

**HISTORIC DISTRICT COMMISSION
MEETING
AGENDA**



**Monday, July 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.** **Approval of Minutes – March 11, 2024, April 8, 2024, May 13, 2024 and June 10, 2024**
- Item 5.** **COA PLHR-2024-00213 - The Historic District Commission is requested to consider a Certificate of Appropriateness from Marielle Garcia, on behalf of The Agency (property manager), for 514 Everette Street. The applicant replaced the two original wood front doors; the original doors featured a half door one-pane glass window. The original doors were replaced with non-wood six panel front doors. The applicant is now requesting to replace the incongruous doors with either a half four-pane glass wood door or a half nine-pane glass wood door. (Parcel ID # 09-231-099)**
- Item 6.** **COA PLHR-2024-00216 - The Historic District Commission is requested to consider a Certificate of Appropriateness request from the City of Monroe to demolish the house at 208/210 Maurice Street. The City of Monroe has declared the dwelling dilapidated and unfit for human habitation and intends to demolish and remove the structure. (Parcel ID # 09-231-166)**
- Item 7.** **Next Meeting: August 12, 2024**
- Item 8.** **Adjournment**

ATTENTION BOARD MEMBERS: Please contact Kimberly Davis at 704.282.4527 to confirm your attendance.

HISTORIC DISTRICT COMMISSION MINUTES

MONDAY, APRIL 8, 2024 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. Keri Mendler called the roll.

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

Members Absent: Matthew Klaren

Staff Present: Keri Mendler, Senior Planner; Richard Long, City Attorney

Guests: Margaret Desio, Hayden Desio Munn, Scott Botijar, Jodi Guiffreda, David Dotson

Item 2. Pledge of Allegiance & Moment of Silence

Item 3. Conflicts of Interest

There were no conflicts.

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, 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.

Item 4. COA PLHR-2024-00166- The Historic District Commission is requested to consider a Certificate of Appropriateness request from Jodilyn Guiffreda 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)

Keri Mendler and Jodilyn Guiffreda approached the dais and were sworn in by the Chair.

Keri Mendler approached the podium and introduced herself and said tonight I'm here to present a Certificate of Appropriateness request from Jodi Guiffreda for the property at 706 S. Hayne Street. The applicant is requesting approval to replace the existing metal garage door with a new-style, metal garage door and to build a new shed.

Proposed Findings:

1. The subject property is located at 706 S. Hayne Street., is owned by Jodi Guiffreda and is zoned RMD (Residential Medium Density). (Exhibit 1, 2) Exhibit 1 is an area map with the subject property highlighted in blue. The property is located north of Myrtle Street and west of South Hayne Street. Exhibit 2 is a zoning map with the property highlighted in blue. All of the tan color is the RMD (Residential Medium Density) zoning district.
2. The property is located in the South Monroe Historic District. (Exhibit 3) Exhibit 3 is a Historic District map with the property highlighted in blue. The blue color is the Historic District. This white sliver that you see to the west are properties located outside of the District.
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 Street. (Exhibit 4-7) Exhibit 4 is a copy of the application. Exhibit 5 is showing a picture of the existing garage at the top. At the bottom is a picture of the garage with the proposed garage door. It has currently a metal garage door on one side and what appears to be wood, carriage-style doors that open out. They are proposing to have one metal, solid garage door. Exhibit 6 is a copy of the proposed shed. It will be built on site, but this is an example of what it will look like. It's a 10x10 shed with wood siding and asphalt shingles for the roofing. Exhibit 7 is a site plan showing the location of the proposed shed. It will be in the back corner of the property located at least 10 feet from all the property lines.
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) Exhibit 8 is a copy of the APO list. Exhibit 9 is a copy of the APO mailing map.

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

Jennifer Smith asked the applicant if the wooden doors to the right of the metal one, are you taking those off?

Jodi Guiffreda said yes. My brother-in-law works for Ballenger Construction so he came and checked out the garage. The header is in place. He doesn't have to replace any headers so he can just take off those two doors and the rusted old, original 1970's door and just put the new door up.

Jennifer Smith said so I'm assuming, at one time, the metal doors that's to the left of that were also exactly like that and had the two wooden doors and somebody just switched it out.

Jodi Guiffreda said I'm thinking, from the look of it, it's the original when they built the garage in the 70's. It is all rusted out. I'm not sure if there were wooden doors because I don't know the history of it.

Jennifer Smith asked are those doors in bad condition?

Jodi Guiffreda said the doors to the right are in bad condition because they had damage from beetles. I wanted to repurpose them and use them for the shed, but my brother-in-law said no they are trashed. So we will not be able to repurpose them unfortunately.

Gladys Kerr said when I rode by to take a look, your property looks lovely. It was hard to see that garage. It's not very visible if I'm in my car. Where are you going to put your new shed?

Jodi Guiffreda said the new shed will be in the back, right corner of the back yard. You won't see it from the street and it's only visible from the alleyway on Myrtle.

Allen Watson said when it was originally constructed, it appears it was two bays, correct? Is that middle strip structural?

Jodi Guiffreda said I think so. It's wooden in the middle and it's not structural. My brother-in-law said we could leave the header there and take it and not do any extra to it. That part in the middle can be taken out.

Jennifer Smith asked how does the new door open?

Jennifer Loria said will you pull it up or do you have a clicker?

Jodi Guiffreda said I have a clicker. I replaced the current clicker and the panel with the keypad will be moved over to this side. It will come in the same door and go into the garage and roll back down. We are going to do like-for-like steel, same as that door. It is so narrow and getting in and out has been really difficult.

Chair said so it's hard to tell what this was before you inherited it, whether it was wooden doors on the left hand side. She inherited it this way and it needs to be fixed. As far as the shed, you're going to try to match the siding?

Jodi Guiffreda said it is the same and we have leftover of the roofing so we are going to use the same roofing on the top. It will look exactly like the house.

Chair asked Keri, the City is ok where she wants to position it in the back right hand side of the yard?

Keri Mendler said yes, it meets the setbacks so she is good there.

Jennifer Loria said are you wanting to store outdoor equipment?

Jodi Guiffreda said right, so once we do the double door we are able to put two cars in the garage. We are going to put the lawn equipment out.

Chair asked does anyone have any more questions? I will entertain a motion if everyone is through with their questions.

Motion: Anna Dowdy made a motion that the Historic District Commission Find as a Fact that the proposed project, COA PLHR-2024-00166, if constructed according to the plans reviewed at this meeting, is congruous with the character of the district because the standards state that materials and finishes should be picked that are compatible with other structures on the property. In this case, the garage door that would replace the existing doors on the garage would be consistent with half of it being metal and white and due to the fact the wood had been destroyed by pests on the other half for the garage. As far as the shed, it will match the house. They both will be constructed of wooden exterior walls and the roofs will be matching, as the same shingles will be used. Also, that additional shed would be located in the rear yard and would not be readily visible from the road. Therefore, the application is generally in harmony with the special character of the neighboring properties and the Historic District as a whole.

Second: Jennifer Smith

Action: The motion passed unanimously with the following votes:

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

NAYS: None

Motion: Jennifer Loria made a motion based on the preceding findings of fact that the Historic District Commission grant a Certificate of Appropriateness to COA application PLHR-2024-00166 regarding the proposals as shown in the application. Such certificate subject to the conditions contained in the previous motion.

Second: Jennifer Smith

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

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

NAYS: None

Chair asked if anyone have anything else they want to discuss or public comments?

Hayden Desio Munn approached the podium and introduced herself at address 203 S. Washington Street. There are two houses within the Historic District. One is at the corner of Crawford and Windsor. It is a yellow home that has sat. It is my understanding that they can replace a window and the time clock starts ago so as long as they are constantly doing something.

Jennifer Loria said the way I understand it is that if Code Enforcement give them a list to mark off on and as they start to see that things are getting marked off on the list, it does start that time clock over, correct?

Keri Mendler said I'm not with Code Enforcement, so I don't know their process, but I know the house you're talking about and I can bring it up to Code Enforcement to address it.

Hayden Desio Munn said Jennifer, I might have emailed the direct address. The owners live in Waxhaw, I believe, so they are not that far away. Even if they could clean up the yard.

Jennifer Loria asked if anyone living in it now?

Hayden Desio Munn said no and I've gone and looked in it and it's got furniture in it, but not laid out furniture.

Jennifer Loria said the damage is visible from the street.

Chair asked Keri, is this one on the list that you had?

Keri Mendler said I don't think so. I think most of the ones we were given are on this side of the strip. I know the one you're talking about and I'll pass it on to Code Enforcement.

Jennifer Smith asked what does Code Enforcement do? How many penalties does someone get before they...?

Keri Mendler said I don't know how the minimum-housing process works. It's a very legal process.

Jennifer Loria said could we get Code Enforcement? I know they did a presentation at some point last May. Can we get them to come talk to us about minimum-housing standards?

Keri Mendler said I can talk with Lisa because I know she's been here about Code Enforcement items.

Hayden Desio Munn said I've only been downtown for four years, but that house could be beautiful and it is right on the corner. So even if the yard could get cleaned up would even be nice. I went and looked in the windows. There is furniture in there. It's not placed furniture. It's like we were moving in and stored. It looks like some new drywall had been put in the interior, but I would prefer to see the exterior, at least the leaves blown and the weeds picked up.

Jennifer Loria asked what was the other address?

Hayden Desio Munn said the other address is 112 South College Street. This one I did call Code Enforcement on. It is abandoned. There is a car that sits in the driveway with the hood up, the trunk up and the doors open. There was a mattress in the driveway. Code Enforcement did come get rid of the mattress and I think Robert Rushing said he would contact the Monroe PD to remove the car. It is a haven. We get a lot of traffic on those alleyways of people on foot and not sure if there is some squatting going on. College could be beautiful except for those two houses.

Chair asked, Richard, what kind of teeth do we have to make a change with some of those that are abandoned or disregarded?

Richard Long said if they are abandoned or disregarded they should be a demolition. That's going to be a hard pill for you on the Historic District. That is our remedy. They either fix it or we tell them to tear it down and they you can give them a year to fix it.

Jennifer Loria said how does that happen because, I guess the way I understand it, is that you, Code Enforcement, tells them that they need to do the minimum housing standard.

Richard Long said I'm not familiar with Code Enforcement.

Chair said none of us are here that know those rules, but you should not be allowed to fix a window and then start over again. That's not right.

Keri Mendler said minimum housing is a very legal process so you do have to give them time to repair it, but as far as fixing one window and the time it gets extended. I don't know about that.

Jennifer Loria said the house on the corner of Morrow and Maurice has been going on for almost three years, yes, that little duplex. I watched it go up in flames on Thanksgiving of 2021 and they just boarded it up last year. Every couple of months, I see someone come in and fix a little something. He's got it for sale, but I do know the time continues to start over for him.

Hayden Desio Munn said those were the two houses I wanted to call attention to. Thank you very much.

Chair said that's unacceptable for them to sit and sit and sit like that. We have the Mayor and Mayor Pro Tem here and they have told us before they are not happy with that going on in the District as well. If you are going to fix up a house, that's great. We were able to give 311 Houston a year and, we saw what happened, it sold and someone will go in it and love it and put a lot of money into it when it was destined for demolition.

Richard Long said that's exactly what I just told you. The idea is you say you either fix it or we are going to tear it down and that usually gets people's attention.

Allen Watson said the problem is that it took fifteen years.

Hayden Desio Munn said is there anything in the Historic guidelines that fine people that aren't in compliance?

Keri Mendler said the Design Standards are not an ordinance where there are penalties or code enforcement. It is a document that is for you to utilize as you are making decisions for changes to buildings. The place where that would be would be an ordinance which would be a minimum housing ordinance or a code enforcement ordinance. That is where those penalties are and that is the law, but these are just guiding documents for the Board.

Jennifer Loria said I know that when I talked with you and Lisa, the Demolition-By-Neglect Ordinance that you want to get passed is going to go in front of City Council in the next few months. That does have fines in it, but we have to get it passed. It will be 2025, right?

Keri Mendler said perhaps and, yes, that is a good tool to utilize if people want to fix their property.

Chair asked in regards to 311 Houston, we granted 365 days to try and make something happen. It was the only recourse or tool that we had in our tool belt. We allowed that and it worked. It was good. Now we're being told that's fine, we appreciate you all doing that, but you should have acted fifteen years ago. What could we have done as a Board to help them five, ten or fifteen years ago?

Keri Mendler said that is the issue. This house is set back a bit further. There really wasn't a lot of exterior indications that it was failing. Other homes, obviously the one on Maurice Street, it caught fire and the Fire Department was out there and said this is not habitable. So obviously that was brought to our attention more quickly. Where homes that are more visible, obviously those are going to be more visible and be brought to staff's attention. I don't know if there is anything necessarily that could have been done simply because it wasn't a very visible problem from the road.

Chair said when it was a private residence, it wasn't our purview to come in and say hey you need to fix this up and that up. That's for Code Enforcement.

Keri Mendler said I don't know minimum housing, but I know there is a list of things that you have to be able to see from the outside to say that it meets ...

Jennifer Loria said the only reason this was brought to our attention is because she needed to go into skilled nursing and her caregiver found out she was living in the adjacent sheds. That's why it got brought to the attention, but not for any other reason than that and then Code Enforcement got involved. So I don't know if we would have even known today if she was still living over there.

Keri Mendler said I don't know if there was anything that could have been done.

Jennifer Smith said once a fine is given out. Do they have thirty days to pay it? If they don't pay it then does it keep attaching as a lien to their property?

Keri Mendler said it depends on which process we're talking about. I can't speak to the specifics. I know a snippet of what it is, but it is a lengthy process of background, title checks ...

Chair said I understand, but on these that have been mentioned here tonight, it would be nice to start that process, knowing it's a long one and these are abandoned.

Keri Mendler said yes, and I will pass it along to Code Enforcement.

Jennifer Smith said it shouldn't make any difference if they put a window in and then stopped and then let it go and let it go and then something else, the house keeps deteriorating and deteriorating. If we could have something in place that thirty days, if something isn't acknowledged or done, then something happens there with teeth in it. Then sixty days. We need to find somebody that can take these properties over if they don't want anything else to do with it, a builder or whatever, so we don't have to be forced with demolition to destroy. We have a certain amount of houses that allows us to be in the Historic District and if we keep demolishing and tearing them down then we won't have one. People will just do whatever they want to.

Chair said what I see happening is what happened at 311 Houston. It was going to be torn down, no doubt about it, so we gave it some time and it worked out. I see that happening with these other two houses. Someone will come in, hopefully, and will be willing to fix to those up, but right now that can't happen because they are just sitting.

Keri Mendler said while I don't know the full process, I doubt that you replace a window and you're good. There is a list of things. You may have 30/60/90 days to repair all of those things, but I wouldn't say you replace one window and it gets expanded. I could be wrong on that, but that is just my gut feeling.

Allen Watson said I think the problem is the Historic Commission is looked at as the overseer of the historic buildings when it's a code enforcement problem. We are looking at changes. We are not looking at the structural efficacy of a house, right? That's not what our charter is.

Jennifer Loria said I think that now that there's been a spotlight since 3/11 happened and because of some social media issues and now that it's become more of a thing that people are going to come and talk about and they are going to say, hey, there is a house down the street from my house that is falling down and they will tell us about it. You're obviously going to pass a lot more information to Code Enforcement. I think it would benefit all of us to have, we don't need a presentation, just something written that you can send to us that tells us what those are so we can be educated on what we think will happen once it gets turned over to you and goes over to Code Enforcement.

Chair said I'm just saying if there is a process, let's begin it.

Keri Mendler said I will pass those two along and if, for any citizens, if there are houses of concern, it needs to go to Code Enforcement because they are ultimately the ones that can look into it and apply their ordinances when necessary. You can email me and I will forward it on to Robert Rushing, Lisa. You can report an issue on the website.

Chair said they have more staff now, correct?

Keri Mendler said not yet. I think they are one person down. They moved. So that is one thing too. We have requested one or two for the new budget, but that wouldn't go into effect until July if it all gets approved.

Hayden Desio Munn said I have one more that this board can look into. When you are out of compliance with the Historic District, and you continue to stay out of compliance, are fines levied? I'm assuming that goes back to Code Enforcement. I would like to know.

Keri Mendler said it would depend on which code.

Chair said can you be more specific?

Hayden Desio Munn said so you put a driveway in where it wasn't allowed.

Keri Mendler said are you talking about Everett Street? I sent an email about that.

Jennifer Loria said so what happens if they don't ever do anything?

Richard Long said before you get into discussing an ongoing legal battle with the City, I would tell you be very careful about what you say here.

Jennifer Loria said let's say someone puts an unauthorized building on their property and...

Keri Mendler said so it goes through the zoning violation process with Planners and not Code Enforcement. We go through the process. You have ten days to comply and if you don't comply you get a fine. In this non-specific example, where the shed was hidden and four months later, it's back. We start the process from where we left off and then you have ten days to comply. The fine is \$50, \$100 and then \$500 and each time you get ten days to comply. Then we hand it off to the attorneys.

Jennifer Loria said what happens when it goes to the attorneys? You probably lien the property.

Keri Mendler said I will say anytime it has come up, they've sent a letter from the attorney's office. Beyond that, I don't know.

Chair said all these things you just talked about are in the process as we speak regarding this hypothetical shed?

Keri Mendler said yes.

Chair said ok. Anyone else have any questions or comments you would like to bring up tonight?
Any of you have any more questions?

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

Item 6. **Adjournment**

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

Second: **Gladys Kerr**

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 7:05 pm.

Respectfully submitted,

Archie Morgan
Chairman

Keri Mendler
Senior Planner

HISTORIC DISTRICT COMMISSION MINUTES

MONDAY, MAY 13, 2024 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. Keri Mendler called the roll.

Members Present: Archie Morgan, Jennifer Smith, Matthew Klaren, Jennifer Loria, Gladys Kerr, and Allen Watson

Members Absent: Anna Dowdy

Staff Present: Keri Mendler, Senior Planner; Megan Brightharp, Planner I, Richard Long, City Attorney

Guests: Brad Ray, Matt Blane, Thomas Loria, Nancy Sanchez, Jose Luis Mancillas, Arturo Chavez, Ari Pomaes, Brad Deiter

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

Chair asked has everyone on the Board had an opportunity to review the minutes of our last meeting? There were not minutes? I was just checking them to see if they were lying. Ok, when you get them, please review them. That'd be nice.

Item 3. **Conflicts of Interest**

Chair asked does any member of the Commission have any conflicts regarding our agenda tonight? Ok, hearing none.

Chair said this hearing is a quasi-judicial evidentiary hearing and that means that it is like a court hearing. State law sets specific procedures and rules concerning how this board must make its decisions. These rules are different from other types of land use decisions, like rezoning cases. The Board's discretion is limited and the Board must base its decision on competent, relevant, and substantial evidence into the record. Participation is limited, 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.

Chair said ok, no conflicts of interest. Let's get to it. Next item up is item number four **COA PLHR-2024-00120.**

Item 4. COA PLHR-2024-00120- This item was tabled from the January 8, 2024 and March 11, 2024 Historic District meetings to allow the applicant time to find a different door as recommended by the Commission. The Historic District Commission is requested to consider a Certificate of Appropriateness request from Veronica Carillo requesting approval for previously replacing a window with a new door on the front façade of the home at 508 South Crawford Street. (Parcel ID 09-235-206A)

Megan Brightharp approached the dais and were sworn in by the Chair. She said good evening. My name is Megan Brightharp with the planning department. Tonight I'm here to present a certificate of appropriateness for 508 South Crawford Street. At this time I will introduce the findings:

1. The subject property located at 508 South Crawford Street is owned by Eva Guzman-Carrillo and is zoned RMD (Residential Medium Density). (Exhibit 1-2) At this time I will enter Exhibit 1 to the record. Exhibit 1 is an aerial map showing the subject property highlighted in blue. Subject property is located west of South Crawford Street and north of Lancaster Avenue. At this time I will enter Exhibit 2 to the record. Exhibit 2 is a zoning map again showing the subject property highlighted in blue. The subject property is zoned RMD for Residential Medium Density as are the surrounding parcels.

2. The property is located in the South Monroe Historic District. (Exhibit 3) At this time I will enter Exhibit 3 into the record. Exhibit 3 is a historic district map showing the property highlighted in blue.

3. On December 6, 2023, the applicant applied for a COA requesting approval for previously replacing a window with a door on the front façade of the home. At the January 8, 2024 meeting, the Historic District Commission tabled the request to allow the applicant time to find another door. The applicant painted the subject door white to match the primary front door in response to the Commission's comments from the January 8th meeting. At the March 13, 2024 meeting, the Historic District Commission tabled the request again to allow the applicant time to find a more appropriate door. (Exhibit 4-7) The applicant has added a square window to the door in response to the Commission's comments. At this time I will enter Exhibit 4 into the record. Exhibit 4 is a copy of the application. At this time I will enter Exhibit 5 into the record. Exhibit 5 are historical images of the house including a layout that indicates a Victorian door was present at the location where the new door was installed. Exhibit 6 are images of the new door as presented at the January 8th and March 11th meetings. January 8th was the initial meeting where the door has simply been installed. March 11 (the picture below) is when she painted it white. At this time I'll enter Exhibit 7 to the record. Exhibit 7 are images of the primary front door and the new door that has been painted white to match it as presented at the March 11th meeting.

The applicant has submitted photos of the door, modified in response to the Commission's comments from the March 11th meeting. (Exhibit 8) At this time, I'll enter Exhibit 8 into the record. Exhibit 8 are images of the door as it was presented at the January 8th meeting, the March 11th meeting and for today's meeting, May 13th.

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 9-10) At this time I'll enter Exhibit 9 into the record. Exhibit 9 is a copy of the APO list. At this time I'll enter Exhibit 10 into the record. Exhibit 10 is a copy of the APO map. Staff has provided the appropriate standards and conclusions in your staff report. I'll be glad to answer any questions you may have.

Chair said Megan, with all due respect, we keep kicking this can down the road. She's done everything to these doors except what we've asked her to do. We never asked her to paint that door.

Megan said right.

Jennifer Loria said we never approved this door to begin with. Ever.

Jennifer Smith said just deny the request.

Gladys Kerr said we wanted a new door.

Jennifer Loria said I gave her six or seven options of places to call architectural-wise for her to find a door closer to matching the front one and all they've done is cut out and stuck a square window in there and it looks horrible. I'm sorry. It just does. Like I said we've never approved that door from the beginning, but bless her heart, she wants to continue to try to make it work, but it does not go with this house at all and I move that we deny it.

Chair said ok and asked is Ms. Carillo was here?

Megan said she is not.

Chair said ok. Is there anyone else or any other questions for Megan on this? (No response) Ok, is there anyone else here tonight that would like to speak in favor of what's proposed here? (No response) Anyone here tonight to speak in opposition of the COA? I don't think we have any other questions.

Motion: Jennifer Loria made a motion that the Historic District Commission Find as a Fact that the proposed project, COA PLHR-2024-00120, if constructed according to the plans reviewed at this meeting, is not congruous with the character of the district because the standards state "if an entire window, door or feature is completely missing because that's what it was. There was a window. The door that was supposed to be there is missing. They wanted to replace it. Replace it with a new feature based on accurate documentation of the original. If the feature to be replaced coexisted with the features currently on the building or replace it with a

new design that is compatible in scale, size, material and color with the district building.” So we wanted it to just be compatible with the door on the front, the front door. Here the applicant is requesting to keep that door, therefore, the application is not generally in harmony with the special character of the neighboring properties and the Historic District as a whole.

Second: Allen Watson

Action: The motion passed with the following votes:

AYES: Archie Morgan, Jennifer Smith, Matthew Klaren, Jennifer Loria, Gladys Kerr, and Allen Watson

NAYS: None

Motion: Jennifer Loria made a motion based on the preceding findings of fact, I move that the Historic District Commission deny a Certificate of Appropriateness to Veronica Carillo regarding the proposals as shown in COA PLHR-2024-00120. Such Certificate is 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, Matthew Klaren, Jennifer Loria, Gladys Kerr, and Allen Watson

NAYS: None

Chair states that brings us to the next item number 5: COA PLHR-2024-00184.

