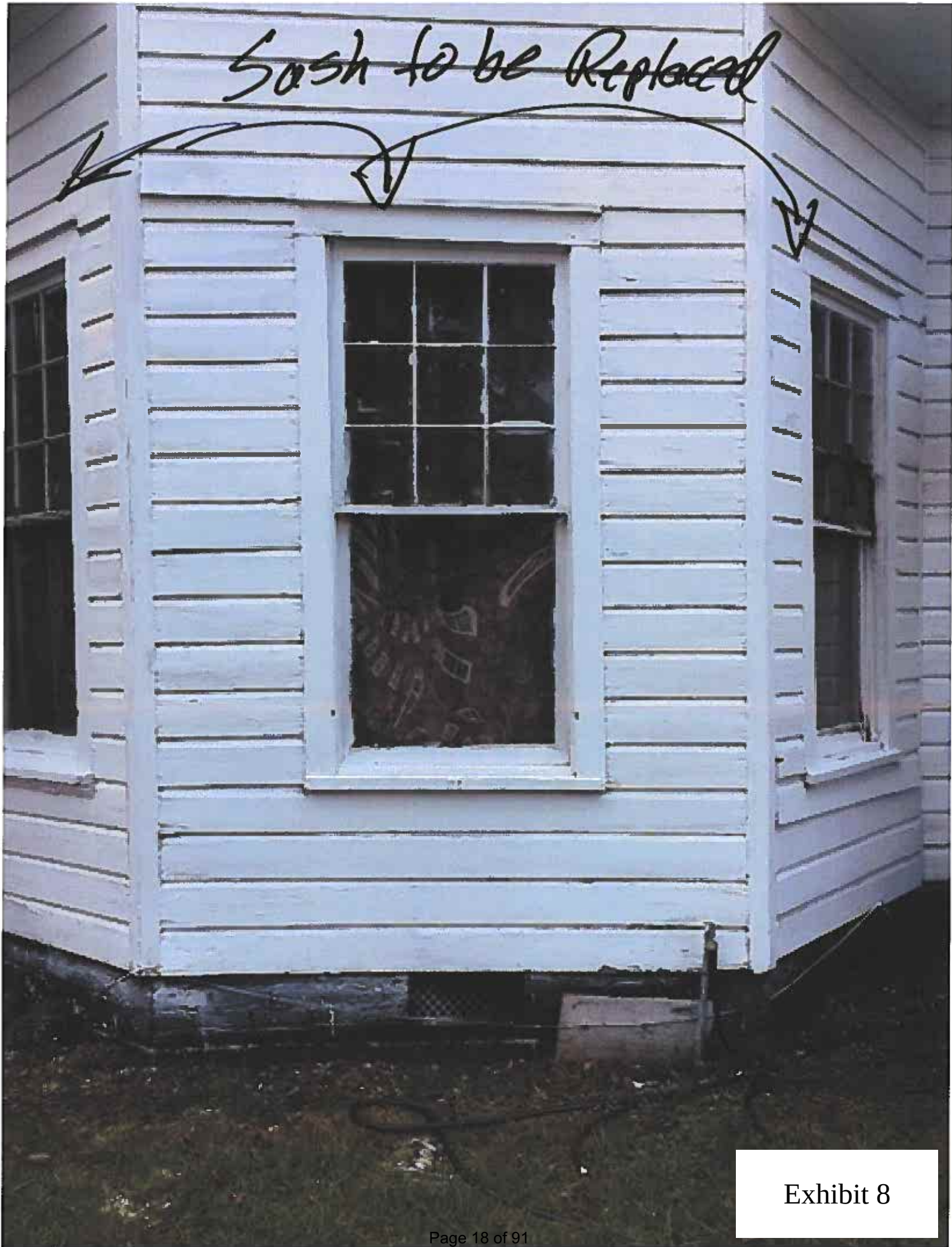


Exhibit 8

Front
House

Existing



Exhibit 8

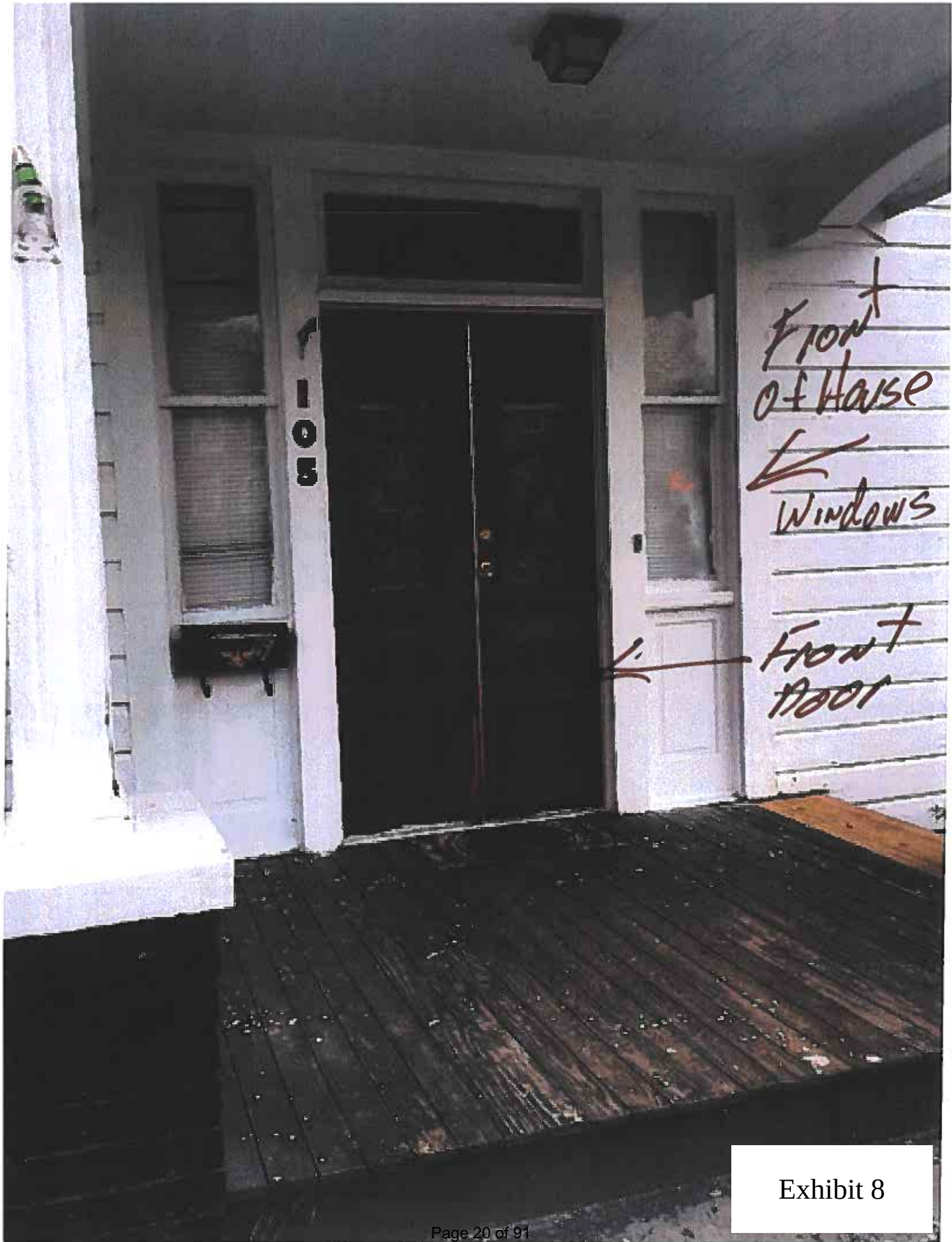


Exhibit 8

Left
Side
Front
Entrance

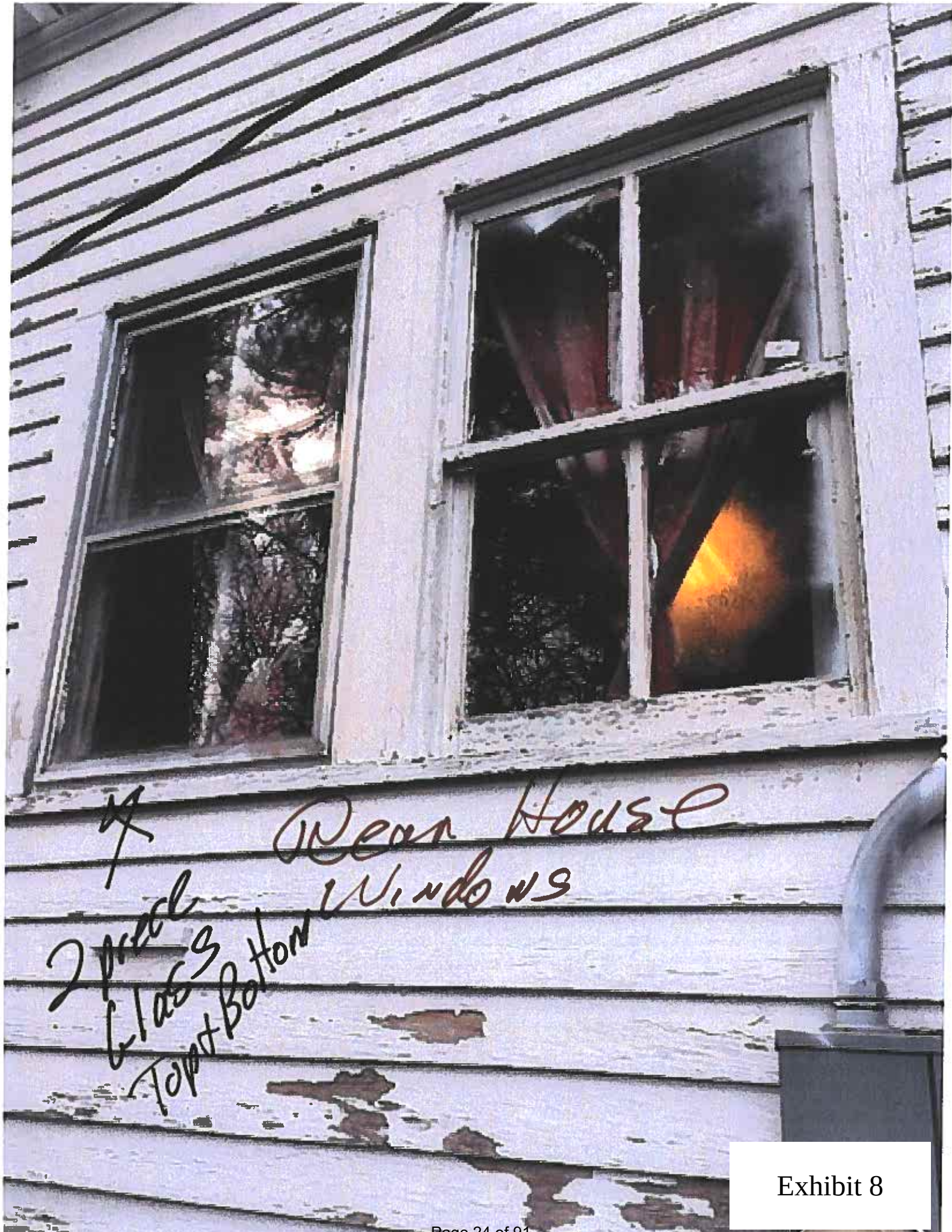
*Right Side House
Windows*

Exhibit 8



Left
Side
House
Windows

Exhibit 8



2nd floor
Glass
Top & Bottom
Rear House
Windows

Exhibit 8

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Monroe Residential HD

Section number 7. Page 7.77

Garage, rear of 108 W. Houston St.; ca. 1920; C
One-story, hip-roofed frame garage.

255. 204 W. Houston Street - Duplex; 1983; NC
Two-story, gable-roofed frame duplex.

South Side West Houston Street

256. 105 W. Houston Street - Dr. E. S. Greene House; ca. 1905; C
City directories, deed records and Sanborn maps suggest that this one-and-one-half-story frame Classical Revival cottage originally stood on the adjoining lot to the west facing Hayne Street, where it had been the residence of dentist E. S. Greene for some time before he purchased it in 1919 from F. B. Ashcraft. Characteristic of this type of house in Monroe, the dwelling has a double-pile, hip-roofed main block with projecting gabled bays on the facade and side elevations and a one-story rear wing. The body of the house is sheathed in German siding, while the gable ends have diagonal tongue and groove siding. The original porch has been removed, replaced by a gabled entrance-bay porch, a hip-roofed side porch on the east elevation and a porte cochere on the west elevation, all with slender, fluted square-section posts on brick piers and exposed rafter ends. The entrance, located on the right side of the two-bay facade has a transom and sidelights. Windows have a variety of sash, reflecting the two apparent periods of the house's development, but principally two over two and nine over one sash. Other features include a gabled dormer on the front roof slope and tall interior brick chimneys with corbelled caps. The house has been divided into two dwelling units.

Garage, rear of 105 W. Houston St.; ca. 1910; C
Appearing on the 1914 Sanborn Map, this one-story, hip-roofed, two-car garage was built while the Greene House faced Hayne Street.

257. 107 W. Houston Street - Shepherd-Fletcher-Welsh House; 1914; C
Apparently built 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

09235099
BECKER JOSEPH & MARTHA
201 W HOUSTON ST
MONROE NC 28112

09235041
HARKEY JAMES & TENLEY S
8415 LANDSFORD RD
MONROE NC 28112

09235099A
BECKER JOSEPH & MARTHA
201 W HOUSTON
MONROE NC 28112

09235002
HARRISON GARY R
HARRISON JEREMY S
405 S HAYNE ST
MONROE NC 28110

09235045
FIRST BAPTIST CHURCH
109 MORROW AVE
MONROE NC 28112

09235042
FIRST BAPTIST CHURCH
109 MORROW AVE
MONROE NC 28112

09235003
SCHMITT KARL
316 E HOUSTON ST
MONROE NC 28112

09235044
FIRST BAPTIST CHURCH
109 MORROW AVE
MONROE NC 28112

09235040
HELMS ANN C
500 SOUTH HAYNE ST
MONROE NC 28112

09235046
SMITH DEVERE R JR & WF JENNIFER S
PO BOX 158
MONROE NC 28111

09235046A
CHAPPELL TERRY WAYNE
CHAPPELL MARY CATHRYN
107 W HOUSTON ST
MONROE NC 28112

09235038
THRASHER DONNA G
504 S HAYNE ST
MONROE NC 28112

09235039
HELMS LIBBY ZEALY
506 S CHURCH ST
MONROE NC 28112

09235043
FIRST BAPTIST CHURCH
109 MORROW AVE
MONROE NC 28112

09235044
FIRST BAPTIST CHURCH
109 MORROW AVE
MONROE NC 28112

09235233
INGOLD JOYCE W
201 LANCASTER AVE
MONROE NC 28110

09235046C
MILLWARD PHILIP & TAMMY MILLWARD
505 S PARKER ST
MONROE NC 28112

09235005
DUNN BARTON HARRIS
505 S HAYNE ST
MONROE NC 28112

09235004
SGANGA SUSAN FRANCES ET AL
503 S HAYNE ST
MONROE NC 28112

09235235
NAVA-VINALAY ORTENCIA
502 PARKER ST
MONROE NC 28112

**HISTORIC DISTRICT COMMISSION
MEETING OF APRIL 20, 2020**

105 W. HOUSTON ST



STAFF REPORT
Case # 20-15000029

TO: Historic District Commission Members
DATE: May 11, 2020
FROM: Doug Britt, Senior Planner
PREPARED BY: Keri Mendler, Planner
SUBJECT: Certificate of Appropriateness request for 400 West Windsor Street

SUMMARY STATEMENT

The Historic District Commission is requested to consider a Certificate of Appropriateness request from John Wiggins, on behalf of Kristofer Carlson for the property at 400 W. Windsor Street. The applicant is requesting to install an exterior steel door on the west side façade. A new concrete stairway will be used to access the basement. This door is to provide required access to a basement that will be constructed in the existing crawl space. The application also included approval of previously removing two (2) trees on the left side of the house.

SITE DATA

Type of Action:	Certificate of Appropriateness
Date of Petition:	3-16-20
Name of Petitioner:	John Wiggins
Location:	400 West Windsor Street
Tax ID #:	09-232-209
Lot Size:	0.22 acres
Zoning Classification:	R-10 (Residential-High Density)

GENERAL INFORMATION

The structure located at 400 W. Windsor Street is the Henry Laney house, constructed around 1914. The triple-pile dwelling is topped by a front gable roof with large gable dormers and shed bay windows on the side elevations. Full-height battered brick piers linked by a square section balustrade support the one-story porch spanning the two-bay façade and continuing on the east elevation; the porch has gables at the entrance – a double lead door in the left bay – and at the east end. On the rear are a one-and-one half story gable wing and a latticed porch. Brick Chimneys with decorative features include triangular knee braces, exposed rafter ends, cross-patterned novelty sash, and pyramidal bosses on the porch frieze.

RELEVANT DESIGN GUIDELINES

Site Features & Plantings, pg. 23

1. Retain and preserve the landscape and built site features that contribute to the overall historic character of a district building, site, or streetscape including mature trees, lawns and ground cover, foundation plantings, hedges, retaining walls, terraces, trellises, accessory buildings, and significant views and vistas.

Two (2) trees were removed without the proper approval. The trees were inspected by the Union County Arborist and he recommended the trees be monitored and dead and hanging limbs be removed when necessary.

2. Replace a large tree or hedge that must be removed due to disease or storm damage with a new tree or hedge of the same species or of similar appearance.

No additional trees have been planted back to staff's knowledge.

Walkways, Driveways, and 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.

A new stairway is required to access the new basement door; the stairs will be constructed with concrete.

Windows and Doors, pg. 53

1. If additional doors or windows are necessary, install them on a rear or non-character-defining façade of the building, but only if they do not compromise the architectural integrity of the district building.

The applicant is requesting to add a door on the west side façade. The west side does not face a public right-of-way.

