

HISTORIC DISTRICT COMMISSION MEETING AGENDA



**Monday, February 13, 2023 – 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 – January 17, 2022**
- Item 3.** **Conflicts of Interest**
- Item 4.** **COA PLHR 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 5.** **COA PLHR 2023-00082 Certificate of Appropriateness - The Historic District Commission is requested to consider a Certificate of Appropriateness to replace/enlarge the existing rear deck at 1002 W. Franklin St. (Parcel # 09-273-241).**
- Item 6.** **Next Meeting: March 13, 2023**
- Item 7.** **Adjournment**

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

HISTORIC DISTRICT COMMISSION MINUTES

TUESDAY, JANUARY 17, 2023 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: Gladys McCain Kerr, Anna Dowdy, Allen and Liane Watson, Ric Helton, Jennifer Loria

ITEM 2: Approval of Minutes.

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

Motion: Jennifer Smith moved to approve the minutes of the November 14, 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.

Archie Morgan, Acting Chair, said this hearing is a quasi-judicial evidentiary hearing and that means that it is like a court hearing. State law sets specific procedures and rules concerning how this board must make its decisions. These rules are different from other types of land use decisions, like rezoning cases. The Board's discretion is limited and the Board must make its decision on competent and relevant and substantial evidence into the record. Participation is limited, and this meeting is of course open to the public and everyone is welcome to watch. Parties with standing have rights to participate fully and parties may present evidence, call witnesses, make legal arguments; parties are limited to the applicant, the local government and individuals who can show they will suffer special damages. So, that being said, next on the agenda is...

ITEM 4. COA PLHR 2023-00067 Certificate of Appropriateness- The Historic District Commission is requested to consider a Certificate of Appropriateness to replace

the front porch railing, the front porch columns and the front door at 107 W. Houston St. (Parcel #09-235-0046A).

Keri Mendler and Allen Watson approached the dais and were sworn in by Archie Morgan, Acting Chair.

Keri Mendler proceeded to give presentation and said 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, the front porch columns 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.

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. The applicant has also added the replacement of the existing spindle columns with 6x6 square pressure treated wood columns. (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)

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

Archie Morgan, Acting Chair, said if memory serves, I think we've vetted a majority of this.

Jennifer Smith said other than these posts, correct.

Archie Morgan, Acting Chair said these columns weren't included when we looked at this COA before and because that was a change, that's why we are meeting here tonight.

Keri Mendler said correct and you will still be making a decision on the application as a whole, even though you did discuss it last time and I believe you had a consensus on what you were going with, but you will need to make a formal decision on it tonight.

Archie Morgan, Acting Chair asked and said Jennifer, do you have any questions for Keri?

Jennifer Smith said I don't, I love it, I think it will look great.

Archie Morgan, Acting Chair, said I would like to hear from the occupants.

Archie Morgan, Acting Chair, said please state your name for the record.

Allen Watson introduced himself.

Archie Morgan, Acting Chair, said go ahead and tell us what you are planning.

Allen Watson said as Keri went through, we are renovating the front porch of the house and replacing the floor, ceiling, railing, posts, the whole thing.

Jennifer Smith asked basically you are taking the whole front porch off, correct?

Allen Watson said right.

Archie Morgan, Acting Chair, asked have you looked into spindle columns versus what you are proposing tonight?

Allen Watson said spindle columns are questionable for the age of the house. In looking at the history of homes like this, 'fret sawn' balustrades were more traditional and we've provided some web research and it's more typical of the railing that was used at that time. The house is a transitional house, it's kind of between the Victorian and the Arts and Crafts. The Victorian had turned columns and the Arts and Crafts had straight, kind of what you see now with the 2x2 posts. The Fret Sawn was also a part of the Victorian home and also a part of the high end Arts and Crafts home.

Archie Morgan, Acting Chair, asked Keri, do we know what columns were original?

Keri Mendler said I checked in the Sweet Union book and it was published in the 80's and it had the same spindle style, but beyond that, I don't know what it may or may not have had. There is no telling from what I can find.

Jennifer Smith said when I moved in 36 years ago, it did have square columns on it at one point in time, then its changed several times. I think it's had several homeowners since I've been there.

Archi Morgan, Acting Chair, said ok.

Allen Watson said our intent is to try to go back to as close to original as we can identify.

Archie Morgan, Acting Chair, said at the last meeting, Jennifer brought up, as far as your pickets, they have a diamond design in them.

Allen Watson said correct.

Archie Morgan, Acting Chair, said she had made a suggestion that you may want to consider adding another diamond to the bottom of that rail to keep the porch from looking so closed in. Have you considered that?

Allen Watson said we've considered it. I can't tell you right now that yes, we will do that. But, it is a thought that we are entertaining as well. I do personally like the single diamond. The pictures that you saw in the Staff Report are from a house in Raleigh from when the owners did that renovation and quite frankly, I really like that design.

Archie Morgan, Acting Chair, said I see, ok. Jennifer, do you have any other questions?

Jennifer Smith said I don't, I'm fine with it.

Motion: Archie Morgan made a motion to adopt the Findings of Fact for PLHR 2023-00067 that the proposed project according to those plans reviewed in this meeting is congruous with the character of the district because the standards state that they meet the Arts and Crafts support as a pier, a wood post that is distinctly tapered from bottom to top on all four sides from the top of the think stone or wood pedestals, they are going with the square posts on this project. Trim with any could be a half round or inset panel and I think we liked the pickets and the overall design. The applicant is requesting to do these various things, including replacing the door with a window door, so therefore the application is generally in harmony with the special character of the neighboring properties and the Historic District as a whole.

Second: Jennifer Smith

Action: The motion to adopt the Findings of Fact passed with the following votes:

AYES: Archie Morgan and Jennifer Smith

NAYS: None

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 2023-00067, 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

Jennifer Smith said you do that so well.

Archie Morgan, Acting Chair, said thank you. This COA has been granted. Because I've been a little under the weather, it's been suggested that we make this a short meeting, which is fine with me. I do want to say one thing, when the Board is full again, when they meet in March or whenever they are going to meet again, I think that would be a good time and I think all of us would benefit from having a presentation from the Urban Forester to explain about tagged trees in the district. I know he is working on this current issue that happened here recently and I think we can all benefit from that. Also, there is always some ambiguity about Code Enforcement and what is a violation and what isn't a violation, what's allowed and what's not allowed, how many people can be in a house, how many cars could be parked out front. It would benefit all of us to go over some of those rules once we get a full Board.

Keri Mendler said I will talk with the Planning Director about that. I will see about the tagged trees, the tagged trees were part of a survey that was done about 20 years ago, prior to my time and prior to the Urban Forester. So, we can look into that survey though to determine why the trees were tagged, as far as the size or what specification that was.

Jennifer Smith said the church that took the tree down, what is being done? What's become of that?

Keri Mendler said we are taking them through the violation process right now for them to replace the tree. Unfortunately, there is not much else that we can do, other than making them replace it with

Jennifer Smith said not some little tiny tree that's an inch around.

Keri Mendler said well the requirement is 2.5 inches and really anything bigger than that, you're really shortening its life because of the stress from being transplanted. The larger the tree, obviously is going to have a harder time rebounding after you re-transplant it from somewhere. That is the guidance we've received from the Urban Forester as well as some professional landscape architects, which is why we kind of landed on the 2.5 inch where the old code was about a 1.5 inch. We did increase it, but you don't want to make it so it dies anyway, you want to give it the best chance it had.

Jennifer Smith asked is there any liability for that tree company that cut that tree? I about had a heart attack when I turned the corner and saw that tree down. If I had just been one day earlier, I could have stopped that.

Keri Mendler said I don't know if there is any liability. When there is a violation, it's the property owner, not somebody who does the work.

Archie Morgan, Acting Chair, said Keri, this Board's concern is that the violations don't go near to what they should be. It's a slap on the wrist to plant a 2.5-inch tree.

Keri Mendler said Staff agrees with that and that's why we did have a meeting with the Urban Forester. He's reviewed our code, at least a once or twice look through, we've kind of given him Staff's perspective on what we want based off what we've heard as well. He's going to make some suggestions, but that will go for the Unified Development Ordinance, so it would be City wide, not necessarily just Historic District. So, it will have to go through the Unified Development process or text amendment process, which will also have to be reviewed by Legal, so while we have ideas of what we would like to do, we have to make sure that we can actually do them.

Archie Morgan, Acting Chair, said I understand.

Keri Mendler said that is something that Staff is working on. We've met with the Urban Forester and he's reviewing it to give us some suggestions and hopefully we will have something within the next couple months. Obviously, it does take time to get his feedback, incorporate it, make sure we can do it, then take it through the process.

Archie Morgan, Acting Chair, said it's always disappointing when someone takes it upon their own to do something. In this particular case, the entity knew what they were doing, because they had just come before this Board to get a COA for something else. They knew the process and still chose to do it.

Jennifer Smith said they've got 2 tagged trees. One in the front off Lancaster and one on the side off Parker Street that they trimmed.

Keri Mendler said my understanding with the tagged trees is that it was based off a certain size when the survey was done 20 some years ago. But, regardless, if you are in the Historic District, even if you have a tree that's not tagged, it has the same rules applied to it. So, tagged or not tagged, the tag is an informational thing and it tells you, hey, this tree was this size 20 years ago. Then there is information about that tree, as far as what kind it is, the size, condition, when we originally did that survey. But, the

tag on that tree, there is no special requirements or special rules about the tagged trees, it's really just for information.

Jennifer Smith said so it's not that they are a certain age, like I thought it was trees that are like a hundred years or older.

Keri Mendler said my understanding is that it was based off the size of the tree, which would indicate age. But, that's something that I'll have to look at the survey, but again, there is no special rules for tagged trees.

Archie Morgan, Acting Chair, said the rules are...

Keri Mendler said right, if you are in the District. But, that's no different, tagged tree or not tagged tree. The rules are the same.

Archie Morgan, Acting Chair, asked with any tree you are supposed to get permission to take limbs off?

Keri Mendler said if it's over a certain size, but if you are pruning a tree, you don't have to get approval. But, if it's over 6 inches, you have to get approval for removal. Basically, the Urban Forester will go out and look at the tree and he makes an assessment. Then, he provides that to Staff and if his recommendation is that the tree is a hazard and it should be removed, we approve it at Staff level. If he says the tree is healthy and here are some pruning suggestions, then they can still come to you guys to ask to remove the tree. But, either way, there is a process, regardless if its tagged or untagged. If it's over 6 inches in size, you still have to come through us. The tag is just an extra bit of information of what we have on the tree itself.

Archie Morgan, Acting Chair, said I'm curious to know how many people within the District are aware of those rules. It would be nice for sometimes the City to put it in their utility bills, like an insert or whatever.

Keri Mendler said we've sent post cards since 2017 and the last year or 2, I just haven't had a chance to do it. We've just been so busy, quite frankly. But, that is on the to-do list and I've already reached out to our website coordinator and they are actually able to streamline the process. But, we've sent out postcards in 2017, 2018, 2019 and then we may have done some in 2020 or it may have been 2019 because we adopted the new standards, so it was the same post card that we sent out in previous years.

Jennifer Smith said the people that own 47k, Archie, is it Mike and Kay, who live right down the road from you.

Archie Morgan, Acting Chair, said Matt.

Jennifer Smith said yes, Matt. The guy that was doing the restoration on that house and I can't think of their names, they did a great job on it. But, anyway, that tree that's in their backyard, they wanted to cut that down because it was overhanging the house and an arborist came out and said it's still alive and the base of it was that they wouldn't let them cut it down, thankfully. It's a beautiful tree, I love to see it.

Keri Mendler said I think that tree may have been eligible for within the top 5 of that species as far as canopy. They would have to register it and get official measurements, but I think the Urban Forester at the time had indicated that based on the size, it might have been one of the top 5 in the state.

Jennifer Smith said right. That had significance too. Some of them have significance.

ITEM 7. **Next Meeting – February 13th, 2023**

Archie Morgan, Acting Chair, asked is our next meeting still for February 13th?

Keri Mendler said yes.

Jennifer Smith said to Keri, this lady behind you has a question.

Jennifer Loria asked if they do plant a 2.5-inch tree, since it's 6 inches, what's to stop them from being like I'm just going to cut this down?

Keri Mendler said at this point, I don't have an answer for that.

Jennifer Loria said I realize that you said that and you have to figure out what you can do and go through the UDO process.

Keri Mendler said at this point, we are kind of going through the process and we are hopefully making it better with Code updates.

Archie Morgan, Acting Chair, said it was unfortunate.

Jennifer Smith said very.

Archie Morgan, Acting Chair, asked Jennifer, do you have anything else?

Jennifer Smith said I do not.

ITEM 8. **Adjournment.**

Motion: **Jennifer Smith made a motion to adjourn this meeting.**

Second: **Archie Morgan**

Action: **The motion to adjourn passed unanimously with the following votes:**

AYES: **Archie Morgan and Jennifer Smith**

NAYS: **None**

The meeting adjourned at 6:53 pm.

Respectfully submitted,

Historic District Commission Meeting
Minutes of January 17, 2023
Page 7 of 8

Archie Morgan
Acting Chairman

Ashlyn Penegar
Secretary to the Board

DRAFT



STAFF REPORT
PLHR-2023-00069

TO: Historic District Commission Members

DATE: February 13, 2023

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 34-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 1,146 heated square feet with a 235 square foot front porch. Houses on this street range from 1,004 square feet to 3,770 square feet in size, many with front porches as well.
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 siding and trim (fascia & frieze), aluminum gutters, a concrete front porch with aluminum columns featuring a brick row lock on the front, wood windows with a 1 over 1 design, a solid wood front door with a six pane glass top, and a steel rear door with one light pane.

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 wood windows with a 1 over 1 pane design. Homes on this street has a mixture of pane designs for windows including, but not limited to 1 over 1, 2 over 2, 4 over 1, 9 over 1, and 6 over 6.

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. At the December 12, 2022 meeting, the Historic District Commission tabled this request to allow the applicant to address the concerns of the Commission. The applicant submitted a revised application proposing the following materials: fiber cement siding and trim, aluminum gutters, a concrete front porch with aluminum columns featuring a brick row lock on the front, wood windows with a 1 over 1 design, a solid wood front door with a six pane glass top, and a steel rear door with one light pane 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. Material List
8. House Plans
9. APO Map
10. APO List

Prepared by: KM 2-3-23

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, Suite 105
Mooreville, NC 28117
Applicant's telephone number: (980) 500-1251
Applicant's email address: vbeck@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 House
Please provide a brief description of the project: 3 bed, 1 bath, Craftsman Style,
single family ranch. It will have a 24 inch exposed
brick foundation with hardie board siding, trim & accent.

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).

Vanessa Beck Office Coordinator

Applicant- Printed

Vanessa Beck

Applicant- Signed

1/13/23

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.



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

NC General Contractor License No. 86710
Federal Tax ID No.: 85-2237801

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 affiliates for all aspects throughout the permitting process, establishing utility services and establishing utility accounts.

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	LAD PM	FKemo@HelmsmanHomes.com
John Morrow	LAD PM	JMorrow@HelmsmanHomes.com
Allen Johnston	Area Construction Manager	AJohnston@HelmsmanHomes.com
James Legg	Area Construction Manager	JLegg@HelmsmanHomes.com
Christine (Crissy) Newsome	Starts Coordinator	CNewsome@HelmsmanHomes.com
Moriah Collins	Starts Coordinator	MCollins@HelmsmanHomes.com
Staci Ivester	Permit Coordinator	Slvester@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 | ⚡ Soil-site Evaluation |
| ⚡ Grading Permit | ⚡ Private Drinking Water Well |
| ⚡ Zoning Permit | Permit/Well Abandonment |
| ⚡ Flood Permit | ⚡ Building Permit |
| ⚡ Septic Permit | ⚡ Utility Account Management |

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

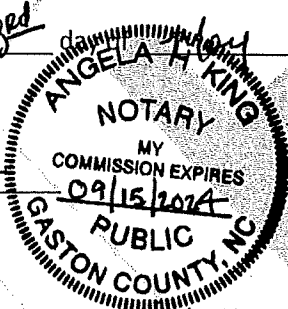
Date

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

5/3/2022

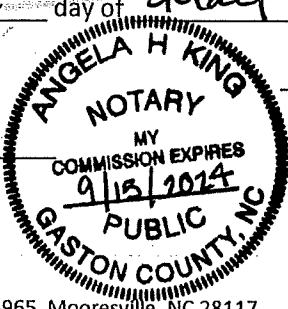
Date

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

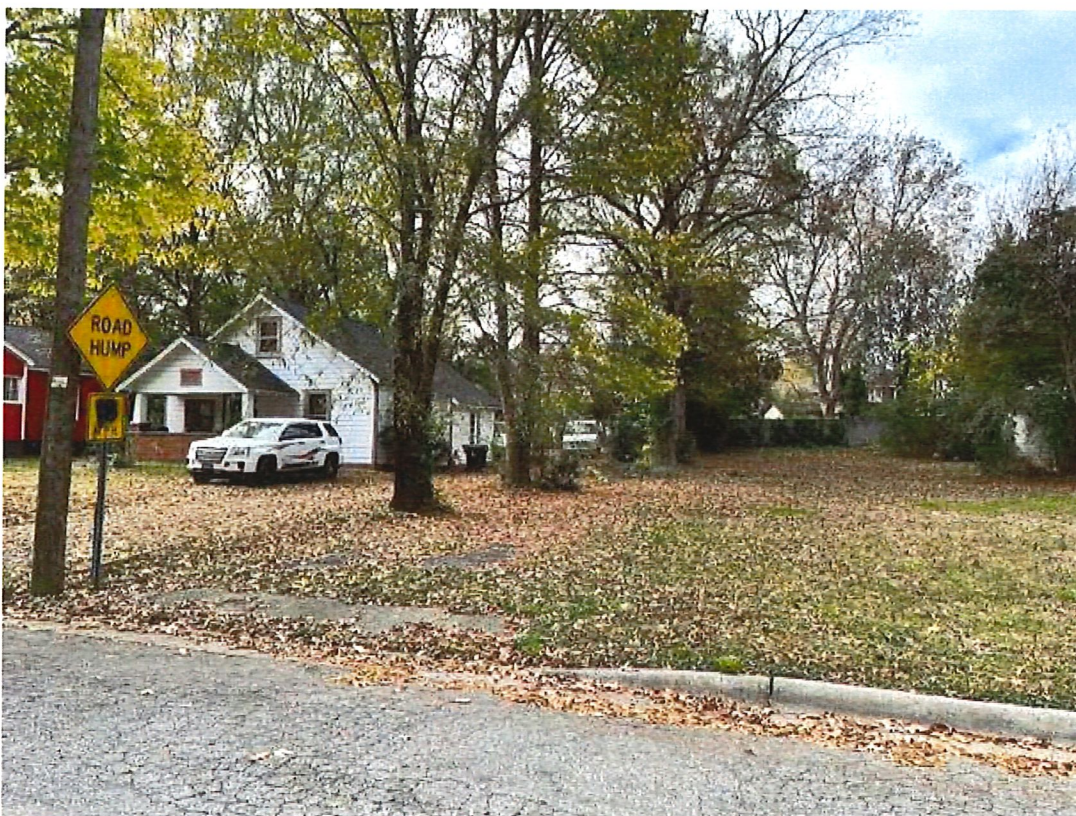


Angela H. King
Official Signature of Notary
Angela H. King
Notary's Printed or Typed Name

