

HISTORIC DISTRICT COMMISSION MEETING AGENDA



**Monday, August 14, 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 – July 10, 2023**
- Item 3.** **Pledge of Allegiance & Moment of Silence**
- Item 4.** **Conflicts of Interest**
- Item 5.** **COA PLHR-2023-00189- The Historic District Commission is requested to consider a Certificate of Appropriateness from AJ Asmar, the managing partner of 423 Developments, LLC, to construct a new home at 501 Everett Street. (Tax ID# 09-231-084)**
- Item 6.** **COA PLHR-2023-00205- The Historic District Commission is requested to consider a Certificate of Appropriateness from Robert Yanacsek to approve a previously installed new awning at 513 Everett Street. (Tax # 09-231-090)**
- Item 7.** **COA PLHR- 2024-00022- The Historic District Commission is requested to consider a Certificate of Appropriateness from Allen Watson to approve a new style front door at 107 W. Houston Street. (Tax # 09-235-046A)**
- Item 8.** **Next Meeting: September 11, 2023**
- Item 9.** **Adjournment**

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

HISTORIC DISTRICT COMMISSION MINUTES

MONDAY, JULY 10, 2023 AT 6:30 PM

COUNCIL CHAMBERS - CITY HALL

300 West Crowell Street, Monroe, North Carolina

Sent to HR: 07/19/2023

ITEM 1: **Call to Order.**

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

Members Present: Archie Morgan, Jennifer Smith, Anna Dowdy, Gladys Kerr, Allen Watson and Jennifer Loria

Members Absent: Matt Klaren

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

Guests: Dale Loberger, Baisim Shabazz, Lisa Freeze, Jessica Cooke, Dona Thrasher, Ed Cottingham, Debbie Dillion, Blake Belk, Laura Kendrick

ITEM 2: **Approval of Minutes.**

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

Motion: **Jennifer Smith moved to approve the minutes of the June 12, 2023 meeting.**

Second: **Gladys Kerr**

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

AYES: **Archie Morgan, Jennifer Smith, Anna Dowdy, Gladys Kerr, Allen Watson and Jennifer Loria**

NAYS: **None**

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 base 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- 2023-00188- Certificate of Appropriateness- The Historic District Commission is requested to consider a Certificate of Appropriateness request from Donna Thrasher, to construct a shed in the rear yard at 504 S. Hayne St. (Parcel Id #: 09-235-038).

Keri Mendler asked Archie, can you check to see if there are any conflicts of interest?

Chair asked for any conflicts in this case.

Chair said hearing none, we will proceed.

Keri Mendler and Donna Thrasher came forward and were sworn in by the Chair.

Keri Mendler proceeded to give a presentation and said the Historic District Commission is requested to consider a Certificate of Appropriateness from Donna Thrasher. The applicant has requested approval to install a shed in the rear yard at 504 S. Hayne Street.

Proposed Findings:

1. The subject property located at 504 S. Hayne Street is owned by Donna Thrasher and is zoned RMD (Residential Medium Density). (Exhibit 1-2)
2. The property is located in the South Monroe Historic District. (Exhibit 3)
3. On June 8, 2023, the applicant applied for a COA to request approval to install a 6.7-foot x 7.8-feet prefabricated cedar lumber and polycarbonate window shed that is 7.7-feet tall. (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 Ms. Thrasher is here as well.

Jennifer Smith asked what are polycarbonate windows? Are they glass?

Keri Mendler said they are like a composite plastic.

Archie Morgan asked will this go on a pad or on the ground?

Keri Mendler motioned for the applicant to approach and said she would defer to the applicant.

Donna Thrasher approached the podium and she said there is no floor to this. So, you can either put it on gravel or have it raised a little bit. I'm going to have it raised a little so that I can have a floor and not have the weeds.

Gladys Kerr said Donna, it appears you have a fence that is painted some shade of blue.

Ms. Thrasher said yes, in the back.

Gladys Kerr asked what about your shed? Could it be that same color?

Ms. Thrasher said I didn't paint that fence, my neighbor behind me painted it.

Gladys Kerr asked it's not your fence?

Ms. Thrasher said no.

Gladys Kerr said the shed just looks really modern to me, rather than historic and I thought maybe the colors would make it coordinate better.

Ms. Thrasher said I'm not sure if it may or may not be painted. It's cedar, in theory cedar can be painted.

Jennifer Smith said cedar won't rot either.

Archie Morgan said no, it's going to age some. I don't think it's going to stick out.

Ms. Thrasher said if you look at the rest of my garden and I'm not sure if you've got any photos of any other fencing. I've not painted my fence and its weathered wood.

Allen Watson said I think where you're putting it, nobody can see it but you.

Jennifer Smith said I don't even have a problem with that, I love it.

Jennifer Loria said it says it's finished in a natural, cedar stained color.

Chair said it's cedar, so it's going to last a long time.

Ms. Thrasher said I hope so.

Chair said it will age some and blend in.

Keri Mendler shows a photo on the screen of Ms. Thrasher's back garden.

Ms. Thrasher said the painted fence is not mine. The fence that is in theory is mine, it was there when I purchased the property, is the weathered wood.

Jennifer Loria asked if the middle area was the general area of where the shed would be going.

Ms. Thrasher said yes, in general. You can see some stakes and I may have to shift them a little bit because I might have to move some of my plants out of the way.

Chair asked is it just me or is it kind of unusual that a neighbor would put up a fence and paint your side of it?

Ms. Thrasher said they asked if they could and I said they could.

Gladys Kerr said I love the description of your little house. The mower throws rocks and the windows won't break.

Ms. Thrasher said to have real glass, if your tree limb falls and it happens a lot, the polycarbonate is a safer option. Glass houses like in England, those are very expensive and actually not safe.

Jennifer Smith said or practical.

Chair asked Donna, this is pre-fabricated, it comes in pieces and you will have somebody put it together?

Ms. Thrasher said my brother-in-law.

Jennifer Loria said I've done this research myself too because I want to put a greenhouse in my backyard and I've looked at glass windows versus polycarbonate and we came up with the exact same thing. My 8-year-old is going to throw a rock right into and break it, it's just not practical.

Ms. Thrasher said someone mentioned the mower picking up and throwing stuff. But, children, sure.

Gladys Kerr said I hope you won't have to take out much of your garden. It's very pretty, I would hate for you to lose your plants.

Ms. Thrasher said I would just relocate them. Everything there, I put it in, so I can move it.

Chair said I'm sure you have no shortage of friends that would help you move some of those plants.

Jennifer Smith said I love it and I love the color of your house too. You know I love color.

Ms. Thrasher said you can thank my sister for that.

Chair asked does anyone have any more questions for Donna or Keri? Hearing none, I will entertain a motion on the Findings of Fact.

Motion: Jennifer Smith made a motion to adopt the Findings of Fact for the proposed project, COA PLHR-2023- 00188, if constructed according to the plans reviewed at this meeting is congruous with the character of the district because of the standards state to locate accessory structures in the rear yard and here, the applicant is proposing to locate the shed on the right side of the rear yard and it will be located at least 10 ft. from the side and rear property lines, therefore the application is generally in harmony with the special character of the neighboring properties and/or the Historic District as a whole.

Second: Archie Morgan

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

AYES: Archie Morgan, Jennifer Smith, Anna Dowdy, Gladys Kerr, Allen Watson and Jennifer Loria

NAYS: None

Motion: Gladys Kerr 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-2023-00188.

Second: Jennifer Smith

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

AYES: Archie Morgan, Jennifer Smith, Anna Dowdy, Gladys Kerr, Allen Watson and Jennifer Loria

NAYS: None

Chair said the COA is granted.

Item 5. COA PLHR- 2023-00193- Certificate of Appropriateness- The Historic District Commission is requested to consider a Certificate of Appropriateness request from Deborah Dillion, to construct an arbor walkway in the rear yard at 300 S. Washington St. (Parcel Id #: 09-232-156).

Chair asked does anyone have any conflicts of interest with this case? There were none.

Keri Mendler and Deborah Dillion came forward and were sworn in by the Chair.

Keri Mendler proceeded to give a presentation and said the Historic District Commission is requested to consider a Certificate of Appropriateness from Deborah Dillion. The applicant has requested approval to install an arbor walkway in the rear yard at 300 S. Washington Street.

Proposed Findings:

1. The subject property located at 300 S. Washington Street is owned by Deborah Dillion and is zoned RMD (Residential Medium Density). (Exhibit 1-2)
2. The property is located in the South Monroe Historic District. (Exhibit 3)
3. On June 12, 2023, the applicant applied for a COA to request approval to install a new wood arbor over a new stepping stone walkway in the rear yard along the detached garage. (Exhibit 4-6)

Chair asked where would the arbor go?

Keri Mendler said it would be right at the forefront.

Deborah Dillion said it might not be as large or as intricate, it's going to be more simple. It's just to create an entrance into that walkway.

4. The proposed structure does meet the review criteria for a Certificate of Appropriateness according to Section 6.3 of the Unified Development Ordinance.

Gladys Kerr said I am so impressed, your house was built in 1870, goodness gracious.

Ms. Dillion said yes, but it's like new. When I bought it, they had completely redone it.

Gladys Kerr said wow.

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, Ms. Dillion is here as well.

Jennifer Smith asked is the arbor going to have a swing in the middle of it?

Ms. Dillion said it's just going to be an empty arbor, something that you walk through. Currently, I have a metal arbor there with honeysuckle on it and it keeps falling over, so I want something more that will be an entryway. I have some friends who prefer to park in my driveway and come to my backdoor, so I want to make it more of a real entrance. In the wintertime, along that garage that's on the north side, it gets wet and muddy, so this will kind of take of that.

Jennifer Smith asked what kind of wood is it going to be made out of?

Ms. Dillion said it will be treated wood. That's what the two on the property are made out of.

Gladys Kerr said I would hope that you can make the covering as ornate as this picture. It's just lovely. You said maybe not that ornate, but I think that's beautiful.

Ms. Dillion said I plan to try to make it look as much like the other two as possible, but where it's got the strips of wood going down through there, those things keep popping out. I will probably do something a little different.

Jennifer Smith said maybe some metal through there.

Ms. Dillion said no, not metal. Maybe a square lattice, instead of the strips.

Anna Dowdy asked, that photograph with the swinging bench, is that actually something in your yard?

Ms. Dillion said yes, that's in my side yard. I sit there and contemplate my garden.

Gladys Kerr said I love your stepping stones too.

Chair asked, so you are going to go with those stepping stones set in pea gravel?

Ms. Dillion said yes, set in pea gravel. I will also have some metal grates that I pick up at flea markets and antique stores, those will be placed in there as well.

Chair said that is fine, but the pea gravel is small and if you have to blow leaves or anything back there, that pea gravel is going blow.

Ms. Dillion said it's all mulched, there is nothing. I collect leaves and I go ahead and pick up the bags of leaves that people set at the curbs. The only thing that I blow is my patio and my front porch and front sidewalk.

Chair said I see. Does anyone else have any questions for Debbie?

Jennifer Smith said I love it.

Gladys Kerr said I do too.

Allen Watson said it's a nice addition.

Chair said it looks like it's going to be very nice.

Jennifer Smith said her whole yard is beautiful anyways

Chair Archie Morgan asked for a motion on the Findings of Fact.

Motion: Anna Dowdy made a motion to adopt the Findings of Fact for the proposed project, COA PLHR-2023-00193, if constructed according to the plans reviewed at this meeting is congruous with the character of the District because the standards state that new site features such as

trellises, to be constructed of traditional materials, only in a location or configuration that is characteristic of the district's historic character, and in this particular case, the proposal is to construct a wooden arbor that's made of treated lumber that's consistent with other trellises that are already in the yard and is a natural, historic character, 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, Jennifer Smith, Anna Dowdy, Gladys Kerr,
Allen Watson and Jennifer Loria

NAYS: None

Motion: Allen Watson 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-2023-00193 with no additional conditions.

Second: Jennifer Smith

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

AYES: Archie Morgan, Jennifer Smith, Anna Dowdy, Gladys Kerr,
Allen Watson and Jennifer Loria

NAYS: None

Chair said the COA is granted.

Item 6. COA PLHR- 2023-00198- Certificate of Appropriateness- The Historic District Commission is requested to consider a Certificate of Appropriateness request from April Moore, to replace wood cedar siding with horizontal fiber cement siding at 504 W. Windsor St. (Parcel Id #: 09-232-202).

Ashley Britt asked, Mr. Chairman, can you ask about the conflicts for this one too?

Chair asked does anyone on the Board have a conflict with this particular COA? (There were none)

Keri Mendler and Baisim Shabazz came forward and were sworn in by the Chair.

Keri Mendler proceeded to give a presentation and said the Historic District Commission is requested to consider a Certificate of Appropriateness from April Moore. The applicant has requested approval to replace existing wood shingle siding with horizontal fiber cement siding at 504 W. Windsor St. The applicant has also requested to replace the existing three over one wood

windows with like design and material windows as well as replace the existing tongue and groove porch floor with like design and materials. These items are approved by staff.

Proposed Findings:

1. The subject property located at 504 W. Windsor Street is owned by Cardinal Capital Fund, 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 June 16, 2023, the applicant applied for a COA to request approval to replace existing wood shingle siding with horizontal fiber cement siding. (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 the applicant's contractor is here to answer any questions on behalf of the applicant as well.

Jennifer Smith asked what is the age of this house?

Keri Mendler said I'm sorry, I don't have the age of the house.

Gladys Kerr said it looks really sad, it makes me sad.

Keri Mendler said I checked the utilities and based off of what we saw, the last time utilities were active was in 2008. So, I'm pretty sure this house has been vacant for quite some time. It needs some love and attention.

Chair said it needs much love.

Allen Watson said we looked at it in 2020 when we were moving here and it was more of a project than I wanted it to be.

Chair said we have some questions for the contractor. Sir, I understand you are the contractor, would you state your name?

Baisim Shabazz approached the podium and introduced himself and he said my address is 13534 Plaza Rd. Extension, Charlotte, NC.

Chair said the letter states after a little over a year of delays and excuses and no work being done at all on the property, we discovered that our partner was not a licensed general contractor at all and had stolen hundreds of thousands of dollars from us. I take issue with that statement.

Mr. Shabazz said it wasn't me.

Chair said you are the only one here speaking for this project. I don't think anybody would have put hundreds of thousands of dollars into trying to fix that home. Hundreds of thousands that these people lost on a bad...

Mr. Shabazz said I think what they are speaking of are the other properties that the guy was involved with, with them.

Chair said it doesn't state that. They are talking about this particular house.

Mr. Shabazz said it's a misprint. I think her grievance was for everything that the guy had done.

Jennifer Loria asked who is Cardinal Capital?

Mr. Shabazz said that's April and Michael Moore's.

Jennifer Loria asked are they looking to do this as a rental?

Mr. Shabazz said yes.

Chair said I'm not a general contractor, but this house is in bad, bad shape.

Mr. Shabazz said it is.

Chair said from the Historic District Commission's point of view, we are trying to better these properties and I see this particular property is like putting a band aid on it. It's putting lipstick on a pig. I don't see it getting much better.

Mr. Shabazz said their intention is to go in and actually redo the floors, walls.

Chair said you're falling through them, there are holes in the floors.

Mr. Shabazz said that's the purpose of doing the construction. To get in and actually redo the floors, put in new floor joists and new flooring. That's the whole intentions of doing this project, is to bring this thing up to speed.

Gladys Kerr asked, aren't you only asking about the exterior? So, we don't know what they are going to do inside.

Jennifer Smith said we have nothing to do with the inside.

Keri Mendler said they will apply for their building permits and they have already done the roof as well. But, the Commission's authority is on the outside and they have requested approval, at Staff level, to replace the windows with the same wood and design and they've requested to replace the porch flooring. So, what they are asking for consideration tonight from the Commission is to replace the poor condition wood shingle siding with fiber cement horizontal siding.

Gladys Kerr said help me to understand what that is. I see the hardy plank, I thought that was something different.

Keri Mendler said there are different brands. Fiber cement is a cement material. It's siding, like a wood siding, but it is not as prone to rotting, because it's got cement.

Gladys Kerr asked, does it come in long lengths? It won't be short pattern like...

Board discusses. (Inaudible)

Chair asked, has it been used in the Historic District?

Keri Mendler said if we can stop the sidebar conversations, I think Mr. Morgan has asked an important question. Yes, fiber cement has been utilized in the Historic District for new builds. It's been used to cover asbestos siding houses and it's been used on other houses that have wood shingles.

Chair asked, it's up to us as a Board whether we are going to allow him to change from those wood shingles and go to the fiber cement?

Keri Mendler said yes.

Chair said just like we would deal with a metal roof and someone wanting to do that.

Keri Mendler said yes, so that's what's up for consideration. Going from the wood shingle to the horizontal fiber cement.

Chair said Ms. Moore says in her letter that she was having a lot of difficulty finding a general contractor, until she evidently found you (Mr. Shabazz) and their recommendation was to tear down the house and build back. What are your thoughts on that?

Mr. Shabazz said I believe that's actually a good thing to do for them.

Chair asked have you expressed that to them? There's not much of a house to build back.

Mr. Shabazz said when I expressed it to April Moore, her concern was the time that it was going to take to get the approval for it to be done. She was saying that from her understanding, it was a bunch of stuff that had to be done prior to it being demolished and it could take up to a year to get it done.

Chair asked, Keri, can you speak to that? We've approved houses in the Historic District for new construction.

Keri Mendler said she may have been concerned because the Historic District Commission has the ability to delay demolition of historic structures for up to a year.

Chair said we would not delay anything.

Jennifer Smith said that's why I wanted to know how old it was.

Mr. Shabazz said she would want that, if that is something that can be considered, she would want that.

Jennifer Loria asked so, she is open to tearing it down?

Mr. Shabazz said absolutely. She was worried about the approval time it would take in order to get it done. Right now, they have their money invested in it and they want to get it pulled out. So, they are trying to go this route, but if she could tear it down, that would be her...

Chair said I can't speak for everybody, of course, but I don't think there would be any delay on our part for tearing it down.

Jennifer Loria said and coming back with a floor plan that shows something that would be nice for the Historic District.

Mr. Shabazz said they would love that. Absolutely.

Keri Mendler said if that's the case, I would probably recommend that you table this as a Commission and Ms. Moore can make an amendment to her application.

Audience member asked, when do the adjacent neighbors get to say something?

Chair said we will give you an opportunity.

Keri Mender said if that is still the direction after the public speaks.

Chair said we didn't realize that was an option, but it sounds like a good one. Does anyone have any more questions for Mr. Shabazz before we get to anyone else in the audience?

Anna Dowdy asked is this a plank style, is there a cedar style hardy board that can be used?

Mr. Shabazz said it is.

Anna Dowdy asked will it look like shingles? Do you know if they are planning on using that or are they wanting the smooth plank?

Mr. Shabazz said they were wanting the smooth and with their cost, of course cost doesn't matter to you guys and I understand.

Anna Dowdy asked, it will cost more for it to be cedar style?

Mr. Shabazz said yes.

Anna Dowdy asked, is it significantly more? Do you have any idea what the price difference is?

Mr. Shabazz said probably 10%-15%.

Anna Dowdy said ok, no further questions.

Chair asked anymore questions for him at this time? Hearing none, thank you sir. Do we have anyone else here that would like to speak in favor of this project? Do we have anyone here that would like to speak against this project?

Keri Mendler said if we have anyone else that would like to speak, we will just get you to swear in first.

Jessica Cooke and Dale Loberger approached the dais and were sworn in by the Chair.

Jessica Cooke introduced herself and said I live at 103 N. Crawford St. The corner of my backyard touches the corner of their backyard, so we are kind of diagonal. The house is in rough condition, for sure, but it's also an adorable house. It's a really cute bungalow and I don't think it's beyond saving; it's just sat for a long time. Those of us who have historic houses that live in this neighborhood, we're not companies trying to make money. We bought into this neighborhood for these houses, so I had to spend a bunch of money on my house to preserve it and so has all of these people. That's why we live, we don't live in one of the little cookie cutter houses with hardy plank siding.

