

HISTORIC DISTRICT COMMISSION MEETING AGENDA



**Monday, September 11, 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 – August 14, 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-2023-00025-The Historic District Commission is requested to consider a Certificate of Appropriateness from Jorge and Alma Perez of 130 Homes, LLC, to construct a new home at 315 East Houston Street. (Tax ID# 09-231-128)**
- Item 7.** **COA PLHR-2024-00024- The Historic District Commission is requested to consider a Certificate of Appropriateness request for the property located at 1206 W. Franklin Street, from Flo Rollins for various projects that include the following: Replace rotten wood siding with cedar ridge woodgrain siding; replace existing steel wrapped wood door with a full steel door; and add additional railing to the front and side porches to match rear wrought iron railing on rear porch. (Tax ID # 09-273-205)**
- Item 8.** **Next Meeting: October 9, 2023**
- Item 9.** **Adjournment**

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

HISTORIC DISTRICT COMMISSION MINUTES

MONDAY, AUGUST 14, 2023 AT 6:30 PM

COUNCIL CHAMBERS - CITY HALL

300 West Crowell Street, Monroe, North Carolina

Sent to HR:

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, Matt Klaren, Anna Dowdy, Gladys Kerr, Allen Watson and Jennifer Loria

Members Absent:

Staff Present: Keri Mendler, Senior Planner; Richard Long, City Attorney; Megan Brightharp, Planner I; Patrick Blasyzk, Planner I; Ashlyn Penegar, Administrative Assistant II

Guests: Mike Jones, Walid Asmar, Samira Asmar, AJ Asmar, Bob Yanacsek, Ashley Casanova, Margaret Desio, Hayden Desio Munn, Marion Holloway

ITEM 2: Approval of Minutes of July 10, 2023

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

Motion: **Gladys Kerr moved to approve the minutes of the July 10, 2023 meeting.**

Second: **Jennifer Smith**

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

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

NAYS: **None**

Item 3. Pledge of Allegiance & Moment of Silence

Item 4. Conflicts of Interest

Chair asked if there were any conflicts of interest, Board Member Allen Watson said he had a conflict since he is the applicant for one of the cases. Mr. Watson said he would recuse himself prior to the start of his case.

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)

Keri Mendler, AJ Asmar and Walid Asmar approached the podium and were sworn in by the Chair.

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.

Keri Mendler said one more, quick housekeeping item, because it was mentioned earlier. We have new microphones. The light should be green if it's in front of you, that means it's on, if its red, it means it's not picking you up. Please make sure when you are speaking, that it's in fact green.

Keri Mendler approached the podium and introduced herself. She proceeded to enter the proposed findings into the record.

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)

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

Gladys Kerr said Keri, I am excited that they are wanting wooden windows. Thank you for that. I have a question about the fiberglass door.

Keri Mendler said yes, they are proposing a fiberglass door.

Gladys Kerr asked could we have a wooden one?

Keri Mendler asked the applicant to step up to the podium.

AJ Asmar approached the podium and said we could do a wooden door on that, absolutely.

Gladys Kerr said I would love that, thank you.

Jennifer Smith asked what about the garage door, is it steel?

Walid Asmar said yes, it's steel. The garage door, we prefer to keep it steel. We would be happy to do the wooden windows and wooden doors for the front of the house.

Jennifer Smith showed a picture from the Staff Report and asked this is the one you are building?

Walid Asmar said the actual plan is the green house on the top, but AJ submitted that white house as a representation of what it would look like before fiber submit siding throughout the home.

Matt Klaren said two of the pictures show a stone front, you are not proposing that.

Walid Asmar said no, sir.

Allen Watson asked which way would you run the hardy plank? Vertical or horizontal?

Walid Asmar said horizontal, we think that is more of a historical look than the vertical look. I think the vertical seems more modern. It wouldn't be too much of a difference to us if the City decided vertical would be better, we could absolutely do that.

Jennifer Smith said I think this whole house looks modern.

Walid Asmar asked you think so?

Jennifer Smith said yes.

Jennifer Loria said I actually found the plans online, so you can get these exact plans online. Is there something we can do with the columns to make it more in line with the other Craftsman homes on the street? A tapered or a wraparound or something like that?

Jennifer Smith said that looks like red wood.

Walid Asmar said we could absolutely do something with these.

Jennifer Smith asked were you planning on using that type of shutter, that kind of looks like that farm house?

Walid Asmar said no, we were going to use the black vinyl shutters.

Jennifer Smith asked vinyl? Wood would be better with the guidelines.

Walid Asmar said absolutely.

Jennifer Loria said like a historic Craftsman, think 50 years plus. This does look very modern. It does pull up as a Craftsman model and I went on Pinterest and looked up Craftsman and this does pull up. But, it's more of a modern look.

Walid Asmar said we would be more than glad to play around with the columns and do something that you guys see fit in at Craftsman style. That wouldn't be an issue for us, we want to build something that the families can enjoy and that appeases the City as well. We want to make sure that we are making friends with the City and we always want to take care of our end buyer.

Jennifer Loria said with you guys being on a pretty prominent street, you have the Cause for Tea House right there on the corner, I think it's great.

Matt Klaren said I agree. I think you said the green house represents...

Walid Asmar said the green house is the actual plan itself.

Chair asked just without the brick?

Walid Asmar said yes. We are planning on running fiber cement trim above the windows and we actually do that on all of the new builds that we do at the moment. We are a full fiber cement builder, for the most part, so we will run fiber cement up over the of it. Unfortunately, the plan doesn't reflect that, but I think it is in the material list.

Jennifer Smith asked is this property for sale or are you building it for rental or lease?

Walid Asmar said for sale.

Matt Klaren said if you ran the fiber vertically, it all comes back to the question and you could trim it out to where it gives it more of a Craftsman look. I know if you did it from left to right, it's hard to run the trim.

Walid Asmar said absolutely.

Chair said we will need to remember these little things when we go to make a motion.

Jennifer Smith said why don't we table it and let you come back with something more specific with these changes.

Jennifer Loria said if we can get an elevation, maybe yes.

Jennifer Smith said then we can actually see what it's going to look like. It would be hard to go ahead and say yes, we approve that based on just...

Chair said we are taking elements of one and elements of another.

Jennifer Smith said we would like to see a whole finished thing.

Matt Klaren said we also understand that you've taken the color and the concrete and some other things and that's certainly what we've been asking for.

Allen Watson said another thing, on three of the four gables you have a decorative vent, but not on the very front, it would probably be good to put one on the front.

Walid Asmar said ok.

Matt Klaren said I don't think these are major changes, do you agree?

Walid Asmar said yes.

Jennifer Smith said we really need to see exactly it would look like.

Walid Asmar asked when you say table it, when would that be?

Jennifer Smith said next month?

Chair asked Keri, does that work?

Keri Mendler said yes.

Walid Asmar said question for Jennifer Smith, what was the issue with the columns again?

Jennifer Smith said they are very modern looking. They look like were look, like a red wood, very straight up and down, with no curvature to them. I think they should have something more than just a 2 x 4 stuck up there.

Jennifer Loria said if you go online and look up Craftsman homes, you will see where there it tapers up, I guess. Then, they will have brick work around it or something like that.

Walid Asmar asked just like a design around it?

Jennifer Smith said it would look good to have a squared off and then have that on top of it, like a pedestal. That would add so much more character to the house.

Jennifer Loria said it would be in line with a lot of the houses that you see on that street and the street next door, Talleyrand. If you just drive down, you will see them.

Walid Asmar said I did notice that they were building a new house on East Talleyrand, is that their plans with the column? Because I see them exactly how they are listed in this photo.

Jennifer Loria said I think they were doing a tapered type of wrap around in white or something like that.

Walid Asmar asked is there any way that you all could give an example of kind of what they are doing? Just so we have an idea. Is there an image that you all have?

Keri Mendler approached and said I think I know what you are asking for.

Alan Watson said I think it would help too if it was painted rather than stained.

Walid Asmar said most definitely. We usually add that and the trim around the windows, we just didn't have any photos.

Matt Klaren said I wasn't sure if this reflected your whole trim package.

Walid Asmar said it doesn't.

Matt Klaren said I think to Jennifer's point; we really need to see that because it will definitely change the overall look from where it is now to a Craftsman. I don't think it's a lot of extra work. I just think that's important.

Keri Mendler said from what you all were describing, kind of the tapered look with the pedestal. I can get with the applicant to make sure.

Jennifer Loria said I guess what we are really looking for is for you to come back with something that shows us a picture that would show whatever color you guys decide to do it, with new columns, the trim, the vent that we are looking for ad the vertical hardy board with the horizontal

at the bottom. Just so we can see all the components together, instead of trying to picture it. Because we all are probably thinking something different.

Jennifer Smith said not that we don't trust that you wouldn't go ahead and do that, but we would like to see it.

Jennifer Loria said when we say table it, it just means to the next month.

Motion: Archie Morgan made a motion to table the COA request for 501 Everett Street until the September 11th meeting.

Second: Jennifer Smith

Action: The motion to table COA PLHR-2023-00189 until the September 11, 2023 meeting passed with the following votes:

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

NAYS: None

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)

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

Keri Mendler and Robert Yanacsek came forward and were sworn in by the Chair.

Proposed Findings:

1. The subject property located at 513 Everett 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)

Keri Mendler said I am happy to answer any questions and Staff has provided all of the appropriate standards and conclusions in your Staff Report. Mr. Yanacsek is here as well you answer any questions you might have.

Jennifer Loria asked and said the only standard I see if just for sustainability for this?

Keri Mendler said yes, that is Staff's opinion, so you guys can certainly take into consideration any of the other standards in that document.

Jennifer Smith clarifies Jennifer Loria's question.

Matt Klaren said that's because it's very limited in what the Monroe design standard is.

Keri Mendler said the Commission can certainly consider other standards in the design booklet. What is listed in your Staff Report is just Staff's opinion, along with our commentary on it. But you as a Commission can certainly add to that list in any case that you do.

Gladys Kerr asked what the awning is made of, the material?

Keri Mendler said I will defer to the applicant on that.

Gladys Kerr asked it is retractable?

Mr. Yanacsek said it's actually retractable and temporary. It's held up there by a couple pins, so I can take it down during the winter. When I purchased the house in 2012, it's a south facing window and they just get cooked by the sun. So terribly, its cooking the historic trim around it. There was something up there at one point, because you can see the framework from the holes.

Gladys Kerr said we just haven't found any pictures of it.

Mr. Yanacsek said yes, I haven't found any pictures of it.

Jennifer Smith said the house was built in 1914 and I really don't think that goes with that house.

Mr. Yanacsek said I originally had umbrellas all over it, the giant umbrellas to try and protect the windows and reduce the heat during the summer. But, the windows were starting to do damage to the porch.

Gladys Kerr said umbrellas would be terrible. I'm a little bit upset about this.

Mr. Yanacsek said I have some pictures of how it's attached and I can literally take it down in about 2 minutes, so it's not meant to be up there year round. I just have it there to protect the interior of the house and the window from damage.

Chair said aside from that and I won't insult your intelligence. You've served on this Board, you are well aware, as any of us, of how COA's work and when they are required.

Mr. Yanacsek said correct.

Chair asked why did you go ahead and do this project without a COA?

Mr. Yanacsek said it was a temporary attachment, so it's not permanently attached to the building.

Chair said it looks permanent to me.

Mr. Yanacsek said I look at it as you have a picture from or a window hanging on your porch to protect it from light shining through there. It has 3 pins holding it up, I can take it down in less than a minute.

Gladys Kerr said I would be glad for you to take it down.

Mr. Yanacsek said just to clarify, I would be happy to take it down, but to clarify, umbrellas are ok, since they aren't attached to the structure?

Jennifer Smith asked didn't you use to have an umbrella?

Mr. Yanacsek said I had 2 umbrellas up there, but it was doing damage to the porch, so I guess I go back and put the umbrellas back on the porch and do damage that way.

Jennifer Loria asked what are your thoughts on finding something that's era-appropriate? What did awnings look like back then? There are two awnings on the first level.

Mr. Yanacsek said they were pretty ugly, to be honest with you. They are so huge and will take up so much porch space, because of the way the roof is designed. That's why when its retracted, you have tons on room and when the suns out, you can put it up to protect the windows.

Jennifer Loria asked did you say what it was made of?

Mr. Yanacsek said cotton.

Jennifer Smith said a good wind storm would take it out.

Mr. Yanacsek said it could, but that's why its retractable.

Chair said with only 2 pins holding it.

Jennifer Loria asked is there a different design that would be more appropriate for, the grandeur of your house, to maybe showcase it a little better?

Jennifer Smith said other than what was here in 1914 would be appropriate. They had awnings like this in the 1800's, so it is appropriate, that is not.

Jennifer Loria asked what are the alternatives? I'm guessing you've looked...

Mr. Yanacsek said looking at the picture and the picture that has the circle driveway in it that goes all the way around the house, that's the one that has the awnings in it.

Allen Watson asked that's from the 80's?

Mr. Yanacsek said yes. There's marks up there from the awning that was up there, but they probably took it down for the same reason. It was probably just being gaudy, because I don't think those were original to the house either. Its canvas, almost like a sail. It can be changed to whatever color; it just takes a couple minutes.

Jennifer Loria said maybe I'm just not understanding. I guess I don't understand, I keep asking what are the other options, but the other option would be to put up a permanent structure up there, which wouldn't look terrible. But, it would be...

Jennifer Smith said not something that's flat and straight across there and the same length of the entire... When its rolled in, it looks like this little valance across there.

Jennifer Loria said I also have the same problem with the sun cooking my stained glass and its buckling in certain places. We've taken preventative measures, so I understand the issue in why you did what you did. But, I'm guessing the sun is cooking it year round.

Mr. Yanacsek said it's a south facing window.

Jennifer Loria said if you were to do something more permanent it would be more of a wrought iron structure with a much heavier type of material.

Mr. Yanacsek said I probably wouldn't want to use vinyl, but I can take it down and put the umbrellas back up.

Chair asked and said Keri, can you help with the awnings in the district?

Keri Mendler said the Commission has approved similar awnings with different colors before on the church.

Jennifer Smith said not roll out ones.

Keri Mendler said yes, it was a retractable one at the church across from you on the playground. Jennifer Smith said that's a commercial building.

Keri Mendler said it is and it's in the Historic District. But, its similar. Otherwise though, there haven't been a lot of awnings, not retractable, like a full structure. We would have additional standards because it's an addition to the structure, so I don't have much else to offer to you about that.

Jennifer Loria said my other question is, since it isn't a permanent fixture...

Keri Mendler said from Staff's perspective, it's on the house. I get what he is saying and that it can be easily removed.

Jennifer Loria said it requires a COA because it's on the house.

Chair said in the City's eyes, it is permanent because its attached to the house.

Keri Mendler said yes, because it could stay there permanently, if somebody wanted it to. It has the ability to be removed.

Mr. Yanacsek said I have some pictures of how it's attached if you would like to see them. (Mr. Yanacsek passed out photos) You can pull the pins out and the whole thing comes down.

Jennifer Loria asked you don't want to put a permanent structure there?

Mr. Yanacsek said the way the windows are, it's just an odd shape with the roof overhead. For it to do any protection, it would have to struck out so far.

Jennifer Loria said that's the issue, it would have to stick too far permanently.

Mr. Yanacsek agreed.

Alan Watson said I like this color a lot better than its rendered.

Mr. Yanacsek said they can change it to any color.

Allen Watson said this color matches better than the way the picture came out.

Chair said it just doesn't match the house.

Jennifer Smith said it does not go with it at all.

Mr. Yanacsek said that's fine. I was just trying to get away from the umbrellas and everything else, because they didn't look too good either.

Gladys Kerr said all of us want to be comfortable... (inaudible)

Mr. Yanacsek said I'm trying to save the house.

Chair asked do we have any future discussion about this? Does anyone in the audience want to speak in favor or against this project?

Mr. Yanacsek asked the umbrellas would be ok, on the porch to provide a little temporary for the rest of the summer?

Chair said I don't think there are any rules against umbrellas on porches. Is there Keri?

Keri Mendler said those are temporary, they are not fixed to the structure. So, they can be added.

Chair said they may be unsightly too, but they aren't against what you are allowed to do. Do we have any further discussion? Would someone like to make a motion?

Motion: Jennifer Smith made a motion that the Historic District Commission Find as a Fact for the project PLHR 2023-00205, is not congruous with the character of the district because of the standards that state it is not an appropriate awning for that house, therefore the application is not in general in harmony with the special character of the neighboring properties and the Historic District as a whole.

