HISTORIC DISTRICT COMMISSION
MEETING
AGENDA

Monday, April 8, 2024 – 6:30 P.M.
Council Chambers – City Hall
300 West Crowell Street - Monroe, NC

Item 1. **Call to Order – Roll Call**

Item 2. **Pledge of Allegiance & Moment of Silence**

Item 3. **Conflicts of Interest**

Item 4. **COA PLHR-2024-00166- The Historic District Commission is requested to consider a Certificate of Appropriateness request from Jodilyn Guiffreta requesting approval to replace the existing metal garage door with a new style metal garage door as well as construct a new shed at 706 S. Hayne St. (Parcel ID 09-235-030)**

Item 5. **Next Meeting: May 13, 2024**

Item 6. **Adjournment**

ATTENTION BOARD MEMBERS: Please contact Keri Mendler at 704.282.5797 to confirm your attendance.

STAFF REPORT
PLHR-2024-00166

TO: Historic District Commission Members

DATE: April 8, 2024

FROM: Keri Mendler, Senior Planner

PREPARED BY: Megan Brightharp, Planner

SUBJECT: Certificate of Appropriateness request for 706 South Hayne Street

SUMMARY STATEMENT

The Historic District Commission is requested to consider a Certificate of Appropriateness request from Jodilyn Guiffreda for the property at 706 S. Hayne St. The applicant is requesting approval to replace the existing metal garage door with a new style metal garage door and to build a shed.

SITE DATA

Type of Action:	Certificate of Appropriateness
Date of Petition:	2-26-2024
Name of Petitioner:	Jodilyn Guiffreda
Location:	706 South Hayne Street
Tax ID #:	09-235-030
Lot Size:	0.31 acres
Zoning Classification:	RMD (Residential Medium Density)

GENERAL INFORMATION

Built in 1910, this plain, one-story frame Classical Revival-influenced house has a hipped-roofed front portion with central gable. Built with an L-plan, the interior of the ell has been filled in with later additions. An L-shaped porch with plain, square columns runs across the front elevation and half of the south side. The southern portion has been enclosed. Most windows are two over two, others six over six.

Frame garage with modern metal doors built in 1940.

RELEVANT DESIGN STANDARDS

Garage and Accessory Structure, pg. 35

1. Select materials and finishes for proposed garages or accessory buildings that are compatible with the primary building or other historic garages and accessory structures in the district in terms of scale, module, composition, pattern, detail, finish, texture, and color.
   The applicant is requesting to replace the existing metal garage door on the existing detached garage with a new steel garage door. The applicant is also requesting to build a 10-foot by 10-foot wooden shed, to be located in the rear yard, with architectural shingles for the roof.

2. It is not appropriate to introduce features or details to a garage or accessory structure in the district in an attempt to create a false historical appearance.
   The applicant is requesting to replace the existing metal garage door on the existing detached garage with a new steel garage door. The applicant is also requesting to build a 10-foot by 10-foot wooden shed, to be located in the rear yard, with architectural shingles for the roof.

3. It is not appropriate to introduce a new garage or accessory building if doing so will detract from the overall historic character of the primary building and the site or require removal of a significant building element or site feature, such as a mature tree or side porch.
   The removal of significant building elements or site features is not anticipated with the installation of the shed.

4. Select materials and finishes for proposed garages or accessory buildings that are compatible with the primary building or other historic garages and accessory structures in the district in terms of scale, module, composition, pattern, detail, finish, texture, and color.
   The applicant is also requesting to build a 10-foot by 10-foot wooden shed, to be painted white, with architectural shingles for the roof.

5. Locate and orient new garages and accessory structures in rear yards and in traditional relationships to the primary building as determined by historic siting patterns in the district.
   The applicant is proposing to locate the new shed in the rear yard of the home, 10' from the side and rear property lines.

6. It is not appropriate to introduce prefabricated metal accessory structures in the historic district. Prefabricated wooden accessory structures are appropriate to introduce only if they are compatible in size, scale, form, height, proportion, materials and details with other accessory structures in the historic district.
   The applicant is also requesting to build a 10-foot by 10-foot wooden shed, to be located in the rear yard, with architectural shingles for the roof.