FINDINGS

Staff offers the following Findings:

1. The subject property located at 400 West Windsor Street is owned by Kristofer Carlson and is zoned R-10 (Residential-High Density). (Exhibit 1,2)
2. The property is located in the South Monroe Historic District expansion. (Exhibit 3)
3. On March 16, 2020, the applicant applied for a COA in order to request approval to add a concrete stairway and metal door with a glass panel on the west side elevation. This door is necessary because the homeowner is constructing a basement in the existing crawl space and building code requires a means of ingress/egress from the basement. (Exhibit 4, 5)

4. The application also includes a request of previously removing two (2) trees on the left side of the house. In August of 2019, an individual on behalf of Mr. Carlson requested a staff level approval to remove two (2) trees on the left side of the house. We requested a tree report from the Union County Arborist. The tree report indicated the trees should be monitored annually for changes in the roots, trunk and limb junctions and that damage to the crown should be cleaned of all dead and hanging limbs and branches. The report was sent to the applicant and the information was relayed that staff could not approve the removal at staff level but if they wished, they could seek approval from the Historic District approval. Staff did not receive any guidance on how they wished to proceed. In March 2016, a new application was filed for the basement work and staff noticed the trees had been removed in the pictures submitted for that work and informed the homeowner/applicant that the tree removal should be added to this application. (Exhibit 6, 7)
5. The proposed structure does meet the review criteria for a Certificate of Appropriateness according to Section 156.202 of the Unified Development Ordinance.
6. All adjacent property owners have been notified of the Certificate of Appropriateness request. (Exhibit 8)

CONCLUSIONS

The proposed project to install an exterior door on the interior side façade at 400 West Windsor Street as presented (is/is not) congruous in concept according to the *Site Features & Plantings*, *Walkways, Driveways, and Off-street Parking* and *Windows and Doors* guidelines contained within the *Monroe Design Guidelines*:

Site Features & Plantings, pg. 23

3. Retain and preserve the landscape and built site features that contribute to the overall historic character of a district building, site, or streetscape including mature trees, lawns and ground cover, foundation plantings, hedges, retaining walls, terraces, trellises, accessory buildings, and significant views and vistas.
4. Replace a large tree or hedge that must be removed due to disease or storm damage with a new tree or hedge of the same species or of similar appearance.

Walkways, Driveways, and 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.

Windows and Doors, pg. 53

1. If additional doors or windows are necessary, install them on a rear or non-character-defining façade of the building, but only if they do not compromise the architectural integrity of the district building.

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.

Attachment(s):

- Exhibit 1: Ortho Map
- Exhibit 2: Zoning Map
- Exhibit 3: Historic District Map
- Exhibit 4: COA Application
- Exhibit 5: Proposal
- Exhibit 6: Tree Report
- Exhibit 7: Email with applicant regarding trees
- Exhibit 8: APOs

Prepared by: KM 4-30-20



W MORGAN ST

N WASHINGTON ST

W WINDSOR ST

S WASHINGTON ST



Ortho Map

Case #: 20-15000029

Legend

— Centerlines

□ Parcels

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

**Owner: Kristofer and
Carmen Carlson**

Acres: .22



0 25 50
Feet

Exhibit 1



Zoning Map

Case #: 20-15000029

Legend

Centerlines

Parcels

Zoning Districts

Code

R-10

OT

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

**Owner: Kristofer and
Carmen Carlson**

Acres: .22

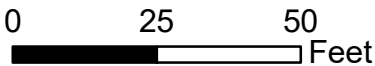
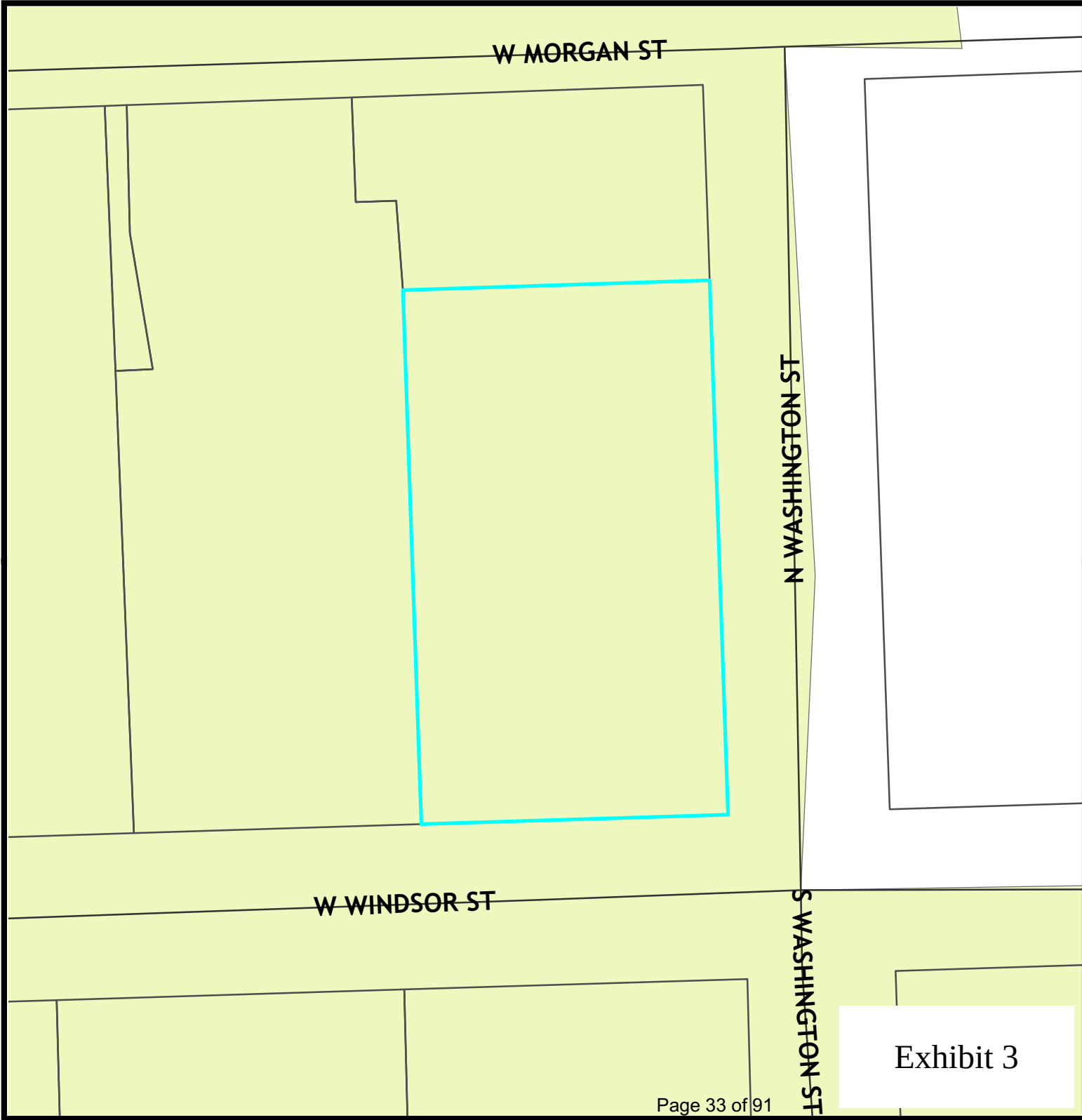


Exhibit 2



Historic District Map

Case #: 20-15000029

Legend

- Centerlines
- Parcels
- Historic District Expansion

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

**Owner: Kristofer and
Carmen Carlson**

Acres: .22



0 25 50 Feet

Exhibit 3



HISTORIC DISTRICT COMMISSION
APPLICATION FOR REVIEW

FOR STAFF USE ONLY

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

- Property location: 400 W. WINDSOR ST.
Applicant's name: JOHN WIGGINS
Applicant's address: 408 W. ROOSEVELT BLVD
Applicant's telephone number: 704.242.4393
Applicant's email address: wigginsconstruction@att.net
Applicant's FAX number: _____
Property Tax identification number: 09-23-2209
- The property is owned by (if different from above) Kristofer Carlson
Address: 400 W. Windsor St Telephone: 704.506.7312
- The following Certificate of Appropriateness is requested for: Addition of basement and new ingress/
egress door, West Wall
Please provide a brief description of the project: Construct new basement addition (383 Sq. feet) in existing
Crawl space per attached architectural / structural drawings.
Basement will have concrete floor and block walls. As required
per NC Building Code, basement will have separate areaway
with point of egress. The new 3068 door will be steel with half glass.
- 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).

JOHN WIGGINS

Applicant- Printed

John Wiggins

Applicant- Signed

3.16.2020

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
meeting.

Exhibit 4

HISTORIC DISTRICT COMMISSION
FINAL PLAN SUBMISSION CHECKLIST

Required materials for all applications:

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

DO NOT WRITE BELOW THIS LINE

Additional conditions and remarks: _____

Authorized signature

Date

Exhibit 4

Parcel Number

09232209

Owner

CARLSON
KRISTOFER
L & WIFE
CARMEN L

Mailing Address

400 W WINDSOR ST
MONROE
NC, 28112

**Subdivision****Description**

400 W WINDSOR ST

Situs Address

400 W WINDSOR ST

Property Class

RESIDENTIAL - SINGLE FAMILY

Building Information

Total Living Area 2703

Year Build 1927

Type of Building

DWELLING

Improvement Type

Single family



South side— Windsor Street elevation

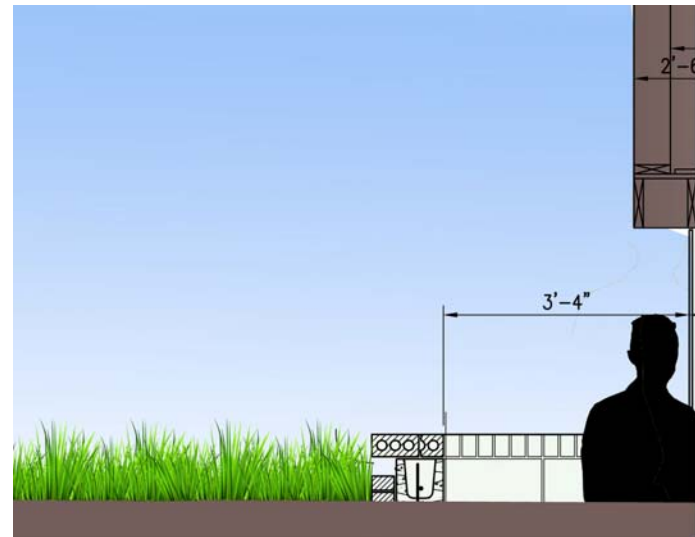


View North on corner of Windsor and Washington Streets

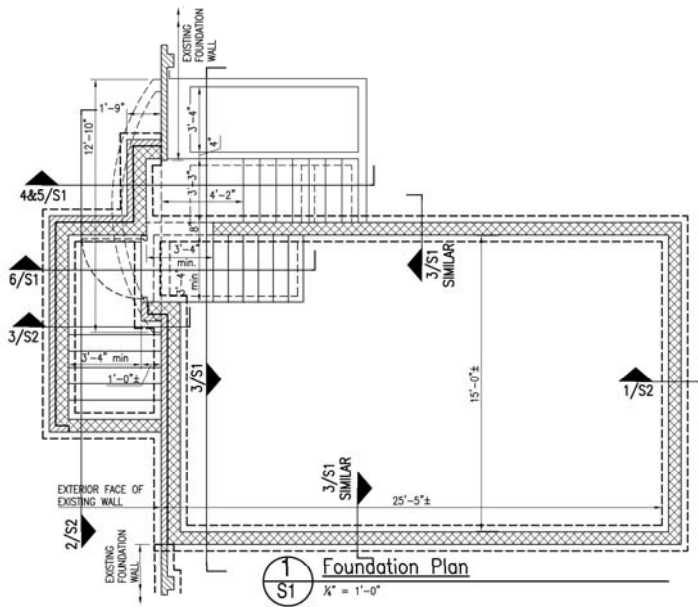
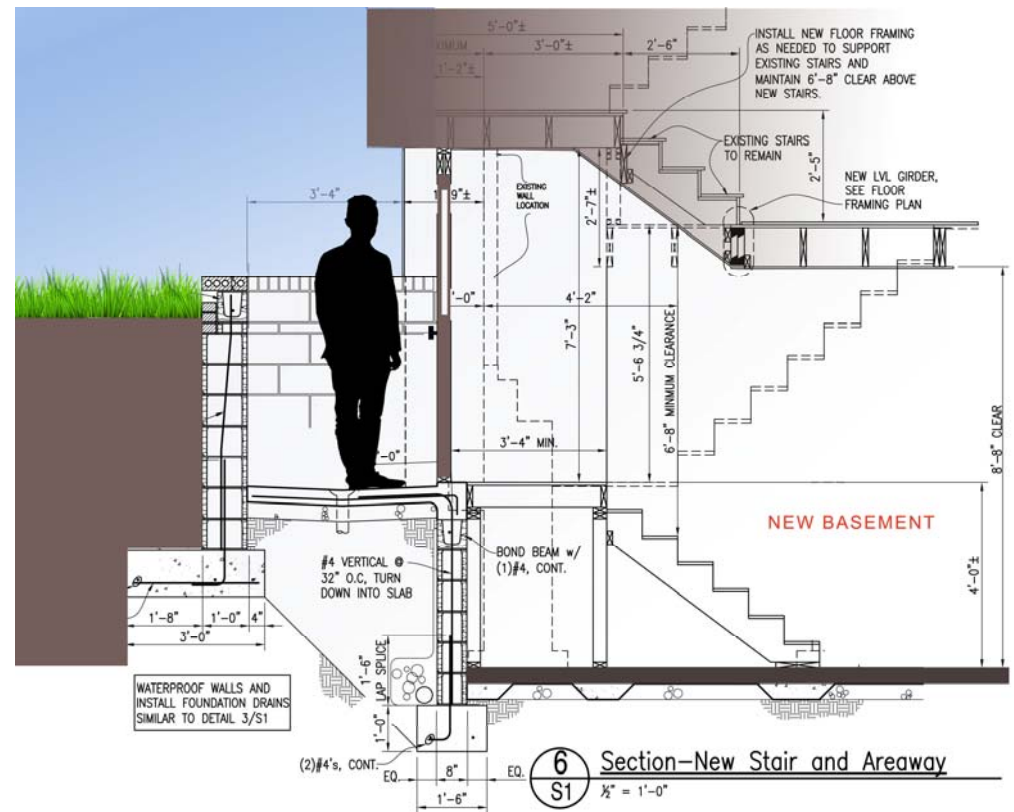
Exhibit 5



NEW ENTRYWAY BENEATH EXISTING BAY WINDOW



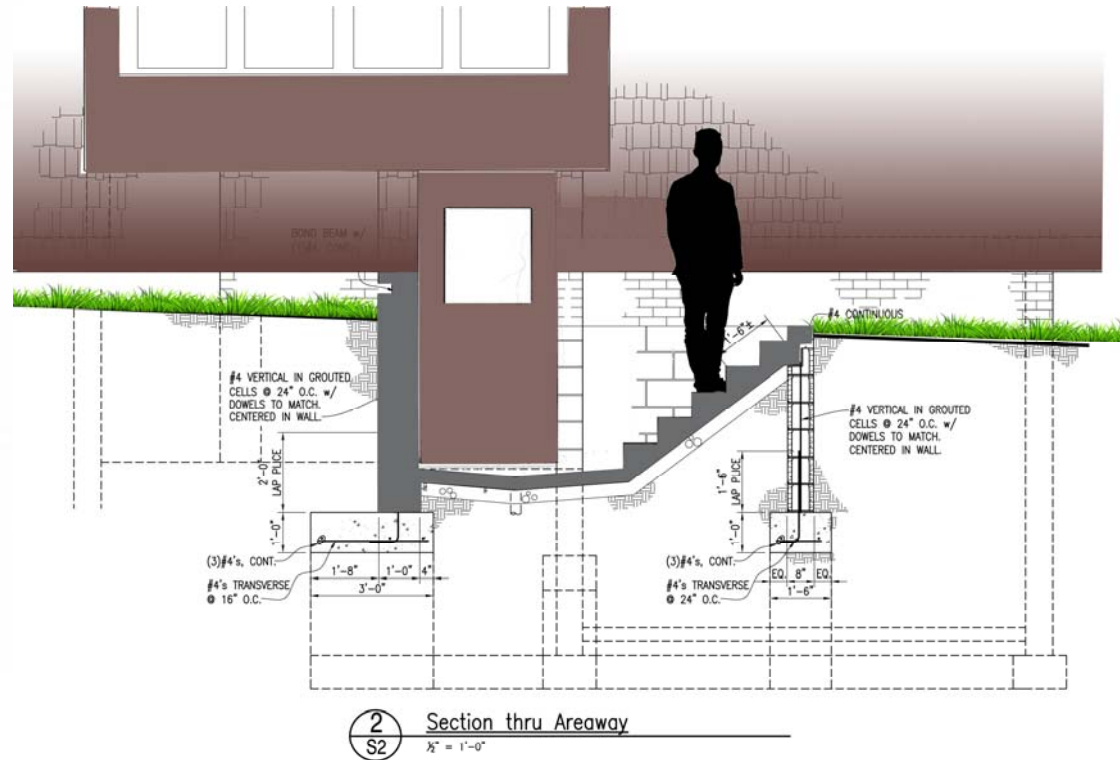
West and South side– Windsor Street View