Megan Brightharp approached the dais and was sworn in by the Chair.

Item 5. COA PLHR-2024-00184- The Historic District Commission is requested to consider a Certificate of Appropriateness request from Brad Deiter to install an aluminum fence around the front yard at 300 Maurice St. (Parcel ID 09-231-144)

Megan Brightharp said good evening. My name is Megan Brightharp with the planning department. Tonight I’m here to present a certificate of appropriateness for 300 Maurice Street. At this time I will introduce the findings:

1. The subject property located at 300 Maurice Street is owned by Brad and Courtney Deiter and is zoned RMD (Residential Medium Density). (Exhibit 1-2) At this time, I will enter Exhibit 1 into the record. Exhibit 1 is an aerial map showing the subject property highlighted in blue. Subject property is located south of Morrow Avenue and west of Maurice Street. At this time, I will enter Exhibit 2 into the record. Exhibit 2 is a zoning map showing the subject property highlighted in blue. The subject property is zoned RMD for Residential Medium Density as are the surrounding parcels.

2. The property is located in the South Monroe Historic District. (Exhibit 3) At this time, I will enter Exhibit 3 into the record. Exhibit 3 is a Historic District Map showing the property highlighted in blue.

3. On April 10, 2024 the applicant applied for a COA to request approval of a black aluminum fence surrounding the front of the property. The fence will be four-feet tall around the front part of the property. (Exhibit 4-6) At this time, I will enter Exhibit 4 into the record. Exhibit 4 is a copy of the application. Exhibit 5 is a copy of the site plan. The area that is highlighted in green is the fence that we are discussing tonight. The applicant also received a staff-level COA for a wooden fence that is indicated in blue. Exhibit 6 are images of the proposed style of fencing as well as street views of the front of the home at 300 Maurice Street. The proposed fencing is located at the top and the front of the home is located at the bottom.

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

5. All adjacent property owners have been notified of the Certificate of Appropriateness request. (Exhibit 7-8) Exhibit 7 is a copy of the APO list. Exhibit 8 is a copy of the APO map.

Staff has provided appropriate standards and conclusions in your staff report. I'll be glad to answer any questions you may have and the applicant is here as well to answer any questions you may have for them.

Chair said ok, we will hear from the applicant. Any questions for Megan though before we talk to the applicant. (No response) Ok, thank you, Megan. Sir, would you approach. Give your name and address, please.

Brad Deiter said his name and 300 Maurice Street.

Chair said Brad, the house above yours in these pictures, that's 500 S. Crawford, I believe it's got the fence? Questions for him?

Jennifer Loria said that's actually 305 Maurice Street.

Matthew Klaren said the standard actually says that the fence in height should be 36 inches. I think you're recommending the fence that goes to 48 inches.

Brad Deiter said yes. We have 4 kids. We've had some items taken from our property. We've had Amazon packages stolen. We just feel a fence that's a little bit taller would be a bigger deterrent for people. We have a very active walking route on our street. We would like to buy a dog, a golden retriever is our goal. It's a big dog we would like to keep in. We've had lots of dogs on our street as well, lots of big dogs that have been out and notified on our Ring doorbell. So we would like to keep those big dogs out as well so a little bit taller fence would help that.

Jennifer Smith said I think exceptions could be made with the scale of that house. You can't put a tiny little fence in front of a huge house.

Gladys Kerr said I totally agree. I think 4 foot is fine.

Chair asked Jennifer, yours is 4 foot?

Jennifer Loria said mine is 4 foot. I don't know if you were on the board then when I came. When Thomas and I first moved into the district and for actually that exact same reasons that Brad has.

Chair said I actually think it looks better.

Jennifer Loria said what you said at that meeting was "it's not a little bungalow." The house could definitely withstand a 4 foot. I gave Brad my fence guy. They are doing the same finial type of fence.

Jennifer Smith said I mean look at the Belk house. Theirs is 5 ½ to 6. That mansion with some tiny little fence in front would look ridiculous.

Matthew Klaren asked is it a hollow fence, aluminum hollow?

Brad Deiter said that is a great question. I believe it is hollow.

Jennifer Smith said most of the aluminum ones are.

Chair said all the ones I've seen have been hollow.

Jennifer Loria asked are you doing the double gate coming in?

Brad Deiter said yes, double gate at the front as well.

Gladys Kerr said and it's black. Thank you. That looks nice.

Brad Deiter said yes. You can see the pictures there. We'd like to do some landscaping around the front, really boost up.

Chair asked how long have you been there?

Brad Deiter said just October, we just moved in October. We are trying to keep the history there.

Jennifer Smith said actually his wife is on YouTube and doing all the whole house on the inside.

Gladys Kerr said we like it when you take pride.

Chair said we love it and appreciate it when people put money into the district. Any other questions for Brad?

Allen Watson asked how are you going to tie it to the block or are you not going to tie it to the block fence that is there?

Brad Deiter said so it is going to go to its own post and then the wooden fence would just go so they won't be secured to each other, but they'll each have their own post.

Chair asked if any other questions? Would someone like to make a motion?

Motion: Matthew Klaren made a motion that the Historic District Commission Find as a Fact that the proposed project, COA PLHR-2024-00184, if constructed according to the plans reviewed at this meeting, is congruous with the character of the district because the standards state in page 27 of the standard guidelines. Therefore, the application is generally in harmony with the special character of the neighboring properties and the Historic District as a whole.

Second: Jennifer Loria

Action: The motion passed with the following votes:

AYES: Archie Morgan, Jennifer Smith, Matthew Klaren, Jennifer Loria, Gladys Kerr, and Allen Watson

NAYS: None

Motion: Gladys Kerr made a motion based on the preceding findings of fact that the Historic District Commission grant a Certificate of Appropriateness to Brad regarding the proposals for his two fences as approved in the previous motion.

Second: Jennifer Loria

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

AYES: Archie Morgan, Jennifer Smith, Matthew Klaren, Jennifer Loria, Gladys Kerr, and Allen Watson

NAYS: None

Chair said thank you, Brad. Ok, that brings us to item number 6

Item 6. **COA PLHR-2024-00186-** The Historic District Commission is requested to consider a Certificate of Appropriateness request from Arturo Chavez to utilize fiber cement siding, to not reconstruct two chimneys, and to utilize wood slat attic vents at 406 E. Houston St. (Parcel ID 09-231-107)

Keri Mendler and Arturo Chavez approached the dais and were sworn in by the Chair.

Keri Mendler approached the podium and introduced herself. She said tonight I'm here to present a Certificate of Appropriateness from Arturo Chavez for the property located at 406 E. Houston St. I will go over the Commission level items later in the presentation, but wanted to quickly go over the staff level items. At staff level means they are going back with like materials and like changes which is good news to bring a house back to what it was originally as. The porch and carport, including the round wood columns, would be reconstructed as previously built with like materials and like design as the original construction. Some of the original columns were too dilapidated to be reused, but some may be able to be repaired. A new asphalt shingle roof would be installed over the porch to match the main roof. New wood 1 over 1 windows would be installed as the original windows were too destroyed to be utilized again from sitting outside. The original door was fortunately stored inside and was still in good shape to be reinstalled with sidelights. The front walkway would be redone with concrete and stained an earth tone color. The back porch would be repaired/reconstructed with like materials, which included standard decking boards. She said that concluded the staff level items and introduced the proposed findings:

1. The subject property located at 406 East Houston Street is owned by Arturo Chavez and is zoned RMD (Residential Medium Density). (Exhibit 1-2) Exhibit 1 is a copy of the aerial map. The property is highlighted in blue. It is located south of East Houston Street. Exhibit 2 is a zoning map. The subject property is highlighted in blue. It is zoned residential medium density as are all of the adjoining properties.
2. The property is located in the South Monroe Historic District. (Exhibit 3) Exhibit 3 is a copy of the Historic District map. The property is highlighted in blue.
3. On April 30, 2024, the applicant applied for a COA to request approval to utilize fiber cement siding in place of the original wood lap siding, to not reconstruct two chimneys removed by the previous owner, and to utilize wood slat attic vents in place of glass windows. (Exhibits 4-7) Exhibit 4 is a copy of the application. Exhibit 5 are images. One is of the Google street image of the house before work was started so this was in 2019 and was the most recent image. Below that you will see a picture that was done in 2022. This was under the previous ownership as they were in mid-construction, showing the original wood lap siding. The siding has been removed as many of you are aware, and so the applicant is proposing to go back with the proposed fiber cement siding that will be similar as far as design. It would just be fiber cement instead of wood. Exhibit 6 is the chimney request. These chimneys were removed by the previous owner. This is a picture of the house again in 2019. You can see the two chimneys that were sort of on the rear side of the roof and this is a picture of the house a couple of weeks ago that shows where the chimneys were removed and a couple more images from outside the structure. This is looking at the house from the left. The chimney was approximate location with that arrow that you see. Then an image from the right of the house. The chimney was approximate location with the arrow there. This is some interior pictures. The previous owner did remove these chimneys and patched the holes and put a brand new shingle roof on. The applicant, the new owner, is requesting not to reinstall those chimneys that were removed. Exhibit 7 is a picture of our requesting of the wood attic slatted vents. Picture from 2019 show glass windows in there, at least one on the front, one on the right side and maybe one on the left, but I'm not 100% sure. The applicant it

requesting to use a wood slatted vent instead of a plain glass window for ventilation purposes. The window on the front has already been removed. It is currently wood at the moment and this is one of the windows on the right side of the house.

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 8-9) Exhibit 8 is a copy of the APO map and then Exhibit 9 is a copy of the APO list.

Staff has provided the appropriate standards and conclusions in your packet and I will be happy to answer any questions. Of course, the new owner and applicant is here as well.

Chair said ok, thank you for all the staff level stuff. That saved us some time as far as the windows and all that stuff goes. We've got some concern maybe about the chimneys. We understand the owner, here with us tonight, did not remove those and we regret that the previous owner chose to do that on his own without a COA.

Jennifer Loria asked do we know if there was any damage? What the reason was with the previous owner? No?

Keri Mendler said I'm not sure. Again, this was in 2019. It looks like this one on the left may have had some damage up at the top, but to say one way or another, I'm not sure. They hadn't indicated in any of their applications with us that they were doing that. I'm not sure.

Chair said we don't really know why. They were removed for some reason otherwise they would've left them up.

Gladys Kerr asked well did they have working fireplaces? Were they actually using the chimneys?

Chair said I don't know.

Jennifer Smith asked they are patched up, aren't they?

Keri Mendler said yes they are patched up on the inside. These pictures were taken a couple of weeks ago.

Jennifer Smith said so there are no fireplaces there now.

Chair asked are they patched up now or were they prior to them being removed? So we don't know if they were working fireplaces or not, really?

Keri Mendler said no, I don't know if you guys have any information.

Chair said ok.

asked can you tell if the fireplaces downstairs, if they are still standing or have they been closed in?

Keri Mendler said the whole interior is gutted. Completely gutted. They did a whole tear-down on the inside.

Gladys Kerr said so the chimneys are not going to be functional. To put the chimneys back would not keep the house warm. It would just look pretty from the outside.

Jennifer Smith said Dale Lohberger came before us and he had his fireplace, even though he had the original fireplace in place, he had it not connected to anything and we certainly asked for him to put them back, which he was more than happy to do, just for the look of the house itself. Houses of that period had chimneys whether they worked or not.

Keri Mendler said I think I recall that application and the commission approved him to remove the chimney. You didn't require him to build it back.

Gladys Kerr asked Dale? They did not require him?

Keri Mendler said yes because the mortar and joints were just too deteriorated and the weight of it. It was on the back side of the house and the commission did not require him to put the chimney back. It came before the commission and did not require him to put anything back on that roof.

said it is a foundation judgement call. I have had five fireplaces in mine and we have debated about removing three. We ended up keeping them, but they were not usable fireplaces. We were not going to put them back in service so it does become a structural issue with the weight and so forth.

asked the foundation is gone from the ground up?

Gladys Kerr states and he already has a new roof. Correct? So if you require chimneys that would be invasive to the new roof. We need to think about it guys.

said I think you made a good point. They are not going to heat the house so it would be for aesthetics.

Gladys Kerr said it would be structurally a little bit dangerous.

Jennifer Loria said this would be a different thing if he was coming in front of us after the fact of removing the chimneys, but it was a previous owner. This house has been sitting.

Chair said sir, would you approach and give your name and address?

Arturo Chavez said his name and gave his address as 406 E. Houston Street and I'm the owner of the house.

Chair said ok. Are you going to live in the home or are you buying it to fix it up and sell it?

Arturo Chavez said I have no plans. I have 4 kids so maybe they will live in the house. One of my sons.

Chair asked Kerry, is fiber cement the same as Hardie board? Ok just clarifying that.

Kerry Mendler said yes.

Jennifer Loria said let me ask a question about fiber cement. Does anyone have an issue with the fiber cement?

Multiple "no" responses.

Jennifer Loria said I want to talk about the windows in the attic. You guys will have to help me because I don't understand ventilation and all that.

Chair said well, you have got to help me too because vents like that will vent a hot attic, but what would a glass window, that's not going to allow any ventilation.

Jennifer Loria said I love the look of the window, but I don't think it's practical.

Jennifer Loria said if he had to put the glass back, it's just not practical.

Arturo Chavez asked what window? The attic window? There is no window.

Jennifer Loria said right. We are debating on whether or not for you to add the glass back versus the vent, but I don't think that's smart because it needs to vent.

Arturo Chavez said yes for the attic.

Jennifer Smith said I have glass windows in my attic and it doesn't have vents in it. In fact, mine are stained-glass.

Chair asked how are your attics vented?

Jennifer Smith said there is a vent on top of the roof.

Jennifer Loria asked do you have other ventilation in the attic?

Arturo Chavez said the soffit vents.

Chair asked would you be opposed to on the back side of the house putting in one of those turbines that turn for the heat to get out.

Arturo Chavez said it doesn't have any on top. I need to put one.(?)

Jennifer Loria said you do need to put one in, you are going to put one in, yes?

Arturo Chavez said the roof is already finished and it's a new roof.

Allen Watson said I have a levered space rather than a window and it is needed to pull air through. Even if you put a ventilation fan up there, it still has to move air.

Arturo Chavez said we bought some wood windows the air goes in and out.

Chair said we get it. I'd like to see you replace that with another window if you can find some ventilation.

Allen Watson said that's not practical from a heating and cooling perspective. He needs ventilation.

Chair said yes, absolutely.

Jennifer Loria said, but it was there originally.

Allen Watson said but that was built 150 or 100 years ago when we didn't worry about ventilating houses.

asked was the window any type of decorative window or just glass?

Arturo Chavez said the front window is side is broken. It is just glass. I want to bring this beautiful home back.

said certainly we want to try to keep the home's historic value as much as we possibly can. I like the glass, but at the same point and time, it has to be functional and you have to have ventilation in your attic. We actually converted ours to that a long time before so I do understand the need to have it.

Chair said he's got to have ventilation. There's no doubt about it. It's just too...

Jennifer Loria said but I love that you're putting the front door back on there. That's exciting.

Arturo Chavez said the windows, the wood is in bad shape so that is what I am requesting.

Jennifer Loria said I can see his house from my back yard so I can hear all the work you are doing. I'm excited.

Chair said it's been a work in progress for quite a while.

Jennifer Loria said I'm mad they took those chimneys down, but there is a roof on it already.

Motion: Jennifer Loria made a motion that the Historic District Commission Find as a Fact that the proposed project, COA PLHR-2024-00186, if constructed according to the plans reviewed at this meeting, is congruous with the character of the district because the standards state "If a masonry feature is completely missing," page 44 of the Standards. We are not going to require you to replace them because they would be decorative in feature only. Page 51 of the Standards for the exterior walls, we will be ok with the Hardie board fiber cement siding and also allowing you to utilize wood slat attic vents in place of the original glass windows. The applicant is requesting that, therefore, the application is generally in harmony with the special character of the neighboring properties and the Historic District as a whole.

Second: Allen Watson

Chair asked before we vote are we fine with the vents as proposed, the Hardie board and the chimneys? Are you ok?

Jennifer Smith said not really. It is what it is.

Jennifer Loria said you got to stand up and state your name, sir, and your address please.

Thomas Loria stated his name and address at 305 Maurice Street. Welcome to the neighborhood. Another fix you could do for ventilation is vented soffits. It wouldn't take away from the visual appeal of the house and a rich (?) cap on the roof or one of the little round dome fans. It's an easy install.

Brad Ray stated his name and address is 406 East Houston. The home next door has a little flatness, right, in the attic windows so it's not like it is inconsistent.

Jennifer Loria said no, we are not saying that it is inconsistent. Our job here is really to just kinda keep the originality of the current home, but I do think that it needs the ventilation. I think you said you were doing vented soffits. What would it take for you to put that turbine on the back even though the roof is already on there? With the vented soffits and that should take care of it, right?

Chair said they add these vents all the time.

Chair said I have a first and second. Any further discussion on any of this?

Action: The motion passed with the following votes:

AYES: Archie Morgan, Jennifer Smith, Matthew Klaren, Jennifer Loria, Gladys Kerr, and Allen Watson

NAYS: None

Motion: **Allen Watson made a motion based on the preceding findings of fact that the Historic District Commission grant a Certificate of Appropriateness regarding the proposals as shown in COA application PLHR-2024-00186 subject to the conditions contained in the previous motion.**

Second: **Archie Morgan**

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

AYES: **Archie Morgan, Jennifer Smith, Matthew Klaren, Jennifer Loria, Gladys Kerr, and Allen Watson**

NAYS: **None**

Item 8. Next Meeting: Monday, June 10, 2024

Chair said the date of the next meeting is Monday, June 10th. Before we adjourn, anything we would like to ask staff about? I was going to ask about 322 Houston? There is a door and window all boarded up. Did we discuss this in the past? Is that already on the list?

Jennifer Smith asked what about the trees that were cut down on Franklin Street?

Keri Mendler said I will send an email about that tomorrow.

Jennifer Smith said I stopped by there Saturday. They're gutting the inside of the house and I'm told that they want to put apartments in it. I said I don't believe you can do that.

Keri Mendler said yeah, I spoke with the owner on Friday. He didn't indicate that they were doing anything like that. Obviously interior work isn't subject to the commission. I know on the outside it is mostly contained and some repairs to the garage.

Jennifer Smith asked so did he tell you he was planning on living in it? Are they the ones who bought it and will fix it up to sell it?

Keri Mendler said I'm not sure what their plans are. We don't usually ask people.

Jennifer Smith said that is what his workers told me that they were going to put apartments in there. I don't know. I know that gutting the whole inside of it.

Jennifer Loria asked who brought up 322 Houston Street? Was that you, Archie? 322 is the one, remember, the white brick house that got painted like a dark blue or dark grey with a red door. We had asked you, hey, what's going on with that? No one's living in it. You were like, utilities have been on it for a long time. It's the house right next door. It's a white house.

said my understanding is that people have not lived in that house in quite some time. Someone had moved in. The guy was coming in on weekends. They made some efforts to board the house up.

Jennifer Loria said code enforcement has been by I just would like to know what's going on with that.

Keri Mendler said yes, I will check.

Chair asked any update on any the other homes that were turned in, some of the ones that were abandoned? I know there is a process.

Keri Mendler said I sent an email on the last two you brought up. I sent that email late last week with some information on both of those.

Chair asked if anyone else have any more questions they would like to bring up?

Jennifer Loria asked if anyone else wants to speak or any public comments?

Chair asked would someone like to make a motion to adjourn.

Item 9. **Adjournment**

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

Second: **Allen Watson**

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

AYES: **Archie Morgan, Jennifer Smith, Matthew Klaren, Jennifer Loria, Gladys Kerr, and Allen Watson**

NAYS: **None**

The meeting adjourned at 7:15 pm.

Respectfully submitted,

Archie Morgan
Chairman

Keri Mendler
Senior Planner

HISTORIC DISTRICT COMMISSION MINUTES

MONDAY, JUNE 10, 2024 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. A quorum was present. Kimberly Davis called the roll.

Members Present: Archie Morgan (Chair), Jennifer Smith (Vice Chair), Anna Dowdy, Matthew Klaren, Jennifer Loria and Gladys Kerr

Members Absent: Allen Watson

Staff Present: Keri Mendler, Senior Planner; Richard Long, City Attorney; Megan Brightharp, Planner I; Kimberly Davis, Administrative Assistant II

Guests: Natasha Higgins, Denice Polemides, Mark Hollowell, Lisa Hollowell, McCamy Blake, Will Blake, Libby Helms, Pam Morgan

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

Item 3. **Conflicts of Interest**

There were no conflicts. No minutes from last meeting.

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.

Item 4. **COA PLHR-2024-00195- The Historic District Commission is requested to consider a Certificate of Appropriateness request from LeeAnn M. Blake for the property at 102 E. Windsor Street. The applicant is requesting approval for previously painting a historically unpainted surface at 102 E. Windsor Street. The applicant is also requesting to paint the remaining surfaces of the structure. (Parcel ID 09-232-025)**

Megan Brightharp and Denice Polemides approached the dais and were sworn in by the Chair.

Megan Brightharp approached the podium and introduced herself and said tonight I'm here to present a Certificate of Appropriateness request from LeeAnn M. Blake for the property located at 102 E. Windsor Street. At this time I will present the proposed findings.

Proposed Findings:

1. The subject property located at 102 E. Windsor Street is owned by Milton and Denice Polemides and is zoned DC-MX (Downtown Central Mixed-Use). (Exhibit 1, 2) Exhibit 1 is an aerial map showing the subject property highlighted in blue. The subject property is located south of East Windsor Street. Exhibit 2 is a zoning map showing the subject property highlighted in blue. The subject property, as are the surrounding properties, are zoned DC-MX.
2. The property is located in the South Monroe Historic District. (Exhibit 3) Exhibit 3 is a Historic District map showing the subject property highlighted in blue.
3. Staff received a call on April 4, 2024 inquiring about the newly painted brick façade at 102 E. Windsor Street.
4. On April 30, 2024, the applicant submitted an application requesting approval for previously painting a historically unpainted surface at 102 E. Windsor Street and approval to paint the rest of the structure. (Exhibit 4-6) Exhibit 4 is a copy of the application. Exhibit 5 are the site photos of the subject property. To the left is a picture of the painted façade as it sits today. To the right is a historic photo of the structure prior to being painted and these are images of the other sides of the building that have yet to be painted that the applicant is asking to paint. Exhibit 6 is information provided by the applicant about the paint.
5. 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
6. All adjacent property owners have been notified of the Certificate of Appropriateness request. (Exhibit 7-8) Exhibit 7 is the copy of the APO List. Exhibit 8 is the copy of the APO Map.

Staff has provided the appropriate standards and conclusions in your staff report. I'll be glad to answer any questions at this time and the applicant and owners are here as well.

Keri Mendler clarified that item 5 stating "does meet" means that this requires a COA.

Jennifer Loria said it is already painted and that is irreversible, correct? (Various answers from the Board in response).

Chair said any other questions for Megan? Let's hear from the applicant.

Denice Polemides introduced herself. I've owned the building for three years in Monroe. My tenants did paint the building in the front. I did not know that it was a historical area. I know that it's not a historical building. Of course, if we knew we had to ask for permission we definitely would. I was surprised that we were getting this. The tenants did a really beautiful job with it. It's white. It's gorgeous. They've cleaned it up and cut down the bushes. I'm sorry. I did not know, but we would love to go ahead and finish the building so it could be cohesive and look beautiful. That's all I can say is I'm sorry. We had no idea.