PROPOSED FINDINGS

Staff offers the following Proposed Findings:

1. The subject property located at 706 S. Hayne St. is owned by Jodilyn Guiffreda 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 February 26, 2024, the applicant submitted an application requesting approval to change the existing garage door and to build a shed at 706 S. Hayne St. (Exhibit 4-7)

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 8-9)

CONCLUSIONS

The proposed project to replace the existing metal garage door with a new style metal garage door and to build a shed at 706 South Hayne Street as presented (is/is not) congruous in concept according to the *Garage and Accessory Structure* standards contained within the *Monroe Design Standards:*

Garage and Accessory Structure, pg. 35

1. Select materials and finishes for proposed garages or accessory buildings that are compatible with the primary building or other historic garages and accessory structures in the district in terms of scale, module, composition, pattern, detail, finish, texture, and color.

2. It is not appropriate to introduce features or details to a garage or accessory structure in the district in an attempt to create a false historical appearance.

3. It is not appropriate to introduce a new garage or accessory building if doing so will detract from the overall historic character of the primary building and the site or require removal of a significant building element or site feature, such as a mature tree or side porch.

4. Select materials and finishes for proposed garages or accessory buildings that are compatible with the primary building or other historic garages and accessory structures in the district in terms of scale, module, composition, pattern, detail, finish, texture, and color.

5. Locate and orient new garages and accessory structures in rear yards and in traditional relationships to the primary building as determined by historic siting patterns in the district.

6. It is not appropriate to introduce prefabricated metal accessory structures in the historic district. Prefabricated wooden accessory structures are appropriate to introduce only if they are compatible in size, scale, form, height, proportion, materials and details with other accessory structures in the historic district.

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 and Proposed Garage Door
6. Proposed Shed
7. Site Plan
8. APO List
9. APO Map

Prepared by: MB 3-26-2024

City of Monroe
Where Heartland Meets High Tech

Aerial Map

PLHR-2024-00166

Legend

- Centerlines
- Parcels
- Subject Property

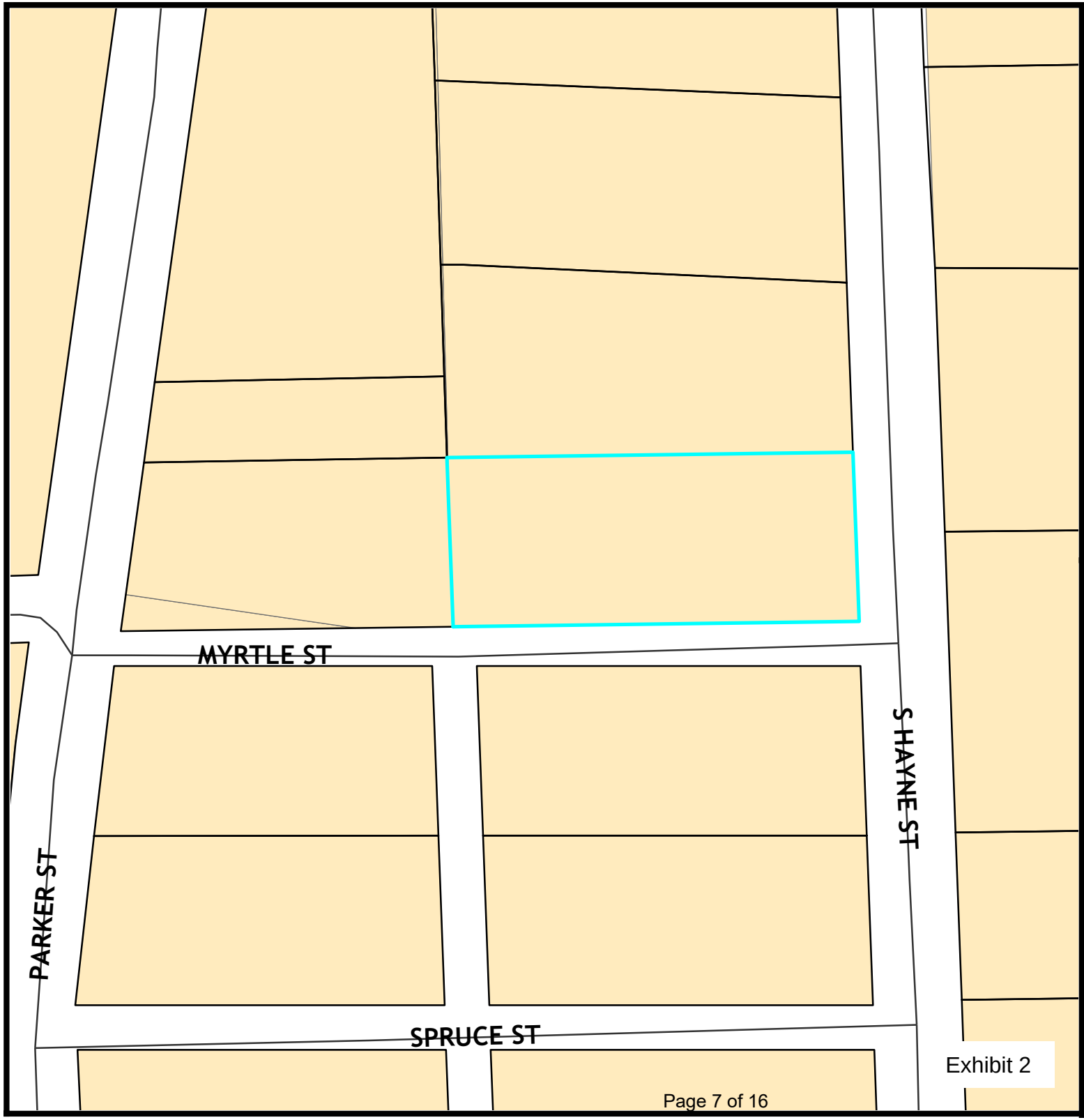
Existing: RMD (Residential Medium Density)