Chair said that goes for most of us on the Board too.

Ms. Cooke said I understand and I totally get that people like the longevity and all that, but we bought into this neighborhood for these houses and if it costs a little bit extra for some home management firm, I don't see why that should be hurting us. I thought this committee was for preserving these houses and this neighborhood. I'm not excited when I see the new development houses down the street pop up and they put one little architectural detail and it's supposed to fit in, when you do this fake siding, it automatically doesn't fit anymore. I personally think that's cuter in a Historic District than a fake house. So, I just don't understand why we are talking about tearing it down, instead of just replacing it with wood shake siding, just because it takes a little bit longer. I don't understand that and I'm not interested in having my property of my historic house be next to these brand new looking houses.

Chair said ok, we appreciate that. Do we have anyone else that would like to speak against the project?

Dale Loberger approached the podium and introduced himself. He said I live at 502 S. Washington Street. I am a long time resident in this area as well and I did look at this house as well and decided it was too much work for me to do. But, I have to say that I am extremely embarrassed that anyone on this Commission would recommend, when the proposal in front of you was very specific about wanting to do a specific element, that you would introduce the idea of tearing down the house.

Chair said we introduce ideas all the time.

Mr. Loberger said I find that idea offensive that you would even recommend something like that, when the people coming before you did not ask for that. I would hope and I would ask this Commission that you would search your hearts and try to preserve the integrity of this neighborhood, not tear it down and replace it with cookie cutter houses. Not try to replace existing cedar siding, I don't like the idea of going hardy board, it goes against your guidelines that says to keep similar materials. You have approved it to another house on Charlotte Avenue, which looks horrible and it absolutely destroyed that house and I would not like to see that happen to another house. I would like you to stick with your guidelines that first of all addresses what the concern is, second of all, addresses the type of material and third, addresses the style of the material. I would like to see it remain like it is, the cedar shake or something similar to that. Please do not try to destroy our houses or our neighborhood. Thank you.

Chair said thank you, sir. Just so you know, we throw out suggestions all the time and we talk and we share ideas. That's what we do here. I'm sorry you're embarrassed, but that's our job.

Mr. Loberger said I have sat in your seat and I've been Chairman of this Commission and I understand how it works. I understand the idea of give and take of ideas, but to present the idea that goes completely in anathema to what you are sworn to do on this Commission, to destroy a house when no one has asked for that. That is inexcusable.

Chair said he [Mr. Shabazz] asked...

Mr. Loberger said I understand the give and take, but the interruptions, I also don't appreciate. You interrupted the previous speaker and you've interrupted me. We get our chance to speak and you get the final say, I understand that. But, I think your behavior in recommending that, is beyond the pale.

Chair said thank you. Do we have anyone else here to speak for or against the project? Mr. Shabazz, can you please come back up? What are your thoughts about going away from the hardy plank and going back with the cedar?

Mr. Shabazz said I'm sure the Moores just want to do what the Commission wants. They aren't here for a lot of the other stuff. Whatever you guys want, I'm sure they will accommodate you guys.

Jennifer Loria asked they are up for putting wood shingles back?

Mr. Shabazz said I don't think it's their choice. I believe it's you guys choice and then they will accommodate you guys. They will do what you ask.

Chair said ok, thank you sir.

Jennifer Loria asked is this going to be a rental or are they flipping it?

Mr. Shabazz said it's going to be a rental.

Chair asked do we have any further discussion about this project?

Jennifer Smith said I totally agree with exactly what they said. We are on this Board to preserve and that was my thoughts on this immediately. If they were willing to redo it and maybe put cedar shingles back on it, I'm not a fan of the hardy board, I think it would take the whole character of the house away. I definitely would like to see if, if that's what they are interesting in doing it. To keep it, it's a darling little house and it's got great bones, if you can find them.

Mr. Shabazz said you said great bones, that's just not true.

Jennifer Smith said it actually can be done and I think what we have pledged to do as Board members is to actually preserve and protect and I totally agree with that.

Mr. Shabazz said whatever you guys want, of course we want to do it. But, you said it's been approved before. You're saying hardy board has been approved on other houses.

Jennifer Smith said the style of this house is a bungalow type house and it suits that. You're changing the whole character of it by putting smooth hardy board on there. It wouldn't even look the same. I'm trying to keep it as it originally was built, I wish I knew exactly when it was. I'm saying maybe 1920's-1930's, somewhere in there.

Jennifer Loria said just because it was approved before, we are not a precedent-setting Board, doesn't mean that the very next case is going to be approved. I think it needs to go back the way it is now.

Gladys Kerr asked you already have a roof, is that correct? We are just talking about the siding.
Chair said that must be an old picture.

Mr. Shabazz said it is.

Gladys Kerr said that doesn't look like a new roof.

Jennifer Smith said I drove by it today and I think it's cute as a button.

Chair said it just needs a lot of work.

Chair asked for a motion on the Findings of Fact.

Gladys Kerr asked are we tabling it or are we asking for the cedar shake? We are trying to save it?

Jennifer Smith asked do we need to take a vote on it?

Anna Dowdy says something inaudible.

Jennifer Loria said it's one of the two, we either reject it or approve it with the cedar shake.

Chair said I say we vote on approving it with the cedar shake.

Allen Watson said that's not what they are asking for.

Board discusses.

Keri Mendler said from the perspective of the wood shingle siding, if the Commission wants them to go back with the wood shingle siding, like it was now, because they have the other application request with the windows and the porch floor, which are Staff level. Then, you could potentially approve the COA with the condition that basically would be the replacement of the existing wood shingle siding with the same material and same design. In theory, you would be denying their request, but approving the COA with the condition that basically is the same siding as what it is, so that they would not have to go back to staff level for approval of what you're wanting them to do, unless you are still thinking about the fiber cement or something along those lines. Does that make sense?

Jennifer Smith said it does.

Chair agreed.

Jennifer Smith said I have one more question. I am looking at the side of the house and it looks like the windows are 3 over 1 and the front is 4 over 1, are those type of windows, of course wood, available to find?

Keri Mendler said that's what they've submitted as part of their application, which would be the wood windows with the same pane design as what's in the house. That's what they've submitted and that's what would be approved. If they don't do that, then they will deal with me after the fact.

Jennifer Smith asked what was the front door made out of? Was it wood?

Chair said it is wood.

Keri Mendler said there was nothing mentioned about the door, it was just the windows and the porch floor. With the porch floor, they are doing the tongue and groove, that's there currently.

Jennifer Smith said I didn't see that.

Keri Mendler said that door wasn't part of the request.

Chair said I think the window in the door is broken.

Jennifer Smith said I just want to make sure that they don't put a fiberglass door on the front of it either.

Keri Mendler said it wasn't part of the request, so it would be something they would have to come back for if they are wanting to replace it.

Jennifer Loria said I think we go with the approve with the condition for like for like.

Motion: Jennifer Loria made a motion to adopt the Findings of Fact for the proposed project, COA PLHR-2023- 00198, if constructed according to the plans reviewed at this meeting, with the condition that we replace like for like materials, would be congruous with the character of the district because the standards state if a replacement of an entire exterior wall or feature is necessary due to deterioration, replace it in kind, matching the original in design, dimension, detail, texture, color and material, the applicant is requesting to replace it with hardy board, but we are approving it with the condition of like for like materials. Therefore, the application is in harmony of the special character of the neighboring properties and the Historic District as a whole, if it's replaced with like for like materials.

Second: Archie Morgan

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

AYES: Archie Morgan, Jennifer Smith, Anna Dowdy, Gladys Kerr, Allen Watson and Jennifer Loria

NAYS: None

Motion: Gladys Kerr 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-2023-00198, with the following conditions, as previously mentioned.

Second: Jennifer Smith

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

AYES: Archie Morgan, Jennifer Smith, Anna Dowdy, Gladys Kerr,
Allen Watson and Jennifer Loria
NAYS: None

Chair said the COA is granted with the conditions.

Item 7. COA PLHR- 2023-00201- Certificate of Appropriateness- The Historic District Commission is requested to consider a Certificate of Appropriateness request from Matthew Belk, Jr., to replace and alter the front porch at 503 S. Washington St. (Parcel ID #: 09-235-225).

Chair asked do we have any conflicts from the Board on this COA? (there were none)

Keri Mendler and Matthew (Blake) Belk came forward and were sworn in by the Chair.

Keri Mendler proceeded to give a presentation and said the Historic District Commission is requested to consider a Certificate of Appropriateness from Matthew Belk. The applicant has requested approval to alter the front porch roof at 503 S. Washington.

Proposed Findings:

1. The subject property located at 503 S. Washington Street is owned by Matthew Belk, Jr. and is zoned RMD (Residential Medium Density). (Exhibit 1-2)
2. The property is located in the South Monroe Historic District. (Exhibit 3)
3. On June 22, 2023, the applicant applied for a COA to request approval for previously starting work to alter the front porch roof. The applicant removed the single-sided gabled porch roof and has started construction on a full length shed porch roof. (Exhibit 4-7)
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 8-9)

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 the applicant is here as well.

Jennifer Smith said I just have questions for the applicant.

Matthew (Blake) Belk approached the podium and introduced himself. He said I live at 503 S. Washington Street.

Jennifer Smith asked how did you come to take all the brick off the front and all of that? Did you get approval from Planning Board to do all of that?

Mr. Belk said no, I've just worked through a general contractor and I've been learning a lot through this process with permits and stuff. I didn't deal with any of it personally and now I've learned to deal with it personally.

Jennifer Smith said it's changed the whole look of the house. It doesn't look anything like...

Chair asked with the removal of what was there and the construction that we see has been done, that's all been done without a COA?

Keri Mendler said correct. There was a contractor who applied for permits and a COA to request removal of that side gable porch or to repair rotted areas and then the contractor had sent an email saying that he was no longer working on that project and had requested that the permit be cancelled. So, the permit was subsequently cancelled and then we noticed that work was being done, that of course was out of the approval of what was approved by Staff. The original COA that was approved was to replace rotted boards and in worse case, they were going to put back exactly the gable style roof that had been there.

Chair asked not to change the whole look.

Keri Mendler said correct. That's not what Staff approved.

Jennifer Smith said I think it needs to go back the way it was.

Jennifer Loria said it says here that you want to match the original 1901 construction, but we have a picture from 1930 that shows something different. When do you think it changed?

Keri Mendler said just for clarification, the 1930 that you are seeing, this was the Sweet Union book and it was done in the 1980's, which I think is when these pictures were taken. But, the house was constructed in 1930.

Jennifer Loria said I think my question would be, what do you have that shows us in 1901 that it was a shed style roof that goes all the way across?

Mr. Belk said I wanted it to look like the neighborhood. I went to James Kerr and asked for advice on it and that's who guided me on this direction. Once we got a call by the inspector and I found out that we didn't have what we needed to have, then I got personally involved. Now, I'm personally involved here and I'm trying to rectify that. The purpose of it was to stop damage to the house and we were in risk of structural failure on the right side, where you can see the picture is taken from. There is rotted wood and the gable was constructed where the water was going into the siding of the house and so we wanted to take the water away from the house. As you can see, the windows were not or something happened before. But, those are vinyl windows on the first floor and I don't like those windows. They are cracking and destroying the house.

Jennifer Smith said your area wasn't adopted into the Historic District, it's only been 10-15 years, so there wasn't any jurisdiction over these houses. You could paint them or do whatever, so that's probably what happened there. But, this is a mess.

Gladys Kerr said I love the gable, that looks so pretty.

Mr. Belk said when I first talked to the contractor, that was the plan. Then, when we opened it up, everything that it touched was rotted.

Gladys Kerr said too much damage.

Mr. Belk said I said I want this house for another 100 years for me and my family. I'm an 8th generation from downtown Monroe. My son is going to live here as well, a 9th generation, so we are a living history of Monroe and we want to continue that. We have a lot of things personal and spiritual and this is our house, this is where we want to stay, so I want to keep it there. Also, I want to keep it sustained and not only that side, but the porch has significant weather damage. Both of the windows have significant weather damage and I'm trying to mitigate that damage. I'm replacing a large percentage of the siding, with exactly the same materials, but I have to.

Jennifer Smith said you have to when you have a clapboard house, it's constant. You are always going to have rotted wood or damage to something.

Mr. Belk said the rear of the house and the sides have no reasonable damage to the original siding.

Jennifer Loria asked it's just where the gable was?

Mr. Belk said yes. There is a new place in the back that's just the roof that needs to be replaced with like materials. But, around that gable, I've had to replace the interior of the house around that.

Jennifer Smith said I'm assuming originally that this was not on there at all.

Mr. Belk asked the porch?

Jennifer Smith said the railing and the extended out, this looks like it was just the entrance to the house and this was added on later.

Mr. Belk said it had the porch from the Sweet Union and from as far back as we can see, the railing itself, I haven't seen any older pictures with the railing.

Jennifer Smith said the railing looks really new.

Mr. Belk said I think it was painted.

Keri Mendler said the railing has been there, I think prior to the district. So, it's not something they added.

Allen Watson asked what are your plans for the columns? Are you going to clad them and have masonry at the bottom?

Mr. Belk said yes, as the rest of the street. Like the 300, I looked at her house around the same time. The brick bottoms with the square columns, which is my neighbor and my brother. That's the picture that was referenced before. The brick bottom with the square pillars and I went around and there are 5 more houses like that on the street.

Jennifer Loria asked are you going to keep that railing? Or are you going to get rid of the railing?

Mr. Belk said I haven't thought about it. I was just going to keep it there and if it works.

Allen Watson said you're going to have to do something if you are going to clad the posts.

Mr. Belk said on the end, so the first 2 posts were clad with masonry already and all the way, as the reference pictures shows. We haven't moved or changed the fence, so there is space on those 2. The third pillar, there is space for the single layer of brick that we had on the other one, there is space for it because it is in line with the other two pillars.

Jennifer Smith said I am totally confused, sorry. You aren't going to put it back like this? (points to original picture) You are doing something different with brick up to a certain point and then a column, is that what you are saying?

Mr. Belk said the reference picture.

Jennifer Loria asked what style is this home? Do you know?

Jennifer Smith said it's from the 1800's.

Keri Mendler said in the Sweet Union National Register says craftsman.

Board discusses.

Mr. Belk said the brick that was there before was...inaudible.

Board discusses.

Mr. Belk said the brick wasn't even mortared completely to the post, so it was a shell, kind of with loose brick. I want it to look like the neighborhood.

Gladys Kerr said Matthew, don't be embarrassed that you didn't know all of these things.

Board discusses.

Mr. Belk said I wanted it to be a historic house in the District and match it.

Chair showed a picture and said Matthew, this is what you foresee doing?

Jennifer Smith asked you are wanting to run that flat roof all the way across, like it is now?

Mr. Belk said right. Like that.

Jennifer Smith said I don't think that goes with the house at all. Up under those windows, that's going to rot those windows even more with that flat roof.

Mr. Belk said it has a pitch.

Chair said it's got some fall.

Mr. Belk said I thought you meant flat as in it doesn't angle.

Jennifer Smith said I think it's horrible looking.

Mr. Belk said it will match with the top of the house. (inaudible)

Gladys Kerr asked it has slant to it?

Mr. Belk said yes, it has a pitch down, so the water runs away from the house and we are putting gutters, as well. The whole start of this, we've got 2 bathrooms and floors out of it. But, all I wanted to do was get water away from the front of the house, because it was killing it. So, we are doing that with the pitch and gutters to get the water away.

Jennifer Smith asked this was on it before (shows a picture of the original porch) and not even put it back that way, just do it exactly like the house that's next to you?

Mr. Belk said right.

Keri Mendler said this is his house, under construction and this is exactly what he is asking approval for. Other than the pillar/columns, will be like the house next door. How it has the shed room, in its full length, this is his house and this is what he has already constructed. He is asking for approval and obviously finishing it.

Mr. Belk said it's this or we rebuild what was there. That was the initial thing, but I don't want it to be a problem again.

Jennifer Smith said you are always going to have problems, that's just it.

Mr. Belk said we've done 3 renovations over the last 5 years that we've lived there.

Jennifer Smith said I personally think that the roof that goes across there, that flat roof, isn't congruent with that house. I'm sorry, I just don't.

Chair said you can't really see it, but in the one picture with the white van, that house appears to have a similar one.

Board discusses.

Allen Watson said in the next picture, is the house.

Gladys Kerr said there are 5 just like the one he wants.

Allen Watson said if he is wrapping columns like that, you're going to get the same look.

Mr. Belk said I do have a picture, if you would like it, of the front view. (Mr. Belk passes the 4 photos of surrounding houses to the Commission members) I also have the house numbers of those as well, 501 Washington, is the green one that was mentioned, 403 is the blue 2 story, 300, which is Debbie's house and then 305 is the 2 story grey color house.

Allen Watson said you don't have the space, but it would've been cool to try to mirror the gable.

Mr. Belk said it would. I would like that, but it was a lengthy decision because I wanted to keep it.

Jennifer Loria said you aren't just trying to put whatever columns up; you're trying to match.

Mr. Belk said same columns, same fascia as the top to match it exactly. It will look just like the roof above, just a different shape.

Chair asked there are 5 more like this in the neighborhood, right?

Mr. Belk said yes, sir.

Jennifer Loria said just on that street.

Allen Watson asked paint it southern blue?

Mr. Belk said yes, on the inside.

Jennifer Smith said that's to deter bugs, that's why they did that.

Mr. Belk said I've always liked that.

Chair said you had some bad boards and that kind of thing with the original, I get that. But, it looks like part of this reason was to give you more porch, under cover than what this one allowed.

Mr. Belk said it rained on our front porch on my front door step, even with that gable, so it didn't provide any cover.

Jennifer Smith said that's because it was leaking, I'm sure.

Anna Dowdy asked, the columns, you said they are going to be masonry base and then it's going to be wood above that? It is going to be slanted columns or straight up and down, like what we see here?

Mr. Belk said no, the slanted where it has the wider at the base and then tapered at the top.

Jennifer Smith asked the base is going to be brick?

Mr. Belk said yes.

Anna Dowdy asked are you going to paint the brick or leave it natural?

Mr. Belk said leave it natural to match the base of the house and porch.

Chair asked do we have any other questions for Matthew or Keri? Thank you, Matthew. Anyone else here to speak in favor of this project? Do we have anyone here to speak against this project? Any discussion?

Jennifer Smith said this is set up to be 3 different brick columns? With the railing still up?

Anna Dowdy said I think the railing would look better gone.

Jennifer Smith said I think the railing needs to be gone.

Chair asked how many sets of the brick are you going to have? The 3 columns?

Mr. Belk said 3 columns.

Jennifer Loria said I think the railing is throwing us.

Mr. Belk said I think the permit office said if it's more than 4 ft. off the ground, it has to have railing. But, it's going to be pretty close.

Keri Mendler said Building Code requires railing if it's so far off the ground. The railings may have to stay. If the Commission wants the railings to go, we can make that contingent on meeting Building Code.

Allen Watson said new railing would work around the columns.

Mr. Belk said I would rather not have the railings.

Jennifer Smith said I do too.

Anna Dowdy said I'm not sure if the brick wrapped around the post would work with the railing that is there, I feel like it's going to have to come down and be replaced with something.

Jennifer Loria asked could we do something where we say that we would like the railing to come off, contingent upon Building Code and if the railing needs to come back to us and we can look at historic appropriate railings to go on this beautiful craftsman.

Keri Mendler said the railing that's there, is there. So, if the railing is required, they can do this style. If they want to do a different style, but you can't require them to come back to do the same style, if it's required.

Jennifer Loria said Matthew wants a historic appropriate railing for the craftsman.

Keri Mendler said he can certainly come back and request a different railing.

Jennifer Loria said I can see your vision; I don't see this particular railing...

Mr. Belk said something inaudible.

Board discusses.

Chair asked for a motion on the Findings of Fact.