Second: Gladys Kerr

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

AYES: Archie Morgan, Jennifer Smith, Anna Dowdy, Matt Klaren, Gladys Kerr, and Jennifer Loria

NAYS: Allen Watson

Motion: Archie Morgan made a motion based on the proceeding Findings of Fact, that the Historic District Commission deny a Certificate of Appropriateness to the applicant regarding the proposal as shown in COA PLHR-2023-00205, such certificate to be subject to the conditions contained in the previous motion.

Second: Jennifer Smith

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

AYES: Archie Morgan, Jennifer Smith, Anna Dowdy, Matt Klaren, Gladys Kerr and Jennifer Loria

NAYS: Allen Watson

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)

Richard Long said to the Chair, what you should do here is that he (Allen Watson) needs to ask to be recused and then make that motion and you all have to vote on it. He clearly he needs to.

Chair said Mr. Watson was asked to be recused.

Motion: Archie Morgan made to a motion to recuse Allen Watson from PLHR 2024-00022.

Second: Jennifer Smith

Action: The motion to recuse Allen Watson passed unanimously with the following votes:

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

NAYS: None

Keri Mendler and Allen Watson approached the dais and were sworn in by the Chair.

Keri Mendler introduced herself and proceeded to enter the Findings of Fact.

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)

Keri Mendler said Staff has included all of the appropriate standards and conclusions in your Staff Report and I will be happy to answer any questions and I'm sure Mr. Watson would be as well.

Gladys Kerr said Keri, I just love the one you approved back in January.

Keri Mendler said this was approved by the Commission.

Gladys Kerr asked could I ask Mr. Watson why he change his mind?

Keri Mendler said just to clarify, this door was approved by the Commission, it was not a Staff level approval, so I will hand it over to Mr. Watson.

Allen Watson said the door that was originally approved is more appropriate for a Craftsman style house, my house is a Queen Anne's bungalow and after consulting with a nationally renowned architect, who also happens to be my brother. He suggested that I change the door to something more appropriate for a Queen Anne, which is why we decided to change.

Jennifer Smith said we approved a Craftsman style railing, which is what you brought up.

Mr. Watson said you had approved a fret sawn railing, which is more appropriate for a Queen Anne as well. My design concept with remodeling the house, has always been to bring it back to as close to a Queen Anne would have looked like 120 years ago, as opposed to the Craftsman style.

Gladys Kerr asked did you realize that you should have asked permission?

Mr. Watson said it didn't even occur to me, we were approved for a wooden glass door. I will be honest; it didn't even cross my mind when we were making the decision.

Gladys Kerr said you didn't think you were overstepping.

Matt Klaren said the rationale was that you had already filed and came in before the Historic Commission and it was actually approved. I think to his point, what he is saying is it fits the style better now for the era and style.

Chair said it should have been a COA.

Mr. Watson said right and I apologize for that.

Jennifer Loria said I guess it got caught during that walk through at the end, so you would've needed to come back before the Board.

Jennifer Smith said I'm hoping I'm not going to make you mad, because I'm your next door neighbor, but I do not feel like that door goes with that house. I don't see anything Queen Anne about it at all.

Chair said I don't think we talked about Queen Anne, we talked about Craftsman.

Jennifer Smith said that's what we talked about the first time.

Mr. Watson said if you go back and look, it's a Queen Anne bungalow, it's not a Craftsman.

Chair asked Keri, do you have anything from the original meeting?

Board discusses.

Keri Mendler said I'm not an architect, but I personally don't think that its full Craftsman. There might be some elements, but it fits more of that Queen Anne.

Chair asked was it called Craftsman when it came up.

Keri Mendler said it's actually called a one story framed cottage in either the National Register or the Sweet Union book. Do you guys have your design standards booklet, if you look in the back on page 78, there is a whole list of different style homes and this house kind of takes a few of them. But, I would say that it fits more of the Victorian, Eclectic, Queen Anne or even the Stick or Eastlake more than it does the Craftsman.

Chair said what I am asking specifically, January 17th, when we originally talked about all of this, was it a Craftsman bungalow or a Queen Anne in our discussion.

Keri Mendler said I can't recall from January. I can just tell you...

Chair asked do you have the original application.

Keri Mendler said I can check right here. (in the computer)

Chair said I may be wrong, but I just feel like we are talking about something different.

Jennifer Smith said that's why we approved that door.

Chair said we talked mainly about the porch.

Jennifer Smith said we did, but it was the railing is what he was here for.

Keri Mendler said there was talk about bungalows and arts and crafts and that was for the railings.

Chair said ok, our position here is that we are trying to preserve the Historic District. In the meantime, the man has put up a door that wasn't approve. It's hung, it's there and they like it. Are we going to let him keep it up?

Mr. Watson said I would also like to point out that in the guidelines, it states that the doors in the District are as varied as the houses in the District itself. So, there isn't a clear, unless you have a picture from the original house. There isn't a clear guideline that states, here is the door.

Jennifer Smith said 36 years ago, when I moved in there, that house had an antique door that had stained glass in it. That was what the front door was, then the owners who moved away, took the door with them.

Mr. Watson said I am aware of three different doors that that house has had.

Jennifer Smith said it has.

Jennifer Loria asked would a stained glass door harken more towards the Queen Anne versus a Craftsman?

Jennifer Smith said the railing and everything is totally different.

Chair said I'm not an architect, but this door that he has installed is not a Queen Anne door.

Jennifer Smith said I don't see that it is. We turned down a door like that on a very Victorian house over on Crawford Street. It looked just like that.

Mr. Watson said this isn't a Victorian.

Jennifer Smith said well, Queen Anne.

Mr. Watson said which is different.

Chair said I must have missed that day in architectural school.

Mr. Watson said Victorians were 1880's to early 1900's.

Jennifer Smith said my house is Queen Anne.

Mr. Watson said right, and your house was built in 1905.

Jennifer Smith said your house was built for the people that built my house, their daughter. They built that house for her as a wedding...

Allen Watson said in 1914.

Keri Mendler said if I can real quick, there is a classic revival or transitional Queen Anne/Colonial Revival and then the Craftsman is on the other side. (Shows reference photo from Sweet Union book)

Mr. Watson said Craftsman's came in in the last 1910's-1920's.

Anna Dowdy said Allen if I may, is this a solid wood door?

Mr. Watson said yes.

Anna Dowdy asked you said your brother Eric Watson is an architect?

Mr. Watson said correct.

Anna Dowdy asked according to Eric Watson after talking with him, is it your understanding that this is consistent with the style of your house?

Mr. Watson said correct.

Chair said I just think it's gone from a Craftsman bungalow to a Queen Anne whatever, because your relative told you so.

Mr. Watson said I never came before the Board claiming it was a Craftsman. It is a Queen Anne.

Chair said we all know that now, including yourself.

Mr. Watson said when I came before you all last time, we talked about the fret sawn balustrades, because that is architecturally appropriate for a house that was built in 1910-1914.

Chair said it comes down to how bad do you hate it, the man installed a door that wasn't approved.

Jennifer Smith said we approved a Craftsman style door before. Was it brought up that this was a Queen Anne style house?

Chair said on the application, it didn't say.

Keri Mendler said I remember that it was discussed that it was a combination of a few different.

Chair said I remember that the railing was a Craftsman, I remember that.

Keri Mendler said I think the railing is maybe an Arts and Crafts bungalow, but a bungalow and cottage can be interchangeable for a smaller type home, which is often is a Craftsman, but not always.

Chair said we are starting to split hairs here. You say it's more of a Queen Anne than a Craftsman. It's kind of in the middle and we are leaning towards Queen Anne.

Mr. Watson shows photos of Queen Anne's and said these are Queen Anne's and you will notice the glass top, solid bottom. As opposed to the, in this case, the 9 light Craftsman style.

Chair said that is glass at the top and wood at the bottom and it is under the Queen Anne's.

Jennifer Smith said that's one paned glass on the top and wood on the bottom, or two at the top. It's a dilemma because it's already installed.

Chair said we try to be helpful to folks in the District and we are trying to preserve and at the same time, we try to help people get their projects done and save them money if we can, all while staying within the guidelines.

Mr. Watson said my wife and I didn't think we did anything wrong. I went to the door manufacturer in Raleigh and picked it out and convinced my builder not to stain it and painted it instead.

Jennifer Smith said we certainly understand that.

Gladys Kerr said thank you for painting it.

Mr. Watson said it's mahogany, so it killed me to paint it.

Chair asked is there any further discussion on this COA?

Jennifer Smith asked could you put that on the back of your house?

Mr. Watson said no.

Chair asked is there anyone here that would like to speak for or against this project?

Motion: Anna Dowdy made a motion that this Historic District Commission Find as a Fact that the proposed project, COA PLHR 2024-00022, if constructed as according to the plans reviewed at this meeting is congruous with the character of the district because the standards state that if you replace a door feature as necessary, that is be replaced in kind or with some door that matches the original design and is consistent with the home and this appears to be a solid wood door, that after careful investigation and conferring with experts, it's been determined that this door is consistent with the style of the home. Therefore, the application is generally in harmony with the special character of the neighboring properties and or the Historic District as a whole.

Chair asked what was the City's recommendation on this?

Keri Mendler said we do not recommend or make any recommendation on Certificates of Appropriateness.

Second: Jennifer Loria

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: Matt Klaren 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-2024-00022, with the following conditions, as previously mentioned.

Second: Jennifer Loria

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**

Chair said the COA is granted.

Mr. Watson returned to his seat on the dais.

ITEM 8. **Next Meeting – September 11, 2023**

Chair said we will be meeting next month due to the tabled item. I would like to talk about some of the couple question that I have and you all may have questions too. A lot of the meetings, like Planning Board are at 6:00 p.m. and this one is at 6:30 and for us early risers and I asked Keri why that is, she led me to believe that Staff would be happy with the 6:00 p.m. meeting, but the problem is there is another meeting of the Airport Commission.

Richard Long said you may or may not have an attorney here and they went to 6:30 p.m. tonight.

Keri Mendler said if you can get the Chair of the Airport Commission to adjust, you might be able to do it.

Chair asked who is the Chairman of the Airport Commission?

Richard Long said Gary Wilfong is the Chair and Gary is retired, you might as well ask.

Chair said we have some gutters in the District that are growing trees and various greenery out of the gutters.

Keri Mendler said that's probably a Code Enforcement issue, but I'm not sure if vegetation from the gutters rises to the level of Code Enforcement, but I can check into it.

Chair said we still have bushes along sidewalks in the District that are impassable.

Keri Mendler said that would be Engineering, so if you had a specific address that you can send to me, I can pass them along.

Chair said we've done that dance before.

Matt Klaren said I've actually sent some in and that's a good point you've brought up. They were obstructing the walkways in a lot of the downtown district too and I know some of those have been addressed.

Jennifer Loria asked do we just email them directly?

Keri Mendler said that would be my recommendation, the Engineering director or the really the best way would probably be the "Report an Issue" and you can say where is specifically at. It's not a Planning function, so all I can do is pass it along.

Jennifer Smith asked the house that is at 105 W. Houston Street, what is going on with the makeshift fencing that he is putting across the back and across, if looked like a driveway on the right hand side of the house. Its right next to Allen.

Allen Watson said right next to me.

Keri Mendler said I need to follow up on that, because I did reach out to him and he said he was going to fill out paperwork and then he never did. So, I will follow up with him.

Jennifer Smith said he is also blocking off that driveway there with some sort of plywood or whatever. Then, there are windows that are broken out on the left side of the house that faces Ann Helms and they've been out for 2 years. I know it's a rental property, but certainly the owner of that should fix the windows.

Keri Mendler said that's a Code Enforcement question as well.

Jennifer Smith said I've called them.

Keri Mendler said I can follow up with them. I did reach out to him about the fence when I got your email about that and like I said, he said he was going to fill out paperwork and we went back and forth on a couple phone calls, so I will have to follow up with him to see where that's at. I will probably go ahead and send a letter to get that ball rolling.

Matt Klaren asked the house on Houston that's been under renovation that's been going on for about a year and a half now, is there any updates on that? I know the process has stopped.

Jennifer Smith asked East Houston?

Chair said down near the end near the apartments.

Jennifer Smith asked that's all wrapped up in plastic.

Jennifer Loria said I think he was in the middle of it and a tree fell on it or something.

Chair said that was a different one.

Matt said I know it's been under renovation for probably about a year and a half now.

Chair said it's been a long time.

Keri Mendler said you guys have asked about it several months ago and when I reached out, he said he was doing interior work. But, I guess it looks like not much is going on out there, so I

will follow up with him to see what's going on. It's probably an unsafe situation in its current state.

Chairs said while we are talking about Houston, you were successful in that one home in getting the tent out of the front yard and that sort of thing. What's the story on the windows still? They aren't painted or something. It's still like a work in progress there.

Keri Mendler said like I said at the last meeting, I'm not sure that I can make him paint the wood. But, I can see if that's a Code Enforcement issues, like minimum housing.

Chair said it should be minimum housing to put paint on a window when you put it in.

Keri Mendler said I don't know, but I can check.

Chair said I would appreciate it.

Keri Mendler said there are certain things that you have to do to meet minimum housing, so if it's just one thing, I don't know if there's much we can do, but I will check on it.

Jennifer Loria asked if they don't meet minimum housing, what's the recourse on that?

Keri Mendler said I don't know that process, it's a Code Enforcement issue.

Jennifer Smith said we need maximum instead of minimum.

Chair said there needs to be some penalties, as we've said many times. The same people that came to us and got a COA, decided to cut down a huge Oak tree. They knew what they were doing and why not, there is no penalty. They can plant a little sapling tree and they can be done. There needs to be some teeth in it.

Keri Mendler said we are still working on those, but obviously we had a bunch of other text amendments that were requested, so it's still underway. It's a very large section on the Code and it's a lot of digest.

Jennifer Smith asked some of the large 100-year-old ones that have been tagged, but not all of them are. Is there anything that can be done about that to preserve so that people understand that when they go to cut it down they know they aren't allowed to cut it down.

Keri Mendler said the tagged, we talked about this several months ago. The tagged trees were something that was done in the early 2000's, like 2001, 2002 and when they did the tree survey and it was for trees that met a certain diameter in size. Obviously, if someone wants to cut a tree down, they aren't going to stop if they see a tag, but we did receive funding with this last fiscal year to do an updated tree survey and like I just mentioned, we are working on trying to add more teeth, if someone does cut down a tree when they aren't supposed to.

Matt Klaren said I have two trees that are tagged. I have the second largest Mulberry tree and a log of people know that in North Carolina, but I had an arborist come out. I thought he did a really nice job. It's starting to lean some and we actually had a branch that fell and totaled our car. We had him out and he would not give us the decision that yes, it could be cut down, but what he did refer to was that we could bring out other arborists. Some of those trees are arguable very old. It was a good process though and it takes some time.

Chair said I know some of the Master Gardeners did some work, as far as the tagged trees go and there is a list somewhere of tagged trees and I don't know how accurate it is. Over the years, we've lost some of those tagged trees, we've also lost our status as Tree City USA.

Keri Mendler said that is something we are working on getting back as well.

Jennifer Smith said we lost two in my backyard when we first moved there when Hugo took them out.

Chair said as you pointed out, tagged trees are tagged trees, but the ordinance goes for any tree in the City.

Keri Mendler said the tag is just informational.

Chair asked does anyone else have any questions?

Jennifer Loria said I have a quick thing. The COG training that Gladys and I just did was awesome. Any new trainings that are coming within an hour or so, I would love the information on them. I got to peek into how Waxhaw does their thing and obviously Charlotte Mecklenburg was there as well, and they talked a little bit about what they do. They are talking about community involvement and different things like that that they are doing. Is that just something that they are doing, like they are just meeting together and putting together things, or is that something they are working with Staff? We meet once a month and then we don't see each other until the next month. They seem like they are so much more plugged in.

Keri Mendler said Mecklenburg Landmarks Commission, they are a dedicated staff for the Historic District. Obviously Historic District is a small sliver of what I do, so I think they certainly have a benefit to that there is dedicated staff and that's all they do. They have the manpower and the ability to do all of those community events.

Jennifer Loria said ok, that's their job. They come in every Monday through Friday and they are just doing Historic Stuff.

Keri Mendler said I would say Waxhaw is probably more so the Commission getting together, but I'm not sure. I know their Staff person; I think is a Planner who happens to do Historic.

Matt Klaren said I was just in Concord for the day to spend some time with their group and you are right, that is a dedicated group for the entire department.

Keri Mendler said Charlotte has the same thing. They have 3, 4 or 5 individuals who only do Historic District.