Owner: Jodilyn Guiffreda

Acres: .317

N W E S

0 60 120 Feet



City of Monroe
Where Heartland Meets High Tech

Zoning Map

PLHR-2024-00166

Legend

- Centerlines
- Parcels

Zoning Districts

- RMD
- Subject Property

Existing: RMD
(Residential Medium Density)

Owner: Jodilyn Guiffreda

Acres: .317

N
W E
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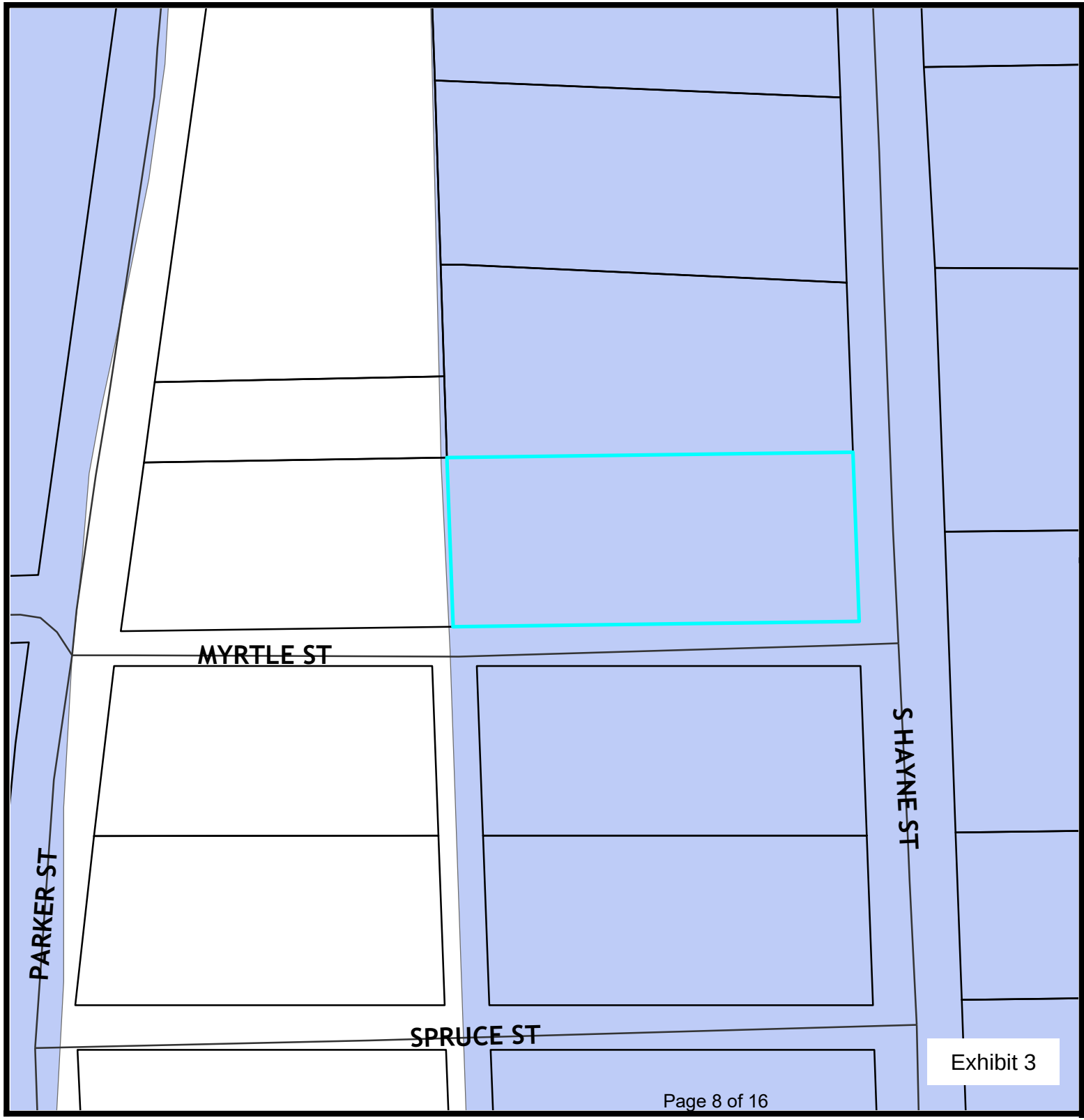
0 60 120
Feet