West Wall– New door, areaway and stair



Image of proposed
3' X 6'-8" metal
security door
with glass panel



West Wall– New door, areaway and stair

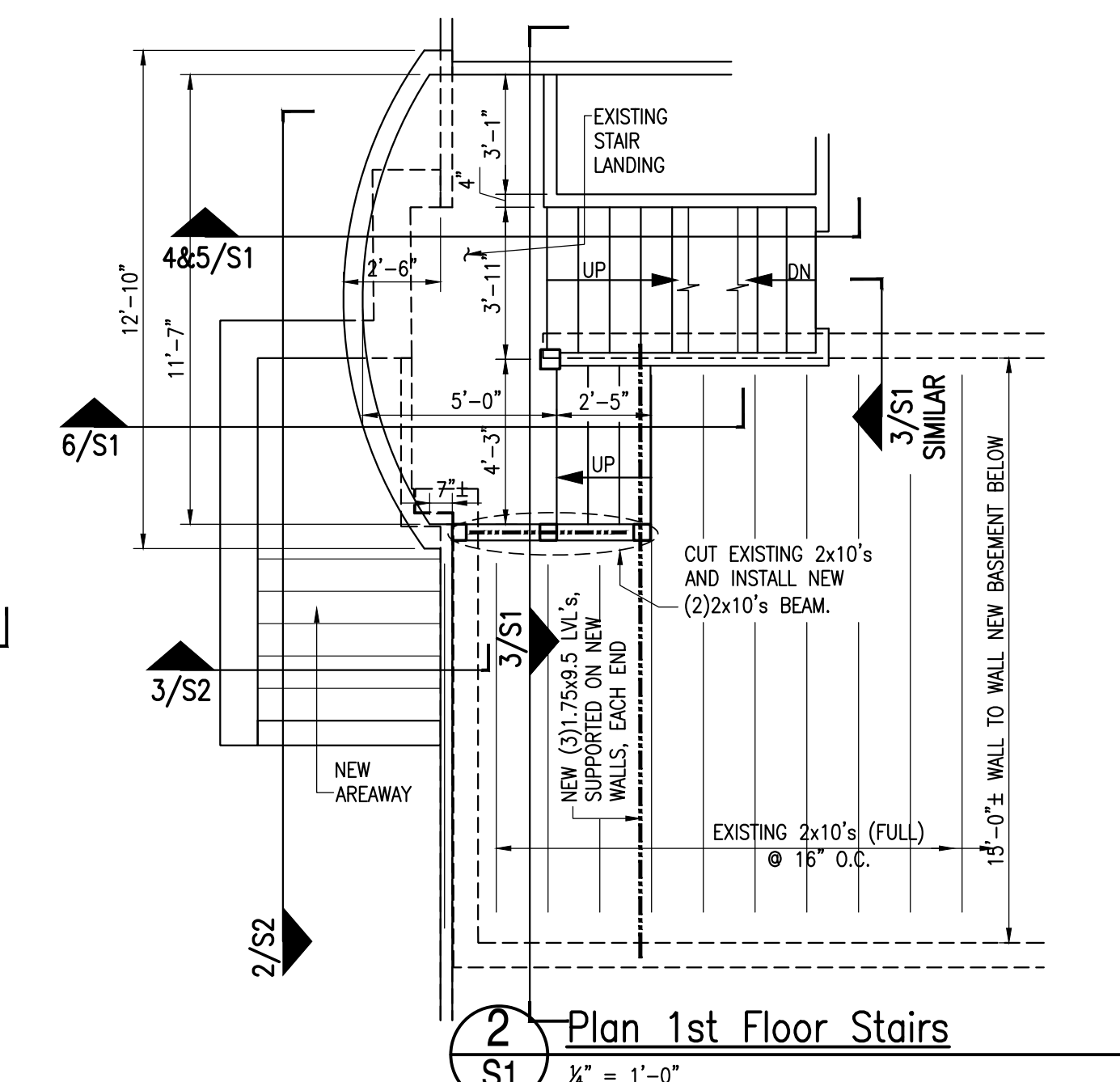
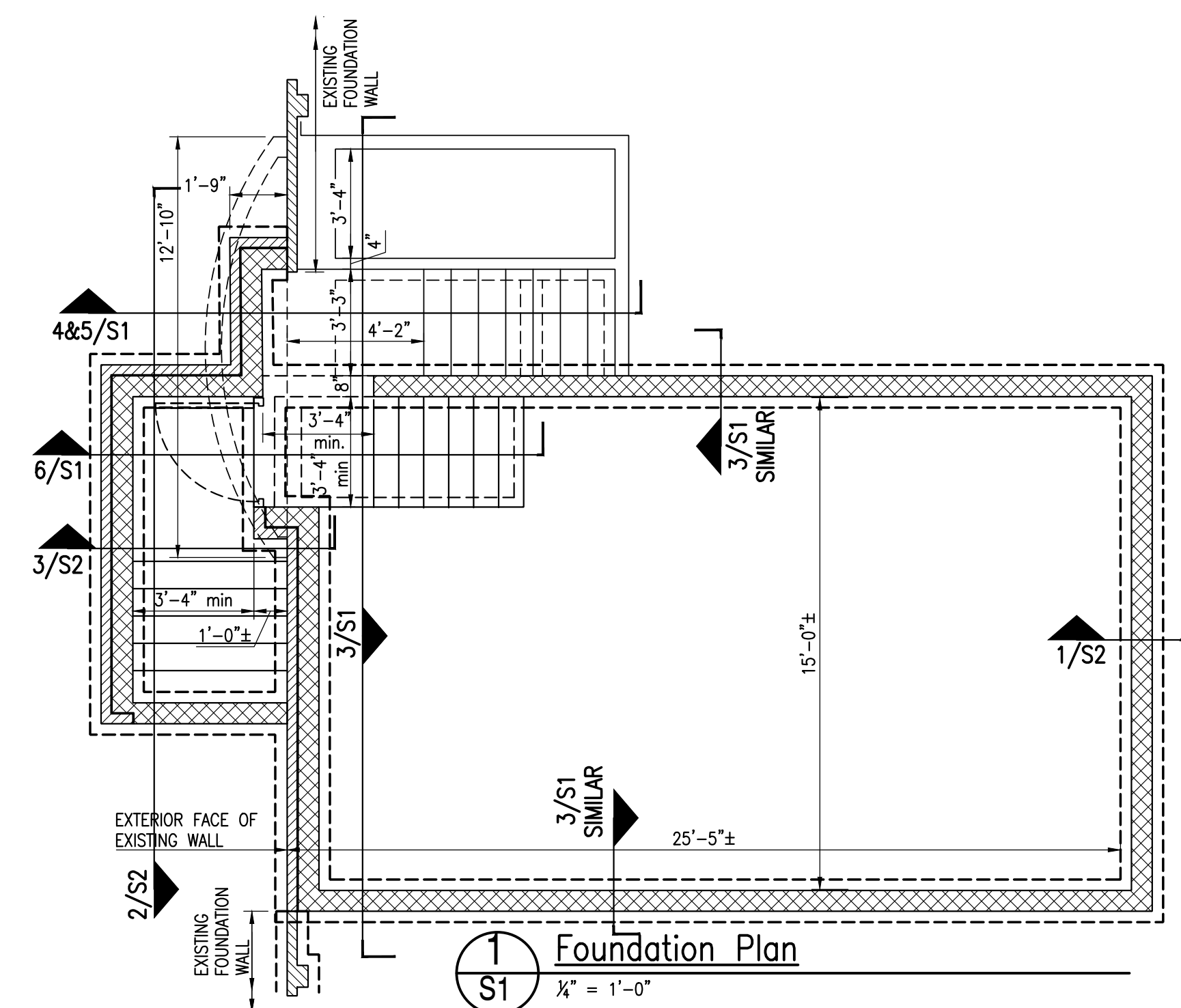
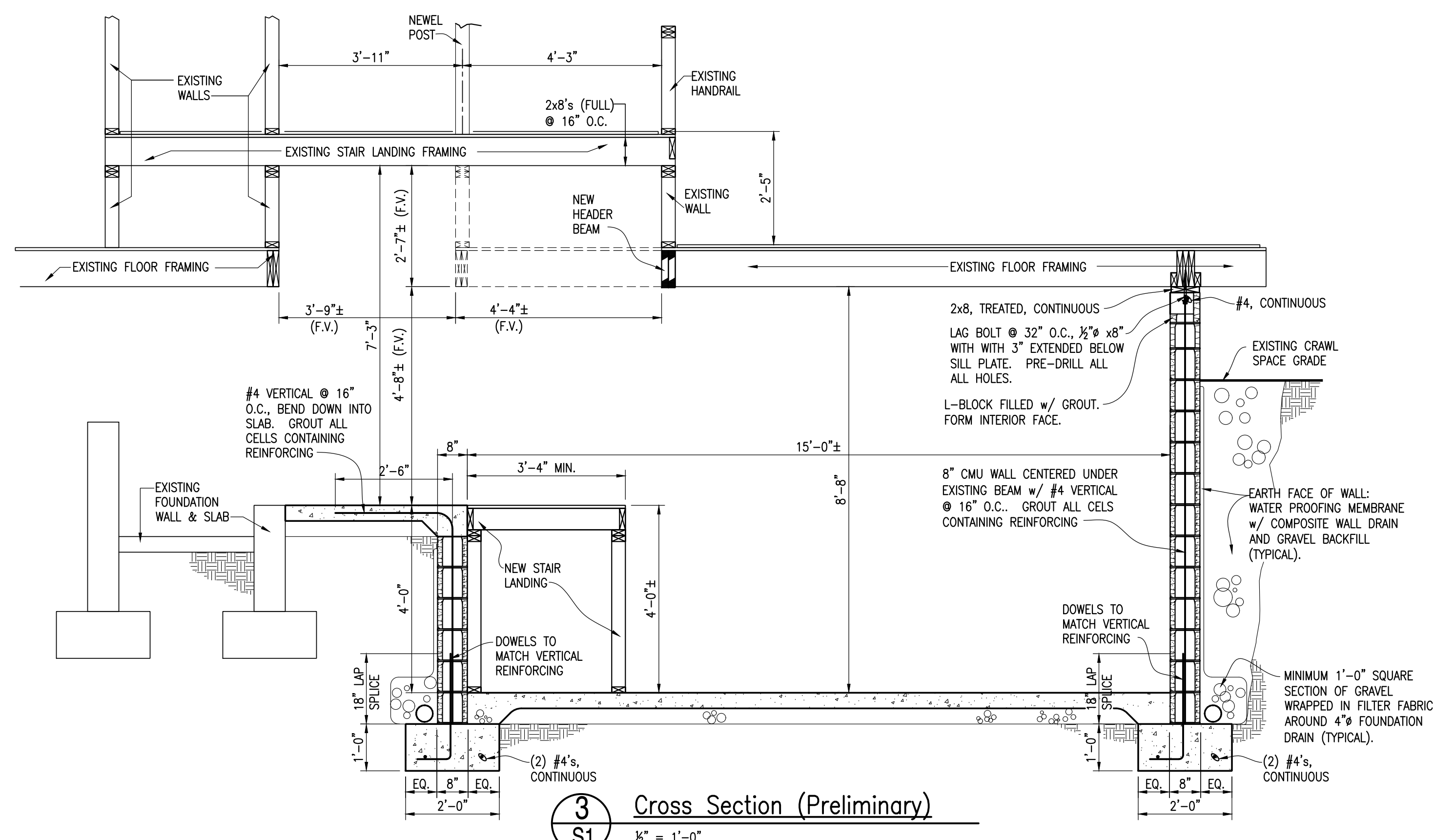
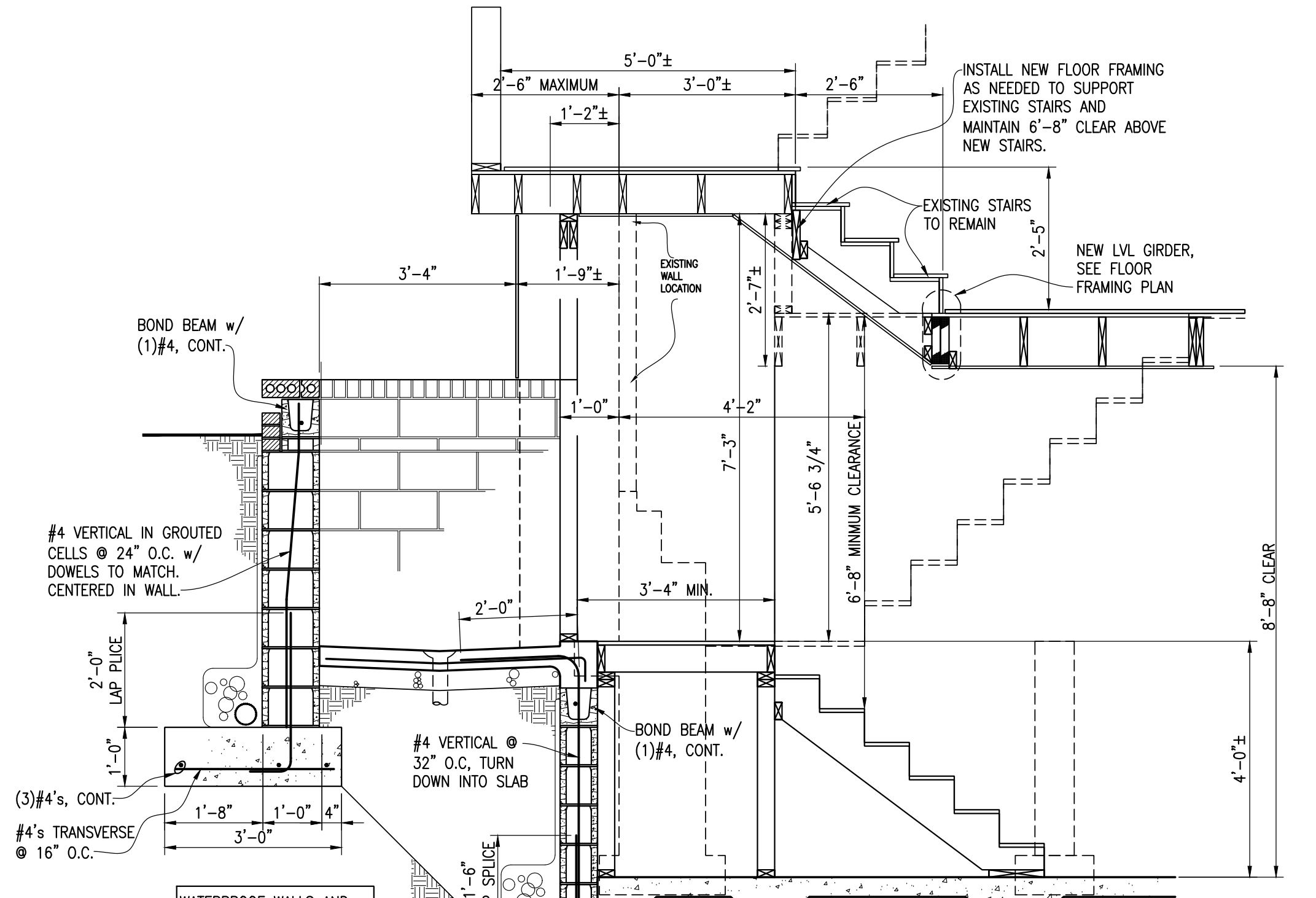
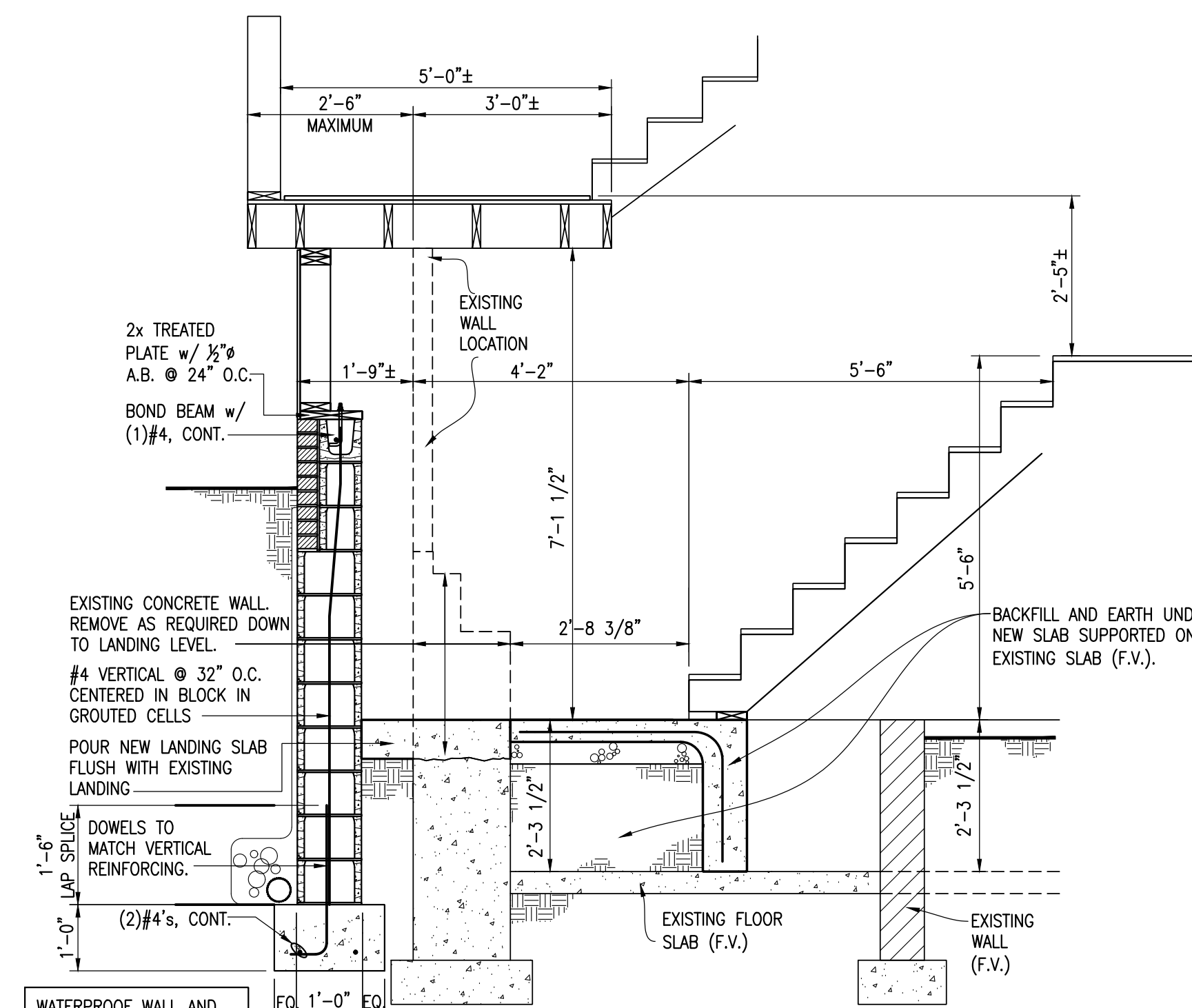
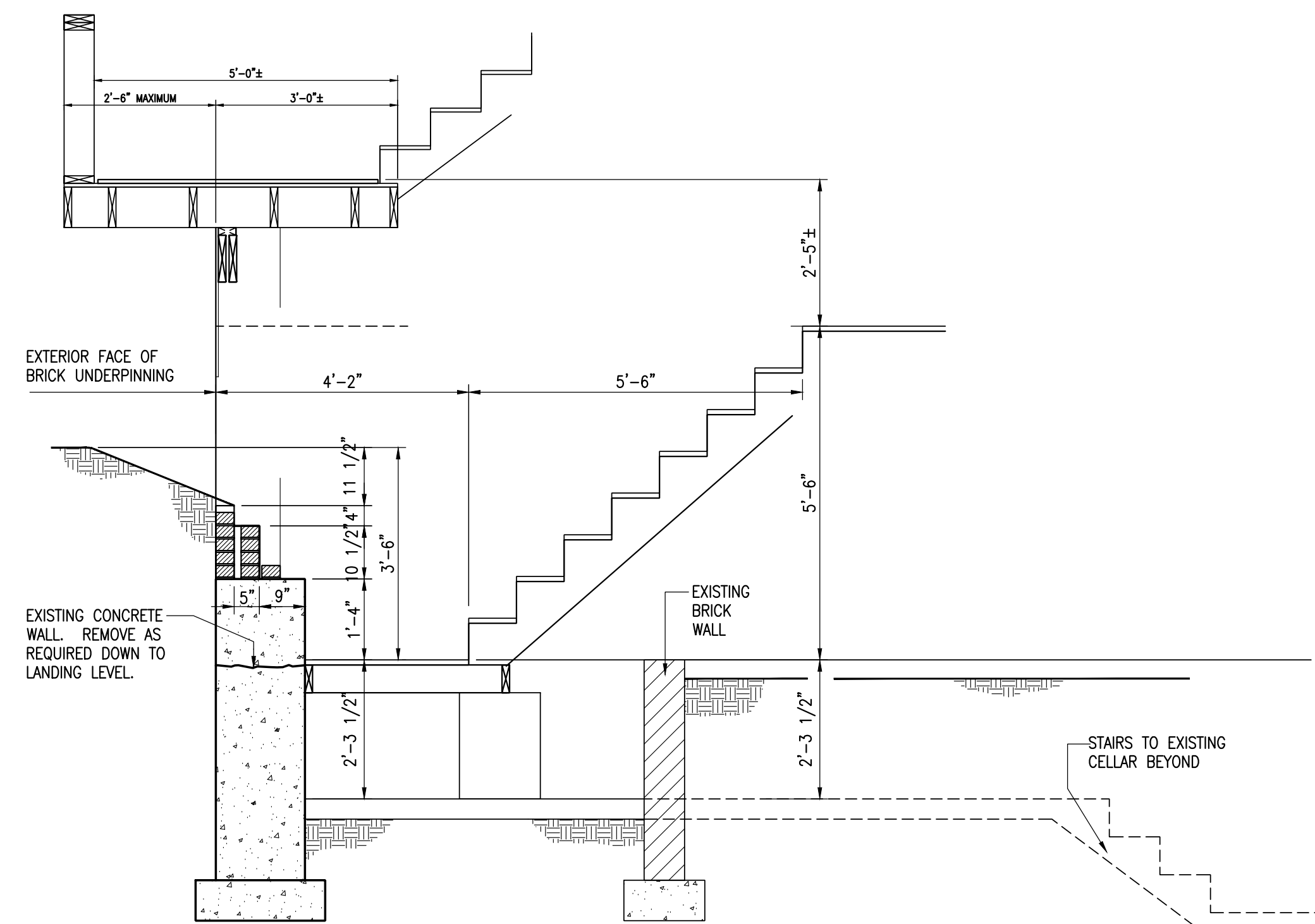
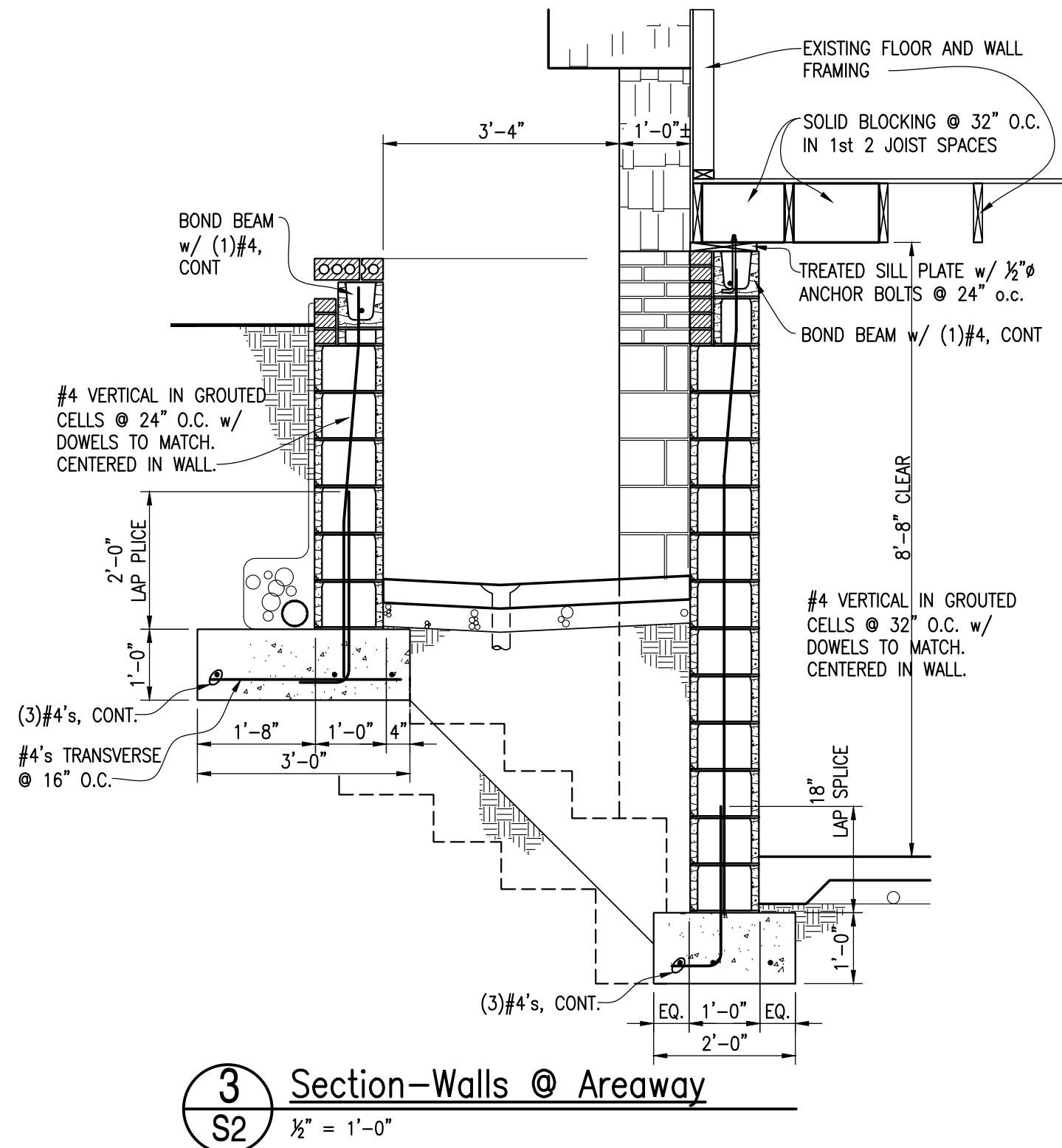
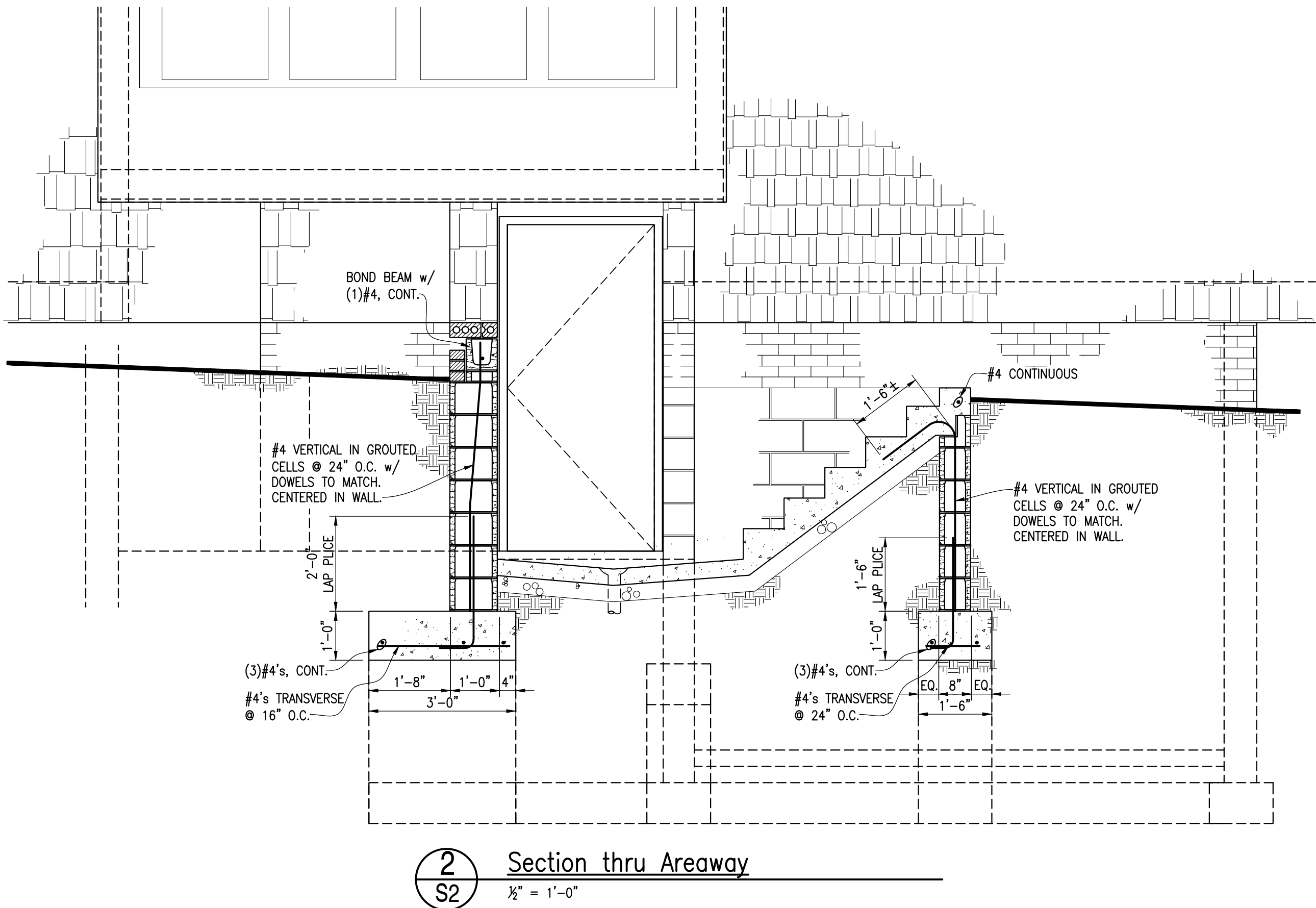
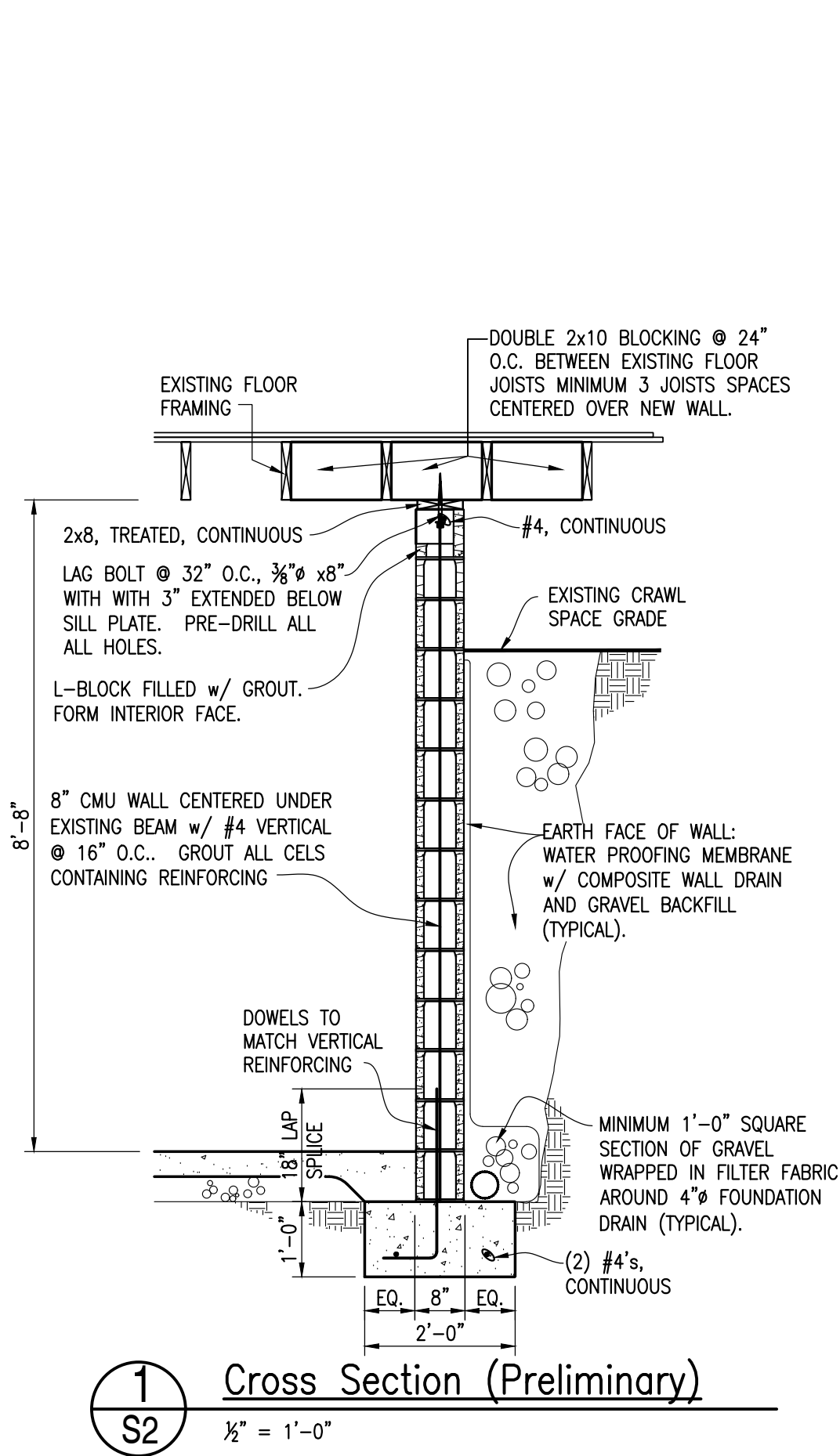