Jennifer Loria asked if that was Planners that was there?

Keri Mendler said I think there were two staff members there and the rest were Commission members.

Jennifer Loria said ok, interesting. I guess I am just wondering, I would love to get to that point like Waxhaw and they have that big Facebook page.

Keri Mender said that was run by an individual.

Jennifer Loria said right, they were on the Commission. I guess I just don't know where we lie. I know at the Self Pour Tap House, they do the guided Historic Tour, I don't know if we could work with them to do something.

Keri Mendler said several years ago I did put together some events for preservation month, but to be 100% honest with you, we've been so busy.

Jennifer Loria said if I came to you and said hey, we as a Commission would like to do this...

Keri Mendler said we can work on that, for sure.

Chair asked does anyone have anything else.

ITEM 8. **Adjournment**

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

Second: **Archie Morgan**

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

AYES: **Archie Morgan, 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: September 11, 2023 (*tabled from August 14, 2023*)

FROM: Keri Mendler, Senior Planner

PREPARED BY: Megan Brightharp, Planner

SUBJECT: Certificate of Appropriateness request for 501 Everett Street

SUMMARY STATEMENT

This item was tabled at the August 14, 2023 Historic District meeting to allow the applicant to incorporate suggested changes from the Commission into the proposed design of the home. 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, wooden doors, 6 over 6 pane wood windows, wooden craftsman style shutters, tapered columns, black or white gutters, a decorative wooden vent above the front entrance, decorative gable Thornton brackets, architectural shingles, a steel paneled garage door, and a dark gray stained 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 Everette 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. At the August 14, 2023 meeting, the Historic District Commission tabled this request to allow the applicant time to address the concerns of the Commission. The applicant submitted a revised application proposing the following materials: fiber cement siding and trim, wood doors, 6 over 6 pane 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. At the suggestion of the Historic District Commission, the applicant is proposing to include tapered columns, a decorative wooden vent above the front entrance, and decorative gable Thornton brackets on the front of the home. (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 9/1/23

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

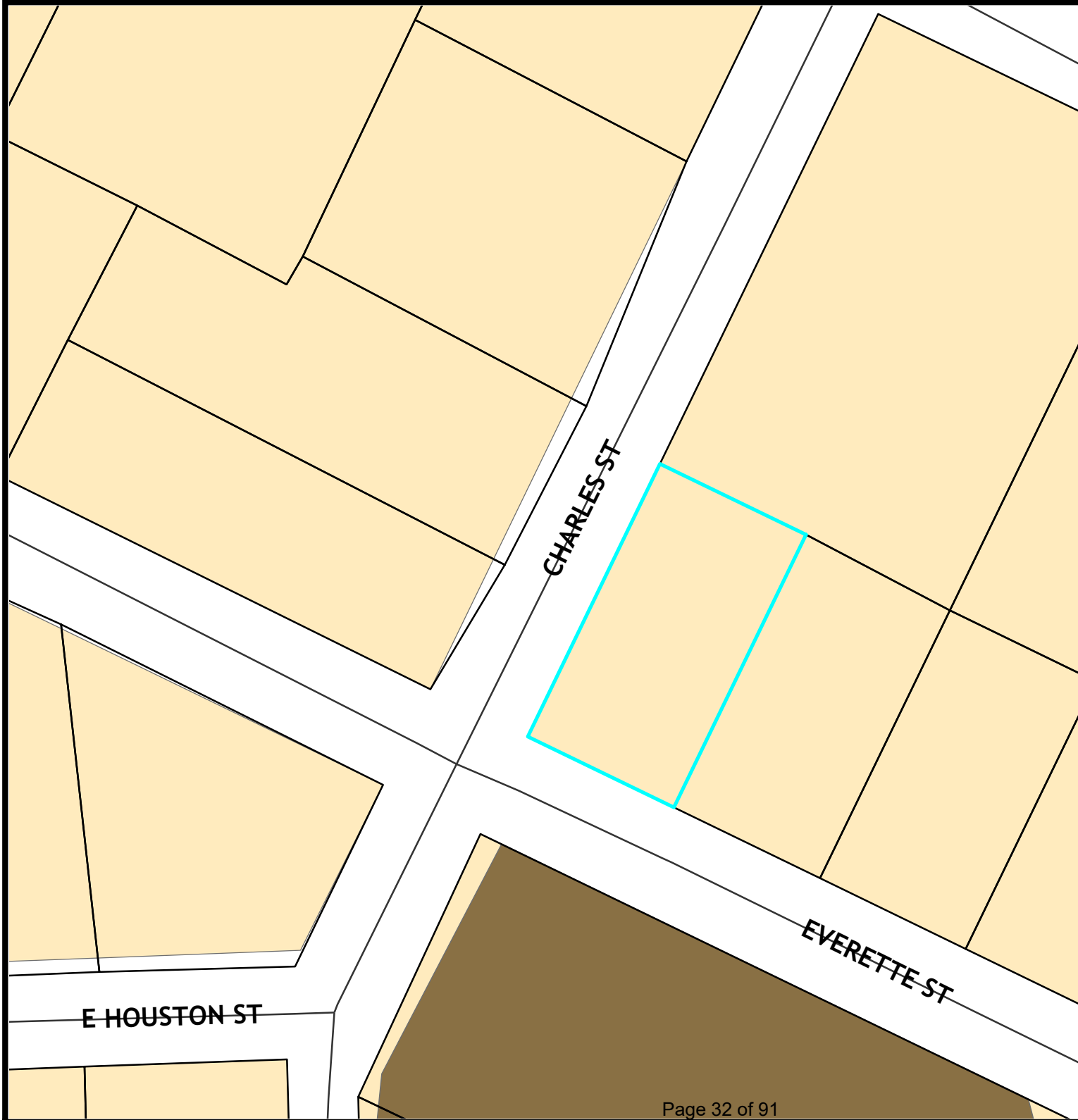
Existing: RMD
(Residential Medium Density)

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) **ANIKI 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 building plans have a brick exterior but 423 Developments will ONLY be using fiber cement siding all throughout the exterior of the home.

- **Rendering of home without Shutters:**



- **Rendering of home with shutters:**



We will use the following materials for the project:

- **Wooden front door**



- **Shutters:** We are proposing stained wooden craftsman style shutters as requested by the Historical district committee. If the committee prefers no shutters we will eliminate them and the home will look like the following image below the shutters. As you can see above we provided a rendering with and without shutters



- **Front Entrance Columns:**



- **Decorative wooden vent above entrance of home:**



- **Decorative Gable Thornton Blocks:**



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



- Siding: ALL Fiber Cement Siding preferably a light green 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**





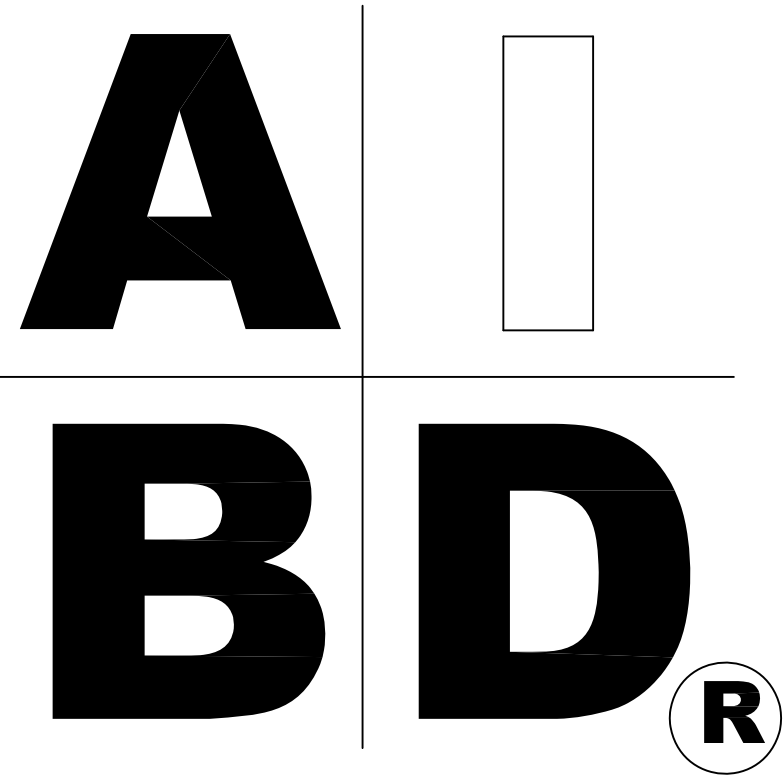
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STANDARD ABBREVIATIONS

@	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	FAN.	PANTRY
CONN.	CONNECTION	PL.	PLATE
CONT.	CONTINUOUS	P.	PLATE
COVER'G	COVERING	PLYND	PLYWOOD
CS	GRAVEL SPACE	PLYND	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

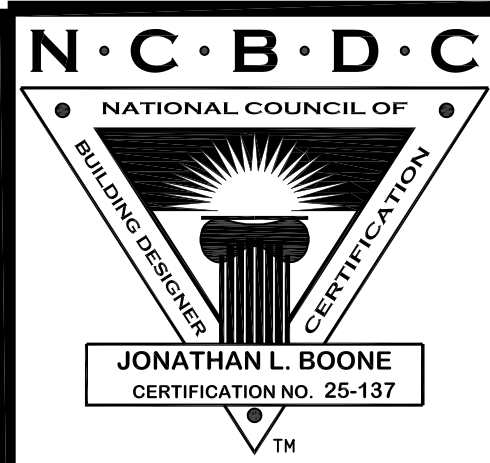


SHEET INDEX:

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

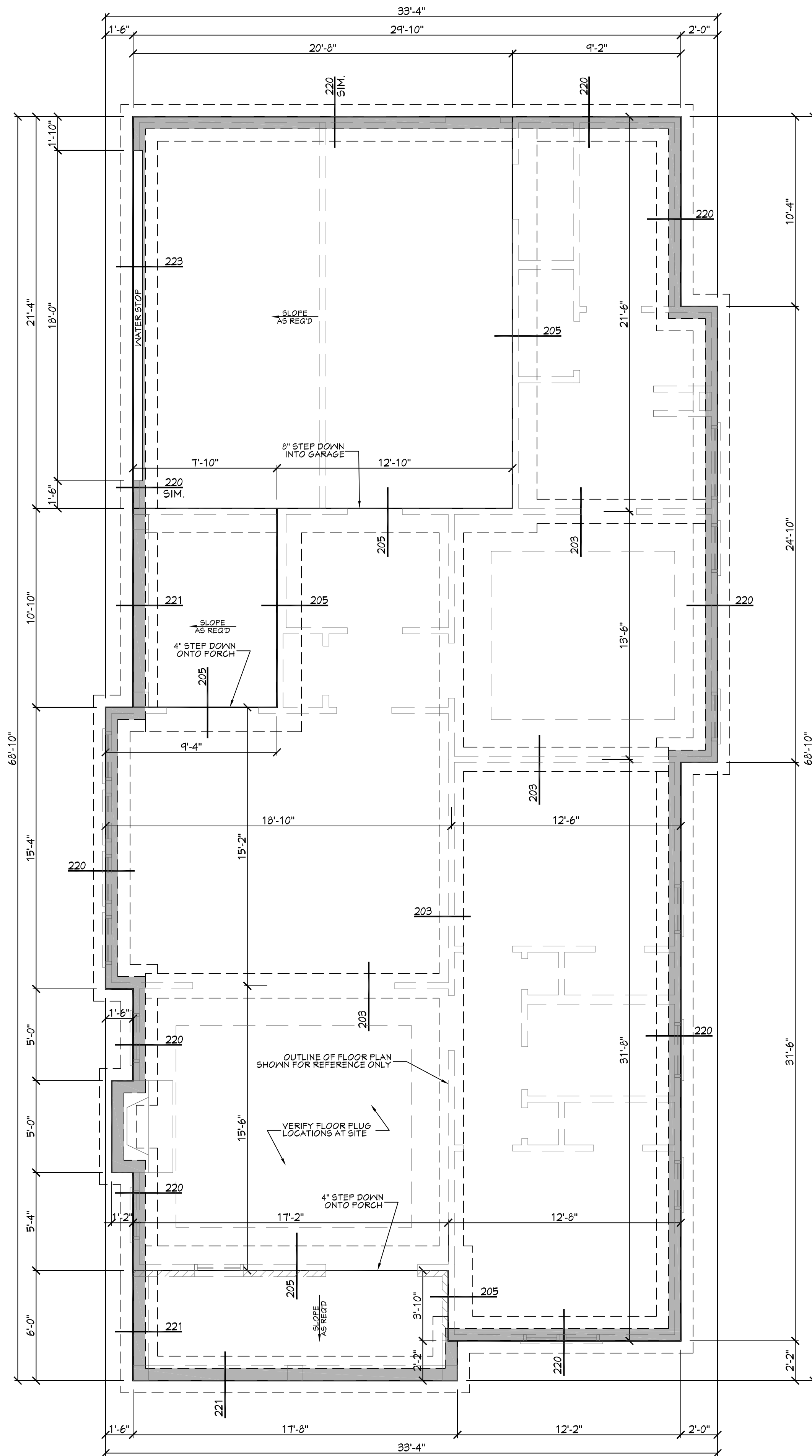
CODE DISCLAIMER:
1. THESE PLANS WERE DESIGNED TO MEET IRC 2015 AT THE TIME OF THEIR CREATION AND MORE SPECIFICALLY THE MINIMAL LOCAL CODES OF THE SOUTH MISSISSIPPI AREA. IT IS HIGHLY RECOMMENDED THAT THESE PLANS BE REVIEWED BY A LOCAL STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.
2. BEAMS AND FLOOR JOISTS 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.

1450-S

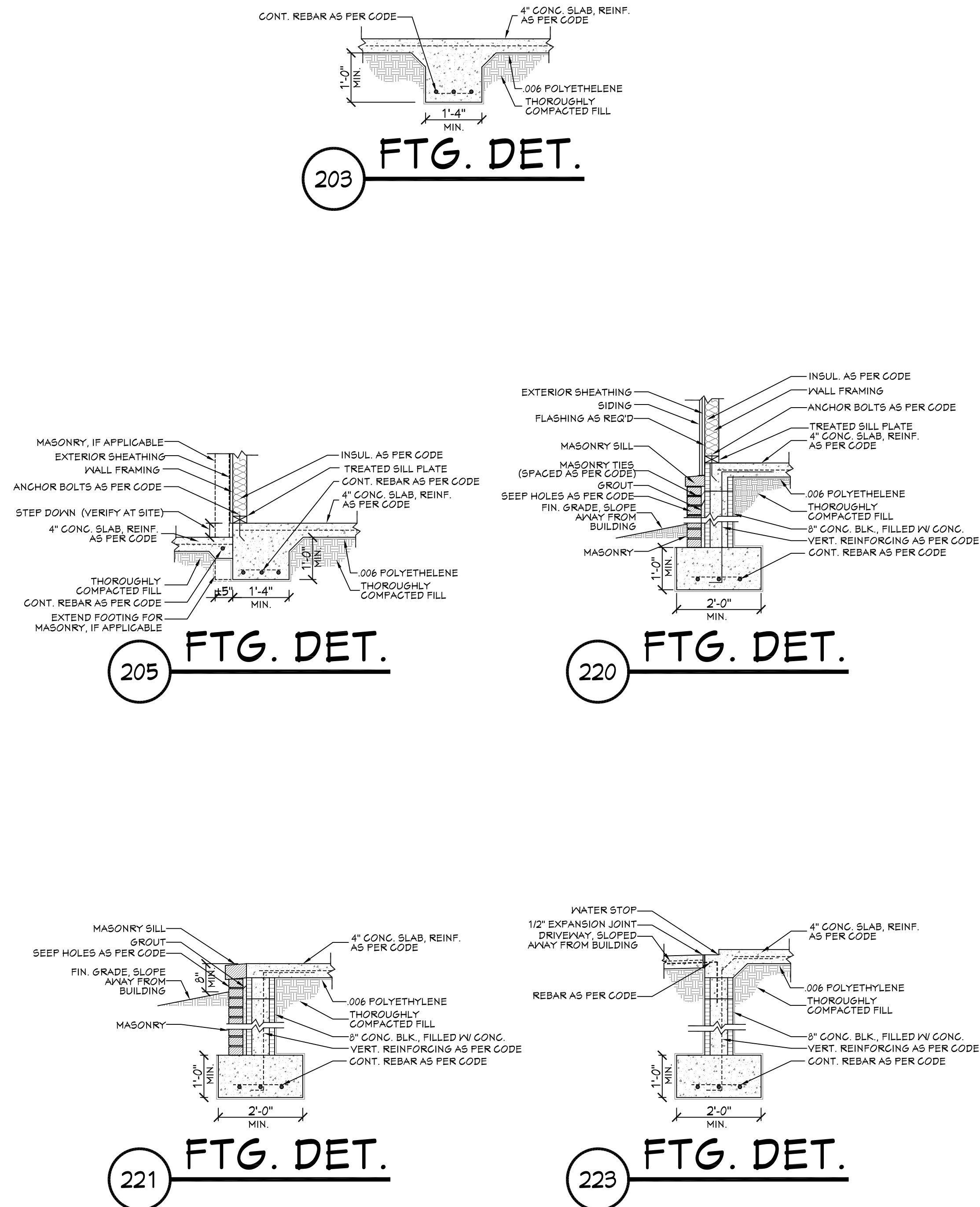


Date: 01.21.15
Drawn By: J.A.B.