Exhibit 2



City of Monroe
Where Heartland Meets High Tech

Historic District Map

PLHR-2024-00166

Legend

- Centerlines
- Parcels
- Historic District
- Subject Property

Existing: RMD
(Residential Medium Density)

Owner: Jodilyn Guiffreda

Acres: .317

N
W E
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0 60 120
Feet

Exhibit 3

Monroe
North Carolina

HISTORIC DISTRICT COMMISSION
APPLICATION FOR REVIEW

FOR STAFF USE ONLY

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

1. Property location: 706 S. Hayne Street
   Applicant's name: JODILYN Guiffreda
   Applicant's address: 706 S Hayne street
   Monroe NC 28112
   Applicant's telephone number: 704 905 9603
   Applicant's email address: jodiguiffreda@gmail.com
   Property Tax identification number: 09 -235- 030

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

3. The following Certificate of Appropriateness is requested for: Changing garage door / adding shed
   Please provide a brief description of the project.
   The garage door currently is single with barn doors. Would like to create 1 safer closing door for the garage and add a rear shed for lawn equipment. The garage door will be steel and the shed wood to match the home in white color. Barringer construction will complete projects. Shed is 10' X10' and 8' height

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).

JODILYN Guiffreda
Applicant– Printed

Jodilyn Guiffreda
Applicant– Signed

2/26/2024
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.

Exhibit 4

HISTORIC DISTRICT COMMISSION
FINAL PLAN SUBMISSION CHECKLIST

Required materials for all applications:

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

DO NOT WRITE BELOW THIS LINE

Additional conditions and remarks: _____

_____

_____

_____

_____ _____

Authorized signature Date

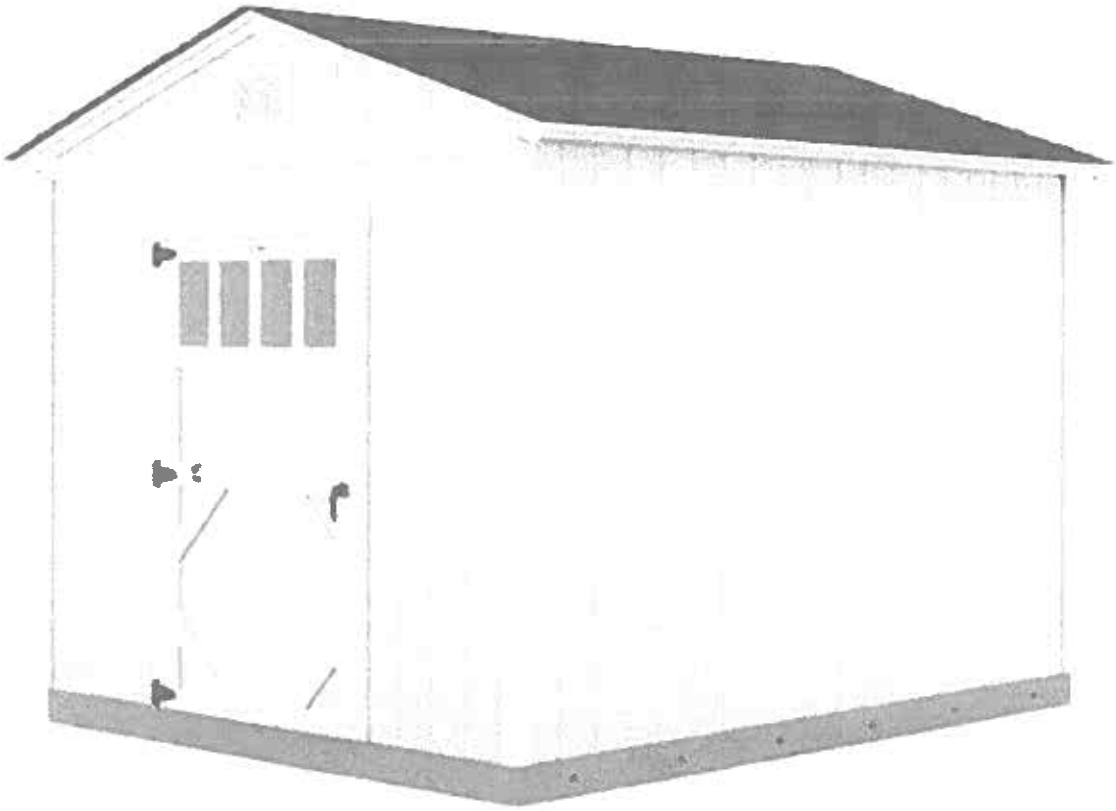
Application: Jodi Lyn Guiffreda

BEFORE 706 South Hayne Street Detached Garage

AFTER 706 South Hayne Street Detached Garage
Single door installed ~~Wayne Dalton~~ Clopay Classic Steel 16-ft x 7-ft White Double Garage Door 24 gauge

Exhibit 5

706 S. Hayne Street Shed in rear yard 10 foot by 10 foot Color: white wood siding to match home, roof to match home's roof shingles