404 E. Talleyrand Ave.



404 E. Talleyrand Ave. (Left) & neighboring
402 E. Talleyrand Ave. (Right)

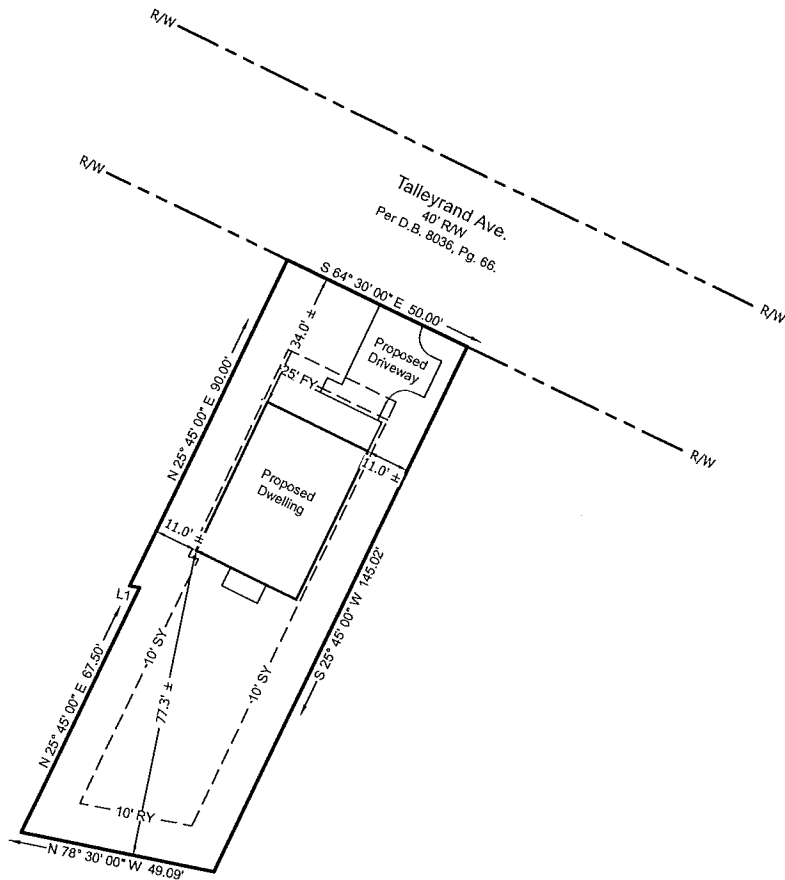


404 E. Talleyrand Ave. (Right) + neighboring
406 E. Talleyrand Ave. (Left)

PRELIMINARY FOR REVIEW ONLY
* NOT AN ACTUAL SURVEY *

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.

D.B. 8036 - PG. 66



NOTES:

BOUNDARY DATA WAS COMPUTED FROM DEEDS/PLATS AND A SURVEY HAS NOT BEEN PERFORMED AT THIS TIME.

REFERENCE:

BEING ALL OF 0.169 AC. - PROPERTY OF HELMSMAN HOMES - AS RECORDED IN D.B. 8339, PG. 261.- UNION COUNTY REGISTRY.

PROPERTY IS SUBJECT TO ANY AND ALL ZONING AND PLANNING ORDINANCES, EASEMENTS, RIGHTS-OF-WAY, AND RESTRICTIONS OF RECORD.

SETBACKS:

PROPERTY CURRENTLY ZONED: RMD (CITY OF MONROE)

PROPERTY SUBJECT TO A 20' FRONT YARD (FY), 10' SIDE YARD (SY) AND 10' REAR YARD (RY) AS PER CITY OF MONROE ZONING ORDINANCE.

SETBACKS PER P.B. N, PG. 481: R-10

PROPERTY SUBJECT TO A 25' FRONT YARD (FY), 10' SIDE YARD (SY) AND 10' REAR YARD (RY) AS PER CITY OF MONROE ZONING ORDINANCE.

PROPERTY LIES WITHIN SOUTH MONROE HISTORIC DISTRICT.

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

APPROXIMATE STRUCTURAL/IMPERVIOUS COVERAGE:

TOTAL PROPERTY AREA: 7,399 SF, 0.169 AC.
PROPOSED DWELLING AREA: 1,422 SF, 0.033 AC.
PROPOSED DRIVEWAY/ SIDEWALK AREA: 447 SF, 0.010 AC.
APPROXIMATE STRUCTURAL COVERAGE: 1,422 SF, 0.033 AC, 19.22%
APPROXIMATE IMPERVIOUS COVERAGE: 1,869 SF, 0.043 AC, 25.26%

THE SUBJECT PROPERTY IS NOT IN A "SPECIAL HAZARD AREA" AS SHOWN ON HUD/FIA FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 3710543500J EFFECTIVE DATE 10/16/2008.



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: RCV	CHECKED BY: MIG	SCALE: 1" = 30'
PIN NO: 09231180		
DEED REF: 8339-261		
DATE OF MAP: 09-24-21	SURVEY DATE:	
REVISION: 1-11-23	DRAWING FILE: 20210950_1-11-23	
404 Talleyrand Ave., Monroe, NC 28112 Monroe Twsp - Union County - North Carolina		

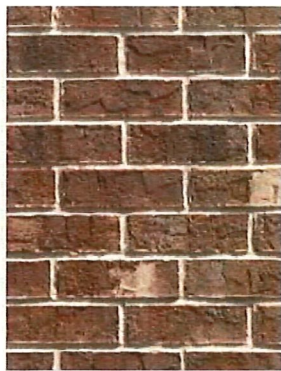
Siding and Exterior Trim/404 E Talleyrand Ave

Specifications:

- Smooth Cementous siding per plan
- Cementous Trim to Fascia and Frieze per plan
- 1X Cementous trim to Windows and Doors
- Aluminum gutters with splash blocks

Color Scheme:

	Scheme 1	Scheme 2
Cementous Siding	Navajo Beige	Pearl Gray
Trim	Country Lane Red	Deep Ocean
Accent	Timber Bark	Arctic White
Brick	North Hampton	Fort Mill



NORTHAMPTON



FORT MILL

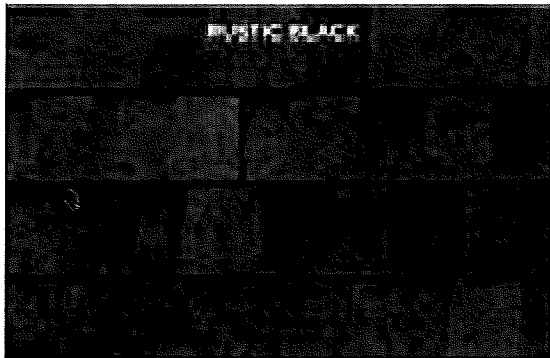
Porch

Specifications:

- Concrete with brick row lock
- Tapered columns
- 3 Recessed Lights

Roofing**Specifications:**

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

Images:**Windows****Specifications:**

- 1 over 1 wood windows

Color:

- Country Lane Red or Deep Ocean

Images: Photo depicts how windows will be paned



Front Door

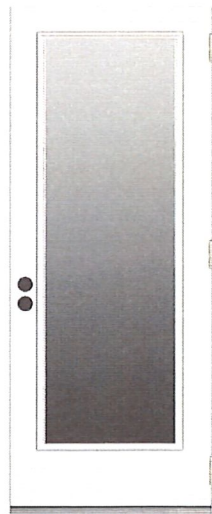
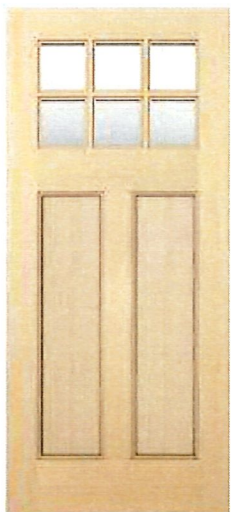
Specifications:

- Front Door: Solid Wood door with six panes
- Rear Door: Steel door with one light pane
- Small coach light at back door

Color:

- Sycamore Tan
- White

Images:



Helmsman Homes

Tallyrand

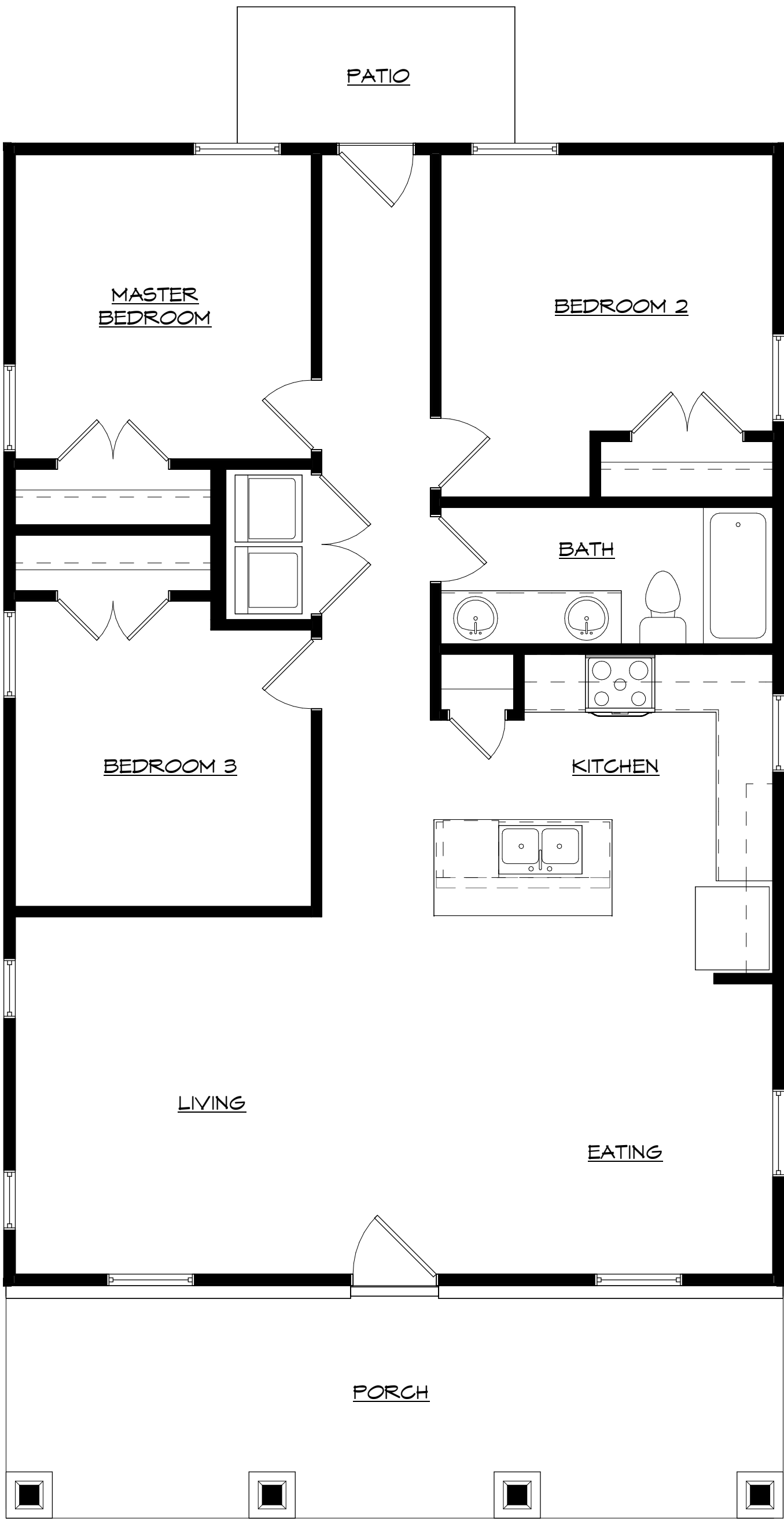


SHEET SCHEDULE	
CS	COVER SHEET
A1	FLOOR PLAN
A2	EXTERIOR ELEVATIONS
S1	MONO-SLAB FOUNDATION PLAN
S2	CEILING FRAMING PLAN
S3	ROOF PLAN
S4	SECTIONS
E1	ELECTRICAL PLAN

AREA SCHEDULE	
HEATED	1146 SF
PORCH	235 SF
TOTAL UNDER ROOF	1381 SF

STRUCTURAL NOTE:
THESE PLANS HAVE NOT BEEN REVIEWED BY A STRUCTURAL ENGINEER AND DO NOT INCLUDE STRUCTURAL CALCULATIONS OR FRAMING INFORMATION. BUILDER TO ENSURE THAT HOME IS CONSTRUCTED TO COMPLY WITH THE REQUIREMENTS IN THE 2018 NORTH CAROLINA RESIDENTIAL CODE AND LOCAL BUILDING CODES. ANY STRUCTURAL INFORMATION OR DETAILS SHOWN ARE IN ACCORDANCE WITH THE 2018 NORTH CAROLINA RESIDENTIAL CODE.

PRELIMINARY
NOT FOR CONSTRUCTION



FLOOR PLAN
1/4" = 1'-0"

Helmsman Homes
Tallyrand

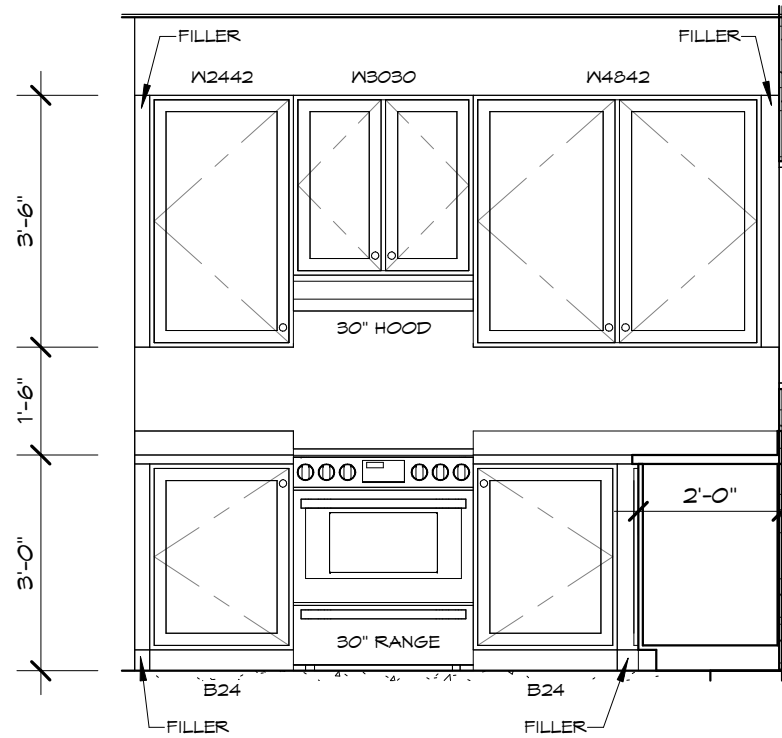


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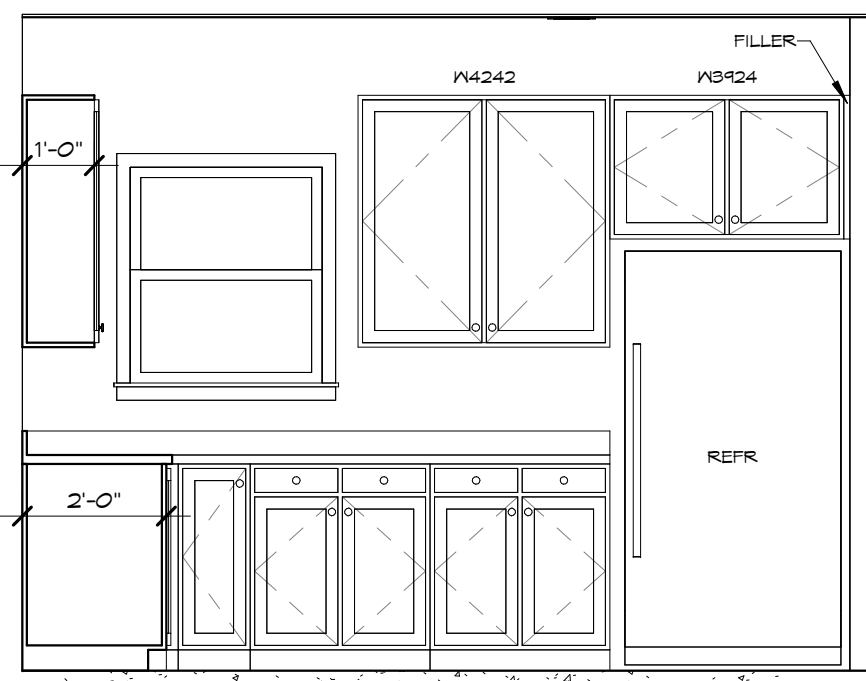
Plan Date:
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Sheet Number

CS

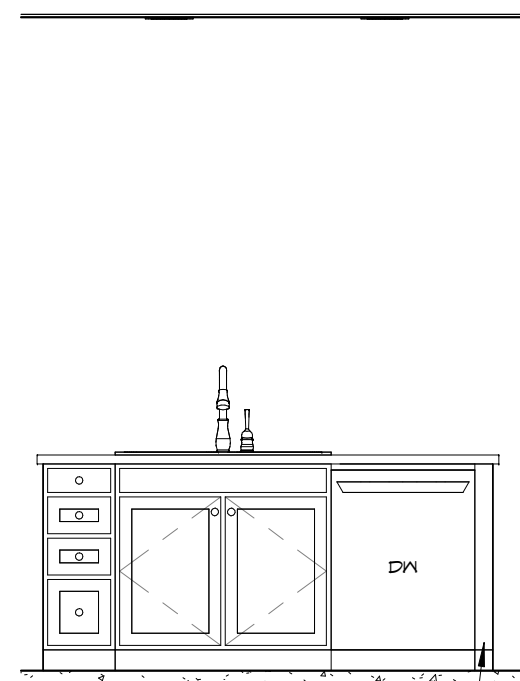
CABINET ELEVATION NOTES:
1. CABINET MAKER TO VERIFY ALL CABINET DIMENSIONS ON JOB SITE.
2. NOMINAL DIMENSIONS SHOWN FOR CABINETS DO NOT INCLUDE FILLER SPACES FOR WALL SCRIBING.
3. DO NOT SCALE DIMENSIONS FROM PRINTS, PLANS AND DETAILS MAY NOT ALWAYS PRINT TO SCALE. USE DIMENSIONS GIVEN OR CONSULT DESIGNER FOR FURTHER CLARIFICATION.