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:

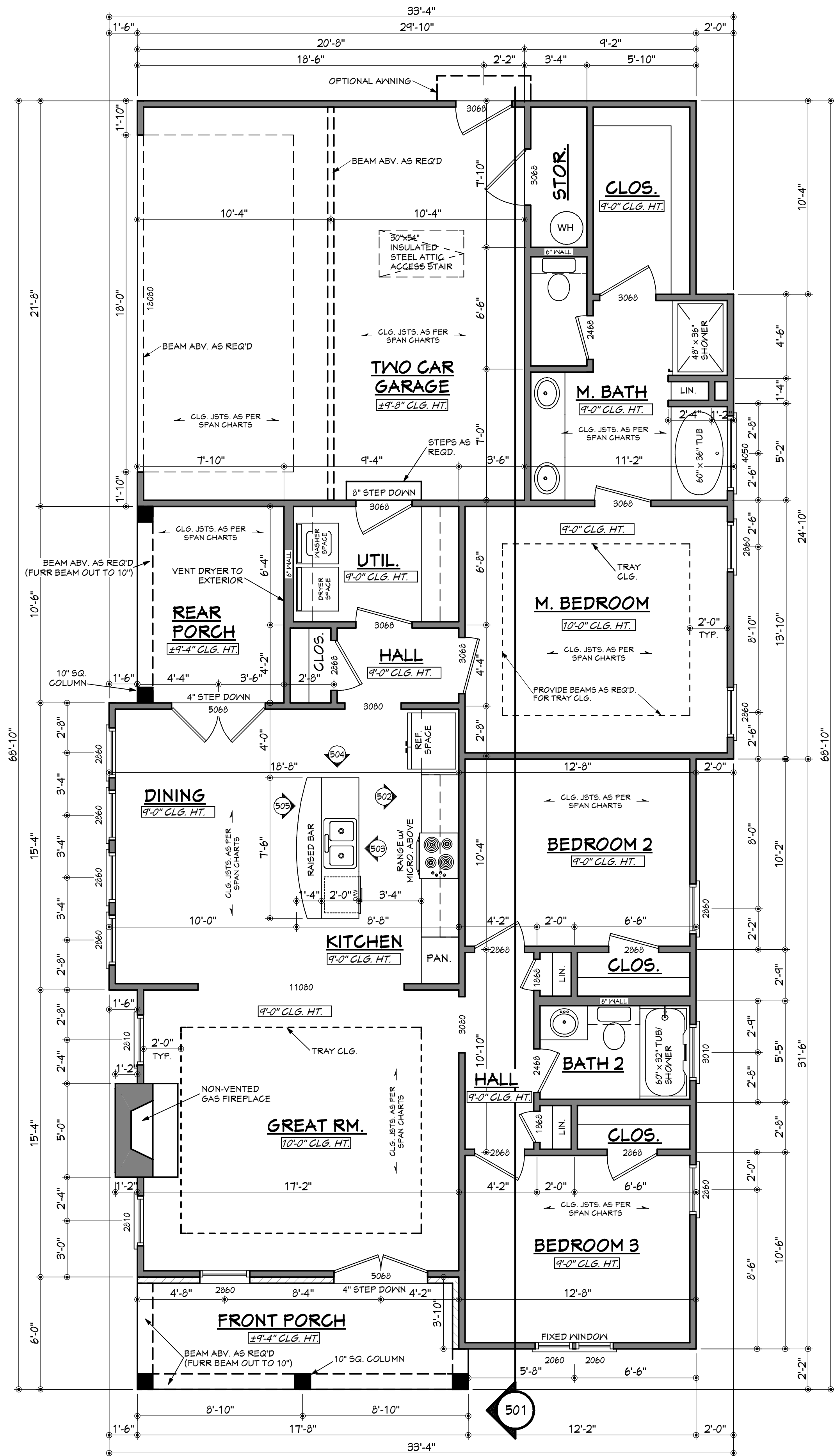
1. ALL DIMENSIONS & SITE CONDITIONS TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION.
2. ALL FINISHES (INTERIOR & EXTERIOR) TO BE VERIFIED WITH OWNER PRIOR TO CONSTRUCTION.
3. VERIFY ALL DOOR AND WINDOW STYLES AND SIZES WITH OWNER PRIOR TO CONSTRUCTION. MANUFACTURER TO SUPPLY ALL ROUGH OPENING SIZES.
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.

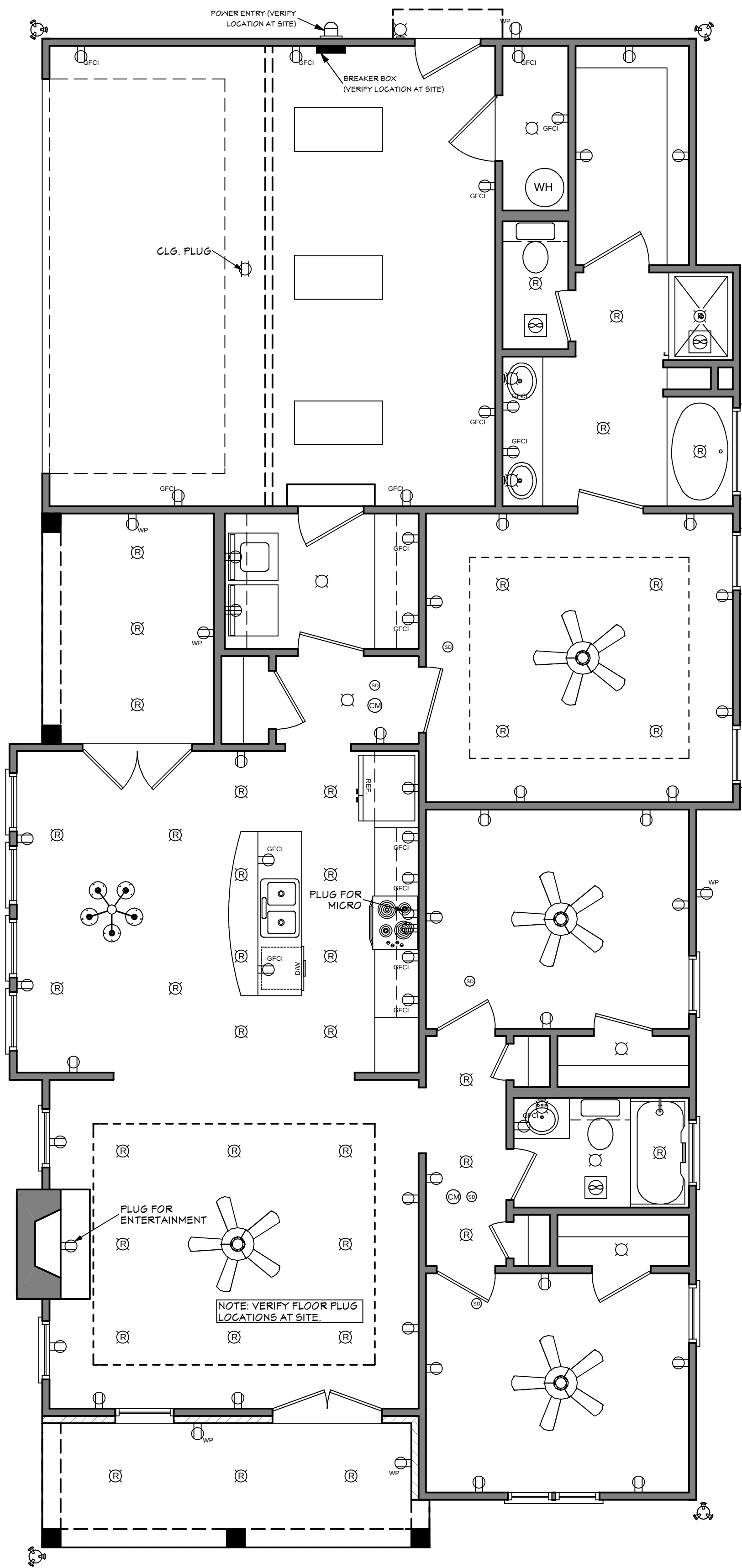


NOTE: CONTRACTOR TO LOCATE HVAC UNIT IN ATTIC.

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.

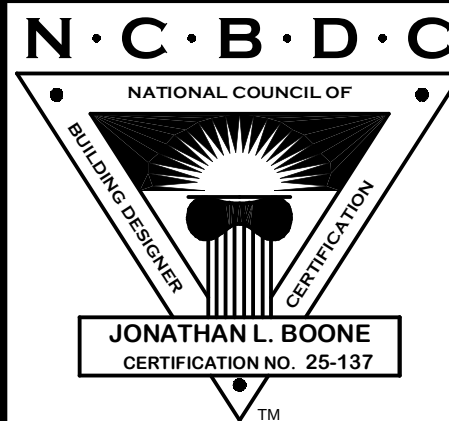
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Pre-Drawn Plan ID:

1450-S

Date: 01.21.15

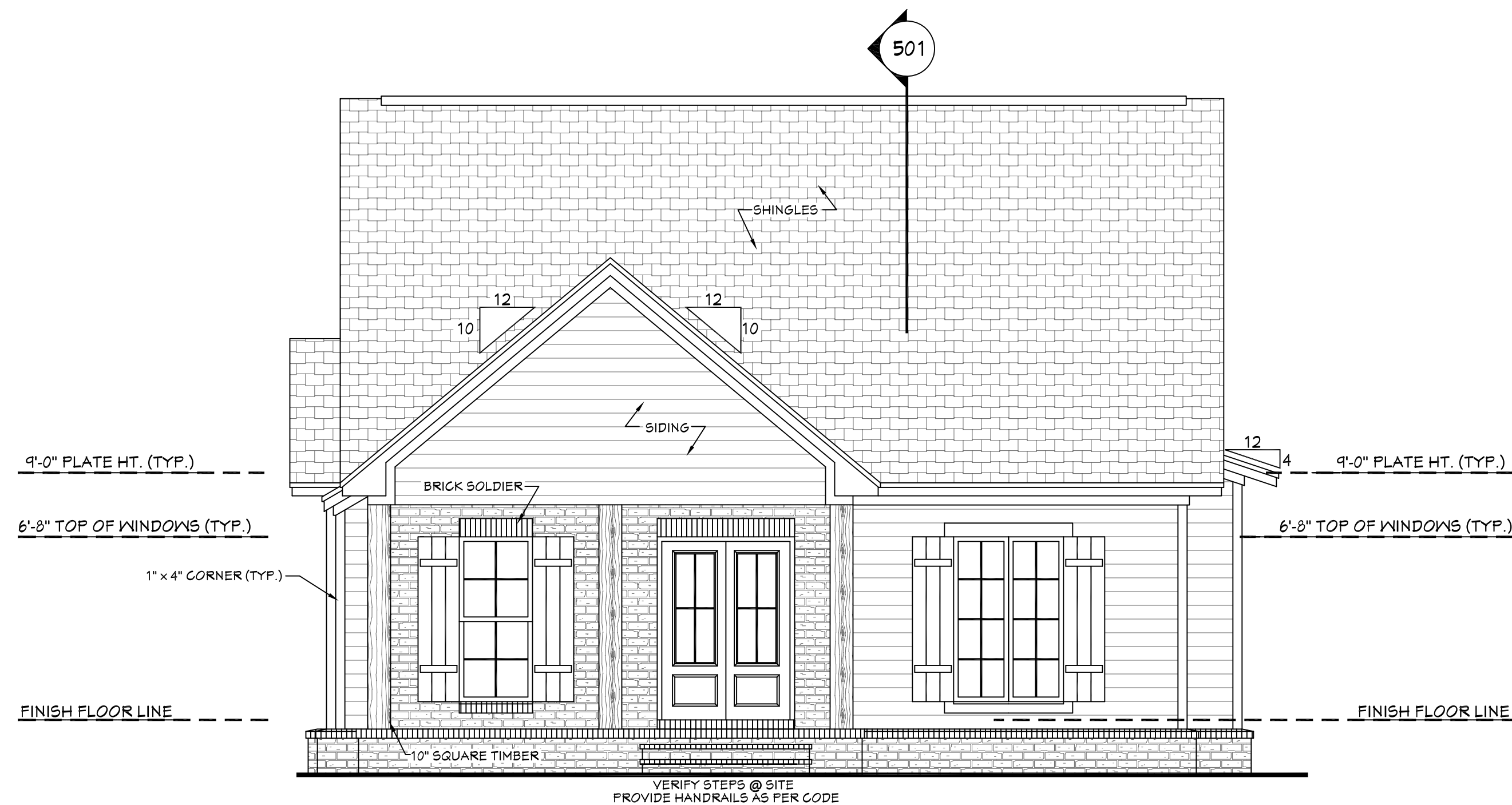
Drawn By: J.A.B.

Project Name:

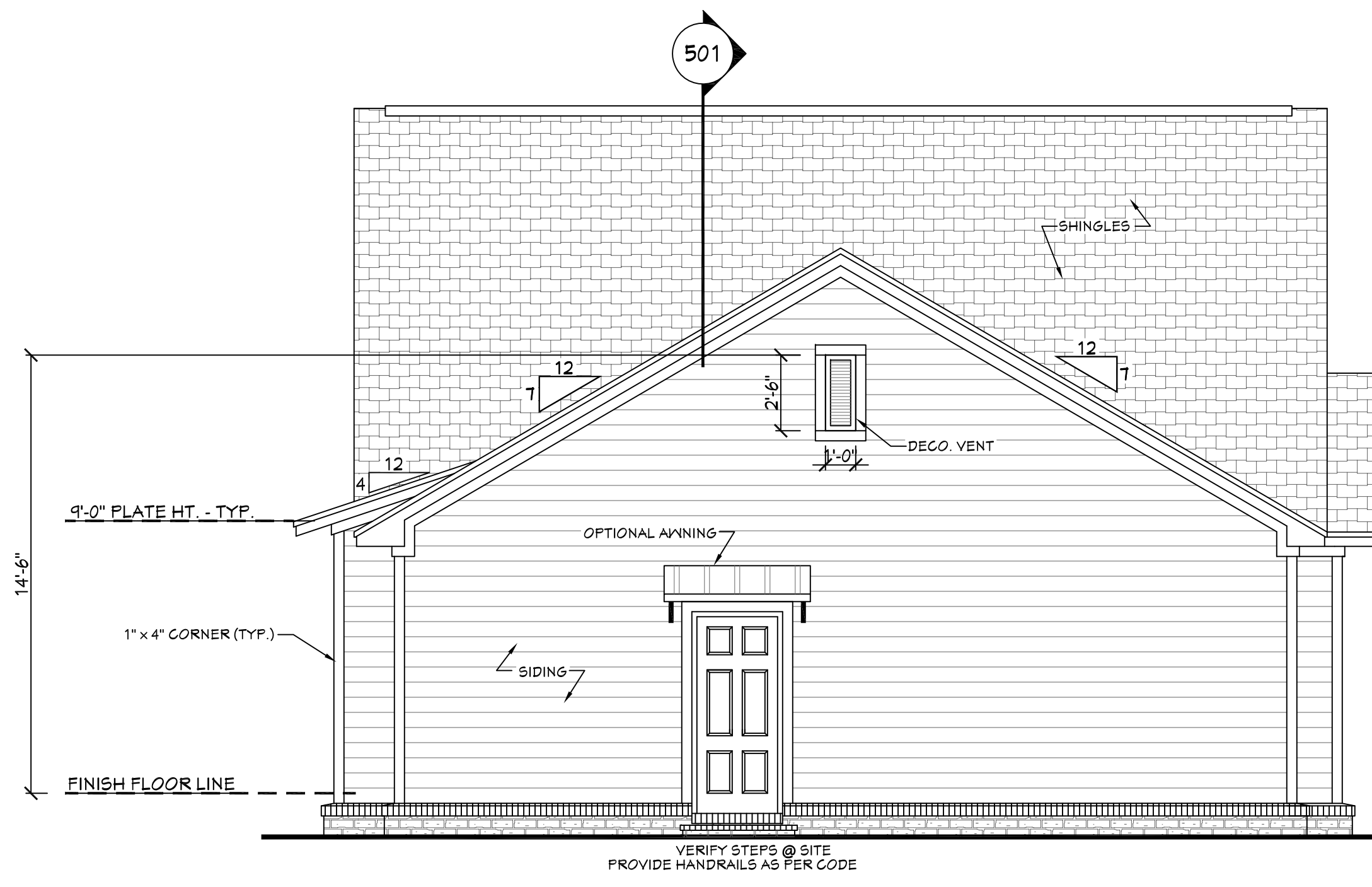
SHEET NUMBER

3

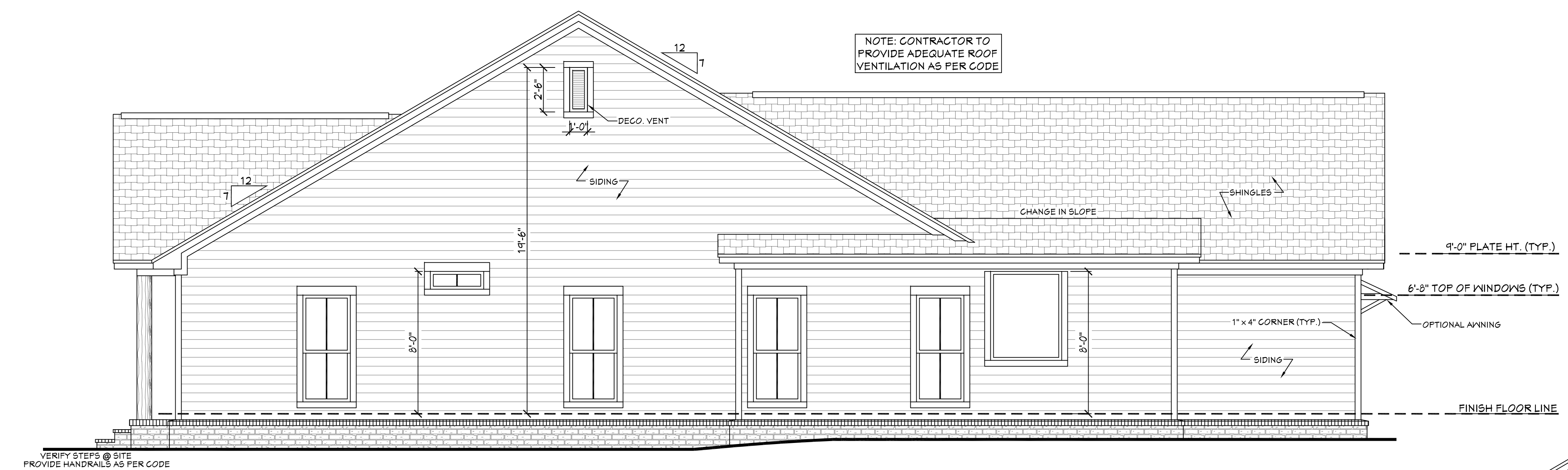
House Plan Zone, LLC, has exercised great care and effort in the development of these plans and the completion of these construction documents. However, the user of these plans assumes all responsibility for any damages, including structural failures, resulting from errors, omissions or deficiencies 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 warrant or represent that these plans are suitable for any other use or for any 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.



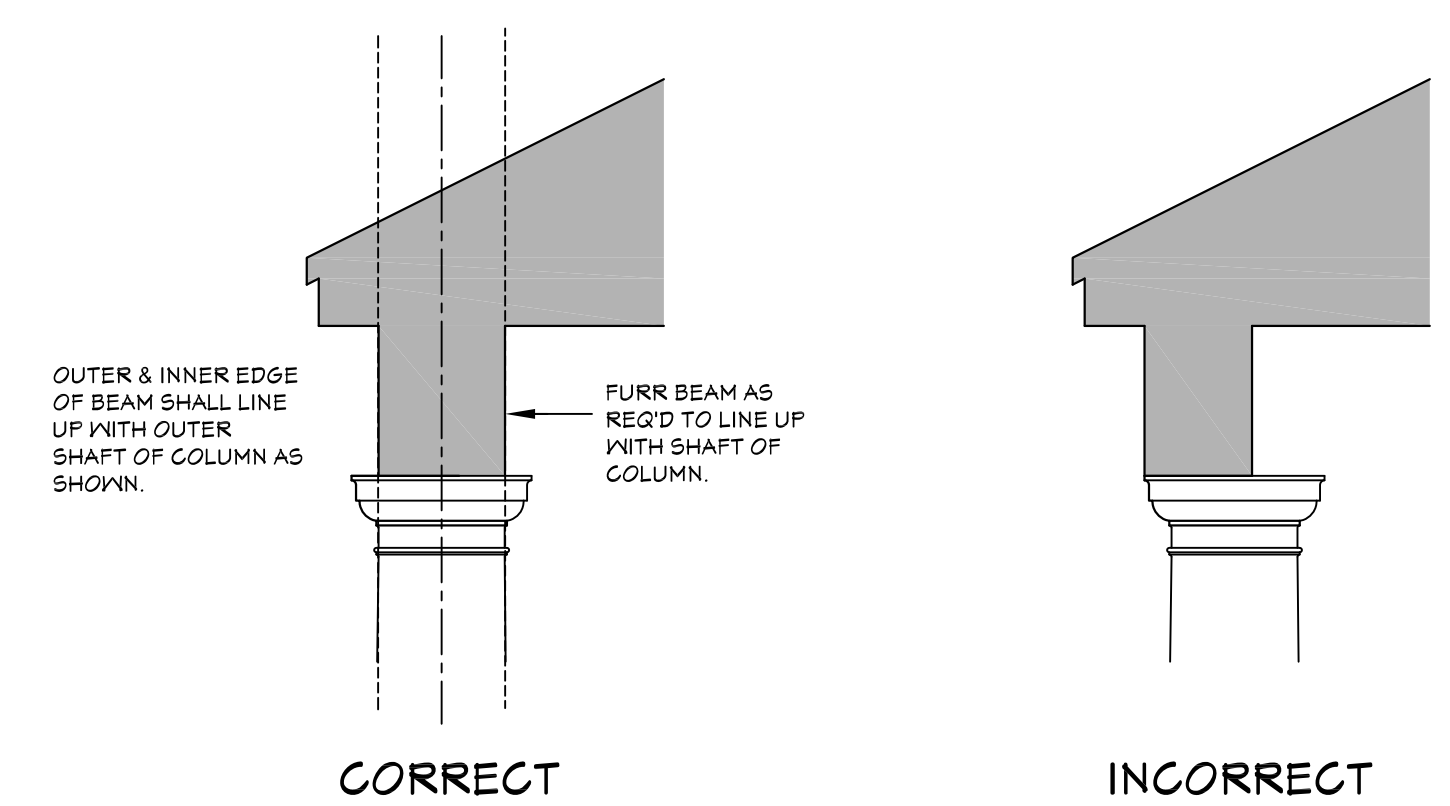
401 **1450-S FRONT VIEW**
SCALE----- 1/4" = 1'-0"



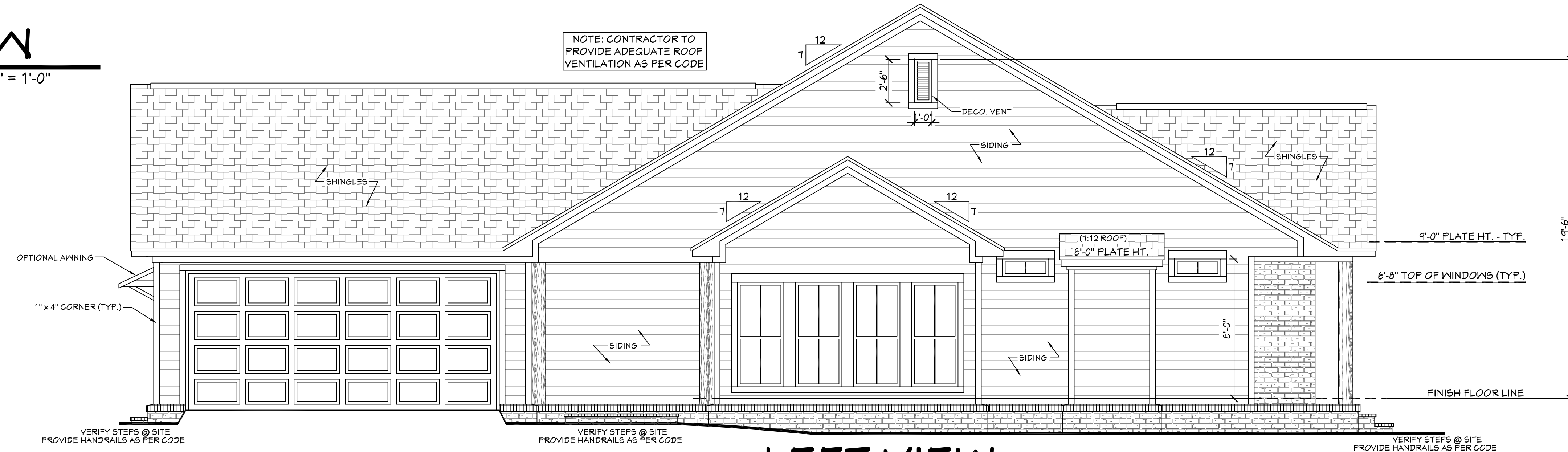
402 **REAR VIEW**
SCALE----- 1/4" = 1'-0"



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



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

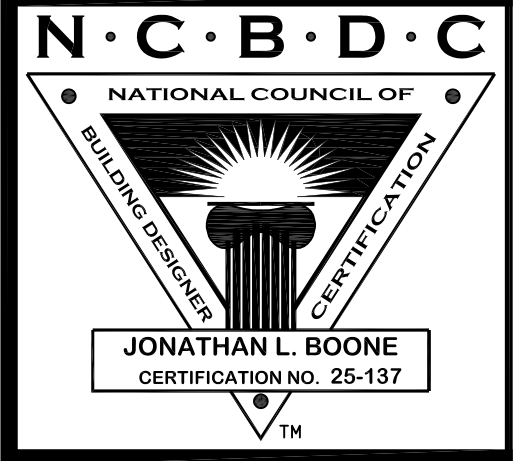


404 **LEFT VIEW**
SCALE----- 1/4" = 1'-0"

- 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.

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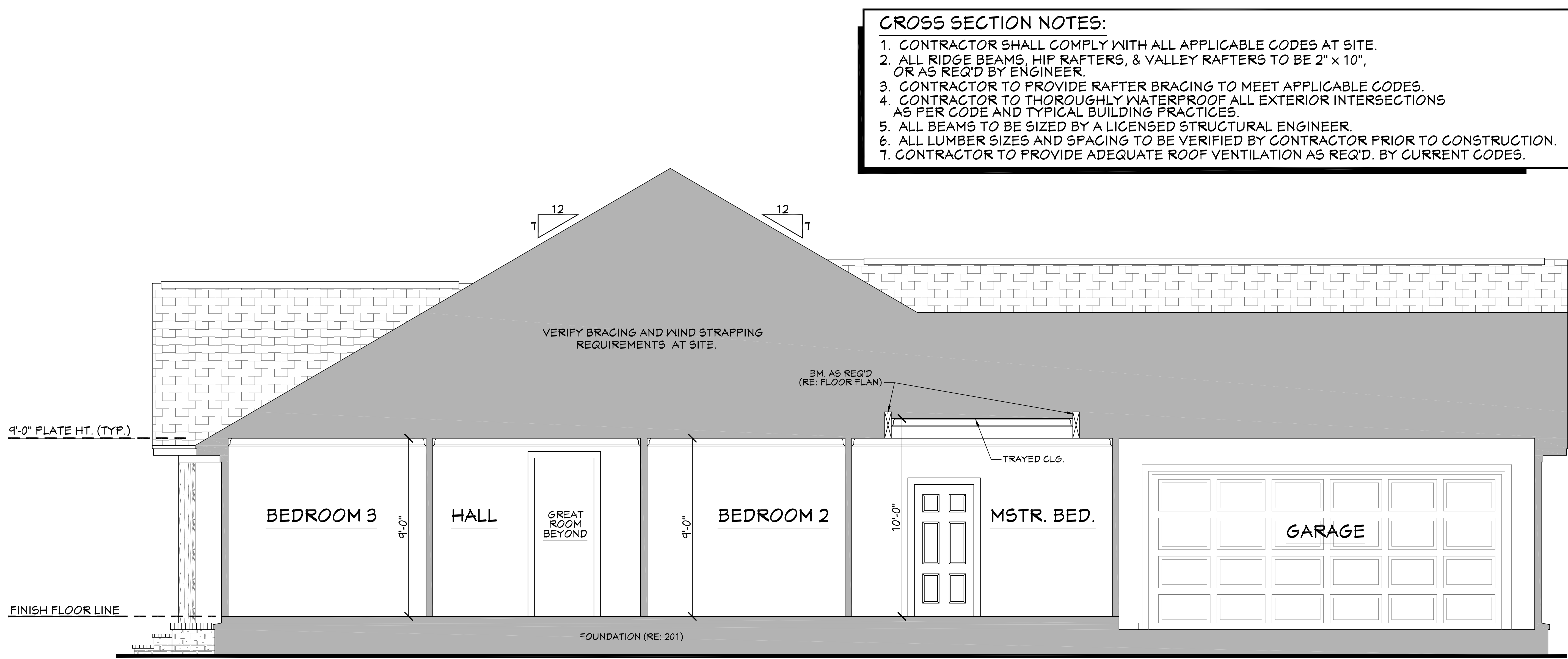


Pre-Drawn Plan ID:
1450-S

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.

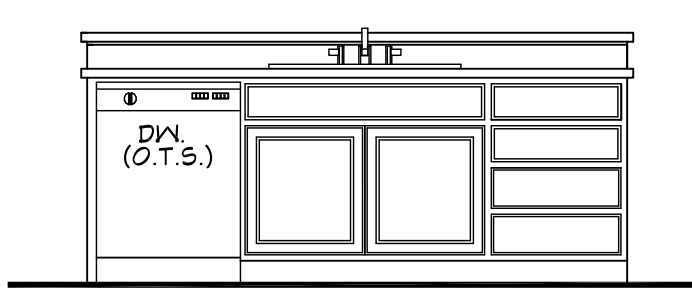


- CROSS SECTION NOTES:**
1. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES AT SITE.
 2. ALL RIDGE BEAMS, HIP RAFTERS, & VALLEY RAFTERS TO BE 2" x 10", OR AS REQ'D BY ENGINEER.
 3. CONTRACTOR TO PROVIDE RAFTER BRACING TO MEET APPLICABLE CODES.
 4. CONTRACTOR TO THOROUGHLY WATERPROOF ALL EXTERIOR INTERSECTIONS 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.