Motion: Anna Dowdy made a motion to adopt the Findings of Fact for the proposed project, COA PLHR-2023-00201, if constructed according to the plans reviewed at this meeting is congruous with the character of the district because the standards state that it's consistent and even through its deteriorating and having to be replaced, it's still consistent with other houses in the neighborhood, as presented in the pictures by the homeowner during the hearing, which are other houses in the neighborhood and on the same street, and will be replaced with posts that are consistent with those other houses as set out in the application, therefore the application is generally in harmony with the special character of the neighboring properties and/or the Historic District as a whole.

Second: Allen Watson

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

AYES: Archie Morgan, Anna Dowdy, Gladys Kerr, Allen Watson and Jennifer Loria

NAYS: Jennifer Smith

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-2023-00201, such certificate to be subject to the conditions contained in the previous motion made.

Second: Allen Watson

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

AYES: Archie Morgan, Anna Dowdy, Gladys Kerr, Allen Watson and Jennifer Loria

NAYS: Jennifer Smith

ITEM 7. **Next Meeting – August 14, 2023**

Chair said before we adjourn, I would like to make a motion to add the Pledge of Allegiance and Moment of Silence to our agenda. The City is leaving it up to individual Boards and I know the Planning Board has recently made that change.

Motion: Archie Morgan made a motion to request Council approval to add the Pledge of Allegiance and a Moment of Silence to the Historic District Commission's agenda going forward.

Second: Gladys Kerr

Action: The motion passed unanimously with the following votes:

AYES: Archie Morgan, Jennifer Smith, Anna Dowdy, Gladys Kerr, Allen Watson and Jennifer Loria

NAYS: None

Ashley Britt said that would go on the next Council agenda for them to approve.

Chair asked you will let us know?

Ashley Britt said yes.

Jennifer Smith said I have a question for Keri. Keri, there is a newly freshly painted green house on the corner of Windsor and Washington. The chimney has been removed and I don't know if they are planning on replacing it. One, it looks like they are trying to re-point it up, I don't know, but it doesn't look very good. So, I just wanted to find out what was going on with that. I'm hoping that they are going to replace it and not just demolish it.

Keri Mendler asked you said Windsor and Washington?

Jennifer Smith said yes.

Jennifer Loria said the green house.

Keri Mendler said I don't know, so I will have to look into it.

Audience member said actually it was gone and they have started re-building over there. I don't know anything about it, I just noticed that it was down below the roof line and it looks like it's starting to come back up.

Jennifer Smith said I'm talking about the one that's on the other side. You're talking about the great big one.

Audience member said the one they took the...inaudible... they haven't done any brick work with it. The one that was totally removed, that's to the back of the house, that one has been rebuilt or it appears to be being rebuilt.

Keri Mendler said I will have to look into it.

Chair asked Keri, do you have any update on the house that you and I have spoken about on Houston Street? Regarding the windows?

Keri Mendler said when I drove by, I didn't see. You mentioned the structure in the front yard and that was removed, to the best of my knowledge.

Chair said it has been.

Keri Mendler said I must have missed the part about the windows.

Chair said it came to us a year ago to replace those windows on that side section.

Keri Mendler asked are you talking about the brick house?

Chair said yes.

Keri Mendler said they didn't come to the Commission for anything.

Chair said I don't know; the windows are still not finished or painted.

Keri Mendler said I don't know if I can make them paint the windows. I can find out though. I know that they had taken the windows and the doors out, and I told them that they needed to put them back in or apply for a COA. My understanding is that they put the framing back in.

Chair said there's something not right about it.

Keri Mendler said I can take a look at it to see. I don't know if I can make them paint the wood, but I can find out.

Jennifer Smith asked can you educate me on a driveway and I want to make sure that if somebody has a driveway and they don't have any gravel on the driveway, but they put fresh gravel down, is that allowed?

Keri Mendler said if there wasn't an existing gravel driveway, no, because that's a new driveway. So, they would have to do either stained concrete or asphalt, per the ordinance requirements. It would be a Staff level COA.

Jennifer Smith asked so they couldn't just go ahead and put gravel down?

Keri Mendler said correct. Unless there was already gravel and they were refreshing it. But, if it's totally grassed over and you can't see any gravel, there's no evidence that there was ever a driveway there, no curb cut or anything like that, then that's a new driveway and it has to meet ordinance requirements.

Jennifer Smith said you would still have to color the concrete, right?

Keri Mendler said they can either do stained concrete or asphalt.

Chair asked do we have any other business? Hearing none, I will entertain a motion to adjourn.

ITEM 8. **Adjournment**

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

Second: **Allen Watson**

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

AYES: **Archie Morgan, Jennifer Smith, Anna Dowdy, Gladys Kerr,
Allen Watson and Jennifer Loria**

NAYS: **None**

The meeting adjourned at 7:56 pm.

Respectfully submitted,

Archie Morgan
Chairman

Ashlyn Penegar
Secretary to the Board



STAFF REPORT
PLHR-2023-00189

TO: Historic District Commission Members

DATE: August 14, 2023

FROM: Keri Mendler, Senior Planner

PREPARED BY: Megan Brightharp, Planner

SUBJECT: Certificate of Appropriateness request for 501 Everett Street

SUMMARY STATEMENT

The Historic District Commission is requested to consider a Certificate of Appropriateness from AJ Asmar, the managing partner of 423 Developments, LLC, to construct a new home at 501 Everett Street.

SITE DATA

Type of Action: Certificate of Appropriateness

Date of Petition: 06-12-2023

Name of Petitioner: AJ Asmar, on behalf of 423 Developments, LLC

Location: 501 Everett Street

Tax ID #: 09-231-084

Lot Size: 0.15 acres

Zoning Classification: RMD (Residential Medium Density)

GENERAL INFORMATION

This parcel has historically been undeveloped.

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 20-foot front setback, a 10-foot side interior setback, a 15-foot corner side setback and a 10-foot rear setback for the RMD, Residential Medium Density, District. The applicant is proposing a 27-foot front setback, 19-foot interior side setback, 24-foot corner side setback, and a 17-foot rear setback. Houses on this street have a front setback of approximately 20-25 feet, interior side setbacks of approximately 10-15 feet, corner side setbacks of approximately 11-30 feet, and rear setbacks of at least 23 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 façades should always face the street.
The applicant is proposing the front of the house to face Everett street. Other houses on Everett 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 1,450 heated square feet with a 104 square foot front porch, 82 square foot rear porch, and 470 square foot garage. Houses on this street are approximately 1,500 square feet in size, many with front and rear 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, fiberglass doors, 6 panel wood windows, black or white gutters, architectural shingles, a steel paneled garage door, and a concrete driveway.

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

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, ranch, and classical revival styles. The applicant is proposing to build a craftsman style home.

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 concrete driveway. Driveways are required to lead up to garages and carports, if provided. The applicant is proposing to have a side load garage that will face Charles Street; the driveway will extend from Charles Street to the garage. The proposed driveway would be prominently visible from the public right-of-way, but no landscape screening was proposed.

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 concrete driveway located to the rear left of the house; the applicant has indicated that they plan to stain the driveway a dark gray color.

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.
*The applicant has not proposed any buffers of the driveway from the adjacent properties.
Many of the homes on this street do not buffer their driveways or parking areas from
adjacent properties.*

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 rear left of the house.
-

PROPOSED FINDINGS

Staff offers the following Proposed Findings:

1. The subject property located at 501 Everett Street is owned by Anika Bahl and is zoned RMD (Residential Medium Density). (Exhibit 1, 2)
2. The property is located in the South Monroe Historic District. (Exhibit 3)
3. On June 21, 2023 the applicant submitted an application requesting approval to construct a new 3 bedroom, 2 bathroom craftsman style home. The applicant is proposing fiber cement siding and trim, fiberglass doors, 6 panel wood windows, black or white gutters, architectural shingles, a steel paneled garage door, and a concrete driveway to be stained dark gray. The applicant is proposing to have a side load garage that will face Charles Street; the driveway will extend from Charles Street to the garage. (Exhibit 4-7)
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 8-9)

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 Plan
6. Material List
7. House Plans and Elevations
8. APO Map
9. APO List

Prepared by: MB 7/27/23

Aerial Map
PLHR-2023-00189

Legend

- Centerlines
- ▭ Parcels
- ▭ Subject Property

Existing: RMD
(Residential Medium Density)

Owner:
Anika Bahl

Acres: .15



0 50 100
Feet



Zoning Map
PLHR-2023-00189

Legend

Centerlines

Parcels

Zoning Districts

RHD

RMD

Subject Property

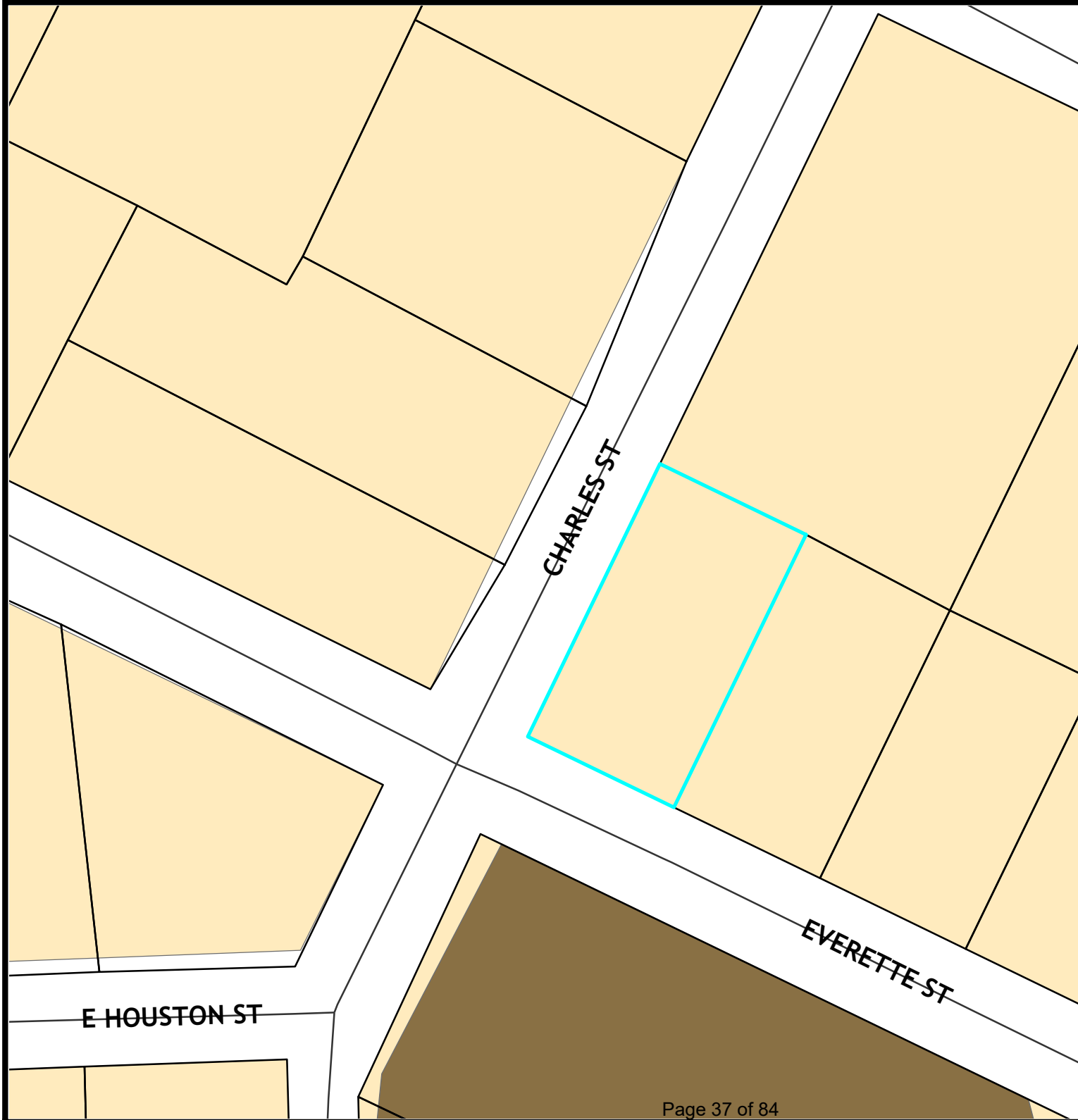
Existing: RMD
(Residential Medium Density)

Owner:
Anika Bahl

Acres: .15



0 50 100
Feet



Historic District Map

PLHR-2023-00189

Legend

-  Centerlines
-  Parcels
-  Historic District
-  Subject Property

Existing: RMD
(Residential Medium Density)

Owner:
Anika Bahl

Acres: .15



0 50 100
 Feet





HISTORIC DISTRICT COMMISSION
APPLICATION FOR REVIEW

FOR STAFF USE ONLY

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

1. Property location: **Charles St Monroe NC (APN: 09-231-084)**

Applicant's name: **423 Developments LLC (AJ Asmar)**

Applicant's address: **2449 Knickerbocker Dr Charlotte NC
28212**

Applicant's telephone number: **336-601-2361**

Applicant's email address: **Aj@afshomebuyers.com**

Property Tax identification number: **09 - 231 - 084**

2. The property is owned by (if different from above) **ANIKA BAHL**

Address: **1922 Lake Monroe Dr Monroe NC** Telephone: **704-661-2729**

3. The following Certificate of Appropriateness is requested for: **423 Developments LLC**

Please provide a brief description of the project. **We would like to build a new construction home
On Charles St. The lot on Charles st is currently a vacant flat lot with no home on it.**

**Construction will break ground as soon as all necessary documents are turned in
and approved by the city of Monroe. We anticipate the project length to take between 3 -
4 months weather permitting. The home will be a 3 Bed, 2 Bath &
roughly 1450 Square feet. Wanting to build a craftsman
Style home.**

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).

AJ Asmar (Managing Partner)

Applicant- Printed

[Signature]
Applicant- Signed

06/08/23

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.

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



423 Developments proposes to build the craftsman style home submitted to the city on the lot located at Everett st APN: 09-231-084. We would love to move forward with the plan as we believe the style of home fits the historical neighborhood standards. Upon our plans being approved from the city we estimate that the construction period will take 4-6 months start to finish weather permitting.

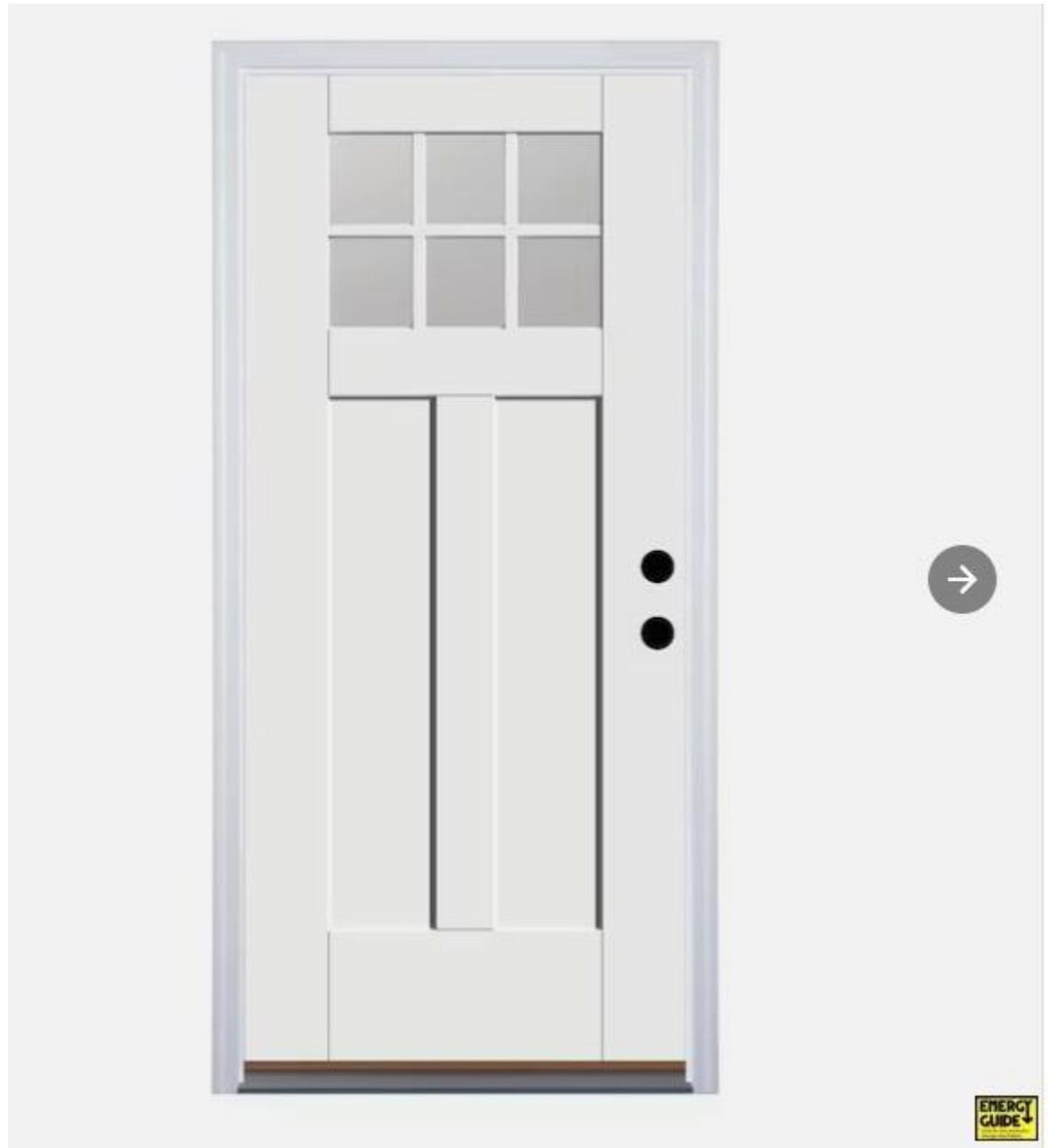
Exterior look of Craftsman style home 423 Developments is proposing: Please note the proposed plans have brick exterior but 423 Developments will ONLY be using fiber cement siding all throughout the exterior of the home.





We will use the following materials for the project:

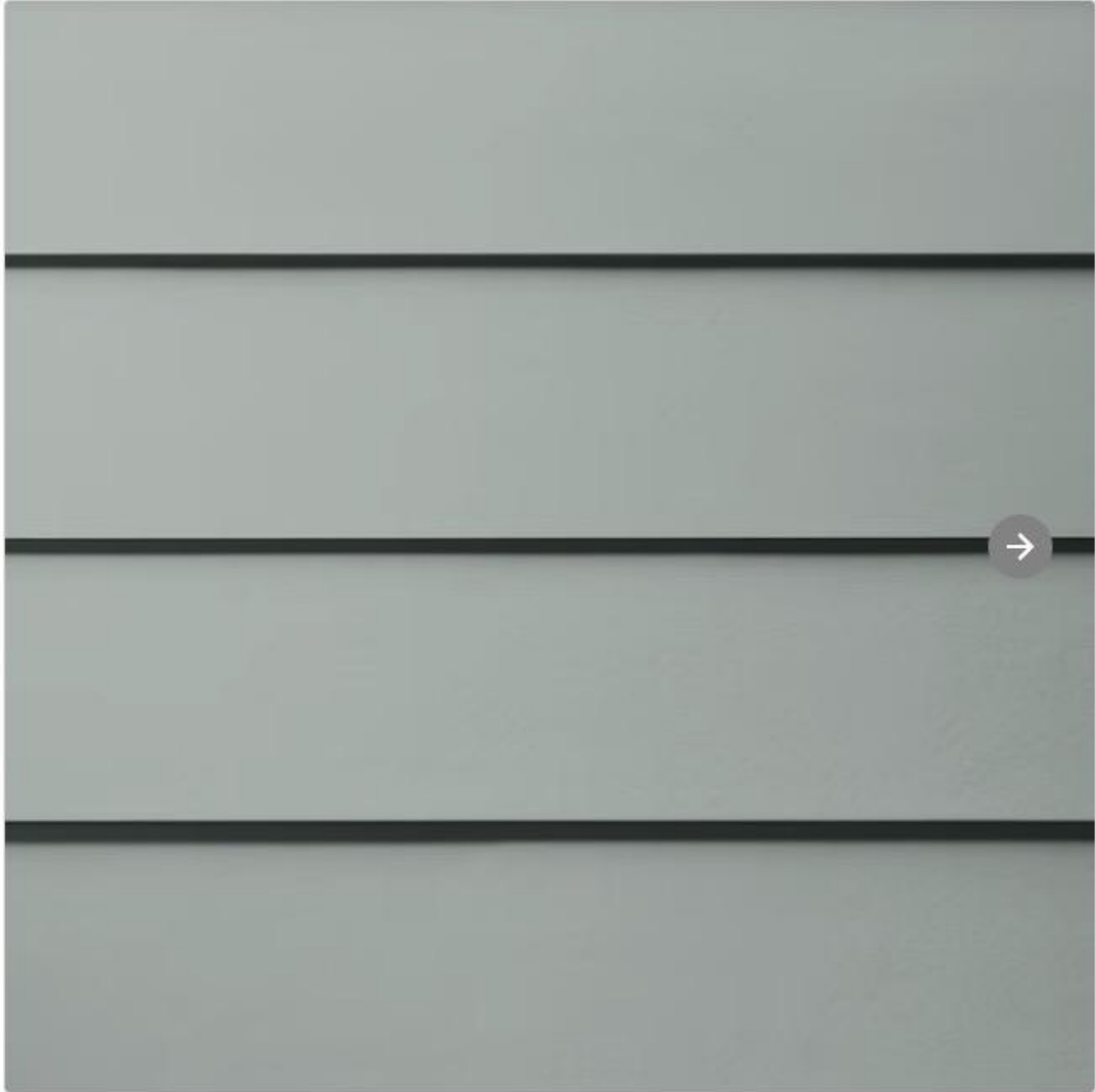
- **Doors: Fiberglass Front, back, and Side will all be insulated doors**



- Window type: Decorative 6 panel WOOD windows all throughout home



- Siding: ALL Fiber Cement Siding preferably a light gray or white color whichever the city prefers. Please note the proposed plans have brick exterior but 423 Developments will ONLY be using fiber cement siding all throughout the exterior of the home.