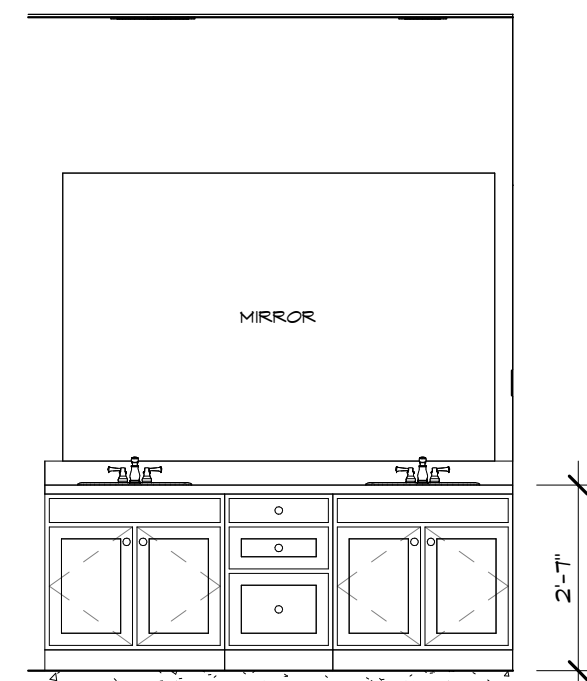
A KITCHEN
3/8" = 1'-0"



B KITCHEN
3/8" = 1'-0"



C KITCHEN
3/8" = 1'-0"



D BATH
3/8" = 1'-0"

DOOR SCHEDULE		
TYPE	DOOR SIZE	DESCRIPTION
1	2'-8" x 6'-8" x 1 3/4"	1 LIGHT
2	3'-0" x 6'-8" x 1 3/4"	6 LIGHT, 2 PANEL
3	2'-6" x 6'-8" x 1 3/8"	6 PANEL
4	2'-4" x 6'-8" x 1 3/8"	6 PANEL
5	2'-0" x 6'-8" x 1 3/8"	6 PANEL
6	(2) 2'-6" x 6'-8" x 1 3/8"	6 PANEL, BI-HINGE
7	(2) 2'-0" x 6'-8" x 1 3/8"	6 PANEL, BI-HINGE

WINDOW SCHEDULE		
TYPE	WINDOW SIZE	DESCRIPTION
A	2'-0" x 2'-0"	FIXED
B	2'-0" x 3'-0"	SINGLE-HUNG
C	3'-0" x 5'-0"	SINGLE-HUNG
D	2'-8" x 3'-0"	SINGLE-HUNG

WINDOW NOTES:
• SEE PLAN FOR TEMPERED LOCATIONS.
• ENSURE W/ MANUFACTURER THAT EGRESS WINDOWS IN BEDROOMS MEET EGRESS REQUIREMENTS PER BUILDING CODE.
• PROVIDE FALL PROTECTION ON WINDOWS WHERE THE SILL IS LESS THAN 24" ABOVE THE FLOOR AND GREATER THAN 12" ABOVE GRADE.

STRUCTURAL NOTE:
THESE PLANS HAVE NOT BEEN REVIEWED BY A STRUCTURAL ENGINEER AND DO NOT INCLUDE STRUCTURAL CALCULATIONS OR FRAMING INFORMATION. BUILDER TO ENSURE THAT HOME IS CONSTRUCTED TO COMPLY WITH THE REQUIREMENTS IN THE 2018 NORTH CAROLINA RESIDENTIAL CODE AND LOCAL BUILDING CODES. ANY STRUCTURAL INFORMATION OR DETAILS SHOWN ARE IN ACCORDANCE WITH THE 2018 NORTH CAROLINA RESIDENTIAL CODE.

GENERAL PLAN NOTES:
1. DESIGN BASED ON 2018 NORTH CAROLINA RESIDENTIAL CODE.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH 2018 NORTH CAROLINA RESIDENTIAL CODE AND LOCAL BUILDING CODES.
3. CONTRACTOR TO VERIFY ALL DIMENSIONS. DO NOT SCALE DIMENSIONS FROM PROJECT DRAWINGS. PLANS AND DETAILS MAY NOT ALWAYS PRINT TO SCALE. USE DIMENSIONS GIVEN OR CONSULT DESIGNER FOR FURTHER CLARIFICATION.
4. GRADE ELEVATIONS MAY VARY DUE TO TYPE OF FOUNDATION AND OTHER ON SITE CONSIDERATIONS.
5. PROVIDE ATTIC ACCESS W/ WEATHERSTRIPPING AND INSULATED PER ROOF & LOCAL BUILDING CODE.
6. MECHANICAL EQUIPMENT AND WATER HEATER TO BE LOCATED ON SITE UNLESS SHOWN ON PLANS.
7. FRAMING HEIGHTS:
A. FLOOR TO TOP PLATE = 9'-1 1/2"
B. FLOOR TO WINDOW HEAD FIRST FLOOR = 7'-0"

DIMENSION NOTES:
1. ALL EXTERIOR DIMENSIONS ARE TO MASONRY OR EXTERIOR FACE OF STUD.
2. ALL INTERIOR DIMENSIONS ARE TO FACE OF STUD.

STUD WALL NOTES:
• ALL STUD WALLS ARE TO BE FRAMED WITH 2X4 STUDS AT 16" O.C. UNLESS NOTED OTHERWISE.
• STUDS AT 2X6 WALLS ARE TO BE FRAMED AT 16" O.C. UNLESS NOTED OTHERWISE.

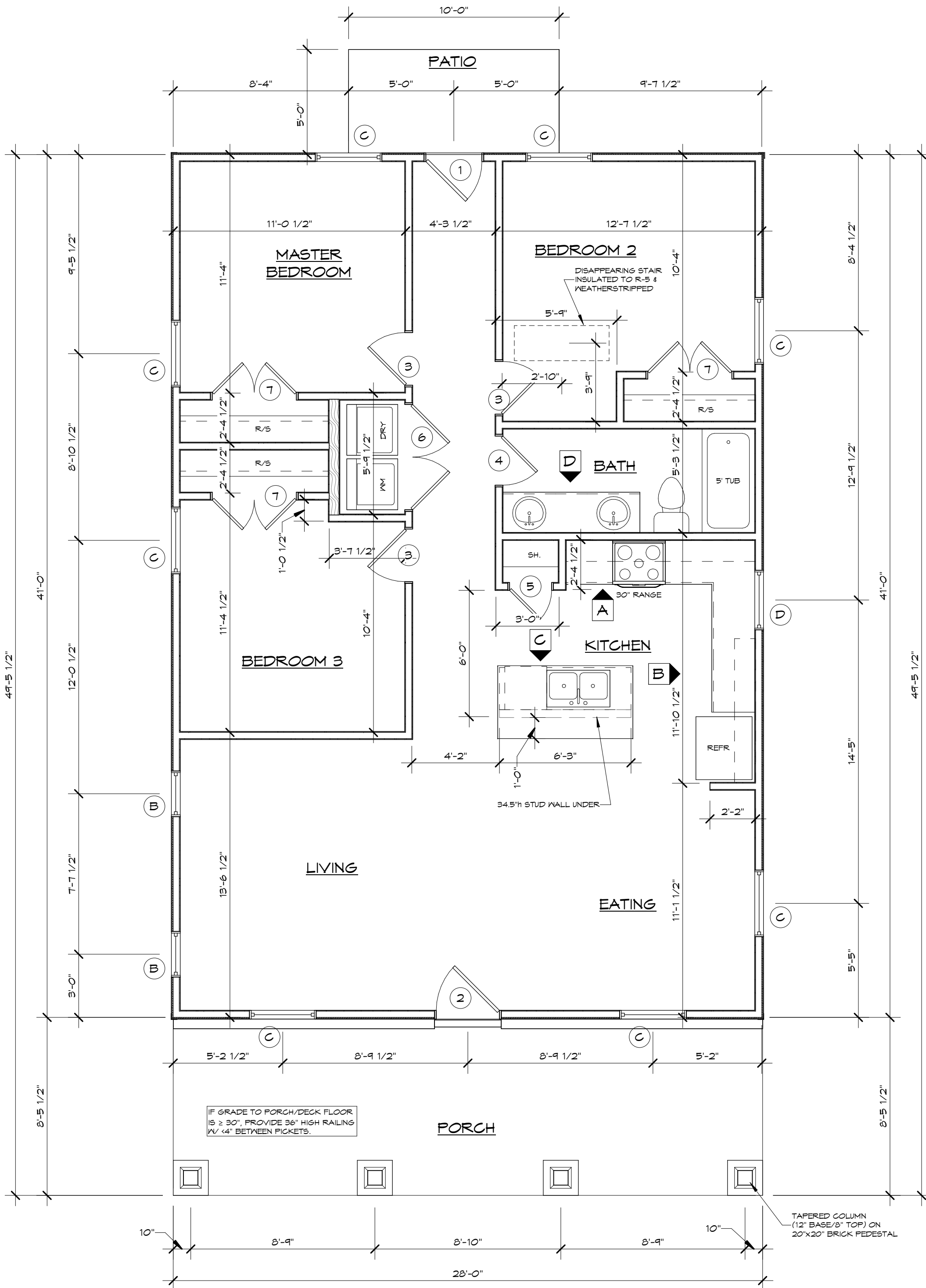
2x4 STUD WALL
2x6 STUD WALL

BRICK VENEER NOTES:
1. ANY BRICK VENEER SHOWN ON PLANS IS ASSUMED TO BE 4" THICK WITH A 1" AIR SPACE (5" FROM SHEATHING TO OUTSIDE OF BRICK).
2. PROVIDE STEEL ANGLE OVER OPENINGS PER STRUCTURAL PLAN AND NOTES.
3. PROVIDE STEEL ANGLE WHERE BRICK SITS ON RAFTERS PER STRUCTURAL PLAN AND NOTES.

LIST OF ABBREVIATIONS:
A.F.F. - ABOVE FINISHED FLOOR
A.O. - ARCHED OPENING
C.O. - CASSED OPENING
G.W.B. - GOLD WATER HOSE BIBB
DIA. - DIAMETER
DIAG. - DIAGONAL
DISP. - DISPOSAL
D.J. - DOUBLE JOIST
DRY. - DRYER
H.G.T. - HP ORDER TRUSS
H.W.B. - HOT WATER HOSE BIBB
N.T.S. - NOT TO SCALE
O.H. - OVERHANG
P.T. - PRESSURE TREATED
REFR. - REFRIGERATOR
R.G.T. - ROOF GUTTER TRUSS
R.S. - ROD SHELF
SH. - SHELVES
S.R.O. - SHEETROCK OPENING
T.B.D. - TO BE DETERMINED
T.O. - TOP OF
U.G. - UNDER COUNTER
U.N.C. - UNLESS NOTED OTHERWISE
W.C. - WATER CLOSET
W.M. - WASHING MACHINE

PRELIMINARY
NOT FOR CONSTRUCTION

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



1 FLOOR PLAN
1/4" = 1'-0"

Helmsman Homes

Tallyrand

THD

Tino Home Design, LLC
Residential Design and Drafting Services
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Huntersville, North Carolina 28070
Phone: (704) 952-3001 Fax: (704) 952-9692
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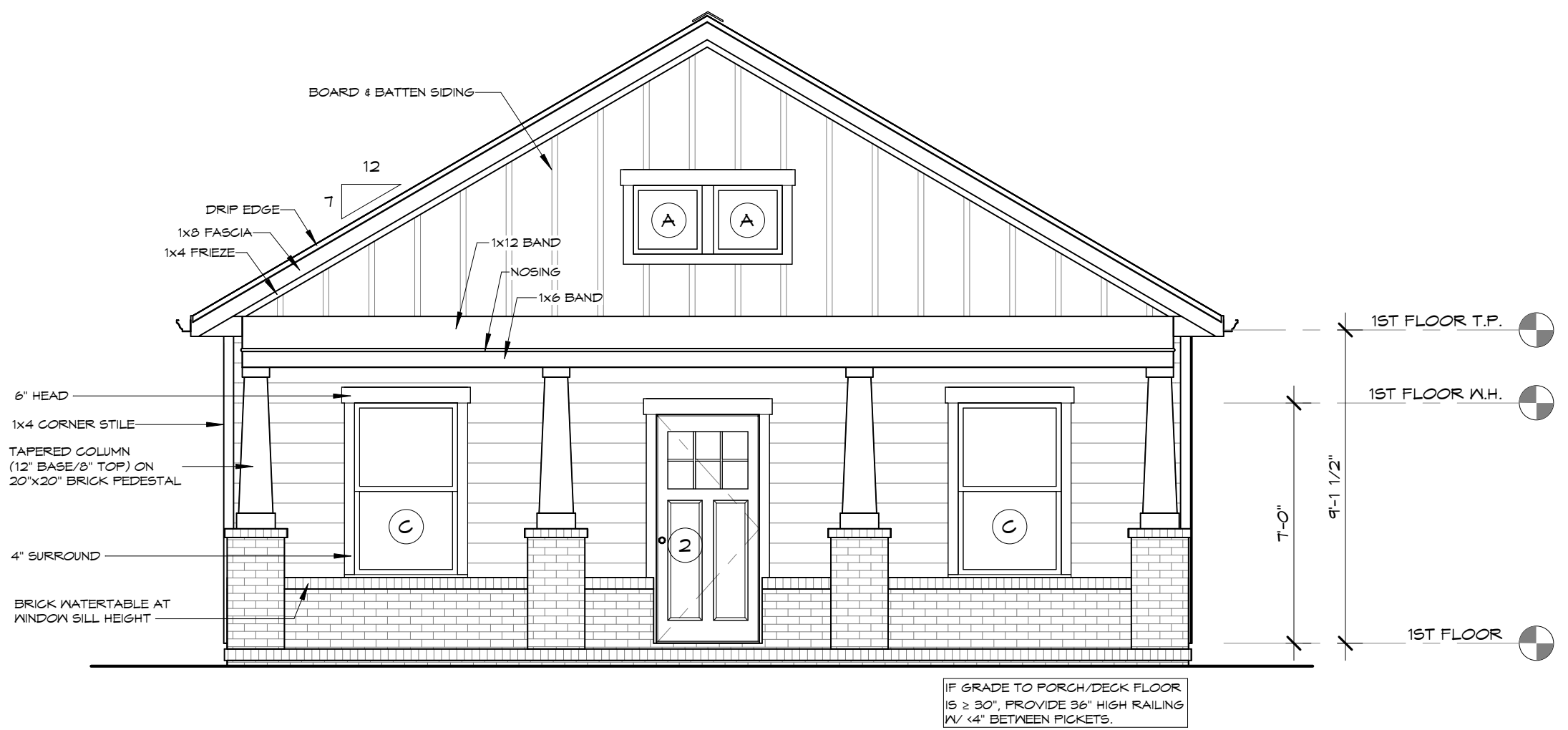
A1

DOOR SCHEDULE		
TYPE	DOOR SIZE	DESCRIPTION
1	2'-8" x 6'-8" x 1 3/4"	1 LIGHT
2	3'-0" x 6'-8" x 1 3/4"	6 LIGHT, 2 PANEL
3	2'-6" x 6'-8" x 1 3/8"	6 PANEL
4	2'-4" x 6'-8" x 1 3/8"	6 PANEL
5	2'-0" x 6'-8" x 1 3/8"	6 PANEL
6	(2) 2'-6" x 6'-8" x 1 3/8"	6 PANEL, BI-HINGE
7	(2) 2'-0" x 6'-8" x 1 3/8"	6 PANEL, BI-HINGE