Chair said ok. My thoughts are that this building is near and dear to my heart. That's a little sarcasm. It used to be Dr. Percy Walters office. The kids called him "Painless Percy." That was definitely sarcasm. Kids were crying out in the waiting room. It was terrible. What you're doing to the building looks one-hundred times better than it did. I think most of us agree with that. My business is not in the district. I had an old, tired brick building like you had. I painted mine white and it looks great. This paint will not come off. It's made for brick and it soaks in. It's a special kind of paint. I don't see it coming off easily.

Gladys Kerr said if you take a walk downtown, on every street, there are buildings that are brick that are painted. So this is not the first one and it is not a historically architectural design and it looks very nice. I certainly vote that you finish your painting.

Chair said I think if she had come to us with a COA wanting to paint the building, I think we might have approved it.

Jennifer Smith asked what is the "Whitehouse Wellness?"

Leann Blake said her name and 102 East Windsor is my practice. I am a women's health Nurse Practitioner and Board Certified. We cater to women's health needs, gynecology, some weight management and hormone optimization.

Chair said as it says about masonry page 45 "It is not appropriate to paint masonry surfaces that were not historically painted." The brick was not historically painted in this case. The current tenant painted the front façade of the building white when they began occupying the space. The applicant is requesting to paint the remaining surfaces to match the front.

Anna Dowdy said she disagrees that it looks good. Painted brick is a fad. I think it was much better traditional without the paint. I think it might look good for now, but in twenty years that will look dated too. The red brick is much more traditional and long-lasting through the years. I would say yes, there is no going back. The front is painted. Leave it as it is on the front, but I wouldn't agree to paint the rest of it.

Denice Polemides said in twenty years we can re-paint and if I still own it we would repair anything that is peeling. I'm here because I love old buildings and old towns, but to leave it like that. The front looks so beautiful and it's a long deep building. The red doesn't look cohesive.

Anna Dowdy said I drive by there every day when I leave work and I noticed the front painted and I never noticed the rest of it wasn't painted. I don't think it stands out.

Chair said I see the front when I ride by and I've never really noticed the sides. That's a lot of brick to paint. You can pressure wash although it may fade and peel in twenty years.

Gladys Kerr said I'm still inclined to agree with the request. I think it would be lovely to have the whole building done as they're requesting. They're willing to spend the money.

Chair said we are not a precedent setting board. We don't set a precedent by approving this.

Jennifer Loria said first, if they had come to us beforehand, would we have approved it? Probably not. Secondly, what's done is done. We can stop them from painting the rest and it doesn't look bad with just the façade painted. Are we inclined to let them paint the rest of the building when it is against guidelines which we know we can change.

Chair asked any other questions for the applicant? Is there anyone else to speak in favor of project?

Denice Polemides said it has to be even and would look so beautiful.

Chair asked if anyone tonight wants to speak against the project? Hearing none, I will accept a motion.

Pam Morgan introduced herself and lives at 505 South Church Street. I do a lot of walking and I see red brick. It would be a nice division to paint the tired, red, nothing-special brick building. The white has made it look a lot better.

Motion: Anna Dowdy made a motion that the Historic District Commission Find as a Fact that proposed project COA PLHR-2024-00195, if constructed according to the plans reviewed at the meeting, is not congruous with the character of the district because the standards state that "It is not appropriate to paint masonry surfaces that were not historically painted." In this case, this building at 102 East Windsor Street was unpainted red brick and has now, within the past three years, has been painted white on the front, but not the sides. Here the applicant is requesting permission to paint the remaining three sides and while the front has been painted and we, as a commission, feel there is nothing that will undo that that would not be detrimental to the existing structure. Painting the remaining three sides would go against the Historic District standards. Therefore the application is not generally in harmony with the special character of the neighboring properties and/or the Historic District as a whole.

Second: Jennifer Smith

Action: The motion failed with the following votes:

AYES: Jennifer Smith, Anna Dowdy, Jennifer Loria

NAYS: Archie Morgan, Gladys Kerr, Matthew Klaren

Chair asked Attorney Long what to do. This motion did not carry.

Richard Long said you can make a subsequent motion, but I expect it will end up 3/3 again on the other way.

Motion: Archie Morgan made a motion that the Historic District Commission Find as a Fact that proposed project COA PLHR-2024-00195, if constructed according to the plans reviewed at the meeting, is congruous with the character of the district. The standards state otherwise, but the front has already been painted and looks great and we all agree. They want to finish the job and paint the other three sides. Therefore, I feel the application is generally in harmony with the special character of the neighboring properties and/or the Historic District as a whole.

Second: Gladys Kerr

Action: The motion failed with the following votes:

AYES: Archie Morgan, Gladys Kerr, Matthew Klaren

NAYS: Jennifer Smith, Anna Dowdy, Jennifer Loria

Chair said no decision was made other than the fact that we are going to allow them to leave the front as is.

Richard Long said one can make a motion to leave the front façade as it is. Stand alone, you may get that to carry based on what I've seen here tonight.

Chair said do we need to make a motion for the front façade to stay as it is?

Motion: Anna Dowdy made a motion that the Historic District Commission Find as a Fact that proposed project COA PLHR-2024-00195, if constructed according to the plans reviewed at the meeting, specifically the plans are to leave the façade as it is and not address the sides at this time, is congruous with the character of the district because the standards state that masonry is not to be painted, that was not historically painted. However in this case, it has already been painted and to remove the paint would most likely cause more damage to the façade than just leaving it as it is. Here the applicant is requesting to leave the façade, the front of the building, at this address on 102 East Windsor Street, as it is, and therefore the application, in that regard, is generally in harmony with the special character of the neighboring properties and/or the Historic District as a whole.

Second: Jennifer Loria

Motion: Gladys Kerr made a motion based on the proceeding Findings of Fact, that the Historic District Commission grant a Certificate of Appropriateness to the applicant regarding the proposal as shown in COA

PLHR-2024-00195, such certificate to be subject to the conditions as stated in the previous motion.

Second: Jennifer Loria

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

AYES: Archie Morgan (Chair), Jennifer Smith (Vice Chair), Anna Dowdy, Jennifer Loria, Matthew Klaren and Gladys Kerr

NAYS: None

Chair said COA is granted to leave the façade like it is.

Item 5. COA PLHR-2024-00198- The Historic District Commission is requested to consider a Certificate of Appropriateness request from Natasha Higgins for the property at 202 N. Crawford Street. The applicant is requesting approval for previously installing vinyl windows at 202 N. Crawford Street. (Parcel ID 09-232-218)

Megan Brightharp and Natasha Higgins approached the dais and were sworn in by the Chair. Megan Brightharp introduced herself and presented the item and proposed findings.

Proposed Findings:

1. The subject property located at 202 N. Crawford Street is owned by Natasha Higgins and is zoned RMD (Residential Medium Density). (Exhibit 1, 2) Exhibit 1 is an aerial map showing the subject property highlighted in blue. The subject property is located east of North Crawford Street and north of West Morgan Street. Exhibit 2 is a zoning map showing the subject property highlighted in blue. The subject property, as are those surrounding it, are zoned RMD for Residential Medium Density.
2. The property is located in the South Monroe Historic District. (Exhibit 3) Exhibit 3 is a Historic District map showing the subject property highlighted in blue.
3. Staff was notified on April 22, 2024 that new vinyl windows had been installed in place of the original wooden windows at 202 N. Crawford Street.
4. On May 14, 2024, the applicant submitted an application requesting approval for previously replacing wooden windows with vinyl windows. (Exhibit 4-5) Exhibit 4 is the application. Exhibit 5 are pictures of the original windows and the new windows. The original windows are the ones shown at the top. The new vinyl windows are located at the bottom.
5. The proposed structure does meet the review criteria for a Certificate of Appropriateness according to Section 6.3 of the Unified Development Ordinance.

6. All adjacent property owners have been notified of the Certificate of Appropriateness request. (Exhibit 6-7) Exhibit 6 is a copy of the APO List. Exhibit 7 is a copy of the APO Map.

Chair said we have questions for the applicant. Are there any questions for Megan at this time?

Natasha Higgins introduced herself and address is 202 North Crawford, Monroe.

Chair asked how many windows were replaced?

Natasha Higgins said it was just the windows in the living room. Five total.

Chair said we've said numerous times on this Board that everybody wants vinyl windows, but we don't allow them in the District. Even if you had done a COA ahead of time asking for it, it would have been denied because there are no vinyl windows in the District.

Natasha Higgins said as owner for five years, I didn't think about requesting. As a single, public school educator, I went with what worked with my budget to help cut costs in heating and to protect the home as moisture and things are getting in. I know I live in a historic district. I love the house and I'm trying to keep the house.

Jennifer Loria asked were you aware that you did need a COA. As a Board, we are trying to figure out how many people in the District are aware that they need to get a COA before they get things done versus not. Did you know?

Natasha Higgins said I did not remember at this point. I don't know if I was told when I bought the house. That's been five years ago. It came a point in my budget where I could get this done.

Jennifer Loria said regardless of the vinyl, that is an issue in and of itself. I think, as a Board, we are obviously looking towards the future and maybe looking at some composite things and possibly some that have wood. Vinyl is definitely not one of those things we are not looking at. You've lost the character of the windows. I understand that you've kept the decorative features, but the muntins in the middle are not decorative so I'm guessing they don't match the rest of your house, correct?

Natasha Higgins said just the windows in the side because there are other windows, prior to my living there, do not have that same design.

Matthew Klaren said you are asking for approval for the previously replaced, not to continue, correct? This has probably been one of the biggest challenges.

Natasha Higgins said no, not to continue. These are the most damaged in the house and those are the ones that everything was coming through.

Chair said we agree with you 100% on the reasons why you chose vinyl windows instead. We recently had a young lady who wanted vinyl windows in her brand-new house and we couldn't allow it.

Natasha Higgins said they have storm windows, but I think the storm windows take away. I've had to stuff towels and blankets into the window where the older windows are stuck down so I figured that would not be appropriate. For the first time in nine years, I got to sleep with my windows open.

Gladys Kerr said we're just sorry you didn't come to us first. It would have been a "no," but that way you wouldn't have spent the money.

Chair said it would have a no then too.

Anna Dowdy asked do you have the old windows? Did you happen to save them?

Natasha Higgins said no. They could not go back in. Can I do anything to work on the middle? What would the timeline be because I need to pay off these windows if I'm going to have to get new windows because I'm on a budget? These were financed. I've made two payments on them and have ten months left.

Chair said this is just an unfortunate situation. Would anyone like to make a motion? It's the vinyl window. Do you think whoever supplied you the windows would give you some credit back? Those are brand-new windows and looks like you could get some credit back for them.

Jennifer Loria said I move to table this so we can do a little research on our end about what we do when a person has already put this in. I know where we personally said and where we stand with the statutes, but maybe we need to take a look at how we move forward in this. I think it's a different discussion because if a person comes and says I want to put vinyl windows in my house that's a different discussion than I've already put these windows in my house.

Chair said the answer is no on both of these questions. I don't know what more we can discuss.

Keri Mendler, Senior Planner, came forward and was sworn in. It may not be 100% accurate, but it was before my time here. There was a house in the Historic district who had installed vinyl windows. It came before the Commission. At that time, the Commission said no vinyl, but we will allow you to replace a window or two every few months to help offset the cost. This was an entire house. I don't know if there was a specific timeline. As of right now, it is a zoning violation. Obviously from a zoning violation standpoint, our goal is compliance. As far as a specific timeline, I don't know if there is anything that would restrict you from giving additional time.

Jennifer Smith said would thirty days help? That would give you enough time to communicate with your finance company and see if you could work something out with them to give you credit.

Natasha Higgins said I will have to find a new contractor who will finance with me to get the wooden windows. One income and my job does not bring in the money.

Richard Long said if you are inclined to look at other options. I can't give you the timeline. There is a motion made on the table and it hasn't been seconded. If you would buy time, it would give her an additional thirty days to resolve the problem. Whether it's a 30 or 60 or 90 days, you are going to give her an extra thirty days if you table it here today.

Chair said she knows at this point that those windows have to come out and be replaced by wood windows. We are just giving her some time to figure it out. It is not a new application.

Motion: Jennifer Loria made a motion to table COA PLHR-2024-00198 for 60 days-
The Historic District Commission is requested to consider a Certificate of Appropriateness request from Natasha Higgins for the property at 202 N. Crawford Street. The applicant is requesting approval for previously installing vinyl windows at 202 N. Crawford Street. (Parcel ID 09-232-218)

Second: Anna Dowdy

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

AYES: Archie Morgan (Chair), Jennifer Smith (Vice Chair), Anna Dowdy, Matthew Klaren, Jennifer Loria and Gladys Kerr

NAYS: None

Item 6. Annual Report from State Historic Preservation Office

Keri Mendler, Senior Planner, approached the podium and said this is really for informational purposes. Every December, we receive a lengthy survey from the State Historic Preservation Office. They send a follow-up letter to that survey and tell us we are doing a great job. The important part is that we are maintaining the minimum responsibilities to maintain that CLG status which allows us to do CLG Grants. That funded the design standard update a couple years ago as well as other technical services. I will be happy to answer any questions you might have.

Jennifer Loria asked what kind of grants are there?

Keri Mendler said the grants have to be something that is hosted by the certified local government and the building has to be a public purpose building. There are architectural surveys you can apply for. They said they are behind on those. If we wanted to expand or do something in Monroe those surveys are costly. There are a variety of projects. The photo contest is being extended through the end of June. Spread the word. You don't have to live in the District to participate. You only have to submit a picture that is in the District. It's a couple months out, but we have a CLG training in Monroe set for September 13th. That is part of the requirements with at least one staff person and at least two Commission Members going to that training yearly. They have been online or virtual in the past and some in-person as well, but we are fortunate to be able to host that here in Monroe this year. So September 13th is a Friday and it is all day. Since we are in Monroe, I would love it if everybody could attend or, at least, whatever legal says is allowed. It really is for just CLG members not a gathering for citizens. It is for you to

learn more about your role as a Commission Member. It starts around 9 or 9:30am and will be held at The Bottle Factory. It will probably end around 4pm with a lunch break and a couple of breaks. The State will come and do presentation on legal items and there will be some educational sessions. If there is any topic in particular that you are interested in learning about, please let me know and I can pass it along to the State Representatives.

Chair said we have questions for you. Can you update us on 304 Houston Street? We approved a storage building behind this house and it's big and changes with a chimney have been made. That is not what we approved.

Keri Mendler said I believe it was a fairly large shed when it was approved, like 900 square feet. It can be up to no larger than the house. That is what was presented as far as the size is concerned. I would have to confirm that is what was permitted. The owner came in today and asked about the chimney and they will reduce it. It is not a real chimney because they will be doing metal shingle tiles and in case they needed a vent later than it would require a lot more work to add a hole. They went ahead and did that for planning purposes. He showed me and I said that is tall so they are going to reduce that. It was only for the future and not be an actual chimney. If they decide later to have an actual chimney then they would have to come back to the Commission.

Chair said it's confusing sometimes on what can be approved at staff level. There are dormers on the front.

Keri Mendler said we can look into the dormers from a design aspect. Staff can approve minor things, but if we are not comfortable approving it then we bring it to you.

Chair said any movement on the abandoned homes in the District?

Keri Mendler said the two, brought up a meeting or two ago, have had a title search requested. That is the first step in minimum housing. 208 and 210 Maurice Street will be going to City Council tomorrow for the minimum housing case so it will be before you in the next month or two.

Jennifer Loria said what does the title search do?

Keri Mendler said it ensures the ownership to make sure that everyone is adequately informed. Some of those properties might have twelve heirs that have to be tracked down.

Chair said regarding a certain driveway on Everett Street, I understand that has been turned over to legal. Where does that stand?

Richard Long said I'm not going to talk to you about any legal action, but I can tell you that it's about to be taken.

Jennifer Loria said there is a white house on the corner of Everett and Charles Street that has been boarded up. It's 406 or 409 Everett. There's another one on Maurice and Houston that's abandoned.

Keri Mendler said yes, I think they have started minimum housing on that one or some kind of process and we've had phone calls about people inquiring about the purchase of that as well. The one on Houston I sent an email on and my understanding is the bank has taken possession of it.

Jennifer Smith said the gold house on the corner of Washington and Lancaster has been sold to people out of the country and it's supposed to be turned-around for a resale. What guidelines are they going to follow or do they know of the guidelines we have in this area to follow?

Keri Mendler said somebody has reached out to me about that property a couple of weeks ago and over the years we send out postcards to property owners in January. I know that question comes up a lot. It is part of due diligence when you buy a property to find out what the requirements are. The City does all they can do to educate and have resources available.

Multiple conversations about the postcards.

Chair said I would like to think when you close on a house in the District that there is some paperwork saying that there are guidelines for this Historic District home.

Jennifer Loria said the problem with that is going back and doing that on all the houses that are already on the District. It's a humongous cost and undertaking of that.

Jennifer Smith said they need to do their due diligence in checking about house.

Chair asked about what about the house on the corner of Franklin Street and Charles? It had two doors on the side and they were boarded up by the City now. It's right across from The Cause For Tea. Is that property for sale? Do you know the status?

Keri Mendler said: 1) it is not in the District so I don't know what work they will do, but it won't have to meet district standards and 2) it was a duplex and it maintained its status as a duplex because of utilities so it can continue to be utilized as one. There was a minimum housing case on that one and staff has met with the owners. It is in a process of some sort.

Matthew Klaren said the house on Franklin with a carriage house in the back. There was some dispute about the trees they cut down. It's a brown house. I know they are painting and making changes to the outside and construction. Have they reached out for permits or color changes?

Keri Mendler said you don't have to get color changes approved in the District. It was brown and they painted it a slightly different shade of brown. There was some foundation work and they asked if they could paint it, which I told them they cannot paint.. There was the tree and that has been dealt with, but I think they are going to do a driveway.

Chair asked if we have gotten anywhere with documenting the tagged trees in the District?

Keri Mendler said the contract is in the review process right now so hopefully we will have more information soon. Our intent is to catalogue the trees. We have our selected firm and it is going through the review process.

Chair said I don't have the dates, but we have the Parade of Homes coming up. There are a number of homes in the District that are part of it. Chair asked if anyone in the audience had any questions for the Board or staff. There being none, the chair asked for a motion to adjourn.

Item 7. **Next Meeting: July 8, 2024**

Item 8. **Adjournment**

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

Second: **Gladys Kerr**

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

AYES: **Archie Morgan (Chair), Jennifer Smith (Vice Chair), Anna Dowdy, Matthew Klaren, Jennifer Loria and Gladys Kerr**

NAYS: **None**

The meeting adjourned at 7:32 pm.

Respectfully submitted,

Archie Morgan
Chairman

Kimberly Davis
Secretary to the Board

HISTORIC DISTRICT COMMISSION MINUTES

MONDAY, MARCH 11, 2024 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. Keri Mendler called the roll.

Members Present: Archie Morgan (Chair), Jennifer Smith, Anna Dowdy, Jennifer Loria, Gladys Kerr, Allen Watson and Matt Klaren

Members Absent: None

Staff Present: Keri Mendler, Senior Planner; Megan Brightharp, Planner I; Lisa Stiwinter, Planning and Development Director, Lisa Hollowell, Assistant to the City Manager

Guests: Tiffany Watson, Mary Nash, Pam Morgan, Tanner Parks, Jim Hansen, Jennifer Melendez, Martha Grise, Justin Wortman, Mal Earles, Trene Ward, Veronica Carillo, Robert Burns, David Datson

Item 2. Pledge of Allegiance & Moment of Silence

Item 3. Approval of Minutes – January 8, 2024

Gladys Kerr pointed out a few typos on page 8 regarding the word “since” and “sense” and pages 22-25 regarding the word lean-to.

Motion: **Jennifer Smith made a motion to approve the January 8, 2024 subject to staff making the necessary edits mentioned by Gladys Kerr.**

Second: **Matthew Klaren**

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

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

NAYS: **None**

Item 4. Conflicts of Interest

There were no conflicts.

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.

Item 5. COA PLHR-2024-00120- This item was tabled from the January 8, 2024 Historic District meeting to allow the applicant time to find a different door as recommended by the Commission. The Historic District Commission is requested to consider a Certificate of Appropriateness request from Veronica Carrillo requesting approval for previously replacing a window with a new door on the front façade of the home at 508 South Crawford Street. (Parcel ID 09-235-206A)

Megan Brightharp, Planner 1, and Veronica Carrillo approached the dais and were sworn in by the Chair.

Megan Brightharp approached the podium and introduced herself. She said The Historic District Commission is requested to consider a Certificate of Appropriateness request from Veronica Carrillo requesting approval for previously replacing a window with a new door on the front façade of the home at 508 South Crawford Street.

Proposed Findings:

1. The subject property located at 508 South Crawford Street is owned by Eva Guzman-Carrillo and is zoned RMD (Residential Medium Density). (Exhibit 1-2) Exhibit 1 is an aerial map showing the subject property highlighted in blue. The subject property is located west of South Crawford Street and North of Lancaster Avenue. Exhibit 2 is a zoning map showing subject property highlighted in blue. The subject property is zoned RMD (Residential Medium Density) as are the surrounding parcels.
2. The property is located in the South Monroe Historic District. (Exhibit 3) Exhibit 3 is a Historic District map showing the property highlighted in blue.
3. On December 6, 2023, the applicant applied for a COA requesting approval for previously replacing a window with a door on the front façade of the home. At the January 8, 2024 meeting, the Historic District Commission tabled the request to allow the applicant time to find another door. The applicant has painted the subject door white to match the primary front door in response to the Commission's comments. (Exhibit 4-7) Exhibit 4 is a copy of the application. Exhibit 5 are historic images of the house including a layout that indicates a Victorian door was present at the location where the new door was installed. Exhibit 6 are images of the new door. At the top is the image presented at the January 8th meeting. At the bottom are the changes that were made that we are addressing this evening. Exhibit 7 are images of the primary front door and the new door that has been painted white to match it.

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 8-9) Exhibit 8 is a copy of the APO list. Exhibit 9 is a copy of the APO map.

Megan said staff have provided the appropriate standards and conclusions in your staff report. I'll be glad to answer any questions you may have and the applicant is also here for any questions you may have for them. Thank you.

Archie Morgan said Megan, the applicant has painted the subject door white to match the primary front door in response to the Commission's comments. Those weren't the Commission's comments. We asked the door to be replaced not painted.

Gladys Kerr said so we're a bit distressed about the white paint.

Veronica Carrillo said my name is Veronica Carrillo. I'm the mom of Eva Guzman Carrillo, which is my daughter. When I was here, we talked about three options. You gave me three options and one of them was that it did not match the paint of the door because the other one was wood color and the one that was in the front of the house was white. I went through some of the stores that sell old doors, trying to match that one because I really want to put one that looks much better, but I really cannot find something that I really feel comfortable with. Of the three options that you gave me, was one that did not match that white color. That's why I painted it white. I mean, it's not going to be matching exactly because what they do before they did a great job on doors or any decoration that they did, but I did try my best to find something that will look much better. So I apologize for it. I painted it white and is under your discretion if you think that it doesn't look good or not but I mean, I try.

Jennifer Smith said I think if you could have found a door, even if it was newer, that had a square window in it like the front door. Just like the historical door that is up front.

Veronica Carrillo said I tried to see how the square one was going to look, but I think that when you make the oval, it looks more like a Victorian kind.

Jennifer Smith said it sticks out like a sore thumb. Especially with the very front of this house and you see that beautiful front door that you've got there. We already approved that there was a window there before. We let that go by when you already went ahead and put it in, but now that that's painted white, it stands out that much more. It looks brand new which really goes against the grain of the look of the house altogether.

Veronica Carrillo said but it was one of the things that you were talking about on the first meeting.

Jennifer Smith said I don't think we told you to paint it.

Veronica Carrillo said yeah, you said that the white color does not match with the wood color.

Archie Morgan asked Megan to pull up pictures of the existing front door and the one that she has painted white.

Veronica Carrillo said I mean, if the oval is what is causing the problem then I'll go and get the square one. I love the oval.