- Exterior Window Trim: Fiber cement exterior window trim



- **Gutters: Black or White gutters which ever color the city of Monroe prefers**





- **Roofing: Architectural Shingles**



- **Exterior lighting:**



- **Square footage:** 1 Story Craftsman style home 1450 square feet with garage
- **Foundation:** We plan on utilizing a slab for this property

- **Drive way:** We will be installing a dark gray concrete driveway for the property.



- **Garage Door: Classic Steel Paneled garage door. We will not be adding any architectural detail**





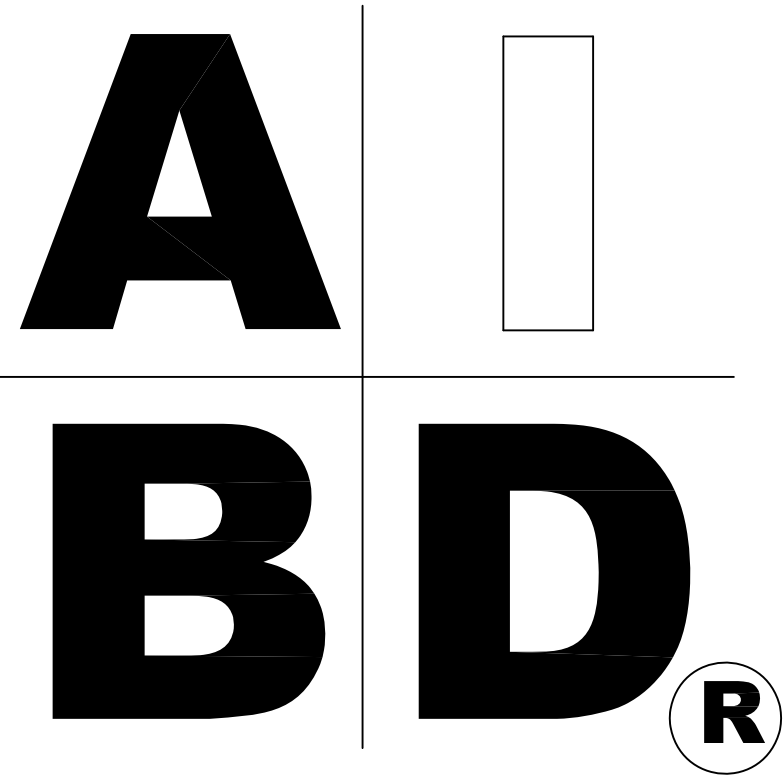
House Plan Zone, LLC.

www.HPZplans.com

Phone: 601.336.3254

Email: sales@hpzplans.com

Fax: 1-800-574-1387



STANDARD ABBREVIATIONS

@	AT	JT.	JOINT
#	FOUND(S)	JST.	JOIST
		JSTS.	JOISTS
APPROX.	APPROXIMATELY		
BASE.	BASEMENT	LT.	LIGHT
B/T	BETWEEN	LIN.	LINEN
BLK.	BLOCK	MANUF.	MANUFACTURER
BLK'G	BLOCKING	MAS.	MASONRY
BD.	BOARD	MAX.	MAXIMUM
BRD.	BOARD	MTL.	METAL
BOT.	BOTTOM	MIN.	MINIMUM
BLDG.	BUILDING		
		N.I.C.	NOT IN CONTRACT
CAB.	CABINET	O.C.	ON CENTER
CLG.	CEILING	O/C	ON CENTER
CLR.	CLEAR	OFT.	OPTIONAL
CLQS.	CLOS.	O.S.B.	ORIENTED STRAND BOARD
COL.	COLUMN	OTS.	OWNER TO SELECT
COLS.	COLUMNS	O.T.S.	OWNER TO SELECT
CONC.	CONCRETE		
CMU	CONCRETE MASONRY UNIT	PG.	PAGE
C.U.	CONDENSOR UNIT	PAN.	PANTRY
CONN.	CONNECTION	PL.	PLATE
CONT.	CONTINUOUS	PL.	PLATE
COVER'G	COVERING	PLYMD	PLYWOOD
CS	GRAVEL SPACE	PLYMD	PLYWOOD
		POLY.	POLYETHYLENE
DECO.	DECORATIVE	PSI	POUNDS PER SQUARE INCH
DET.	DETAIL	PRE-FAB	PREFABRICATED
DIA.	DIAMETER		
DYN	DISHWASHER	RE.	REFERENCE
DBL.	DOUBLE	REF.	REFRIGERATOR
DF	DOUGLAS FIR	REINF.	REINFORCED
D	DRYER	R	RESISTANCE
		R.A.	RETURN AIR
EA	EACH	R.A.G.	RETURN AIR GRILLE
ELEV.	ELEVATION	REQ'D	REQUIRED
ENG.	ENGINEER		
		SCR.	SCREEN
FT.	FEET	SHLV.	SHELVES
F.F.L.	FINISHED FLOOR LINE	SHR.	SHOWER
FIN.	FINISH	SHWR.	SHOWER
F.C.	FIRE CODE	ST.	SIMPSON STRONG TIE
FLR.	FLOOR	SP	SOUTHERN PINE
FTG.	FOOTING	SPECS.	SPECIFICATIONS
FOUND.	FOUNDATION	SQ.	SQUARE
FND.	FOUNDATION	S.F.	SQUARE FOOTAGE
FR.	FREEZER	STL.	STEEL
GA.	GAUGE	THK.	THICK
GALV.	GALVANIZED	THK.	THICKNESS
GYP.	GYPSUM	TBD.	TO BE DETERMINED
		TR.	TRANSOM
HDR.	HEADER	TYP.	TYPICAL
HVAC	HEATING, VENTILATION & AIR CONDITIONING		
HT.	HEIGHT	U.T.C.	UNDER THE COUNTER
HTS.	HEIGHTS	UTIL.	UTILITY
HORIZ.	HORIZONTAL		
		VAN.	VANITY
IN.	INCHES	VERT.	VERTICAL
INCL.	INCLUDE		
INSUL.	INSULATION	WH	WATER HEATER
		W	WASHER
		WT.	WEIGHT
		WIN.	WINDOW
		WM.	WIRE MESH
		W	WITH
		WD.	WOOD
		WF	WOOD FRAME
		GM	CONSTRUCTION MANUAL

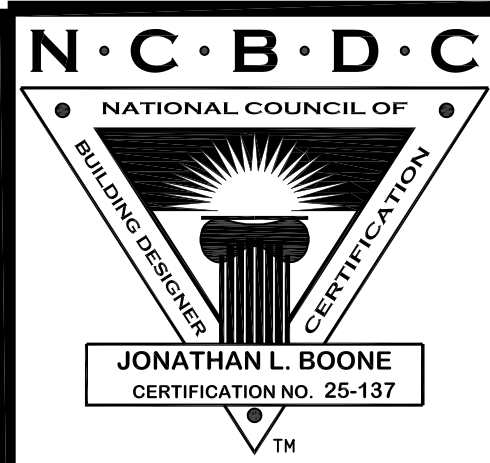


SHEET INDEX:

- 1 COVER SHEET
- 2 FOUNDATION PLAN
- 3 FLOOR & ELECTRICAL PLANS
- 4 EXTERIOR VIEWS
- 5 SECTIONS & CAB. VIEWS
- 6 ROOF PLAN

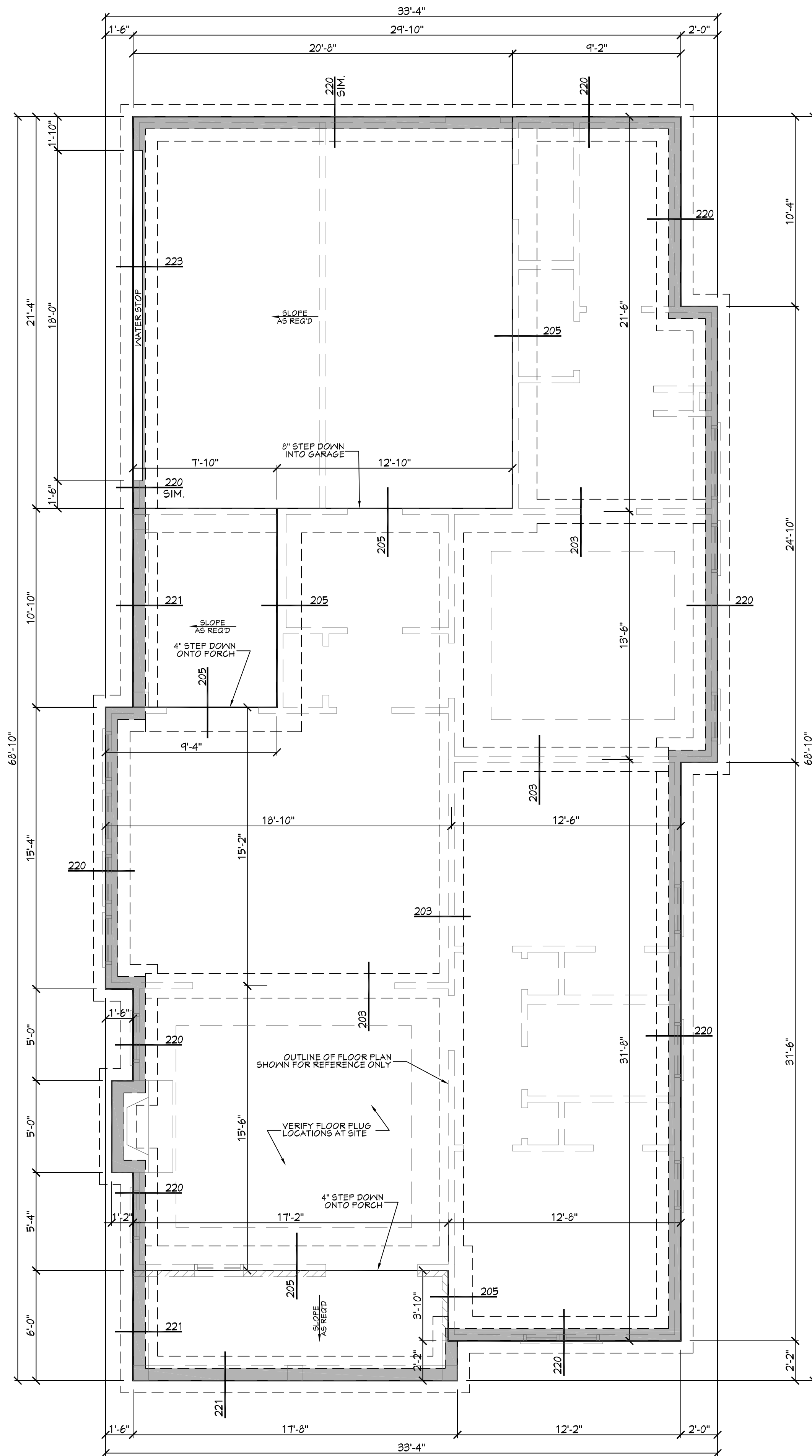
1450-S

CODE DISCLAIMER:
1. THESE PLANS WERE DESIGNED TO MEET IRC 2015 AT THE TIME OF THEIR CREATION AND MORE SPECIFICALLY THE MINIMAL LOCAL CODES OF THE SOUTH MISSISSIPPI AREA. IT IS HIGHLY RECOMMENDED THAT THESE PLANS BE REVIEWED BY A LOCAL STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.
2. BEAMS AND FLOOR JOISTS ARE NOT SIZED DUE TO THE MANY GEOGRAPHIC LOCATIONS THESE PLANS ARE SOLD. THESE ITEMS SHALL BE SIZED BY A LOCAL ENGINEER OR MANUFACTURER.
3. ALL CEILING & FLOOR JOISTS (IF CONVENTIONAL FRAMING) SHOULD BE SIZED USING THE LATEST VERSION OF THE IRC OR APPLICABLE CODES AT SITE TO MEET THE LOCAL REQUIREMENTS SUCH AS SNOW LOADS AND OTHER FACTORS. THE CEILING JOISTS SIZES LABELED (IF PRESENT) WERE SIZED USING THE 2015 IRC AT THE TIME OF THEIR CREATION. THEY MUST BE VERIFIED AND MODIFIED AS REQUIRED TO MEET THE LATEST EDITION OF THE (IRC) INTERNATIONAL RESIDENTIAL CODE.
4. ALL FOUNDATIONS AND FOOTING DETAILS SHALL BE REVIEWED AND APPROVED BY A LOCAL ENGINEER.
5. CONTRACTOR SHALL PROVIDE ALL HIGH WIND STRAPPING AND ANCHOR BOLTS AS REQUIRED BY THE LOCAL CODE REQUIREMENTS AND THE LATEST VERSION OF THE IRC.

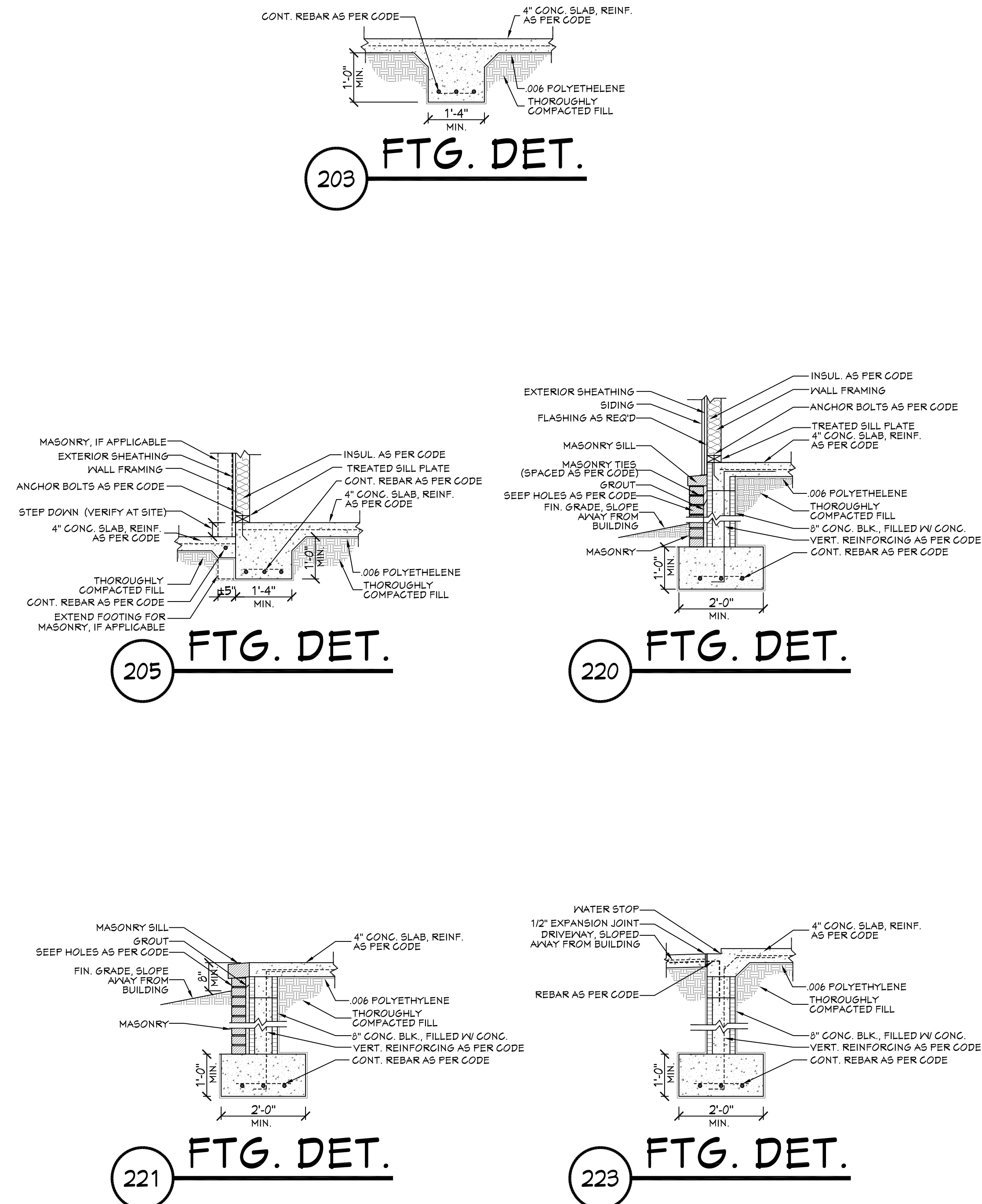


Date: 01.21.15
Drawn By: J.A.B.

SHEET NUMBER
1



201 FOUNDATION PLAN
SCALE----- 1/4" = 1'-0"



SLAB FOUNDATION NOTES:

1. ALL FOOTING SIZES AND LOCATIONS TO BE VERIFIED BY A LICENSED STRUCTURAL ENGINEER.
2. CONTRACTOR TO ADAPT PLANS AS REQUIRED TO MEET ALL APPLICABLE CODES AT SITE.
3. CONTRACTOR SHALL VERIFY ALL DIMENSIONS WITH FLOOR PLAN PRIOR TO CONSTRUCTION AND MAKE ANY NECESSARY ADJUSTMENTS.
4. CONTRACTOR TO PROVIDE WATERPROOFING AS REQ'D TO MEET ALL APPLICABLE CODES AND TYPICAL BUILDING PRACTICES.
5. CONCRETE SLABS TO BE 4" (3000 psi MIN.), REINFORCED AS PER CODE OR AS DETERMINED BY LICENSED ENGINEER.

