

HISTORIC DISTRICT COMMISSION MEETING AGENDA



Monday, October 14, 2024 – 6:30 P.M.
Council Chambers – City Hall, 300 West Crowell Street – Monroe, NC

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| <u>Item 1.</u> | Call to Order – Roll Call |
| <u>Item 2.</u> | Pledge of Allegiance & Moment of Silence |
| <u>Item 3.</u> | Conflicts of Interest |
| <u>Item 4.</u> | Approval of Minutes – September 9, 2024 |
| <u>Item 5.</u> | Quasi-Judicial Statement |
| <u>Item 6.</u> | <u>COA PLHR-2025-00018</u> - The Historic District Commission is requested to consider a revised Certificate of Appropriateness request from Y & Z Homebuyers LLC to replace the existing windows with new primed wooden windows, replace the existing front and back doors with new wooden doors, close off the front-side door with wooden siding and a four over one wooden window, and remove one chimney at 409 Everette Street. This item was tabled from the September 9th Historic District Commission meeting. (Parcel ID # 09-231-172) |
| <u>Item 7.</u> | <u>COA PLHR-2025-00040</u> - The Historic District Commission is requested to consider a Certificate of Appropriateness request from Sara Daigle to build an enclosed addition between the existing carriage house and primary structure at 605 W. Franklin St. (Parcel ID # 09-232-223) |
| <u>Item 8.</u> | <u>COA PLHR-2025-00046</u>- The Historic District Commission is requested to consider a Certificate of Appropriateness request from Jodilyn Guiffreda for the property at 706 S. Hayne Street. The applicant is requesting approval for an above-ground pool in the rear yard at 706 S. Hayne Street. (Parcel ID # 09-235-030) |
| <u>Item 9.</u> | <u>COA PLHR-2025-00053</u> - The Historic District Commission is requested to consider a Certificate of Appropriateness request from Lucidia Whitman to demolish the house located at 207 Charles Street. (Parcel ID # 09-231-069) |
| <u>Item 10.</u> | Composite/ Substitute Materials and Window Discussion – a presentation will be presented on this item. |
| <u>Item 11.</u> | Scheduled Date for November |
| <u>Item 12.</u> | Adjournment |

ATTENTION BOARD MEMBERS: Please contact Kimberly Davis at 704-282-4527 to confirm your attendance.

HISTORIC DISTRICT COMMISSION MINUTES

MONDAY, SEPTEMBER 9, 2024 AT 6:30 PM

COUNCIL CHAMBERS - CITY HALL

300 West Crowell Street, Monroe, North Carolina

Sent to HR: 9/10/24

Item 1: Call to Order – Roll Call

Archie Morgan, Chair, called the meeting to order at 6:30 p.m. A quorum was present. Keri Mendler called the roll.

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

Members Absent: None

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

Guests: Thomas Loria, Yonis Turcios, Denice Polemides, Rachel Beasley, Libby Helms, Ryan and Rhonda Cureton

Item 2. Pledge of Allegiance & Moment of Silence

Item 3. Conflicts of Interest – None noted

Item 4. Approval of Minutes – August 12, 2024

Motion: Jennifer Smith made a motion to approve the minutes of the August 12, 2024 meetings.

Second: Allen Watson

Action: The motion approve the minutes passed with the following votes:

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

NAYS: None

Item 5. Quasi-Judicial Statement

Item 6. COA PLHR-2025-00003 The Historic District Commission is requested to consider a Certificate of Appropriateness request from Denice Polemides for the property at 103 and 105 S. Hayne Street. The applicant is requesting approval for previously painting a historically unpainted surface at 103 and 105 S. Hayne Street. (Parcel ID: 09-232-021, 09-232-022)

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

Megan Brightharp, Planner 1, approached the podium and presented the Proposed Findings:

1. The subject property located at 103 and 105 South Hayne 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. Subject property is located in the northeast corner of South Hayne Street and East Correll Street. Exhibit 2 is a Zoning Map showing the subject property in blue.
2. The property is located in the South Monroe Historic District. (Exhibit 3) Exhibit 3 is a copy of the Historic District map with showing the subject property highlighted in blue.
3. Staff received an email on May 30, 2024 inquiring about painting murals on the sides of the building located at 103 and 105 South Hayne Street. While staff researched requirements for murals within the Historic District, it was discovered that the building had been painted without receiving a Certificate of Appropriateness.
4. On June 20, 2024, the applicant submitted an application requesting approval for previously painting a historically unpainted brick structure surface at 103 and 105 South Hayne Street. (Exhibit 4-5) Exhibit 4 is a copy of the application. Exhibit 5 is a collection of site photos showing the subject property painted gray with pink accents.
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 6-7) Exhibit 6 is the APO List. Exhibit 7 is the APO map.

Denice Polemides from 319 Abellia Drive, Waxhaw, 28173 approached the podium. She answered the Board's questions that the building had been painted since fall of 2021 by Ms. King. All four sides of the building are now painted grey.

Keri Mendler, Senior Planner, clarified finding number five in the staff report and that each staff report has this finding, she explained the finding is there to explain that a COA is required for the requested work.

Additional discussion was held on the paint color. The Board discussed the paint on the brick and the difficulty in getting it off. Attorney Richard Long said the Board has the ability to order the applicant to take the building back to its natural condition (brick), but would it be a reasonable request in what the Board knows about removal? The building was already painted white prior to this tenant and then the new tenant painted it grey to clean it up. The brick would be damaged if the paint was removed. This Commission does not regulate color or art, such as murals, on the buildings. If the brick is approved to be painted, it can continue to be painted a different color and/or a wall mural can be done without further permission from this Commission. This request is for the forgiveness for the current paint and is not for any future changes or murals.

Motion: Anna Dowdy made a motion that the Historic District Commission Find as a Fact that proposed project COA PLHR-2025-00003, if constructed according to the plans reviewed at this meeting, is not congruous with the character of the District because the standards state that something that is originally unpainted, such as the brick in this building, should not be painted. However, here the applicant is requesting that the previously painted building be allowed to stay as it is and, as we are all aware, it would cause more damage than good to remove the paint from the masonry. It was painted several years ago. The proposal is considered generally in harmony with the special character of the neighboring properties and/or the Historic District as a whole because it has already been painted (the damage is already done). Therefore, it is in harmony with the character of the neighborhood.

Second: Jennifer Smith

Action: The motion passed with the following votes:

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

NAYS: None

Motion: Jennifer Loria made a motion based on the preceding findings of fact that the Historic District Commission granted a Certificate of Appropriateness to Denice Polemides regarding the proposals as shown in application COA PLHR-2025-00003.

Second: Allen Watson

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

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

NAYS: None

Item 7. COA PLHR-2025-00018 The Historic District Commission is requested to consider a Certificate of Appropriateness request from Y & Z Homebuyers LLC to replace the existing windows with new primed wooden windows, replace the existing front and back doors with new wooden doors, close off the front-side door with wooden siding, remove the original tin-shingled roof on the upper part of the roof and replace it with asphalt shingles, and remove the two chimneys at 409 Everette Street. (Parcel ID # 09-231-172)

Patrick Blaszyk, Planner 1, approached the podium with Yonis Turcios and was sworn in. He then presented the Proposed Findings:

1. The subject property located at 409 Everette Street is owned by Y & Z Homebuyers LLC and is zoned RMD (Residential Medium Density). (Exhibit 1-2) Exhibit 1 is the aerial map with the subject property highlighted in blue and is located north of Everette Street and west of Charles Street. Exhibit 2 is a Zoning

map with the subject property in blue and is zoned RMD (Residential Medium Density) as is all the other parcels in the surrounding area.

2. The property is located in the South Monroe Historic District. (Exhibit 3) Exhibit 3 is the Historic District map with the subject property in blue.
3. On August 5, 2024, the applicant applied for a COA to replace the original one over one and two over one wood windows with newly designed one over four wood windows, replace the existing front and rear doors with wooden doors that feature six-pane glass windows, cover over an existing door opening on the front porch with wooden siding, remove the two chimneys from the house and replace the original tin-shingled metal roof with asphalt shingles. (Exhibits 4-13) Exhibit 4 is the Historic District application. Exhibit 5 are photos of the existing windows. Exhibit 6 is an example provided by the applicant of what the new wooden windows will look like with a one-over-four pane configuration. Exhibit 7 is further information regarding the new windows provided by the applicant. Exhibit 8 are photos of the existing wooden front door and metal rear door. Exhibit 9 are the proposed new front (left) and rear doors (right). Both are wooden doors and have six-pane glass window configurations. Exhibit 10 shows the front porch side door opening on the right. When the applicant purchased the property, the original front door was missing with plywood over it. The applicant is proposing to close off this opening with wooden siding. Exhibit 11 displays the existing chimneys in which is applicant is proposing to remove due to the fact that they have been closed off with concrete on the inside of the home. Exhibit 12 displays the original tin roof and the upper part of the roof in which the applicant is proposing to remove this and replace it with asphalt shingles. Exhibit 13 is an example of the new asphalt roof.
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 14-15) Exhibits 14 and 15 displays the APO List and APO Map where all those notified are highlighted in blue.

The Board reviewed the many requests for this home “in really need of repair.” The tin roof is original to the house so there was concern regarding the asphalt shingles. Some of the Board would like the chimneys to be fixed to be aesthetically pleasing. The other “point of contention” is the removal of the door and walling off that room to become a bedroom. The style of doors and windows were lightly debated since they look better than what is currently on the house. The house is a Classical Revival style so the Board has some recommendations on where to find period doors.

Yonis Turcios, the property’s current owner, introduced himself and lives at 3013 Love Mill Road, Monroe, NC. He has not priced replacing the roof with tin rather than asphalt, but would be willing to do that. The Board discussed the chimneys and asked questions on the condition of the chimneys and whether they could be repaired or could supports be constructed under the chimneys to preserve the chimneys above the roofline. The chimneys are original, but have been

blocked off and he's not sure what is behind the tile blocking off the fireplaces. The floorplan is to remove the fireplaces inside and the chimneys are not useable. The house is not livable. Discussion was held on the side door and the commission requested the applicant to put a window where the door was instead of completely closing off the door on the side of the house. The applicant agreed to this.

The Board then discussed the style of doors proposed to replace the existing doors. There were concerns regarding the style not matching the style of the home.

Discussion was held to table to request to allow the applicant time to find alternate style doors, determine the feasibility of repairing the chimneys or building supports under the chimneys to retain them above the roof, and provide the feasibility of replacing the tin shingle roof.

Motion: Jennifer Loria made a motion to table project COA PLHR-2025-00018 until the October meeting.

Second: Gladys Kerr

Action: The motion passed with the following votes:

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

NAYS: None

Item 8. COA PLHR-2025-00033- The Historic District Commission is requested to consider a Certificate of Appropriateness request from Ryan Cureton for the property located at 304 Charles Street. The applicant is requesting approval for previously removing the front walkway and installing a concrete patio in the front yard of the home and for replacing painted brick walls along the front steps of the home with new unpainted bricks. The applicant is also requesting to install a 3-foot picket fence in the front yard, a window in the dormer of the home, and concrete driveways as previously approved by the Historic District Commission in 2019. The application also includes a request that was approved at staff level to install a wood privacy fence in the side yard of the home. (Parcel ID: 09-231-174)

The applicant, Ryan Cureton, was sworn in.

Megan Brightharp, Planner 1, approached the podium and presented the Proposed Findings:

1. The subject property located at 304 Charles St. is owned by Ryan and Rhonda Cureton and is zoned RMD (Residential Medium Density). (Exhibit 1, 2) Exhibit 1 is an aerial map showing the subject property highlighted in blue and is located northwest of Charles Street and northeast of Everette Street. Exhibit 2 is a zoning map showing the subject property in blue. The subject property, as are the adjacent contiguous properties, are zoned RMD (Residential Medium Density).
2. The property is located in the South Monroe Historic District. (Exhibit 3) Exhibit 3 is a map of the Historic District showing the subject property highlighted in blue.

3. On June 26, 2024, a courtesy letter was sent to the property owners identifying a new concrete pavement in the front of the home as well as replacing painted brick walls around the front steps with new bricks. On July 3, 2024, a Notice of Violation was sent citing work not being completed as approved by a COA that was issued in 2019, completing work with an expired COA, and a gravel driveway having been installed in lieu of the previously approved concrete driveway. (Exhibit 4) Exhibit 4 is a courtesy letter as well as the Notice of Violation.
4. On July 9, 2024, the applicant submitted an application requesting approval for previously removing a concrete walkway and installing a concrete patio in the front of the home and replacing previously painted brick walls along the front steps of the home with new unpainted brick. The applicant is also requesting approval for items from an expired COA issued in 2019. These items include a three-foot picket fence in the front yard, a wood privacy fence in the side yard at the front corner of the home, to re-introduce a wood window in the front dormer of the home with original design work in the top pane and to construct concrete driveways on both sides of the home. (Exhibit 5-11) Exhibit 5 is the application. Included in the application was the Approval letter from 2019 highlighting the items that he is requesting for this COA. Exhibit 6 are images of the original walkway and the painted, brick walls around the front porch. The walkway extended all the way to the curb and the front porch brickwork was painted red. Exhibit 7 are images of the new patio and the porch walls. There are brown spots around the porch showing where the walkway used to extend. It no longer extends all the way to the street. Exhibit 8 is the Site plan. Shown on the site plan in red are the three-foot picket fences that he's proposing. In the middle is the patio and to the sides are the concrete driveways. There is a green fence that is less than 15-feet beyond the front corner of the home so that side yard fence is Board level and then we approved this fence that is beyond that 15-foot one at staff level. Exhibit 9 is an image of the existing window. Initially, the applicant had installed an aluminum window and the 2019 COA approved for it to be approved with a wooden window. The applicant has added that to this application. Exhibit 10 is a historic photo of the home. Circled in red is the original window with the original design work in the top frame that the applicant is also requesting to replace. Exhibit 11 are images of the proposed fence.
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 12-13) Exhibit 12 is the APO List and Exhibit 13 is the APO Map.