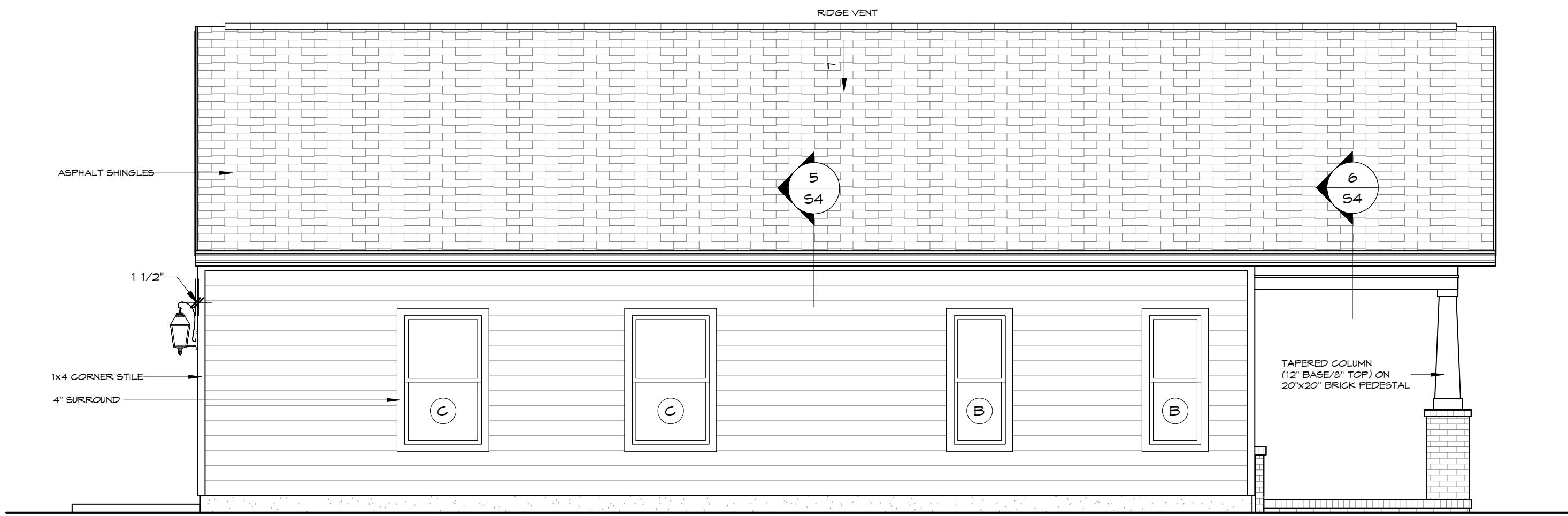
WINDOW SCHEDULE		
TYPE	WINDOW SIZE	DESCRIPTION
A	2'-0" x 2'-0"	FIXED
B	2'-0" x 5'-0"	SINGLE-HUNG
C	3'-0" x 5'-0"	SINGLE-HUNG
D	2'-8" x 3'-0"	SINGLE-HUNG

WINDOW NOTES:

- SEE PLAN FOR TEMPERED LOCATIONS.
- ENSURE W/ MANUFACTURER THAT EGRESS WINDOWS IN BEDROOMS MEET EGRESS REQUIREMENTS PER BUILDING CODE.
- PROVIDE FALL PROTECTION ON WINDOWS WHERE THE SILL IS LESS THAN 24" ABOVE THE FLOOR AND GREATER THAN 12" ABOVE GRADE.



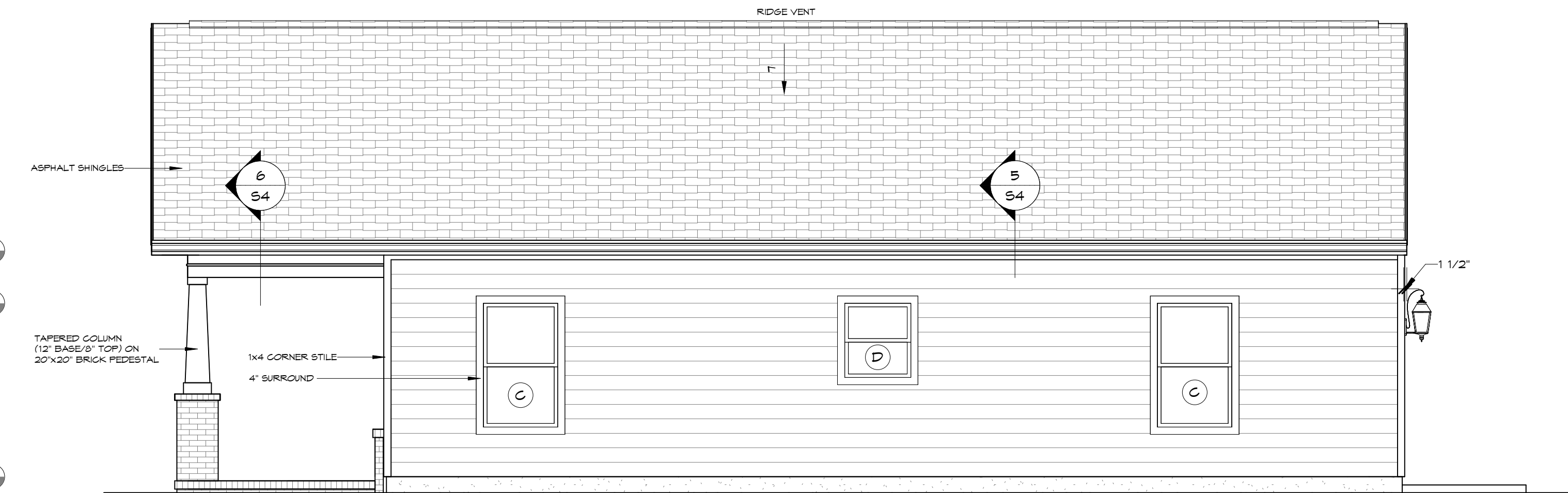
1 FRONT ELEVATION
1/4" = 1'-0"



3 LEFT SIDE ELEVATION
1/4" = 1'-0"



2 REAR ELEVATION
1/4" = 1'-0"



4 RIGHT SIDE ELEVATION
1/4" = 1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION

GENERAL ELEVATION NOTES:

- DESIGN BASED ON 2018 NORTH CAROLINA RESIDENTIAL CODE.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH 2018 NORTH CAROLINA RESIDENTIAL CODE AND LOCAL BUILDING CODES.
- CONTRACTOR TO VERIFY ALL DIMENSIONS. DO NOT SCALE DIMENSIONS FROM PROJECT DRAWING. PLANS AND DETAILS MAY NOT ALWAYS PRINT TO SCALE. USE DIMENSIONS GIVEN OR CONSULT DESIGNER FOR FURTHER CLARIFICATION.
- GRADE ELEVATIONS MAY VARY DUE TO TYPE OF FOUNDATION AND OTHER ON SITE CONSIDERATIONS.
- DOWNSPOUT SIZE AND LOCATION TO BE DETERMINED ON SITE BY GUTTER CONTRACTOR.
- FRAMING HEIGHTS:
 - A. FLOOR TO TOP PLATE = 9'-1 1/2"
 - B. FLOOR TO WINDOW HEAD FIRST FLOOR = 7'-0"

PROVIDE CORROSION RESISTANT FLASHING AT ALL ROOF/WALL INTERSECTIONS PER R403.2.1.

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

Helmsman Homes

Tallyrand

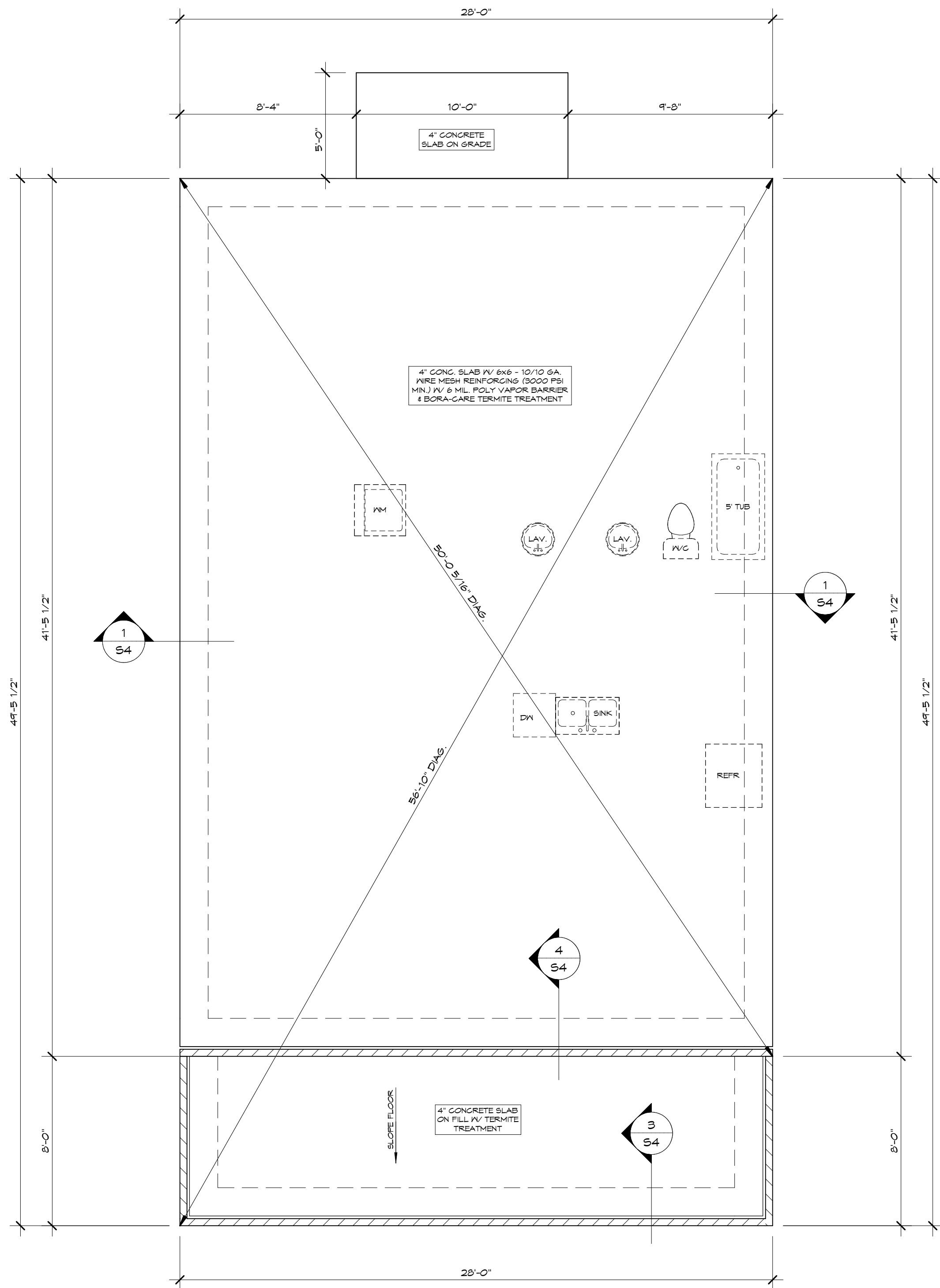
THD

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A2

1/13/2023 1:49:24 PM



1 MONO-SLAB FOUNDATION PLAN
1/4" = 1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION

- CONCRETE SLAB REINFORCEMENT NOTES:
1. INTERIOR CONCRETE SLABS MAY BE REINFORCED USING 6 x 6 - #10 x #10 WELDED WIRE OR EQUAL FIBER MESH REINFORCING W/ DOSAGE AMOUNTS OF .75 TO 1.5 POUNDS PER CUBIC YARD.
 2. EXTERIOR CONCRETE SLABS ARE RECOMMENDED BUT NOT REQUIRED TO HAVE SLAB REINFORCING. IF INSTALLED, THE BUILDER MAY USE 6 x 6 - #10 x #10 WELDED WIRE OR EQUAL FIBER MESH REINFORCING W/ DOSAGE AMOUNTS OF .75 TO 1.5 POUNDS PER CUBIC YARD.

- SLAB FOUNDATION NOTES:
1. DESIGN BASED ON 2018 NORTH CAROLINA RESIDENTIAL CODE.
 2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH 2018 NORTH CAROLINA RESIDENTIAL CODE AND LOCAL BUILDING CODES.
 3. CONTRACTOR TO VERIFY ALL DIMENSIONS. DO NOT SCALE DIMENSIONS FROM PROJECT DRAWINGS. PLANS AND DETAILS MAY NOT ALWAYS PRINT TO SCALE. USE DIMENSIONS GIVEN OR CONSULT DESIGNER FOR FURTHER CLARIFICATION.
 4. ALL CONCRETE SLABS TO BE 4" MINIMUM DEPTH AND HAVE MINIMUM 3,000 PSI STRENGTH.
 5. TERMITE PRE-TREATMENT OR EQUIVALENT REQUIRED UNDER ALL SLABS.
 6. PROVIDE CONTROL JOINTS IN SLAB EVERY 12' (MAX.) ON CENTER AND AT FOUNDATION OFFSETS.
 7. PROVIDE 6 MIL VAPOR BARRIER UNDER ALL ENCLOSED SLABS.
 8. ALL EXTERIOR WALLS TO BE ANCHORED W/ 1/2" DIAMETER BOLTS PLACED 6'-0" O.C. & NOT MORE THAN 12" FROM CORNERS. BOLTS SHALL EXTEND A MIN. OF 1" INTO MASONRY OR CONCRETE. EQUIVALENT ANCHOR STRAPS AT EQUIVALENT SPACING ARE AN ACCEPTABLE SUBSTITUTE.
 9. FOUNDATION DESIGN BASED ON 2,000 PSF SOIL BEARING CAPACITY.



Helmsman Homes
Tallyrand



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S1

- GENERAL STRUCTURAL NOTES FOR PLAN:
- DESIGN BASED ON 2018 NORTH CAROLINA RESIDENTIAL CODE.
 - ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH 2018 NORTH CAROLINA RESIDENTIAL CODE AND LOCAL BUILDING CODES.
 - CONTRACTOR TO VERIFY ALL DIMENSIONS. DO NOT SCALE DIMENSIONS FROM PROJECT DRAWING. PLANS AND DETAILS MAY NOT ALWAYS PRINT TO SCALE. USE DIMENSIONS GIVEN OR CONSULT DESIGNER FOR FURTHER CLARIFICATION.
 - BEAM, TRUSS, AND/OR JOIST LAYOUT OR SIZES SHALL NOT DEVIATE FROM THIS PLAN UNLESS APPROVED BY HOIDAS ENGINEERING, PLLC.
 - ALL JOIST, RAFTER, AND BEAM SPANS DETERMINED FOR THE USE OF #2 SOUTHERN YELLOW PINE. ANY OTHER SPECIES MUST BE VERIFIED.
 - ROOF AND FLOOR TRUSSES SHALL BE DESIGNED BY TRUSS MANUFACTURER; SPACING SHALL NOT EXCEED 24" O.C.
 - DESIGN ASSUMPTIONS:
 - ULTIMATE DESIGN WIND SPEED: 115 MPH
 - WIND EXPOSURE CATEGORY: B
 - OCCUPANCY CATEGORY: II
 - WEATHERING: MODERATE
 - DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS.
 - FLOOR JOIST SPANS DETERMINED BY DESIGN LOADS OF 40 psf. LIVE, 10 psf. DEAD LOAD
 - DESIGN LOADS FOR ROOF TRUSSES TO BE:
 - TOP CHORD = 20 psf. LIVE, 10 psf. DEAD LOAD
 - BOTTOM CHORD = 0 psf. LIVE, 10 psf. DEAD LOAD
 - LVL/PSLS SHALL HAVE THE FOLLOWING MINIMUM DESIGN PARAMETERS:
 - BEAMS
 - MODULUS OF ELASTICITY (E): 2.0 X 10⁶/ PSI
 - BENDING (Fb): 3,100 PSI (BASED ON 100% LOAD DURATION)
 - HORIZONTAL SHEAR (Fv): 285 PSI (BASED ON 100% LOAD DURATION AND STRESS APPLIED PERPENDICULAR TO GLUE LINES)
 - COMPRESSION PARALLEL TO GRAIN (Fc11): 3,000 PSI (BASED ON 100% LOAD DURATION.)
 - COMPRESSION PERPENDICULAR TO GRAIN (Fc), 150 PSI (STRESS APPLIED PARALLEL TO GLUE LINES.)
 - COLUMNS
 - MODULUS OF ELASTICITY (E): 1.7 X 10⁶/ PSI
 - BENDING (Fb): 2,650 PSI (BASED ON 100% LOAD DURATION)
 - HORIZONTAL SHEAR (Fv): 285 PSI (BASED ON 100% LOAD DURATION AND STRESS APPLIED PERPENDICULAR TO GLUE LINES)
 - COMPRESSION PARALLEL TO GRAIN (Fc11): 3,000 PSI (BASED ON 100% LOAD DURATION.)
 - COMPRESSION PERPENDICULAR TO GRAIN (Fc), 150 PSI (STRESS APPLIED PARALLEL TO GLUE LINES.)
 - ALL ENGINEERED PRODUCTS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
 - ALL EXTERIOR WALL SHEATHING SHALL BE 7/16" OSB.

- HEADER/BEAM NOTES FOR DIMENSIONAL LUMBER - FIRST FLOOR:
- ALL EXTERIOR HEADERS SHALL BE (2)2X10 #2 SOUTHERN YELLOW PINE OR BETTER UNLESS OTHERWISE NOTED.
 - ALL INTERIOR LOAD BEARING HEADERS SHALL BE (2)2X10 #2 SOUTHERN YELLOW PINE OR BETTER UNLESS OTHERWISE NOTED.
 - ALL INTERIOR NON-LOAD BEARING HEADERS SHALL BE (2)2X4 #2 SOUTHERN YELLOW PINE OR BETTER UNLESS OTHERWISE NOTED.
 - ANY HEADER, BEAM, JOIST, COLUMN SIZES USING DIMENSIONAL LUMBER OR TIMBER NOTED ON THE DRAWING SHALL BE #2 SOUTHERN YELLOW PINE.
 - IF NOT SPECIFIED ON DRAWING, A MINIMUM OF ONE JACK STUD SHOULD BE PLACED BENEATH ALL NON-LOAD BEARING EXTERIOR AND LOAD BEARING INTERIOR HEADERS. ALSO, A MINIMUM OF ONE JACK STUD SHOULD BE PLACED BENEATH NON-LOAD BEARING EXTERIOR AND INTERIOR HEADERS WITH SPANS EQUAL TO OR GREATER THAN 4 FEET.
 - EACH HEADER SHALL HAVE A MINIMUM OF ONE KING STUD AT EACH END OF OPENING UNLESS NOTED OTHERWISE.