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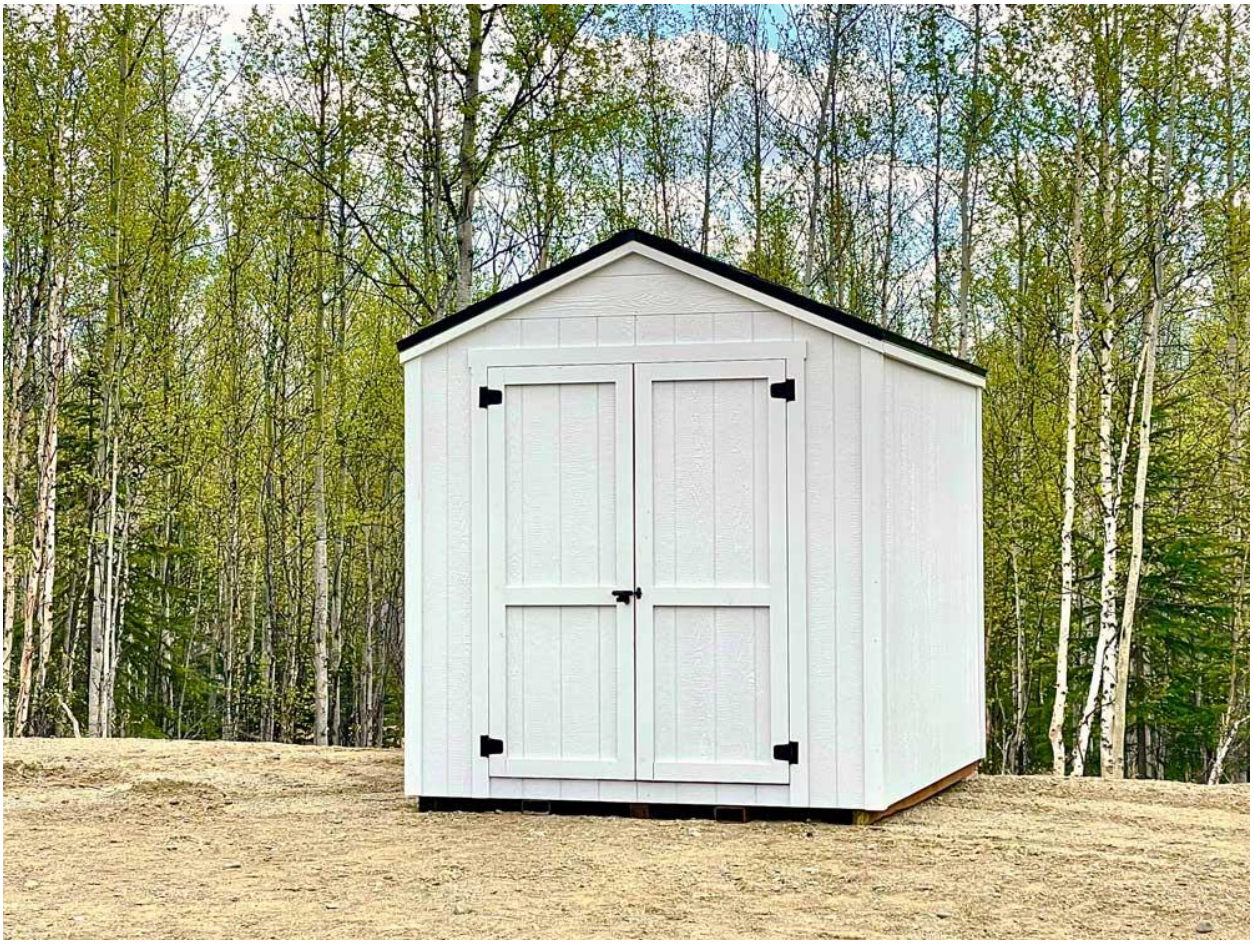