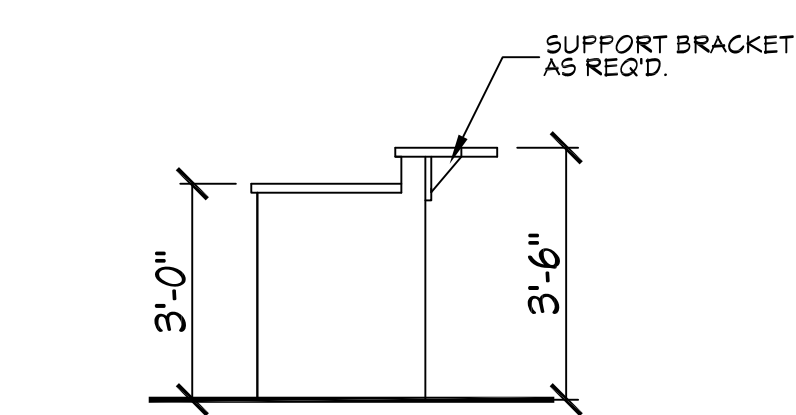
501 **CROSS SECTION**
SCALE-----3/8"=1'-0"



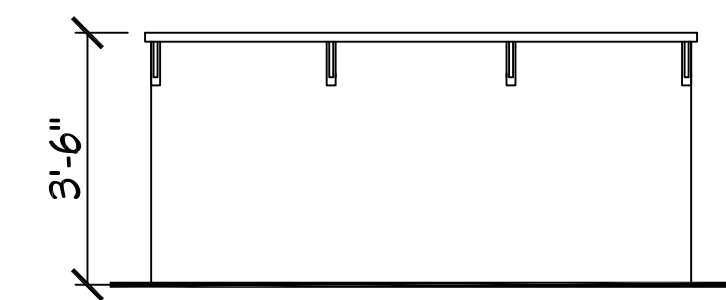
502 **KITCHEN**
SCALE-----3/8"=1'-0"



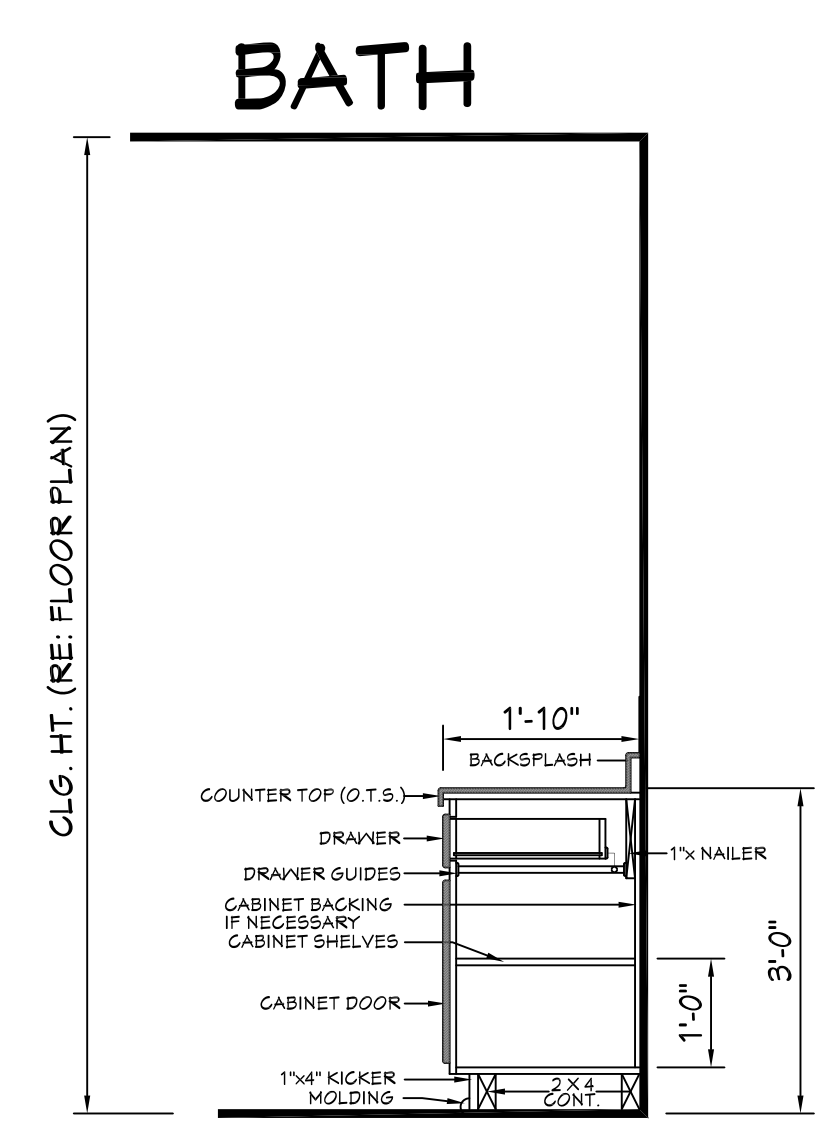
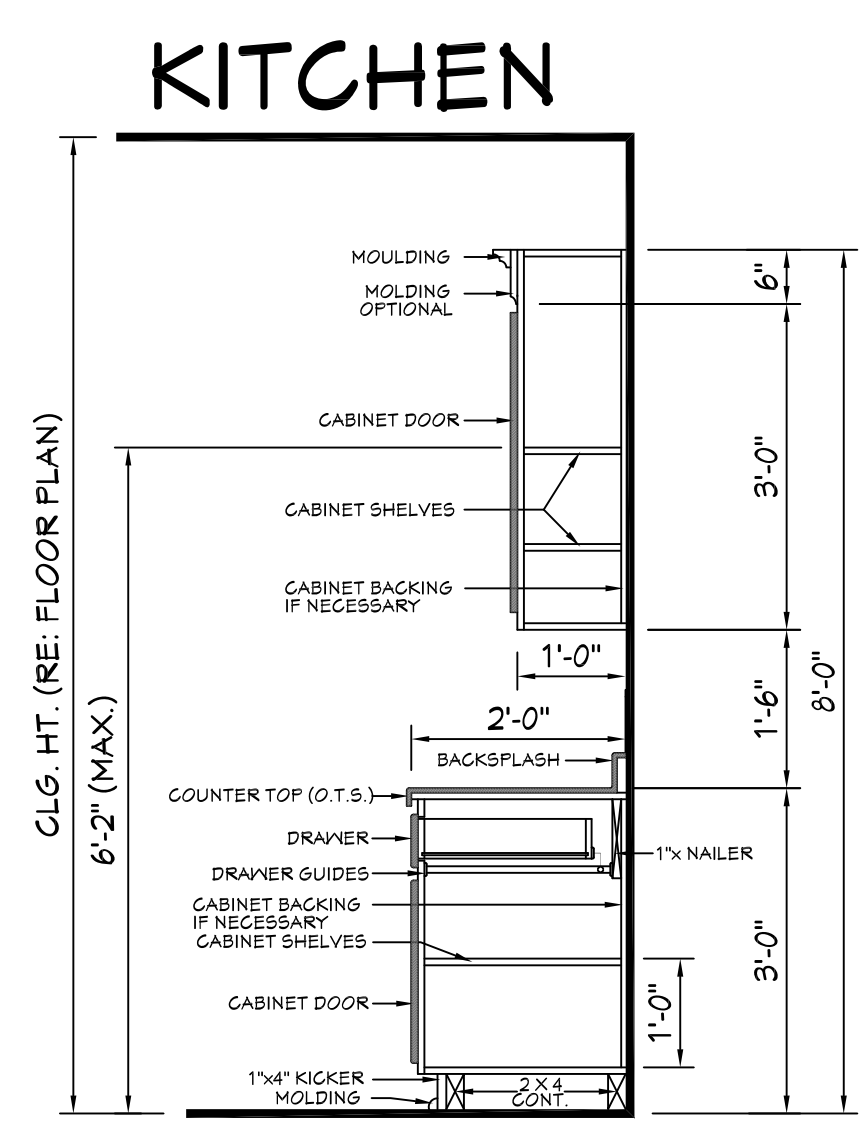
503 **KITCHEN**
SCALE-----3/8"=1'-0"



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

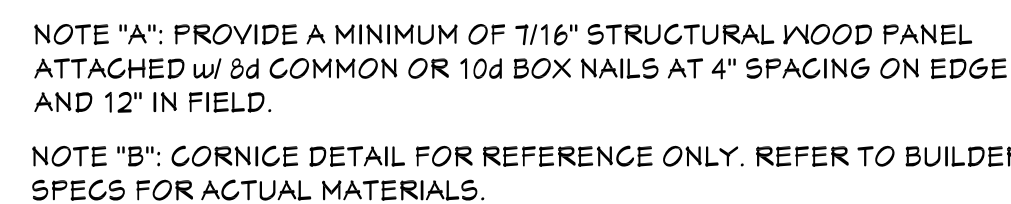


505 **KITCHEN**
SCALE-----3/8"=1'-0"



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

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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
3/12	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.

1450-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, due to the great variance in building codes and site specific conditions, House Plan Zone, LLC, assumes no responsibility for the design of the foundation. The design of the foundation shall be reviewed by a licensed structural engineer in the area of construction. House Plan Zone, LLC, highly recommends that these plans be reviewed by a licensed structural engineer in the area of construction prior to construction. Additional engineering may be required to comply with seismic, wind and other special conditions required by local building codes. All dimensions to be verified on site prior to construction. If a foundation plan is not shown on these plans, the foundation shall be designed by a licensed structural engineer.

Drawn By:
J.A.B.

SHEET NUMBER

6

APO Map
PLHR-2023-00189

Legend

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

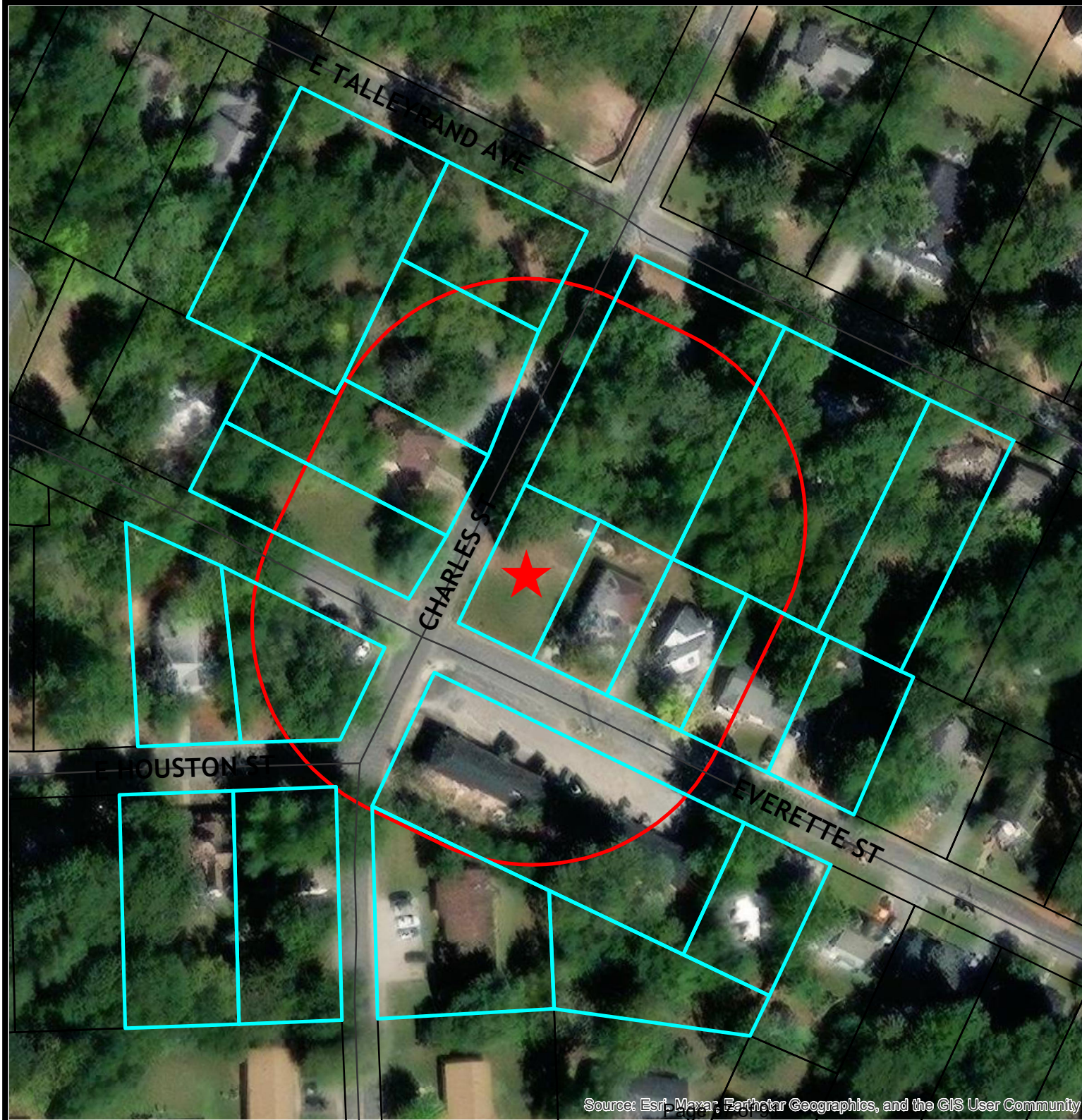
Existing: RMD
(Residential Medium Density)

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-2024-00025

TO: Historic District Commission Members

DATE: September 11, 2023

FROM: Keri Mendler, Senior Planner

PREPARED BY: Megan Brightharp, Planner

SUBJECT: Certificate of Appropriateness request for 315 East Houston Street

SUMMARY STATEMENT

The Historic District Commission is requested to consider a Certificate of Appropriateness from Jorge and Alma Perez of 130 Homes, LLC, to construct a new home at 315 East Houston Street.

SITE DATA

Type of Action: Certificate of Appropriateness

Date of Petition: 07-26-2023

Name of Petitioner: Jorge and Alma Perez, on behalf of 130 Homes, LLC

Location: 315 East Houston Street

Tax ID #: 09-231-128

Lot Size: 0.43 acres

Zoning Classification: RMD (Residential Medium Density)

GENERAL INFORMATION

This lot previously had a home, the National Register had the following information about the past structure: “Built for carpenter C. A. Long in 1910, this one-story frame Classical Revival cottage is similar in form and decoration to a substantial number of early 20th century houses in the district. characteristic of the type, the Long House has a hip-roofed main block with projecting gabled bays on the facade and side elevations; those on the facade and west are semi-hexagonal. The one-story porch, which follows the line of the three-bay facade, has a dentiled cornice, Tuscan columns and

square balusters. German siding covers the house, which has interior chimneys flanking the roof ridge, one over one and two over two windows, and a transomed entrance.”

This property has been vacant since at least 2005 with records only indicating a shed to be present.

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 40-foot front setback, 10-foot side setback, and a 40-foot rear setback. Houses on this street have a front setback of approximately 20-50 feet, interior side setbacks of approximately 0-45 feet, corner side setbacks of approximately 10-35 feet, and rear setbacks of at least 6 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 East Houston street. Other houses on East Houston 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 approximately 1,400 square feet. Houses on this street are approximately 1,100 to over 3,000 square feet in size.
6. Design new buildings using exterior surface materials and architectural details that are compatible in terms of composition, module, pattern, texture, finish, color and detail with exterior materials on buildings that contribute to the overall historic character of the district, including brick, wood, and stone. If utilizing traditional materials is not feasible, alternative solutions may be considered.

The applicant is proposing fiber cement siding and soffit, vinyl shake in the gables, metal wrapped fascia trim, wood doors, double hung wood windows with a grid pattern of windows on the top sash, copper gutters, a concrete driveway, and architectural shingles.

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 double hung wood windows with a grid pattern of windows on the top sash and wood craftsman style doors with 6 lite glass frame construction. Homes on this street have a mixture of pane designs for windows including, but not limited to 1 over 1, 2 over 2, 4 over 1, 6 over 1, 6 over 6, and 12 over 1. Many homes on this street also have wood doors with glass frame construction.

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 colonial revival, classical revival, and bungalow styles. The applicant is proposing to build a one story craftsman style home. The applicant is proposing a slab foundation with a 30-36-inch brick foundation wrap.

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. The proposed driveway would be prominently visible from the public right-of-way, but staining of the driveway and landscape screening were not 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. The applicant is proposing to construct the driveway to the right and rear of a large tree.

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 left of the house.

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 an 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 left of the house.
-

PROPOSED FINDINGS

Staff offers the following Proposed Findings:

1. The subject property located at 315 East Houston Street is owned by 130 Homes, LLC and is zoned RMD (Residential Medium Density). (Exhibit 1, 2)
2. The property is located in the South Monroe Historic District. (Exhibit 3)
3. On July 26, 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 and vinyl cedar shake siding, wood and metal trim, wood craftsman style doors, double hung wood windows with a grid pattern of windows on the top sash, copper plated gutters, architectural shingles, and an unstained concrete driveway. (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 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. Construction Details
6. APO Map
7. APO List

Prepared by: MB 9/1/23

Aerial Map
PLHR-2024-00025

Legend

- Centerlines
- ▭ Parcels
- ▭ Subject Property

Existing:RMD
(Residential Medium Denisty)

Owner:
130 Homes, LLC

Acres: .43



0 60 120
Feet

Zoning Map
PLHR-2024-00025

Legend

— Centerlines

▭ Parcels

Zoning Districts

▭ RMD

▭ Subject Property

Existing:RMD
(Residential Medium Denisty)

Owner:
130 Homes, LLC

Acres: .43



0 60 120
Feet

E HOUSTON ST

Historic District Map PLHR-2024-00025

Legend

- Centerlines
- Parcels
- Historic District
- Subject Property

Existing:RMD
(Residential Medium Denisty)

Owner:
130 Homes, LLC

Acres: .43



0 60 120
Feet

E 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: 0 Houston St Monroe NC 28112
 Applicant's name: 130 Homes LLC
 Applicant's address: 404 E. Franklin St
Monroe NC 28112
 Applicant's telephone number: 980-425-0968
 Applicant's email address: jorge@130@yahoo.com
 Property Tax Identification number: 09-231-128

2. The property is owned by (if different from above) 130 Homes LLC
 Address: 404 E. Franklin St. Telephone: 980-425-0968

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

Please provide a brief description of the project: _____

New Construction Project of a 3 Bed 2. Bath
Craftsman Style Home. The home will be 26'
across the front on 2 62' Deep. The front porch
will face Houston St and will be a central feature
in the Elevation focus.