- BRACED WALL SHEATHING NOTES:
- THE BRACED WALL SHEATHING DESIGN WAS PERFORMED BY HOIDAS ENGINEERING, PLLC. AND IS AN ENGINEERED DESIGN.
 - ALL PERIMETER WALLS ARE TO BE FULLY SHEATHED WITH A MINIMUM 7/16" O.S.B. AND ATTACHED TO THE WALL FRAMING STUDS WITH 8d (2.5"x0.131") NAILS AT 6" O.C. SPACING AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS.
 - SHEATH ALL GABLE END WALLS WITH 7/16" O.S.B.
 - ALL INTERIOR BRACED WALLS TO BE CONSTRUCTED ACCORDING TO DETAIL
 - HOLD DOWNS TO BE INSTALLED ACCORDING TO DETAIL
 - NARROW WALLS TO BE CONSTRUCTED ACCORDING TO DETAIL

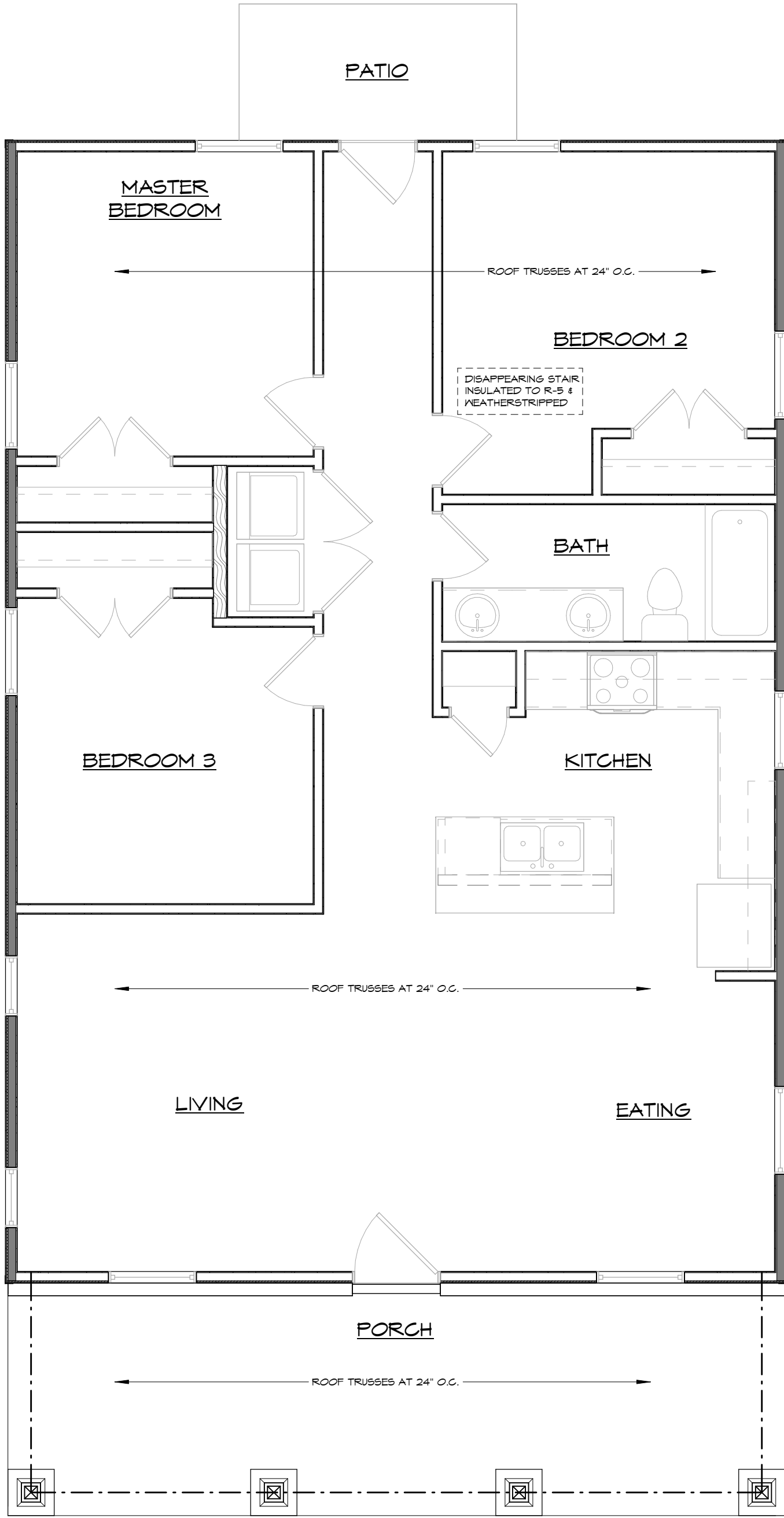
- WOOD POST NOTES:
ALL POSTS SHALL HAVE SIMPSON ABU BASES
BASED ON COLUMN DIMENSIONS U.N.O. (OR EQUAL).
- 4x4 = ABU44 BASE 1/4" 5/8" DIA. ANCHOR BOLT 1/4" MIN. 6" EMBEDMENT
 - 6x6 = ABU66 BASE 1/4" 5/8" DIA. SIMPSON TITEN HD SCREW ANCHOR 1/4" MIN. 6" EMBEDMENT
 - 8x8 = ABU88 BASE 1/4" 5/8" DIA. ANCHOR BOLTS 1/4" MIN. 6" EMBEDMENT
 - 10x10 = ABU1010 BASE 1/4" 5/8" DIA. ANCHOR BOLTS 1/4" MIN. 6" EMBEDMENT

- STUD WALL NOTES:
- ALL STUD WALLS ARE TO BE FRAMED WITH 2x4 STUDS AT 16" O.C. UNLESS NOTED OTHERWISE.
 - STUDS AT 2x6 WALLS ARE TO BE FRAMED AT 16" O.C. UNLESS NOTED OTHERWISE.

#K = NUMBER OF KING STUDS
#J = NUMBER OF JACK STUDS

- Legend:
- 2x4 STUD WALL
 - 2x6 STUD WALL
 - BEARING WALL SYMBOL

PRELIMINARY
NOT FOR CONSTRUCTION



1 CEILING FRAMING PLAN
1/4" = 1'-0"

Helmsman Homes

Tallyrand

Tino Home Design, LLC

Residential Design and Drafting Services

Post Office Box 1778
Huntersville, North Carolina 28070
Phone: (704) 912-9011 Fax: (704) 912-9092
www.tinohomedesign.com

Plan Date:
1/13/2023

Revision Date:

Drawn By:
MT

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S2

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ATTIC VENTILATION CALCULATIONS				
REGION	AREA	REQUIRED VENTILATION	SOFFIT INLET PROVIDED	RIDGE OUTLET PROVIDED
ROOF	1370 SF	655 in²	840 in²	864 in²

- ATTIC VENTILATION ASSUMPTIONS:
- THE ABOVE SCHEDULE IS CALCULATED USING THE 1/300 EXCEPTION
 - SOFFIT VENT INLET IS CALCULATED FOR 12" NFVA PER LINEAR FOOT
 - RIDGE VENT OUTLET IS CALCULATED FOR 18" NFVA PER LINEAR FOOT

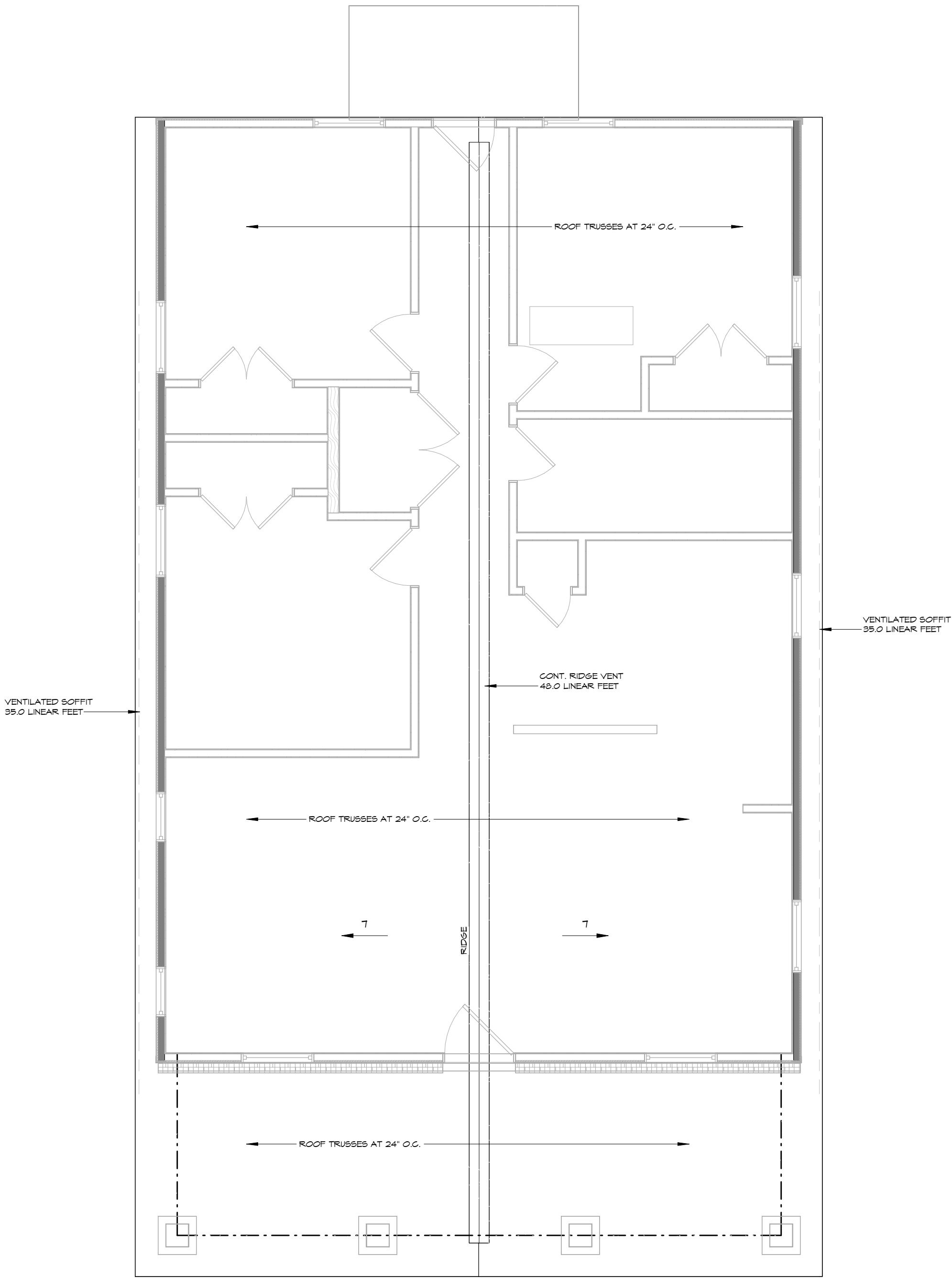
- VENTILATION CALCULATION NOTES (NCRG):
1. PROVIDE VENTILATION AS REQUIRED BY THE CURRENT LOCAL BUILDING CODE.
 2. THE CALCULATIONS PROVIDED ARE BASED ON THE 2018 NORTH CAROLINA RESIDENTIAL CODE SECTION R806.2.
 3. THE TOTAL NET FREE AREA SHALL NOT BE LESS THAN 1/150 OF THE AREA OF THE SPACE VENTILATED EXCEPT THAT THE REDUCTION OF THE TOTAL AREA TO 1/300 IS PERMITTED PROVIDED ONE OF THE FOLLOWING CONDITIONS IS MET:
 - A. AT LEAST 50% AND NOT MORE THAN 80% OF THE REQUIRED VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED ARE AT LEAST 3' ABOVE THE EAVE OR CORNICE VENTS WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS.
 - B. A CLASS I VAPOR RETARDER IS INSTALLED ON THE WARM-IN-WINTER SIDE OF THE CEILING.
 4. ENCLOSED ATTIC/RAFTER SPACES REQUIRING LESS THAN 1 SQUARE FOOT OF VENTILATION MAY BE VENTED WITH CONTINUOUS SOFFIT VENTILATION ONLY.
 5. ENCLOSED ATTIC/RAFTER SPACES OVER UNCONDITIONED SPACE MAY BE VENTED WITH CONTINUOUS SOFFIT VENT ONLY.
 6. MIN. 1" AIR SPACE TO BE MAINTAINED AT ALL AREAS WITH SOFFIT VENTILATION (USE BAFFLES WHERE REQUIRED).

- ROOF CONSTRUCTION NOTES:
1. RAFTERS TO BE 2x6 AT 16" O.C. FOR SHINGLES UNLESS NOTED OTHERWISE.
 2. RAFTERS FOR TILE, SLATE, AND OTHER ROOF COVERINGS TO BE 2x8 AT 16" O.C. UNLESS NOTED OTHERWISE.
 3. ALL RIDGE CALLOUTS ON PLAN ARE RIDGE BOARDS UNLESS NOTED OTHERWISE. AT ROOF PITCHES LESS THAN 3:12, STRUCTURAL MEMBERS THAT SUPPORT RAFTERS (RIDGE BEAMS, HIPS, VALLEYS) SHALL BE DESIGNED AS BEAMS.
 4. ALL HIPS, RIDGES, AND VALLEYS TO BE AT LEAST ONE SIZE LARGER THAN RAFTERS UNLESS NOTED OTHERWISE. HIPS, RIDGES, AND VALLEYS SHALL BE TALLER THAN THE CUT END OF THE RAFTER.
 5. RAFTER/CEILING JOIST CONNECTION:
 - A. PROVIDE RIDGE STRAPS OR 2x4 COLLAR TIES AT 48" O.C. AT ALL RIDGES TO PREVENT UPLIFT PER R802.3.1.
 - B. CEILING JOISTS AND RAFTERS ARE TO BE NAILED TO EACH OTHER WHERE CEILING JOISTS ARE NOT CONNECTED TO THE RAFTERS AT THE TOP WALL PLATE. JOISTS CONNECTED HIGHER IN THE ATTIC SHALL BE INSTALLED AS RAFTER TIES OR RAFTER TIES (2x4 AT 48" O.C. MIN.) SHALL BE INSTALLED TO PROVIDE A CONTINUOUS TIE PER R802.3.1.
 6. RAFTER BRACES:
 - A. "X" IN A CIRCLE INDICATES LOCATION OF RAFTER BRACE AT RAFTER LEVEL.
 - B. "X" IN A CIRCLE WITH ARROW AWAY FROM BRACE INDICATES DIRECTION OF BRACE TO PARTITION OR BEAM BELOW.
 - C. ALL BRACES ARE (2)2x4 NAILED WITH 16d NAILS AT 9" O.C. VERTICALLY, FROM TOP TO BOTTOM. BRACES LONGER THAN 10'-0" TO BE BRACED HORIZONTALLY.
 - D. ALL HOSS ON CEILING JOISTS OR RAFTERS ARE 2x6 AT 16" O.C. UNLESS NOTED OTHERWISE.
 - E. MAXIMUM SPACING OF RAFTER BRACES: (RAFTERS TO BE SPLICED OVER HOSS WITH (2)2x4 BRACES)
 - a. 2x6 HOSS: 6'-0" O.C.
 - b. 2x8 HOSS: 7'-6" O.C.
 7. RAFTERS & ROOF TRUSSES ARE TO HAVE TIE-DOWNS TO PREVENT UPLIFT PER R802.11.
 8. MANUFACTURED ROOF TRUSSES TO BE INSTALLED AND BRACED PER MANUFACTURER'S RECOMMENDATIONS.