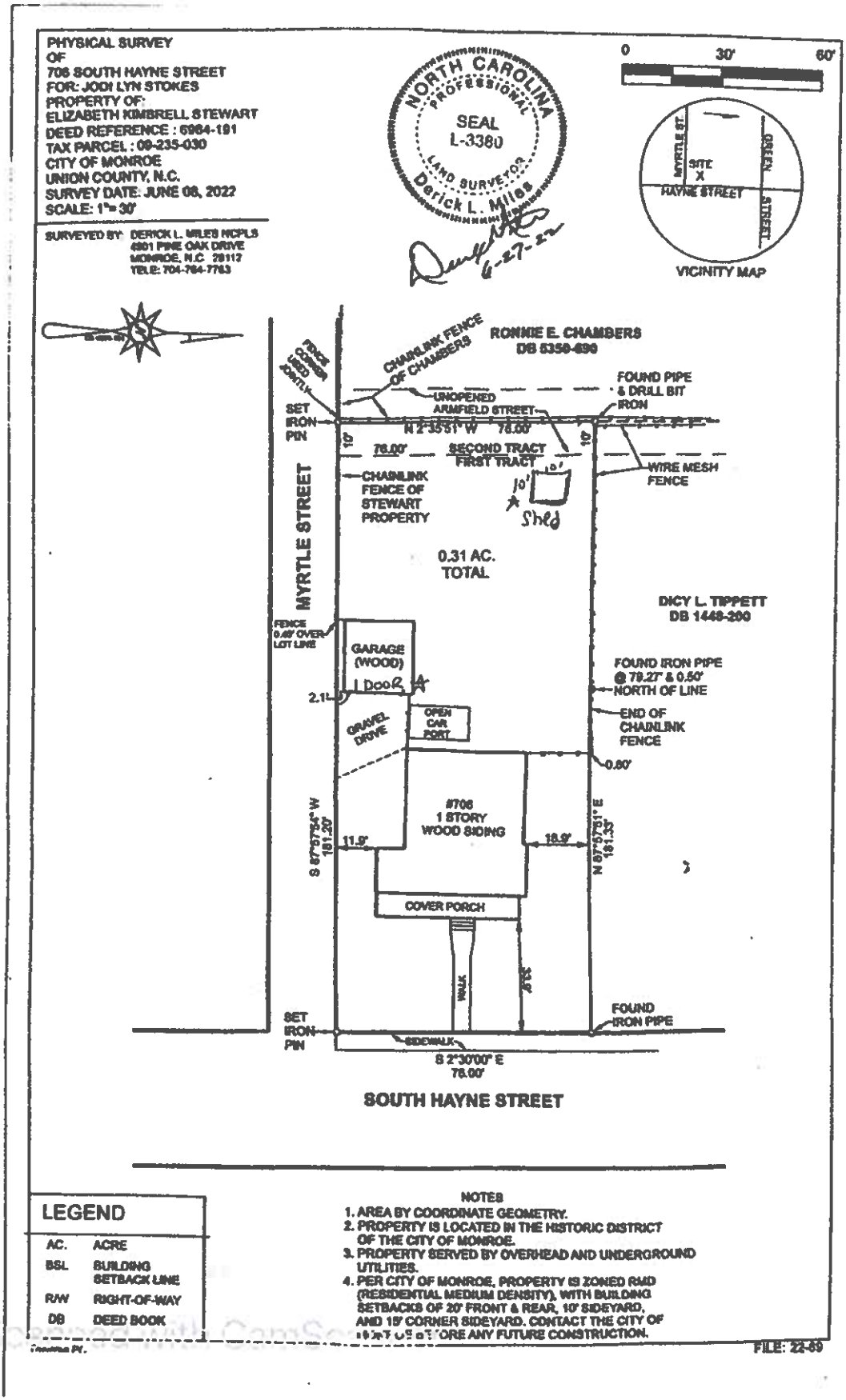

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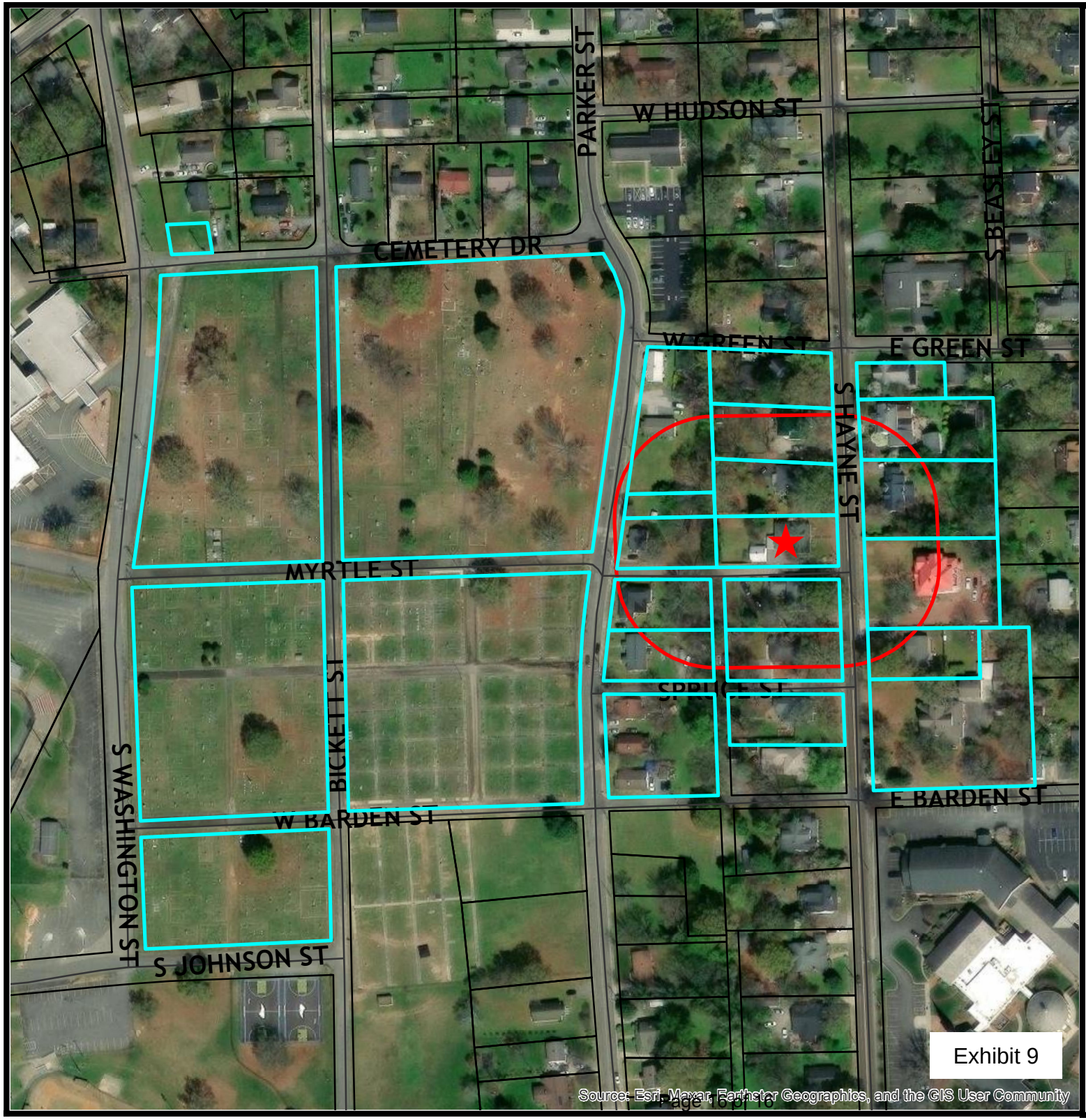
Exhibit 7