Exhibit 5

	Revision	Date	Description	By
				JDW
<i>Basement Addition Carlson Renovation 400 W. Windsor St., Monroe, NC</i>				
<i>WARNER ENGINEERING P.A.</i> <i>Structural Engineers</i> 401 Givens Street, Waxhaw, NC 28173 Tel: 704 843 0177 Cell: 704 840 5400 Email: Warner@WarnerEngineeringPA.com	Date			Sheet
	01-28-2020 Warmer Job No. 20.003 Drawn By JDW	Foundation Plan		S1 of 2
Wiggins Construction Company 418 W. Roosevelt Blvd. Monroe, NC 28110 Phone: 704-290-0882 Cell: 704-242-4301 * I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF THE ORIGINAL AS SUBMITTED TO THE BOARD OF PROFESSIONAL ENGINEERS OF THE STATE OF NORTH CAROLINA.				



GENERAL NOTES – RESIDENTIAL CONSTRUCTION

- 1.) The Structural Changes to this building basement addition have been designed to the provisions of the North Carolina State Residential Building Code, 2018 Edition.
- 2.) DESIGN LOADS:

Uniformly Distributed Floor Live Loads	
Use	Live Load
All Rooms other Than Sleeping Rooms	40 psf
Sleeping Rooms, Main Floor Level	40 psf
Sleeping Rooms (Other than Main Floor Level(s))	30 psf
Stairs	40 psf
Exterior Balconies	40 psf

- 3.) The General Contractor Shall coordinate and verify the size, location, type, and direction of all pads, depressions, blots, sleeves, anchors, inserts, etc. to be set in concrete and/or masonry before the pour or erection is performed.

Foundations:

- 4.) Spread Footing are designed bear on virgin soil with a for a minimum soil bearing pressure of 2,000 Pounds per Square Foot. If it is suspected that soil does not meet this criteria it is the Contractor's and/or Owner's responsibility to employ a Soils Engineer to employ a Soils Engineer to verify Soil Bearing Capacity. If earth pressure is less than 2,000 PSF the soils engineer shall make recommendations for alternate footing construction.

Fill Material and Placement:

- 5.) Classification, Moisture Content, and Compaction Tests Should be Performed by an Independent Testing Laboratory on all Fill Soils prior to use.
- 6.) All compacted fills that occur within the boundaries of the building or with a 45° gradient from the bottom of the footing shall be monitored by an independent testing lab. All compacted fills are to be constructed by spreading acceptable fills in loose layers not more than 8" thick. The soils used within the proposed building area or for replacement for undercut areas shall be compacted to at least 95% with the uppermost 2'-0" compacted to 100%.
- 7.) The Moisture content of the fill soils should be maintained within +2 and -2 percentage points of the optimal moisture content as determined from the Proctor density test. This provision may require the contractor to dry soils during wet weather or wet soils during dry weather.

Concrete:

- 8.) All concrete work is to be done in accordance with ACI "Building Code Requirements for Concrete" (ACI 318), and "Specification for Structural Concrete for Buildings" (ACI 301).
- 9.) All concrete shall have a minimum compressive strength of 3,000 PSI at 28 Days with a maximum slump of 5" and a maximum unit weight of 160 PCF.
- 10.) Concrete in SLAB-ON-GRADE is to be saw cut or tooled immediately after the slab has set. Sawing of Joints May Not be Delayed to the Following Day!
- 11.) All Slab-On-Grade surfaces shall have minimum flatness and levelness tolerance factors of Ft 30 / Fi 25 in accordance with ACI 117-90 and ACI302.21-89

Reinforcing Steel:

- 12.) Reinforcing steel shall be new billet steel deformed bars conforming to ASTM A615, Grade 60.
- 13.) Welded Wire Fabric (WWF) shall be cold drawn, conforming to ASTM Specification A185 with minimum size of WWF6x6-w1.4xw1.4 (6X6-10X10) in all Slab-On-Grades.
- 15.) All Continuous Reinforcing Bar shall have the following minimum lap splices:
#4 (or 10M) Bar _____ 2'-0" (600 mm)
#5 (or 15M) Bar _____ 2'-6" (750 mm)
- 16.) Concrete Cover of Reinforcing Steel shall be as follows unless noted otherwise:
A. Footings (Bottoms and Unformed Sides) _____ 3 inches
B. Footings (Top and Formed Sides) _____ 2 inches
C. Slabs-on-Grade (Bottom) _____ 2 inches
D. Slabs-on-Grade (Top) _____ 1 inch

Masonry:

- 18.) All Masonry units (Hollow Concrete and Clay) shall conform to Specifications for Masonry Structures" (ACI 530.1-95/ASCE 6-95).
- 19.) Lightweight Hollow Concrete Masonry Units Shall Conform to ASTM C-90, type I, Grade N-1. Concrete Brick must Conform to ASTM C-55. Compressive Strength of Units shall be a minimum of 1100 PSI Gross Bearing Pressure for the average of 3 units.
- 20.) Clay Masonry Units shall conform to ASTM C-216, ASTM C-62, OR ASTM C-652. minimum compressive stress of 8,000 PSI.
- 21.) All Mortar in damp locations and below grade is to be Type "S" with a minimum average 28 day compressive stress of 1,800 PSI. Mortar is to conform to ASTM C-270. Thickness of bed Joints shall not exceed 5/8".
- 22.) All grout shall conform to ASTM C-476 with a minimum compressive strength (fm') of 2,500 PSI per provisions in ASTM C-1019.

Structural Steel:

- 23.) All Steel Shapes and Angle Sections are to conform to ASTM A36 or ASTM A572, Grade 50. Steel Tube Sections shall conform to ASTM A500, Grade B, Fy=46 KSI. Steel Pipe Sections to Conform to ASTM A501, or ASTM A53, Type E or S, Grade B with Fy=36 KSI.