⊗ = (2)2x4 BRACE TO LOAD BEARING SUPPORT BELOW

▬ = BEARING WALL SYMBOL

PRELIMINARY
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1 ROOF PLAN
1/4" = 1'-0"

Helmsman Homes

Tallyrand



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Plan Date:

1/13/2023

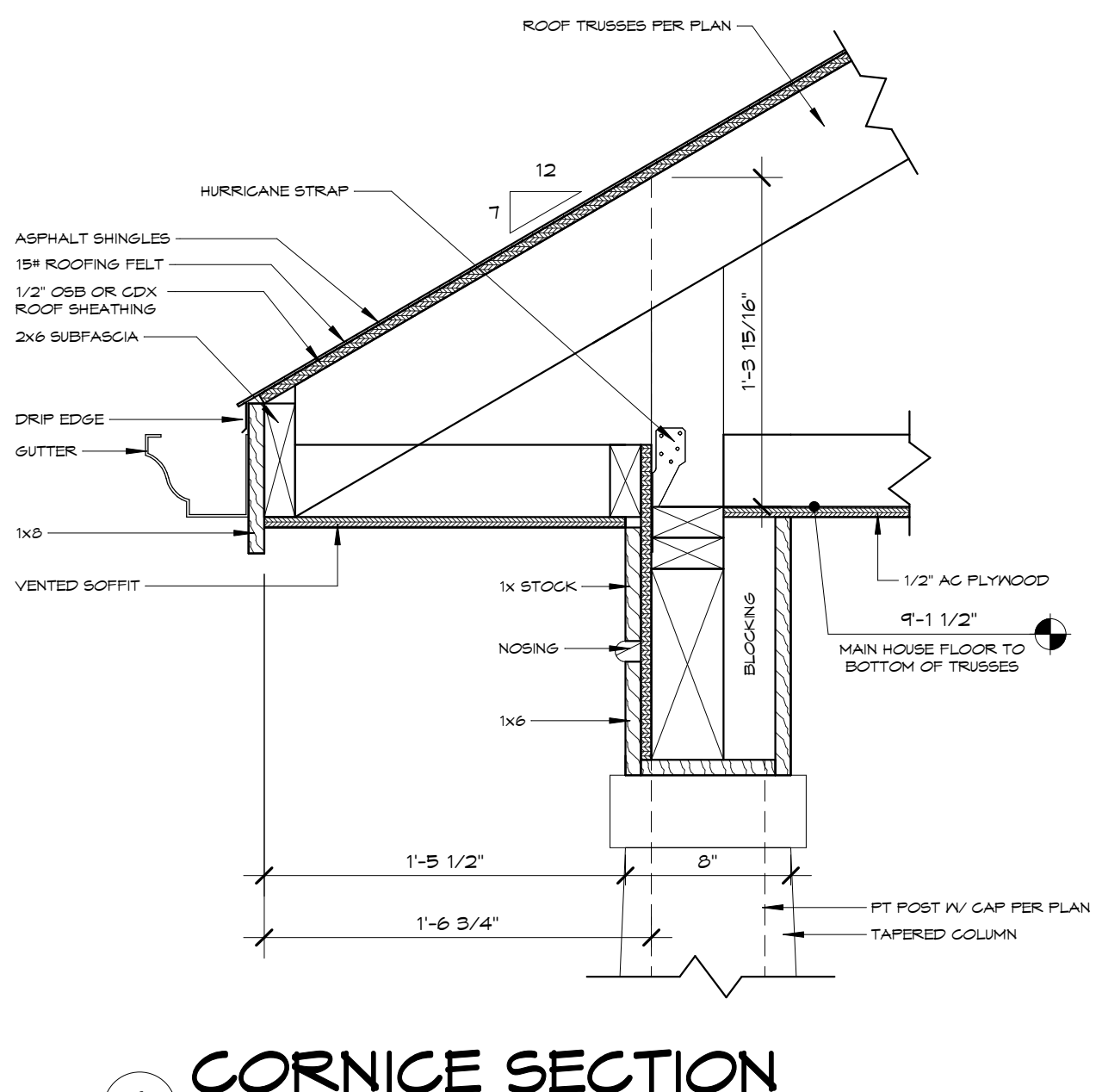
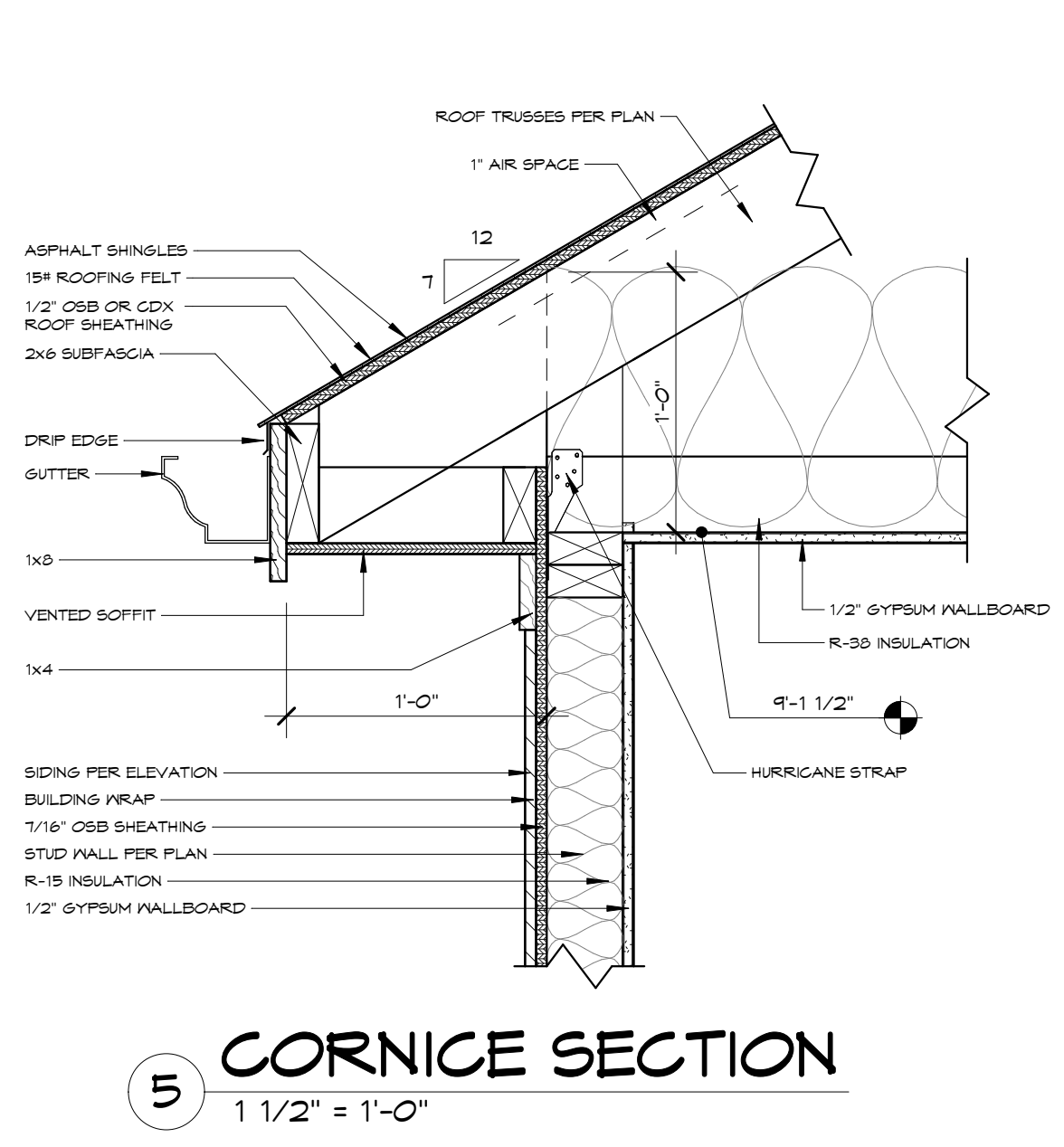
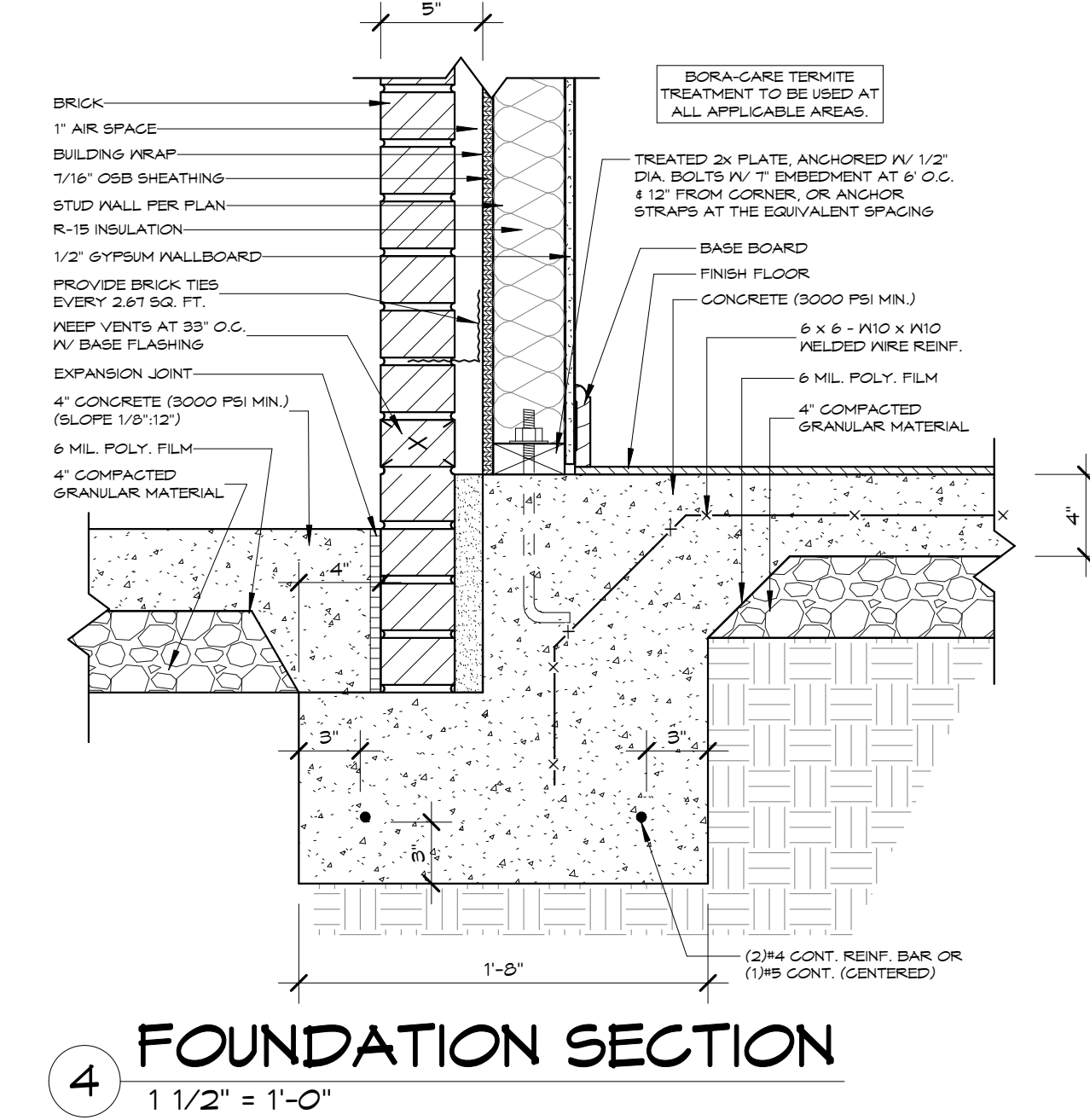
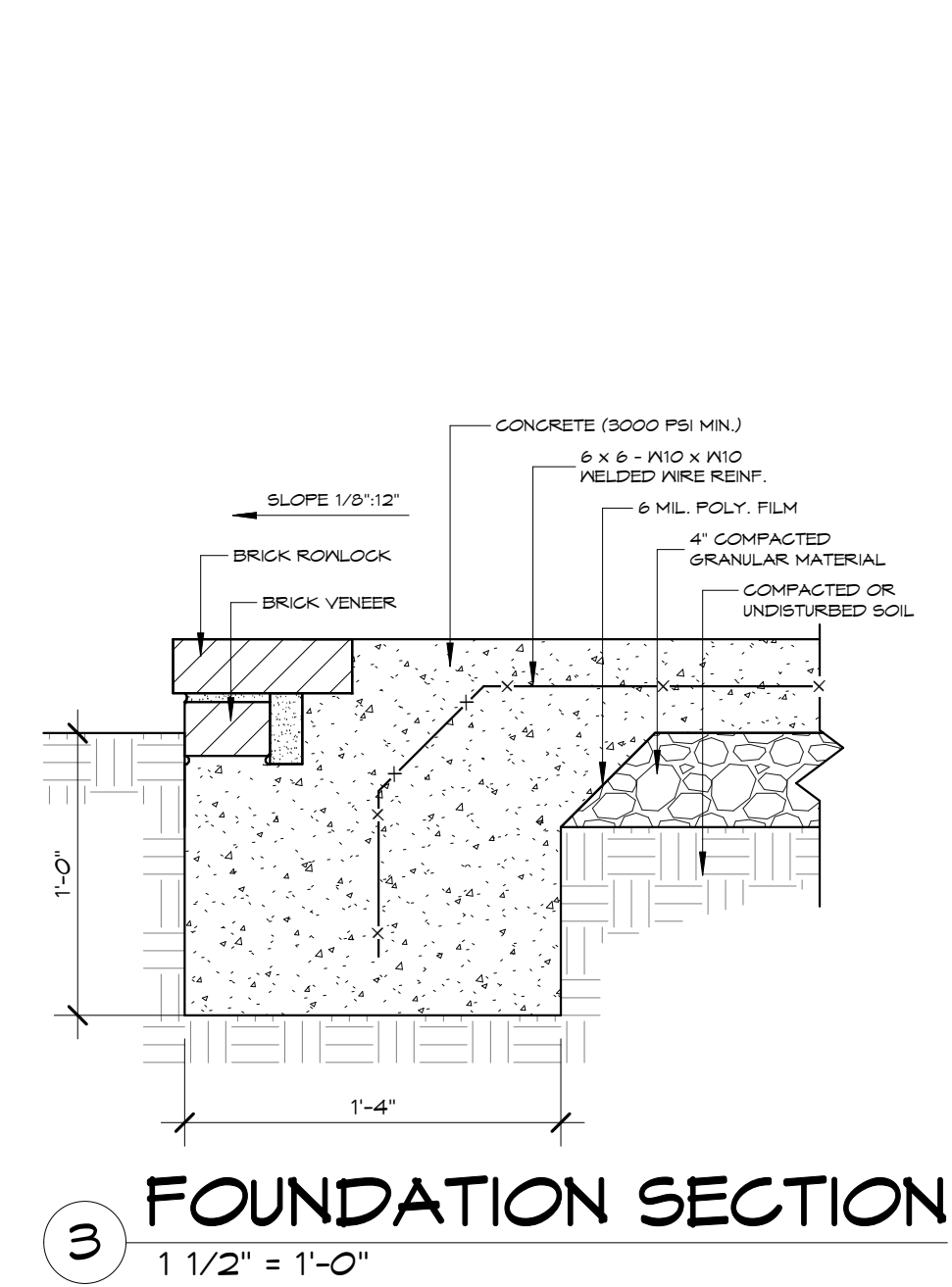
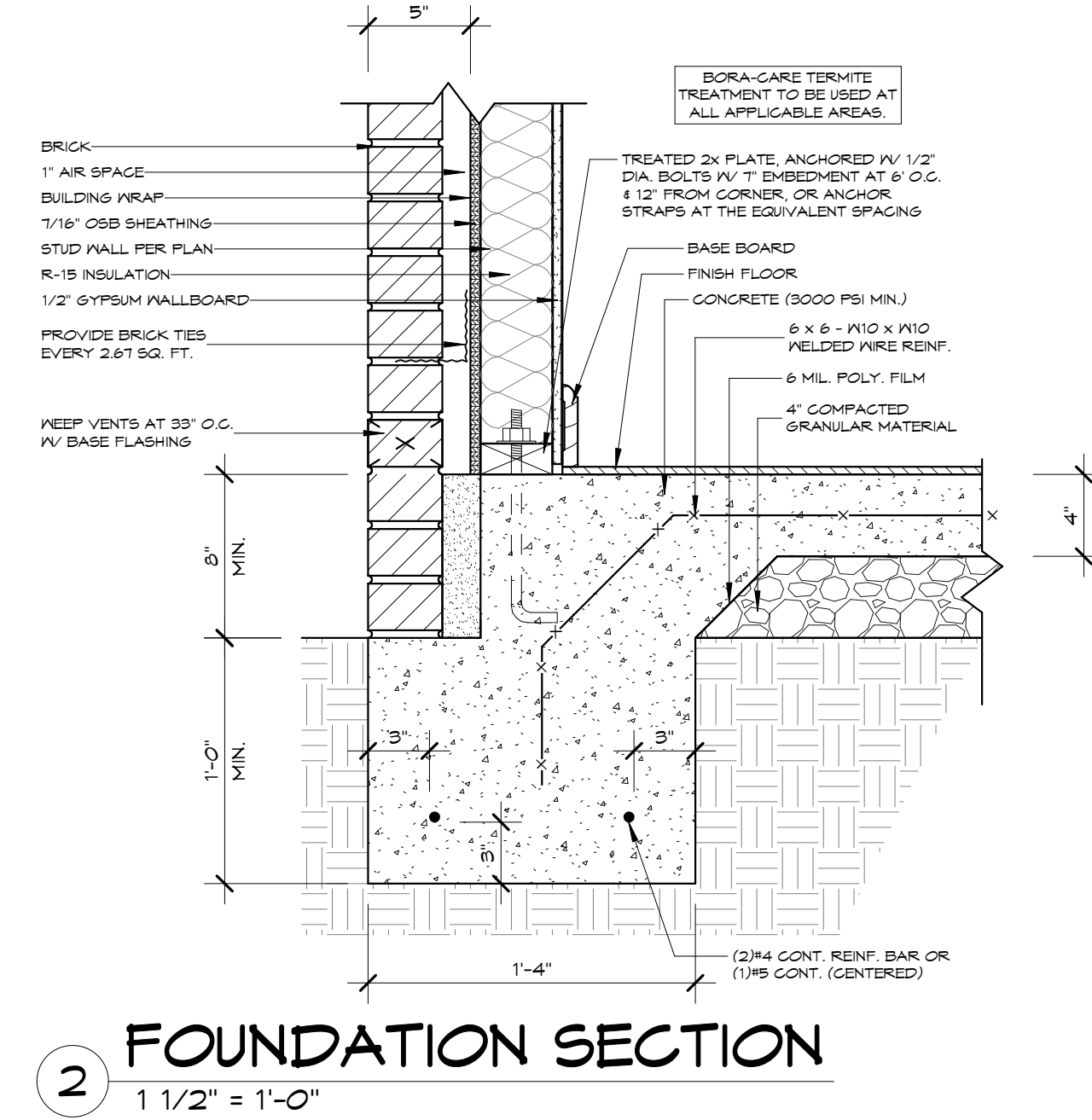
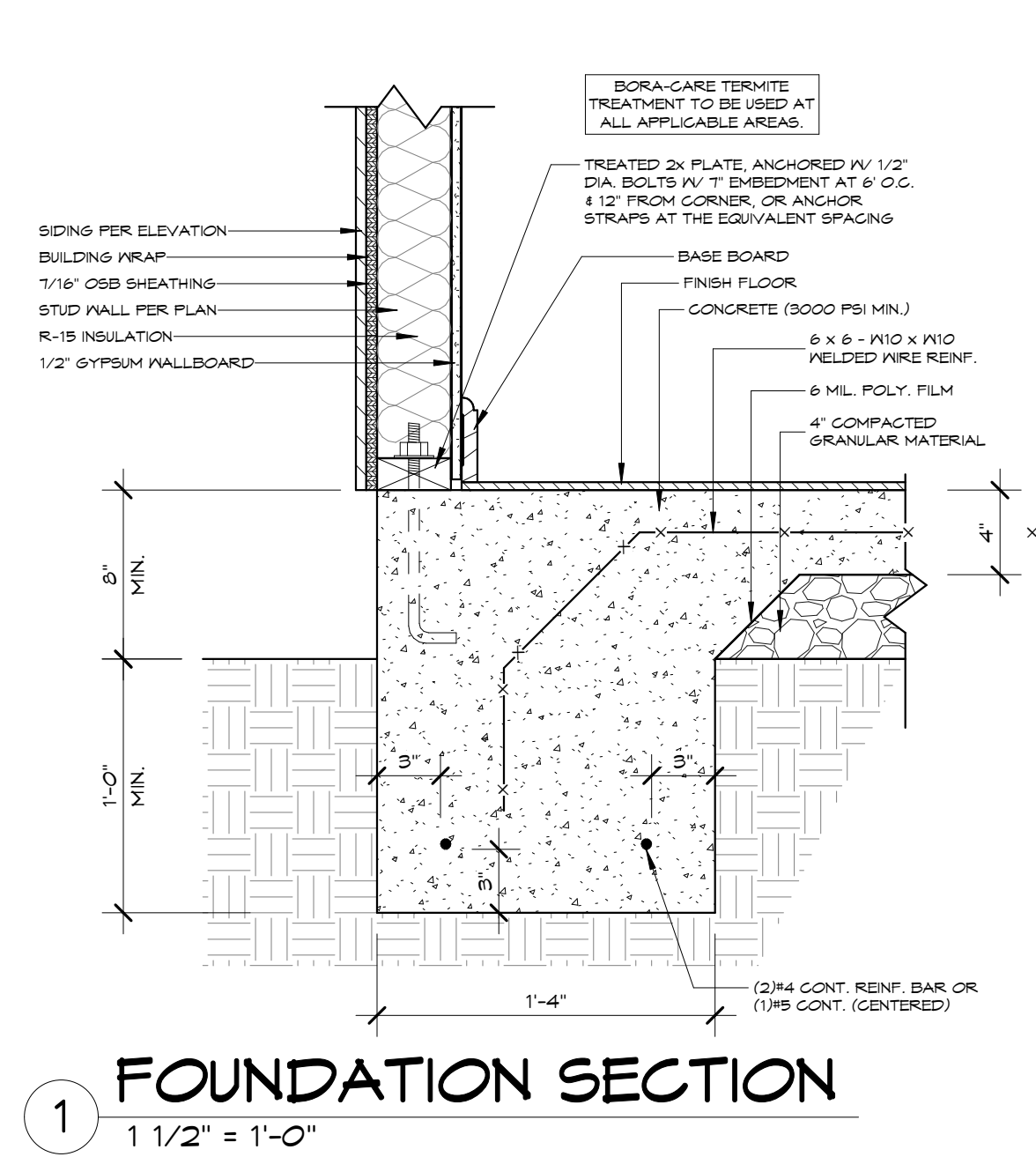
Revision Date:

Drawn By:

MT

Sheet Number

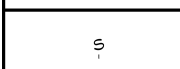
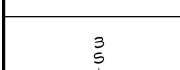
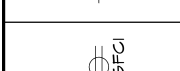
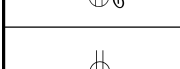
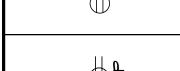
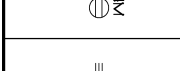
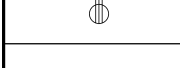
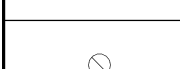
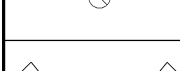
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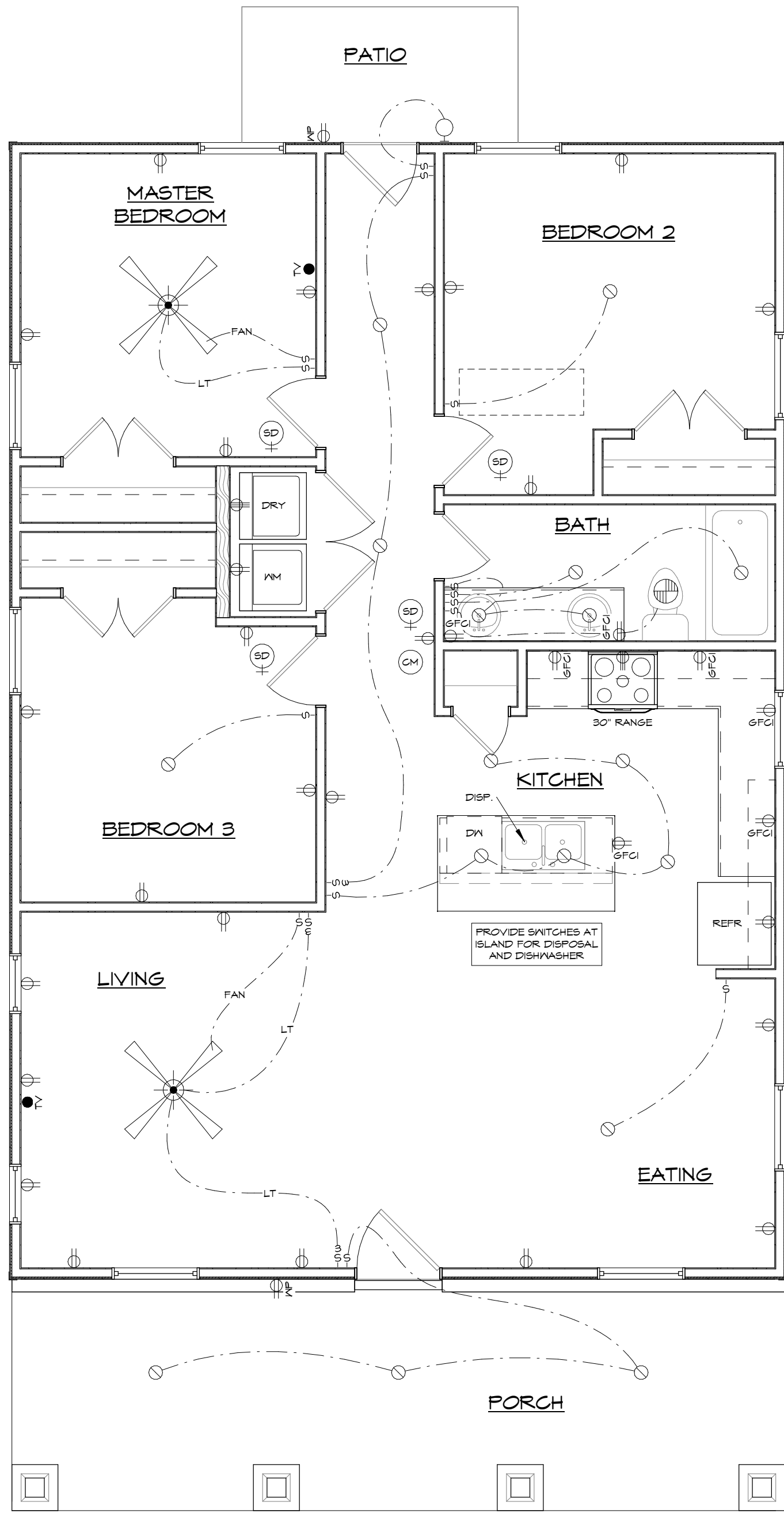


PRELIMINARY
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Helmsman Homes Tallyrand		Plan Date: 1/13/2023
Tino Home Design, LLC Residential Design and Drafting Services		Revision Date:
Tino Home Design, LLC 1000 Office Ave. 1075 Huntersville, North Carolina 28070 Phone: (704) 952-2001 Fax: (704) 952-9692 www.tinohomedesign.com		Drawn By: MT
THD		Sheet Number S4

ELECTRICAL SYMBOLS LEGEND

	1-WAY SWITCH
	3-WAY SWITCH
	110V GFCI RECEPTACLE
	110V RECEPTACLE
	110V WEATHER-PROOF RECEPTACLE
	220V RECEPTACLE
	CARBON MONOXIDE DETECTOR
	EXHAUST FAN
	OVERHEAD PUCK LIGHT
	PRE-WIRE FOR PADDLE FAN W/ LIGHT KIT
	SMOKE DETECTOR
	TELEVISION JACK
	WALL MOUNTED LIGHT



1 ELECTRICAL PLAN
1/4" = 1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION



Helmsman Homes
Tallyrand



Tino Home Design, LLC
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Plan Date:
1/13/2023
Revision Date:
Drawn By:
MT
Sheet Number

E1

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-2023-00082

TO: Historic District Commission Members

DATE: February 13, 2023

FROM: Keri Mendler, Senior Planner

PREPARED BY: Keri Mendler, Senior Planner

SUBJECT: Certificate of Appropriateness request at 1002 W. Franklin St.

SUMMARY STATEMENT

The Historic District Commission is requested to consider a Certificate of Appropriateness from Kali Milner to replace and expand the rear deck at 1002 W. Franklin St.

SITE DATA

Type of Action:	Certificate of Appropriateness
Date of Petition:	12-7-22
Name of Petitioner:	Kali Milner
Location:	1002 W. Franklin St.
Tax ID #:	09-273-225
Lot Size:	0.67 acres
Zoning Classification:	RMD (Residential Medium Density)

GENERAL INFORMATION

W.C. Stack House, circa 1916

In early 1916, Bank of Union cashier w. c. Stack purchased this lot, and in April of that year, the Monroe Journal reported that construction was soon to begin on Stack's residence. stack died of pneumonia one year later, but his widow continued living in the handsome, one and a half story frame craftsman style house for at least 25 years after his death. The cross-gabled bungalow is sided with alternating bands of wide and narrow wood shingles. Across the front of the house is a veranda of rubble-laid granite with square-section granite piers that support a shed roof and a flat-roofed porte-cochere. Off-center in the roof is a chimney of the same masonry, and there is a stone foundation completely around the house. centered in the front plane of the roof is a large,

wood-shingled gabled dormer. At the east and west sides of the house are lower, gable-roofed wings. All of the roofs have exposed rafter tails and triangular braces. The front door is a notable example of the craftsman style. Windows are a mixture of four, six and eight over one. *(Taken from the National Register of Historic Places).*

RELEVANT DESIGN STANDARDS

Decks & 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 applicant is proposing to replace the existing deck on the rear of the house; however, they are proposing to also expand the deck at the same time. The extension of the deck will be beyond what is already in place.
 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 proposing the deck expansion to be located on the rear of the house. Based on the plan set, it appears the deck will not extend beyond the side corners of the home.
 3. Design decks and deck railings to be compatible in material, color, scale, and detail to the historic district.
The applicant is proposing to utilize wood materials and the overall dimensions are proposed to be 24' x 22' including the stairs down to the yard.
 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 level with the first floor of the house and there will be a lower landing and stairs to access the yard.
 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.
The applicant has confirmed there is no proposed removal of significant features or trees to construct the larger deck.
 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 applicant is proposing the deck on the rear of the house as not to detract from the front of the façade.
-

PROPOSED FINDINGS

Staff offers the following Proposed Findings:

1. The subject property located at 1002 W. Franklin St. is owned by Kali Milner 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 December 7, 2022, the applicant applied for a COA to request approval to replace and expand the rear deck with wood materials. The overall size of the deck will be 22' x 24' including the stairs. (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 proposal to replace and expand the rear deck at 1002 W. Franklin St. as presented (is/is not) congruous in concept according to the *Deck & Patio* standards of the *South Monroe Historic District Standards*:

Decks & 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.

Exhibits:

1. Aerial Map
2. Zoning Map
3. Historic District Map
4. Application
5. Existing Porch
6. Site Plan
7. Proposing Plans
8. Railing detail
9. APO Map
10. APO List

Prepared by: KM 12-15-22



Ortho Map

PLHR-2023-00082

Legend

-  Centerlines
-  Parcels

Existing: RMD
(Residential Medium Density)

Owner: Kali Milner

Acres: .67



0 50 100
 Feet

Zoning Map

PLHR-2023-00082

Legend

— Centerlines

▭ Parcels

Zoning Districts

▭ RMD

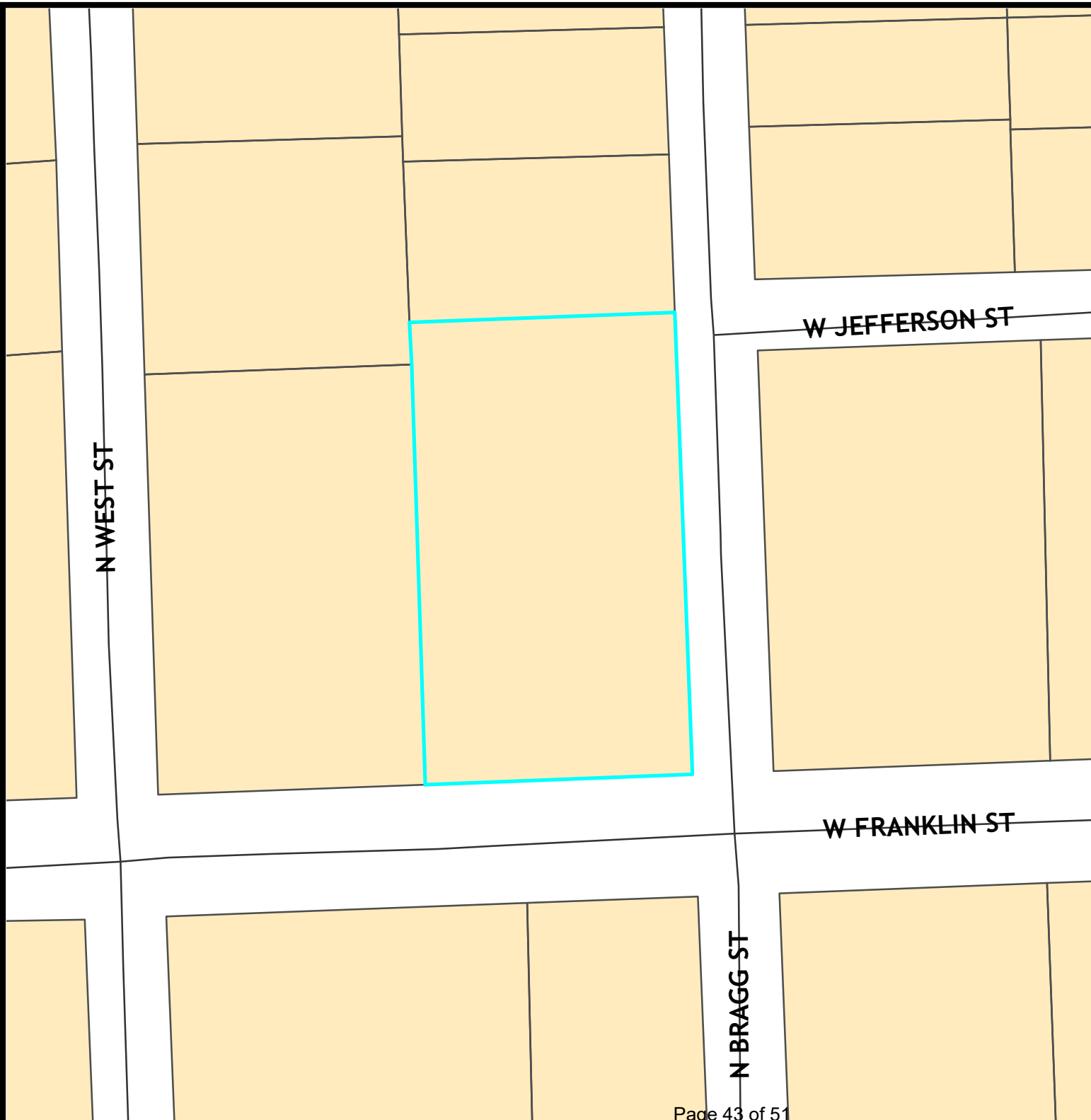
Existing: RMD
(Residential Medium Density)