The Board began discussing the numerous Proposed Findings with the applicant, Ryan Cureton. There was a disagreement from the applicant on what items were approved in 2019 so Megan Brightharp and Keri Mendler pulled the original request so the Board would have the undisputed facts. Keri Mendler went over the original request and approvals from 2019; the original request

included a patio in the rear of the property and a wrap-around driveway in the front of the house. The patio in the rear yard was approved as submitted; however, the wrap-around driveway in front of the house was not approved. Keri Mendler clarified the request tonight was for a patio in the front of the home and driveways on either side of the home. Discussion was held on the patio and whether it connected to the road. The Board decided a walkway should extend from the patio to the road to more closely resemble what was there before. A COA must be acted upon within a twelve month period or it expires. The Board debated the details of the 2019 COA before agreeing that it was expired anyway. The commission asked about the other items from the 2019 application; the applicant explained they were only asking for approval for the items presented because he would only be able to start/complete those projects within the timeline allowed, he was then agreeable on returning if he didn't at least start all of the current projects within that 12-month time frame. Discussion was held on the window replacement and whether to allow stain glass in place of the wood mullion design; the Board agreed to allow either option. Staff clarified why one application stated the driveway would gravel; staff said that some items, such as gravel, are not allowed and cannot be requested, while the application indicated gravel, that was not approved and the driveways would be paved and tinted discussed earlier. Each of the items on this request were reviewed and the details were discussed as the Chair read at the beginning of the item.

There were no additional people to speak for or against this project.

Motion: Anna Dowdy made a motion that the Historic District Commission Find as a Fact that proposed project COA PLHR-2025-00033, if constructed according to the plans reviewed at the meeting, is congruous with the character of the District because the Standards state: 1) The picket style fence in the front yard that will not exceed 36 inches in height and the privacy fence in the side yard are both wooden in nature so it is consistent with the historic character of the District; 2) The window in the dormer of the home that has been replaced with like-for-like, previously aluminum, was replaced with wooden which is consistent with the character and nature of the neighborhood, however, it is approved on the condition that the owner either replace the upper part of the window with something consistent with the original design work, which appears to be like a starburst kind of style of wooden trim, or in the alternative, the owner may also choose to replace the upper portion of that dormer window with stained glass because both of those options would be consistent with the nature and character of the neighborhood; 3) There can be concrete driveways constructed on either side of the property and those will be tinted as agreed; 4) The concrete patio that has been constructed in the front of the house may remain on the condition that a sidewalk is added to the patio that is in the front, leading to the street and there will be two sidewalks leading on either side of the patio to the driveways on either side of the house; the patio and walkways would be tinted as well; and 5) The brick walls that have replaced the previous brick walls are more congruous than the previous since those had been painted so these are masonry, unpainted and look very close to what was already there and they are in much better condition so those are

approved. Also the application is generally in harmony with the special character of the neighboring properties are/or the Historic District as a whole.

Second: Allen Watson

Action: The motion passed with the following votes:

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

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 Ryan Cureton regarding the proposals as shown in COA application PLHR-2025-00033. Such certificate to be subject to the conditions contained in the previous motion.

Second: Jennifer Smith

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

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

NAYS: None

Jennifer Loria, Board Member, was requesting the subject of composite materials to be placed on October's agenda at the same time that Jennifer Smith, Vice-Chair, brought an example of a composite-made shutter that looks like wood. Archie Morgan, Chair, said more and more applicants are unable to find wooden windows like the Board is requesting. Composite may be a viable option. If Board Members decide to get items changed, such as composite shutters, on their homes then they would need to apply for a COA as well. Discussion was held on homes located on Washington Street and Houston Street. Questions on when permits are required were discussed/clarified as well.

Item 9. **Next Meeting: October 14, 2024**

Item 10. **Adjournment**

Motion: Gladys Kerr 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, Anna Dowdy, Allen Watson,
Jennifer Loria, Gladys Kerr and Matthew Klaren

NAYS: None

The meeting adjourned at 7:52 pm.

Respectfully submitted,

Archie Morgan
Chairman

Kimberly Davis
Secretary to the Board



STAFF REPORT
PLHR-2025-00018

TO: Historic District Commission Members

DATE: October 14, 2024 (*tabled from September 9, 2024*)

FROM: Keri Mendler, Senior Planner

PREPARED BY: Patrick Blaszyk, Planner

SUBJECT: Certificate of Appropriateness request at 409 Everette Street.

SUMMARY STATEMENT

This item was tabled at the September 9th Historic District Commission meeting in order for the applicant, Y & Z Homebuilders LLC, to investigate suggested changes from the Commission. These changes included the feasibility of retaining the original chimneys on the roof, retaining the original tin shingled roof or replacing the tin shingled roof with like materials, and finding new wooden front and rear doors that are in harmony with the Classical Revival Style of the house at 409 Everette Street.

The Historic District Commission is requested to consider a revised Certificate of Appropriateness request from Y & Z Homebuyers LLC to replace the existing windows with new primed wooden windows, replace the existing front and back doors with new wooden doors, close off the front-side door with wooden siding and a four over one wooden window, and remove one chimney at 409 Everette Street.

The application also included a request that has been approved at staff level to replace the existing concrete driveway with like materials and stain the driveway, restore the original tin-shingled roof on the upper part of the roof and replace the asphalt shingles on the lower part of the roof with like materials. The applicant has proposed to retain one chimney.

SITE DATA

Type of Action:	Certificate of Appropriateness
Date of Petition:	8-5-2024
Name of Petitioner:	Y & Z Homebuyers LLC
Location:	409 Everette Street
Tax ID #:	09-231-172
Lot Size:	0.232 acres

GENERAL INFORMATION**409 Everett Street - C. H. Griffin House; ca. 1910**

During the 1920s this one-story, frame, Classical Revival style house was occupied by C. H. Griffin, a clerk in the Quality Shoe store. Projecting from the tin-shingled, pyramidal roof are gabled wings at the southwest, west and northeast. Each of these has a rectangular vent. A Tuscan-columned porch runs across the front and half of the east side of the house. The chimneys, located on either side of the main roof, have stuccoed shafts below their corbelled caps. Window sash are one over one and two over two. At the rear of the house is a shed wing.

RELEVANT DESIGN STANDARDS**Windows and Doors, pg. 53**

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

The applicant is requesting approval to replace the original wood windows with new wooden windows. The original wood windows are a mixture of one over one and two over two in design, while the new wood windows are a four over one-pane design.

The applicant is also requesting to replace the original wooden front door and incongruous steel rear door with new wooden doors that feature a half one-pane glass window and 9-pane glass windows.

2. If replacement of an entire window or door feature is necessary due to deterioration, replace it in kind, matching the original in design, dimension, detail, texture, color, and material. Consider compatible substitute materials only if using the original material is not feasible.
The new windows are wooden, but the applicant is requesting a different pane configuration from the original windows. The request is to replace the original wood windows with new wood windows with a new pane configuration.

The applicant is also proposing to replace the original deteriorating wooden front door that features a half one-pane glass window with a new wooden door that features a half one-pane glass window. The applicant is also proposing to replace the incongruous steel rear door with a wooden door that features a nine-pane glass window.

3. It is not appropriate to replace deteriorated windows, doors, or shutters with stock items that do not fill the original openings or duplicate the original in size, material, and design. Two-dimensional simulations of pane subdivisions, such as snap-in muntins, are not appropriate replacements for true divided-light windowpanes.
The new windows are properly sized.

4. It is not appropriate to fill in or cover over existing window or door openings if it would compromise the architectural integrity of the district building.
The applicant is requesting to cover over the existing door opening for the side-front door on the front porch with wood siding and a four pane over one pane wooden window. The original wooden door is missing and had plywood over the door entrance when the applicant purchased the home.

Masonry, pg. 45

1. Retain and preserve functional and decorative masonry features that are important in defining the overall historic character of a district building and site — such as walls, foundations, chimneys, and piers — as well as their decorative details including bonding patterns, tooling, coatings, and colors.
The applicant is requesting to remove the right chimney in the middle portion of the house. The chimney has been blocked off on the inside of the home with concrete. The applicant is proposing to retain one chimney.

PROPOSED FINDINGS

Staff offers the following Proposed Findings:

1. The subject property located at 409 Everett Street is owned by Y & Z Homebuyers 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 August 5, 2024, the applicant applied for a COA to replace the original one over one and two over two wood windows with newly designed four over one wood windows, replace the existing front and rear doors with wooden doors that that feature a half one-pane glass window and nine-pane glass window, cover over an existing door opening on the front porch with wooden siding and a four pane over one pane wooden window and remove the right chimney from the house. (Exhibits 4-11)
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 12-13)

CONCLUSIONS

The proposal to replace the original one over one and two over two wood windows with newly designed four over one wood windows, replace the existing front and rear doors with wooden doors that feature a half one-pane glass window and a nine-pane glass window, cover over an existing door opening on the front porch with wooden siding and a four over one wooden window, and remove the right chimney from the house (is/is not) congruous in concept

according to the *Windows and Doors* and *Masonry*, standards of the *South Monroe Historic District Design Standards*:

Windows and Doors, pg. 53

1. Retain and preserve windows and doors including sidelights and transoms and their decorative and functional features that are important in defining the historic character of a district building — such as frames, sash, muntins, lintels, sills, thresholds, moldings, surrounds, hardware, and shutters — as well as their finishes.
2. If replacement of an entire window or door feature is necessary due to deterioration, replace it in kind, matching the original in design, dimension, detail, texture, color, and material. Consider compatible substitute materials only if using the original material is not feasible.
3. It is not appropriate to replace deteriorated windows, doors, or shutters with stock items that do not fill the original openings or duplicate the original in size, material, and design. Two-dimensional simulations of pane subdivisions, such as snap-in muntins, are not appropriate replacements for true divided-light windowpanes.
4. It is not appropriate to fill in or cover over existing window or door openings if it would compromise the architectural integrity of the district building.

Masonry, pg. 45

1. Retain and preserve functional and decorative masonry features that are important in defining the overall historic character of a district building and site — such as walls, foundations, chimneys, and piers — as well as their decorative details including bonding patterns, tooling, coatings, and colors.

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

Exhibits:

1. Aerial Map
2. Zoning Map
3. Historic District Map
4. Application
5. Existing Window
6. New Windows Example
7. New Windows Information
8. Existing Front and Rear Doors
9. New Front and Rear Doors
10. Front Porch Side Door Opening
11. Existing Chimneys and Fireplaces
12. APO List
13. APO Map

Prepared by: PB 9-20-24

Aerial Map PLHR-2025-00018

Legend

- Centerlines
- Parcels
- Subject Property

Existing: RMD
(Residential Medium Density)

Owner: Y&Z Homebuyers LLC

Acres: .232



0 30 60 Feet

Exhibit 1

Zoning Map PLHR-2025-00018

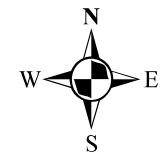
Legend

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

Existing: RMD
(Residential Medium Density)

Owner: Y&Z Homebuyers LLC

Acres: .232



0 30 60 Feet


EVERETTE ST

Exhibit 2

Historic District Map PLHR-2025-00018

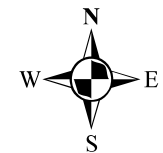
Legend

-  Parcels
-  Centerlines
-  Subject Property
-  Historic District

Existing: RMD
(Residential Medium Density)

Owner: Y&Z Homebuyers LLC

Acres: .232



0 30 60 Feet



EVERETTE ST

Exhibit 3



HISTORIC DISTRICT COMMISSION
APPLICATION FOR REVIEW

FOR STAFF USE ONLY

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

1. Property location: 409 Everett St Monroe NC
Applicant's name: Yonis Turcios
Applicant's address: 3013 Love Mill rd Monroe NC

Applicant's telephone number: 980-239-2977
Applicant's email address: Y-Zhomebuyers@yahoo.com
Property Tax identification number: _____ - _____ - _____

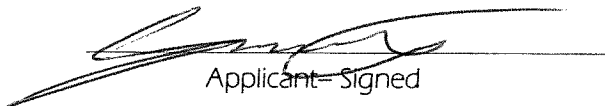
2. The property is owned by (if different from above) Y&Z Homebuyers LLC
Address: 3013 Love mill rd Monroe NC Telephone: 980-239-2977

3. The following Certificate of Appropriateness is requested for: _____
Please provide a brief description of the project: Adding New^{wood} windows to replace
Existing^{wood} windows, Demolish chimneys Because they been
Blocked off, Replacing Front and Back^{wood} Door, with new wood Doors
Redoing concrete driveway with the same material concrete.
Redoing Roof with^{metal and asphalt} asphalt Roof. / Block off Front
Side Door with wood siding

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).