Wood Framing – Walls:

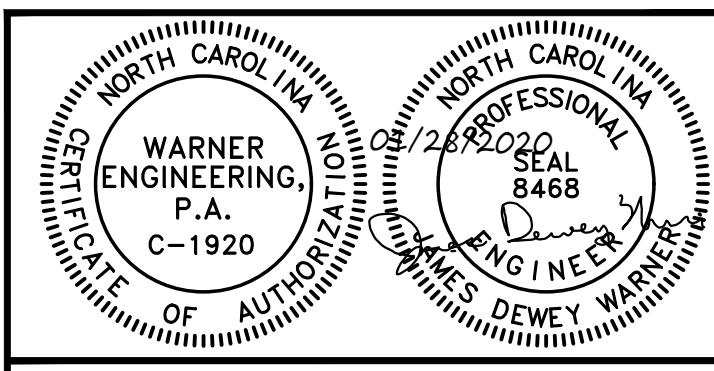
- 24.) All walls studs are to be 2x4, Spruce-Pine-Fir (SPF), #2 Grade Unless Noted Otherwise.

Wood Framing – Floors:

- 25.) Joists and Rafter to be Spruce-Pine-Fir (SPF), #2 Grade Unless Noted Otherwise.
- 26.) Where indicated on plans Joists and Rafter are to be Southern Yellow Pine (SYP), #2 grade.
- 27.) 1st Floor Girders and Band Boards with 4" curtain wall and pier construction shall be (2)2X10's, #2 SYP, unless noted otherwise.
- 28.) Where indicated on plans, Laminated Veneer Lumber (LVL) or Parallel Strand Lumber (PSL) Beams are to be manufactured by Truss Joist Corporation, Boise, Idaho, or equal. All beams must be attached and braced in accordance with manufacturer's instructions.
- 29.) Install double floor joists under all no-bearing partitions that run parallel with floor joists.
- 30.) Load bearing partitions, jacks, beams, and column supports are to be solidly through floors to supporting structure below. I girders and plywood have minimal concentrated load capacities. All point loads and bearing walls at I-Joist Seats must be solidly blocked. Manufacture to supply design and detail for I-Joist Blocking.
- 31.) Where partition occur between and parallel to floor trusses, install 2x4 ladders @ 16" O.C. between and perpendicular to trusses.
- 32.) Minimum Opening Headers Shall be as Follows Unless Noted Otherwise:

- A.) Interior Walls:
1.) Spans up to 2'-6" _____ (2)2x6's
2.) Spans 2'-6" to 3'-6" _____ (2)2x8's
3.) Spans 3'-6" to 6'-6" _____ (2)2x10's
4.) Spans over 6'-6" _____ See Plan
- B.) Exterior Walls
1.) Spans up to 2'-0" _____ (2)2x6's
2.) Spans 2'-0" to 3'-0" _____ (2)2x8's
3.) Spans 3'-0" to 5'-0" _____ (2)2x10's
4.) Spans over 5'-0" _____ See Plan

Exhibit 5

	Revision	Date	Description	By
	Basement Addition Carlson Renovation 400 W. Windsor St., Monroe, NC			
	Date	01-28-2020	Cross Sections	Sheet
	Warner Job No.	20.003	Wiggins Construction Company 408 W Roosevelt Blvd, Monroe, NC 28110 Phone: 704-293-3553 Cell: 704-293-3553	S2 of 2
401 Givens Street, Waxhaw, NC 28173 Tel: 704 843 0177 Cell: 704 840 5400 Email: Warner @WarnerEngineeringPA.com		Drawn By JOW		



UNION COUNTY URBAN FORESTER

Cooperative Extension Center

3230-D Presson Road • Monroe, NC 28112 • Phone (704) 283-3510 • Fax (704) 283-3734

September 16, 2019

Keri Mendler-Planner
City of Monroe
300 W. Crowell Street
Monroe, NC 28112-0069
(704)-282-5797
kmendler@monroenc.org

Kristopher & Carmen Carlson
400 West Windsor Street
Monroe, NC 28112
910-975-0895
tomwoodruff17@gmail.com

Dear Mrs. Mendler,

On September 4th, at the request of Tom Woodruff, I visited the trees on the property belonging to **Kristopher and Carmen Carlson**, located at **400 West Windsor Street** (PIN#09232209). This location is within the new historic district. The concern was for the structural integrity of two pecan trees located between this house and the house at 406 West Windsor Street. During my visit, I also examined a Ginkgo biloba tree on the east side of the property, between the house and North Washington Street. My findings follow:

Tree #1:

Observations:

This tree is a **Pecan (*Carya illinoensis*)**. It measured 29.0-inches DBH (Diameter at Breast Height), 85 feet tall, with a canopy spread of 50 feet. Approximately 10 years ago two limbs were removed from the south face of the main trunk at 10 feet (14" diameter) and 15 feet (16" diameter) above ground. The cuts were large. Both limbs show considerable trunk rot. Woundwood (healing around limb scar) is almost non-existent at the 15 foot above ground location. About 20% woundwood is showing at the 10 foot above ground location. Within the last month, because of a windstorm, another limb was removed at 10 feet above grade, leaving an 18" diameter open wound. All three limb cuts exhibit excessive pruning resulting in irreparable damage to this tree. There is a pocket that collects debris and water above the junction of the two limbs at 10 feet above grade. The three limbs, plus the rot pocket create an area of exposed wood that encompasses the trunk at 10 to 15 foot above ground. This tree has a 7 degree uncorrected leans towards the southwest. See attached photos.

Evaluation:

This tree's leaves and living tissue looks healthy and vigorously growing. The problem is the amount of deterioration in the main trunk. It is unrepairable and poses probable likelihood of

future failure. At this time, the opportunity for failure of tree or tree parts injuring people is low. However, the deterioration of the main trunk irreparable and will continue.

Recommendations: When assessing tree risk, three factors are weighed and considered: failure potential of the tree or its parts; size of defective parts; and persons or objects possibly injured or damaged. Risk of failure of the tree, or one of its parts, is considered under normal weather conditions. The main risk associated with this tree is the unknown amount of rot in the main trunk. As stated above, the risk factor for injury is low. **This tree should be monitored annually for changes in the roots, trunk and limb junctions, or removed when perceived risk is intolerable.**

Tree #2:

Observations:

The tree is a **Pecan (*Carya illinoensis*)**. It had three large trunks. The tallest reaches 100 feet. The Crown spread is 60 feet.

1. South Trunk: 22.5" DBH; 18 degree lean to southwest. During construction of the deck-like or outbuilding structure a large (15"x20") patch of wood, bark and cambium was removed from the south side for placement of upper platform support and suspension bolt.
2. Northeast Trunk: 26 inches DBH; 16 degree lean to north; Extending branch over house at 406 West Windsor Street.
3. Northwest Trunk: 24 inch base at 7 feet above ground. Removed. Cut at about 7 feet above ground for construction of platform deck attached to the tree.

Evaluation:

This tree's leaves and living tissue looks healthy and vigorously growing. The severed trunk #3 and damage to the southern trunk resulted in large wounds. The wounds are recent enough that nominal woundwood is visible. Both cuts were excessive and unnecessary pruning and carving on the tree that resulted in irreparable damage. Because of the damage being recent, deterioration is minimal at this time. Damage is unrepairable and poses a possible likelihood of future failure. The opportunity for failure of tree or tree parts injuring people, at this time, is low. However, the deterioration of the main trunk irreparable and will continue.

Recommendations: When assessing tree risk, three factors are weighed and considered: failure potential of the tree or its parts; size of defective parts; and persons or objects possibly injured or damaged. Risk of failure of the tree, or one of its parts, is considered under normal weather conditions. In the near future (approximately one year) the main risk associated with retaining this tree is failure of dead, hanging branches in the canopy or failure of the overextending branch over 406 W. Windsor Street. This tree is not as deteriorated as Tree #2. Removal is not necessary at this time. However, this tree has been significantly damaged and should be monitored annually for changes in the roots, trunks and limbs. Removal should be allowed when perceived risk is intolerable. **To remove minor risk of**

damage the crown should be cleaned of all of dead and hanging limbs and branches. At that time, the overextending branch (over 406) could be reduced, but preferably not removed. Also, if this tree is retained, the structure built around the base of the tree should be detached from the tree.

Tree #3:

Observations:

This tree is a **Ginkgo (*Ginkgo biloba*)**. It measured 35.6 inches DBH (Diameter at Breast Height), 55 feet tall. The canopy appears to be in good vigor and health with a spread of approximately 35 feet. Limbs extending toward the road and house have been stubbed back to allow clearance. The top of the tree broke out at 25 feet above and recovered to today's height of 55 feet. The trunk below the old break is deteriorating causing heart rot to work its way down the trunk. There are wood rot mushrooms (possibly *Ganoderma applanatum*) showing at ground level on the house side and street side of the tree.

Evaluation and Recommendations:

This tree's leaves and living tissue looks healthy and vigorously growing. Because of the broken top and mushroom growth at the bottom of the tree, this tree need to be monitored very frequently to look for changes in roots, mushroom growth around the base, trunk color and texture, limbs and leaves. Also, there are a few dead limbs that could be removed when work is done on any of the other trees in the yard.

The above report was done as a Basic Assessment (Level 2) of the tree described. A Basic Assessment only looks at the outward conditions of the tree from ground level. A more extensive assessment involving drilling and/or root excavation would be necessary to better determine the unseen variables. The recommendations are for the reduction of risk of failure of the tree or parts of the tree. Even with reductive measures taken, trees have an inherent risk of failure due to unseen structural defects and natural causes. This report was done with a perspective of one year, under average weather conditions. This report makes or implies no warranty or guarantee.

Please let me know if you need any additional information, or if I may be of further service.

Sincerely,

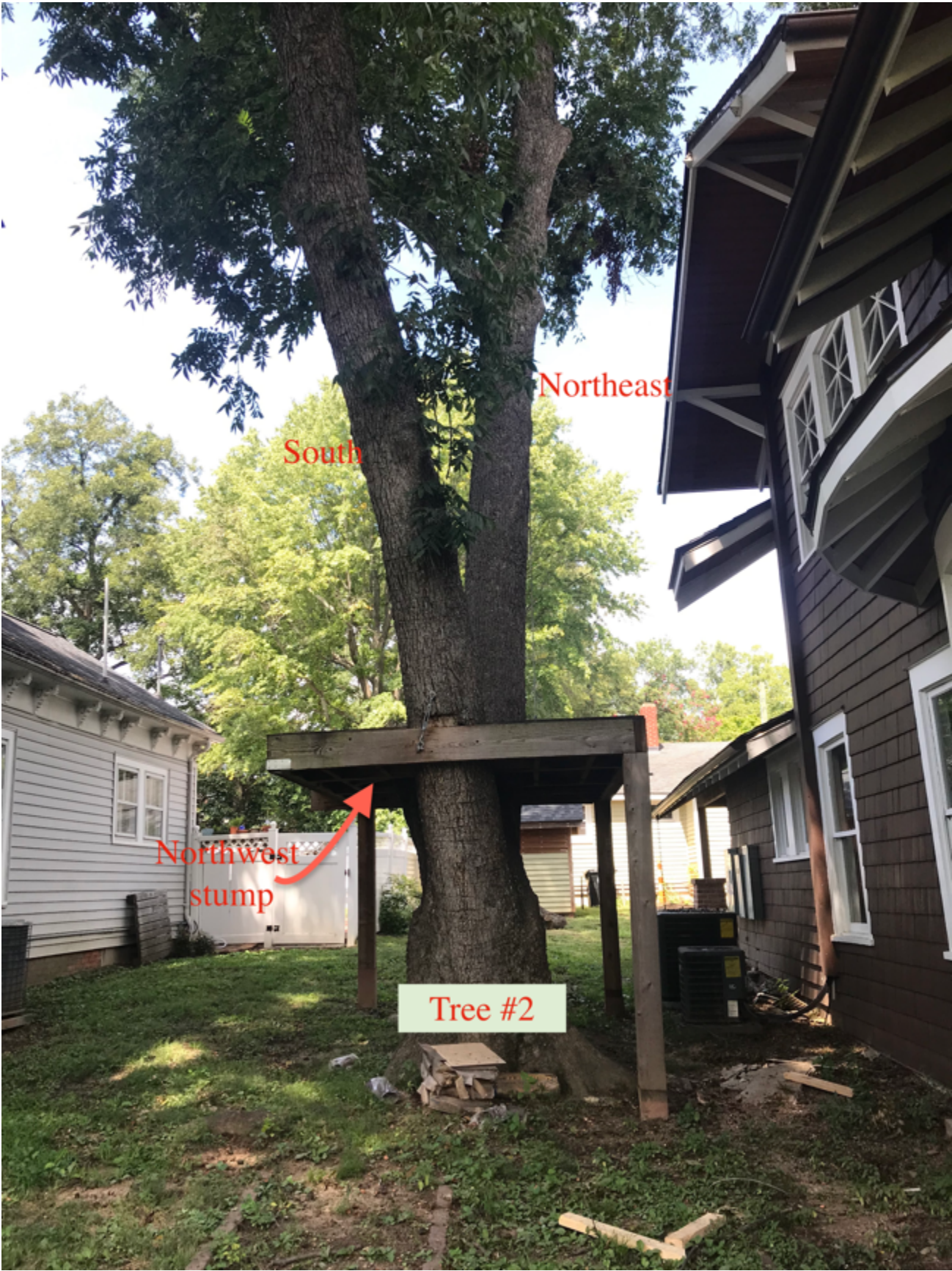


William L. (Bill) Smith
NC Registered Forester #545
ISA-Certified Arborist #SO-6794AM

See photos below:









Tree #2



Tree #3 – Ginkgo biloba



Tree #3 – Ginkgo biloba



Tree #3 – Ginkgo biloba

Keri Mendler

From: Keri Mendler
Sent: Tuesday, September 24, 2019 1:42 PM
To: 'tomwoodruff17@gmail.com'
Subject: RE: Trees at 400 West Windsor Street - Carlson

Mr. Woodruff,
Please let me know how you would like to proceed on this matter.

Thank you,

Keri Mendler, CZO
Planner
City of Monroe
300 W. Crowell Street/ P.O. Box 69
Monroe, NC 28112-0069
(704)-282-5797 p
(704)-283-7704 f
kmendler@monroenc.org



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

From: Keri Mendler
Sent: Tuesday, September 17, 2019 9:20 AM
To: 'tomwoodruff17@gmail.com' <tomwoodruff17@gmail.com>
Subject: RE: Trees at 400 West Windsor Street - Carlson

Mr. Woodruff,
Mr. Smith's recommendations include monitoring the trees and removing the damaged sections of dead and hanging limbs.

Staff cannot approve your COA on file, we can refund the monies already paid or you can submit an application for review to the Historic District Commission. If you'd like the HDC to review, you will need to provide an additional \$50 for the commission review.

Please let me know how you'd like to proceed.

Thank you,

Keri Mendler, CZO
Planner
City of Monroe
300 W. Crowell Street/ P.O. Box 69

Monroe, NC 28112-0069
(704)-282-5797 p
(704)-283-7704 f
kmendler@monroenc.org



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

From: William Smith [<mailto:William.Smith@unioncountync.gov>]
Sent: Tuesday, September 17, 2019 8:31 AM
To: Keri Mendler <khutchins@monroenc.org>
Cc: tomwoodruff17@gmail.com
Subject: Trees at 400 West Windsor Street - Carlson

Keri,

Attached is my review of the trees located at 400 West Windsor Street in the new historic district of Monroe. The property belongs to Kristopher and Carmen Carlson.

These trees are another example of poor pruning resulting in the beginning of the demise of stately trees in the historic district. We may need to address adding more regulations in the historic district to restrict the size of limbs to be removed. The damage done on this site could have been prevented.

Please let me know if you have questions,

Bill Smith
Union County Urban Forester
3230-D Presson Road
Monroe, NC 28112
704-283-3510
william.smith@unioncountync.gov
www.co.union.nc.us

E-Mail Correspondence to and from this sender may be subject to the North Carolina Public Records law and may be disclosed to third parties. If you are not the intended recipient of this e-mail, please contact the sender immediately.

09232168
CARLSON FAMILY HOLDINGS LLC
400 W WINDSOR ST
MONROE NC 28112

09232169
EG&T CAPITAL LLC
PO BOX 78372
CHARLOTTE NC 28271

09232139A
NEWBILL KENNETH DARU
NEWBILL FRANCINE RIVERA
112 S TRYON ST #1600
CHARLOTTE NC 28284

09232139C
FRANCIS LYDIA
317 WEST WINDSOR ST
MONROE NC 28112

09232171
RAINE ARTHUR GEOFFREY & PAMELA
411 WINDSOR ST
MONROE NC 28112

09232210
CARLSON FAMILY HOLDINGS LLC
400 W WINDSOR ST
MONROE NC 28112

09232212
FIRST CHARTER REAL ESTATE HOLDINGS
LLC MD 10ATA1 CORP FAC
38 FOUNTAIN SQUARE PLAZA
CINCINNATI OH 45263

09232218
GOODWIN SARAH P
202 N CRAWFORD ST
MONROE NC 28112

09232214
WOODRUFF THOMAS O JR &
WIFE REBECCA
401 W FRANKLIN ST
MONROE NC 28112

09232215
HOWELL FRED L JR & WIFE JEANNE B
401-1/2 W FRANKLIN ST
MONROE NC 28112

09232208
DUNCAN DARCY DEMART
DDEMART HERBERT ELDEN II
406 W WINDSOR ST
MONROE NC 28112

09232209
CARLSON KRISTOFER L & WIFE
CARMEN L
400 W WINDSOR ST
MONROE NC 28112

09232216
MCMANUS HARRY L
MCMANUS DEBRA F
403 WEST FRANKLIN ST
MONROE NC 28112

09232206
HEISNER WILLIAM
212 N MAIN ST
MONROE NC 28112

09232167
SUAREZ ELIZABETH T
101 S CRAWFORD ST
MONROE NC 28112

09232139
HEATH JOY TUCKER
157 CHARTWELL RD
COLUMBIA SC 29210

09232213
HUFFMAN BILLIE O
340 W MORGAN ST
MONROE NC 28112

09232208A
HEISNER WILLIAM R
408 W WINDSOR ST
MONROE NC 28112

09232207
HEISNER WILLIAM R & WIFE PATRICE A
408 W WINDSOR ST
MONROE NC 28112

09232170
MEDLIN BRIAN
MEDLIN VANESSA
409 W WINDSOR ST
MONROE NC 28112

09232211
FIRST CHARTER REAL ESTATE HOLDINGS
LLC MD 10ATA1 CORP FAC
38 FOUNTAIN SQUARE PLAZA
CINCINNATI OH 45263

HISTORIC DISTRICT COMMISSION

400 W. Windsor St



STAFF REPORT
Case # 20-15000028

TO: Historic District Commission Members
DATE: May 11, 2020
FROM: Doug Britt, Senior Planner
PREPARED BY: Keri Mendler, Planner
SUBJECT: Certificate of Appropriateness request at 321 E. Houston Street

SUMMARY STATEMENT

The Historic District Commission is requested to consider a Certificate of Appropriateness from Jordan Hennessee to add a deck in the rear yard at 321 E. Houston Street.