NOTES:

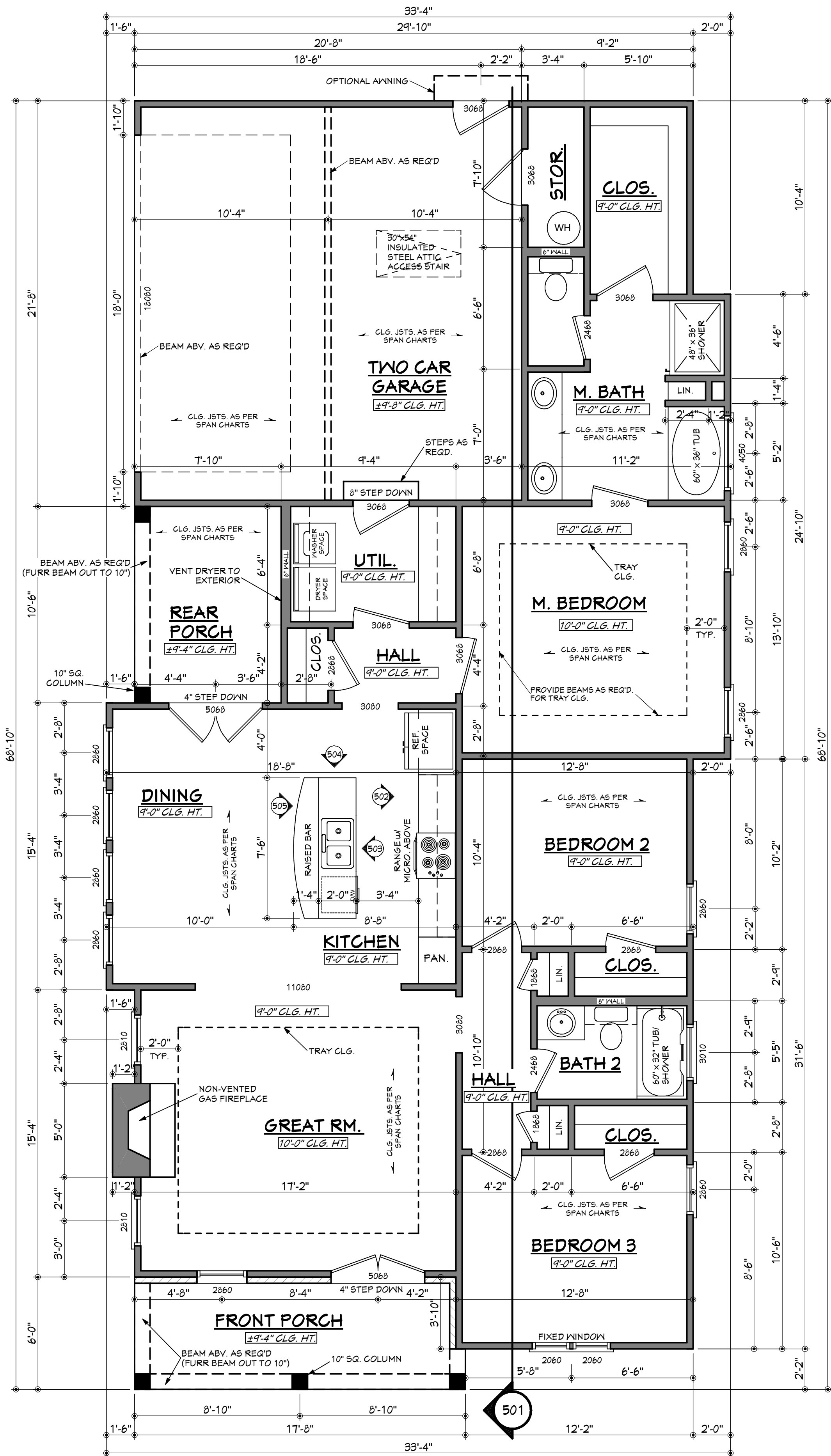
1. ALL DIMENSIONS & SITE CONDITIONS TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION.
2. ALL FINISHES (INTERIOR & EXTERIOR) TO BE VERIFIED WITH OWNER PRIOR TO CONSTRUCTION.
3. VERIFY ALL DOOR AND WINDOW STYLES AND SIZES WITH OWNER PRIOR TO CONSTRUCTION. MANUFACTURER TO SUPPLY ALL ROUGH OPENING SIZES.
4. CONTRACTOR TO VERIFY ALL CLEARANCES OF ALL DOORS, WINDOWS AND OTHER ITEMS THAT ARE CRITICAL, PRIOR TO CONSTRUCTION.
5. CONTRACTOR TO ADAPT PLANS AS REQUIRED TO MEET ALL APPLICABLE CODES AT SITE.
6. ALL BEAMS TO BE SIZED BY A LICENSED STRUCTURAL ENGINEER.
7. PORCHES, BALCONIES OR RAISED FLOOR SURFACES LOCATED MORE THAN 30 INCHES ABOVE THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36 INCHES HORIZONTALLY SHALL HAVE GUARDS NOT LESS THAN 36 INCHES IN HEIGHT. OPEN SIDES OF STAIRS WITH A TOTAL RISE OF MORE THAN 30 INCHES ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS NOT LESS THAN 34 INCHES IN HEIGHT MEASURED VERTICALLY FROM THE NOSING OF THE TREADS. INSECT SCREENING SHALL NOT BE CONSIDERED AS A GUARD. IRC 2015, R312.1.1 & R312.1.2
8. M1305.1.3 APPLIANCES IN ATTICS. ATTICS CONTAINING APPLIANCES SHALL BE PROVIDED WITH AN OPENING AND A CLEAR AND UNOBSTRUCTED PASSAGEWAY LARGE ENOUGH TO ALLOW REMOVAL OF THE LARGEST APPLIANCE, BUT NOT LESS THAN 30 INCHES HIGH AND 22 INCHES WIDE AND NOT MORE THAN 20 FEET LONG MEASURED ALONG THE CENTERLINE OF THE PASSAGEWAY FROM THE OPENING TO THE APPLIANCE. THE PASSAGEWAY SHALL HAVE CONTINUOUS SOLID FLOORING IN ACCORDANCE WITH CHAPTER 5 NOT LESS THAN 24 INCHES WIDE. A LEVEL SERVICE SPACE AT LEAST 30 INCHES DEEP AND 30 INCHES WIDE SHALL BE PRESENT ALONG ALL SIDES OF THE APPLIANCE WHERE ACCESS IS REQUIRED. THE CLEAR ACCESS OPENING DIMENSIONS SHALL BE A MINIMUM OF 20 INCHES BY 30 INCHES, AND LARGE ENOUGH TO ALLOW REMOVAL OF THE LARGEST APPLIANCE.
- EXCEPTIONS:
 - a. THE PASSAGEWAY AND LEVEL SERVICE SPACE ARE NOT REQUIRED WHERE THE APPLIANCE CAN BE SERVICED AND REMOVED THROUGH THE REQUIRED OPENING.
 - b. WHERE THE PASSAGEWAY IS UNOBSTRUCTED AND NOT LESS THAN 6 FEET HIGH AND 22 INCHES WIDE FOR ITS ENTIRE LENGTH, THE PASSAGEWAY SHALL BE NOT MORE THAN 50 FEET LONG.
9. APPLIANCE ACCESS FOR INSPECTION SERVICE, REPAIR AND REPLACEMENT. APPLIANCES SHALL BE ACCESSIBLE FOR INSPECTION, SERVICE, REPAIR AND REPLACEMENT WITHOUT REMOVING PERMANENT CONSTRUCTION, OTHER APPLIANCES, OR ANY OTHER PIPING OR DUCTS NOT CONNECTED TO THE APPLIANCE BEING INSPECTED, SERVICED, REPAIRED OR REPLACED. A LEVEL WORKING SPACE AT LEAST 30 INCHES DEEP AND 30 INCHES WIDE SHALL BE PROVIDED IN FRONT OF THE CONTROL SIDE TO SERVICE AN APPLIANCE. INSTALLATION OF ROOM HEATERS SHALL BE PERMITTED WITH AT LEAST AN 18-INCH WORKING SPACE. A PLATFORM SHALL NOT BE REQUIRED FOR ROOM HEATERS. M1305.1.1 FURNACES AND AIR HANDLERS. FURNACES AND AIR HANDLERS WITHIN COMPARTMENTS OR ALCOVES SHALL HAVE A MINIMUM WORKING SPACE CLEARANCE OF 3 INCHES ALONG THE SIDES, BACK AND TOP WITH A TOTAL WIDTH OF THE ENCLOSING SPACE BEING AT LEAST 12 INCHES WIDER THAN THE FURNACE OR AIR HANDLER. FURNACES HAVING A FIREBOX OPEN TO THE ATMOSPHERE SHALL HAVE AT LEAST A 6-INCH WORKING SPACE ALONG THE FRONT COMBUSTION CHAMBER SIDE. COMBUSTION AIR OPENINGS AT THE REAR OR SIDE OF THE COMPARTMENT SHALL COMPLY WITH THE REQUIREMENTS OF CHAPTER 17. EXCEPTION: THIS SECTION SHALL NOT APPLY TO REPLACEMENT APPLIANCES INSTALLED IN EXISTING COMPARTMENTS AND ALCOVES WHERE THE WORKING SPACE CLEARANCES ARE IN ACCORDANCE WITH THE EQUIPMENT OR APPLIANCE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
10. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS, TOOLS OR SPECIAL KNOWLEDGE. WINDOW OPENING CONTROL DEVICES COMPLYING WITH ASTM F 2090 SHALL BE PERMITTED FOR USE ON WINDOWS SERVING AS A REQUIRED EMERGENCY ESCAPE AND RESCUE OPENING. ALL SLEEPING ROOMS TO HAVE AN EXTERIOR ACCESS THROUGH A DOOR OR WINDOW WITH A MINIMUM OF 5.7 SQUARE FEET NET CLEAR OPENING AS PER IRC 2015 R310.2.1. EXCEPTION: GRADE FLOOR OR BELOW GRADE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET. MAXIMUM SILL HEIGHT TO BE 44 INCHES. MINIMUM NET CLEAR OPENING HEIGHT TO BE 24 INCHES. MINIMUM NET CLEAR OPENING WIDTH TO BE 20 INCHES.
11. ALL RETURN AIR GRILLS ARE TO BE LOCATED TO COMPLY WITH SECTION M1602 OF THE IRC 2015.
12. ALL SQUARE FOOTAGE MEASUREMENTS ARE APPROXIMATE AND MAY DIFFER FROM ACTUAL CONSTRUCTED RESIDENCE OR BUILDING.
13. FIRE SPRINKLER SYSTEM TO BE DESIGNED AND INSTALLED (IF REQUIRED BY LOCAL CODES) AS PER THE IRC 2015 AND BY A LICENSED PROFESSIONAL IN THE AREA OF CONSTRUCTION.
14. ALL BATHROOM EXHAUST VENTS SHALL BE VENTED DIRECTLY TO THE EXTERIOR OF THE HOME AND NOT INTO THE ATTIC. IRC 2015, M1501.2

ELECTRICAL SYMBOLS LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	110 VOLT OUTLET		TV SPEAKER
	GROUND FAULT PROTECTED OUTLET		RADIO SPEAKER
	WEATHERPROOF OUTLET		CEILING FAN ONLY, NO LIGHT KIT
	220 VOLT RECEPTACLE		CEILING FAN WITH LIGHT KIT
	FLOOR OUTLET (OWNER TO LOCATE)		TRACK LIGHTING (OWNER TO LOCATE)
	CEILING HUNG FIXTURE		WALL SCONCE (OWNER TO LOCATE)
	OVERHANG MOUNTED FLOODLIGHTS		CHANDELIER 1 (O.T.S.)
	WALL MOUNTED FLOODLIGHTS		CHANDELIER 2 (O.T.S.)
	RECESSED CEILING FIXTURE		UNDER COUNTER LIGHTING
	FLUORESCENT LIGHT		EMERGENCY LIGHTING/EXIT SIGN
	CARBON MONOXIDE DETECTOR		
	SMOKE DETECTOR		
	SWITCH		
	THREE WAY SWITCH		
	WALL MOUNTED LIGHT		
	DIMMER SWITCH (OWNER TO LOCATE)		
	DOOR ACTIVATED SWITCH		
	WEATHERPROOF OUTLET		
	CATS NETWORKING JACK (OWNER TO LOCATE)		
	TELEPHONE OUTLET (OWNER TO LOCATE)		
	TELEVISION OUTLET (OWNER TO LOCATE)		
	DOORBELL BUTTON (CONTRACTOR TO LOCATE)		
	THERMOSTAT (CONTRACTOR TO LOCATE)		
	CEILING EXHAUST FAN, VENT TO EXTERIOR		

ELECTRICAL NOTES:

1. ALL WORK SHALL COMPLY WITH ALL CODES APPLICABLE AT SITE.
2. SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS: EACH SLEEPING ROOM, OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS. WHEN MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN A DWELLING THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE UNIT. SMOKE ALARMS SHALL BE HARD WIRED WITH A BATTERY BACK UP.
3. CARBON MONOXIDE ALARMS SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS IN DWELLING UNITS WITHIN WHICH FUEL-FIRED APPLIANCES ARE INSTALLED AND IN DWELLING UNITS WITH ATTACHED GARAGES.
4. A 125 VOLT, SINGLE PHASE, 15-20 AMPERE RATED RECEPTACLE OUTLET SHALL BE INSTALLED AT AN ACCESSIBLE LOCATION FOR THE SERVICING OF HEATING, AIR CONDITIONING AND REFRIGERATION EQUIPMENT. THE RECEPTACLE OUTLET SHALL BE LOCATED ON THE SAME LEVEL AND WITHIN 25 FEET OF THE EQUIPMENT. THE RECEPTACLE OUTLET SHALL NOT BE CONNECTED TO THE LOAD SIDE OF THE HVAC EQUIPMENT DISCONNECTING MEANS.

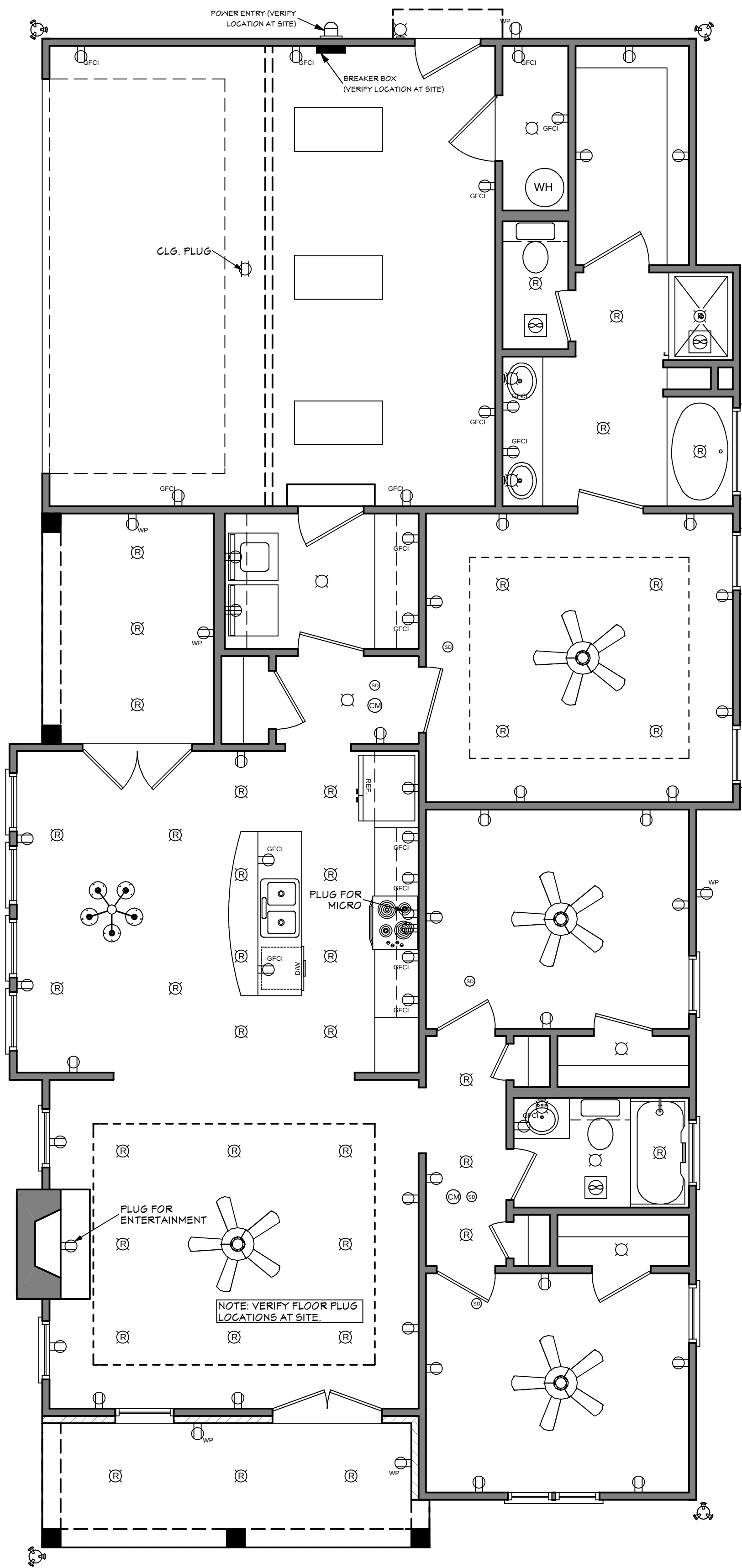


NOTE: CONTRACTOR TO LOCATE HVAC UNIT IN ATTIC.

1450-S FLOOR PLAN

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

AREAS:	1450	S.F. HEATED
	470	S.F. UNHEATED - GARAGE/STOR.
	104	S.F. UNHEATED - FRONT PORCH
	82	S.F. UNHEATED - REAR PORCH
	656	S.F. UNHEATED - TOTAL
	2106	S.F. TOTAL



ELECTRICAL LAYOUT

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

NOTE: SWITCHES AND CONNECTIONS NOT SHOWN. OWNER TO LOCATE THESE ITEMS DURING ELECTRICAL WALK-THROUGH WITH ELECTRICAL CONTRACTOR.