Jennifer Smith said your original door also has almost like a design of the square cut outs.

Veronica Carrillo said it's gonna be hard to find.

Jennifer Smith said you could even add dental molding to another wood door to make that look you know more cohesive with that. This one, it just looks brand new. The oval window makes it stand out that much more.

Veronica Carrillo said I know.

Archie Morgan said they definitely don't match.

Jennifer Smith said they do not match.

Jennifer Loria said I'm looking at the minutes from back then and what it was is we were kicking around the idea of you painting the door and it was only because we wanted to keep the white door on the front and then the new the new door to remain. We did talk about that we thought this door was beautiful. And we asked for some more options because what we talked about was could you replace the front door to match this door? Then you're like I don't want to replace the front door.

Veronica Carrillo said no because I did try. I tried before.

Jennifer Loria said absolutely, you said you would like to keep it. So we said why don't you come back with some options of doors that match.

Veronica Carrillo said my option was painting it white, but it's hard to match something that is so beautiful done before because it's so hard to find a beautiful door that I really want to like, but if you give me a little bit more time.

Jennifer Smith said the architectural place that I told you about in Charlotte, they have doors like this all day long.

Veronica Carrillo asked where is this place?

Jennifer Smith said it's on South Boulevard. The name of it is... I'll get it for you.

Veronica Carrillo said because I go to places. I mean, I love old stuff.

Jennifer Smith said it would really probably need to be like a salvage place that has all that type of stuff.

Veronica Carrillo said if you provide me with the address, I'll more than happy to go. I'll come back later and I will try to make sure that it looks beautiful.

Jennifer Smith said Matt also has a couple of places that he can provide.

Archie Morgan said I think we all agree that the two doors just don't match. If you can find one that will match your existing front door.

Veronica Carrillo said I understand and I've been working through some stuff, but I promise you if you give me a little bit more time, I'll make it right.

Archie Morgan said would someone like to make a motion that we table this to give her time?

Motion: Gladys Kerr made a motion to table this request to the May 13, 2024 meeting.

Second: Matthew Klaren

Action: The motion passed with the following votes:

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

NAYS: None

Jennifer Smith said if you put that door on the back of the house.

Veronica Carrillo said actually, I want to keep the one at the back of the house.

Jennifer Smith said we will get with you and give you the names of some places to try.

Item 6. COA PLHR-2024-00165 – The Historic District Commission is requested to consider a Certificate of Appropriateness request from the City of Monroe to demolish the house at 311 E. Houston Street. The City of Monroe has declared the dwelling dilapidated and unfit for human habitation and intends to demolish and remove the structure. (Tax ID #09-231-127)

Lisa Stiwinter, Mary Nash, Tiffany Watson, Jim Hansen, and Keri Mendler approached the dais and were sworn in by the Chair.

Lisa Stiwinter, Planning and Development Director with the City of Monroe, approached the podium and introduced herself. She said I'd like to bring before you a request to consider a Certificate of Appropriateness to demolish the house located at 311 E. Houston Street. The City

of Monroe City Council adopted an ordinance on January 18, 2024 to declare the structure at 311 E. Houston Street as dilapidated and unfit for human habitation. The adopted ordinance includes an order to demolish the structure.

Proposed Findings:

1. The subject property located at 311 E. Houston Street is owned by Mary Neal and is zoned RMD (Residential Medium Density). (Exhibit 1-2) Exhibit 1 is an aerial map showing the property highlighted in blue. It is located alone East Houston Street and the property currently contains a 2,428 square feet, one-story frame house that was built in 1905. Exhibit 2 is a copy of the zoning map. The property is highlighted in blue. It is zoned RMD (Residential Medium Density).
2. The property is located in the South Monroe Historic District. (Exhibit 3) Exhibit 3 is a copy of the Historic District map with the property highlighted in blue.
3. On January 18, 2024, the Planning and Development Director presented a petition for an ordinance to declare the property at 311 E. Houston Street unfit for human habitation and demolition to the Monroe City Council. At the conclusion of this presentation and public hearing, City Council adopted an ordinance finding the structure unfit for human habitation and order the dwelling to be repaired or demolished and removed. (Exhibit 4-5) Exhibit 4 is a copy of the staff report that was presented to City Council at their January 18th meeting. Exhibit 5 is a copy of the adopted Ordinance to declare the structure unfit for human habitation order to demolish the structure.
4. On February 27, 2024, the City of Monroe Planning and Development Department applied for a Certificate of Appropriateness (COA) requesting approval to demolish the structure at 311 E. Houston St. (Exhibit 6-7) Exhibit 6 is a copy of the Certificate of Appropriateness Application. Exhibit 7 includes copies of the pictures of the structure during the May 2023 Code Enforcement inspection. Exhibit 7a are pictures of the structure during the October 2023 Code Enforcement inspection.
5. The Historic District Commission may delay the issuance of a COA for demolition for up to 365 days in the case of structures that prove to be significant historic resources of the district. The purpose of this delay period is to give the commission adequate time to explore alternatives to the destruction of the building. (Exhibit 8) Exhibit 8 is a section of the Historic District Design Standards. Highlighted in yellow is the section that indicates the Historic District Commission may delay the issuance of the COA for up to 365 days.
6. The proposed structure does meet the review criteria for a Certificate of Appropriateness according to Section 6.3 of the Unified Development Ordinance.
7. All adjacent property owners have been notified of the Certificate of Appropriateness request. (Exhibits 9-10) Exhibit 9 is a copy of the adjoining property owner mailing notification. Exhibit 10 is a copy of the adjoining property owner map. As you can see, the subject property has a star identifying it in the center. The red circle is the state law that we

are required to notify all adjoining properties 150 feet. What is highlighted in blue is what we actually notified.

Lisa Stiwinter said staff has provided the appropriate standards and conclusions in your staff report. I'll be glad to answer any questions you may have.

Archie Morgan said Lisa, you mentioned the exhibits. I think it's important to point out, first and foremost, our board is supposed to preserve and protect homes in the Historic District. That being said, the City has received complaints about animal infestation at this home. The animals have started to invade the neighboring properties posing a health and safety hazard. A Minimum Housing Petition was filed by Code Enforcement due to all these concerns from citizens. You saw the pictures, they found a real mess. It was determined to be dilapidated and unfit for human habitation as you said, ordered repaired or demolished. I'm not a contractor. Okay, I don't pretend to be one, but they found hazards of fire and lack of connection to potable water supply and not even connected to sewer. The foundation band is rotten throughout the exterior of the home: rotten siding, fascia boards, holes and siding, not weather tight, missing interior walls, holes in ceilings and second floor, rear of dwelling, rotten front porch, failing rear porch, and steps on the front side. I mean, the list goes on and on with this. Our job here is to preserve and protect. I don't know what it would cost to get this home back up. I don't know if there's any interest in it. We understand the City's recommendation is for demolition and removal, but I'd like to discuss what other options is there? We need to explore all options before we okay the demolition of the home. This home has historic value.

Jennifer Smith said it's the same age as mine. 1905. Are there any grants that could be available to save this house?

Allen Watson said I've actually done some research and there are no grants available for privately owned properties. There are tax credits, but there are no grants. This house was on the original inventory when the historic district was created in 1987 as a contributing house to the district. So it is a historic site.

Jennifer Smith said correct.

Jennifer Loria said I know you have the pictures from October. Has anything been done since October to now? I mean, has code enforcement been back in it?

Archie Morgan asked has it been cleaned out?

Lisa Stiwinter said the attorneys, in fact, that represent the property owner are, of course, here to speak on their behalf. Since the May 2023 inspection, with the exterior of the property, all the overgrowth and brush has been removed. All the junk and debris in the back of the yard has been removed. The house has been cleaned out, other than just some staging items, to my knowledge. Another inspection, according to state statutes, the property owner is provided 90 days to get the property in compliance with the Minimum Housing Ordinance. At the end of that 90 days, the code enforcement officer performed another inspection. And that was in October when they had

cleaned the property. The attorneys, in fact, had cleaned the property out. To my knowledge, there have not been any repairs at this time.

Jennifer Loria said so the pictures that I'm seeing in Exhibit 7a...

Archie Morgan said that's not current.

Lisa Stiwinter said those are from October.

Jennifer Loria said I guess I'm just having a hard time understanding. When it comes to minimum housing, they go in, they look at it, they say okay, this is like, yeah, these... like that China, like... is all that stuff still in there?

Lisa Stiwinter said I will refer to the attorneys in fact, as to whether this stuff is still present.

Jennifer Loria said and I'm guessing when minimum housing went in, they said it's not safe, obviously.

Lisa Stiwinter said yes. Their inspection in October was to determine if there were still violations of the Minimum Housing Ordinance, which there were.

Jennifer Loria said okay.

Jennifer Smith said we have several beautiful homes that were in such disrepair. One of them on Washington Street, Matt's house, right here, that the inside of it had to be completely gutted down to the studs and completely redone. The house that he is in is a historical monument and has a beautiful mulberry tree in it that's like 150 years old. I mean, if we keep tearing houses down, we're not going to have a historic district anymore and this really concerns me. It hurts my heart that, down east Houston Street, there aren't but maybe four or five historical homes left. The rest of them are brand new. There's a brand new one that we just approved going up right next door to it. I mean, this house is beautiful, but the outside of it is... I love it. It's gorgeous. It could be gorgeous. If we can find somebody, give us some time, maybe to find a contractor who will take it on, build it and sell it.

Matthew Klaren said it sounds like under the Monroe Historic Design Standards that we do have an option.

Lisa Stiwinter said correct. So, the option before you is to review this certificate of appropriateness for demolition. You have the ability to approve as is or you have the ability to delay up to 365 days.

Matthew Klaren said do you have to take the whole 365 or could you take a portion of that?

Lisa Stiwinter said you can take a portion of it.

Matthew Klaren said it's an option. So I can option that if we-

Jennifer Loria said if we gave it six months, for instance, and they come in front of us and they're like, we still need a little bit more time, we can still delay it for another six months then? Like, we could still take the full 365?

Lisa Stiwinter said yes, correct.

Matthew Klaren said I'm afraid to take the full 365 right up front. As Archie said, we have responsibilities too. One of those, to me, is it could be an option. I know not everybody was present to get the information on the conditions of it and sometimes that takes a little bit of time to digest. So I just wanted to make sure that was an option.

Allen Watson said there's a for sale sign in front of the house. Has there been interest in the house?

Lisa Stiwinter said I will refer to the attorneys in fact for that.

Archie Morgan said okay.

Jennifer Loria said we might have questions for you later.

Archie Morgan said yeah, absolutely.

Jennifer Smith said we just lost the Laney house. That just absolutely killed me and I just don't want to see another house go that could be brought back to life. Just because the inside of it has gone haywire or dilapidated or whatever, the outside of it is still beautiful in my eyes.

Archie Morgan said okay, Lisa, if you'll stand by? Is there anyone here tonight who would like to speak in favor of the demolition of this home? Anyone here who wants to speak in favor of demolition? Okay, anyone here tonight that wants to speak against the demolition of this home? Okay, please approach. State your name and address please for the record.

Tiffany Watson said hi, everybody. I'm Tiffany Watson I am one of two power of attorneys. I spoke at the City (Council) meeting in January.

Jennifer Smith said can you give your address?

Tiffany Watson said yes, ma'am. 1400 St. Andrews, Dr. Monroe 28112. I, however, did live on East Houston Street for almost eight years at three different... two different homes. My mother also owned on East Houston Street. Archie saw the house after she passed.

Archie Morgan said yes, Tiffany, you have three minutes to speak.

Tiffany Watson said so, with that said, can somebody please put this in a computer for me so that I can run through what I have. There is not a slot.

Keri Mendler said I don't think we are able to do this.

Tiffany Watson said so Planning can speak as long as they want, but someone advocating to save the home can't. Is that what I'm understanding?

Archie Morgan and Jennifer Smith said its three minutes on Planning Board also. We are both set on that. We are ready to hear to hear what ...

Tiffany Watson said I'm just saying that Lisa could speak.

Jennifer Loria said but Lisa was presenting the case to us and we were asking for findings.

Allen Watson said you are representing the homeowners, correct?

Tiffany Watson said I am. I am and the historic district. I love the historic district. I love Monroe.

Archie Morgan said we'd like to hear what you have to say.

Tiffany Watson said I think this will help me not get all shaken up. Please, sir. Okay, so this is a little bit about the house 311. It's also known as the death J.W. Hudson House built in 1905. We actually have evidence. This is the house right now. This is information on W.J. Hudson who bought the house in 1905, which means the house is actually older than that. So there's a write up and information on him. His father was also one of the few founders of Union County. There wasn't a Union County before this fella's father had this child. Okay, this is the house in the early 1970s. This is when Mr. And Mrs. Bobby Neil had purchased the home and after they had rehabbed it. It was slated to be condemned then in the early 70s. They bought this, they rehabbed it and had wonderful parties. The first document, with the highlighting, that tells the actual historical facts about the home that's in the North Carolina preservation books. We also met with Mr. Jack Thompson, his email at the top of that, part of the North Carolina Preservation Association."

Jennifer Loria said I don't want to stop your thing, but I want to make sure that you understand the time that you have. We don't want to demolish your house. You don't have to sell us on what historic property the valuable property is. What it is, that we would like to know, is what the plans are right now so that we can stop the demolition of this house? You don't have to sell us on the house being a beautiful, historic landmark.

Tiffany Watson said I'm trying to weave together a story for you of the house and the existing homeowner. That's what I'm trying to do. I understand what you're saying. I understand their limit on time. But it's gonna take way more than this even just going back the ten months when they decided, "they" being the City, decided to kick in doors and raid the house with no notice to the homeowner at all. So please, I know we're on time. This is important. This is a letter that was written to Bobby and Mary when they purchased the house from the Hudson's and all the wonderful memories. Another write up about the Laney's, her parents. Here's the original Monroe Historic District Association. Way before any of you sat on it, Bobby Neil sat on it.

Archie Morgan said ma'am, we're not arguing that at all. We know it's a historic home and our job is to preserve it, if we can.

Tiffany Watson said can I just run through these pictures, again?

Archie Morgan said it's a beautiful home. You can show us all the pictures. That doesn't change our mind. We'd like to preserve it.

Tiffany Watson said there's the owner at 83. Anybody's ever going to face this woman and say what was done to her while she... 15 years that sat rotting. Nobody went in her yard, knocked on her door or did anything. Not the historic commission, not the City. No code violations, nothing. 15 years. Everybody walked by and let it get to this position. Here she is 83, born in 1940 in this town. Her father built this house in the 50s, Everett Street. She was raised in that. This is when they raided the house kicked in doors. Put signs in the yard after the fact... after the fact. This is what we had to tackle when Miss Mary Nash and I went in. Okay, this was the condition. There's no way they went in that house and took pictures, you couldn't get in. We had to tackle this, she and I, for eight months in that squalor. This is through the back porch. This is where they took their pictures. Not fair. Not a good representation. This is the front room. Virginia Neil, she contributed to the City, too. Here's the house, the inside. You want to see some true pictures of the house?

Jennifer Smith said I love those floors...beautiful.

Tiffany Watson said original floors, all original hardwood. The rug is still down here because it's protected the hardwood floors. Huge laundry room. This is the back room, hardwood floors. This is looking across. This is where they stepped onto the porch, excuse me, and took their picture. This is the other side of the porch. You couldn't even get in that door. This is what they showed you a picture of. They went up here on this fallen porch, which is where the main water line broke and was gushing water. The city wouldn't help them fix the broken water line. They had the water turned off and they went on about their life. This is the opposite side, the foyer of where the middle of the house, is caved in. Custom cabinets...

Archie Morgan said, Tiffany, you are going to run out of time before we cut to the chase. We've seen the inside. We are on your side. Understand that. How do we save this home? Is there any interest in anyone buying this home?

Tiffany Watson said okay, we had it under contract twice since we were here in January. Both people were deceptive in what they said to us and they pulled out two days before closing. One was the developer, he never told us that. He turned around and was trying to sell it to the guy that I had first in line if it didn't work out to put thirty grand in his pocket. It wasn't about the house. It was about what he can line his pockets with.

Matthew Klaren said just for some clarity for the committee, too. It sounds like the house is currently on the market. It sounds like, internally and as being the executor of the estate, there's not any interest from the internal family to do repairs themselves.

Tiffany Watson said there is no family. They did not have children. Her husband died December of '21. It's just her. I am her Power of Attorney.

Matthew Klaren said right now, the option that you're pursuing is to sell?

Tiffany Watson said yes, it can be salvaged. We've been told by multiple people it can be saved. People want to buy the land and then spend the money to fix the house.

Anna Dowdy said have you tried listing the property with a realtor? I saw it had just a "For Sale By Owner" sign.

Tiffany Watson said we have not listed with a realtor.

Anna Dowdy said is there a reason why you have not listed with a realtor where you might get a lot more interest?

Archie Morgan said we have other people that would like to speak so we want to give them some time. It sounds like you need more time in the hopes of trying to sell this home to someone that's willing to deliver it again and bring it back.

Tiffany Watson said yes, it's going take someone with a vision and a pocket full of money that can fix it and walk away with 100 to 150 grand in their pocket.

Archie Morgan said and we've seen that happen over and over again in the District so we are hopeful for that as well, but that's your time.

Matthew Klaren said are you willing to list it with a realtor?

Tiffany Watson said we hesitate on that because Mary Neal needs the money to pay her \$5,000 a month assisted living bill and a realtor is going to take 3- 6% of that.

Jennifer Smith said that a realtor might get that house sold in a week.

Tiffany Watson said as you can see people can't go in there and us not risk being sued.

Archie Morgan said Tiffany, you've tried to sell it twice and it didn't work out.

Tiffany Watson said Archie, I understand what you're saying and I don't think any one of you can understand what we have endured. We're not even related to Mary Neil.

Archie Morgan said I understand where we're coming from. I do. It just seems like your best course would be to list it with a realtor. Your "For Sale By Owner" sign is not getting you anywhere.

Archie Morgan said thank you, Tiffany. Is there anyone here that would like to speak against demolition?

Unknown person said I will relinquish my time for her.

Archie Morgan said well, stand by. We've got others that want to speak. I want to give them an opportunity. Sir, you had your hand up?

Tiffany Watson said can I just mention one other important piece of the puzzle? The two times that the City's general contractor claims that they went in the house and did their report, they never stepped foot in that house. When they came in, in October, they did not walk across that bridge and see the back of the house. That was not one picture or one measurement. They never got under the crawlspace. They never inspected that house fairly. I'm not saying it's not dilapidated. We've asked at least six times for that report on it and we never got it.

Archie Morgan said state your name and state your name and address, sir, for the record.

Jim Hanson said his name and his address was 317 East Houston Street. Some of you may know me. This is not the first time I've been here. I'll just make a brief statement as clear as I can. I've been in the Historic District for 40 years. I've worked on many historic houses, possibly some of yours. I've bought and sold many properties. All of these houses were in bad shape. When I got them at no time did the city ever threatened to tear any of them down. They've all been repaired, restored, and are beautiful homes that people are living in right now. So this house can definitely be saved. I've worked with structural engineers. I've seen the property. I'm very familiar with the property. I think there's a lot of interest in this property for investors or somebody who just loves it and wants to buy it, but the threat of the City demolishing it is scaring people away. Who will buy a property when they think the City might tear it down tomorrow? Yes, I would ask that you dismiss the City's request to demolish and put it off for 360 days. I'm sure that house will sell, be repaired back to its original state, which is beautiful, and will add to our neighborhood.

Archie Morgan said Jim, you've done this type of work. I haven't. What would you estimate it would cost to repair this?

Jim Hanson said there's what I could do it for and then there's what an investor would do it for. It can be done for about seventy if I did it. An investor is going to take more like one hundred twenty.

Archie Morgan said why don't you buy it, Jim?

Jim Hanson said I wouldn't want it tore down after I bought it, but if it is put in hiatus, I would start working on the financing. I've been crippled for two years so I'm just now starting to get back in the business. I am interested in it and I also have other people that are interested in it. Like I say, the threat that it may be tore down is scaring people off.

Archie Morgan said I understand that.

Jim Hanson said so if you can say okay, we've got 365 days, I have no doubt in my mind that somebody's going to come along, whether it be me or another investor, that loves the house.

Gladys Kerr said you did say you would be willing to work on this house? The figure was about \$70,000? I wanted to be sure I heard that.

Jim Hanson said yes. So, I would just ask that you put it off for 365.

Jennifer Smith said I have one question. The water has been disconnected and it's not hooked up to sewer. Is that right?

Jim Hanson said I don't believe that to be true. The water is off and the water was never connected to the sewer. I don't understand that part. It has sewer lines. When the house fell into disrepair, the water was cut off, but the rest of all sewer lines and water lines are there. They were updated in the 70s.

Jennifer Loria said it says right here in the staff report that the code enforcement officer found the following violations: dilapidation; decay; unsanitary conditions; and disrepair that is dangerous to the health, safety and welfare of the occupant; inadequate facilities for egress in case of fire or panic; defects significantly increasing the hazards of fire and accident; lack of connection to a potable water supply and public sewer; and so on about the foundation rotting.

Jim Hanson said nobody has lived in the house for 20 years. It had sewer and two bathrooms and it had to have the sewer. The water was cut off because when the beams fell, it knocked the water pipes loose and the water had to be cut off.

Archie Morgan said does your estimate of \$70,000 include all water and sewer?

Jim Hanson said yes, but that would be me personally doing it because if I have to pay subcontractors, like most investors will, it's going to be twice that much. I don't have to make fifty to one-hundred thousand dollars on a house. I do it because it's my passion. That's why I've done all these houses. I recommend that you just use the extension so that the house will be sold and restored and be beautiful.

Matthew Klarren said is the house right now able to be securely locked up?

Jim Hanson said yes.

Jennifer Loria said no one can no one's going in it.

Matthew Klaren said I know there are some questions about whether people may be coming in at nights and leaving, I just want to make sure.

Jim Hanson said no and the porch itself, even if somebody did get up there, which they shouldn't, is structurally fine. There was a couple of floors missing in the house which somebody would fall in, but that's just rotten joists. I would say it's about 60% structurally damaged underneath. I've worked on houses that were much worse than that. The main foundation is in

good shape. The band seals are in good shape, the girders are good, but a lot of the joists need to be redone. The house needs some new flooring and obviously, you know it needs to be updated.

Archie Morgan said does it need to be gutted?

Jim Hanson said no, I don't believe so not down to the bare plaster and hardwood floors.

Jennifer Loria said even with all the animals that have lived in it for all these years?

Jim Hanson said well, that was the problem. I relocated many of those animals because some of them were getting into my house.

Archie Morgan said herein lies the threat that we face. We like to restore homes, but we also have public safety.

Jennifer Loria said there's holes in the roof. We're not trying to keep more raccoons from coming in there and going into other people's homes.

Jim Hanson said the raccoons are gone. So that is been taken care of and that was a public nuisance. Right now, this house does not present a public nuisance or hazard in any way, shape, or form.

Jennifer Smith said has there been any termite damage?

Jim Hanson said actually, no, there isn't much termite damage. Most of this damage at this house was water damage because there was water flowing for a long time and nobody was there to pay attention.

Matthew Klaren said has the roof been tarped? Is water still getting in?

Jim Hanson said yes, they put a tarp on top to take care of that. That leaves us with just one small section in the rear, which is that bad section. You saw that water was pouring down in there. That's what caused all that damage.

Jennifer Loria said now there's no water getting into the structure?

Archie Morgan said are there any other questions for Jim? Thank you, Jim. Would anyone else like to speak against tearing down this home?

Martha Grise Haney introduced herself and said I live at 504 South Crawford. I came here today because I'm interested in buying the property and restoring it. My passion is that I really love these historical homes. That's why I moved downtown into the Historic District. I think that the house is absolutely beautiful and I would like to see it come back to life. I told these young ladies that I would come to the meeting and let you guys know because I had asked them before if I could buy it and they had already had some offers on it. I told them if something happens and it falls through, let me know. I saw the sign back up there and I said if you're interested, I'm

interested. I just find the house absolutely beautiful and I think that it needs to be restored. I'd like to be the one to do it.