Yonis Turcios

Applicant- Printed


Applicant- Signed

8-05-24.

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

Patrick M. Blaszyk

From: yonis turcios <y_zhomebuyers@yahoo.com>
Sent: Monday, August 26, 2024 12:11 PM
To: Patrick M. Blaszyk
Subject: Re: 409 Everette Street Concrete Driveway

This Message Is From an External Sender

This message came from outside your organization.

Report Suspicious

Alright we are going to stain the concrete brown

Sent from my iPhone

On Aug 22, 2024, at 3:11 PM, Patrick M. Blaszyk <pblaszyk@monroenc.org> wrote:

Good afternoon,

I also wanted to inform you that the new concrete driveway must be stained in color. For example, earth tones such as brown are utilized frequently in the Historic District.

Sincerely,

Patrick Blaszyk

Planner 1

City of Monroe

300 W. Crowell Street

Monroe, NC 28112

Phone: (704)-282-4550

Email: pblaszyk@monroenc.org

<image001.gif>

From: yonis turcios <y_zhomebuyers@yahoo.com>
Sent: Thursday, September 19, 2024 6:55 PM
To: Keri Mendler <khutchins@monroenc.org>
Subject: Re: 409 Everette Street

Good evening sorry for the late response but we were able to meet with my framers about the chimneys and it is better to leave chimney intact then trying to support it at attic but we would like to propose to leave one chimney and demo the wore out one and also tried to contact different roof vendors and wasn't able to get a contractor that did tin roof shingles just metal roof would like to propose to restore roof and seal and just replace the existing asphalt roof and for the windows it would be example B but the 4 would be on top and the 1 would be at the bottom and the new doors will be attach to email

On Thursday, September 12, 2024 at 10:52:33 AM EDT, Keri Mendler <khutchins@monroenc.org> wrote:

Yonis,

Apologies for the double email, the commission also had discussion on the door styles and suggest looking for different style doors. As mentioned the style of the home is a Classical Revival architecture if you'd like to look for something that meets that style. If the existing door can be repaired that is an option as well.

Thank you,

Keri Mendler, AICP, CZO
Senior Planner
City of Monroe
300 W. Crowell Street/ P.O. Box 69
Monroe, NC 28112-0069
(704)-282-5797 p
(704)-283-7704 f
kmendler@monroenc.org



E-mail correspondence to and from this address may be subject to North Carolina's public records laws and if so, may be disclosed.

From: Keri Mendler
Sent: Thursday, September 12, 2024 10:36 AM
To: yonis turcios <y_zhomebuyers@yahoo.com>
Cc: Patrick M. Blaszyk <pblaszyk@monroenc.org>
Subject: RE: 409 Everette Street

Yonis,

Per our conversation, if you wish to continue with your current application, you will need to submit any supporting documents for the requested information by **September 20th**.

As a reminder, the Historic District Commission requested information on the condition of the chimneys and the possibility of retaining the chimneys/building internal supports to retain the chimneys from the roof up. I would recommend providing a report from an engineer or other professional that provides an analysis of the chimneys.

They also requested information about replacing the existing tin shingle roof with new tin shingles rather than asphalt shingles. I would suggest getting a quote for new tin shingles and providing that to staff to include in the packet.

Lastly, for clarification purposes, you mentioned the new windows were going to be 1 over 4, will the windows look like image A or image B attached?

Please let me or Patrick know if you have any questions in the meantime.

Thank you,

Keri Mendler, AICP, CZO

Senior Planner

City of Monroe

300 W. Crowell Street/ P.O. Box 69

Monroe, NC 28112-0069

(704)-282-5797 p

(704)-283-7704 f

kmendler@monroenc.org



E-mail correspondence to and from this address may be subject to North Carolina's public records laws and if so, may be disclosed.

Existing Windows

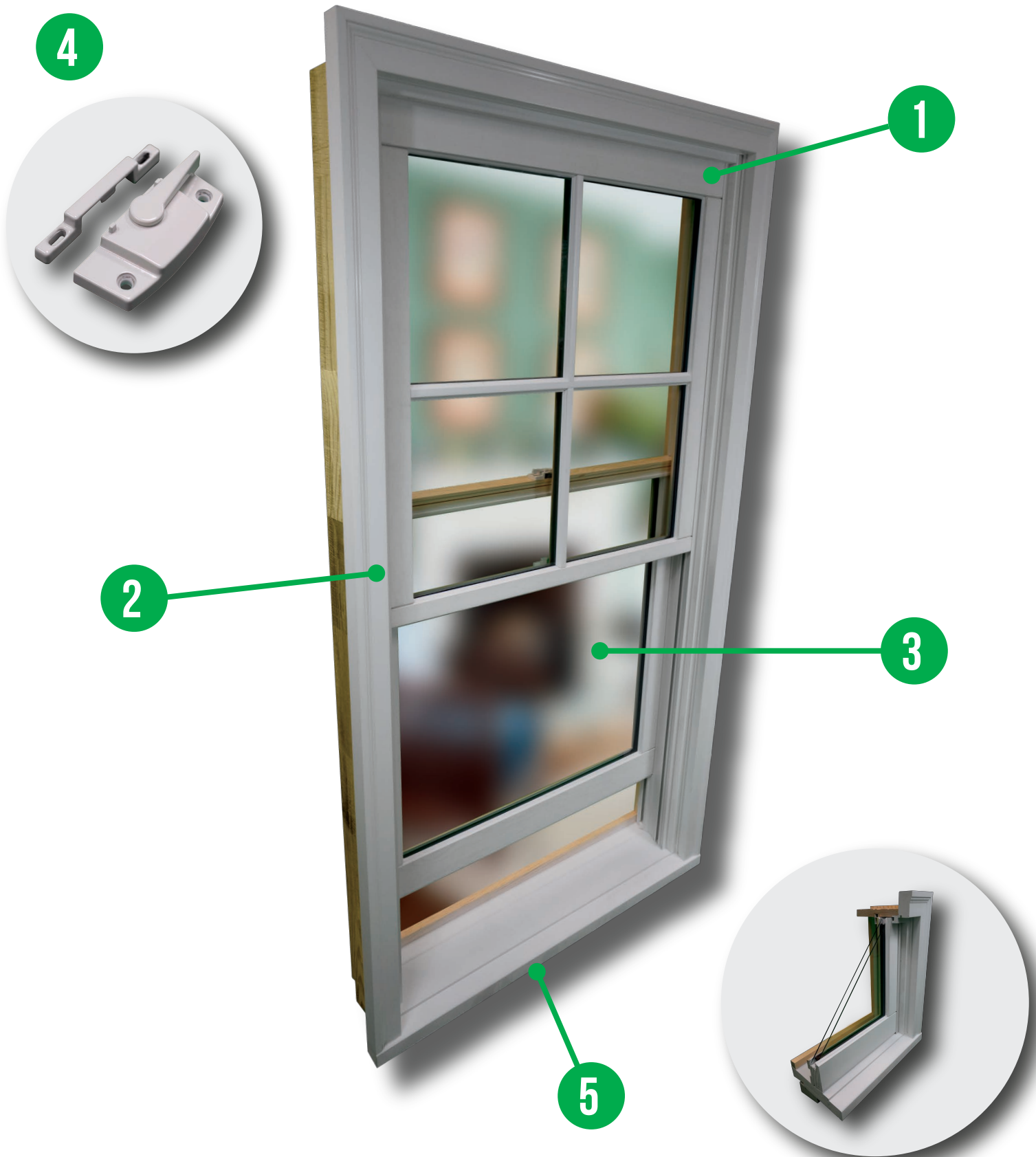


Exhibit 5

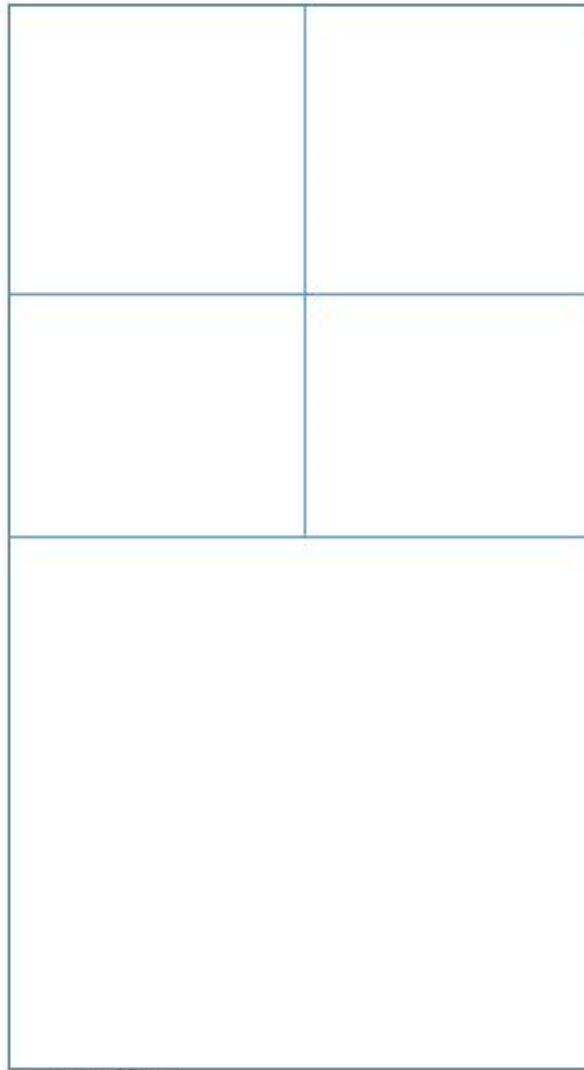
Existing Windows



PRIMED WOOD WINDOW



Window Configuration Example



TRADITIONAL SERIES 2100

This is where it all began, bringing back the traditional look of a double hung window. The wide stile, primed sash, provides an architectural look that enhances the beauty of your home. With the durability and weather tightness of a precision made wood window, the engineered design will keep out the cold, heat and dust for years to come. The traditional looking window improves the curb appeal of your home and is available in a wide range of design options.

STANDARD FEATURES

- 1 • 6/4 wide stile sash parts for strength, durability, insulating values.
 - Treated with Wood life 111 water repellent and wood preservative.
- 2 • Primed exterior and ready for painting
 - Natural interiors ready for painting or staining
 - Continuous routed finger lift for easy operation
- 3 • Cardinal Low-e 270 11/16" Insulated Glass
 - Boot Glaze sashes design to weep the gathering of moisture
 - Sashes are design to be easily reglazed in case of broken glass
 - Adjustable foam filled weather stripping for a weather tight fit
- 4 • Dual action sash locks with adjustable keeper for better security
 - Tilt in sashes for ease of cleaning
 - Full 4-9/16" Jambs for better strength and performance
 - Standard PVC brick mould for easy installation
- 5 • Composite sill and sill nosing
 - White heavy duty bridge back compression jamb liners



OPTIONAL FEATURES

- Tan Boot Glaze
- Bronze Sash Locks
- GBG bars- Multiple Color Combinations Available
- SDL Options - 7/8" & 1-1/8" profile bars, 7/8" Putty
- Cardinal Low-e 366 glass
- Argon Glass
- Factory applied PVC exterior trim: 5/4 x 4, 5/4 x 6
- Extension Jambs
- Tan Jamb Liners
- Full Length Screens
- DP50 Performance Upgrades



Existing Front and Rear Door



Exhibit 8

New Front and Rear Doors



Front



Rear

Exhibit 9

Front Porch Side Door Opening



Exhibit 10

Existing Chimneys



Left Chimney



Both Chimneys

Exhibit 11

Existing Fireplaces





ACCTNO	OWNERNAME1	OWNERNAME2	OWNERADDRESS	OWNERCITY	OWNERSTATE	OWNERZIP
09231104	PALACIOS GUILLERMO CAPOTE		PO BOX 2646	MONROE	NC	28110
09231175	WIGGINS CLARA P		408 W ROOSEVELT BLVD	MONROE	NC	28110
09231177	DAUGHERTY GREGORY R		PO BOX 482	WINGATE	NC	28174
09231137	WALTERS JOSEPH KEITH	WALTERS JULIA T	405 E HOUSTON ST	MONROE	NC	28112
09231178	YOUTH WITH A MISSION CHARLOTTE INC		418 E FRANKLIN ST	MONROE	NC	28112
09231105	WIGGINS CHRISTIAN STEPHEN		408 W ROOSEVELT BLVD	MONROE	NC	28110
09231106	STARR TIFFINY AMBER LYNN		408 E HOUSTON ST	MONROE	NC	28112
09231138	BRANTLEY BRAD	BRANTLEY PAMELA M	409 E HOUSTON ST	MONROE	NC	28112
09231169	HEIDTMANN WILLIAM P	SULLIVAN EMMA J	211 MAURICE ST	MONROE	NC	28112
09231175B	WIGGINS CLARA P		408 W ROOSEVELT BLVD	MONROE	NC	28110
09231176	HEDGEPEETH TODD A	HEDGEPEETH VICKIE L	410 E TALLEYRAND AVE	MONROE	NC	28112
09231141	LORIA THOMAS MICHAEL	LORIA JENNIFER RYAN	305 S MAURICE ST	MONROE	NC	28112
09231136	BUTLER DENNIS E HEIRS		4900 RIDGELY DR	CHARLOTTE	NC	28208
09231139	WIGGINS CLARA P		408 W ROOSEVELT BLVD	MONROE	NC	28110
09231168	312 N CHARLOTTE AVENUE LLC		PO BOX 1561	MONROE	NC	28111
09231138A	WALTERS JULIA	WALTERS KEITH	405 E HOUSTON ST	MONROE	NC	28112
09231167	BOND STONE HOLDINGS LLC		207 MAURICE ST	MONROE	NC	28112
09231172	WIGGINS CLARA P		408 W ROOSEVELT BLVD	MONROE	NC	28110
09231174	CURETON RHONDA	CURETON RYAN	395 DURANT ST	MONROE	NC	28112
09231175A	WIGGINS CLARA P		408 W ROOSEVELT BLVD	MONROE	NC	28110
09231179	FINE RENTALS LLC		PO BOX 639	LOCUST	NC	28097
09231180	HELMSMAN HOMES LLC		PO BOX 3965	MOORESVILLE	NC	28117
09231140	WM HOMES LLC		406 EVERETTE ST	MONROE	NC	28112
09231170	MCNEELY JAMES ADRIAN	MCNEELY REBECCA ANN	405 EVERETTE ST	MONROE	NC	28112
09231171	WIGGINS CLARA P		408 W ROOSEVELT BLVD	MONROE	NC	28110
09231173	CITY OF MONROE		PO BOX 69	MONROE	NC	281110069