Owner: Kali Milner

Acres: .67



0 50 100
Feet



Historic District Map

PLHR-2023-00082

Legend

- Centerlines
- Parcels
- Historic District

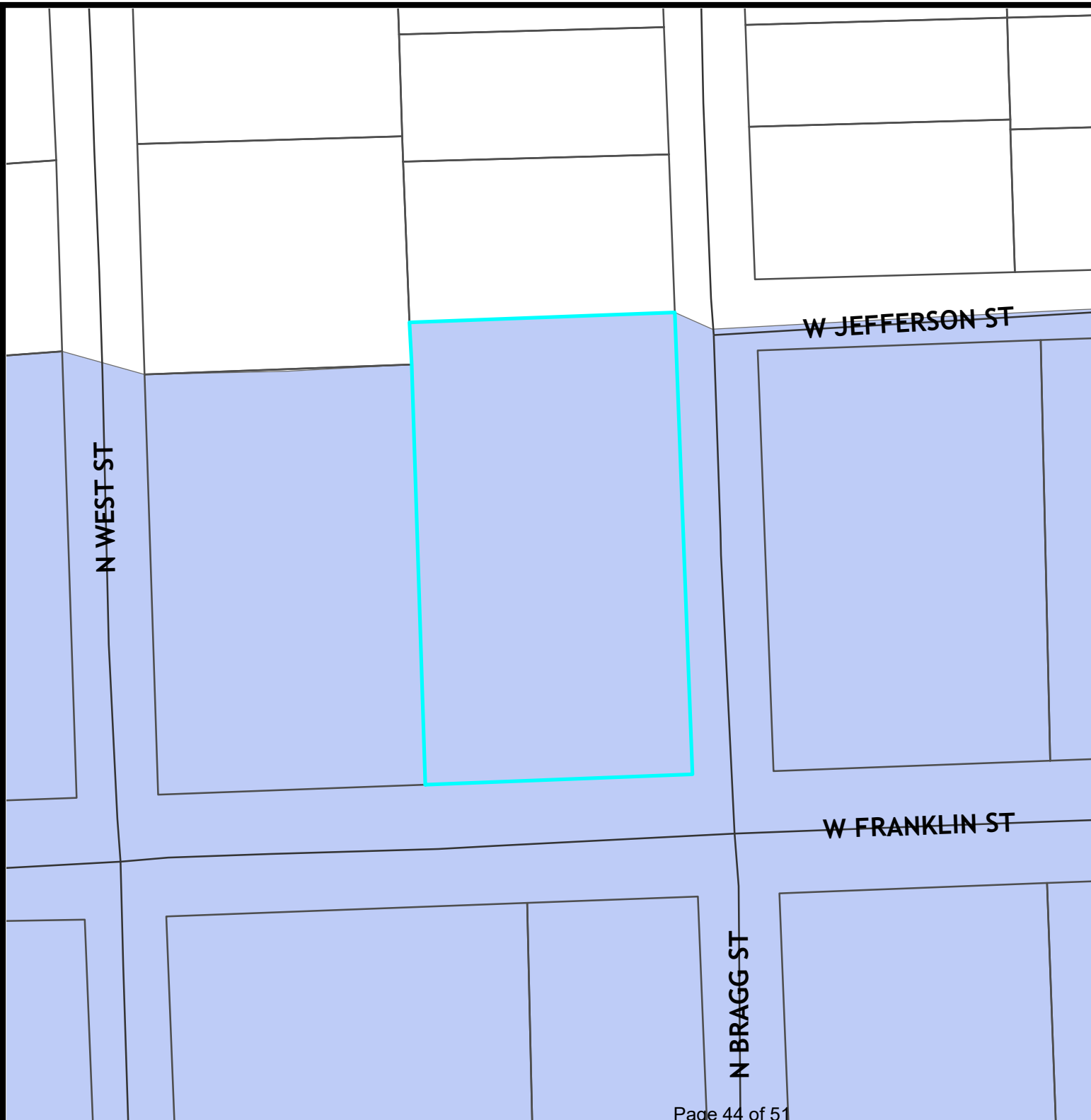
**Existing: RMD
(Residential Medium Density)**

Owner: Kali Milner

Acres: .67



0 50 100
Feet





HISTORIC DISTRICT COMMISSION
FINAL PLAN SUBMISSION CHECKLIST

HISTORIC DISTRICT COMMISSION
APPLICATION FOR REVIEW

FOR STAFF USE ONLY

Date submitted: _____

Application No: _____

Approved: _____ Denied: _____

_____ Administrative review

_____ Commission Review

1. Property location: 1002 W. Franklin St.

Applicant's name: Joseph and Kali Milner

Applicant's address: 1002 W. Franklin St

Applicant's telephone number: 704-578-4395

Applicant's email address: Kali.haas.7929@gmail.com

Property Tax identification number: 09 - 273 - 241

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

Address: _____ Telephone: _____

3. The following Certificate of Appropriateness is requested for: Replacing existing back deck

Please provide a brief description of the project. The old back deck is falling apart and needs to be replaced. The old deck is 14' x 14' including the stairs. The landing itself is 4'9" x 11'. The new deck will be larger, with a 24' x 14' landing. It will be 24' x 22' including the stairs.

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).

Kali Milner

Applicant- Printed

Kali Milner

Applicant- Signed

12/7/22

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.



W JEFFERSON ST

N BRAGG ST

W FRANKLIN ST

1006

1006

1002

902

24'-0"

8'-0"

8'-0"

8'-0"

4'-0"

4'-0"

14'-0"

LANDING

DECK

DW

SINK

SINK

COOK

4-D REF.

PANTRY

POCKET
DOOR

BENCH

W
D

6'-0" ±

4'-6"

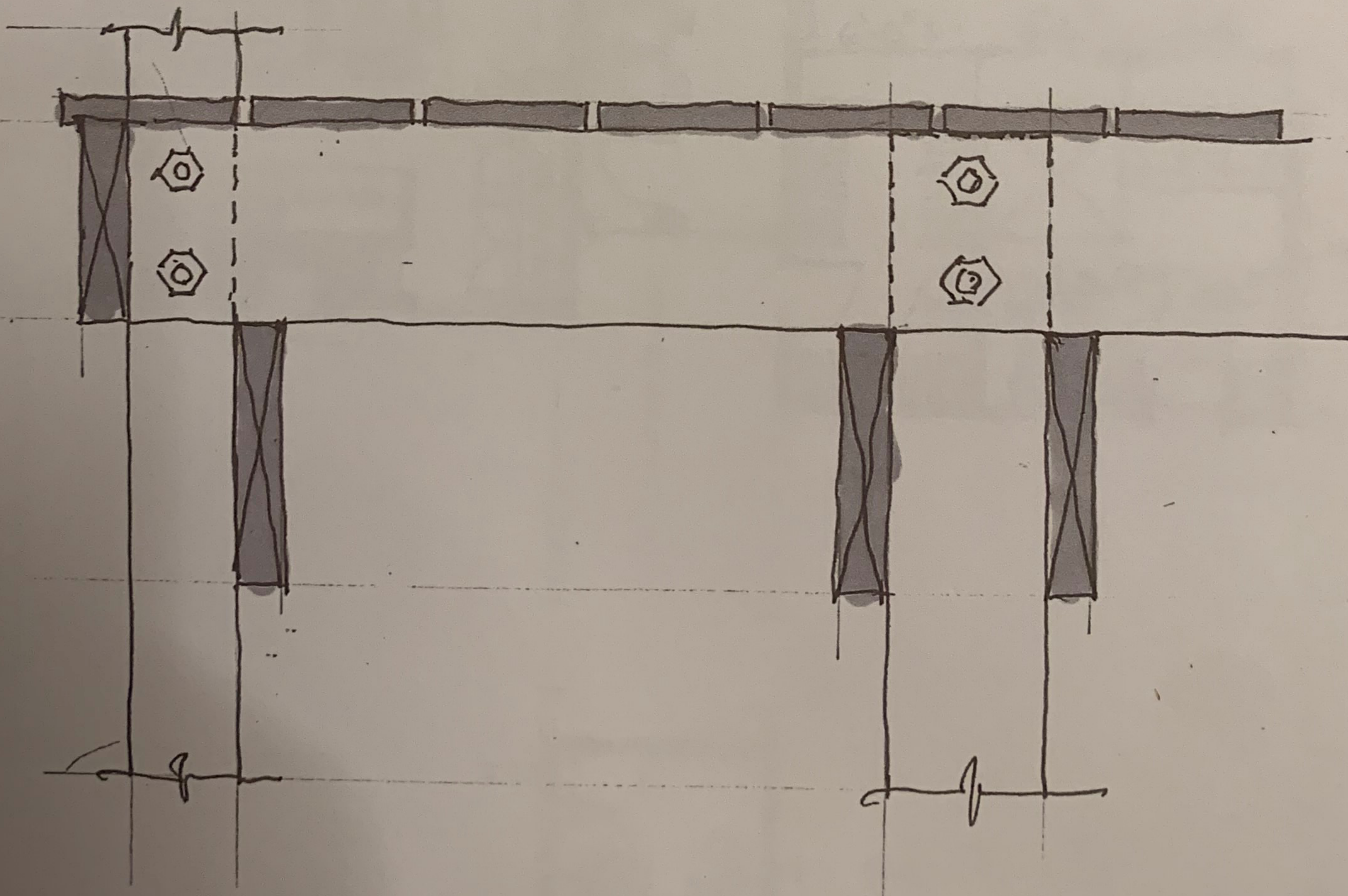
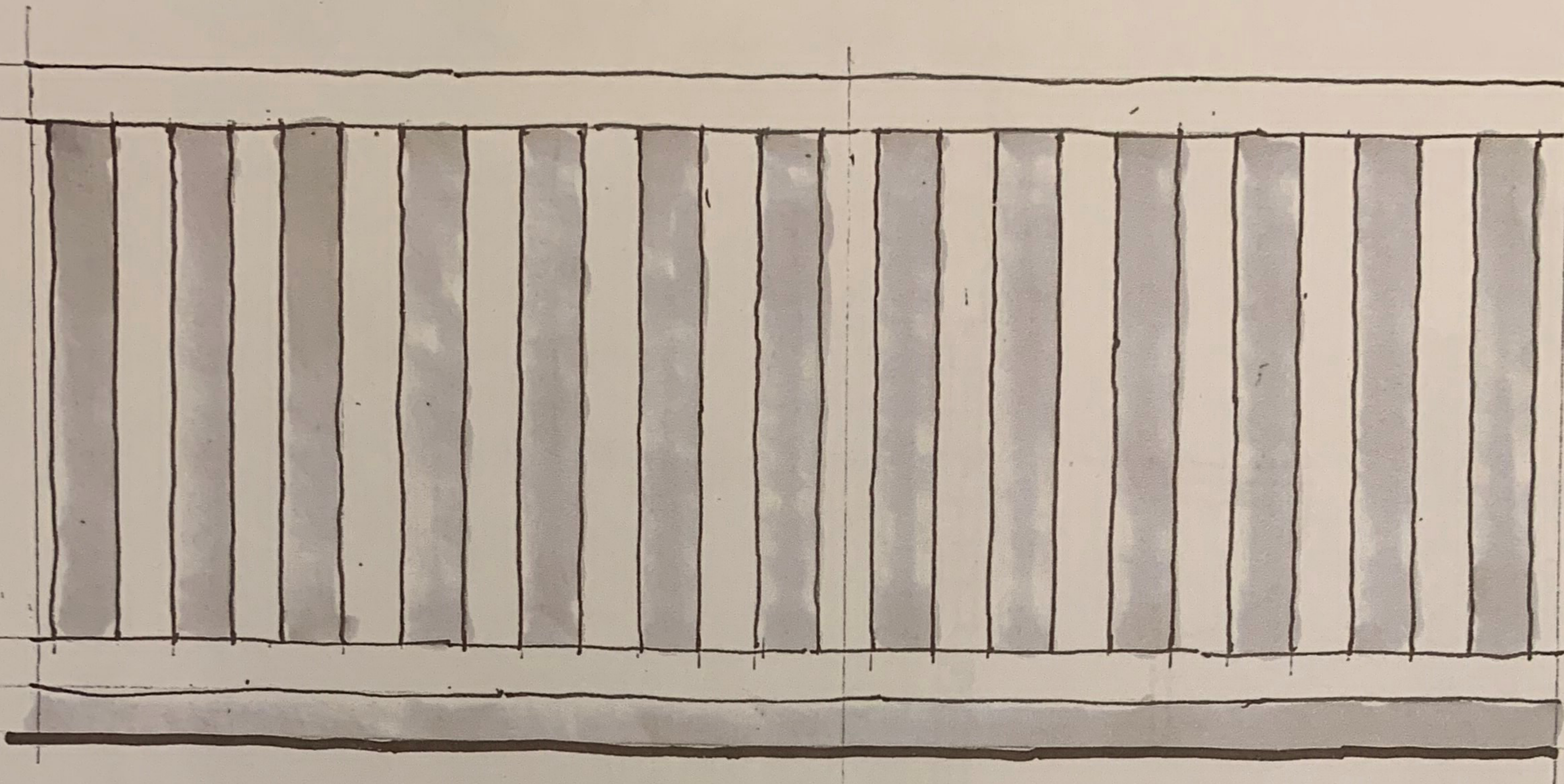
5'-6"

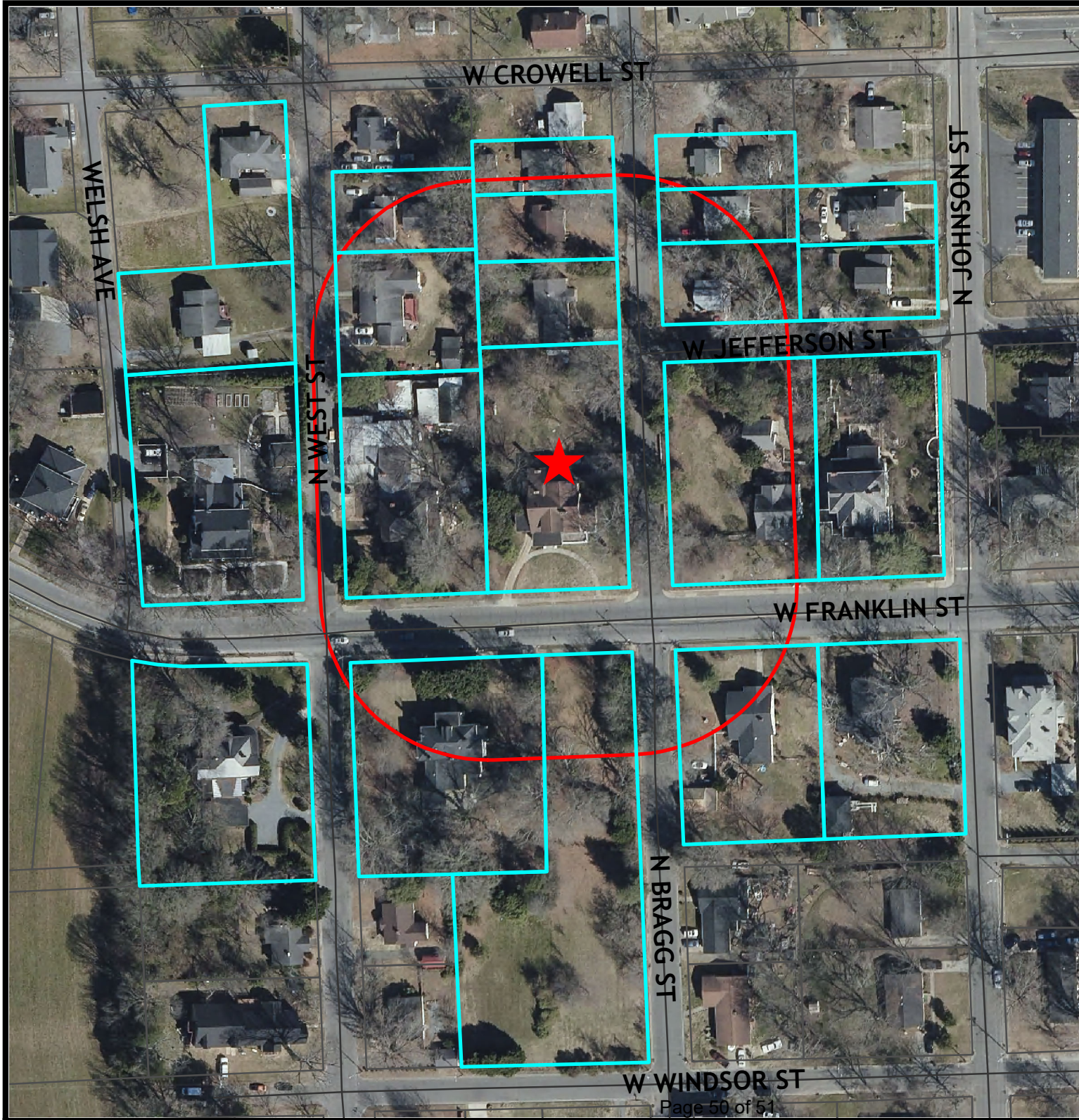
POCKET
DOOR OPTION

WIN.



3 1/2 - 4





APO Map

1002 W. Franklin St.

Legend

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



	ACCTNO	OWNERNAME1	OWNERADDRE	OWNERCITY	OWNERSTATE	OWNERZIP
1	09273090	SCHERMERHORN CHARLES H	1005 W FRANKLIN ST	MONROE	NC	28112
2	09273228	RONQUILLO RODOLFO BRAVO	404 N WEST ST	MONROE	NC	28112
3	09273242	RYBACK E DONETTE	902 WEST FRANKLIN ST	MONROE	NC	28112
4	09273244	BROWN ELIZABETH JEAN	402 N BRAGG ST	MONROE	NC	28112
5	09273091	SCHERMERHORN CHARLES H	1005 W FRANKLIN ST	MONROE	NC	28112
6	09273223	TORAIN MONICA	1101 W CROWELL ST	MONROE	NC	28110
7	09273227	BONILLA ARTURO	402 N WEST ST	MONROE	NC	28112
8	09273241	MILNER JOSEPH	623 PROVIDENCE ST APT #1	ALBANY	NY	12208
9	09273226	HOWELL LINDA T	1006 W FRANKLIN ST	MONROE	NC	28112
10	09273238	HOWARD CHARLES KENNETH	405 N BRAGG ST	MONROE	NC	28112
11	09273243	RMG OF MONROE LLC	900 W FRANKLIN ST	MONROE	NC	28112
12	09273239	TALMADGE ANDREW V SR	1100 MARTHA DR	MONROE	NC	28112
13	09273068	PHILLIPS ELIZABETH CAROL	9042 KENSINGTON FOREST DR	HARRISBURG	NC	28075
14	09273225	EVERSON JON	1102 W FRANKLIN ST	MONROE	NC	28112
15	09273240	MANGUM CATHERINE LEE	6023 DUDLEY RD	MONROE	NC	28112
16	09273224A	EG & T CAPITAL LLC	PO BOX 78372	CHARLOTTE	NC	28271
17	09273245	HELMS BENJAMIN MARK	1608 BUENA VISTA RD	MONROE	NC	28112
18	09273259	RMG OF MONROE LLC	900 W FRANKLIN ST	MONROE	NC	28112
19	09273067	MARSHALL DANIEL ISAAC	3235 PHILADELPHIA CHURCH RD	DALLAS	NC	28034
20	09273110	BREDLIN MARK S	1103 W FRANKLIN ST	MONROE	NC	28112
21	09273258	CHAVEZ RAFAELA M	3602 MCPHERSON ST	WAXHAW	NC	28173
22	09273260	GRIFFIN MACON S	900 W FRANKLIN ST	MONROE	NC	28112