Jennifer Loria said it's a beautiful house and a perfect street.

Archie Morgan said other than then Tiffany, is there anyone else that wants to speak?

Mary Nash introduced herself and said I live on Waxhaw Highway and Mary Neil has been a friend of mine for years and it was wrong what the City did to her. She had fallen and broken her hip. She was in the hospital. They didn't even notify her. They didn't try to find her and let her know what they were doing to her home. I hate it because we didn't know when we tried to help her what we were getting into. We had no idea. I've never been in the big house. She lived in this shed because she couldn't get up the stairs with both hips replaced. That's when they started living in the shed. It had a bath, it had a tub, it had everything, but then to come to find out it was never permitted. We didn't know. We had no idea, but they lived out there fifteen years. The City knew they lived there. They came out there and helped her pick him up when he fell before he went to the nursing home. They took her Meals on Wheels there. The social worker went there. They knew that they lived out there. They knew they weren't in the big house and it's such a shame. This house needs to be saved. I hope you all will help save it. Please help save it. It needs to be saved.

Irene Ward introduced herself and said I live at 704 South Church Street and have lived there fifty-four years, come March 31st. I think that we're underestimating how much it will cost to repair this house and get it back in working order. A tree fell on my house in 2015. Damage to one bedroom cost me \$40,000 to repair it because you've got to meet the historic district regulations. I wish them luck, but it's a cash hog.

Archie Morgan said thank you, Irene. The rub here is it appears that there have been a couple offers on the home, but for sale by owner is not working. I would entertain some discussion about extending this, but not extend it for 365 days.

Jennifer Smith said I think if we could extend it. If this lady wants to purchase it, or the gentleman behind her, give her three months to actually sign a purchase agreement. If not, it needs to be turned over to a real estate agent so they can get it done. What do you think about that?

Archie Morgan said we want this home to be restored.

Mary Nash spoke from the audience (unintelligible).

Jennifer Smith said it's not getting anywhere by the "For sale by owner."

Mary Nash spoke from the audience (unintelligible).

Jennifer Loria said you don't want to get to the point where we we've maximized our time.

Jennifer Smith said right, and then they step in and demolish it.

Jennifer Loria said councils made their decision and we can't go beyond that, we can just go 365 days.

Archie Morgan said all we can do is make a recommendation to council who's already said that they would like to demolish this home.

Matthew Klaren said I think the challenge is that this is a recommendation. I think there's some options that could give us some time to take a deeper dive, but there has to be a game plan. If it's sold by owner or sold through a real estate agent, I think you have to take a look at the game plan for it because time goes by very quickly. I think there are some things that we can probably get a little additional time for, but at the same point in time, there has to be a game plan. The cost of repairs is way under. I think that's going to be an eye opener. I know you've done a lot of work. I've recently done work and it's very expensive and it wasn't really a thorough inspection too when you consider that they were not even in the crawlspace or up in the attic. So, I think there's a lot of stuff that will have to be addressed.

Archie Morgan said I think the rub is going to be someone willing to buy it knowing what it's going to take to fix it back up. Is that is that worth it to them? Will they ever see return on their investment?

Allen Watson said I have a question for the City. Assuming that the house is purchased, how long will the City allow ... because of permitting and the beginning of construction, how long will the City allow delays?

Lisa Stiwinter said this commission makes that call of how long you're going to allow the delay. I will say the demolition ordinance does run with the property. So if it were to sell, that's still on the books, but once this commission makes their decision of whether its six months or the full 365 days is where we move from there. Hopefully the goal is, within that delay, that it does get purchased. An owner, even if they're not able to complete all the repairs within that 365 days, Code Enforcement will be evaluating or inspecting it and as more repairs get made, then those violations get corrected, it could take it from a dilapidated state to a deteriorated state.

Jennifer Smith said and that would just go along as the stages go, just like with a brand new house.

Lisa Stiwinter said correct.

Archie Morgan said I can't I can't speak for the commission, but I think maybe six months. At the end of six months, we can extend that and add another six months if I'm hearing you, right, correct?

Lisa Stiwinter said correct.

Archie Morgan said okay, but there needs to be a plan and we'll need to see some activity during that six months. None of us in this room want to see that house sit there for another six months in the same condition that it's in.

Jennifer Loria said Archie, I think we need to go with Matt because what he's saying is time does go by very, very fast. I think if we were to do something like the three months and then reevaluate where is our next step?

Richard Long said we can't make them use a realtor if they don't want to. You can suggest it strongly that it would be helpful in moving forward, but you cannot force them.

Richard Long continues to give legal counsel from audience.

Archie Morgan said okay, but we can give them three months and table it for three months. If we don't see any activity that's gonna show us (unintelligible)

Richard Long said remember, once you do it in three months and three months comes and goes and nothing is happening, then demo goes into effect.

Archie Morgan said I thought we could extend it.

Richard Long said you have 365 days. It follows the property. So, if they sell it tomorrow, they'll have 364 days to get it together. Breaking it up in 30 days, they're going to be under the demolition permit.

Matthew Klaren said the purpose of the delay period is give the commission adequate time to explore alternatives to the destruction of the building. So you're saying whatever amount of time is determined at the end of that the next step would be demo.

Jennifer Loria said are they are able to accomplish it before that 365 days to save it from demolition? Does it goes from dilapidated to something else?

Lisa Stiwinter said if they have the demolition ordinance and the finding of fact that has been provided to the property owner and attorneys in fact and is recorded at the Register of Deeds.

Jennifer Loria said I'm thinking that anyone that comes to buy this property is going to know that this house is scheduled for demolition on X date, whatever date that is 365 days from now, and that they need to get this and this in order to make sure that that doesn't happen. Do we have that in writing to make sure that whoever buys this property knows exactly what they need to do to make sure that they can save it?

Lisa Stiwinter said if they do their due diligence, it is recorded at the Register of Deeds. We're happy to provide anyone with a copy. We're in close contact with the attorneys in fact, so we work with them and if they have a buyer that comes along, we're happy to provide a copy of that,

Jennifer Loria said okay.

Archie Morgan said I'm concerned about giving them 365 days and 364 days from now it's sitting here just like it is right now.

Jennifer Smith said we've got to try though.

Mary Nash spoke from the audience and said it wasn't like this. For eight months, we worked like dogs out there. It was not like this eight months ago. You couldn't see the yard.

Tiffany Watson spoke from the audience and said that they are asking for them to consider that for fifteen years, the owners and the City and the Historic Commission turned a blind eye.

Tiffany Watson introduced herself and provide her address, 1400 St. Andrews Dr. Monroe, North Carolina 28112. I love the historic district. This house sat, please take this into strong consideration. There was no help and no violation signage or knock on the door or telling us you can't live in an outbuilding while your house falls down for fifteen years. Mary's out of money. We have to sell the house. We've had a purchase agreement twice.

Jennifer Loria said how long has it been on the market?

Jennifer Smith said it hasn't been on the market.

Jennifer Loria said how long have you had it for sale?

Tiffany Watson said since January. Yes, there's still two buildings that we have to empty, but the house is ready to go. We could close tomorrow and someone could start work if they wanted to tomorrow. We have been 100% transparent and honest about the condition, about what's happening with the city and under violation. We have been nothing but honest and transparent. This woman cannot speak for herself. It can be saved. Jamie Snead, he's a builder and says it can be fixed. The gentleman yesterday, Mr. Mal Earle, came and he doesn't have the time or the energy to invest in a big project. The home is not 2400 square feet. It's almost 3000 square feet. It has eight rooms. There are 12 foot ceilings in there with bead board. It's much to be salvaged and much to be appreciated and Miss Mary Neal and Bobby Neal kept that house immaculate forever until everybody couldn't get in. The city didn't raise a finger to help. I'm not saying it's not their fault, but we all, as a community, are all at fault. We're all at fault for not stepping up and not helping. By the old rules and regulations of the Historic District, (knocking sound), every year, hey, you got shingles coming off your roof. Now there's a list of all the other dilapidations right here. Why aren't there signs in these people's yards? Why aren't there signs? Porches are falling in. This house right here, Gemini inspected and quoted that house to be fixed three years ago. It's still sitting in the same condition with boards piled on the side of the house. Why isn't there a notice in their yard? Why is it Miss Mary Neal that we're beaten down? Why? We need to save the house, we need to come together, that house is worth saving.

Jennifer Smith said 365 days to do it.

Richard Long said what you can do is you got 365 days. In the past, we've done a smaller period of time. I think what you got to look at is if you're looking for somebody to buy it. If I come in and you got 90 days, they're going to be afraid that in 90 days, you're going to come in here, you're not going to extend it and now I've spent the money to buy this piece of property. That's what you need to examine. I get that you'd like to see progress being made, but the question is are you going to run off a potential buyer when they know they've got to come back here. You might say, thanks, you haven't made enough progress and it comes down. That's what I think. If you are all trying to preserve this house, you need to look at it in that context.

Jennifer Smith said if a realtor does get involved, you could negotiate their commission with them. It doesn't have to be what is it five or six percent.

Archie Morgan said as Allen pointed out, there are some tax credits available. I think Richard brings up a good point that if we limit it, we're going to scare off any potential buyers.

Jennifer Melendez introduced herself and said I live at 601 West Jefferson Street. It sounds like there has to be more than like one oversight plan. It sounds like they have the 365 days, but not that they 365 and that so we're not touching it again. Is it possible to again, bring it on to whatever the agenda was and then you monitor their progress? I think the biggest thing that everyone is saying is that everybody loves the district, but it doesn't seem like it's a community effort when things are going awry. You guys could say, yes, you have the 365 days, but she's not the owner. If there's no owner, we can't like wait the 365 days and then find out that nothing happened.

Archie Morgan said would it automatically go up for demolition or could it come before us again after 365 days to extend?

Jennifer Loria said we are going to approve the 365 days, but in three months, we'd like you to be back on our agenda to tell us where you're at, we could ask that.

Jennifer Melendez said I think we could, if we all care, we're saying we care. The reason I came today was that long next door, and the biggest thing was everyone talking about how much they care and we need more help. We shouldn't just give the 365 days and then say, good luck. We can still just monitor it and have the community aware and then maybe you just bring more attention to it.

Archie Morgan said obviously, we'd love to see the house sold, but we'd also like to be able to see some progress towards that.

Multiple unintelligible conversations at one time.

Keri Mendler said I don't see why they wouldn't be able to do that. I will say about the 365 days that the Commission cannot deny demolition. You can only delay it. Once that 365 is up, technically, the COA would be granted. Now, whether or not the City proceeds with demolition, that's between code enforcement to determine if it still meets that threshold.

Jennifer Lora said let's say someone buys it and they're starting to fix it up. Will it go back in front of City Council again, or no?

Keri Mendler said I'm going to defer to Lisa on that, but I don't believe so. That ordinance has been adopted.

Jennifer Loria said like what you said, maybe it'll move down in status?

Keri Mendler said yes and just to clarify, as well, I know, Mr. Morgan, you had mentioned that this would be a recommendation to Council. Council has already adopted an ordinance. It went to them first. You guys are the next step to either approve it as is or delay it for 365 days or somewhere in between.

Matthew Klaren said I think your point was excellent. If after 365, and there is no substantial progress, then the next step is demolition. I think we have to be careful. If you read the Historic District Design Standards, it has a lot of things in there with regards to just maintain daily maintenance on the house. There's a lot of things that, if I am reading this and her correctly, that if those are forfeited and not being done then the next step could be demolition. There's a lot of stuff that has to happen on the owners front end or whoever buys it.

Allen Watson said it needs to get back to the minimum standard for habitation.

Multiple unintelligible comments at one time.

Richard Long said can it move up in status? I think the answer is yes, it can.

Allen Watson said the steps would be that it is purchased, the buyer begins renovations and then it becomes kind of more like a building permit inspection.

Archie Morgan said the house is not selling by owner.

Tiffany Watson said it's not the problem of selling the house. The problem is banks will not lend money on the condition of this house. Buyers told us it was cash money and they didn't have the cash money. Then it became a lender and we're waiting.

Jennifer Smith said that's where if you had a realtor involved, that would that would have saved you a lot of time right then and there.

Multiple unintelligible comments at one time.

Lisa Stiwinter said previously, I think a question was asked. If the Commission were to vote to delay up to the 365 days, the City is the applicant in this COA process, we could bring the case back maybe every few months along the way to give updates for informational purposes, but no decision on anything can be made.

Gladys Kerr said as a Commission, the only thing we can really do tonight is request the 365 day delay?

Lisa Stiwinter said yes ma'am.

Archie Morgan said nobody wants to see it demolished and asked for a motion. Would you make that motion please?

Tiffany Watson said the North Carolina Preservation Association does want the house. They want you to give it to them and they want a year for what they need to do.

Matthew Klaren said unfortunately, there's no public funding to restore private property.

Tiffany Watson said they do have a niche for historic home education for people who buy historic homes. Part of their purchase agreement is they fix the house, they never let it (get) dilapidated again and it will never be demolished. That's some of the bonuses with going with the Historical Preservation Association. Again, we don't have a year for Miss Mary. She will die and will be homeless. It's hard to do work in a house when they rip the meter off the wall. We did have that option; we just don't have a year for that. So we are gung-ho to sell and I have had a realtor in.? The realtor said not to take any less than 80,000 because the land alone is worth almost 80,000. What that's saying is to give the house away and maybe Mary will survive for six months.

Jennifer Smith said is there a lien on it at all?

Tiffany Watson said no, ma'am. There is no mortgage or anything on it. No, we took care of it and all the taxes have been paid. They always paid their taxes.

Jennifer Smith said \$80,000 would be better than nothing.

Tiffany Watson said not when you're paying 5000 a month for a half a room, it's not.

Archie Morgan said there's not but so much somebody's going to pay. I understand she's got \$5,000 a month in expenses, but that's not going to matter to whoever buys this house. They're not going to pay more for that than they should.

Multiple unintelligible comments at one time.

Keri Mendler said you would need to approve the Certificate of Appropriateness for demolition with the condition that it be delayed for 365 days. For clarification, because I've only been through this once, it does not come back to you after the 365 days. It would just be approved. You can certainly ask for updates. I know we'll be bringing it back anyway.

Anna Dowdy said should we also put in there about every three months to provide an update?

Keri Mendler said that's fine, you could do that as part of your condition.

Archie Morgan asked whether during that timeframe, code enforcement would still be checking on this property.

There was discussion between staff, the audience, and the Commission about demolition and stressing the realtor.

Veronica Carrillo introduced herself and said I live on 707 South Haynes Street. The house is beautiful. I fixed two houses that are in the Historic District and it takes a lot of money to fix them. It is very hard to get somebody to buy in cash and have money to pay for the repairs. Then you are the Historic District. You have to tell them what they need to do. Do they need to go somewhere else where they can remove these orders so they can save this house?

Jennifer Loria said that the time for appeal passed. There was a time for appeal in October 13, 2023 and they did not appeal at that time.

Archie Morgan said City Council has already made a recommendation to demolish this home. We don't want that. The only tool in our toolbox is to delay this. The only tool we have to help with this house is to delay it by 365 days.

Martha Greis Haney introduced herself and said what I'm understanding you to say, is that you're saying you're approving the demolition? You say you're approving the COA. What does that mean?

Anna Dowdy said the decision to demolish this property has already passed. All we can do is approve the COA, but impose the condition that it'd be delayed for 365 days.

Archie Morgan said that Council was already ruled on this. The only thing we can do is to approve it with the caveat that it is delayed for 365 days. It's the only thing we can do sitting here

Jennifer Loria said it could get demolished now or get demolished in 365 days, which gives you the time.

Matthew Klaren said if you were to buy it, you then have that 365 days or whatever portion you own the home...

Anna Dowdy said just to get it up to a condition where it's not in violation of the Code Ordinance.

Matthew Klaren said to the point that it begins to become closer to being habitable.

Jennifer Loria said you can't buy it and sit on it for the next 365 days.

Archie Morgan said you've heard from City Staff and our City Attorney, if they see some work being done on this house, they're not going to want to demolish it.

Martha Greis Haney said what I heard him say that if someone buys this house and they see that you're going to be reviewing it every three months, that they're going to be hesitant to buy the house because then you can always come back and say no, that wasn't good enough.

Jennifer Smith said we're asking them to come on board every two or three months to at least give us an update where they stand with it.

Richard Long provided legal counsel from the audience. Why don't you make a motion?

Motion: Anna Dowdy made a motion that the Historic District Commission Find as a Fact that the proposed project, COA PLHR-2024-00165, if constructed according to the plans reviewed at this meeting, is congruous with the character of the district because the standards state that, before demolition, the homeowners and the applicant must work with the Historic District Commission to seek alternatives to demolition, however, there are no alternatives as the demolition has been approved by the City Council. However, the Historic District Commission can impose a condition that demolition be delayed for up to 365 days. The Historic District Commission has decided that the delay is in the best interest of preserving this house in the hope that there will be an interested buyer within the next 365 days to bring this house up to a situation where it would no longer be slated for demolition or in such a state where it could be preserved. Therefore, we are approving the Certificate of Appropriateness, but with the condition that it be delayed for 365 days so the house can be sold. The Commission is also asking for a review for the City of Monroe from the applicant, every three months, to give the Commission an update on the progress that is being made as far as the sale of the property or it being brought up to code. Therefore, the application is generally in harmony with the special character of the neighboring properties and the Historic District as a whole.

Second: Jennifer Smith

Action: The motion passed with the following votes:

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

NAYS: None

Motion: Jennifer Loria 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-2024-00165. Such certificate being subject to conditions contained in the previous motion.

Second: Jennifer Smith

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

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

NAYS: None

Archie Morgan said you have 365 days, hopefully, to find a buyer and fix it up. That's the best outcome you could have received tonight. As Council has already voted on this, we have delayed it for a year for you. As far as every three months, that is not on you. That is just Code Enforcement saying as far as this property goes this has been done and that has been done. That's internal. No real estate agent needs to even know that. Godspeed in finding a buyer for this home that will love it like many others in the District.

Archie Morgan said we have some other discussion. While we are on the subject, Lisa, will you come? Lisa sent out an email back in February. The Mayor and Mayor Pro Tem reached out to me. We, as a District, have their full support. They are tired of seeing abandoned homes. They are tired of seeing homes in the District that are in need of repair and trash all over the front porches. Here to fore, we have had no authority with abandoned homes in telling people to clean up your porch. That is Code Enforcement. I gave them some addresses and Lisa, as well as Code Enforcement, has looked into those. One was 203 Charles Street, A and B, right there on the corner of Franklin and Charles Street. The doors stand open half the time, the City closes them, I guess, and then people going back in there sleeping. That was one and there were others. She goes on to say, and makes some good points, that some of this stuff is a public health nuisance and some is not. On 611 Paradise Street, they had freezers located in the driveway. A nuisance case has been started. On 309 Hudson Street, a fold-up table, bicycle, etc located on the front porch. This is not a public health nuisance case. If there were upholstered furniture, trash or a bunch of junk located on the front porch, then it would be a public health nuisance. You know some is and some isn't. On 400 Charles Street, there is junk and debris on the front porch. A public health nuisance case has already been started. On 512 Talleyrand Avenue, they had blue tarps surrounding the carport. There's nothing we can do about that. They put up tarps because they have exercise equipment in the carport where they exercise. It doesn't look the best, but it's not a public health nuisance. On 200 Maurice Street, the owner is clearing out the brush in the rear yard. It doesn't look great, but it is also not a public health nuisance. Some of these cases have been started. I don't know if City Council is willing to give the Historic District Commission any further authority on abandoned or trashy homes. I don't know, but I do know that we have the support of the Mayor and Mayor Pro Tem.

Lisa Stiwinter said as the Historic District Commission Members, of course, it is your duty and responsibilities to help preserve the historic integrity and character of the District. It's a partnership between the City, the Commission and the Community. It takes all of us working together to accomplish that goal. One entity cannot do it by themselves. The City uses our tools that we have: the Minimum Housing Ordinance and the Public Health Nuisance Ordinance, which deals with high grass, junk and debris. Those are the two tools we have right now. Whether you're a Historic District Commission member or a resident of the City, you always have that ability to give us concerns, complaints and violations that you think may exist. Whether it's an illegal business, that's Zoning. If it is work being done without a COA that would be Planning and Zoning. If it is a public health nuisance, that is Code Enforcement. There

are some other departments and in that February email, I attached the PowerPoint presentation I did on city-wide ordinance enforcement. There are lots of different ordinances throughout the city. Police may enforce the commercial vehicles or the noise. They do abandoned and junk vehicles parked in the yard and not on an approved surface. As a Commission or resident of the City, you always have that ability to give us complaints. As a Commission, you have that ability to go through the District and identify deteriorated properties and send them our way so we can look into it. I do know that the staff is already looking at new tools to bring forward. I've mentioned it to a couple of you. There was one tool we tried a few years ago, but it was not supported. There's different reasons. We are looking to bring back another enforcement tool here within the next three months. We are requesting additional Code Enforcement as part of the FY25 Budget. We are training additional Code Enforcement Officers to handle minimum housing. Minimum housing is a very legal, complicated process and every case is different, particularly when we get into the Historic District. All the cases are different so we are training more staff to help with minimum housing. There are different things that we are looking at doing.

Matthew Klaren said it goes beyond minimum housing. In the Historic District, these are wooden homes. If a homeowner isn't painting and repairing, it quickly deteriorates. As I've stated, there is no money for private homes. There are tax credits. As part of the mailings that we do to Historic homeowners, can we put a piece in there on letting them know about the federal and state tax credits available to them for upkeep of their homes.

Lisa Stiwinter said we can always mail out educational-type information. We've done it before. We've had a Historic District forum before that we talked about different code enforcement problems and brought new ideas. We are already twirling around some of those ideas to move forward, but the education piece, of course, we can do that.

Matthew Klaren said code enforcement means preservation has stopped. We need to get in front of the problem.

Lisa Stiwinter said the new Ordinance will give us an additional tool that ... I don't want to go into a lot of detail about it because it can get real complicated, real quick.

Archie Morgan said I would like to mention it from your email. This new Ordinance would apply only to Historic landmarks and contributing resources in the District. It's the Prevention of Demolition-By-Neglect Ordinance.

Jennifer Loria said it's putting fines in place, getting eyes on houses and saying that's slipping and we need to let people know.

Lisa Stiwinter said the Commission would play a large role in this process if it were to go forward.

Matthew Klaren said as far as I know, the last inventory I could find was from 1987. Has there been a more recent inventory of the District?

Lisa Stiwinter said we have not entertained a more recent survey of the District. We are currently in the process of accepting proposals for the tree survey. Certainly, if the Commission goes down the path that we want to do an additional survey of the District, or an updated one, then that will probably be something we would need to put in next year's budget for funding.

Keri Mendler said what you were referring to is the National Survey from 1987. While you can get grants for that, they are very back-logged and they are not considering those for grants for right now from a two to three year backlog. It is a possibility, but as far as grant money, you probably won't see anything for a couple of years.

Jennifer Smith said I have a question. This past summer, 105 West Houston Street, which is on the other side of Mr. Watson here, has undergone being repainted. I went up and asked the people that were painting it and he said they are a part of the Ground 40 Mission and they actually engage some of their people to get them work. They painted that house for way less than what it would cost to have some professional painters. They did a fabulous job on it. I wonder if something like this that we could emphasize. They also do roofing and paint houses. I wonder if that is a possibility that we could refer some of these people to help people that are restricted on funds or elderly. Something like that could have saved this house here.

Archie Morgan said I agree, but someone needs to contact Ground 40 first to make sure they are still doing it. A lot of times they do this work for a donation.