Exhibit 12



APO Map

Case#:
PLHR-2025-00018

409 Everett Street

Legend

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

**Owner: Y & Z Homeowners
LLC**

.232 Acres



0 125 250
Feet

Exhibit 13



STAFF REPORT
Project # PLHR 2025-00040

TO: Historic District Commission Members

DATE: October 14, 2024

FROM: Keri Mendler, Senior Planner

PREPARED BY: Megan Brightharp, Planner

SUBJECT: Certificate of Appropriateness request at 605 W. Franklin St.

SUMMARY STATEMENT

The Historic District Commission is requested to consider a Certificate of Appropriateness request from Sara Daigle to build an enclosed addition between the existing carriage house and primary structure at 605 W. Franklin St.

SITE DATA

Type of Action:	Certificate of Appropriateness
Date of Petition:	09-12-24
Name of Petitioner:	Sara Daigle
Location:	605 W. Franklin St.
Tax ID #:	09-232-223
Lot Size:	0.36 acres
Zoning Classification:	RMD (Residential Medium Density)

GENERAL INFORMATION

Redfern-Stevens House; circa 1905

Randolph Redfearn, manager of the Monroe Hardware company, built this house in 1905 as rental property. In 1920 the house was rented to Mrs. Alpha Stevens, Redfearn's sister and a widow. Mrs. Stephens, her daughter, and son Townley Stevens, manager of Monroe Hardware's retail store,

lived here until about 1970. The house was reportedly built from material salvaged from other buildings, a possible reason for its unusually eclectic appearance. Projecting from the hipped-roofed rectangular mass of the house is a two-story, three-sided, gabled frontispiece with a recessed, balustrade balcony on the second floor, bracketed returns, patterned wood shingling, and tin-shingled second floor walls, among other ornament. The recessed corner porch has a hipped hood with scroll-sawn consoles extending from its side over a railing of stubby turned columns. On the west side of the roof is a large, hipped dormer with tin-shingled sides, and there are hipped wings on the east and rear elevations. The house has a variety of window types, from two over two to diamond-lozenge to stained glass. The double front doors have diamond-pattern glazed panels. (SF)

RELEVANT DESIGN STANDARDS

Additions, pg.67

1. Introduce new additions in ways that are compatible with the character of the district setting and in ways that conform with all pertinent standards in the District Setting Section.

2. Introduce new additions only on non-character-defining elevations in locations, usually the rear elevation, that do not diminish or detract from the character of the district or the district building.

The applicant is requesting to construct an enclosed addition to connect the existing carriage house to the primary structure. The addition will connect from the right side of the carriage house to the left side of the primary structure.

3. Construct new additions so they are structurally self-supporting to ensure preservation of significant materials and features of the district building and so they can be removed in the future without damaging the building. Minimize the loss of historic material comprising external walls.

4. Protect mature trees that contribute to the district character and other significant site features from damage during construction or from delayed damage due to grading and construction activities.

There do not appear to be any large trees in the proposed addition location.

5. Limit the size, scale, and massing of a new addition in relationship to the district building so it does not diminish or visually overpower the building.

The proposed addition is L-shaped and measures approximately 12'x 16' and 100 square feet.

6. Design a new addition to be compatible with the district building in massing, height, form, scale, proportion, and roof shape.

The proposed addition is L-shaped and measures approximately 12'x 16' and 100 square feet.

7. Design additions so that the configuration, placement, materials, and overall proportion of windows and doors are compatible with those of the district building. Select exterior materials and architectural details that are compatible with the building in terms of module, composition, pattern, texture, and detail. Select exterior colors that are compatible with the building materials and paint colors.
The applicant is requesting to construct an enclosed addition to connect the existing carriage house to the primary structure. The addition will connect from the right side of the carriage house to the left side of the primary structure. The proposed materials are wood siding, asphalt shingle roofing, and a nine-pane wood window. The applicant is also requesting to install a wood door featuring either a half four-pane glass window or a full fifteen-pane glass window.
8. Design a new addition to be compatible with but slightly differentiated from the district building in material and detailing so it does not appear to be original to the building. It is not appropriate to attempt to make new additions appear original to the building, giving a false historic appearance.
9. Consider siting an infill addition or connector back from the district building's wall plane so the form of the building can be distinguished from the new work.
10. It is not appropriate to construct a new addition if it will detract from the overall historic character of the primary building and site or if it will require the removal of a significant building element or site feature.
A window will require removal in order to accommodate the proposed enclosed addition.
11. It is not appropriate to construct a new addition if the overall proportion of built mass to open space on the site will vary significantly from the surrounding buildings and sites that contribute to the special character of the historic district.
The proposed addition is approximately 12'x 16' and 100 square feet.

FINDINGS

Staff offers the following Findings:

1. The subject property located at 605 W. Franklin Street is owned by Sara Daigle 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 September 12, 2024, the applicant submitted an application requesting to build an enclosed addition between the existing carriage house and primary structure at 605 W. Franklin St. (Exhibit 4-7)
4. The proposed structure does meet the review criteria for a Certificate of Appropriateness according to Section 6.3 titled Historic Districts of the Unified Development Ordinance.

5. All adjacent property owners have been notified of the Certificate of Appropriateness request. (Exhibit 8-9)

CONCLUSIONS

The proposed projects to build an enclosed addition between the existing carriage house and primary structure at 605 W. Franklin Street as presented (is/is not) congruous in concept according to the *Addition* standards of the *South Monroe Historic District Standards*:

Additions, pg.67

1. Introduce new additions in ways that are compatible with the character of the district setting and in ways that conform with all pertinent standards in the District Setting Section.
2. Introduce new additions only on non-character-defining elevations in locations, usually the rear elevation, that do not diminish or detract from the character of the district or the district building.
3. Construct new additions so they are structurally self-supporting to ensure preservation of significant materials and features of the district building and so they can be removed in the future without damaging the building. Minimize the loss of historic material comprising external walls.
4. Protect mature trees that contribute to the district character and other significant site features from damage during construction or from delayed damage due to grading and construction activities.
5. Limit the size, scale, and massing of a new addition in relationship to the district building so it does not diminish or visually overpower the building.
6. Design a new addition to be compatible with the district building in massing, height, form, scale, proportion, and roof shape.
7. Design additions so that the configuration, placement, materials, and overall proportion of windows and doors are compatible with those of the district building. Select exterior materials and architectural details that are compatible with the building in terms of module, composition, pattern, texture, and detail. Select exterior colors that are compatible with the building materials and paint colors.
8. Design a new addition to be compatible with but slightly differentiated from the district building in material and detailing so it does not appear to be original to the building. It is not appropriate to attempt to make new additions appear original to the building, giving a false historic appearance.
9. Consider siting an infill addition or connector back from the district building's wall plane so the form of the building can be distinguished from the new work.
10. It is not appropriate to construct a new addition if it will detract from the overall historic character of the primary building and site or if it will require the removal of a significant building element or site feature.
11. It is not appropriate to construct a new addition if the overall proportion of built mass to open space on the site will vary significantly from the surrounding buildings and sites that contribute to the special character of the historic district.

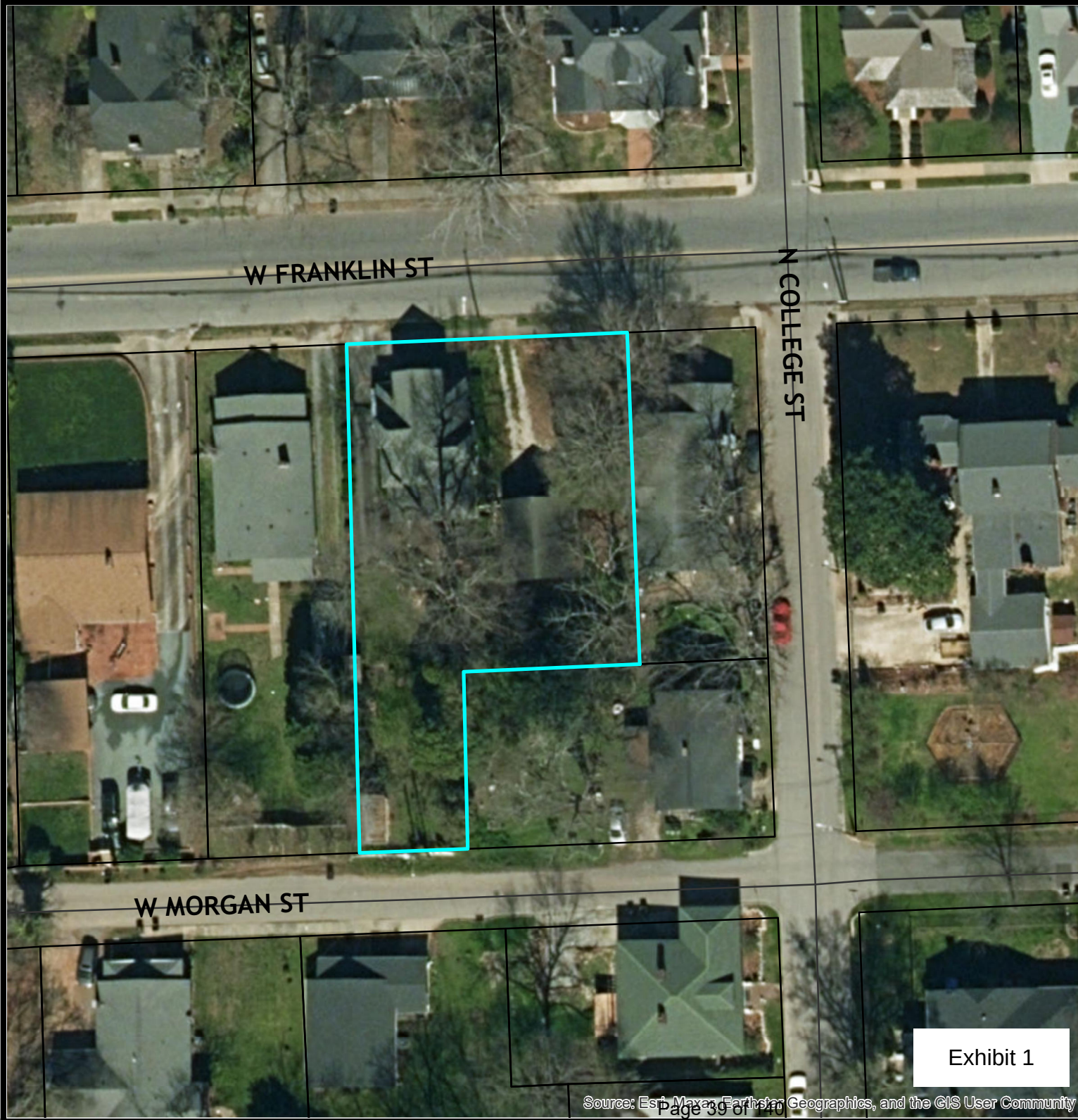
THEREFORE, on the basis of all the foregoing, IT IS ORDERED that the application for a Certificate of Appropriateness be (granted/denied) subject to review and approval of all city staff

and its designated departments.

Exhibits:

1. Aerial Map
2. Zoning Map
3. Historic District Map
4. Application
5. Site Plan and Renderings
6. Existing Structures
7. Proposed Materials
8. APO List
9. APO Map

Prepared by: MB 09-26-2024



Aerial Map
PLHR-2025-00040

Legend

- Centerlines
- Parcels
- Subject Property

Existing:
RMD
(Residential Medium Density)

Owner:
Sara Daigle

Acres: .36



0 50 100
Feet

Exhibit 1

Zoning Map
PLHR-2025-00040

Legend

-  Centerlines
-  Parcels
-  RMD
-  Subject Property

Existing:
RMD
(Residential Medium Density)

Owner:
Sara Daigle

Acres: .36



0 50 100
 Feet

W FRANKLIN ST

N COLLEGE ST

W MORGAN ST

Exhibit 2

Historic District Map
PLHR-2025-00040

Legend

- Centerlines
- ▭ Parcels
- ▭ Historic District
- ▭ Subject Property

Existing:
RMD
(Residential Medium Density)

Owner:
Sara Daigle

Acres: .36



0 50 100
Feet

Exhibit 3



HISTORIC DISTRICT COMMISSION
APPLICATION FOR REVIEW

FOR STAFF USE ONLY

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

1. Property location: 605 W. Franklin St

Applicant's name: Sara Daugh

Applicant's address: 605 W. Franklin St.