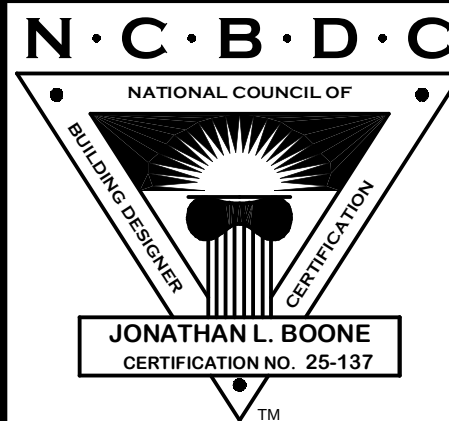
Designing Homes
HOUSE PLAN ZONE
Building Relationships

Website:
www.HPZplans.com

Email:
sales@hpzplans.com

Phone:
601.336.3254

Fax:
1.800.574.1387



Pre-Drawn Plan ID:

1450-S

Date: 01.21.15

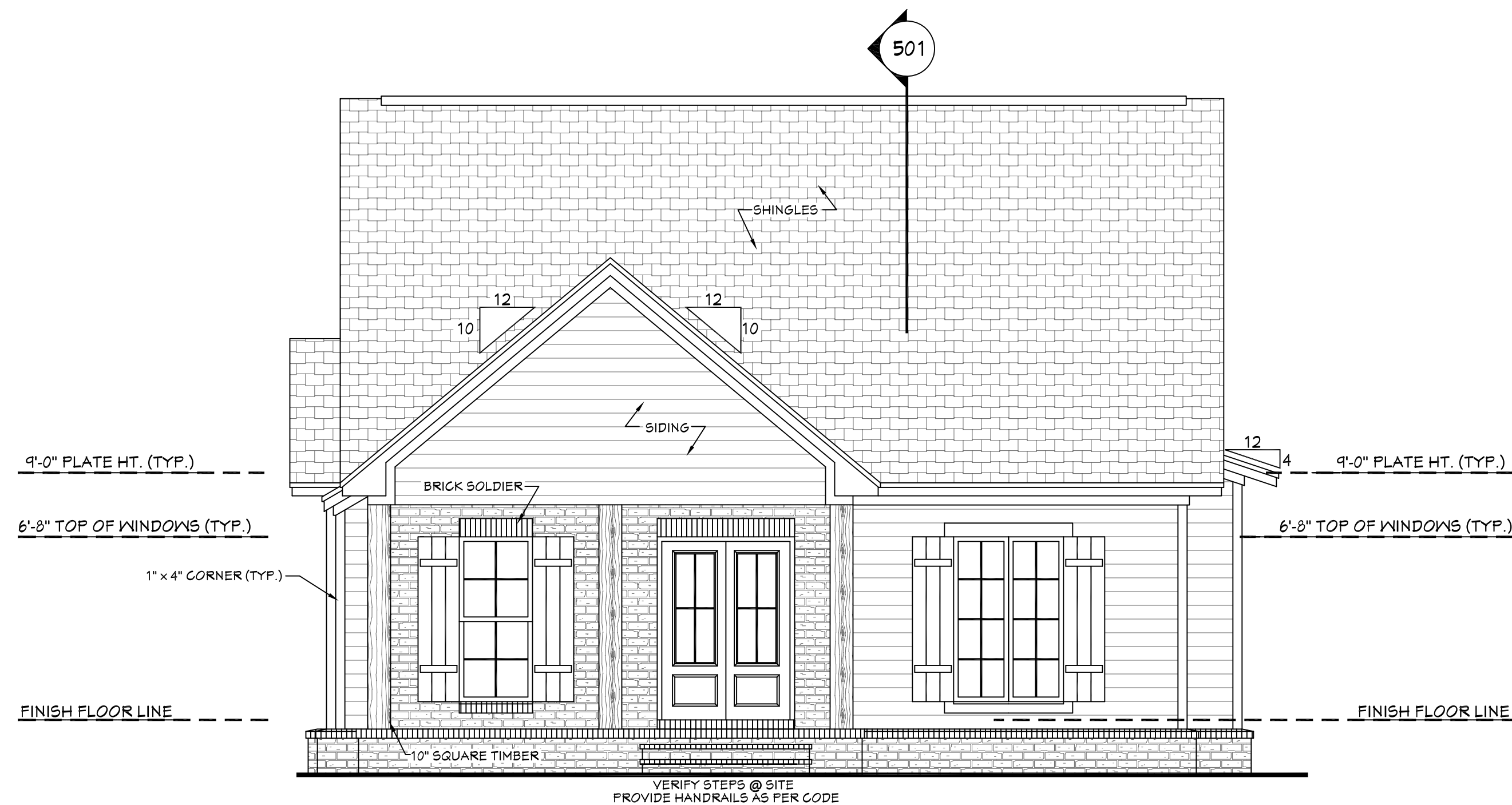
Drawn By: J.A.B.

Project Name:

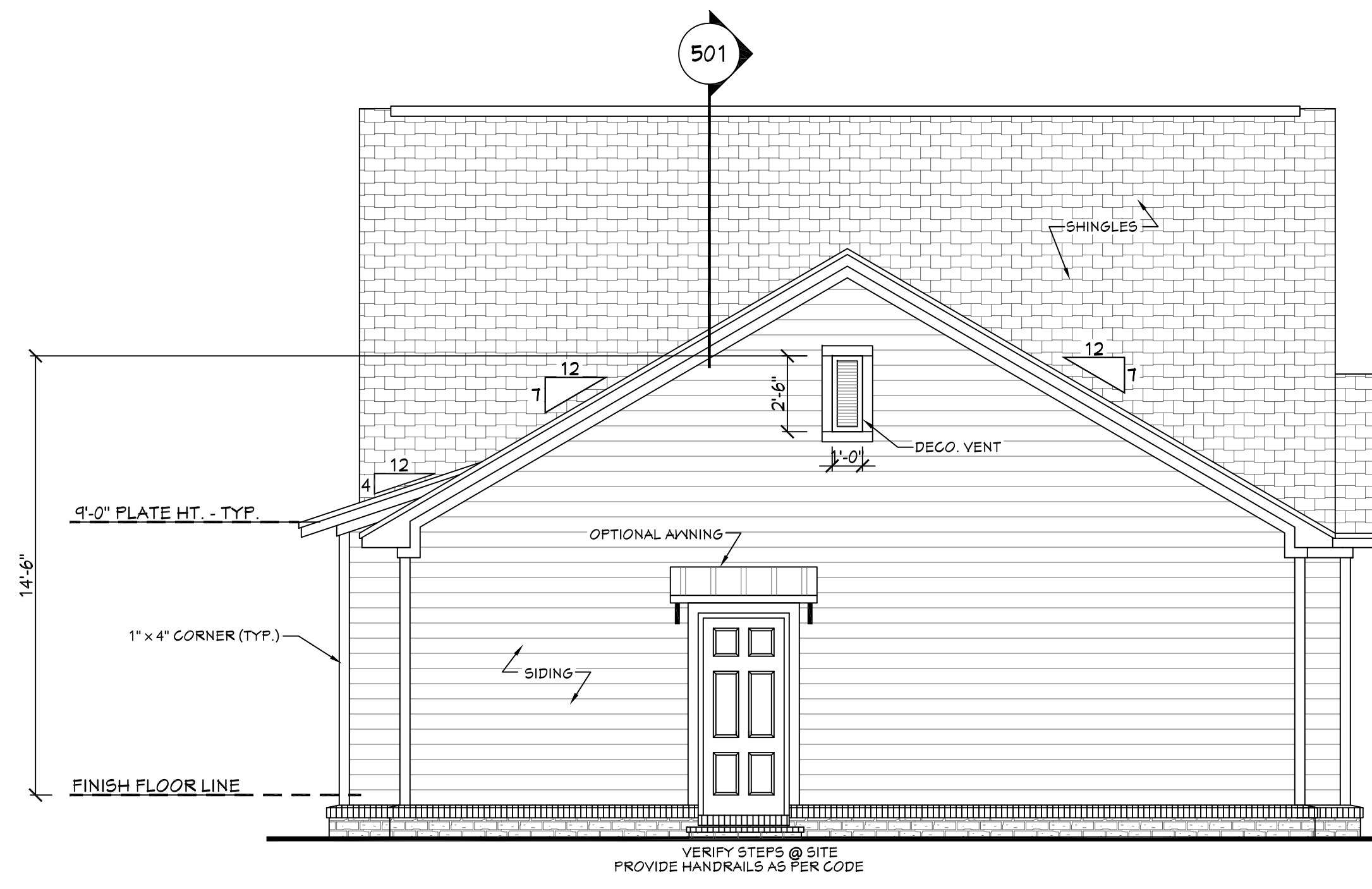
SHEET NUMBER

3

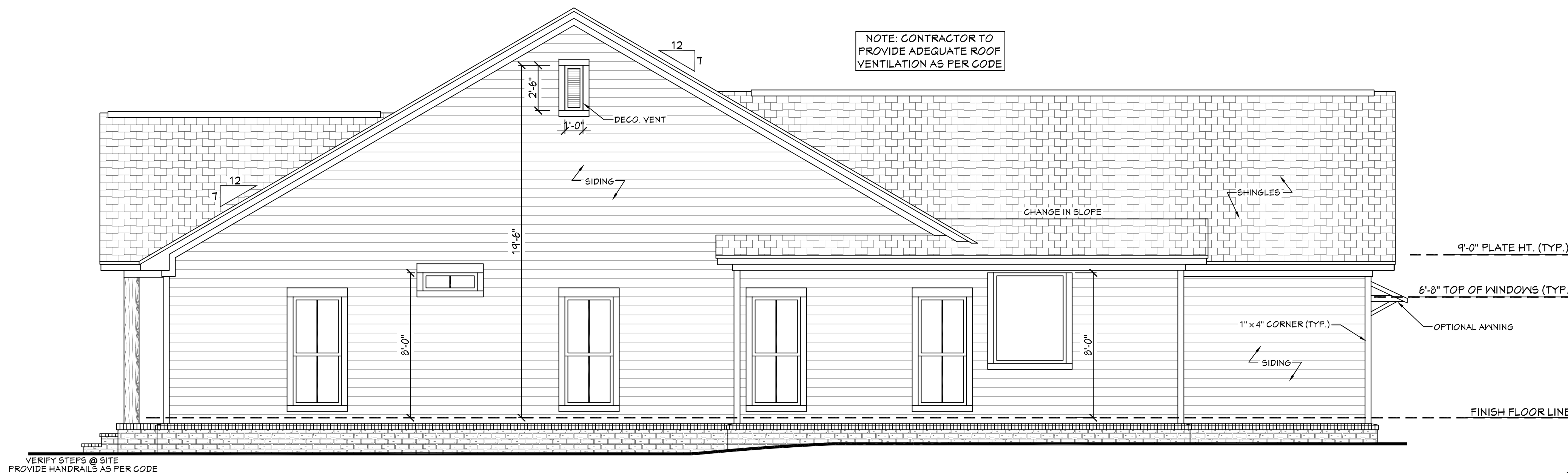
House Plan Zone, LLC, has exercised great care and effort in the development of these plans and the completion of these construction documents. However, the user of these plans assumes all responsibility for any damages, including structural failures, resulting from errors, omissions or deficiencies in the design. House Plan Zone, LLC, highly recommends that these plans be reviewed by a licensed structural engineer in the area of construction. House Plan Zone, LLC, does not assume any liability for any damages, including structural failures, resulting from errors, omissions or other special conditions required by local building codes. All dimensions to be verified on site prior to construction. If a foundation plan has been included in these plans, it is general in nature and shall be verified by a licensed engineer prior to construction.



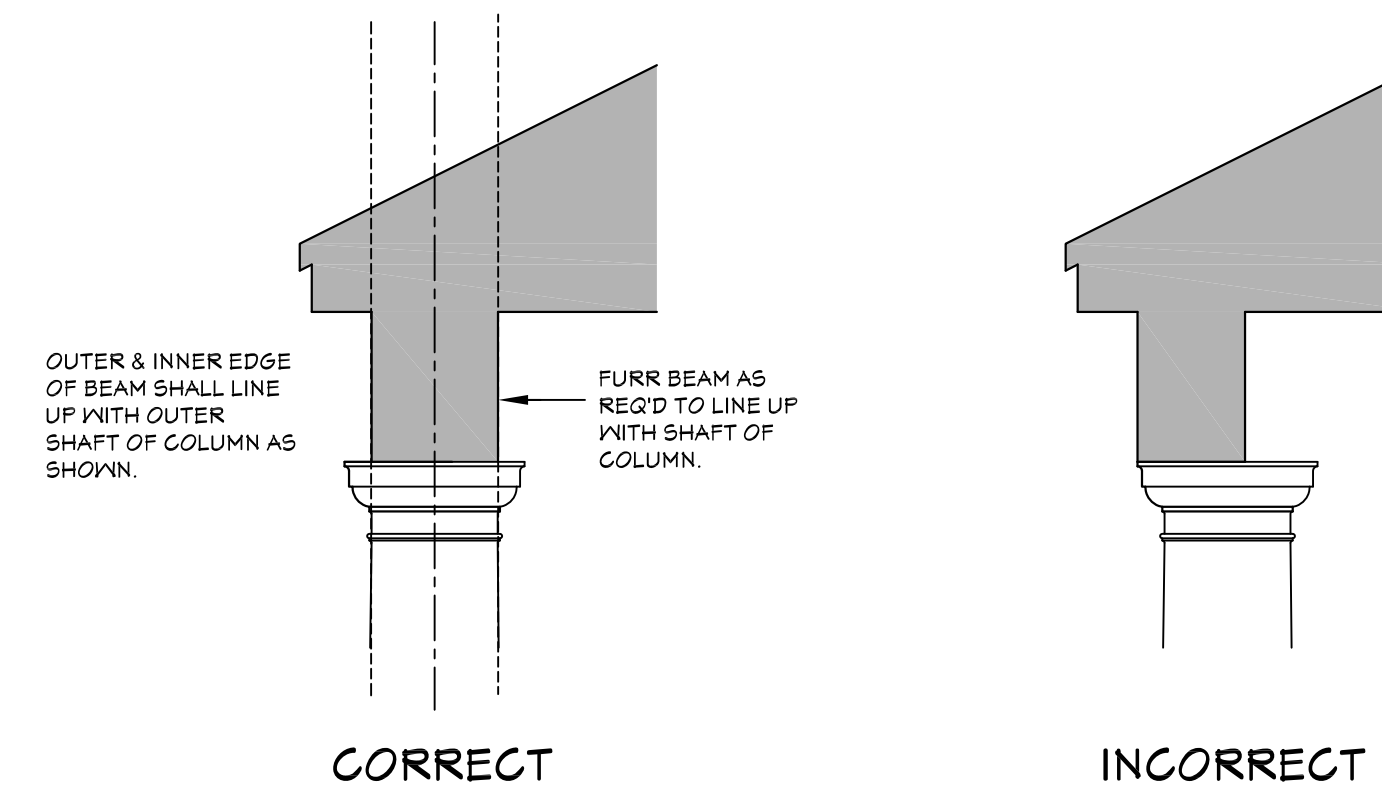
401 **1450-S FRONT VIEW**
SCALE----- 1/4" = 1'-0"



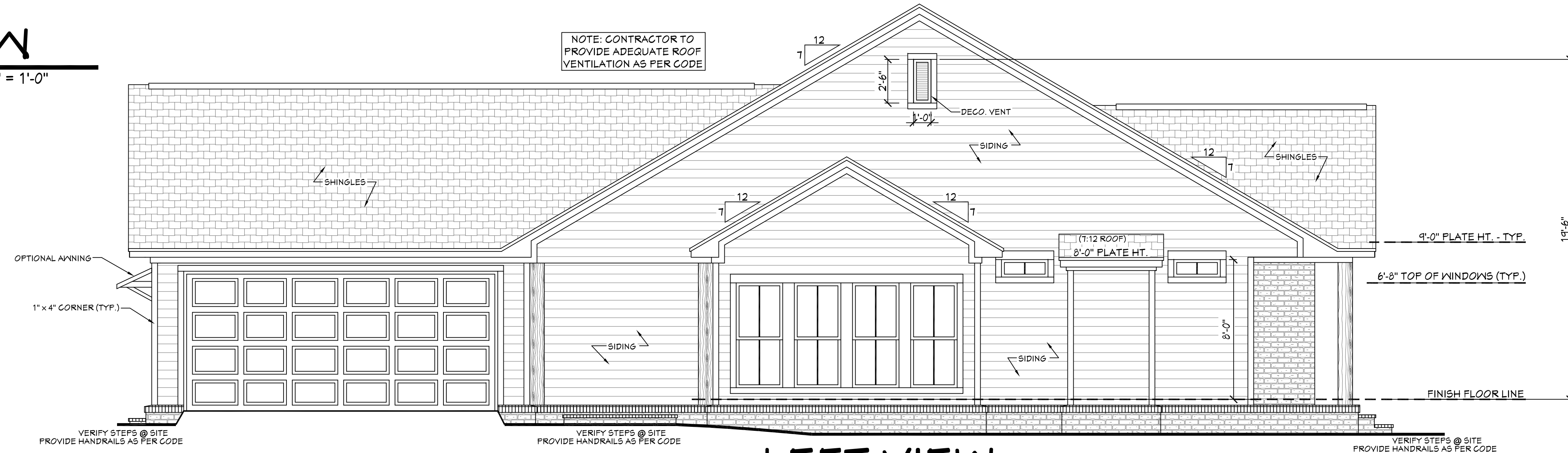
402 **REAR VIEW**
SCALE----- 1/4" = 1'-0"



403 **RIGHT VIEW**
SCALE----- 1/4" = 1'-0"



405 **COLUMN/ BEAM LOCATIONS**
SCALE----- N.T.S.



404 **LEFT VIEW**
SCALE----- 1/4" = 1'-0"

EXTERIOR ELEVATION NOTES:

1. CONTRACTOR TO VERIFY ALL WINDOW AND DOOR STYLES AND SIZES WITH OWNER PRIOR TO CONSTRUCTION.
2. PROVIDE STEPS AND GUARD RAILS AS PER CODE BASED ON SITE CONDITIONS.
3. GROUND LINES SHOWN FOR REFERENCE ONLY AND VARY DEPENDING ON SITE CONDITIONS.
4. ALL FINISH MATERIALS TO BE VERIFIED WITH OWNER PRIOR TO CONSTRUCTION.
5. REFER TO TYPICAL WALL DETAIL FOR FRAMING METHODS AND OTHER MISC. INFORMATION.

Designing Homes
HOUSE PLAN ZONE
Building Relationships

Website:
www.HPZplans.com

Email:
sales@hpzplans.com

Phone:
601.336.3254

Fax:
1.800.574.1387



Pre-Drawn Plan ID:

1450-S

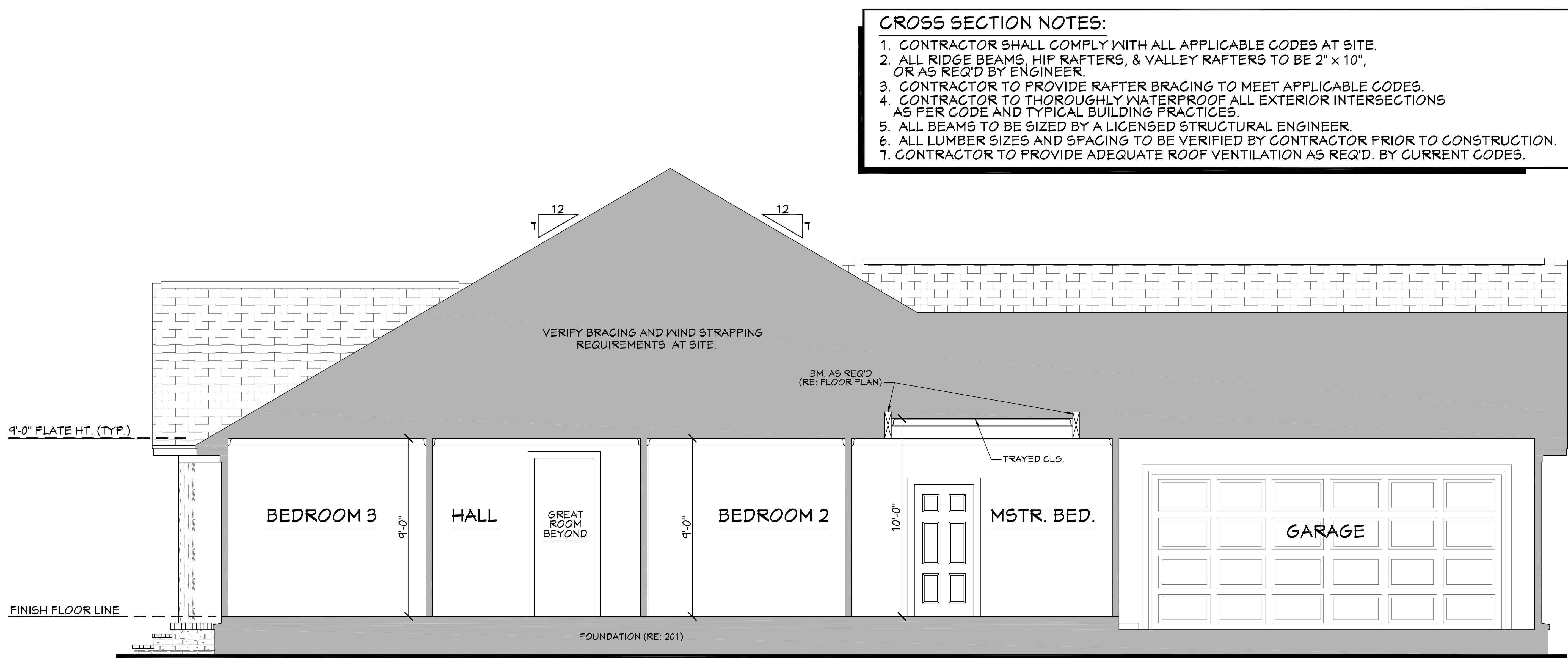
Date:
01.21.15

Drawn By:
J.A.B.

SHEET NUMBER

4

House Plan Zone, LLC, has exercised great care and effort in the development of these plans and the completion of these construction documents. However, the user assumes full responsibility for any damages, including structural failures resulting from errors, omissions or deficiencies in the design of construction. House Plan Zone, LLC highly recommends that these plans be reviewed by a licensed structural engineer in the area of construction. Other special conditions required by local building codes. All dimensions to be verified on site prior to construction. If a foundation plan has been included in these plans, it is general in nature and shall be verified by a licensed engineer prior to construction.