Lisa Stiwinter said similar activity has happened at other times in the District too, even with our own Code Enforcement staff. They got paint from Sherwin Williams and volunteers went out to paint the house and that is certainly a role the Commission can play while connecting these resources to residents within the District and reaching out to Ground 40 to see if they would be willing to allow you to pass on their name. We do those public/private partnerships through our Community Development Division that is housed in the Planning and Development Department already. We do a scattered-site housing repair program for qualified owner-occupied homeowners already. This was not owner-occupied. We did look at that as a possibility and explored it, but since it wasn't owner-occupied, they were not eligible. So we do have some programs in Community Development and, as the Commission, you do have those resources or tools that you can utilize.

Jennifer Loria said Lisa and I have talked about some of the things that we, as Commission Members, can do outside of just issuing COAs. One of the things we can do is giving people the information about grants and things that are available. May is Preservation Month and it has been awhile since they've done this, but the Planning Staff and we can put together a forum for the Historic District citizens. We can meet at the Armory or at a church and provide this information. Hear what people are having hard times with and letting them know the information. If we wait until April to talk about it then it will be the next month and not have any time to plan it.

Lisa Stiwinter said staff has already been discussing it and we are preparing to do some preservation for the May Preservation Month. We are looking at possible dates to reserve the old Armory to do a Historic District Forum. We did it in 2015. I don't know if any of you were there. I'm sure you probably were. We sent out notifications to all property owners and residents

to inform them of the forum. We use other methods too, like the website, Facebook and word of mouth.

Gladys Kerr said Archie, please add another residence to your list that you shared with us: 208 Maurice.

Lisa Stiwinter said I will say that 208 and 210 Maurice Street are in the minimum housing Code Enforcement process. They are in the 90 day window to make repairs. Their time will be up in April. I was going to mention that to notify the Commission so if you want to start looking at alternatives to try to work with the property owner. One caveat is the property is a duplex. It is non-conforming and it can no longer be used as a duplex. They can go before City Council and request it to be used as a duplex. They would go through a rezoning before a Planning Board and Council to be used as a duplex. This is where you can get to work as a Commission to help save this one because it is probably coming down the pipeline.

Jennifer Smith said I just want to ask about the houses on East Houston that is wrapped in cellophane all the way around it. They gutted and haven't done anything with it. It's for sale. What is going on with that house and how long is that going to go on?

Keri Mendler said we have sent them citations and violations. They've paid them. I hoped that would speed things along, but it did not have any kind of effect. We probably need to look at where we are at in that process. I don't know if there is something else that can be done other than zoning violations. The realtor did contact me in October and said she had people interested, but I haven't heard anything since then so that's when I went ahead and proceeded with the violations. They paid them and then it sat.

Archie Morgan said I have a couple of other things. One I am excited about and I think you will be too. I'm getting pictures of mailboxes in the District about are they allowed, not allowed, supposed to be black or black and white.

Keri Mendler said several years ago, the Post Office took away the ability to have mailboxes on your house and, of course, any new subdivisions don't get mailboxes at all. They have cluster boxes. When you have your streets in your Historic District and well-established neighborhoods where cluster boxes don't really make sense, they say you have to put it by the road. I've heard there are some things that you can do in the Historic District. We can send the Postmaster a letter and they will stop that. I need to do a little more research. The mailboxes there can stay and the Post Office may not require it. Tell them it's being looked into.

Archie Morgan said they are asking if mailboxes should be allowed on the street in the District and, if so, what color? If you have one attached to your house then you are grandfathered in?

Keri Mendler said we don't regulate color ever. I think what it is stemming from is the Post Office is putting a notice in their mailbox stating they need to get a mailbox by the road because maybe they haven't received mail there or it has changed ownership. If the house went vacant for a long time and there was no mail then they might...

Archie Morgan said what can you tell us about the development behind the Monroe Mall?

Keri Mendler said it's a townhome development. It was a by-right development in the Concord Avenue Overlay District. It was adopted in 2018.

Archie Morgan said the thing I wanted to discuss is that Jennifer and I both serve on the Planning Board. This is something that we've been asking for as a Historic District for a while now. The City is now doing its due diligence. The Planning Board unanimously approved this Text Amendment last week that had to do with Historic District and trees within the District. Heretofore we had all the penalty there was was to plant a little sapling tree beside ... So we voted on numerous Text Amendments with the Planning Board. One of them was the Planning Board was requested to consider a Text Amendment to add language to the Unified Development Ordinance (UDO) to provide tree removal penalties in the Historic District. The UDO currently does not contain any regulatory language or penalties for tree removal in the District. With this, the historic trees that populate the Historic District are left vulnerable and the City is taking steps. This has to be approved by City Council at their April meeting, but just to give you the short version. They measure trees at breast height. There are financial penalties. There are caveats in there. They go through the Union County Urban Forester to determine if the tree was healthy, diseased or infested or posed an imminent hazard to persons or property along with the diameter at breast height of the tree. If tree is diseased then no fines are involved, but if tree is removed without the UC Urban Forester determination then the maximum penalty is involved. The fines are doubled. The Council still has to vote on this, but it is a huge step in the right direction. We will see if it is all passed. Can you cut a tree down? Yes, with permission. That's good news. Anything else?

Gladys Kerr asked do we have an additional information about signs in the Historic District?

Lisa Stiwinter said part of the FY25 budget for Planning and Development was presented to request for funding to hire a consulting firm to do a whole new branding of the logo for the Historic District signs and to replace the "Gateway" signs as well as the street topper on the signs. The quote ranged anywhere from thirty to fifty thousand. It was proposed as part of the budget. I'm not sure it was favorable as far as the amount. We haven't had a chance to talk about it in detail yet of what our strategy or plan of action will be to go forward. If it's not funded, we will be replacing the "Gateway" signs in some form or fashion even if it is keeping the logo. They are starting to deteriorate and we need to be able to replace those. We will definitely try to move forward with replacing the "Gateway" signs and the street sign toppers even if we don't get the funding or don't get to do the branding. They vote on the budget in June, but they have a budget workshop in April so maybe we will hear a little more information then.

Jennifer Loria said if anyone has anything they would like to say, publically, now is a good time.

Jennifer Melendez introduced herself and lives at 601 West Jefferson Street. I just wanted to piggyback on what you were talking about with Lisa. I understand that you are working hand-in-hand, but we don't sometimes understand what your role is or what you all are able to do. I like the idea of the thing in May coming up because I hear a lot about "let's enforce" and "let's do this," but not as much about "we are going to make you do this." All you are doing is giving

them power to say it is condemned. The biggest problem is there are not resources. Those tax credits, you have to have money up front, so they will get it and file taxes and it has to be approved, but you can't reach the office. Keep having the community involved and keep having these events. So what role do you have in creating these events and getting more community partners? I didn't know about Sherwin Williams. This is ideal that we can connect with businesses to help our community. We can keep analyzing people, but that won't create them being able to do it. In a lot of cases, they will be able to do it. I like the idea about why it's important to give reasons why there are citations. Not everyone who came in here might not have grasped how much it is to be part of the Historic District or the cost of maintaining these things. Instead of coming at "you're in trouble," maybe approaching it more for a way to educate. Providing workshops and identified businesses to work together so it feels more of a community. I see a lot of City of Monroe events going on, but not Historic District stuff. Thank you!

Anna Dowdy said I like the tree thing. I think that we need to preserve our trees. As far as the tree that fell on my house, the Urban Forester had been to my house and told me that tree would never fall. I saw it had a fifteen degree lean. I was living on Church Street when they tagged the trees. The Urban Forester, to my knowledge, has never been down our street since. There are some trees across the street from my house that need to come down.

Archie Morgan said well, I can tell you that City Council is looking for funds to inventory the trees.

Anna Dowdy said if they want to keep the trees, they need to be inspected periodically.

Archie Morgan said there was a time when the Master Gardeners of Union County inventoried some of these trees. I don't know how far that got. I agree.

Anna Dowdy said I have trees in my yard that have the tags on them and I want to save the trees too, but they need to be checked periodically because things happen to them.

Jennifer Loria asked does Keri have any information from Debbie Dillion.

Keri Mendler said the tree inventory was already funded from the last budget year. We are going through the RFP process now to find a consultant to do the work. Then as far as Debbie Dillion or someone else, but several months ago they reached out and mentioned they were going to do an inventory of trees in the downtown, but I don't know if it was for the whole Historic District.

Jennifer Loria said when they do that, do they say this tree is diseased and this one needs to be trimmed back. Do they do that as well or say this is how many trees are in this yard?

Keri Mendler said no, so there is a threshold of twenty inches in diameter so not every single tree will be in inventory and not every single tree was inventoried in 2000 and 2001. It was your larger trees. So they will give us a diameter, an estimate on the height, an estimate of the canopy spread, the type of tree and the general assessment or health of the tree. If it's good, declining or an extreme risk and should come down.

Archie Morgan asked is this too much work for our Urban Forester?

Keri Mendler said yes. He can supplement and, if there are trees that people have concerns about, he can do that, but inventorying four-hundred parcels worth of trees in public right-of-way and private property. That would be too much for him because he is county-wide and not just in Monroe.

Allen Watson said I think that's a great point. We had him out to our house to take a look at a couple of our trees. That was one of the things we discussed was how busy he was. He referred us to bring in outside arborists and had a list of names. Is that something that this particular ruling that has a little more bite than the fines...? He said you can get opinions from someone else. Would the recommendation have to come from him?

Keri Mendler said the policy on how we do it is the first point of contact is your Union County Urban Forester. He is an unbiased individual. He won't cut your tree down. He will give you his unbiased opinion on whether it is safe or not. However, if you disagree with him, you can hire your own certified arborist. They'll do a report. They usually do a more in-depth report because you are paying them. I've taken that report and sent it to the Urban Forester. I haven't done it with Keith because it hasn't come up, but past Urban Foresters say they disagree with your interpretation and here's their report. They will look at it. They have an opportunity to come to you and request removal as well. The report from the Urban Forester is for staff-approved items. We can't deny at staff level. It's a two-step option, but ultimately the Commission as well.

Jennifer Smith said if a homeowner has a tree that has grown into power lines, is that the responsibility of the homeowner or the City to take care of?

Keri Mendler said I know the utility company do their trimming on a pretty regular basis. If there is a concern about limbs, I was assume they would contact the utility of the lines. I think the utility companies want to trim trees around their lines because they want to protect their assets.

Jennifer Smith said they just come and cut what affects their power line and the tree is lopsided so they aren't going to trim it all the way around.

Keri Mendler said in the Historic District, we try to get them to be mindful of being in the Historic District and the canopy is an important part of the Historic District. Obviously, there are some instances where it cannot be avoided. A tree was planted five feet off of a line and it's really big now.

Jennifer Smith said there are some areas that I have taken my walks on that bushes are encumbering the sidewalk that people aren't keeping trimmed up. Is it the responsibility of the homeowner to keep the sidewalk clear?

Keri Mendler said it is and that is something that the engineering department will send out notices for blocking the sidewalks.

Archie Morgan said all you have to do is report it. I have a question for Richard. The fact that Planning Board recommended this Text Amendment for the fines on the trees and voted unanimously to double those. Do you see any legal pushback?

Richard Long said I haven't heard any pushback at all, but I haven't discussed it. We've only had an agenda session and I've only talked with one or two Council Members.

Jennifer Smith said what teeth do we have to get involved? We can make recommendations, but we cannot enforce people. We cannot go to somebody and say your house is falling apart. It needs painted. You need a new roof. How would we enforce that?

Multiple conversations ensued.

Jennifer Loria said Lisa's ordinance that is coming up, that we're talking about, would be the teeth that you're talking about, but again that goes to a Code Enforcement issue. All we can do is provide resources and help build unity and pride in the Historic District.

Keri Mendler said, as a City, we can't make recommendations. There is a resource page on the Historic District page about windows and tax credits and some state information. I recommend people look on Facebook. As private citizens and residents, you can recommend. I would not recommend as a Commission.

Archie Morgan said it's a slippery slope if we go recommending a painter and he comes in somebody's house and messes it all up upon our recommendation.

Richard Long said as a Commission that is highly dangerous.

Keri Mendler said as far as workshops go, that is something that staff is interested in doing. Sometimes the issue is, of course, finding the materials, samples and your experts that know what they are doing.

Archie Morgan said I make a recommendation for a motion to adjourn.

Item 7. **Next Meeting: April 8, 2024**

Item 8. **Adjournment**

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

Second: **Jennifer Loria**

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

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

NAYS: **None**

The meeting adjourned at 8:45 pm.

Respectfully submitted,

Archie Morgan
Chairman

Megan Brightharp
Planner

DRAFT



STAFF REPORT
PLHR-2024-00213

TO: Historic District Commission Members

DATE: July 8, 2024

FROM: Keri Mendler, Senior Planner

PREPARED BY: Megan Brightharp, Planner

SUBJECT: Certificate of Appropriateness request at 514 Everette St.

SUMMARY STATEMENT

The Historic District Commission is requested to consider a Certificate of Appropriateness from Marielle Garcia, on behalf of The Agency (property manager), for 514 Everette Street. The applicant replaced the two original wood front doors; the original doors featured a half door one-pane glass window. The original doors were replaced with non-wood six panel front doors.

The applicant is now requesting to replace the incongruous doors with either a half four-pane glass wood door or a half nine-pane glass wood door.

SITE DATA

Type of Action:	Certificate of Appropriateness
Date of Petition:	6-10-2024
Name of Petitioner:	The Agency
Location:	514 Everette St.
Tax ID #:	09-231-099
Lot Size:	0.38 acres
Zoning Classification:	RMD (Residential Medium Density)

GENERAL INFORMATION

514 Everett Street- Ray Funderburk House; circa 1920

In 1922 this one and a half-story, cross-gable, and craftsman-style frame bungalow was occupied by Ray Funderburk, county superintendent of schools. A large gabled dormer is set in the front center of the roof. Across the front of the house is an engaged porch with square columns set on

brick piers. At the east end of the house, the porch continues into a gabled porte cochère. On its west elevation, the house has a wooden exterior stair that leads to the second floor, probably a later addition. The German-sided house has exposed rafter tails and triangular knee braces. All three gables have rectangular vents. Windows, including the triple window of the dormer, have four over one sash.

RELEVANT DESIGN STANDARDS

Windows & Doors, pg. 53

1. If replacement of an entire window or door feature is necessary due to deterioration, replace it in kind, matching the original in design, dimension, detail, texture, color, and material. Consider compatible substitute materials only if using the original material is not feasible. *The applicant replaced the original deteriorating wooden door that featured a half one-pane glass window with a new door that was not made of wood. The applicant is now requesting to replace the incongruous doors with wood doors featuring either a half four-pane glass window or a half nine-pane glass window.*
-

PROPOSED FINDINGS

Staff offers the following Proposed Findings:

1. The subject property located at 514 Everette St. is owned by DMS Capital, 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 May 22, 2024, staff was notified the front doors at 514 Everette Street had been replaced with incongruous doors.
4. On June 10, 2024, the applicant applied for a COA to request approval to utilize new wood doors featuring either a half four-pane glass window or half nine-pane glass window for both front doors after having replaced the original half one-pane glass window wooden front doors with a door that was not made of wood. (Exhibit 4-7)
5. The proposed structure does meet the review criteria for a Certificate of Appropriateness according to Section 6.3 of the Unified Development Ordinance.
6. All adjacent property owners have been notified of the Certificate of Appropriateness request. (Exhibit 8-9)

CONCLUSIONS

The proposed installation of new front doors at 514 Everette Street as presented (is/is not) congruous in concept according to the *Windows & Doors* standards of the *South Monroe Historic District Standards*:

Windows & Doors, pg. 53

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

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

Exhibits:

1. Aerial Map
2. Zoning Map
3. Historic District Map
4. Application
5. Original Front Doors
6. Existing Front Door
7. Proposed Door 1
8. Proposed Door 2
9. APO List
10. APO Map

Aerial Map
PLHR-2024-00213

Legend

- Centerlines
- Parcels
- Subject Property

Existing: RMD
(Residential Medium Density)

Owner:
DMS Capital, LLC

Acres: .38



0 50 100
Feet

Exhibit 1

Zoning Map
PLHR-2024-00213

Legend

- Centerlines
- Parcels
- Monroe Zoning Districts**
 - RHD
 - RMD
 - Subject Property

Existing: RMD
(Residential Medium Density)

Owner:
DMS Capital, LLC

Acres: .38



0 50 100
Feet

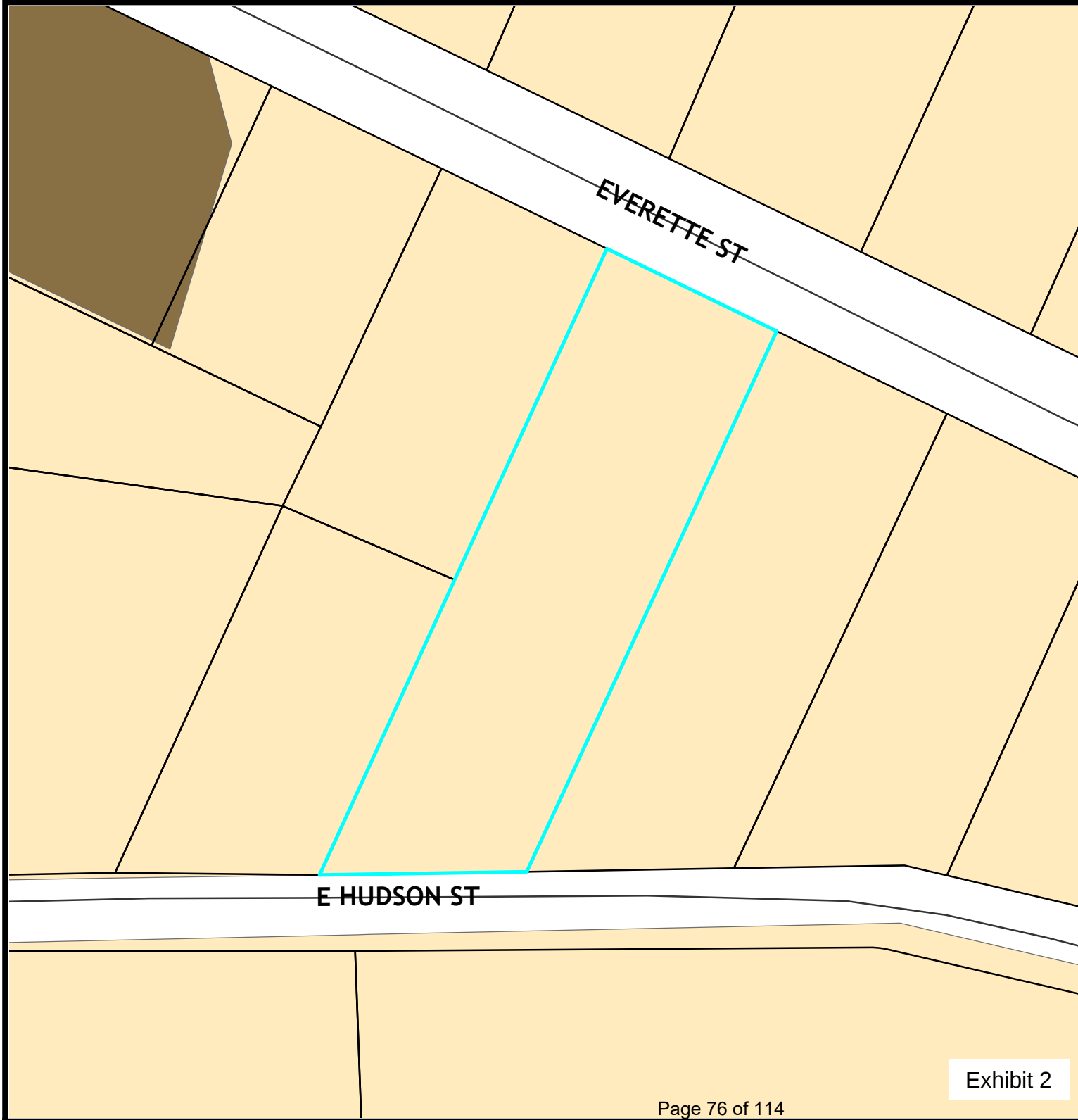


Exhibit 2

Historic District Map
PLHR-2024-00213

Legend

- Centerlines
- Parcels
- Historic District
- Subject Property

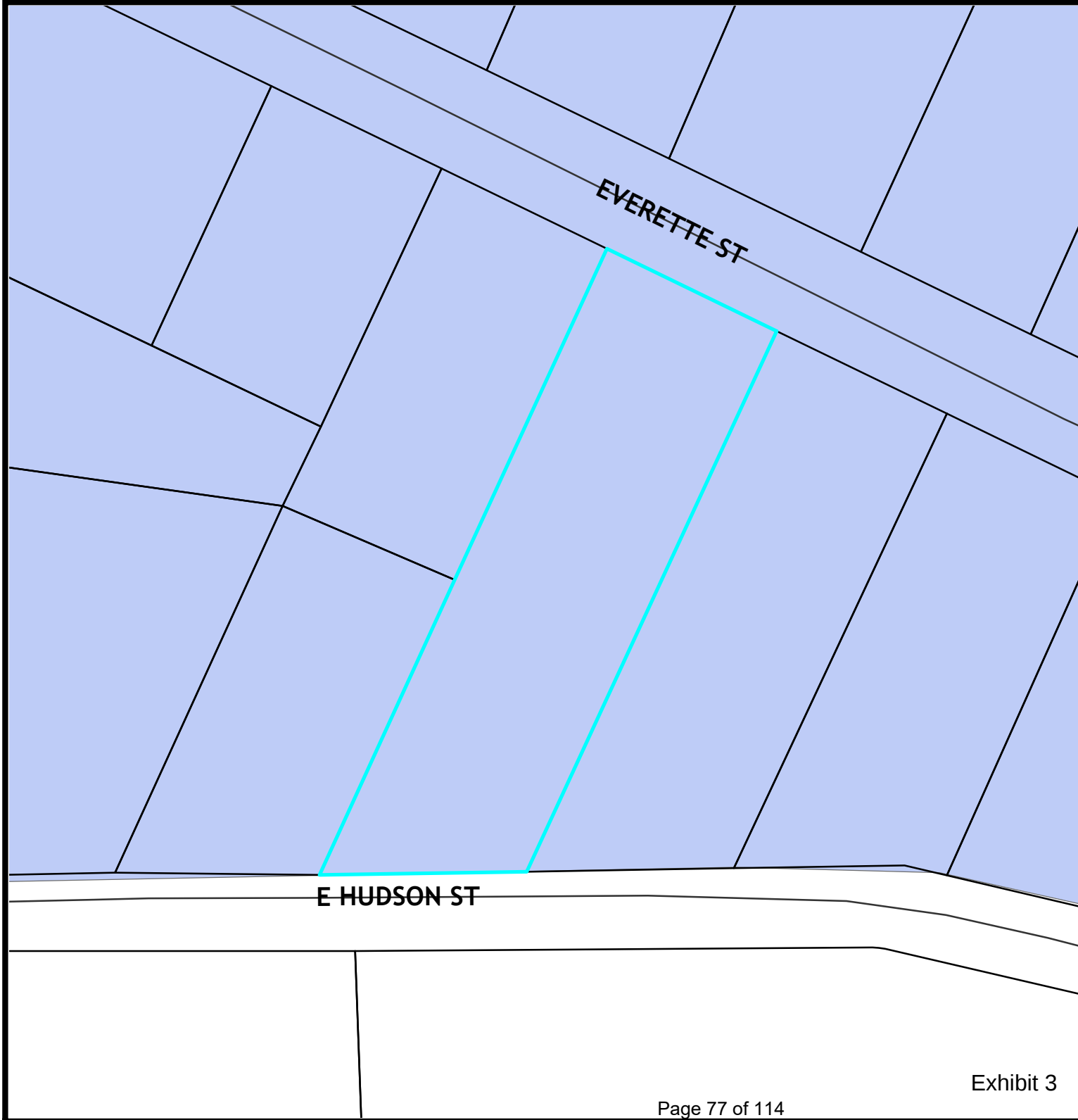
Existing: RMD
(Residential Medium Density)

Owner:
DMS Capital, LLC

Acres: .38



0 50 100
Feet





HISTORIC DISTRICT COMMISSION
APPLICATION FOR REVIEW

FOR STAFF USE ONLY

Date submitted: 6/10/2024

Application No: _____

Approved: _____ Denied: _____

_____ Administrative review

_____ Commission Review

1. Property location: 514 Everett Street
Applicant's name: The Agency
Applicant's address: 1654 Dickerson Blvd, Suite C
Monroe, NC 28110
Applicant's telephone number: 704-901-8000
Applicant's email address: alex@pimentelgarcia.com; mariek@theagency.com
Property Tax identification number: 09 - 231 - 099
2. The property is owned by (if different from above) DMS Capital LLC
Address: 2316 Wensley Drive Telephone: 704-305-1552
Charlotte, NC 28210
3. The following Certificate of Appropriateness is requested for: Door at 514 Everett St.
Please provide a brief description of the project: The front doors at Everett (514) were replaced with doors that were not wood. The previous doors were deteriorating and could not be repaired. We have looked for a similar door with some recommendations that were provided to us, but were unsuccessful. We ask the Commission to consider these brand wood doors from Home Depot.
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).