ACCTNO	OWNERNAME1	OWNERNAME2	OWNERADDRE	OWNERCITY	OWNERSTATE	OWNERZIP
09235012	ALI RICHARD	ADAMS-ALI MARY	703 SOUTH HAYNE ST	MONROE	NC	28112
09235051	COBBS LLOYD TRUSTEE ET AL		2004 PLANTERS KNOLL DR	MONROE	NC	28110
09235014	GUZMAN-CARRILLO VERONICA		707 S HAYNE ST	MONROE	NC	28112
09235032	HINE THOMAS DENNIS	CAPRIOLO TERESA ANN	702 S HAYNE ST	MONROE	NC	28112
09235010	JCM DEVELOPMENT LLC		701 S HAYNE ST	MONROE	NC	28112
09235049	KANU HASSAN G		2412 AMBER CRESTE LN	CHARLOTTE	NC	28110
09235015 09235028	L T TUCKER CO LLC		1215 N CHARLOTTE AVE	MONROE	NC	28110
09235053	MASSEY FAMILY PARTNERSHIP LLP		9221 MCELROY RD	WAXHAW	NC	28173
09235033	MCGUIRE KEVIN JAMES	MCGUIRE PAULA DION	700 S HAYNE ST	MONROE	NC	28112
09235048	PARKER STREET INVESTMENTS		13663 PROVIDENCE ROAD STE 142	MATTHEWS	NC	28104
09235027	PETROVIC CHASE MATTHEW	PETROVIC LESLIE ANN	712 S HAYNE ST	MONROE	NC	28112
09235029	RYOR PROPERTIES LLC		2410 PROVIDENCE HILLS DR	MATTHEWS	NC	28105
09235013	SHARP MELISSA		705 S HAYNE ST	MONROE	NC	28112
09235030	STOKES JODILYN		706 S HAYNE ST	MONROE	NC	28112
09235031	TIPPETT DICY L		704 S HAYNE ST	MONROE	NC	28112
09235016	TUCKER JULIA B		715 S HAYNE ST	MONROE	NC	28112
09235052	WHITE GREGORY EDWARD	WHITE SYLVIA ANN	725 PARKER ST	MONROE	NC	28112

Exhibit 8



City of Monroe
Where Heartland Meets High Tech

APO Map

PLHR-2024-00166

Legend

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

Existing: RMD (Residential Medium Density)

Owner: Jodilyn Guiffreda

Acres: .317

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0 200 400 Feet