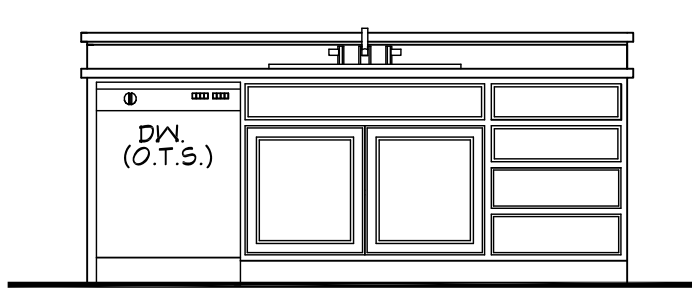


- CROSS SECTION NOTES:**
1. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES AT SITE.
 2. ALL RIDGE BEAMS, HIP RAFTERS, & VALLEY RAFTERS TO BE 2" x 10", OR AS REQ'D BY ENGINEER.
 3. CONTRACTOR TO PROVIDE RAFTER BRACING TO MEET APPLICABLE CODES.
 4. CONTRACTOR TO THOROUGHLY WATERPROOF ALL EXTERIOR INTERSECTIONS AS PER CODE AND TYPICAL BUILDING PRACTICES.
 5. ALL BEAMS TO BE SIZED BY A LICENSED STRUCTURAL ENGINEER.
 6. ALL LUMBER SIZES AND SPACING TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION.
 7. CONTRACTOR TO PROVIDE ADEQUATE ROOF VENTILATION AS REQ'D. BY CURRENT CODES.

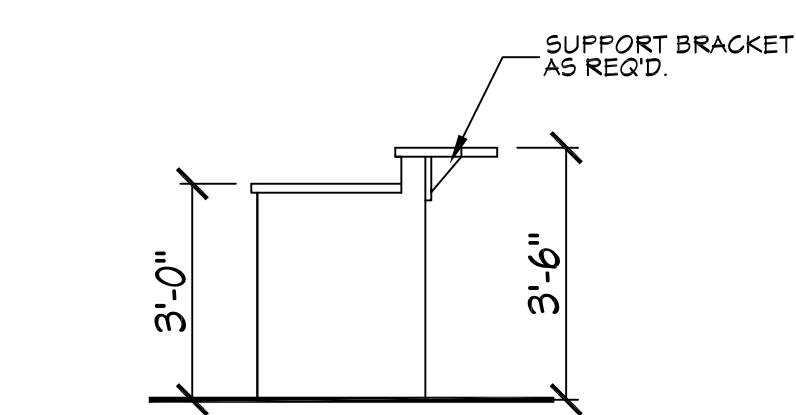
501 **CROSS SECTION**
SCALE-----3/8"=1'-0"



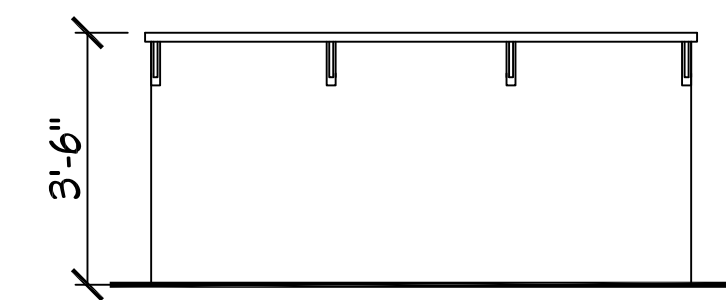
502 **KITCHEN**
SCALE-----3/8"=1'-0"



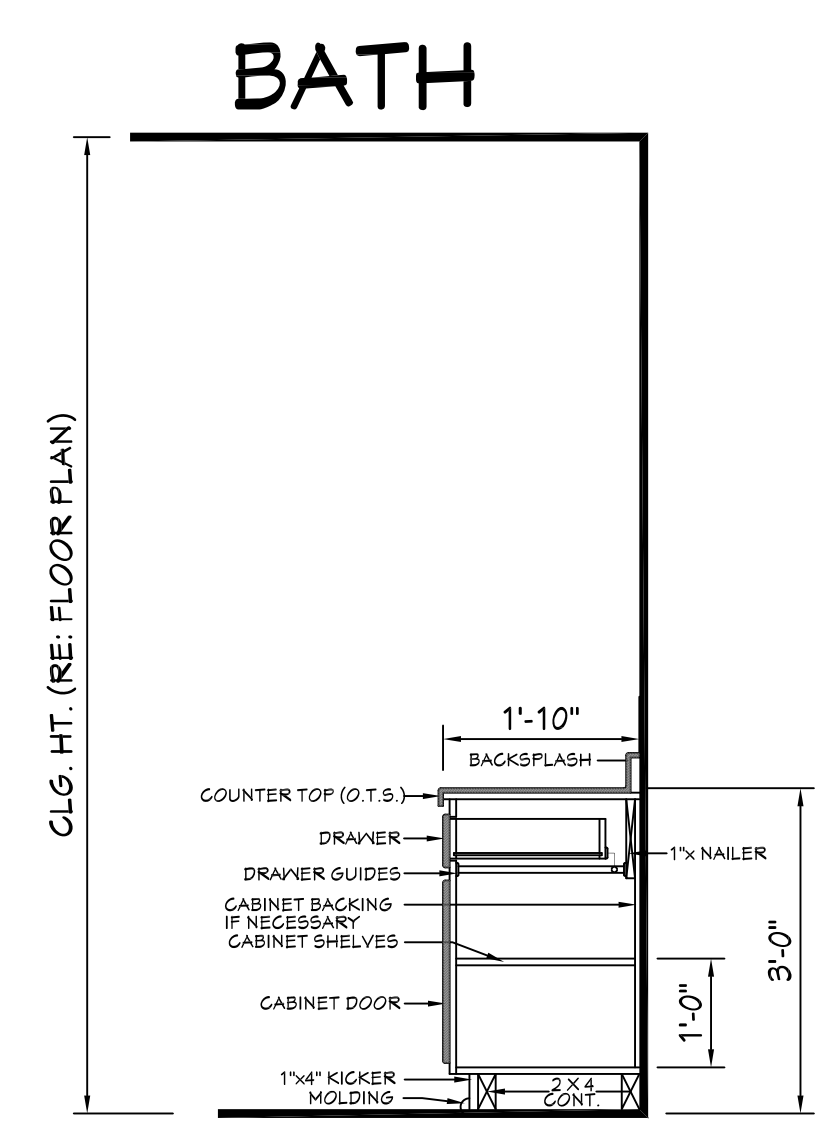
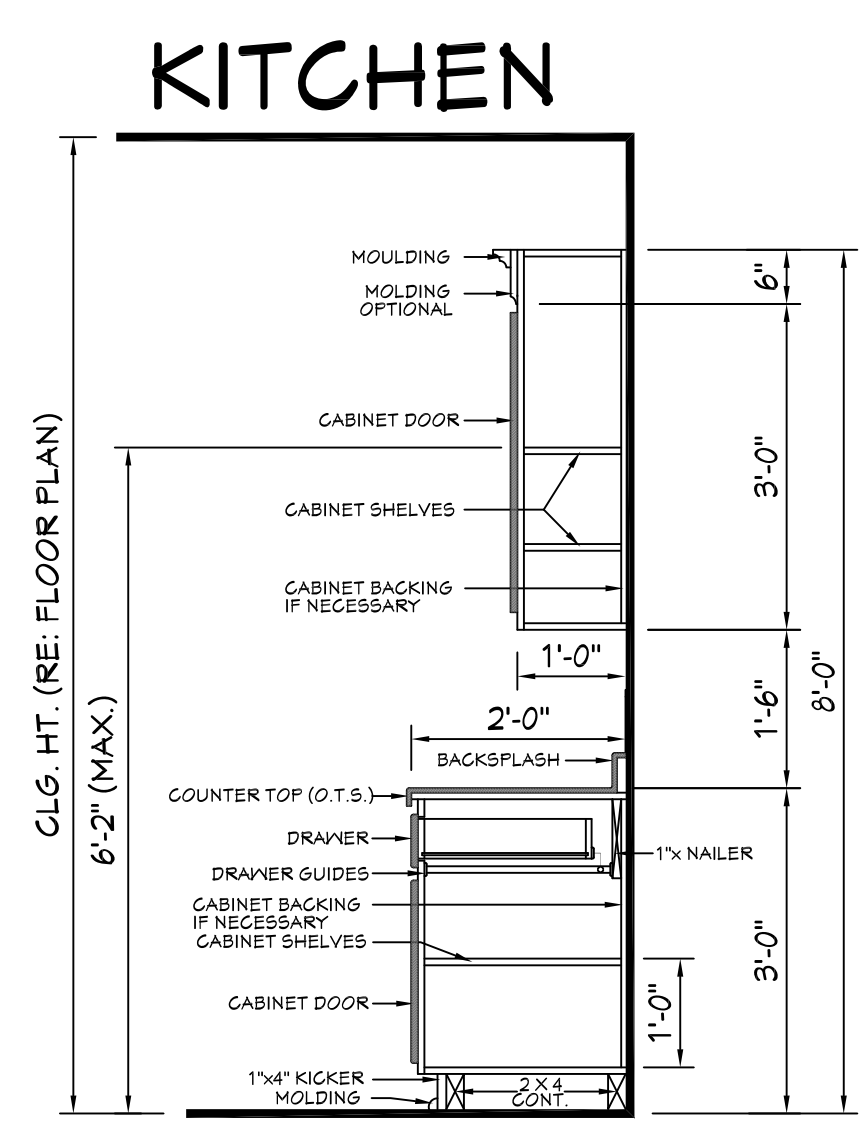
503 **KITCHEN**
SCALE-----3/8"=1'-0"



504 **KITCHEN**
SCALE-----3/8"=1'-0"

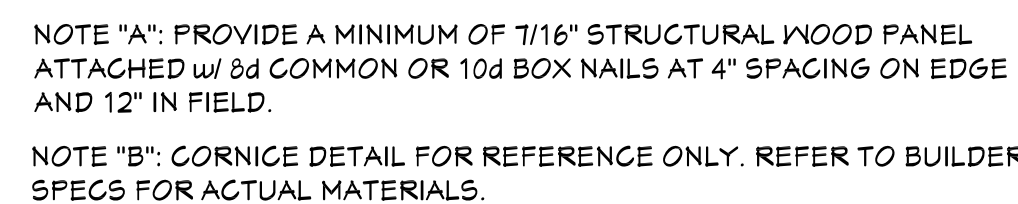


505 **KITCHEN**
SCALE-----3/8"=1'-0"

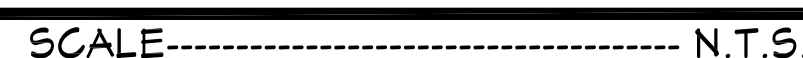


506 **TYPICAL CABINET SECTIONS**
SCALE-----N.T.S.

House Plan Zone, LLC, has exercised great care and effort in the development of these plans and the completion of these construction documents. However, the user assumes all responsibility for any damages, including structural failures resulting from errors, omissions or deficiencies in the design. House Plan Zone, LLC, highly recommends that these plans be reviewed by a licensed structural engineer in the area of construction. Other special conditions required by local building codes. All dimensions to be verified on site prior to construction. If a foundation plan has been included in these plans, it is general in nature and shall be verified by a licensed engineer prior to construction.



SCALE-----3/4"=1'-0"



THE INTENT OF THIS DETAIL IS TO SHOW THE MINIMUM REQUIRED DISTANCE FROM THE TOP OF THE GARAGE DOOR OPENING TO THE CEILING OF THE GARAGE



ROOF PITCH	FACTOR
9/12	1.05
4/12	1.07
5/12	1.10
6/12	1.14
7/12	1.17
8/12	1.20
9/12	1.25
10/12	1.30
11/12	1.35
12/12	1.40
14/12	1.54
16/12	1.70

**MULTIPLY HORIZONTAL SPAN OF MEMBER BY FACTOR
CHOOSE APPROPRIATE FACTOR BY ROOF PITCH.**

CEILING JOIST SPANS		
CEILING JOIST SPANS FOR SOUTHERN PINE SPECIES (UNINHABITABLE ATTICS WITH LIMITED STORAGE, LIVE LOAD = 20psf, L/Δ=240) DEAD LOAD = 10psf)		
IF HABITABLE ATTIC SPACE IS DESIRED, REFER TO THE INTERNATIONAL RESIDENTIAL CODE, SPAN TABLES		
SIZE	SPACING (INCHES)	VISUALLY GRADED #2 SOUTHERN PINE (MAXIMUM CEILING JOIST SPANS) (FT. - IN.)
2 × 4	12.0	4-3
	16.0	8-0
	19.2	7-4
	24.0	6-7
2 × 6	12.0	13-11
	16.0	12-0
	19.2	11-0
	24.0	9-10
2 × 8	12.0	17-7
	16.0	15-3
	19.2	13-11
	24.0	12-6
2 × 10	12.0	20-11
	16.0	18-1
	19.2	16-6
	24.0	14-9
NOTES:		
The above tables are based on the IRC 2015 TABLE R802.4(2)		

1. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES AT SITE.
2. ALL RIDGE BEAMS, HIP RAFTERS, & VALLEY RAFTERS TO BE 2" X 10", No.2 S.Y.P. OR AS REQ'D BY ENGINEER.
3. ALL RAFTERS TO BE SIZED AS PER SPAN CHART.
4. CONTRACTOR TO WATERPROOF ALL ROOF INTERSECTIONS AS PER CODE.
5. CONTRACTOR TO VERIFY ALL ROOF PITCHES WITH EXTERIOR ELEVATIONS PRIOR TO CONSTRUCTION.
6. CONTRACTOR TO PROVIDE ADEQUATE ROOF VENTILATION AS REQ'D BY CURRENT CODES.
7. ALL ROOF PENETRATIONS TO BE ON SIDES OR REAR OF RESIDENCE. ALL PVC VENTS SHALL BE PAINTED BLACK OR TO MATCH ROOFING.

6

APO Map
PLHR-2023-00189

Legend

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

Existing: RMD
(Residential Medium Density)

Owner:
Anika Bahl

Acres: .15



0 100 200
Feet



ACCTNO	OWNERNAME1	OWNERNAME2	CURR_ADDR2	OWNERADDRE	OWNERCITY	OWNERSTATE	OWNERZIP
09231084	BAHL RAYETTA L			PO BOX 581	MONROE	NC	281110581
09231138	BRANTLEY BRAD	BRANTLEY PAMELA M		409 E HOUSTON ST	MONROE	NC	28112
09231102	BURGESS JEAN C			8123 PINE HILL RD	MINT HILL	NC	28227
09231104	CAPOTE GUILLERMO PALACIOS			412 E HOUSTON ST	MONROE	NC	28112
09231088	CASTREJON COATLICUE S	MENDOZA JOSE JUIS		509 EVERETTE ST	MONROE	NC	28112
09231086	COVINGTON ROSIE LEE	COVINGTON EARNEST		1211 AUSTIN CHANEY RD	WINGATE	NC	28174
09231174	CURETON RHONDA	CURETON RYAN		395 DURANT ST	MONROE	NC	28112
09231087	GARCIA JOSE JAVIER	DE GARCIA NOHEMI CORDOVA		4202 RUNAWAY CIR	MONROE	NC	28110
09231081	HIGHSTONE CAROLYN	HIGHSTONE TIMOTHY J		504 E TALLEYRAND AVE	MONROE	NC	28112
09231085	KIRKPATRICK JOHNNY L JR			6419 KIRKPATRICK DR	MARSHVILLE	NC	28103
09231082	MCGINNIS ELEANOR			505 E TALLEYRAND AVE	MONROE	NC	28112
09231101B	NADELIN ROBERT E		PO BOX 3341	C/O JAMES MILLER & ASSOCIATES	MONROE	NC	28111
09231083	TUCKER DAVID N			PO BOX 2066	MONROE	NC	28111
09231175B	WIGGINS CLARA P			408 W ROOSEVELT BLVD	MONROE	NC	28110
09231101A	WM HOMES LLC			4106 LAWRENCE DANIEL DR	MATTHEWS	NC	28104



STAFF REPORT
PLHR-2023-00205

TO: Historic District Commission Members

DATE: August 14, 2023

FROM: Keri Mendler, Senior Planner

PREPARED BY: Keri Mendler, Senior Planner

SUBJECT: Certificate of Appropriateness request at 513 Everette St.

SUMMARY STATEMENT

The Historic District Commission is requested to consider a Certificate of Appropriateness from Robert Yanacsek for previously adding a new retractable awning on the second floor porch at 513 Everette St.

SITE DATA

Type of Action:	Certificate of Appropriateness
Date of Petition:	6-28-23
Name of Petitioner:	Robert Yanacsek
Location:	513 Everette St.
Tax ID #:	09-231-090
Lot Size:	.19 acres
Zoning Classification:	RMD (Residential Medium Density)

GENERAL INFORMATION

Gilmer Clontz House; circa 1914

Gilmer Clontz, a partner in Austin and Clontz 5, 10 and 25 cent stores, built this house in 1914. The rectangular, two-story, craftsman-style frame house is similar in most respects to the house next door at 511. However, it has shed dormers on the east and west sides, no oriel window, and a door out onto the deck over the porch. In the front gable is a rectangular, rather than a circular vent and the front porch is also screened all the way across. The rear of this house has a shed roofed addition.

RELEVANT DESIGN STANDARDS

Sustainability, Utilities & Energy Retrofits, pg. 59

1. Increase the thermal efficiency of district building through appropriate traditional practices such as caulking and weather-stripping, and by introducing energy efficient features such as storm windows and doors, and historically-appropriate awnings and operable shutters where appropriate.

The applicant is requesting approval for previously adding a new retractable awning to the second floor porch.

PROPOSED FINDINGS

Staff offers the following Proposed Findings:

1. The subject property located at 513 Everette St. is owned by Robert Yanacsek and is zoned RMD (Residential Medium Density). (Exhibit 1-2)
2. The property is located in the South Monroe Historic District. (Exhibit 3)
3. On June 28, 2023, the applicant applied for a COA to request approval of previously adding a new retractable awning to the second floor porch. Based on historical imagery, there appears to have been awnings on the first floor porch; however, we were unable to locate images showing an awning on the second floor porch. (Exhibit 4-6)
4. The proposed structure does meet the review criteria for a Certificate of Appropriateness according to Section 6.3 titled Historic Districts of the Unified Development Ordinance.
5. All adjacent property owners have been notified of the Certificate of Appropriateness request. (Exhibit 7-8)

CONCLUSIONS

The proposed project to add a new retractable awning on the second floor porch at 513 Everette St. as presented (is/is not) congruous in concept according to the *Sustainability, Utilities, and Energy Retrofit* standards of the *South Monroe Historic District Standards*:

Sustainability, Utilities & Energy Retrofits, pg. 59

1. Increase the thermal efficiency of district building through appropriate traditional practices such as caulking and weather-stripping, and by introducing energy efficient features such as storm windows and doors, and historically-appropriate awnings and operable shutters where appropriate.