SITE DATA

Type of Action:	Certificate of Appropriateness
Date of Petition:	3-16-20
Name of Petitioner:	Jordan Hennessee
Location:	321 E. Houston St.
Tax ID #:	09-231-131
Lot Size:	0.40 acres
Zoning Classification:	R-10 (Residential- High Density)

GENERAL INFORMATION

Walter B. Love House; circa 1910-11

Walter B. Love and his wife moved into their frame Classical Revival house in January 1911; the well-maintained double-pile house is a two-story version of the early 20th century Classical Revival cottage found throughout the district, with a hip-roofed main block and gabled projecting bays on the façade and side elevations. At the center of the three-bay façade is the main entrance which has sidelights and a stained-glass three-part transom. The bays on the side elevations are semi-hexagonal. The tin shingle roof has acroteria on the ridge and at the peaks of the bay gables. A one-story porch with Tuscan columns spans the facade and continues on the east elevation to a porte cochere. Chimneys rise in interior and exterior end locations. A one-

story ell extends to the rear with a small shed-roofed addition on its west elevation. Love was an attorney, vice-president of Farmers and Merchants Bank and the People's Building and Loan Association and president of the Monroe-Union County Commercial Club.

RELEVANT DESIGN GUIDELINES

Decks and Patios, pg. 69

1. Locate and construct new decks and patios so that the historic fabric of the building and its character-defining features and details are not destroyed, damaged or obscured. Install decks so that they are structurally self-supporting and may be removed in the future without damage to the historic building.
The application states the deck will be self-supported.
 2. Locate new decks and patios in inconspicuous areas, usually on rear elevations and inset from the building's rear corners, where they are not visible from the street.
The applicant is requesting to construct a deck on the rear elevation.
 3. Design decks and deck railings to be compatible in material, color, scale, and detail to the historic district.
The deck will be constructed with wood materials.
 4. Align decks generally with the height of the building's first floor level. Visually tie the deck to the building by screening with compatible foundation materials such as skirt boards, masonry or lattice panels, and evergreen foundation plantings.
The deck will be in-line with the home's first floor level and there will be no railings on the deck.
 5. It is not appropriate to remove significant features or elements of a district building or site, such as a porch or mature tree, to construct a deck or patio.
Staff did not see any mature trees that would need to be removed to accommodate this deck addition.
 6. It is not appropriate to introduce a deck or patio if it will detract from the overall historic character of the district building or site.
The deck will be located to the rear of the house.
-

FINDINGS

Staff offers the following Findings:

1. The subject property located at 321 E. Houston Street is owned by Jordan Hennessee and is zoned R-10 (Residential-High Density). (Exhibit 1-2)

2. The property is located in the South Monroe Historic District. (Exhibit 3)
3. On March 16, 2020 the applicant applied for a COA to add a deck in the rear yard. (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)

CONCLUSIONS

The proposal to add a deck in the rear yard at 321 E. Houston Street as presented (is/is not) congruous in concept according to the *Decks and Patio* guidelines of the *South Monroe Historic District Guidelines*:

Decks and Patios, pg. 69

1. Locate and construct new decks and patios so that the historic fabric of the building and its character-defining features and details are not destroyed, damaged or obscured. Install decks so that they are structurally self-supporting and may be removed in the future without damage to the historic building.
2. Locate new decks and patios in inconspicuous areas, usually on rear elevations and inset from the building's rear corners, where they are not visible from the street.
3. Design decks and deck railings to be compatible in material, color, scale, and detail to the historic district.
4. Align decks generally with the height of the building's first floor level. Visually tie the deck to the building by screening with compatible foundation materials such as skirt boards, masonry or lattice panels, and evergreen foundation plantings.
5. It is not appropriate to remove significant features or elements of a district building or site, such as a porch or mature tree, to construct a deck or patio.
6. It is not appropriate to introduce a deck or patio if it will detract from the overall historic character of the district building or site.

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.

Attachments:

Exhibit 1: Aerial Map
Exhibit 2: Zoning Map
Exhibit 3: Historic District Map
Exhibit 4: Application
Exhibit 5: Existing Conditions
Exhibit 6: Proposed Conditions
Exhibit 7: APOs

Prepared by: KM 4-29-20

Ortho Map

Case #: 20-15000028

Legend

- Centerlines
- Parcels

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

Owner: Jordan Hennessee

Acres: .40



0 30 60
Feet

Exhibit 1

Zoning Map

Case #: 20-15000028

Legend

— Centerlines

▭ Parcels

Zoning Districts

Code

▭ R-10

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

Owner: Jordan Hennessee

Acres: .40



0 30 60
Feet

Exhibit 2

Historic District Map

Case #: 20-15000028

Legend

- Centerlines
- Parcels
- Historic District

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

Owner: Jordan Hennessee

Acres: .40



0 30 60
Feet

Exhibit 3



HISTORIC DISTRICT COMMISSION
APPLICATION FOR REVIEW

FOR STAFF USE ONLY

Date submitted: 3/10/20
Application No: 20-1500008
Approved: _____ Denied: _____

Administrative review
☒ Commission Review

1. Property location: 321 East Houston St
Applicant's name: Jordan Hennessee
Applicant's address: 321 East Houston St
Applicant's telephone number: 864-918-0314
Applicant's email address: Jordan.hennessee@gmail.com
Applicant's FAX number: na
Property Tax identification number: 864 - 918 - 0314

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

3. The following Certificate of Appropriateness is requested for: Deck
Please provide a brief description of the project Deck to be built in rear of house with low visual impact. This deck will be structurally self-supported as not to damage the fabric of the historic structure. The Deck will be aligned with the first floor level of the house. There will be no railings on this deck as the first floor is low enough to the ground to meet safety codes. There are also no railings on the houses other porches

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).

Jordan Hennessee
Applicant- Printed

Jordan Hennessee
Applicant- Signed

1/27/2020
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.