Applicant's telephone number: 704-635-0503

Applicant's email address: daughesara80@gmail.com

Property Tax identification number: 0923 - 22 - 023

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

Address: _____ Telephone: _____

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

Please provide a brief description of the project: _____

Requesting to build a hallway to connect the existing house to the
existing Carriage House. Requesting wood siding, asphalt architectural
shingles, a wood door with glass window panes, wood windows that are
two over two. three over three.

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).

Sara Daugh
Applicant- Printed

Sara Daugh
Applicant- Signed

9-12-24
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



General Notes

NOTES:

1. ALL CONSTRUCTION IS TO MEET ALL LOCAL AND STATE BUILDING CODES.
2. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION DESIGNER ASSUMES NO LIABILITY FOR ERRORS AND/OR OMISSIONS.
3. TRUSS OR TJI INFORMATION TO BE SUPPLIED BY MANUFACTURER.

No.	Revision/Issue	Date

Orientation:	Stamp:
--------------	--------

ALL DRAWINGS ARE THE PROPERTY OF THE DESIGNER AND THEY ARE NOT TO BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF THE DESIGNER.

CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS BEFORE COMMENCING WORK AND TO REPORT ANY DISCREPANCIES TO THE DESIGNER.

Customized House Plans
704-695-0982

Project Name and Address:

947 - Diagle Residence
Union County, NC

Client: **Diagle**

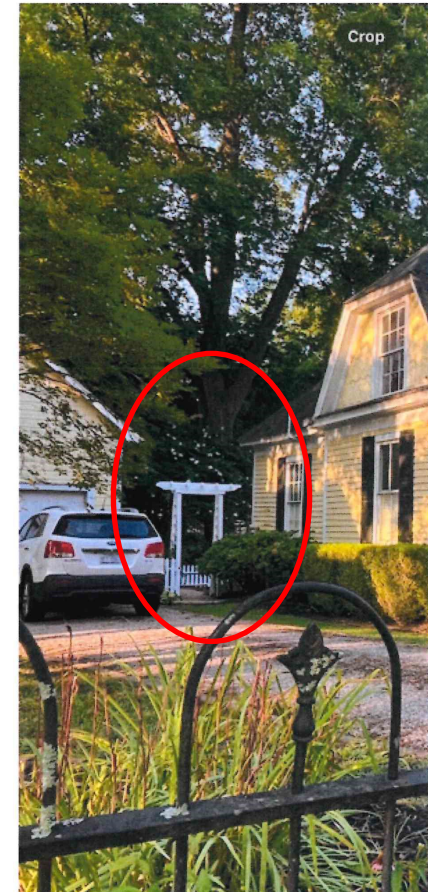
Drawing: Breezeway Addition	
Scale: 1/4" = 1' - 0"	Date: September 18, 2024

Drawn By: Joe Almond	Sheet: 1
Checked By: AA	
Approved By:	



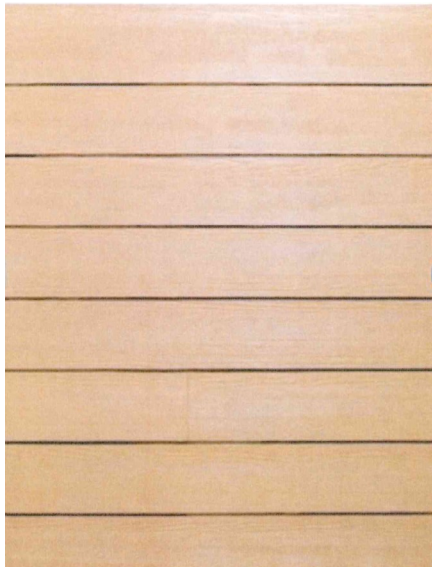


Existing Carriage House and Primary Structure



Proposed Location

Exhibit 6



Proposed Wood Siding



Proposed Wood Door, Option 1



Proposed Wood Door, Option 2

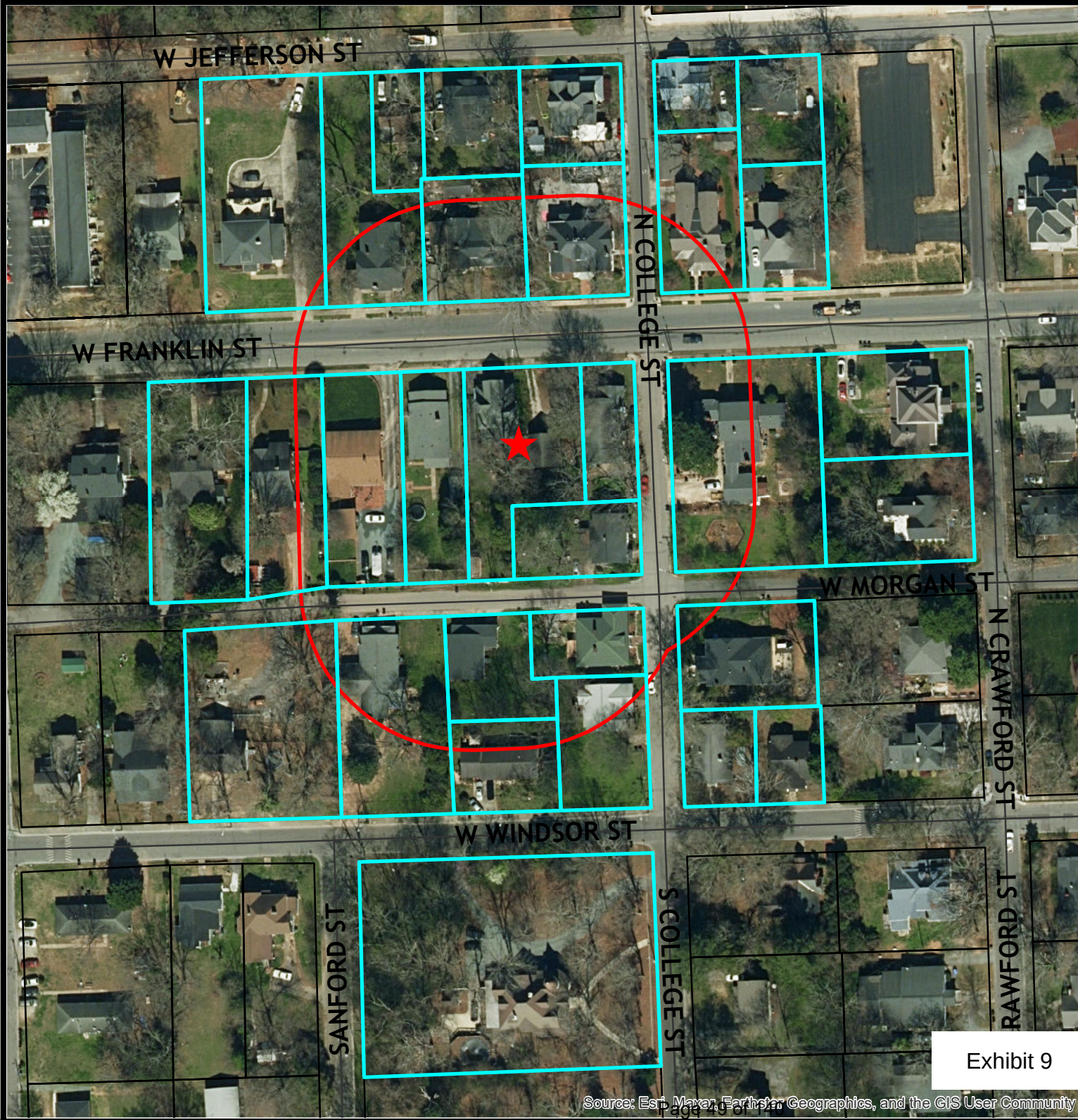


Proposed Asphalt Shingles for Roof



Proposed Wood Window

ACCTNO	OWNERNAME1	OWNERNAME2	OWNERADDRE	CURR_ADDR2	OWNERCITY	OWNERSTATE	OWNERZIP
09232233	BULLARD ROBERT H		504 W FRANKLIN ST		MONROE	NC	28112
09232198	CHAMBERS TEDDY L	CHAMBERS PATRICIA M	604 W WINDSOR ST		MONROE	NC	28112
09232199	CTJ INVESTMENT GROUP LLC		PO BOX 482		MONROE	NC	28111
09232196	CURETON VANCES		704 W WINDSOR ST		MONROE	NC	28112
09232184	DALLEY DAVID A TRUSTEE		110 S COLLEGE ST		MONROE	NC	28112
09232198B	DEESE MARY ELLEN		607 W MORGAN ST		MONROE	NC	28112
09232220	DT SQUARE PROPERTIES LLC		PO BOX 29586		CHARLOTTE	NC	28229
09232234	GOLDFARB CARL	GOLDFARB SHARRON	502 W FRANKLIN ST		MONROE	NC	28112
09232232	HILL SHANNON M		600 WEST FRANKLIN ST		MONROE	NC	28112
09232198A	HOLLOWAY FRANKLIN		109 N COLLEGE ST		MONROE	NC	28112
09232225	JOYCE DAVID		609 W FRANKLIN ST		MONROE	NC	28112
09232221	KNOX WALTER		203 N COLLEGE ST		MONROE	NC	28112
09232243	LAZARUS PROPERTIES LLC		400 LANCASTER AVE		MONROE	NC	28112
09232247	LOBERGER DALE A	LOBERGER SHELLEY W	502 S WASHINGTON ST		MONROE	NC	28112
09232245	MELENDEZ JENNIFER		601 W JEFFERSON ST		MONROE	NC	28112
09232230	MORGAN MARIAN V		604 W FRANKLIN ST		MONROE	NC	28112
09232201	NORTH MECKLENBURG PROPS LLC		PO BOX 601		STANLEY	NC	28164
09232246	OLIVA ANGEL MARIA ET AL	NOGUERA SANDRA I	603 W JEFFERSON ST		MONROE	NC	28112
09232220A	ONS PROPERTY MANAGEMENT GROUP LLC		50 SCHOOL RD	STE 184	MILL SPRING	NC	28756
09232222	PORTER PEGGY B		601 WEST FRANKLIN ST		MONROE	NC	28112
09232244	RYALS RONNIE GLYNN	RYALS GINA RANI	980 BARON RD		WAXHAW	NC	281738360
09232203	SHANLEY LAURA		108 N COLLEGE ST		MONROE	NC	28112
09232202	SIGNATURE BUILDERS & SERVICES INC		13534 PLAZA RD EXTENSION		CHARLOTTE	NC	28215
09232227	SMITH BRADFORD R	SMITH DEBORAH A G	703 W FRANKLIN ST		MONROE	NC	28112
09232226	STEGALL STEVEN M	STEGALL KELLY A	701 W FRANKLIN ST		MONROE	NC	28112
09232224	SWARTZFAGER JOHN GEORGE JR		607 W FRANKLIN ST		MONROE	NC	28112
09232219	TRAVIS ELIZABETH ELLEN		201 N CRAWFORD ST		MONROE	NC	28112
09232223	VIDAL GUSTAVO	VIDAL PERRY	605 W FRANKLIN ST		MONROE	NC	28112
09232197	VILLANUEVA JUAN GARCIA	CHINO FABIOLA ACATITLAN	15 DENNIS ST		MONROE	NC	28110
09232229	WALTERS ANN GRIFFIN		1003 OAK HILL DR		MONROE	NC	28110
09232231	WARD WILLIAM KENNETH	WARD JUDY ROBINSON	602 W FRANKLIN ST		MONROE	NC	28112



APO Map
PLHR-2025-00040

Legend

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

Existing:
RMD
(Residential Medium Density)

Owner:
Sara Daigle

Acres: .36



0 120 240
Feet

Exhibit 9



STAFF REPORT
PLHR-2025-00046

TO: Historic District Commission Members

DATE: October 14, 2024

FROM: Keri Mendler, Senior Planner

PREPARED BY: Megan Brightharp, Planner

SUBJECT: Certificate of Appropriateness request for 706 S. Hayne Street

SUMMARY STATEMENT

The Historic District Commission is requested to consider a Certificate of Appropriateness request from Jodilyn Guiffreda for the property at 706 S. Hayne Street. The applicant is requesting approval for an above ground pool in the rear yard at 706 S. Hayne Street.

SITE DATA

Type of Action:	Certificate of Appropriateness
Date of Petition:	9-6-2024
Name of Petitioner:	Jodilyn Guiffreda
Location:	706 S. Hayne Street
Tax ID #:	09-235-030
Lot Size:	0.317 acres
Zoning Classification:	RMD (Residential Medium Density)

GENERAL INFORMATION

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

Frame garage with modern metal doors built in 1940.