Mariela Garcia, property manager

Applicant- Printed

[Signature]
Applicant- Signed

6/10/2024

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

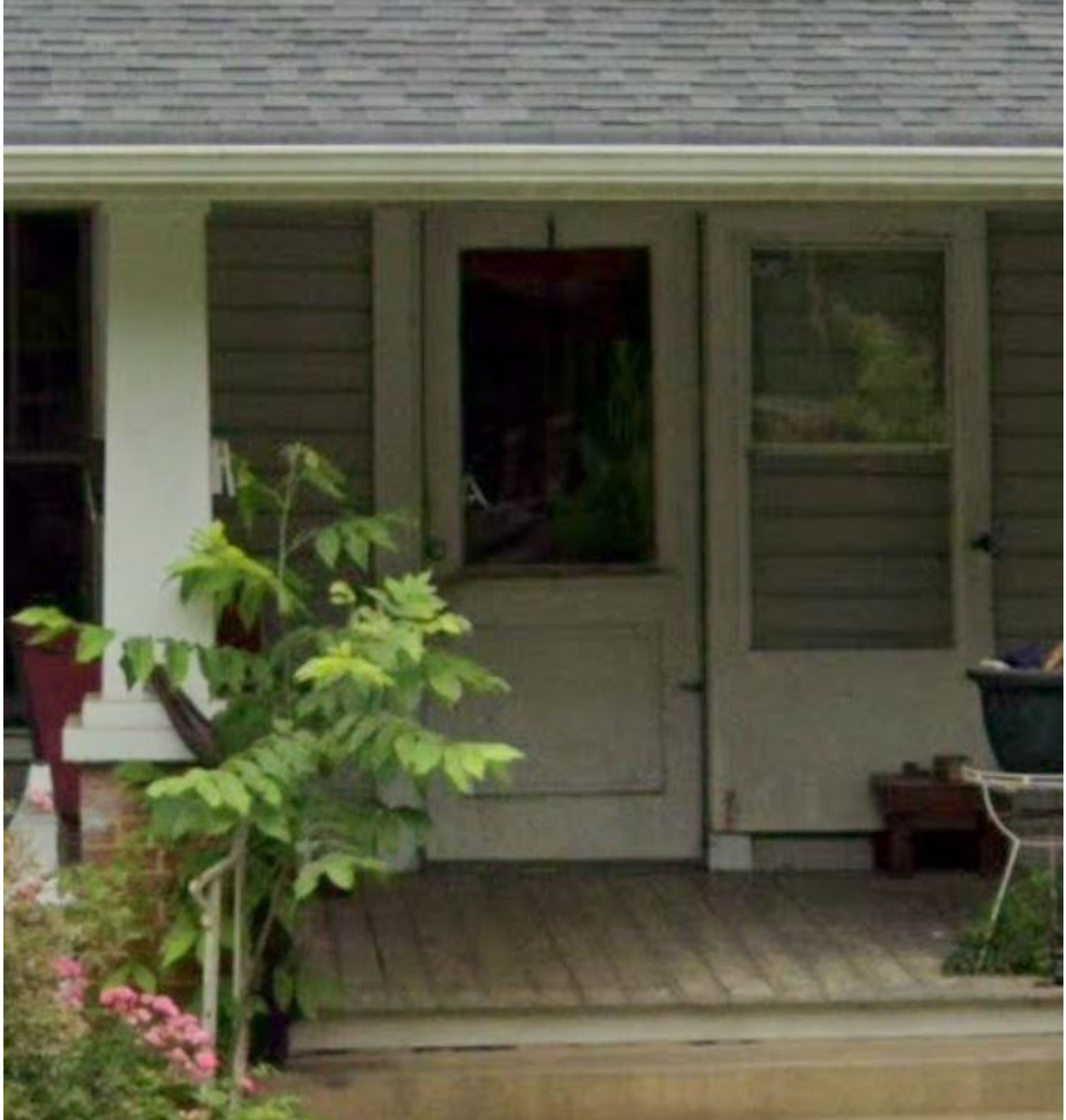
DO NOT WRITE BELOW THIS LINE

Additional conditions and remarks: _____

Authorized signature

Date

Original Front Door



Original Side Front Door



Existing Front Doors





Matthews 10PM 28105



Matthews 10PM 28105

Shop All Services DIY Log In

... / Exterior Doors / Front Doors / Wood Doors / Wood Doors With Glass

Internet # 308301789 Model # KA.554.30.68.134 Store SKU # 1004030331

Exclusive

24

Live Chat

Krosswood Doors

36 in. x 80 in. Rustic Knotty Alder 4-Lite Clear Glass 2-Panel Unfinished Wood Front Door Slab

★★★★★ (24) Questions & Answers (56)



Hover Image to Zoom


Live Chat

Have a question?
Chat with a Home Depot expert
[CHAT NOW](#)

 Share  Print

\$797³⁰ ~~\$938.00~~
Save \$140.70 (15%)



Pay \$747.30 after \$50 OFF your total qualifying purchase upon opening a new card. 
[Apply for a Home Depot Consumer Card](#)

Exhibit 7



Matthews 10PM 28105



Matthews 10PM 28105

Shop All Services DIY Log In

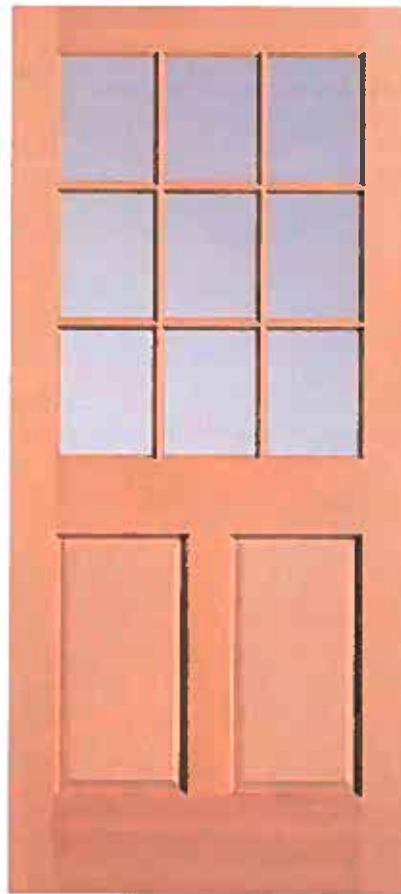
... / Exterior Doors / Front Doors / Wood Doors / Wood Doors With Glass

Internet # 301301601 Model # 76392 Store SKU # 1002347372

Masonite

36 in. x 80 in. 9 Lite Unfinished Fir Front Exterior Door Slab

★★★★★ (38) Questions & Answers (32)



Hover Image to Zoom

Have a question?
Chat with a Home Depot expert.
[CHAT NOW](#)

Live Chat
Feedback

Share Print

\$315⁰⁰



Pay \$265.00 after \$50 OFF your total qualifying purchase upon opening a new card. Apply for a Home Depot Consumer Card

- Unfinished, can be primed, stained, varnished or painted

Exhibit 8

ACCTNO	OWNERNAME1	OWNERNAME2	OWNERADDRE	CURR_ADDR2	OWNERCITY	OWNERSTATE	OWNERZIP
09234166	BARTELL JASON R		PO BOX 639		LOCUST	NC	28097
09231102	BURGESS JEAN C		8123 PINE HILL RD		MINT HILL	NC	28227
09232210	CARLSON FAMILY HOLDINGS LLC		400 W WINDSOR ST		MONROE	NC	28112
09232214	CARLSON FAMILY HOLDINGS LLC		401 WEST FRANKLIN ST		MONROE	NC	28112
09232209	CARLSON KRISTOFER L	CARLSON CARMEN L	400 W WINDSOR ST		MONROE	NC	28112
09231089	CHAMBERS KATHERLEAN B HEIRS		511 E EVERETTE ST		MONROE	NC	28112
09232204	COOKE STEVEN	COOKE JESSICA	103 N CRAWFORD ST		MONROE	NC	28112
09232172	DELANEY HERBERT STANHOPE	LEDFORD TRACY RENEE	9221 MCELROY RD		WAXHAW	NC	281739038
09231099	DMS CAPITAL LLC		2316 WENSLEY DR		CHARLOTTE	NC	28210
09232220	DT SQUARE PROPERTIES LLC		PO BOX 29586		CHARLOTTE	NC	28229
09232208	DUNCAN DARCY DEMART		406 W WINDSOR ST		MONROE	NC	28112
09231098	EG&T CAPITAL LLC		PO BOX 78372		CHARLOTTE	NC	28271
09232211	FIRST CHARTER REAL ESTATE HOLDINGS LLC MD 10ATA1 CORP FAC		C/O FIFTH THIRD BANK	38 FOUNTAIN SQUARE PLAZA	CINCINNATI	OH	45263
09234165	FOSTER ELIZABETH KING		507 CHARLES ST		MONROE	NC	28110
09232116	GENERAL TELEPHONE CO		%PROPERTY TAX DEPARTMENT	PO BOX 152206	IRVING	TX	750152206
09231087	GLENN JOHN JR	GLENN CYNTHIA	507 EVERETT ST		MONROE	NC	28112
09232234	GOLDFARB CARL	GOLDFARB SHARRON	502 W FRANKLIN ST		MONROE	NC	28112
09232215	GOODWIN SARAH POLK		401 1/2 W FRANKLIN ST		MONROE	NC	28112
09232238	GUSTAFSON MATTEAS A JR	GUSTAFSON NANCY LEE	1102 MARTHA DR		MONROE	NC	28112
09232237	GUSTAFSON SCOTT THOMAS		402 W FRANKLIN ST		MONROE	NC	28112
09232206	HEISNER WILLIAM		%LAW OFFICES OF MICHELLE VICKE	408 W WINDSOR ST	MONROE	NC	28112
09232207	HEISNER WILLIAM R	HEISNER PATRICE A	408 W WINDSOR ST		MONROE	NC	28112
09232208A							
09231080	HERNANDEZ JESUS DIAZ		506 E TALLEYRAND AVE		MONROE	NC	28112
09232218	HIGGINS NATASHA FAITH		202 N CRAWFORD ST		MONROE	NC	28112
09231081	HIGHSTONE CAROLYN	HIGHSTONE TIMOTHY J	504 E TALLEYRAND AVE		MONROE	NC	28112
09232213	HUFFMAN BILLIE OLIVER		340 W MORGAN ST		MONROE	NC	28112
09234167	JA REALTY PROPERTIES LLC		6920 PINWOOD FOREST DRIVE		MONROE	NC	28110
09231096	KARAGOUNIS JOHN	KARAGOUNIS OLGA-MARIA	6505 CRANBORNE CHASE CT		CHARLOTTE	NC	28210
09231100A	LIFESTYLE RENTALS LLC		7206 MORGAN MILL RD		MONROE	NC	28110
09232217	MCCAULEY CURTIS W	MCCAULEY NANCY	405 W FRANKLIN ST		MONROE	NC	28112
09231103	MCCUTCHEN KEVIN	MCCUTCHEN JULIE	PO BOX 2166		MATTHEWS	NC	28106
09231079	MCGINNIS EMILY M	MCGINNIS MICHAEL D	508 E TALLEYRAND AVE		MONROE	NC	28112
09232216	MCMANUS HARRY L	MCMANUS DEBRA F	403 WEST FRANKLIN ST		MONROE	NC	28112
09232170	MEDLIN BRIAN	MEDLIN VANESSA	409 W WINDSOR ST		MONROE	NC	28112
09231100	MENA ALEJANDRO MORAN		512 EVERETTE ST		MONROE	NC	28112
09231088	MENDOZA JOSE JUIS	CASTREJON COATLICUE S	509 EVERETTE ST		MONROE	NC	28112
09234158							
09234168	MONROE HOUSING AUTHORITY		PO BOX 805		MONROE	NC	281110805
09234168A							
09232205	MOORE JENNIFER REBECCA	MOORE GREGORY RALPH	101 N CRAWFORD ST		MONROE	NC	28112
092311018	NADELIN ROBERT E		C/O JAMES MILLER & ASSOCIATES	PO BOX 3341	MONROE	NC	28111
09232220A	ONS PROPERTY MANAGEMENT GROUP LLC		50 SCHOOL RD	STE 184	MILL SPRING	NC	28756
09231078	PARKER LAWRENCE JARMARK	PARKER CRYSTAL A	512 EAST TALLYRAND AVE		MONROE	NC	28112
09232235	PARKER MARK WAYNE	PARKER ALAN SCOTT	406 W FRANKLIN ST		MONROE	NC	28112
09231097	POTTS MEGHAN	POTTS CHRISTIAN	520 EVERETTE ST		MONROE	NC	28112
09232171	RAINE ARTHUR GEOFFREY	RAINE PAMELA	411 WINDSOR ST		MONROE	NC	28112
09232203	SHANLEY LAURA		108 N COLLEGE ST		MONROE	NC	28112
09231101	SOUTH CENTRAL CHARLOTTE PROPERTIES LLC		3030 LATROBE DR		CHARLOTTE	NC	28211
09231093	SOUTH RIDGE PROPERTIES LLC		1831 12TH AVE S STE 267		NASHVILLE	TN	37023
09231091	TEDESCO PAUL		515 EVERETTE ST		MONROE	NC	28112
09232219	TRAVIS ELIZABETH ELLEN		201 N CRAWFORD ST		MONROE	NC	28112
09231092	WIGGINS CLARA P		408 W ROOSEVELT BLVD		MONROE	NC	28110
09231101A	WM HOMES LLC		4106 LAWRENCE DANIEL DR		MATTHEWS	NC	28104
09231090	YANACSEK ROBERT S		513 EVERETT ST		MONROE	NC	28112

APO Map
PLHR-2024-00213

Legend

- Centerlines
- 150 Foot Buffer
- Parcels
- Subject Property

Existing: RMD
(Residential Medium Density)

Owner:
DMS Capital, LLC

Acres: .38



0 170 340
Feet

Exhibit 10



STAFF REPORT
PLHR-2024-00216

TO: Historic District Commission Members

DATE: July 8, 2024

FROM: Lisa Stiwinter, Planning and Development Director

PREPARED BY: Keri Mendler, Senior Planner

SUBJECT: Certificate of Appropriateness for 208/210 Maurice St.

SUMMARY STATEMENT

The Historic District Commission is requested to consider a Certificate of Appropriateness request from the City of Monroe to demolish the house located at 208/210 Maurice Street. The City of Monroe City Council adopted an ordinance, on June 11, 2024, to declare the structure at 208/210 Maurice Street as dilapidated and unfit for human habitation. The adopted ordinance includes an order to demolish the structure.

SITE DATA

Type of Action: Certificate of Appropriateness

Date of Petition: June 14, 2024

Name of Petitioner: City of Monroe

Location: 208/210 Maurice St.

Tax ID #: 09-231-166

Lot Size: 0.26 acres

Zoning Classification: RMD (Residential Medium Density)

GENERAL INFORMATION

Dr. S. A. Stevens House, circa 1910

Now serving as a duplex, this one-story frame craftsman house was the residence during the 1920s of Dr. S. A. Stevens. The unusual house has a side gable roof which covers the engaged

full-facade porch and the front portion of the house; the porch and front section are of approximately the same depth. Semi-hexagonal bays project from the rear wing on both the north and south elevations. The three-bay facade has paired six over six windows on either side of a central pair of doors. Supporting the porch are square-section Tuscan posts on brick piers linked by a modern wrought iron railing.

RELEVANT DESIGN STANDARDS

Demolition, pg. 74-75

1. Before demolition, work with the Historic District Commission to seek alternatives to demolition.
2. Prior to demolition, if all alternatives to demolition are exhausted, provide the Historic District Commission with documentation of the building in the form of photographs and written documentation.
3. Prior to demolition, work with the Historic District Commission and other interested parties to salvage usable architectural materials and features.
4. Prior to demolition, obtain a demolition permit from the City of Monroe Department of Planning and Development.
5. Prior to demolition, submit a site plan to the Historic District Commission illustrating the proposed landscaping or development of the site post-demolition for approval by the HDC.
6. During demolition, ensure the safety of any adjacent properties, historic resources, and significant site features, including trees, which may be affected by the demolition. Protect trees on the site from damage due to compaction of the soil by heavy equipment.
7. After demolition, clear the site promptly and implement the approved site plan and maintain the site until it is reused.

PROPOSED FINDINGS

Staff offers the following Proposed Findings:

1. The subject property located at 208/210 Maurice Street is owned by MAB Rentals, LLC and is zoned RMD (Residential Medium Density). (Exhibit 1-2)
2. The property is located in the South Monroe Historic District. (Exhibit 3)
3. On June 11, 2024, the Planning Director presented a petition for an ordinance to declare the property at 208/210 Maurice St. as unfit for human habitation and demolition to the Monroe City Council. At the conclusion of this presentation and public hearing, City Council adopted an ordinance finding the structure unfit for human habitation and order the dwelling be repaired or demolished and removed. (Exhibit 4-5)

4. On June 14, 2024, the City of Monroe Planning and Development Department applied for a Certificate of Appropriateness (COA) requesting approval to demolish the structure at 208/210 Maurice St. (Exhibit 6-7)
 5. The Historic District Commission may delay the issuance of a COA for demolition for up to 365 days in the case of structures that provide to be significant historic resources of the district. The purpose of this delay period is to give the commission adequate time to explore alternatives to the destruction of the building. (Exhibit 8)
 6. The proposed structure does meet the review criteria for a Certificate of Appropriateness according to Section 6.3 of the Unified Development Ordinance.
 7. All adjacent property owners have been notified of the Certificate of Appropriateness request. (Exhibits 9-10)
-

CONCLUSIONS

The proposed project that consists of demolition of the house at 208/210 Maurice Street as presented (is/is not) congruous in concept according to the *Demolition* standards contained within the *South Monroe Historic District Design Standards*:

Demolition, pg. 74-75

1. Before demolition, work with the Historic District Commission to seek alternatives to demolition.
2. Prior to demolition, if all alternatives to demolition are exhausted, provide the Historic District Commission with documentation of the building in the form of photographs and written documentation.
3. Prior to demolition, work with the Historic District Commission and other interested parties to salvage usable architectural materials and features.
4. Prior to demolition, obtain a demolition permit from the City of Monroe Department of Planning and Development.
5. Prior to demolition, submit a site plan to the Historic District Commission illustrating the proposed landscaping or development of the site post-demolition for approval by the HDC.
6. During demolition, ensure the safety of any adjacent properties, historic resources, and significant site features, including trees, which may be affected by the demolition. Protect trees on the site from damage due to compaction of the soil by heavy equipment.
7. After demolition, clear the site promptly and implement the approved site plan and maintain the site until it is reused.

Attachments:

1. Aerial Map
2. Zoning Map
3. HD Map
4. City Council Staff Report
5. Adopted Ordinance

6. Application
7. Photos of Structure
8. HD Design Standards Excerpt
9. APO List
10. APO Map



Ortho Map

PLHR-2024-00216

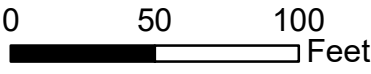
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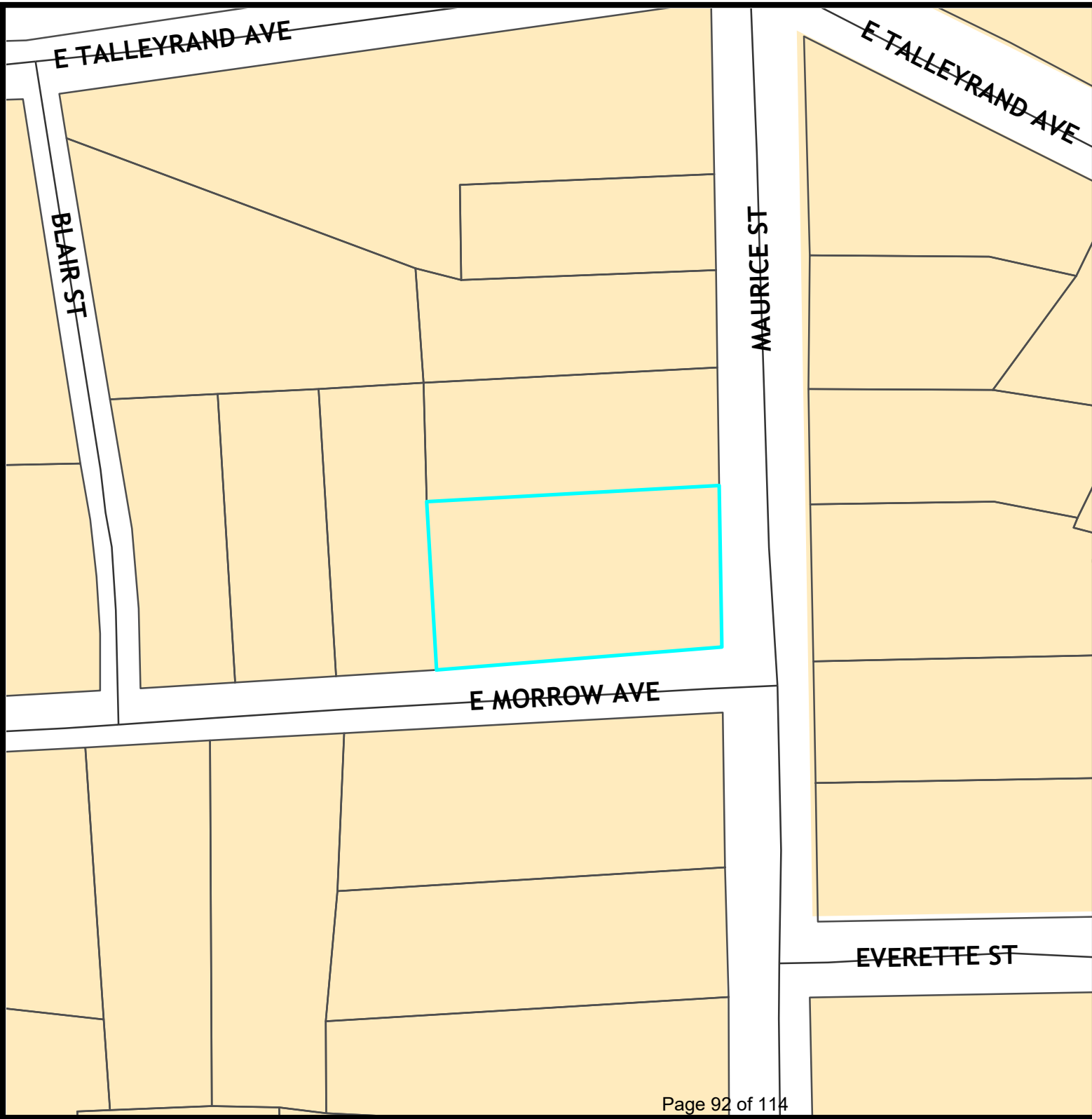
- Centerlines
- Parcels