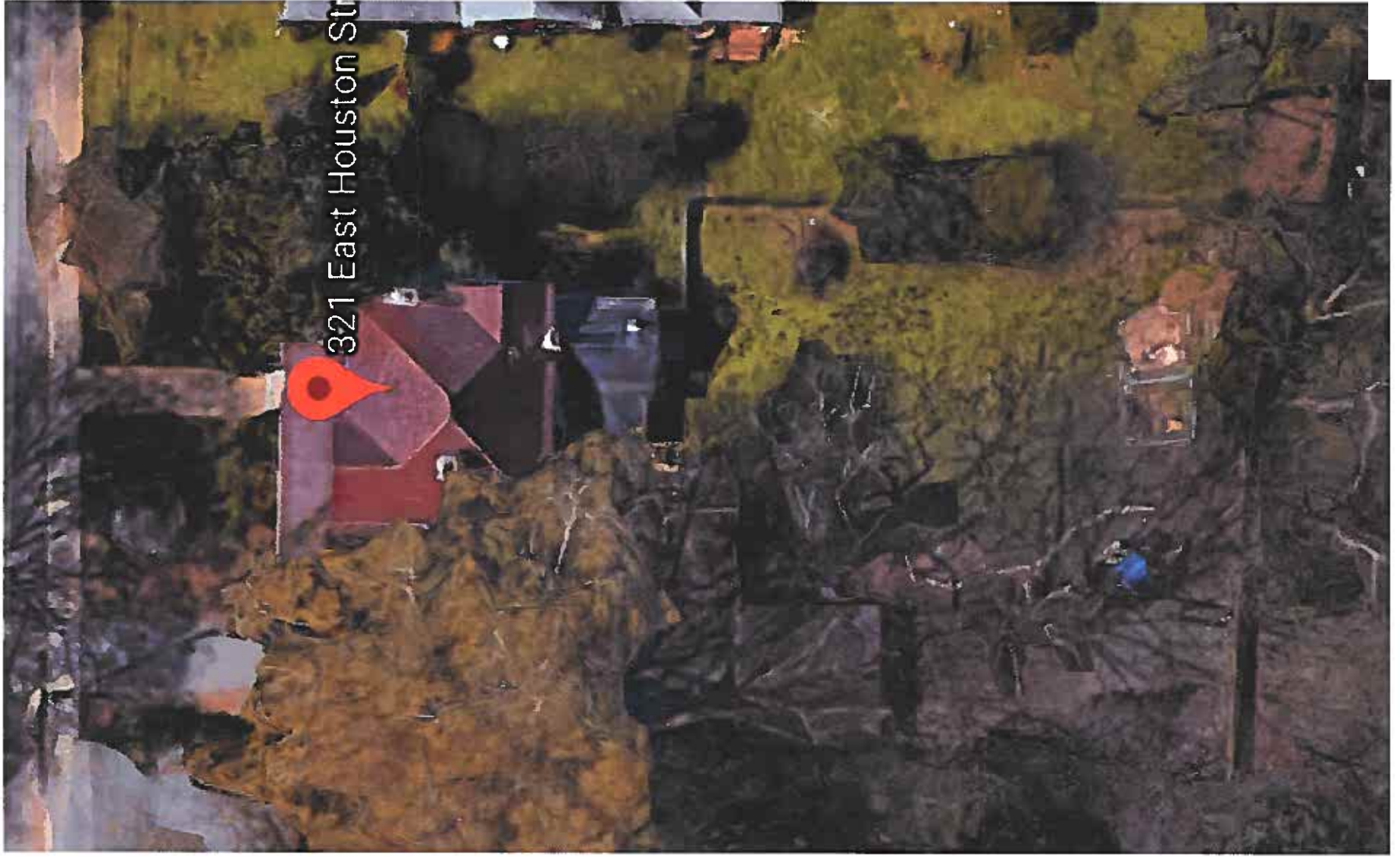


Exhibit 5

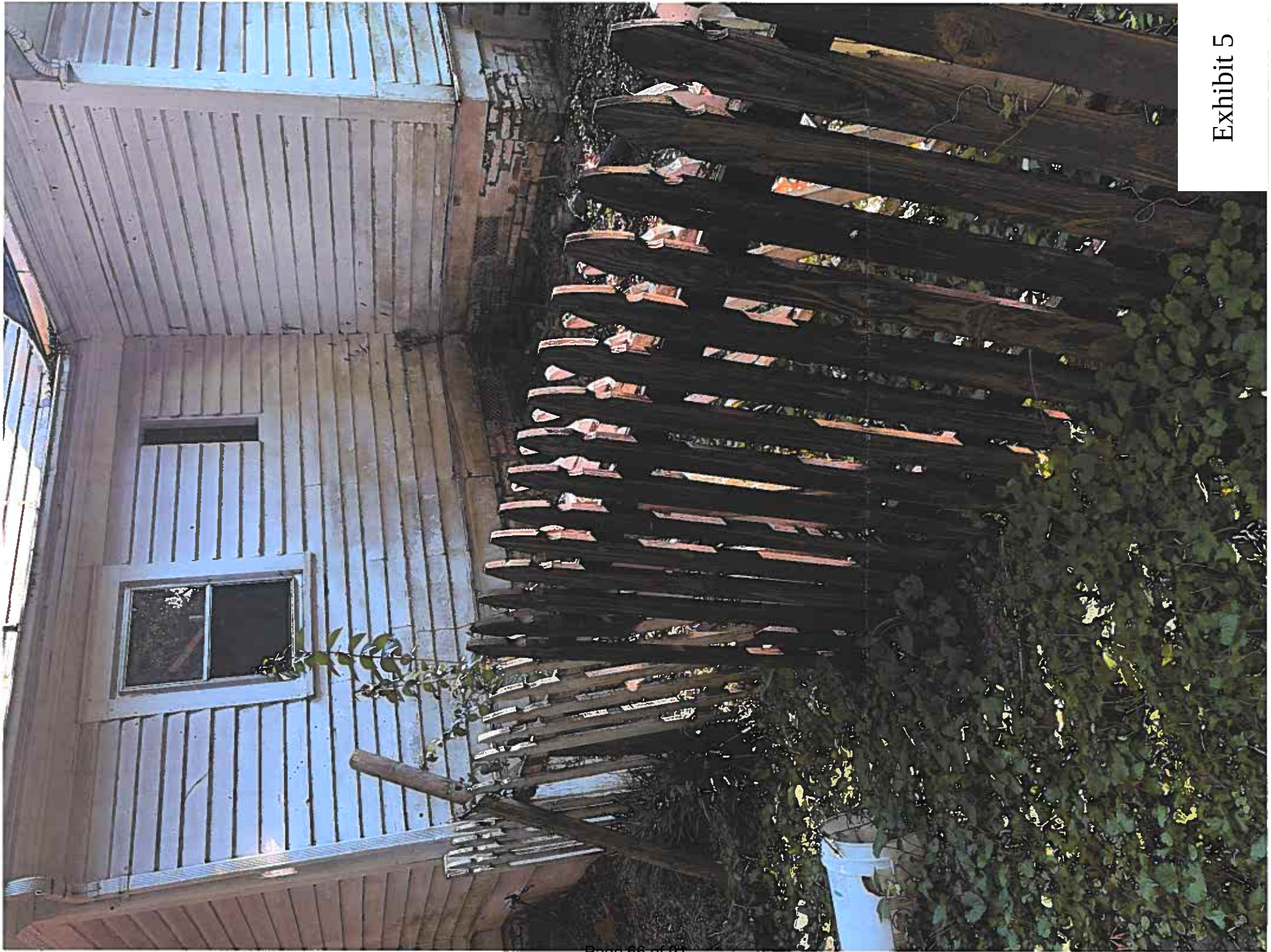


Exhibit 5



Exhibit 5



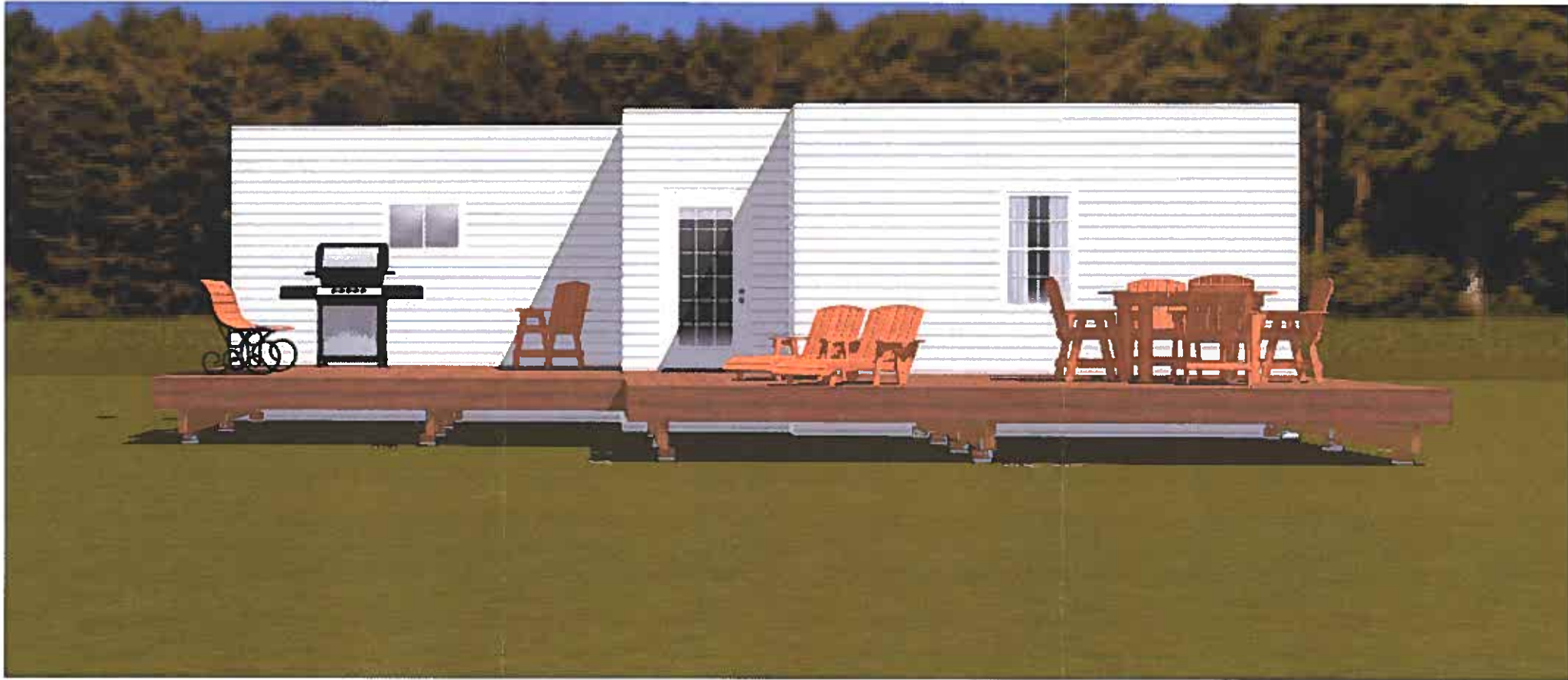


Exhibit 6

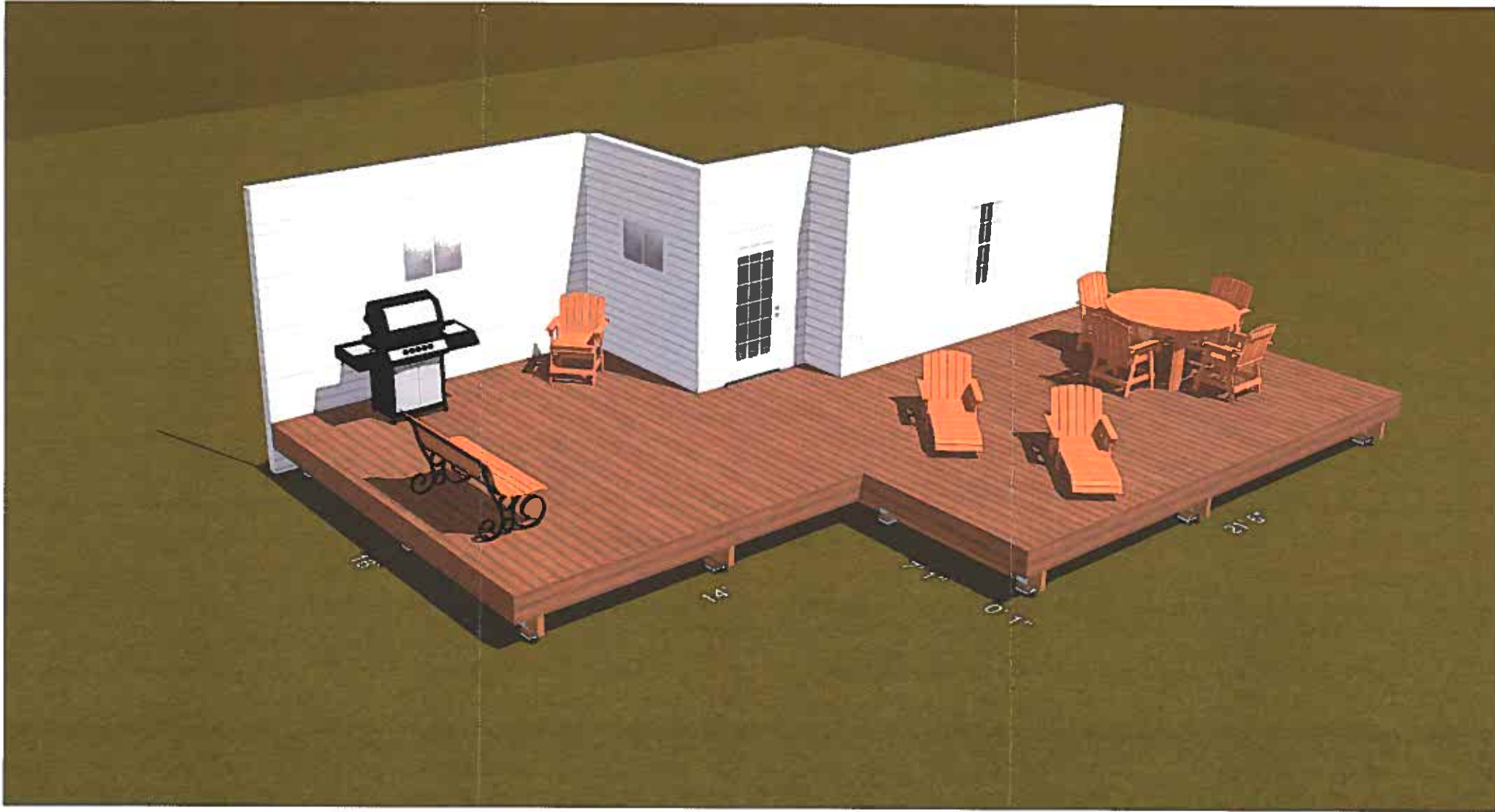


Exhibit 6

09231130
 CORTES CRISTOBAL E
 CORTES MARISOL
 14315 DARIUS KAY CT
 CHARLOTTE NC 28273

09231110
 ELIZABETH MISSIONARY BAPTIST
 CHURCH
 503 MAURICE ST
 MONROE NC 28112

09231142
 HAWKINS JONATHAN
 EVERHART CANDICE
 304 MAURICE ST
 MONROE NC 28112

09231134
 WILSON DANIEL E
 P O BOX 310
 LITTLE SWITZERLAND NC 28749

09231114
 CROFT BETTIE H TRUSTEE
 316 E HOUSTON ST
 MONROE NC 28112

09231109
 BENNETT LARRY D
 BENNETT CATHERINE G
 404 EAST HOUSTON ST
 MONROE NC 28112

09231141
 AMMONS JACQUELINE
 305 MAURICE ST
 MONROE NC 28112

09231148
 VMD INC
 613 EUCLID ST
 MONROE NC 28110

09231143
 ELKO CATHERINE LAURA
 WILLIS JOHN PATRICK
 302 MAURICE ST
 MONROE NC 28112

09231145
 JOSEY JOHN BOYD
 JOSEY ROBERT JULE
 326 MORROW AVE
 MONROE NC 28112

09231146
 JOSEY JOHN BOYD
 JOSEY ROBERT JULE
 326 MORROW AVE
 MONROE NC 28112

09231135
 FROST REBECCA G
 315 S MAURICE ST
 MONROE NC 28112

09231113
 HAWK GEOFF
 HAWK PATRICIA
 1006 KWANSAN COURT
 INDIAN TRAIL NC 28079

09231133
 COY ALEJANDRO ROBERTO &
 SHIRELLE KAREN
 12400 RAMBLING LN
 BOWIE MD 20715

09231129
 HANSEN JAMES EDWARD
 317 E HOUSTON ST
 MONROE NC 28112

09231147
 JOSEY JOHN BOYD
 JOSEY ROBERT JULE
 326 MORROW AVE
 MONROE NC 28112

09231131
 WILSON BRIAN T &
 WIFE TAMARA WERTZ WILSON
 425 PANORAMA PARK PL
 CARY NC 27519

09231132
 MCSHEEHAN IRIS P
 306 MAURICE ST
 MONROE NC 28112

09231111
 PANN RICHARD ALAN
 322 E HOUSTON ST
 MONROE NC 28112

09231112
 WRIGHT JOHN W III
 320 E HOUSTON ST
 MONROE NC 28112

09231144
 BENTON BETTY JANE & OLIVIA
 BENTON & JOY SHUTE
 321 E WINDSOR ST
 MONROE NC 28112

HISTORIC DISTRICT COMMISSION
 MTG.
 April 20, 2020
 321 E. Houston Street

TO: Historic District Commission Members

DATE: May 11, 2020

FROM: Doug Britt, Senior Planner

PREPARED BY: Keri Mendler, Planner

SUBJECT: Certificate of Appropriateness request for 502 S. Washington St.

SUMMARY STATEMENT

The Historic District Commission is requested to consider a Certificate of Appropriateness request from Dale Loberger for the property at 502 S. Washington Street. The applicant is requesting approval of previously demolishing an interior chimney. This item is a little different in that this was approved by staff, based off the opinion of our Building Inspector that an unsafe situation was present with the deterioration of this chimney. However, staff made the approval contingent on Mr. Loberger seeking approval from the Historic District Commission to leave it as it (i.e. no chimney) or if reconstruction of the chimney from the roofline up would be required.

SITE DATA

Type of Action:	Certificate of Appropriateness
Date of Petition:	4-16-20
Name of Petitioner:	Dale Loberger
Location:	502 S. Washington Street
Tax ID #:	09-235-220
Lot Size:	0.53 acres
Zoning Classification:	R-10 (Residential-High Density)

GENERAL INFORMATION

Payne-Vann-Hamilton House (as listed in the National Register Nomination); circa 1878

In January 1878, J. R. Winchester sold a lot on Washington street to attorney J. F. Payne, for whom J. M. Pennington built a house soon thereafter. Payne's law partner J. J. Vann purchased the Payne house in 1888; when the 1900 u. s. census was enumerated, Vann's widow Alice MacRae Vann was listed at this location as a "capitalist." During the 1920s, the house was occupied by James w. Hamilton of Hamilton Clothing store. The distinctive Victorian eclectic frame house features a two-story, gable-roofed, L-shaped side-hall plan main block with a one-

story wing extending from the double-pile north elevation, a two-story shed wing on the rear of the main block and a shallow one-story gabled wing projecting from the south elevation. A one-story bay window with bracketed cornice and paneled apron is attached to the front-facing wing. Slender square-section posts with decoratively drilled bases support the portico sheltering the entrance which has a transom, sidelights and a shouldered architrave surround. Spanning the one-story north wing, an L-shaped porch with chamfered posts and scroll-sawn balustrade has been screened. Other decorative elements include an octagonal window on the south elevation, acorn scalloped verge boards and pendant corner brackets. Windows have six over six sash and moveable louver blinds. A massive stuccoed brick chimney with a decoratively corbelled cap pierces the roof ridge at the angle of the main L, while a smaller version is in an interior end location on the one-story north wing.

RELEVANT DESIGN GUIDELINES

Masonry, pg. 45

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

Roofs, pg. 55

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

FINDINGS

Staff offers the following Findings:

1. The subject property located at 502 S. Washington St. is owned by Dale Loberger and is zoned R-10 (Residential-High Density). (Exhibit 1, 2)
2. The property is located in the South Monroe Historic District. (Exhibit 3)
3. On April 9, 2020 Mr. Loberger contacted staff about a concern he had regarding the deterioration of one of his chimney's interior to the home. After reviewing his concerns, contacting other jurisdictions in the State and seeking advice from the State Historic Preservation Commission, staff requested a building inspector conduct a safety inspection. After the inspection, Bryan McAllister indicated the deterioration of the chimney created unsafe condition and should be removed immediately. (Exhibit 4-6)
4. According to North Carolina General Statute 160A-400.13, the regulation of historic landmarks shall not be construed to prevent the demolition of any such feature which the building inspector or similar official shall certify is required by the public safety because of an unsafe or dangerous condition. With that being said, staff did approve Mr. Loberger to

remove the interior chimney and did indicate that as a condition of that approval, he would have to appear before the Historic District Commission and seek approval of the chimney removal or to see if the Commission would require a re-construction of the chimney above the roofline as has been done in the past. (Exhibit 7, 8)

5. The proposed structure does meet the review criteria for a Certificate of Appropriateness according to Section 156.202 of the Unified Development Ordinance.
6. All adjacent property owners have been notified of the Certificate of Appropriateness request. (Exhibit 9)

CONCLUSIONS

The proposed project to *demolish one interior chimney* at 502 S. Washington Street as presented (is/is not) congruous in concept according to the *Masonry* and *Roof* guidelines contained within the *Monroe Design Guidelines*:

Masonry, pg. 45

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

Roofs, pg. 55

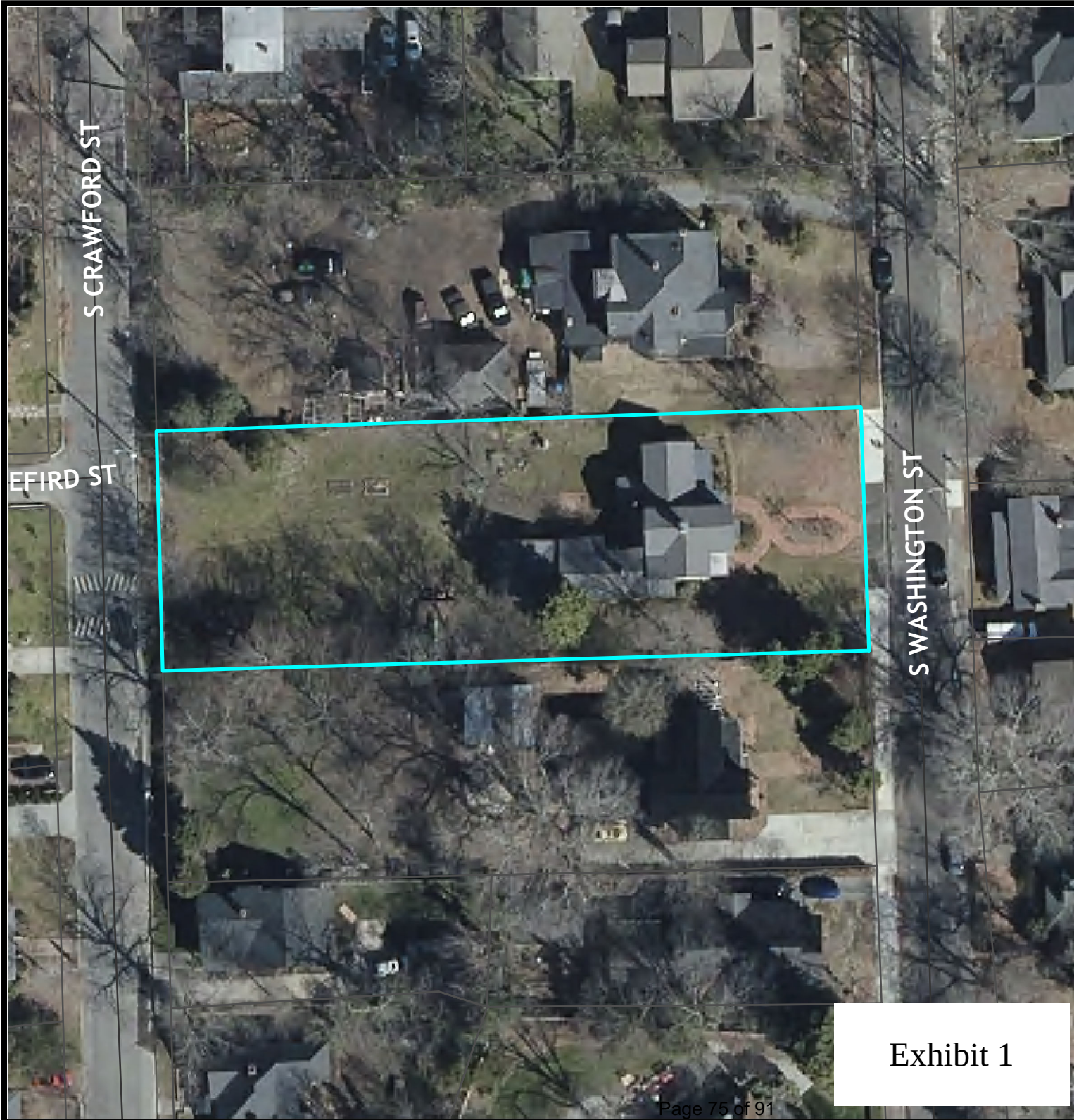
1. Retain and preserve the shape and materials of roofs and their decorative and functional features that are important in defining the historic character of a district building — including dormers, chimneys, turrets, spires, cupolas, balustrades, and shingles.

THEREFORE, on the basis of all the foregoing, IT IS ORDERED that the application for a Certificate of Appropriateness be (granted/denied) subject to review and approval of all city staff and its designated departments.

Attachment(s):

- Exhibit 1: Ortho Map
- Exhibit 2: Zoning Map
- Exhibit 3: Historic District Map
- Exhibit 4: COA Application
- Exhibit 5: Pictures of the Chimney and Fireplace
- Exhibit 6: Email from Building Inspector
- Exhibit 7: NC GS 160A-400.13
- Exhibit 8: Staff's Approval Letter
- Exhibit 9: APOs

Prepared by: KM 5-1-20



Ortho Map

Case #: 20-15000032

Legend

- Centerlines
- Parcels

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

Owner: Dale Loberger

Acres: .53



0 40 80
Feet

Exhibit 1

Zoning Map

Case #: 20-15000032

Legend

Centerlines

Parcels

Zoning Districts

Code

R-10

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

Owner: Dale Loberger

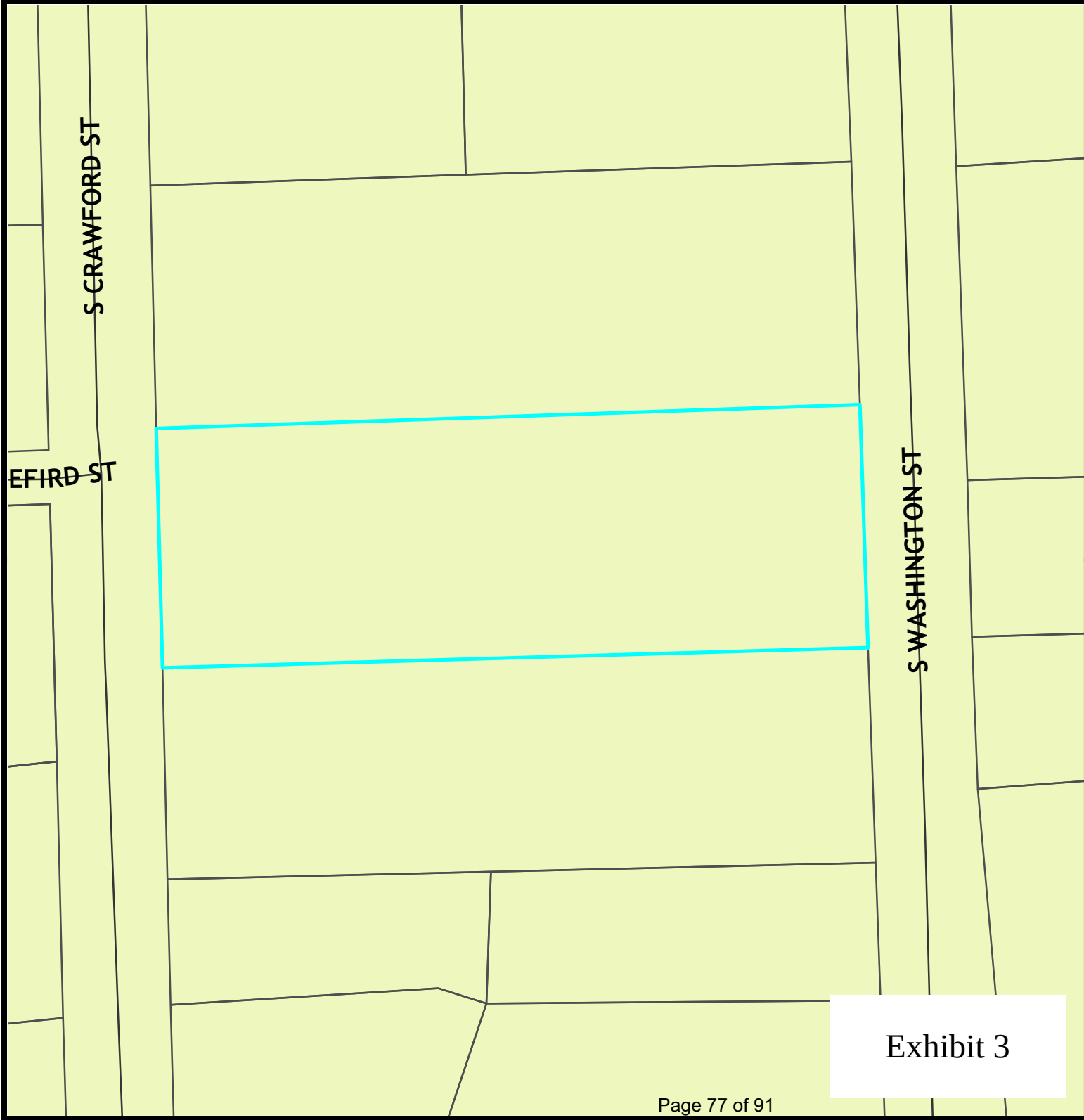
Acres: .53



0 40 80 Feet



Exhibit 2



**Historic District
Map**

Case #: 20-15000032

Legend

- Centerlines
- Parcels
- Historic District Expansion

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

Owner: Dale Loberger

Acres: .53

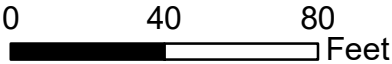


Exhibit 3



HISTORIC DISTRICT COMMISSION
APPLICATION FOR REVIEW

FOR STAFF USE ONLY

Date submitted: 4-16-20
Application No: _____
Approved: _____ Denied: _____
_____ Administrative review
☒ Commission Review

1. Property location: 502 S. WASHINGTON ST.
Applicant's name: DALE LOBERGER
Applicant's address: 502 S. WASHINGTON ST.
Applicant's telephone number: 803-514-4556
Applicant's email address: dlobberger@gmail.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: REMOVAL OF CHIMNEY

Please provide a brief description of the project. DUE TO THE DETERIORATED CONDITION OF THE CHIMNEY, I AM ASKING TO COMPLETELY REMOVE IT. I WANT TO MAINTAIN THE APPEARANCE OF THE ORIGINAL FIREBOX INSIDE AND PLAN TO REBUILD IT WITH RECLAIMED BRICK FROM THE CHIMNEY. HOWEVER, IT WOULD NEED TO BE NON-FUNCTIONAL TO RETAIN CURRENT FIREBOX DIMENSIONS AS MODERN CODE REQUIRES A SMALLER WORKING FIREBOX DUE TO MANTLE DIMENSIONS. AS I HAVE NOT FOUND A MASON THAT COULD REPRODUCE THE ORIGINAL CHIMNEY CORBELLING I PROPOSE SHINGLING OVER THE OPENING. THE CAVITY WILL MAINTAIN FOR FUTURE.