RELEVANT DESIGN STANDARDS

Site Features and Plantings, pg. 23

1. Introduce contemporary equipment or incompatible site features, including satellite dishes, playground equipment, mechanical equipment, and swimming pools, in locations that do not compromise the historic character of the building, site or district.

The applicant is proposing to construct a new above ground pool in the rear yard.

PROPOSED FINDINGS

Staff offers the following Proposed Findings:

1. The subject property located at 706 S. Hayne St. is owned by Jodilyn Guiffreda and is zoned RMD (Residential Medium Density). (Exhibit 1, 2)
2. The property is located in the South Monroe Historic District. (Exhibit 3)
3. On September 6, 2024, the applicant submitted an application requesting approval to build an above ground pool at 706 South Hayne Street. (Exhibit 4-5)
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 6-7)

CONCLUSIONS

The proposal requesting approval to build an above ground pool at 706 South Hayne Street as presented (is/is not) congruous in concept according to the *Site Features and Plantings* standards contained within the *Monroe Design Standards*:

Site Features and Plantings, pg. 23

1. Introduce contemporary equipment or incompatible site features, including satellite dishes, playground equipment, mechanical equipment, and swimming pools, in locations that do not compromise the historic character of the building, site or district.

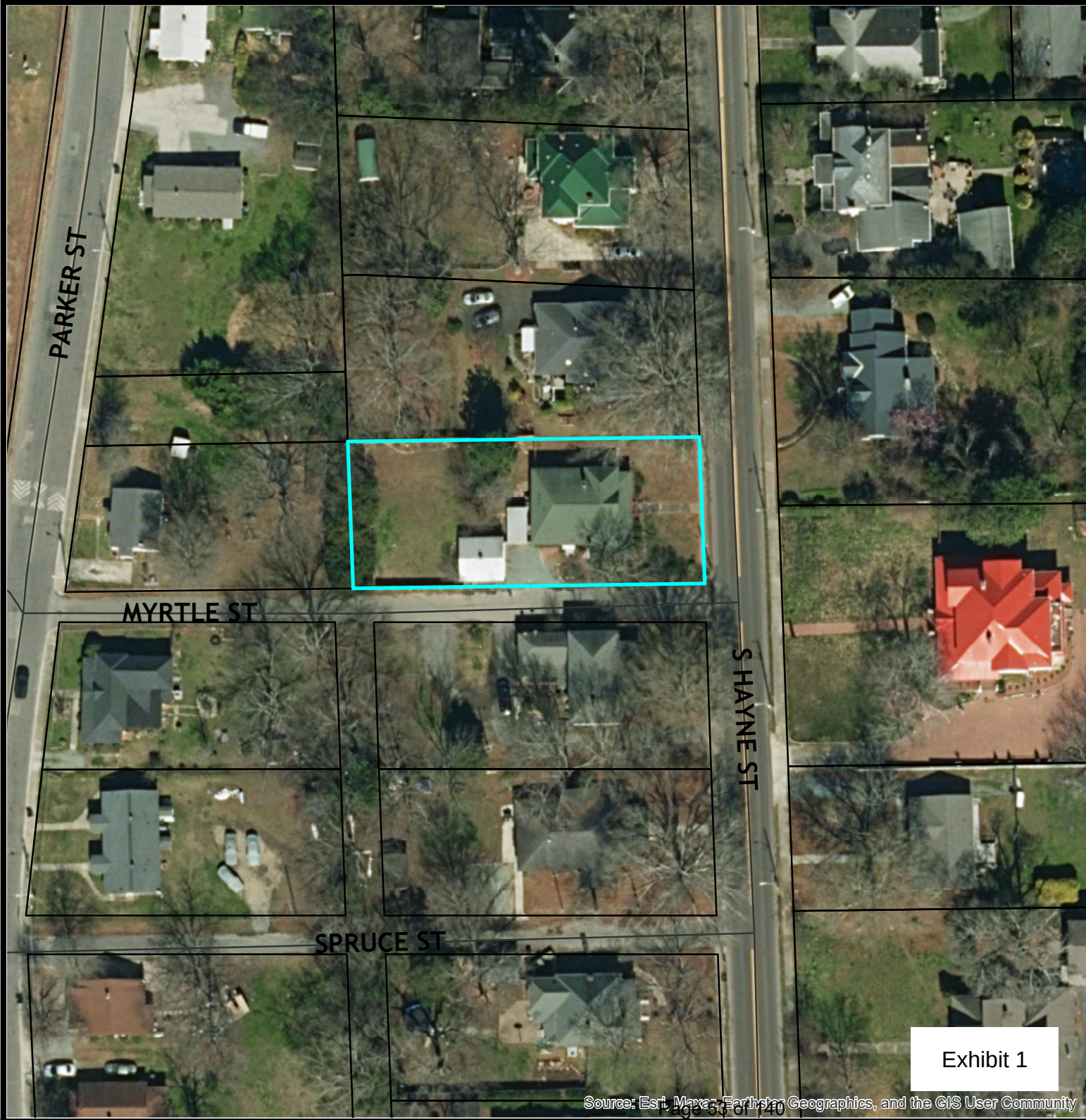
THEREFORE, on the basis of all the foregoing, IT IS ORDERED that the application for a Certificate of Appropriateness be (granted/denied) subject to review and approval of all city staff and its designated departments.

Exhibits:

1. Aerial Map

2. Zoning Map
3. Historic District Map
4. Application
5. Site Plan
6. Site Drawing
7. Pool Specs
8. APO List
9. APO Map

Prepared by: MB 9-18-2024



Aerial Map
PLHR-2025-00046

Legend

- Centerlines
- Parcels
- Subject Property

Existing:
RMD
(Residential Medium Density)

Owner:
Jodilyn Guiffreda

Acres: .317

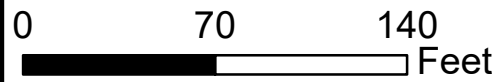
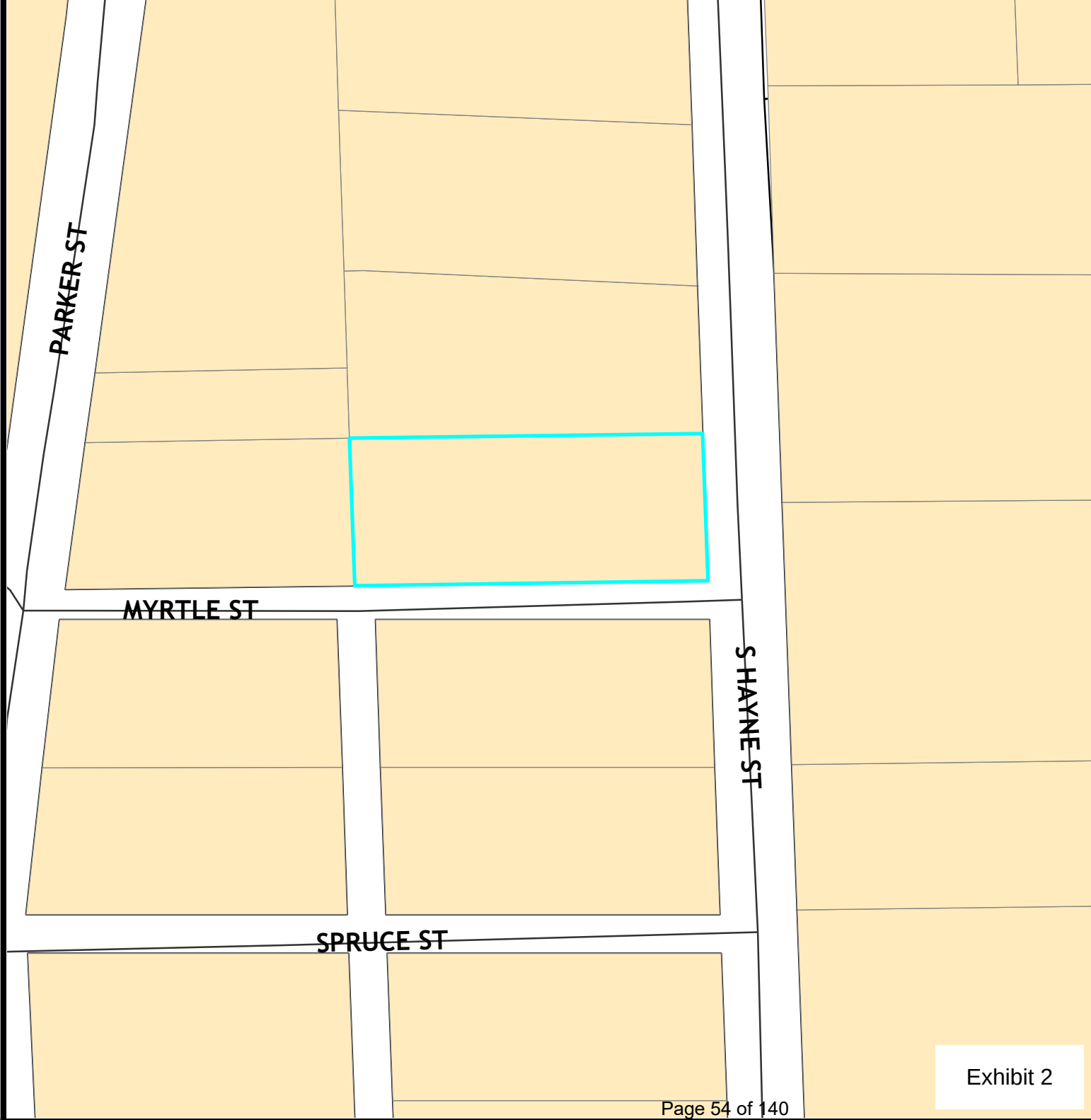


Exhibit 1



Zoning Map
PLHR-2025-00046

Legend

- Centerlines
- Parcels
- RMD
- Subject Property

Existing:
RMD
(Residential Medium Density)

Owner:
Jodilyn Guiffreda

Acres: .317

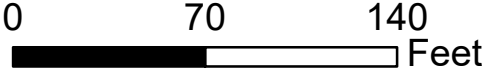
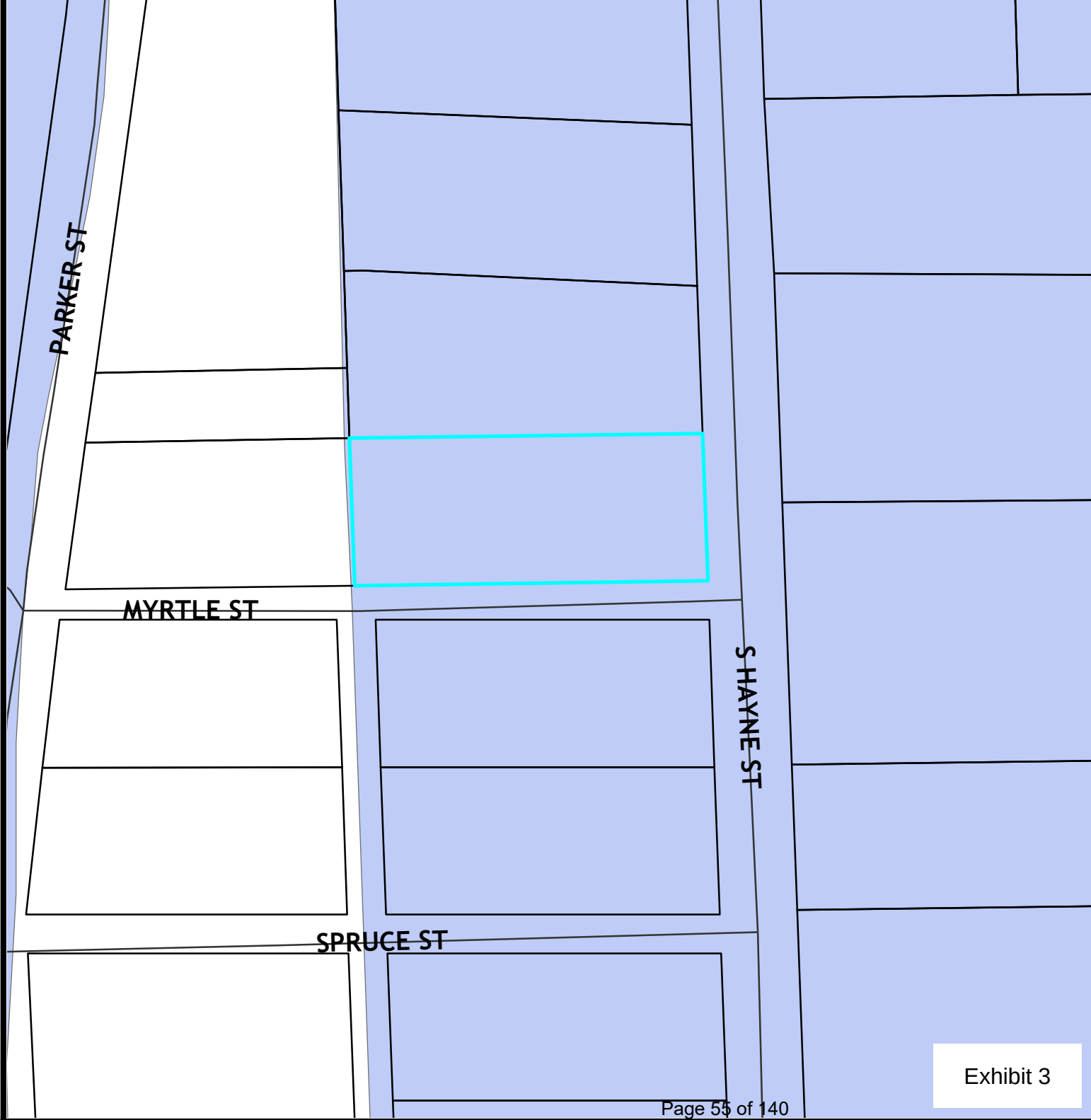


Exhibit 2



Historic District Map
PLHR-2025-00046

Legend

- Centerlines
- Parcels
- Historic District
- Subject Property

Existing:
RMD
(Residential Medium Density)

Owner:
Jodilyn Guiffreda

Acres: .317

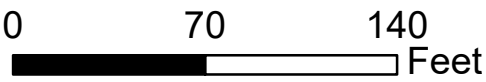


Exhibit 3



HISTORIC DISTRICT COMMISSION
APPLICATION FOR REVIEW

FOR STAFF USE ONLY

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

1. Property location: 706 St Hayne St
Applicant's name: Jodi Guiffreda
Applicant's address: 706 St Hayne St

Applicant's telephone number: 704 905 9602
Applicant's email address: jodiguiffreda@gmail.com
Property Tax identification number: _____ - _____ - _____

2. The property is owned by (if different from above) Jodi Guiffreda (Stokes)
Address: 706 St Hayne St Telephone: Same

3. The following Certificate of Appropriateness is requested for: Above ground pool
Please provide a brief description of the project: 18' X 52" high circle pool in middle of rear yard

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).