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

Owner: MAB Rentals, LLC

Acres: .26





Zoning Map

PLHR-2024-00216

Legend

- Centerlines
- Parcels

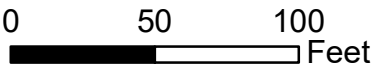
Zoning Districts

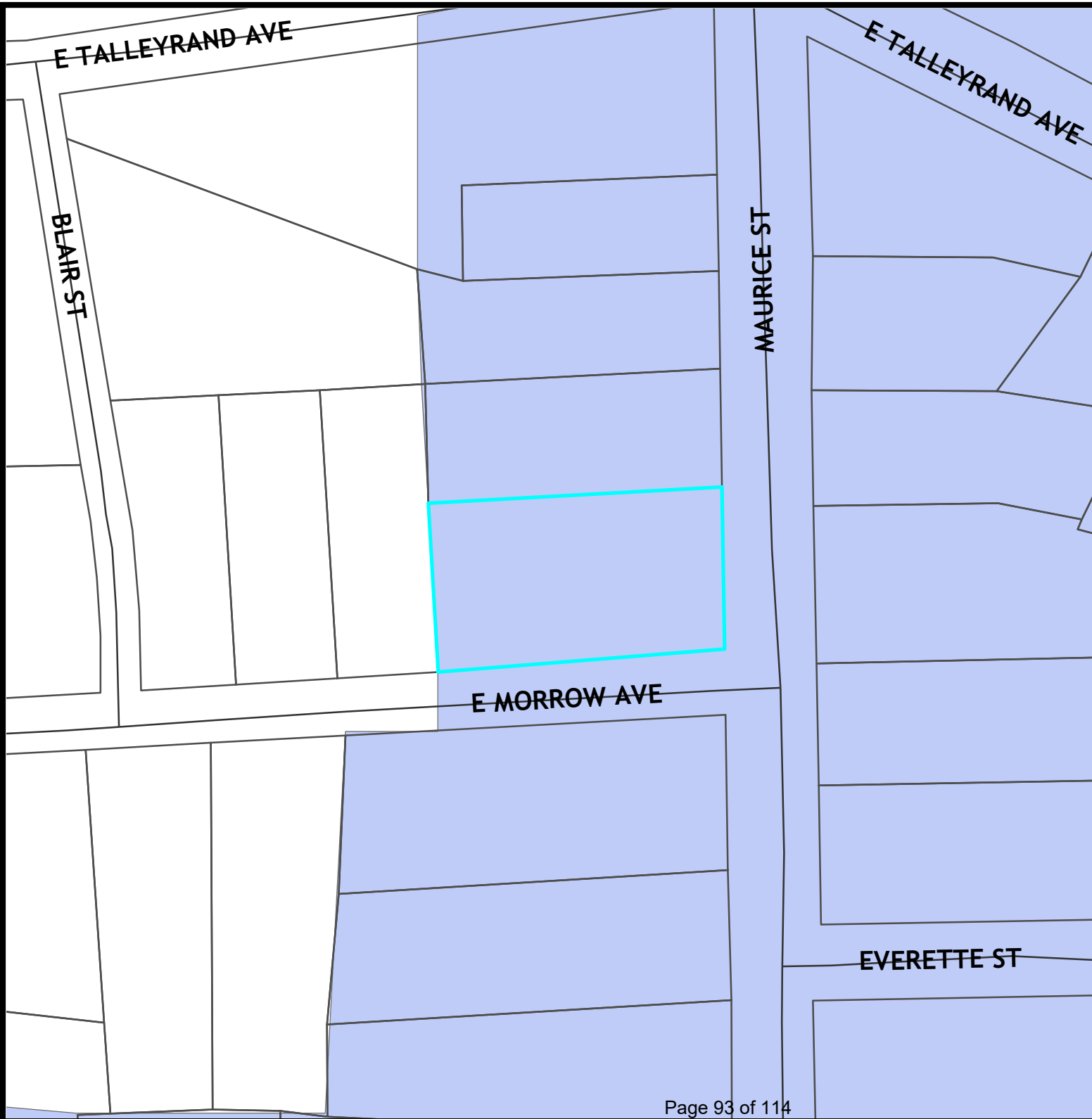
- RMD

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

Owner: MAB Rentals, LLC

Acres: .26





Historic District Map

PLHR-2024-00216

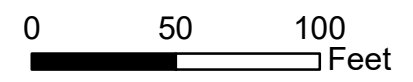
Legend

- Centerlines
- Parcels
- Historic District

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

Owner: MAB Rentals, LLC

Acres: .26





STAFF REPORT

TO: City Council

VIA: Mark Watson, City Manager

DATE: June 11, 2024

PREPARED BY: Doug Britt, Assistant Director of Planning and Development

FROM: Lisa Stiwinter, Director of Planning and Development

SUBJECT: Petition for an Ordinance to Declare Certain Property Unfit for Human Habitation and Demolition located at 208/210 Maurice Street (Tax ID: 09-231-166)

SUMMARY STATEMENT

City Council is requested to consider an Ordinance to declare the dwelling at 208/210 Maurice Street dilapidated and unfit for human habitation and to order the dwelling repaired, altered, improved or demolished and removed.

REVIEW

On December 29, 2022, a Minimum Housing Petition was filed for 208/210 Maurice Street by the Code Enforcement Officer due to citizen concerns. A courtesy letter was also mailed on January 4, 2023, to the property owners advising that the City had received complaints regarding violations of the Minimum Housing Ordinance, an exterior inspection of the property had been conducted by a Code Enforcement Officer and providing thirty (30) days to make the necessary repairs.

A Minimum Housing Inspection was conducted on September 7, 2023 and several violations were discovered.

Upon the Minimum Housing Inspection the Code Enforcement Officer found the following violations: Replace electrical service panel (s) inside and out with new; replace all wiring to panel, switches, and outlets; due to fire damage there are several locations of the roof that need to be replaced; roof rafters have fire/smoke damage; due to fire damage the ceiling joist need to be replaced; heating required to be provided throughout the house; Install installation throughout the home to meeting building code and install drywall on the walls and ceiling; exterior walls are required to be weather tight and free from rotten and decaying wood, and holes in the floor need to be repaired throughout the home.

The dwelling is located at 208/210 Maurice Street in the South Monroe Historic District. The dwelling has been vacant and in a state of disrepair for an extended time frame. The current owner, MAB Rentals, LLC, were notified of the minimum housing hearing, scheduled for November 27, 2023 by way of first class and certified mail and with a copy of the notice posted on the dwelling. Jessica Sinski of MAB Rentals, LLC attended the hearing.

The findings of the hearing indicate the dwelling was determined to be dilapidated and unfit for human habitation and ordered to be repaired or demolished within ninety (90) days, due to the unsafe condition of the dwelling. A copy of the findings of facts and order was mailed by first class and certified mail and a copy posted on the dwelling stating all violation of the Minimum Housing Ordinance and ordering the repair or demolition within ninety (90) days. The finding of facts and order of the Code Enforcement Officer, entered on January 18, 2024 ordering MAB Rentals, LLC and parties in interest if any to repair or demolish and remove said structure was not appealed and the time for appeal expired on January 29, 2024.

Due to the condition of the structure and the adverse impact it has on the area, staff requests that the structure be repaired, altered, improved or demolished and removed. A lien will be placed the property to collect the cost of the demolition upon any sale of the property. According to Chapter 153 of the Code of Ordinances titled "Minimum Housing Standards", if the repair; alteration; improvement of the dwelling cannot be made at a reasonable cost of less than 50% of the value of the dwelling the order shall require the owner, within the time specified in the order, to remove or demolish such dwelling. The value of the dwelling is \$138,300 and the land value is \$14,900. HCB Construction, LLC, a licensed general contractor, provided the city an estimate in the amount of \$120,970.00, which is greater than 50% of the value of the dwelling.

RECOMMENDATION

Staff recommends City Council declare the property unfit for human habitation and adopt the demolition ordinance.

City Council will need to take action on the following items:

1. Motion to recommend adoption of the Ordinance to Declare Certain Property Unfit for Human Habitation and Demolition located at 208/210 Maurice Street (Tax ID: 09-231-166).

OR

2. Motion to recommend denial of the Ordinance to Declare Certain Property Unfit for Human Habitation and Demolition located at 208/210 Maurice Street (Tax ID: 09-231-166).

Attachments:

Attachment 1- Ortho Map
Attachment 2- Petition
Attachment 3- Administrative Warrant & Complaint
Attachment 4- Notice of Publication & Hearing
Attachment 5- Finding of Fast/Remove and
Demolish Order
Attachment 6- Photographs
Attachment 7- O-2024-33

24 M 457

FILED
UNION COUNTY, NC
CRYSTAL D. GILLIARD
REGISTER OF DEEDS
FILED Jun 20, 2024
AT 10:31 am
BOOK 08924
START PAGE 0134
END PAGE 0136
INSTRUMENT # 14105
EXCISE TAX (None)
CDG

FILED

2024 JUN 20 A 10:19

UNION COUNTY, C.S.C.

**ORDINANCE OF MONROE CITY COUNCIL
TO DECLARE PROPERTY OF MAB RENTALS, LLC AT
208/210 MAURICE STREET, MONROE, NORTH CAROLINA
UNFIT FOR HUMAN HABITATION AND
ORDER DWELLING REPAIRED OR DEMOLISHED AND REMOVED
O-2024-33**

This matter comes before the City Council on the petition of a Code Enforcement Official for an ordinance finding a structure located on the herein described property unfit for human habitation and ordering the structure repaired or demolished in order to effectuate the purpose of Chapter 160D, Article 12 of the North Carolina General Statutes with respect to the property hereinafter described.

Council hereby makes and enters the following FINDINGS OF FACT:

1. The dwelling, dwelling unit or abandoned structure located at 208/210 Maurice Street, Monroe, North Carolina is owned by and being the property of MAB Rentals, LLC, described by deed recorded on July 1, 2021 in Book 8157, page 119, Union Public Registry, and identified as Tax Parcel Number 09-231-166.
2. The subject property is located in the South Monroe Historic District and is currently vacant.
3. Based upon an inspection of the subject property referenced above, the following violations of the Minimum Housing Ordinances were found: replace electrical service panel (s) inside and out with new; replace all wiring to panel, switches, and outlets; due to fire damage there are several locations of the roof that need be replaced; roof rafters have fire/smoke damage; due to fire damage the ceiling joist need to be replaced; heating required to be provided throughout the house; install installation throughout the home to meeting building code and install drywall on the walls and ceiling; exterior walls are required to be weather tight and free from rotten and decaying wood, and holes in the floor need to be repaired throughout the home.
4. A Minimum Housing Complaint and Notice of Hearing was issued by the Code Enforcement Officer on November 9, 2023 setting a hearing date regarding the dwelling, dwelling unit or abandoned structure for 9:00 am on November 27, 2023.

5. MAB Rentals, LLC; AND being parties in interest were duly served with a Complaint and Notice of Hearing by regular and certified mail, return receipt, with a copy posted on the dwelling, sent on November 9, 2023.
6. The Code Enforcement Officer held and conducted the Minimum Housing Code Enforcement Hearing on November 27, 2023 at 9:00 a.m. at which Jessica Sinske of MAB Rentals, LLC attended.
7. As a result of the hearing, the Code Enforcement Officer made and entered an Order finding said dwelling, dwelling unit or abandoned structure to be in violation of the Minimum Housing Code, determined the property to be in a dilapidated condition as defined in Section 153.03 of the Monroe Code of Ordinances, and ordered MAB Rentals, LLC to repair or demolish and remove the dwelling by April 17, 2024 due to the unsafe condition of the dwelling.
8. The dwelling located at 208/210 Maurice Street has a tax value of \$138,300 and the repairs necessary to bring the house into compliance with the State building code are estimated at \$120,970.00, which exceed 50% of the value.
9. The Order entered by the Code Enforcement Officer was duly served on MAB Rentals, LLC and parties of interests by regular and certified mail return receipt, with a copy posted on the dwelling.
10. The Order of the Code Enforcement Officer, entered on January 18, 2024 ordering MAB Rentals, LLC to repair or demolish and remove said structure was not appealed and the time for appeal has expired, and it is found to be correct and proper and is therefore ratified and incorporated herein by reference.
11. The structure located on the property described herein is and continues to be out of compliance with the Order and unfit for human habitation.

NOW, THEREFORE, BE IT ORDAINED THE CODE ENFORCEMENT OFFICER IS HEREBY ORDERED AS FOLLOWS:

1. The Code Enforcement Officer is hereby ordered to cause the above structure located at 208/210 Maurice Street, Monroe North Carolina, to be demolished and removed and is authorized to utilize all other statutory means of enforcing the Order and this Ordinance including but not limited to the remedies set out in N.C.G.S. §160A-175(e) and (f) and N.C.G.S. §160D-1203(4) and (5).
2. The cost associated with demolition and removal of the structure to effectuate the purpose of this Ordinance shall be a lien against the property as provided in N.C.G.S. §160D-1203(7) and filed with the City of Monroe Tax Collector.

3. All personal property, fixtures, and salvageable materials remaining in the dwelling shall be disposed of and any funds derived there from shall be used in conformity with N.C.G.S. §160D-1203(7).
4. This Ordinance shall be recorded in the Office of the Register of Deeds for Union County and indexed in the grantor index under the property owner's name.
5. This Ordinance shall be effective from and after the date of its adoption.

Adopted this 11th day of June 2024.

Attest:

Bridgette H. Robinson
Bridgette H. Robinson, City Clerk



Robert A. Burns
Robert A. Burns, Mayor

**NORTH CAROLINA
UNION COUNTY**

I, Sheila F. Couick, Notary Public, in and for said County and State, do hereby certify that Bridgette H. Robinson personally appeared before me this day and acknowledged that she is the City Clerk of the City of Monroe, a municipal corporation of said state, and that by virtue of said office is also Clerk to the City Council of said City, and that by authority duly given and as an act of said City, the foregoing instrument was signed in the name of the City and in her presence by its Mayor, sealed with the corporate seal of said City, and attested by herself as its City Clerk.

Witness my hand and notarial seal, this 11th day of June 2024.



Sheila F. Couick



HISTORIC DISTRICT COMMISSION
APPLICATION FOR REVIEW

FOR STAFF USE ONLY

Date submitted: 6/14/24
Application No: PLHD-2024-00165
Approved: _____ Denied: _____
_____ Administrative review
☒ Commission Review

1. Property location: 208/210 Maurice St.
Applicant's name: City of Monroe - Lisa Stiwinter
Applicant's address: 300 W. Crowell St. Monroe, NC 28112
Applicant's telephone number: 704-282-4520
Applicant's email address: _____
Property Tax identification number: 09 - 231-166

2. The property is owned by (if different from above) MAB Rentals, LLC
Address: 8100 S. Blvd. Ste 1001 Telephone: _____
Charlotte, NC 28273

3. The following Certificate of Appropriateness is requested for: Demo of 208/210 Maurice St.
Please provide a brief description of the project: On June 11, 2024 City Council
adopted an ordinance ordering the structure at 208/210
Maurice St. declaring property unfit for human habitation
and order the structure repaired or demolished.

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).

Lisa Stiwinter
Applicant- Printed
Lisa Stiwinter
Applicant- Signed

6-14-2024
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.

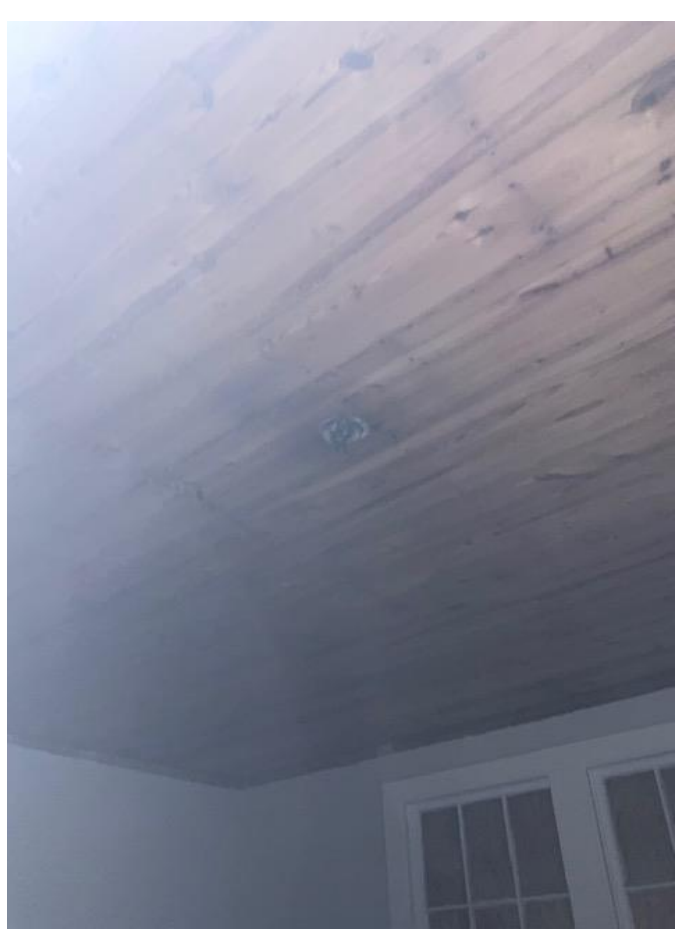
If your project is required to be heard by the commission, you or a representative
will need to attend the meeting.

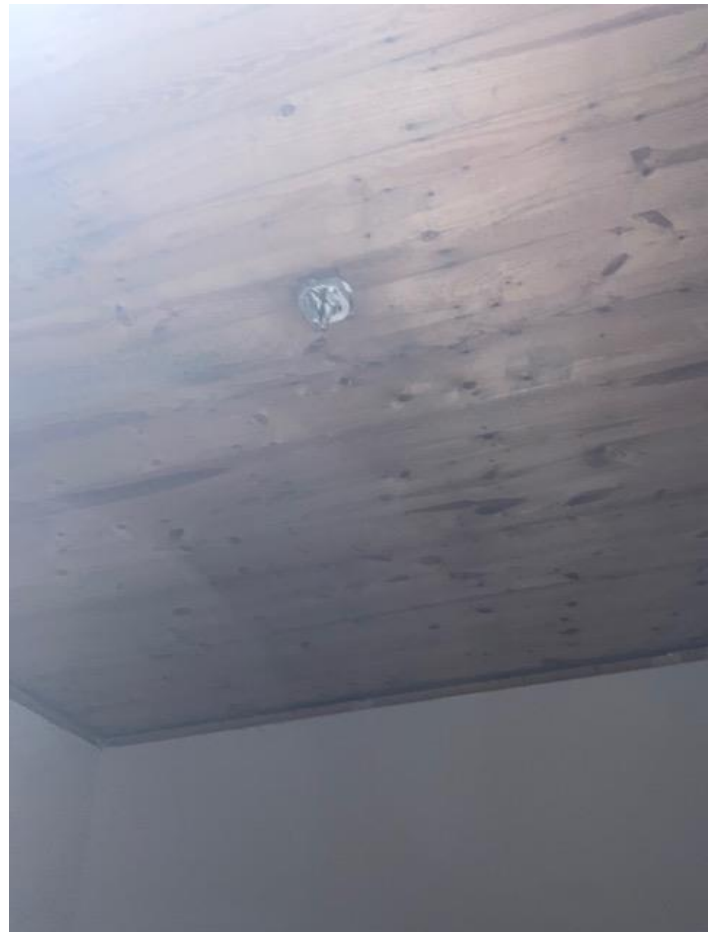




















Excerpt from page 74 of the South Monroe Historic Design Standards:

Demolition of a building, structure, site feature, or archaeological resource is an irreversible action that results in the permanent loss of the resources that contribute to the integrity and character of the historic district. In addition to the loss of resources, demolition can also negatively impact the context and setting of the adjacent buildings and the district as a whole. Further, the demolition of buildings is inherently unsustainable, resulting both in a loss of embodied energy and an increase of building supplies to local landfills.

For these reasons, demolition of historic structures in the South Monroe Historic District should be carefully weighed before submitting an application for a COA. **The HDC may delay the issuance of a COA for up to 365 days in the case of structures that prove to be significant historic resources of the district.** The purpose of this delay period is to give the commission adequate time to explore alternatives to the destruction of the building. Property owners should maintain the historic building through this period. Failure to maintain historic properties properly can result in their eventual demolition due to the loss of its structural integrity. Such irresponsible treatment of historic structures is in direct conflict with the goals of the City of Monroe in establishing the South Monroe Historic District. Buildings not in use should be stabilized and weatherized in order to preserve them for future rehabilitation or relocation.

	ACCTNO	OWNERNAME1	OWNERADDRE	OWNERCITY	OWNERSTATE	OWNERZIP
1	09231144	DEITER BRAD	300 MAURICE ST	MONROE	NC	28112
2	09231183	DOWLESS BEN WELDON	203 MAURICE ST	MONROE	NC	28112
3	09231164	WIGGINS CLARA P	408 W ROOSEVELT BLVD	MONROE	NC	28110
4	09231166	MAB RENTALS LLC	8100 S BLVD STE 4001	CHARLOTTE	NC	28273
5	09231187	CARRERA-NAVA ERIC	200 MAURICE ST	MONROE	NC	28110
6	09231142	HAILEY KATRINA S	304 MAURICE ST	MONROE	NC	28112
7	09231169	HEIDTMANN WILLIAM P	211 MAURICE ST	MONROE	NC	28112
8	09231185	COOK LEE DERBY	204 MAURICE ST	MONROE	NC	28112
9	09231190	MEDINA JOSE LUIS MANCILLAS	2510 FLETCHER BROOME RD	MONROE	NC	28112
10	09231141	LORIA THOMAS MICHAEL	305 S MAURICE ST	MONROE	NC	28112
11	09231181	WIGGINS CLARA P	408 W ROOSEVELT BLVD	MONROE	NC	28110
12	09231143	FEDELE ANTHONY CHRISTIAN	302 MAURICE ST	MONROE	NC	28112
13	09231162	BUTLER DALE FRANKLIN	13729 STRING FELLOW LN	CHARLOTTE	NC	28278
14	09231163	NOGUERA CARLOS ALEXANDER NIETO	327 E MORROW AVE	MONROE	NC	28112
15	09231168	312 N CHARLOTTE AVENUE LLC	PO BOX 1561	MONROE	NC	28111
16	09231182	SIMPSON MASON ANDREW	205 MAURICE ST	MONROE	NC	28112
17	09231186	MORRIS IRETE	650 E 54TH ST	BROOKLYN	NY	11203
18	09231146	JOSEY JOHN BOYD	PO BOX 1242	MONROE	NC	28112
19	09231167	BOND STONE HOLDINGS LLC	207 MAURICE ST	MONROE	NC	28112
20	09231179	FINE RENTALS LLC	PO BOX 639	LOCUST	NC	28097
21	09231184	OUTSIDE MECKLENBURG PROPERTIES LLC	3330 LEAMINGTON LN	CHARLOTTE	NC	28226
22	09231161	CURETON JOHN LOUIS	2644 GEORGETOWN RD	GREAT FALLS	SC	29055
23	09231180	HELMSMAN HOMES LLC	PO BOX 3965	MOORESVILLE	NC	28117
24	09231145	JOSEY JOHN BOYD	PO BOX 1242	MONROE	NC	28112
25	09231147	JOSEY JOHN BOYD	PO BOX 49641	CHARLOTTE	NC	28277
26	09231189	JT BURNS & CO LLC	103 N MAIN ST	MONROE	NC	281124722

APO Map

208/210 Maurice St.

Legend

— Centerlines

 150-ft Buffer

 Parcels

 Notified Properties

 Subject Property