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).

DALE LOBERGER
Applicant- Printed


Applicant- Signed

4/16/2020
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.

Image taken 5-1-20; Front of House



Exhibit 5

Google Image taken 2014; Chimney not visible from Front of House



Approximate Chimney location,
Chimney still present in this photo
but not visible from the street.
Located behind this gable.

Chimney located just to the right of the gable that faces the front of the house which blocks the view from the front elevation.



Image taken 5-1-20



Exhibit 5

Google Image taken 2016; Chimney barely visible through trees lining back property line

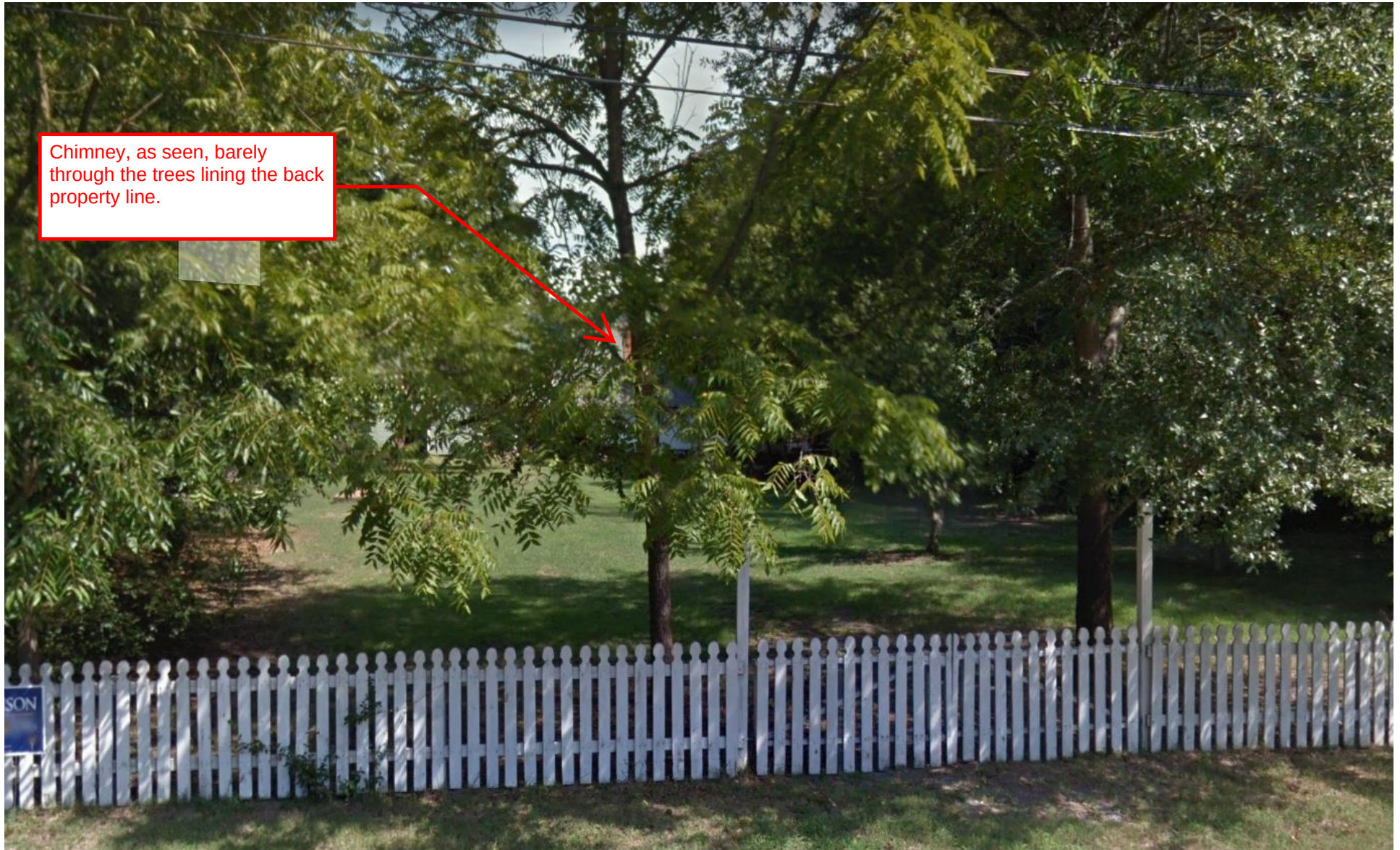


Exhibit 5

Image taken by the homeowner from inside the fence and trees lining the fence 4-14-20



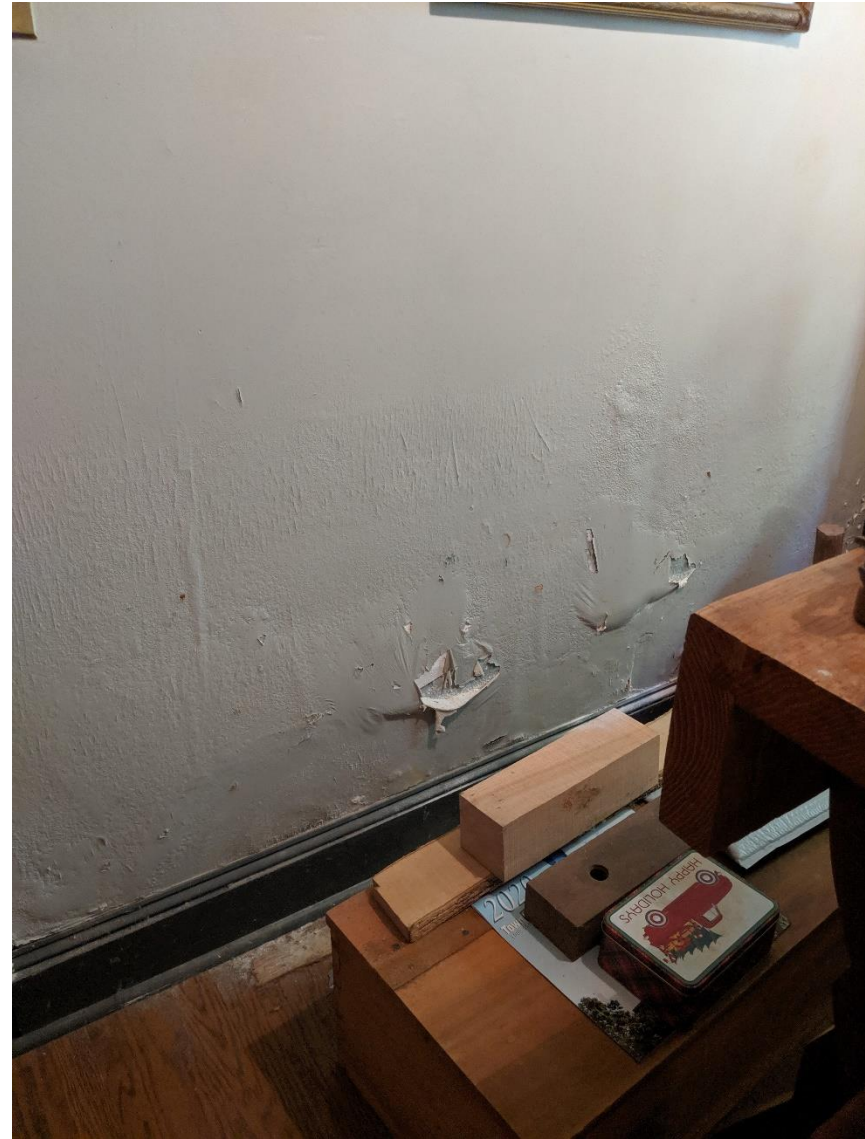
Image of chimney taken up close 4-14-20



Interior Photo of Chimney, brick deteriorating.



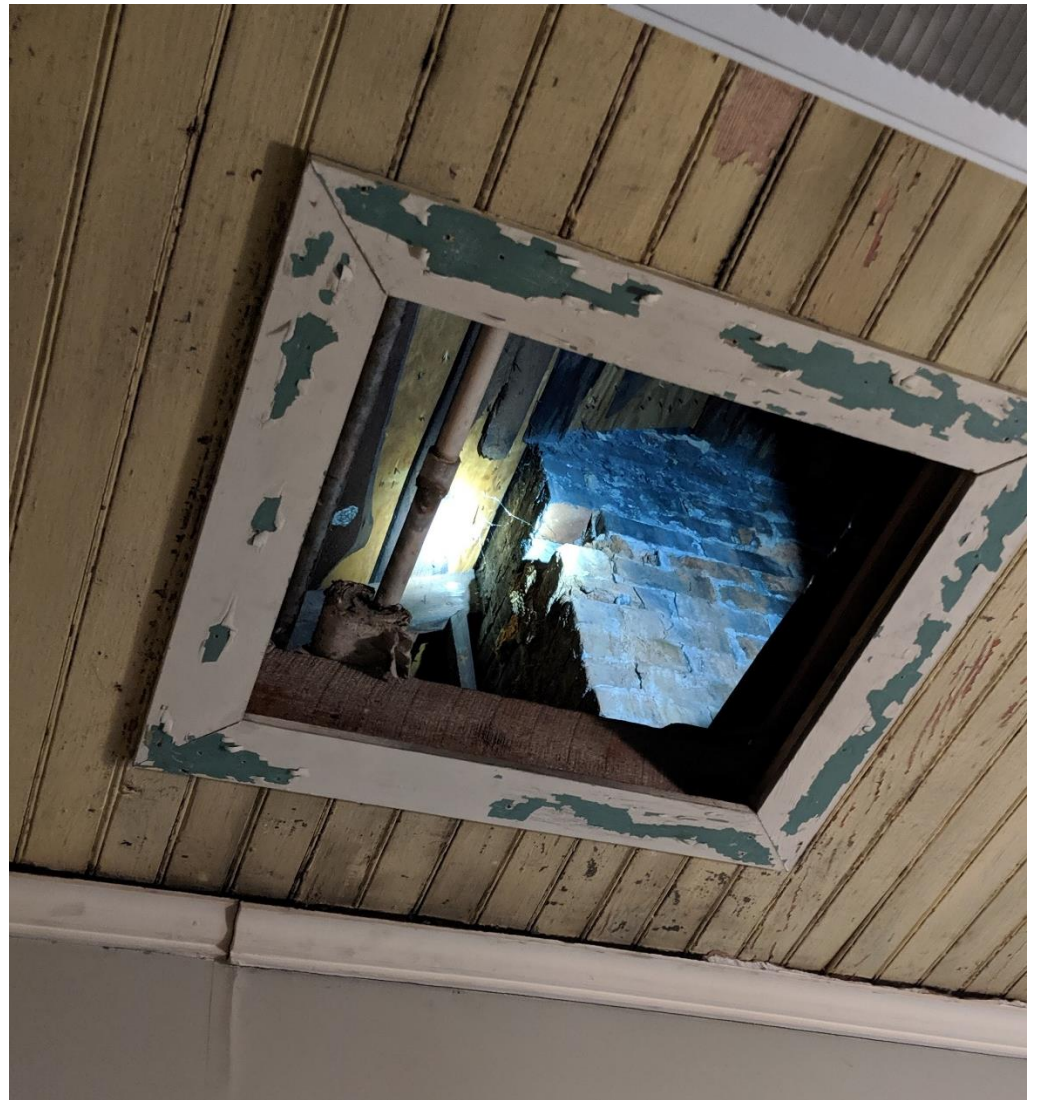
Bowed wall and water damage



Hearth of fire place damaged



Picture of chimney taken looking up. Missing/deteoriated brick



Keri Mendler

From: Bryan McAllister
Sent: Friday, May 1, 2020 9:38 AM
To: Keri Mendler
Subject: 502 S Washington St

On April 16, 2020, A safety inspection was requested by the homeowner in reference to the current condition of an existing chimney located at his home. Upon entering the home, I was directed to the fireplace and a "sand-like" material was present inside of the fireplace. After further investigation, the sand-like material was in fact the deteriorated brick that once was part of the chimney. Conditions of the base of the chimney in the crawl space was much worse. I also noticed that the wall behind the fireplaces was bowing out due to the failing brick as well as deteriorating conditions within the attic space. Due to the present threat of bodily harm to the homeowners, any guests and further structural damage, it is my recommendation that the chimney be removed immediately.

Sent from my iPhone

§ 160A-400.13. (Repealed effective January 1, 2021) Protection of certain landmarks; permissible changes.

(b) Other Historic Landmarks. - Nothing in this Part shall be construed to prevent the ordinary maintenance or repair of any exterior architectural feature in a historic district or of a landmark which does not involve a change in design, material or appearance thereof, nor to prevent the construction, reconstruction, alteration, restoration, moving or demolition of any such feature which the building inspector or similar official shall certify is required by the public safety because of an unsafe or dangerous condition. Nothing in this Part shall be construed to prevent a property owner from making any use of his property that is not prohibited by other law. Nothing in this Part shall be construed to prevent a) the maintenance, or b) in the event of an emergency the immediate restoration, of any existing above-ground utility structure without approval by the preservation commission

April 20, 2020

Dale Loberger
502 S. Washington Street
Monroe, NC 28112

RE: Chimney Removal at 502 S. Washington St.

Mr. Loberger,

This letter is regarding your request to remove the interior dining room chimney in your home. Typically, chimney removal requests are required to go before the Historic District Commission for approval; however, there was concern for failure of the chimney prior to the next Historic District Commission meeting that could cause additional damage to the home. Based on these concerns, we did request that a building inspector look at this situation. With your permission Bryan McAllister, Building Inspector, inspected the situation and confirmed that this chimney is creating an unsafe/dangerous situation and recommended that it be removed as soon as possible. With that being said and based on NC GS 160A-400*, staff has approved your request to remove the chimney and stabilize the fire place and hearth to prevent further damage to the home.

Please note, as a condition of this approval, you will be required to appear before the Historic District Commission at a later date to seek approval to keep the house as is, with no chimney reconstruction. The Commission does have the ability to require the reconstruction of the chimney, above the roofline, if they deem that it is appropriate. We currently have your application on file for this request and it will be placed on the next available agenda which is May 11th; this is subject to change due to ever changing circumstance surrounding COVID-19.

Sincerely,



Keri Mendler
Planner

**GS 160A-400.13 states "Other Historic Landmarks. - Nothing in this Part shall be construed to prevent the ordinary maintenance or repair of any exterior architectural feature in a historic district or of a landmark which does not involve a change in design, material or appearance thereof, nor to prevent the construction, reconstruction, alteration, restoration, moving or demolition of any such feature which the building inspector or similar official shall certify is required by the public safety because of an unsafe or dangerous condition.*

09235222
EVERETT DIANE
400 S WASHINGTON ST
MONROE NC 28112

09235226
NEMER SANDRA S
505 S WASHINGTON ST
MONROE NC 28112

09235211
RUDY DEBORAH J
401 S COLLEGE ST
MONROE NC 28112

09235208
LLINAS VERA B
603 EFIRD ST
MONROE NC 28112

09235212
KAY CAROLE
400 S CRAWFORD ST
MONROE NC 28112

09235206
SNYDER ESTELLE S
506 S CRAWFORD ST
MONROE NC 28112

09235199
GLASSBERG WILLIAM FRANK
2316 MICHAEL DR
LANCASTER SC 29720

09235200
MOSLEY BARRY PERNELL
503 S COLLOGE ST
MONROE NC 28112

09235202
RAPER BYRLE D & WIFE
ELIZABETH C
505 S COLLEGE ST
MONROE NC 28112

09232159
BRAINARD RICHARD B JR
304 WASHINGTON ST
MONROE NC 28112

09232153
PARKS JANET S
403 WASHINGTON ST
MONROE NC 28112

09235221
AGLIARDO RICHARD
AGLIARDO VELVET
402 WASHINGTON ST
MONROE NC 28112

09235218
CROSS JESSICA M
506 SOUTH WASHINGTON ST
MONROE NC 28112

09235219
TSIUKES ADAM G
504 S WASHINGTON ST
MONROE NC 28112

09235224
LAZARUS PROPERTIES LLC
400 LANCASTER AVE
MONROE NC 28112

09235208
LLINAS VERA B
603 EFIRD ST
MONROE NC 28112

09235210
MCHALE NANCY C
405 S COLLEGE ST
MONROE NC 28112

09235214
SHERROD ROBERT G JR
221 S BRAGG ST
MONROE NC 28112

09235215
CARRILLO MAURICIO F &
WIFE ALECIA PERK
2571 RIVER RUN DR
DACULA GA 30019

09232158
BRAINARD RICHARD B JR &
WIFE ANN M
304 WASHINGTON ST
MONROE NC 28112

09235220
LOBERGER DALE A
502 SOUTH WASHINGTON ST
MONROE NC 28112

09235225
LAZARUS PROPERTIES LLC
400 LANCASTER AVE
MONROE NC 28112

09232177
CATOE JAMES L & WIFE PAMELA M
2822 WOLF POND RD
MONROE NC 28112

09235207
GRISE-HANEY MARTHA
504 S CRAWFORD ST
MONROE NC 28112

09235213
PLUE KEVIN E &
MELINDA CAMPBELL
401 S CRAWFORD ST
MONROE NC 28112

09235201
RAPER BYRLE D & WIFE
ELIZABETH C
505 COLLEGE ST
MONROE NC 28112

09235217
BELK MATTHEW
BELK STEPHANIE
400 LANCASTER AVE
MONROE NC 28112

09235223
RICHARDS DONNA F
RICHARDS KEITH D
405 S WASHINGTON ST
MONROE NC 28112

09235209
SHIFLETT DEBORAH LYNN
406 S CRAWFORD ST
MONROE NC 28110

**HISTORIC DISTRICT MEETING
MAY 11, 2020**

502 S. WASHINGTON