Jodi Lyn Guiffreda

Applicant- Printed

Jodi Guiffreda

Applicant- Signed

9/6/24

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

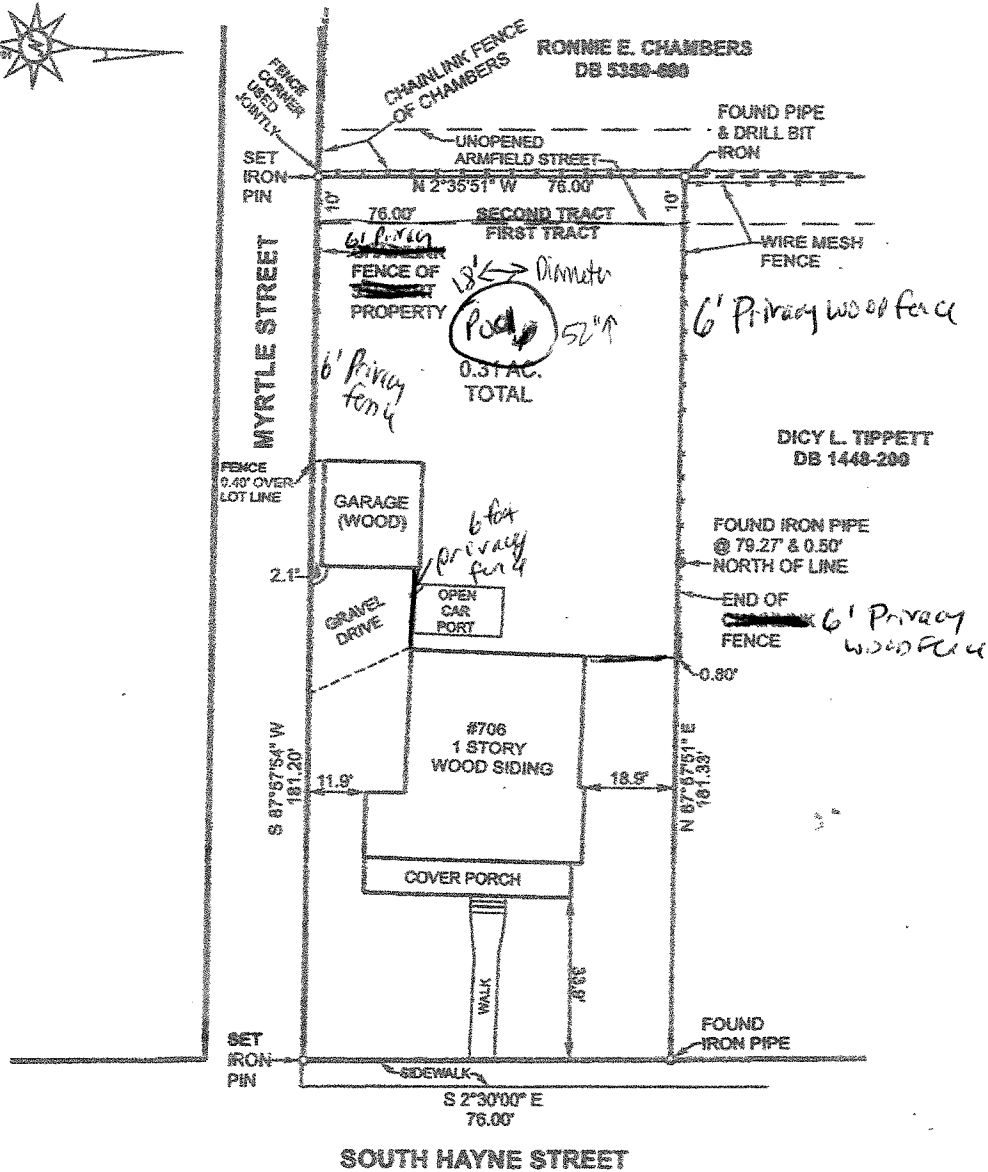
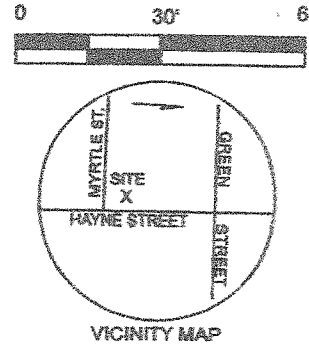
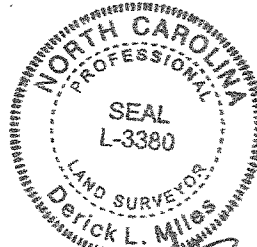
Additional conditions and remarks: _____

Authorized signature

Date

PHYSICAL SURVEY
OF
706 SOUTH HAYNE STREET
FOR: JODI LYN STOKES
PROPERTY OF:
ELIZABETH KIMBRELL STEWART
DEED REFERENCE : 6964-191
TAX PARCEL : 09-235-030
CITY OF MONROE
UNION COUNTY, N.C.
SURVEY DATE: JUNE 08, 2022
SCALE: 1"= 30'

SURVEYED BY: DERICK L. MILES NCPLS
4801 FINE OAK DRIVE
MONROE, N.C. 28112
TELE: 704-764-7763



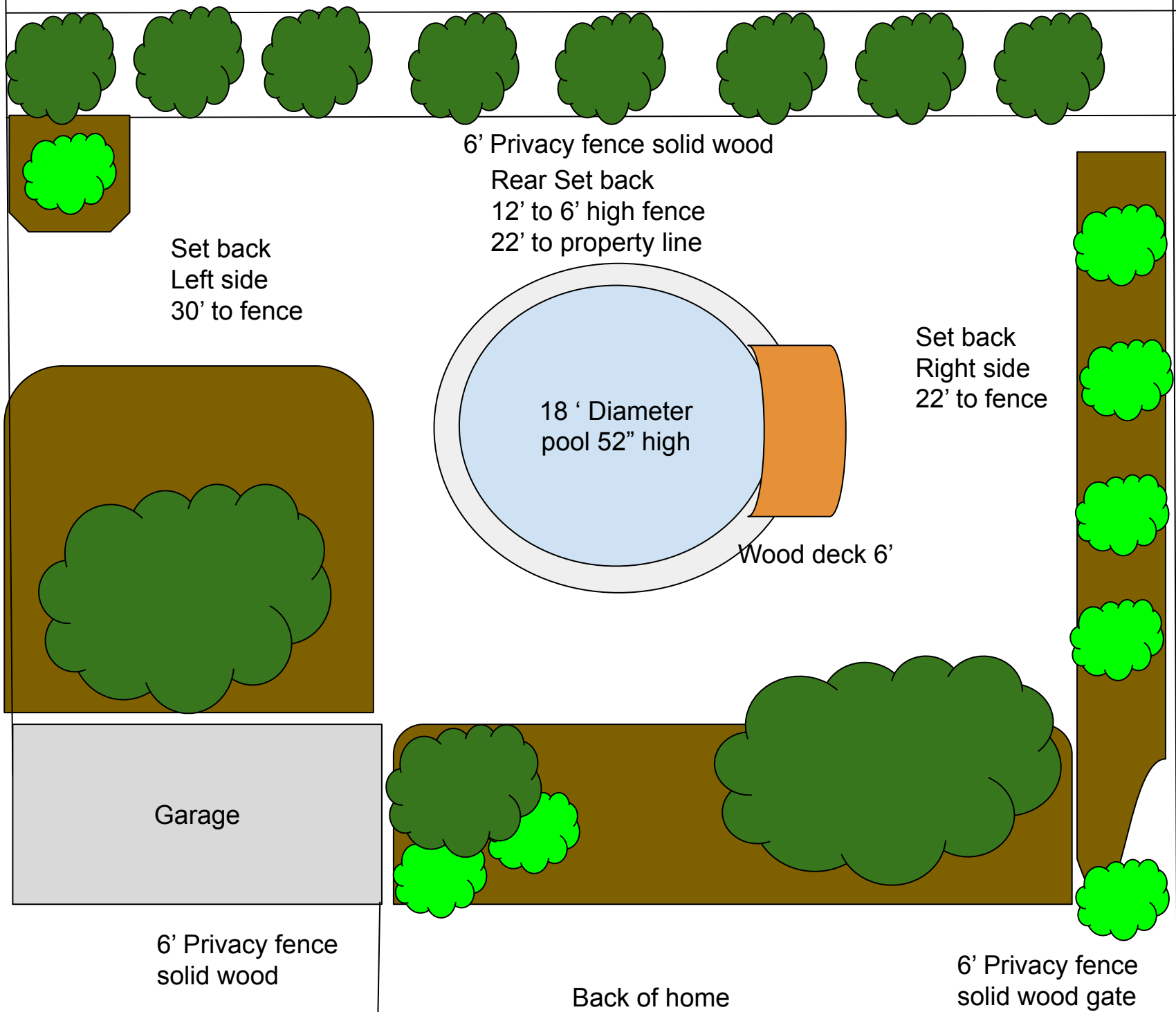
LEGEND

AC.	ACRE
BSL	BUILDING SETBACK LINE
RAW	RIGHT-OF-WAY
DB	DEED BOOK

NOTES

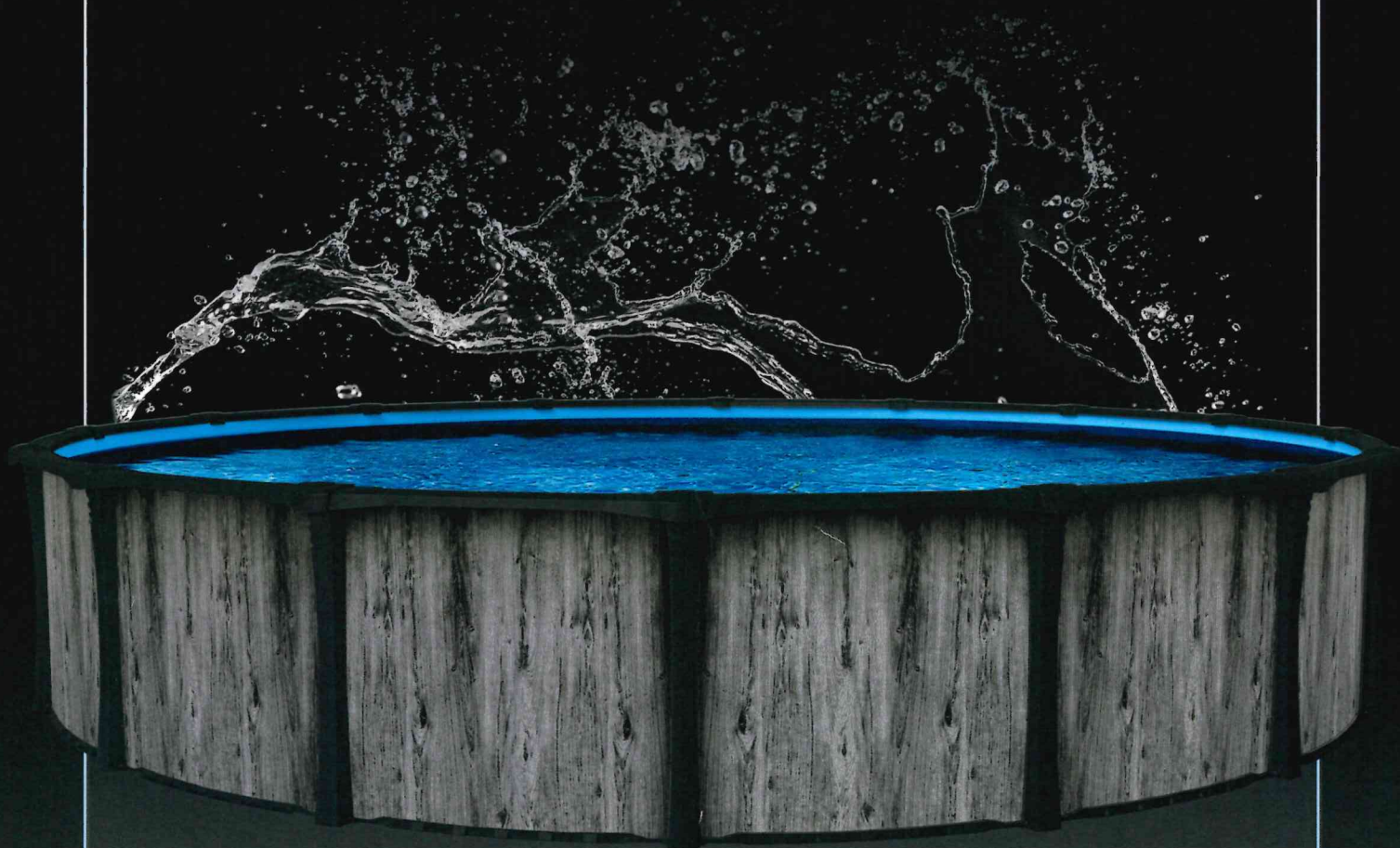
1. AREA BY COORDINATE GEOMETRY.
2. PROPERTY IS LOCATED IN THE HISTORIC DISTRICT OF THE CITY OF MONROE.
3. PROPERTY SERVED BY OVERHEAD AND UNDERGROUND UTILITIES.
4. PER CITY OF MONROE, PROPERTY IS ZONED RMD (RESIDENTIAL MEDIUM DENSITY), WITH BUILDING SETBACKS OF 20' FRONT & REAR, 10' SIDEYARD, AND 15' CORNER SIDEYARD. CONTACT THE CITY OF MONROE BEFORE ANY FUTURE CONSTRUCTION.