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).

JORGE PEREZ

Alma Perez

Applicant- Printed

DocuSigned by:
JORGE PEREZ

5A6F16893A204E6...

Applicant- Signed

DocuSigned by:

Alma L. Perez

8470E2A6FFE44D2...

7/26/2023

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.

Revised April 2021

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

Revised April 2021

Megan Brightharp

From: eric storey <ecstorey@gmail.com>
Sent: Tuesday, August 22, 2023 8:47 AM
To: Megan Brightharp
Cc: jorgep130@yahoo.com
Subject: Re: Houston St- Historic District New build proposal- Jorge Perez

I don't believe there are any other trees that need to be disturbed. Because there was a home on this lot several years ago it is already cleared and level.

The front door will be wood with glass on the top section.

Eric C.Storey
Owner/Broker Blue Collar Realty
704-221-6506
ecstorey@gmail.com

On Aug 22, 2023, at 8:23 AM, Megan Brightharp <mbrightharp@monroenc.org> wrote:

Good Morning,

This case is supposed to go before the Historic District commission on September 11th. You will need to be there to answer questions.

I'm still working on the staff report and had some questions for you.

What is the proposed material for the door to the home?

In previous conversations with Keri, was there any discussion about tree removal? I see on the site plan that was generated for the application, the tagged tree has been identified, but what are your plans for the others?

Megan Brightharp, Planner
City of Monroe
300 W. Crowell Street/PO Box 69
Monroe, NC 28111
(704) 282-4554 (p)

<image001.gif>

From: eric storey <ecstorey@gmail.com>
Sent: Tuesday, August 22, 2023 7:52 AM

Construction Details

313 Houston St Monroe NC 28112



Meet The Builders
Jorge and Alma Perez

130 Homes LLC
Monroe NC

As Long Time Residents of Monroe, and proud members of the community, We take a great deal of pride in the revitalization of our Historic neighborhoods. We are excited for this opportunity !



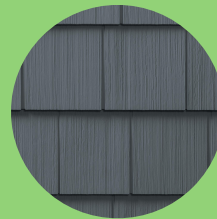
SIDING

James Hardie Siding



ROOFING

Onyx Black Architect



GABLE SIDING

Vinyl Shake



HISTORIC WINDOWS

Wood constructed



BRICK FOUNDATION

Onslow



HALF ROUND GUTTERS

Copper Plated



A Welcome Addition to the Historic Community of Monroe

This New Construction home will sit centrally located on the the lot with a raised floor slab and brick foundation to match the character of the surrounding homes. The existing detached units in the rear of the property will be rehabbed and repurposed for their highest and best use. Some uses could be a crafting room, recreation room, or with proper permitting potentially could be converted to an ADU. All Windows will be of wood construction and Double Hung with grid patterns on the top sash. Front and Side Doors will be of Craftsman style construction and compose of a 6 lite glass frame construction. The Front porch will be constructed as shown and made from common wood pickets with a flat 2x6 rail cap. The house color scheme will follow this pallet below and contain all of the above mentioned elements

SW 0031
Dutch Tile Blue

SW 0032
Needlepoint Navy

SW 2829
Classical White



Meet the Team



BUILDER- 130 HOMES LLC

JORGE AND ALMA PEREZ



GENERAL CONTRACTOR
Eric Storey



SUPERINTENDENT
Tony Lebatard



Vacant lot



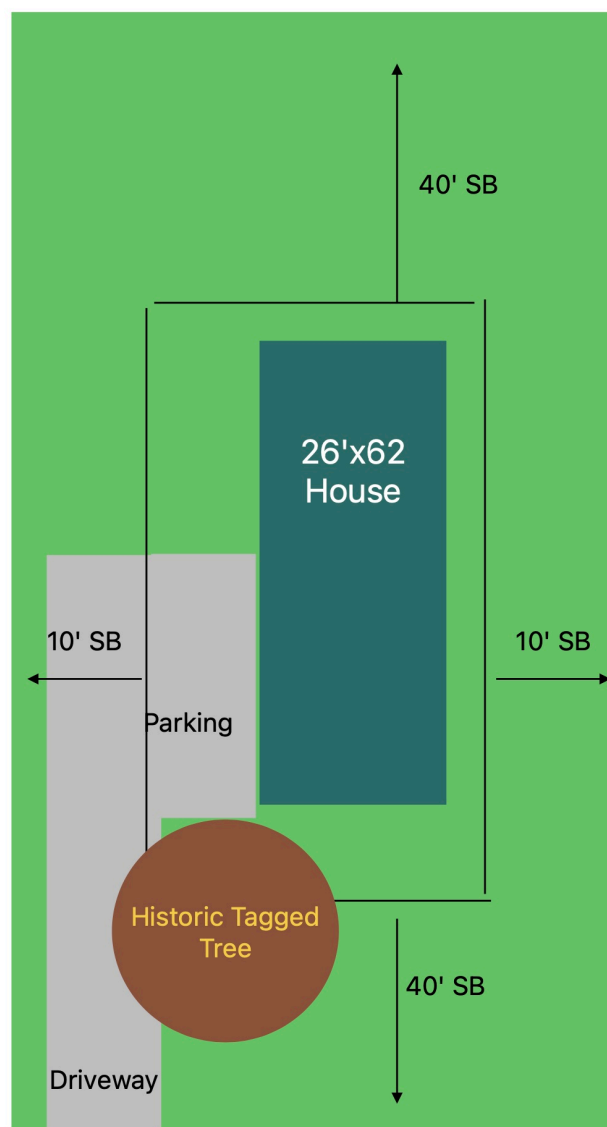
Current Structures



Parcel Location

A Welcome Addition to the Historic Community of Monroe

The Goal for this Construction project will be to meet all of the requirements of the Historic District Guidelines and to build an amazing home that will reflect the character of our great Historic architecture. This will be a one level craftsman style home with an approximately 30-36" Brick Foundation wall and poured slab foundation. The siding will consist of Hardie Cement Board coated with a Light Gray Sherwin Williams ext paint. The Front will be Vertical Board and Batten style while the sides and rear will be traditional Horizontal 7.25" Lap siding. The Front Gable will consist of a Vinyl Cedar shake similar or being Certainteed Pacific Blue. The Front porch and Columns will be similar to the image presented and will be tapered with a 6x6 post representing the structural integrity. All fascia trim will be of 1x6 wood material and wrapped in Almond Color metal for protection. The soffit will be solid and vented depending on location and will be Almond colored as well. The soffit will be cement board material. All Hardware including lights, Doors, and other fixtures will be matte black. The porch lights will be gooseneck and wall mounted. The porch soffit will be 3/8 plywood with 1x strips at the joints.



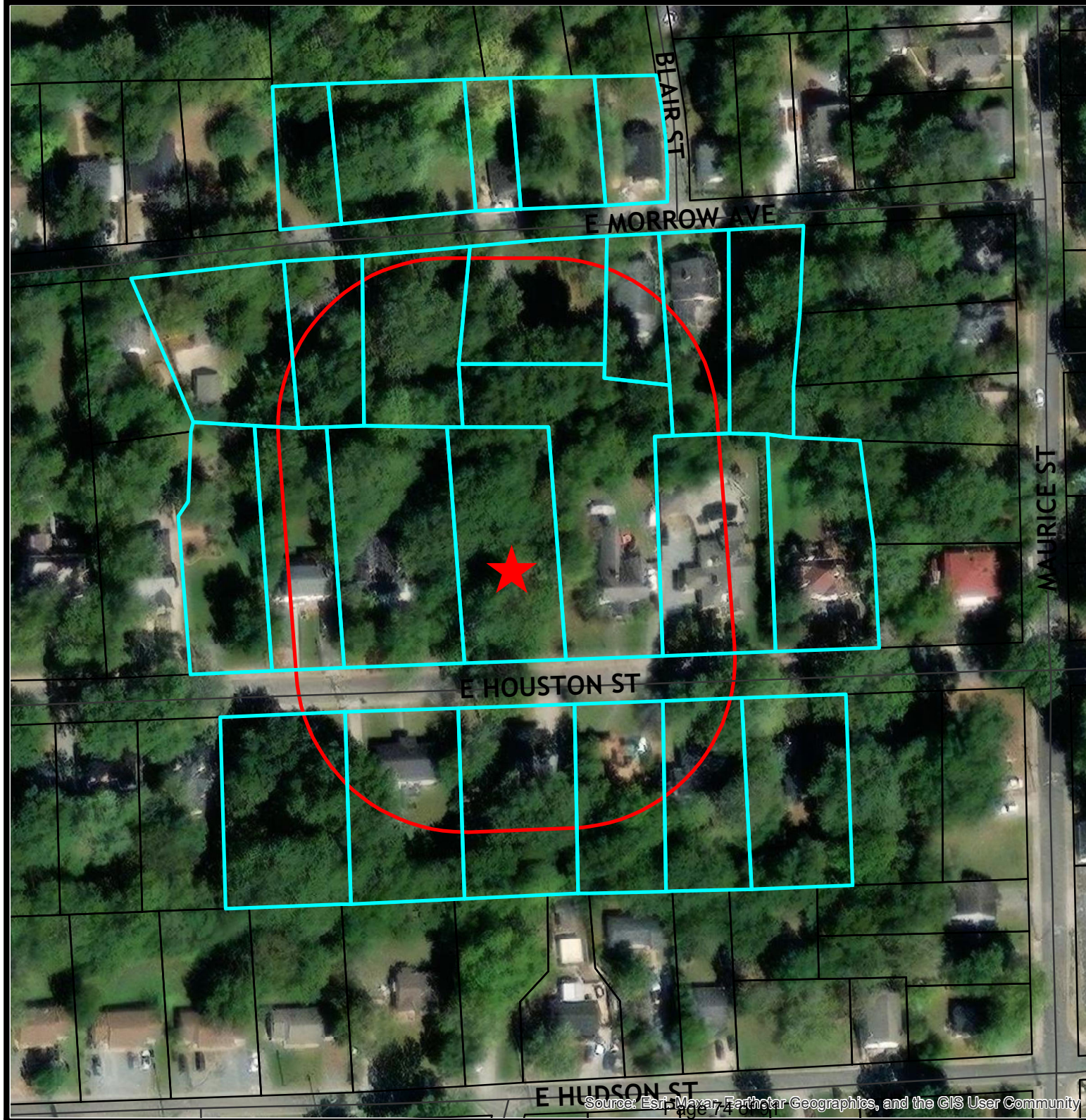
INTERIOR

A TIMELESS CLASSIC

The Floor plan we are proposing to build has something for everyone. The spacious and open concept gives a modern look to a historic charmer! With 3 Beds 2 Bath and over 1400 sqft of living space This home will be a perfect landing spot for just about anyone. The Front porch is sure to impress as well and will fit right in with the surrounding architecture.



INTERIOR



APO Map
PLHR-2024-00025

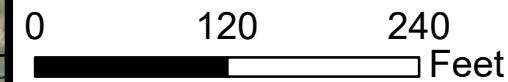
Legend

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

Existing:RMD
(Residential Medium Denisty)

Owner:
130 Homes, LLC

Acres: .43



ACCTNO	OWNERNAME1	OWNERNAME2	OWNERADDRE	OWNERCITY	OWNERSTATE	OWNERZIP
09231112	WRIGHT JOHN W III		320 EAST HOUSTON ST	MONROE	NC	28112
09231113	HAWK GEOFF	HAWK PATRICIA	1006 KWANSAN CT	INDIAN TRAIL	NC	280793229
09231114	HOPKINS TRENTON BROWNING	RUSHING CALLAN JACQUELINE	316 E HOUSTON ST	MONROE	NC	28112
09231115	VOSBURGH DIANE	VOSBURGH WILLIAM FRANCIS JR	314 HOUSTON ST	MONROE	NC	28112
09231115A	WARDWELL JACQUELINE R	WARDWELL WILLIAM SHAWN	2655 ROLLING HILLS DR	MONROE	NC	28110
09231116	FUNDERBURK BARBARA ANNE		310 EAST HOUSTON ST	MONROE	NC	28112
09231125A	SCHMITT KARL FREDRICK	ANDERSON ADRIENNE L	18 COVIL AVE	WILMINGTON	NC	28043
09231126	PARKS TANNER	PARKS MEGHAN	309 E HOUSTON ST	MONROE	NC	28112
09231128	NEAL MARY KEEVER		311 E HOUSTON ST	MONROE	NC	28112
09231129	HANSEN JAMES EDWARD		317 E HOUSTON ST	MONROE	NC	281125633
09231130	CORTES CRISTOBAL E	CORTES MARISOL	14315 DARIUS KAY CT	CHARLOTTE	NC	28273
09231131	HENNESSEE JORDAN R		107 CARRIAGE PATH	EASLEY	SC	296428975
09231145	JOSEY JOHN BOYD	JOSEY ROBERT JULE	326 MORROW AVE	MONROE	NC	28110
09231148	VMD INC		613 EUCLID ST	MONROE	NC	28110
09231149	FLORES CELERINA AVILES		318 MORROW AVE	MONROE	NC	28112
09231150	MARSH REGINA MARILYN		420 BOYTE ST	MONROE	NC	28110
09231151	TEAL THOMAS B		312 W MORROW AVE	MONROE	NC	28112
09231157	MT CALVARY AME ZION CHURCH		800 LASALLE ST	MONROE	NC	28110
09231158	YAFFE KAYE S		104 OLD DAM WAY	CRAMERTON	NC	28032
09231159	ALEXANDER CALVIN		319 E MORROW AVE	MONROE	NC	28112
09231160	STRANGE JOYCE TERESA		6701 BELLOWS PL	CHARLOTTE	NC	28227
09231161	CURETON JOHN LOUIS		2644 GEORGETOWN RD	GREAT FALLS	SC	29055



STAFF REPORT
PLHR-2024-00024

TO: Historic District Commission Members

DATE: September 11, 2023

FROM: Keri Mendler, Senior Planner

PREPARED BY: Megan Brightharp, Planner

SUBJECT: Certificate of Appropriateness request at 1206 West Franklin Street.

SUMMARY STATEMENT

The Historic District Commission is requested to consider a Certificate of Appropriateness request from Flo Rollins for various projects to include the following:

1. Replace rotten wood siding with cedar ridge, composite acrylic, woodgrain siding;
2. Replace existing steel wrapped wood door with a full steel door;
3. Add additional railing to the front and side porches to match rear wrought iron railing on rear porch.

The application also included the following items that have been approved at staff level: replace existing wrought iron railing on the rear porch with like materials and design and repair/replace window casings with like materials and design.

SITE DATA

Type of Action:	Certificate of Appropriateness
Date of Petition:	7-31-23
Name of Petitioner:	Flo Rollins
Location:	1206 West Franklin Street
Tax ID #:	09-273-205
Lot Size:	0.33 acres
Zoning Classification:	RMD (Residential Medium Density)

GENERAL INFORMATION

One-story, hipped-roofed, brick ranch house, built around 1965.

RELEVANT DESIGN STANDARDS

Exterior Walls, pg. 51

1. Retain and preserve exterior walls and their decorative and functional features that are important in defining the historic character of a district building — such as siding, shingles, foundations, bays, cornices, brackets, and architectural trim work — as well as their finishes.
2. If replacement of an exterior wall feature or detail is necessary, replace only the deteriorated detail or element in kind rather than the entire feature. Match the original in design, dimension, detail, material, and texture. Consider a compatible substitute material only if replacement in kind is not feasible.
The applicant is requesting to replace damaged wood siding with cedar ridge, composite acrylic, woodgrain siding.
3. It is not appropriate to replace or cover historic wall material, including wood siding, shingles, brick, stucco and stonework with coatings or contemporary substitute materials.
The applicant is requesting to replace damaged wood siding with cedar ridge, composite acrylic, woodgrain siding.
4. It is not appropriate to replace a deteriorated exterior wall surface material on a primary or other highly-visible elevation with a composite substitute material.
The applicant is requesting to replace damaged wood siding with cedar ridge, composite acrylic, woodgrain siding.