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. Awning Proposal
6. Historical Imagery
7. APO List
8. APO Map

Prepared by: KM 8-2-23

Ortho Map

PLHR-2023-00205

Legend

— Centerlines

□ Parcels

Existing: RMD
(Residential Medium Density)

Owner: Robert Yanacsek

Acres: .19



0 20 40
Feet

EVERETTE ST

Zoning Map

PLHR-2023-00205

Legend

— Centerlines

▭ Parcels

Zoning Districts

■ RMD

Existing: RMD
(Residential Medium Density)

Owner: Robert Yanacsek

Acres: .19



0 20 40
Feet

EVERETTE ST

Historic District Map

PHR-2023-00205

Legend

-  Centerlines
-  Parcels
-  Historic District

Existing: RMD
(Residential Medium Density)

Owner: Robert Yanacsek

Acres: .19



0 20 40
 Feet

EVERETTE ST



HISTORIC DISTRICT COMMISSION
APPLICATION FOR REVIEW

FOR STAFF USE ONLY

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

1. Property location: 513 EVERETTE ST.
Applicant's name: ROBERT YANACSEK
Applicant's address: 513 EVERETTE ST
MONROE NC 28112
Applicant's telephone number: 704 261-4222
Applicant's email address: BOB@GO4FROST.COM
Property Tax identification number: _____ - _____ - _____ 0923 1090
2. The property is owned by (if different from above) N/A
Address: _____ Telephone: _____

3. The following Certificate of Appropriateness is requested for: REPLACEMENT OF AWNING
Please provide a brief description of the project. PROPERTY OWNER REQUESTS
COA APPROVAL TO REPLACE MISSING SECOND FLOOR
AWNING WITH NEW RETRACTABLE AWNING.
PROPERTY OWNER WILL USE EXISTING AWNING
LOCATION TO AVOID ANY ALTERING OF THE
STRUCTURE. THE HOME ORIGINALLY HAD AWNINGS
ON THE FIRST AND SECOND FLOOR.

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).

Robert S. YANACSEK

Applicant- Printed

Robert S. Yanacsek
Applicant- Signed

6/28/23

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.





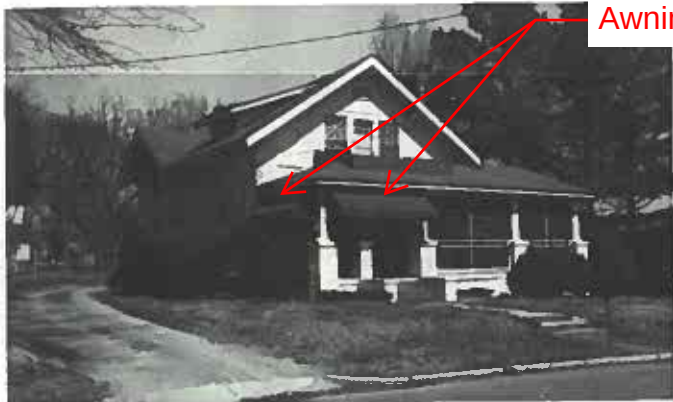




510 Everett Street; ca. 1910



511 Everett Street — R.E. Heath House; ca. 1918



513 Everett Street — Gilmer Clontz House; ca. 1914



514 Everett Street — Ray Funderburk House; ca. 1920



517 Everett Street; ca. 1910



518 Everett Street; ca. 1920



520 Everett Street — G.W. Tucker House; ca. 1925



521 Everett Street; ca. 1925

ACCTNO	OWNERNAME1	OWNERNAME2	OWNERADDRE	OWNERCITY	OWNERSTATE	OWNERZIP
09231078	PARKER LAWRENCE JARMARK	PARKER CRYSTAL A	512 EAST TALLYRAND AVE	MONROE	NC	28112
09231080	HERNANDEZ JESUS DIAZ		506 E TALLEYRAND AVE	MONROE	NC	28112
09231098	EG&T CAPITAL LLC		PO BOX 78372	CHARLOTTE	NC	28271
09231082	MCGINNIS ELEANOR		505 E TALLEYRAND AVE	MONROE	NC	28112
09231086	COVINGTON ROSIE LEE	COVINGTON EARNEST	1211 AUSTIN CHANEY RD	WINGATE	NC	28174
09231093	BLACKMON WILLIE		521 EVERETTE ST	MONROE	NC	28110
09231099	DMS CAPITAL LLC		2316 WENSLEY DR	CHARLOTTE	NC	28210
09231101B	NADELIN ROBERT E	C/O JAMES MILLER & ASSOCIATES	PO BOX 3341	MONROE	NC	28111
09231089	CHAMBERS KATHERLEAN B HEIRS		511 E EVERETTE ST	MONROE	NC	28112
09231100	MENA ALEJANDRO MORAN		512 EVERETTE ST	MONROE	NC	28112
09231096	KARAGOUNIS JOHN	KARAGOUNIS OLGA-MARIA	6505 CRANBORNE CHASE CT	CHARLOTTE	NC	28210
09231088	CASTREJON COATLICUE S	MENDOZA JOSE JUIS	509 EVERETTE ST	MONROE	NC	28112
09231090	YANACSEK ROBERT S		513 EVERETT ST	MONROE	NC	28112
09231077	PLYLER AARON	BAISDEN JENNIFER	514 EAST TALLEYRAND AVE	MONROE	NC	28112
09231081	HIGHSTONE CAROLYN	HIGHSTONE TIMOTHY J	504 E TALLEYRAND AVE	MONROE	NC	28112
09231091	TEDESCO PAUL		515 EVERETTE ST	MONROE	NC	28112
09231097	POTTS MEGHAN	POTTS CHRISTIAN	520 EVERETTE ST	MONROE	NC	28112
09231101A	WM HOMES LLC		4106 LAWRENCE DANIEL DR	MATTHEWS	NC	28104
09231079	MCGINNIS EMILY M	MCGINNIS MICHAEL D	508 E TALLEYRAND AVE	MONROE	NC	28112
09231092	WIGGINS CLARA P		408 W ROOSEVELT BLVD	MONROE	NC	28110
09231102	BURGESS JEAN C		8123 PINE HILL RD	MINT HILL	NC	28227
09231087	GARCIA JOSE JAVIER	DE GARCIA NOHEMI CORDOVA	4202 RUNAWAY CIR	MONROE	NC	28110
09231100A	LIFESTYLE RENTALS LLC		7206 MORGAN MILL RD	MONROE	NC	28110

APO Map

513 Everett St.

Legend

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





STAFF REPORT
PLHR-2024-00022

TO: Historic District Commission Members

DATE: August 14, 2023

FROM: Keri Mendler, Senior Planner

PREPARED BY: Patrick Blaszyk, Planner

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

SUMMARY STATEMENT

The Historic District Commission is requested to consider a Certificate of Appropriateness from Allen Watson for 107 W. Houston Street. The request is to utilize a new style front door, which is designed differently than the door approved at the January 17, 2023 Historic District Commission meeting. The new design includes a four-pane glass top half with a solid wood bottom half and has already been installed.

SITE DATA

Type of Action:	Certificate of Appropriateness
Date of Petition:	7-25-23
Name of Petitioner:	Allen Watson
Location:	107 W. Houston St.
Tax ID #:	09-235-046A
Lot Size:	0.26 acres
Zoning Classification:	RMD (Residential Medium Density)

GENERAL INFORMATION

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

of the roof ridge have been rebuilt, and the foundation's brick piers have been infilled. *(Taken from the National Register of Historic Places).*

RELEVANT DESIGN STANDARDS

Windows & Doors, pg. 53

1. If replacement of an entire window or door feature is necessary due to deterioration, replace it in kind, matching the original in design, dimension, detail, texture, color, and material. Consider compatible substitute materials only if using the original material is not feasible. *The applicant received approval for a wood and glass front door at the January 17, 2023 meeting. The applicant is requesting approval to utilize a new door style. The new design includes a four-pane glass top half with a solid wood bottom half.*
-

PROPOSED FINDINGS

Staff offers the following Proposed Findings:

1. The subject property located at 107 W. Houston St. is owned by Allen Watson and is zoned RMD (Residential Medium Density). (Exhibit 1-2)
2. The property is located in the South Monroe Historic District. (Exhibit 3)
3. On July 25, 2023, the applicant applied for a COA to request approval to utilize a new style front door, which is designed differently than the door approved at the January 17, 2023 Historic District Commission meeting. The new design includes a four-pane glass top half with a solid wood bottom half. This newly designed door has already been installed. (Exhibit 4-5)
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 6-7)

CONCLUSIONS

The proposed installation of a new front door at 107 W. Houston Street as presented (is/is not) congruous in concept according to the *Windows & Doors* standards of the *South Monroe Historic District Standards*:

Windows & Doors, pg. 53

1. If replacement of an entire window or door feature is necessary due to deterioration, replace it in kind, matching the original in design, dimension, detail, texture, color, and material. Consider compatible substitute materials only if using the original material is not feasible.
-

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. Door Proposal
6. APO Map
7. APO List

Prepared by: PB 8-14-23



Ortho Map

PLHR-2024-00022

Legend

-  Centerlines
-  Parcels

Existing: RMD
(Residential Medium Density)

Owner: Allen Watson

Acres: .26



0 40 80
 Feet

Zoning Map

PLHR-2024-00022

Legend

— Centerlines

□ Parcels

Zoning Districts

■ OM

■ RMD

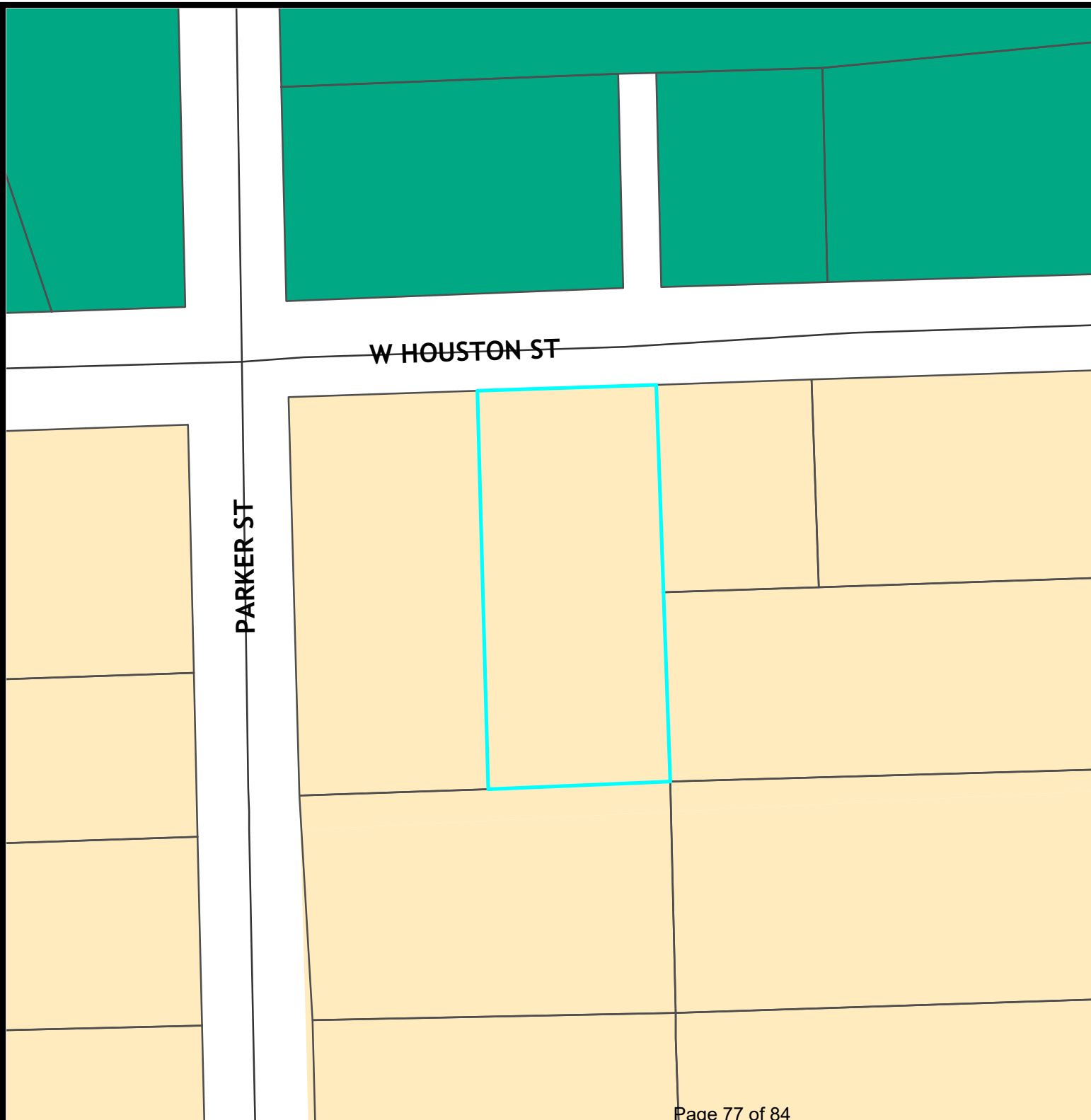
Existing: RMD
(Residential Medium Density)

Owner: Allen Watson

Acres: .26



0 40 80
Feet



Historic District Map

PLHR-2024-00022

Legend

-  Centerlines
-  Parcels
-  Historic District

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

Owner: Allen Watson

Acres: .26



0 40 80
 Feet

PARKER ST

W HOUSTON ST



HISTORIC DISTRICT COMMISSION
APPLICATION FOR REVIEW

FOR STAFF USE ONLY

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

1. Property location: 107 W Houston Street
Applicant's name: Allen Watson
Applicant's address: 107 W Houston Street
Monroe, NC 28112
Applicant's telephone number: 919-608-9928
Applicant's email address: awatson2@nc.rr.com
Property Tax identification number: 092 - 350 - 46A

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

3. The following Certificate of Appropriateness is requested for: Front Door
Please provide a brief description of the project. After reviewing our approved front door selection with nationally renowned architect, Eric Watson (ericwatson.com), we decided that the approved front door was more appropriate for a Craftsman style house, not a Queen Anne Bungalow style house like ours.
We selected and installed a door more architecturally appropriate for a Queen Anne Bungalow not realizing that this change would require another board approval.

4. Attach a site plan showing the existing and proposed improvements, necessary setback lines, photographs of current and proposed materials. (Assistance is available to determine setback requirements at the Department of Planning & Development, 300 W. Crowell Street).

Allen Watson

Applicant- Printed

Allen Watson

Applicant- Signed

25Jul23

Date Submitted

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

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

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

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

HISTORIC DISTRICT COMMISSION
FINAL PLAN SUBMISSION CHECKLIST

Required materials for all applications:

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

DO NOT WRITE BELOW THIS LINE

Additional conditions and remarks: _____

Authorized signature

Date

Examples of Queen Anne Bungalow Front Doors



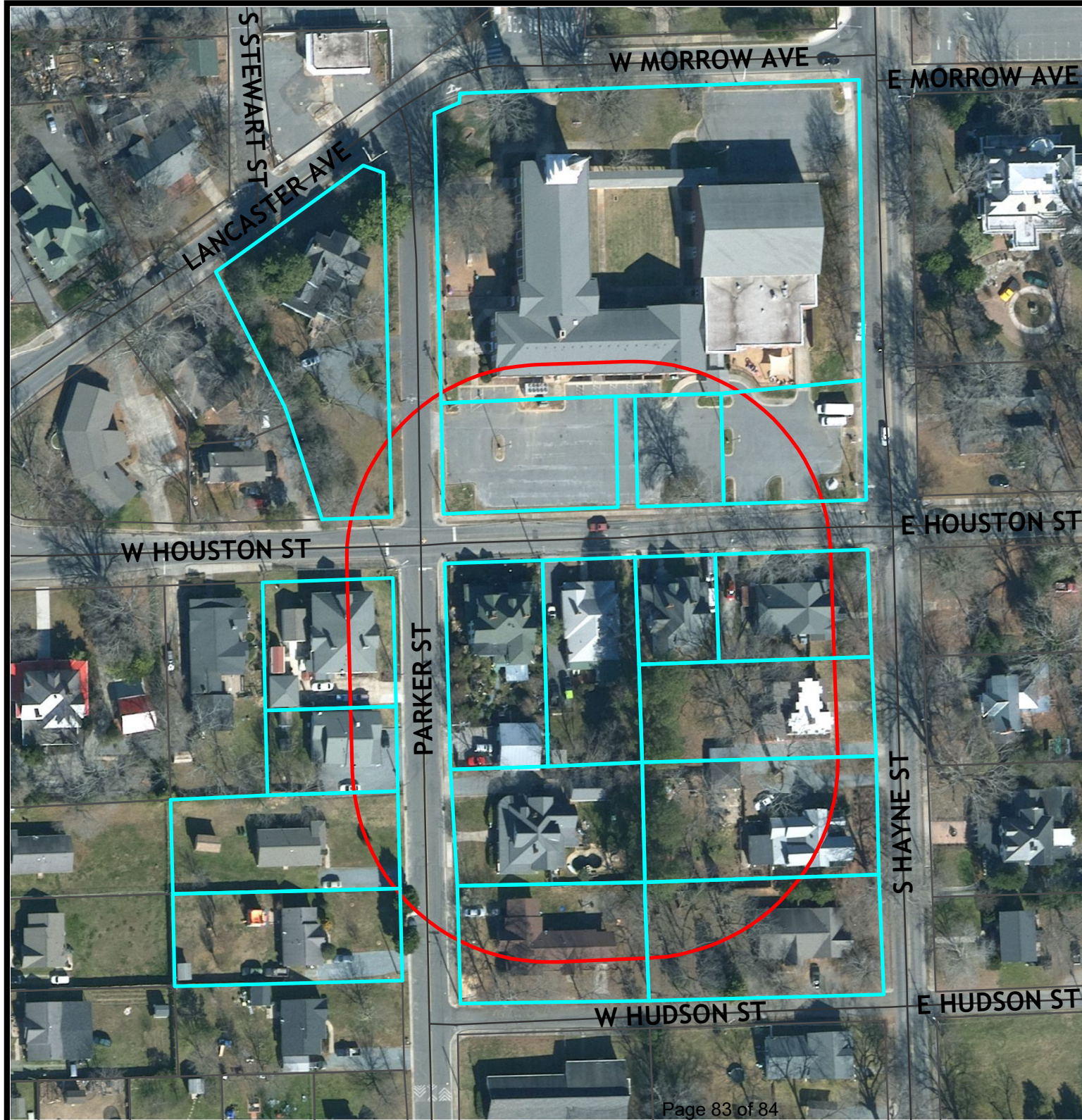
107 S Houston Street

as approved 17Jan23



as installed and requesting approval





APO Map

107 W. Houston St.

Legend

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



ACCTNO	OWNERNAME1	OWNERNAME2	OWNERADDRE	OWNERCITY	OWNERSTATE	OWNERZIP
09235038	THRASHER DONNA G		504 S HAYNE ST	MONROE	NC	28112
09235235	NAVA-VINALAY ORTENCIA		502 PARKER ST	MONROE	NC	28112
09235043	FIRST BAPTIST CHURCH		109 MORROW AVE	MONROE	NC	28112
09235046C	PITTMAN SANDRA SMITH		505 PARKER ST	MONROE	NC	28112
09235099A	BECKER JOSEPH	BECKER MARTHA	201 W HOUSTON ST	MONROE	NC	28112
09235236	XALTIPA MARIA LUZ	XALTIPA MIGUEL	506 PARKER ST	MONROE	NC	28112
09235042	FIRST BAPTIST CHURCH		109 MORROW AVE	MONROE	NC	28112
09235039	HELMS LIBBY ZEALY		502 S CHURCH ST	MONROE	NC	28112
09235040	HELMS ANN C		500 SOUTH HAYNE ST	MONROE	NC	28112
09235041	HARKEY JAMES	HARKEY TENLEY S	8415 LANDSFORD RD	MONROE	NC	28112
09235044	FIRST BAPTIST CHURCH		109 MORROW AVE	MONROE	NC	28112
09235045	FIRST BAPTIST CHURCH		109 MORROW AVE	MONROE	NC	28112
09235046	SMITH JENNIFER S		PO BOX 158	MONROE	NC	28111
09235046A	WATSON LIANE	WATSON ALLEN	107 W HOUSTON ST	MONROE	NC	28112
09235233	LBG HOLDINGS LLC		107 E JEFFERSON ST STE	MONROE	NC	28110
09235037	POLK DONALD O	POLK DOROTHY C	500 WINDY DR	MONROE	NC	281102812
09235099	BECKER JOSEPH	BECKER MARTHA	201 W HOUSTON ST	MONROE	NC	28112
09235046B	DMS CAPITAL LLC		2316 WENSLEY DR	CHARLOTTE	NC	28210