Windows & Doors, pg. 53

1. Retain and preserve windows and doors including sidelights and transoms and their decorative and functional features that are important in defining the historic character of a district building — such as frames, sash, muntins, lintels, sills, thresholds, moldings, surrounds, hardware, and shutters — as well as their finishes.
2. If replacement of 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 is requesting to replace an existing steel wrapped wood door with a full steel door.

Roofs, pg. 55

1. If replacement of a roof feature or detail is necessary, replace only the deteriorated detail or element in kind rather than the entire feature. Match the original in design, dimension, detail, material, and texture. Consider a compatible substitute material only if replacement in kind is not feasible
The applicant is proposing to repair the roof fascia with cedar ridge, composite acrylic, woodgrain siding.

Porches, Entrances & Balconies, pg. 57

1. Retain and preserve historic porches, entrances, balconies, and terraces and their decorative and functional features that are important in defining the historic character of a district building — such as columns, pilasters, balustrades, brackets, latticework, soffits, and tongue-and-groove flooring— as well as their finishes.

The applicant is requesting to add wrought iron handrails, to be painted white, on the front and side porches to match the rails on the back porch.

PROPOSED FINDINGS

Staff offers the following Proposed Findings:

1. The subject property located at 1206 West Franklin Street is owned by Bill and Flo Rollins 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 31, 2023, the applicant applied for a COA to request approval for various projects including the following:
 1. Replace rotten wood siding with cedar ridge, composite acrylic, woodgrain siding;
 2. Replace existing steel wrapped wood door with a full steel door;
 3. Add additional railing to the front and side porches to match rear wrought iron railing on rear porch.(Exhibits 4-6)

The application also included the following items that have been approved at staff level: replace existing wrought iron railing on the rear porch with like materials and design and repair/replace window casings with like materials and design.

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. (Exhibits 7-8)

CONCLUSIONS

The proposal to replace rotten wood siding with cedar ridge, composite acrylic, woodgrain siding; replace an existing door and frame, wood with a steel cover, with a steel door; replace iron railing with new iron railing of the same design and add additional railing to the front and side porches and repair rotten wooden casing on windows and wrap the exterior of the windows with a coil, as presented (is/is not) congruous in concept according to the *Windows & Doors*;

Porches, Entrances & Balconies; Exterior Walls and Roof standards of the South Monroe Historic District Design Standards:

Exterior Walls, pg. 51

1. Retain and preserve exterior walls and their decorative and functional features that are important in defining the historic character of a district building — such as siding, shingles, foundations, bays, cornices, brackets, and architectural trim work — as well as their finishes.
2. If replacement of an exterior wall feature or detail is necessary, replace only the deteriorated detail or element in kind rather than the entire feature. Match the original in design, dimension, detail, material, and texture. Consider a compatible substitute material only if replacement in kind is not feasible.
3. It is not appropriate to replace or cover historic wall material, including wood siding, shingles, brick, stucco and stonework with coatings or contemporary substitute materials.
4. It is not appropriate to replace a deteriorated exterior wall surface material on a primary or other highly-visible elevation with a composite substitute material.

Windows & Doors, pg. 53

1. Retain and preserve windows and doors including sidelights and transoms and their decorative and functional features that are important in defining the historic character of a district building — such as frames, sash, muntins, lintels, sills, thresholds, moldings, surrounds, hardware, and shutters — as well as their finishes.
2. If replacement of 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.

Roofs, pg. 55

1. If replacement of a roof feature or detail is necessary, replace only the deteriorated detail or element in kind rather than the entire feature. Match the original in design, dimension, detail, material, and texture. Consider a compatible substitute material only if replacement in kind is not feasible

Porches, Entrances & Balconies, pg. 57

1. Retain and preserve historic porches, entrances, balconies, and terraces and their decorative and functional features that are important in defining the historic character of a district building — such as columns, pilasters, balustrades, brackets, latticework, soffits, and tongue-and-groove flooring— as well as their finishes.

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

Exhibits:

1. Aerial Map
2. Zoning Map
3. Historic District Map
4. Application
5. Existing Conditions
6. Proposed Materials
7. APO Map
8. APO List

Prepared by: MB 9-1-23

Aerial Map
PLHR-2024-00024

Legend

- Centerlines
- Parcels
- Subject Property

Existing:RMD
(Residential Medium Denisty)

Owner:
Bill and Flo Rollins
Acres: .33



0 50 100
Feet

W FRANKLIN ST

HARLEY ST

Zoning Map
PLHR-2024-00024

Legend

— Centerlines

▭ Parcels

Zoning Districts

▭ RMD

▭ Subject Property

Existing:RMD
(Residential Medium Denisty)

Owner:
Bill and Flo Rollins
Acres: .33



0 50 100
Feet

W FRANKLIN ST

HARLEY ST

Historic District Map PLHR-2024-00024

Legend

- Centerlines
- Parcels
- Historic District
- Subject Property

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

**Owner:
Bill and Flo Rollins
Acres: .33**



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: 1206 W Franklin St Monroe
Applicant's name: Bill & Flo Rollins
Applicant's address: 1206 W Franklin St Monroe NC
Applicant's telephone number: 704 747-8936 28112
Applicant's email address: Rollinsbillflo@yahoo.com
Applicant's FAX number: _____
Property Tax identification number: _____ - _____ - _____

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

3. The following Certificate of Appropriateness is requested for: 1206 W Franklin St, Monroe NC
Please provide a brief description of the project need to replace rotten lumber overhang
and areas not brick with Cedar Ridge wood grain siding, install new
storage door and replacing door frame, wrap around all existing windows,
replace rusting wrought iron of back porch with same existing pattern
need handrails on steps of front and side porches, enclosing both with
same design as back porch. All material, siding and iron color white

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).

Flo Rollins

Applicant- Printed

Flo Rollins

Applicant- Signed

July 2023

Date Submitted

Please sign and return to the Department of Planning & Development, P.O. Box 69, Monroe, NC 28111-0069; Telephone: (704) 282-4520; Fax (704) 282-4735. Applicants are responsible for providing all required information. Incomplete applications will not be processed and will not be accepted after the 30 day deadline.

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

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: included*

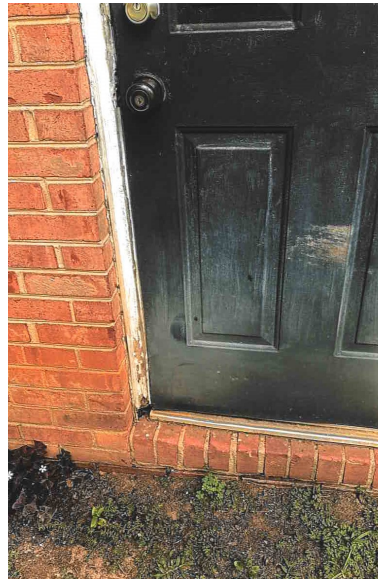
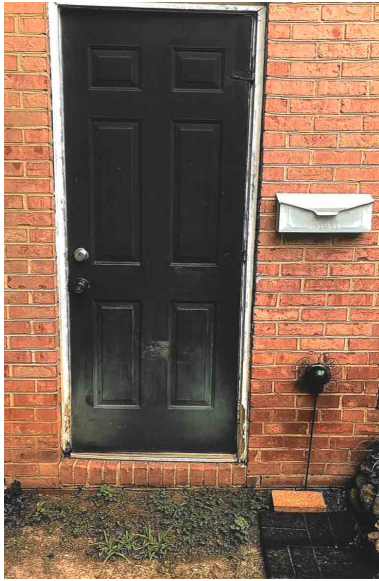
☐ Site plan showing property lines, existing and proposed changes. Need to replace rotten lumber overhang and all other areas not brick with Cedar Ridge woodgrain, better than wood, or traditional siding. Replace door frame and door of storage room at right side of house. Wrap edges of all windows. Replace existing rusty ironworks on left back side of house with same design as now. Handrails needed on front and right side porch; enclosing both porches with same design as back porch. All material, siding and ironwork in white. Change color of existing shutters from charcoal gray to lighter gray or medium blue to better blend with white. Affordable siding and windows, will clean jobsite of debris and haul away. Property line connects with that of Grace Lackey on left and back, and Mickey Swinson on right; no changes to property lines.
*Please see notes on back of pictures if necessary.
Thank you!

DO NOT WRITE BELOW THIS LINE

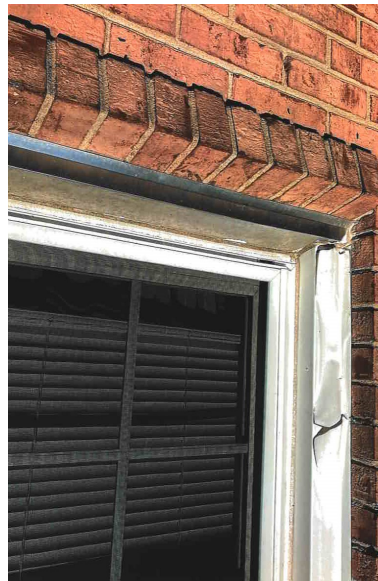
Additional conditions and remarks: _____

Authorized signature

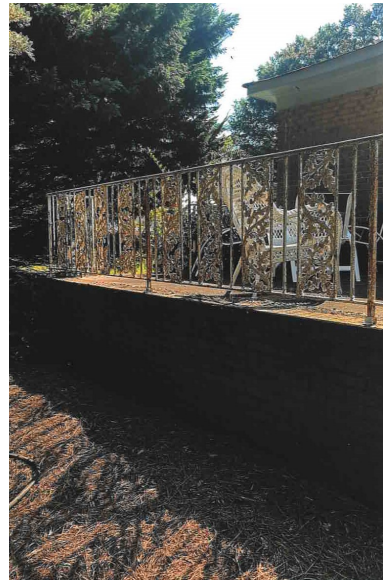
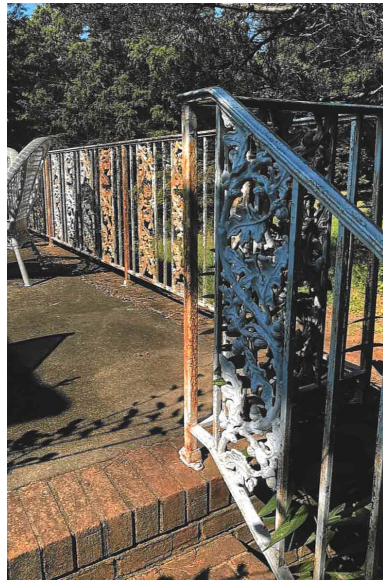
Date



Existing storage door. Existing door is made of wood, covered in steel.



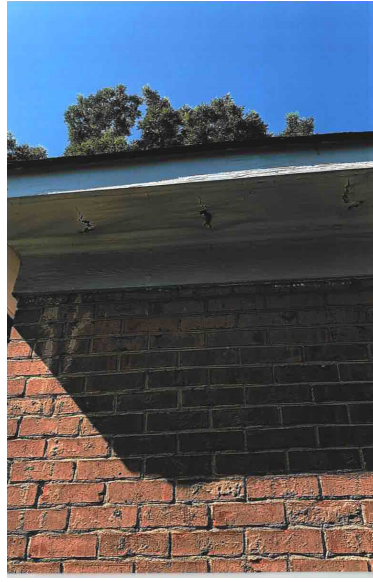
Existing wooden windows



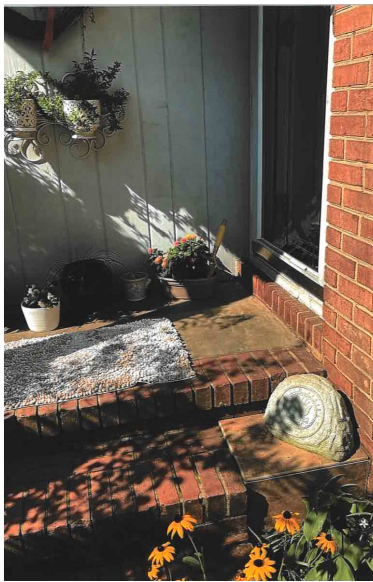
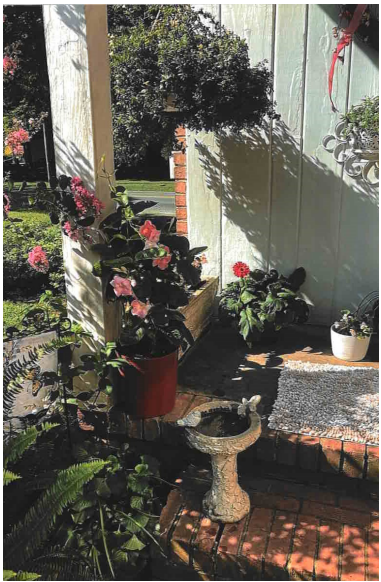
Existing rear porch railings made of wrought iron and painted white



Existing front porch without rails



Damaged fascia



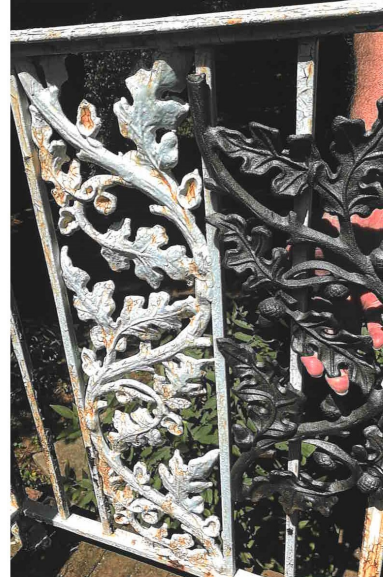
Existing wood siding



Proposed steel door



Proposed window



Proposed in kind railing



Example of repaired fascia



Example of proposed
fiber cement siding

APO Map
PLHR-2024-00024

Legend

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

Existing:RMD
(Residential Medium Denisty)

Owner:
Bill and Flo Rollins
Acres: .33



0 150 300
Feet



ACCTNO	OWNERNAME1	OWNERNAME2	OWNERADDRE	CURR_ADDR2	OWNERCITY	OWNERSTATE	OWNERZIP
09273113	MARTYN JACK R	AUBUCHONT JESSIE L	1203 W FRANKLIN ST		MONROE	NC	28112
09273114	GRIFFIN LAND HOLDINGS LLC		PO BOX 1699		MONROE	NC	28111
09273132	STEWART PATRICIA G		1401 W FRANKLIN ST		MONROE	NC	28112
09273203	GIBSON ELIZABETH H	GIBSON JAMES ROBERT	1300 W FRANKLIN ST		MONROE	NC	28112
09273204	LACKEY JESSE DAVID	PENN FAITH NICOLE	1208 W FRANKLIN ST		MONROE	NC	28112
09273205	ROLLINS BILLY RAY	ROLLINS FLO	1206 W FRANKLIN ST		MONROE	NC	28112
09273206	SWINSON MICHAEL A		7815 JEFFERSON COLONY RD		MINT HILL	NC	28227
09273207	MASSEY EMILY		1200 W FRANKLIN ST		MONROE	NC	28112
09273208	PARKER LOUISE POPE		409 WELSH AVE		MONROE	NC	28112
09273209	RAMIREZ JOSE MIGUEL	RODRIGUEZ CARLA J	1201 W CROWELL ST		MONROE	NC	28112
09273211	FELIPE BLANCA	SANCHEZ KARLA	1205 W CROWELL ST		MONROE	NC	28111
09273211A	RICHARDSON TERESA ANN	RICHARDSON TIMOTHY J	4724 PARKWOOD SCHOOL RD		MONROE	NC	28112
09273212B	FRANCO ABEL A		3419 WAXHAW HWY		MONROE	NC	28112
09273213A	MILLS ANNAGRET K	MILLS DAVID A JR	1204 CROWELL ST		MONROE	NC	28112
09273214	JOSEPH BROTHERS INC		437 MORGAN MILL RD		MONROE	NC	28110
09273215	WILSON MITCHELL DANIEL		1200 W CROWELL ST		MONROE	NC	28110
09273222	PARSON BRENDA W		7813 HEREFORD ST		CHARLOTTE	NC	28213
09273224A	EG & T CAPITAL LLC		EDWARD DAVIS SR	PO BOX 78372	CHARLOTTE	NC	28271
09273225	EVERSON JON	BAKER ALEXIS VICTORIA	1102 W FRANKLIN ST		MONROE	NC	28112