MYRTLE STREET 6' Privacy fence solid wood





Above Ground Pools
Piscines Hors-Terre



GOLD SERIES

COLORADO

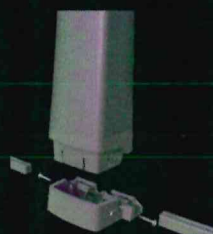
SÉRIE OR

Exhibit 7

GOLD SERIES

COLORADO

SÉRIE OR



Easy Base Assembly.
Facilité d'assemblage
de la base.

Starjet Option

*Incorporate the illuminated
Waterjet system.*

Option Starjet

*Incorporez le système de jet
d'eau illuminé.*

Ajustable Ledges Covers

One Screw interlock system.

Couvres Margelles Ajustables

Système d'emboîtement à une vis.

Thick & Robust Ledges

*Optimised for better weight distribution.
Superior quality resin blends.
6 1/2" Width.*

Margelles Robustes & Épaisses

*Optimisée pour une meilleure répartition du poids.
Mélange de résine supérieure.
Largeur de 6 1/2".*

StarGlow Option

*Incorporate LED light system to
your uprights.*

Option StarGlow

*Incorporez un système de lumière LED
à vos poteaux.*

High Quality Walls

*Industry renowned, heat treated,
multilayered protection process.
Superior sturdiness.
Architectural 3D Design.*

Murs de Haute Qualité

*Procédé de protection multicouche traité
thermiquement de renommée industrielle.
Solidité supérieure.
Design 3D architectural.*

Snap in Uprights

*Uprights Snaps in feet for quick
Assembly. Durable Top Plate
Interface. 6" Width.*

Montants Encliquetables

*Les Montants s'encliquent pour un assemblage rapide.
Interface de Support de Margelle Durable.
Largeur de 6".*

Stable & High Wall Rails

*At 1.6 inches high, the rail keeps the wall in
place during ground shifts.*

Rail Stable & Haut Support de Mur

*D'une hauteur de 1.6 pouces, la rail garde le mur stable lors
des mouvements de sol.*



Multiple Layers of Protection.
Protection multi-couches.



Graded rail to ensure
good assembly.
Rail graduée assure un
bon montage.

Design & Architecture

The Carvin Pool offers architecture on the cutting edge of Canadian Engineering. The quality of its 100% resin design provides an extremely reliable and robust product, which will be able to withstand the weather. All this, while also having a unique and modern design that will allow your backyard to stand out. Available sizes from 12 to 33 feet.

La piscine Carvin offre une architecture à la fine pointe de l'ingénierie canadienne. La qualité de sa conception 100% résine permet d'obtenir un produit extrêmement fiable et robuste, qui saura braver les intempéries. Tout cela, en ayant aussi un design unique et moderne qui permettra à votre cour extérieure de se démarquer. Tailles disponibles de 12 à 33 pieds.

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

APO Map

PLHR-2025-00046

Legend

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

Existing:
RMD
(Residential Medium Density)

Owner:
Jodilyn Guiffreda

Acres: .317



0 200 400
Feet



Exhibit 9





STAFF REPORT
PLHR-2025-00053

TO: Historic District Commission Members

DATE: October 14, 2024

FROM: Keri Mendler, Senior Planner

PREPARED BY: Patrick Blaszyk, Planner

SUBJECT: Certificate of Appropriateness request for 207 Charles St.

SUMMARY STATEMENT

The Historic District Commission is requested to consider a Certificate of Appropriateness request from Lucidia Whitman to demolish the house located at 207 Charles Street. The applicant applied for the request on September 3, 2024. The City of Monroe City Council adopted an ordinance, on September 10, 2024, to declare the structure at 207 Charles 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: September 3, 2024

Name of Petitioner: Lucidia Whitman

Location: 207 Charles St.

Tax ID #: 09-231-069

Lot Size: 0.23 acres

Zoning Classification: RMD (Residential Medium Density)

GENERAL INFORMATION

Porter House, circa 1900

During the teens and early twenties this one-story, Late Queen Anne house was owned and occupied by members of the Porter family, including J. M. Porter of Porter-Myers Lumber company. Extending to the rear of its L-shaped, gable-roofed front section is a gable-roofed wing. The gable ends have unusual kite-shaped louvers and two also have spindled gable inserts. In the front ell of the house is a large porch which has been enclosed. Window sash are two over two. House is aluminum-sided.

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 207 Charles Street is owned by Lucidia Whitman 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 September 3, 2024, Lucidia Whitman applied for a Certificate of Appropriateness (COA) requesting approval to demolish the structure at 207 Charles St. Quotes to repair the foundation and the home were also submitted by the applicant. (Exhibit 4-9)

4. On September 10, 2024, the Planning Director presented a petition for an ordinance to declare the property at 207 Charles St. as unfit for human habitation and demolition to the Monroe City Council. As 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 10-11)
 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 12)
 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 13-14)
-

CONCLUSIONS

The proposed project that consists of demolition of the house at 207 Charles Street as presented (is/is not) congruous in concept according to the *Demolition* guidelines 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. Application

5. Foundation Displacement Information
6. Quote to Repair Foundation
7. Quote to Restore Home #1
8. Quote to Restore Home #2
9. Survey of Property
10. City Council Staff Report and Photos of Property
11. Adopted Ordinance
12. HD Design Standards Excerpt
13. APO List
14. APO Map

Aerial Map

Case #: PLHR-2025-00053

Legend

-  Subject Property
-  Centerlines
-  Parcels

Existing: RMD
(Residential Medium Density)

Owner: Lucidia Whitman

Acres: .23



0 50 100
Feet

Exhibit 1

Zoning Map

Case #: PLHR-2025-00053

Legend

 Subject Property

 Centerlines

 Parcels

Zoning Districts

 CD

 OM

 RMD

Existing: RMD
(Residential Medium Density)

Owner: Lucidia Whitman

Acres: .23



 50 100 Feet

Exhibit 2



HISTORIC DISTRICT COMMISSION
APPLICATION FOR REVIEW

FOR STAFF USE ONLY

Date submitted: 9/3/24
Application No: _____
Approved: _____ Denied: _____
_____ Administrative review
_____ Commission Review

1. Property location: 207 Charles Street Monroe, NC 28112
Applicant's name: Lucidia Whitman
Applicant's address: PO Box 470351 Charlotte, NC 28247
Applicant's telephone number: 267-250-4195
Applicant's email address: TalyCharls317@gmail.com
Applicant's FAX number: 212-202-3646
Tax identification number: None Number # 092-310-69-
2. The property is owned by (if different from above) (Same as owner above)
Address: _____ Telephone: _____
3. The following Certificate of Appropriateness is requested for: **DEMOLITION- Per Attached**
Please provide a brief description of the project:
Property, at 207 Charles St. was contracted to be repaired within specifications published by the historical commission, but the house was struck by a vehicle (DUI-Fleeing Monroe Police at over 100MPH) which knocked the front of the house completely off of its foundation. This impact (and proposed repair) exceeded any reasonable price estimates, forcing a cost-benefit demolition and rebuilding of the property.
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).

Lucidia Whitman

Applicant- Printed

Applicant- Signed

9/3/2024

Date Submitted

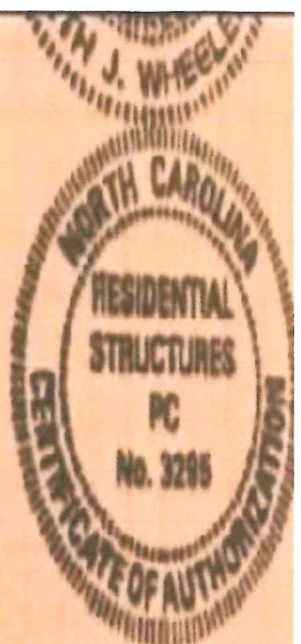
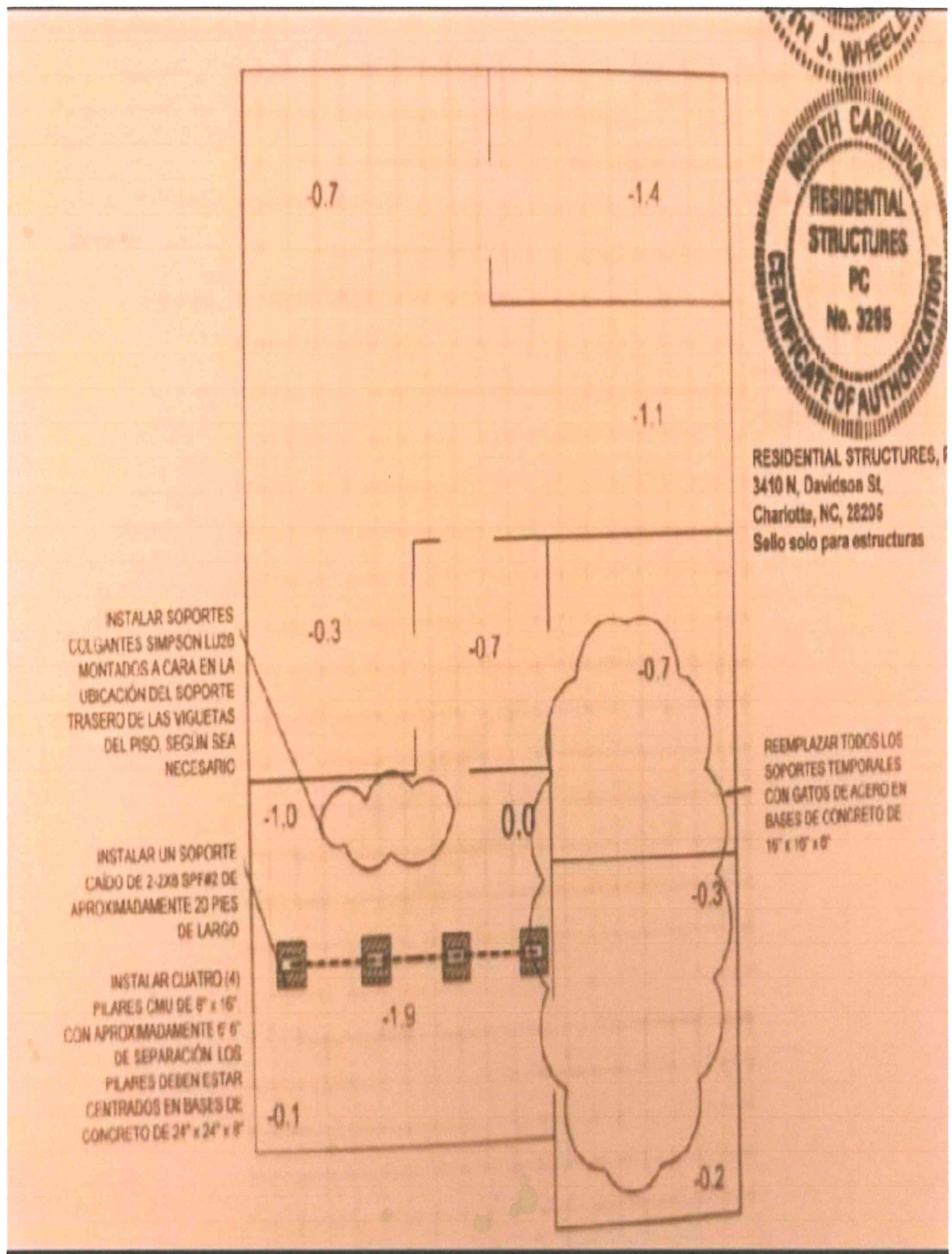
****If you are signing on behalf of a company, please include your title within the company****

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.

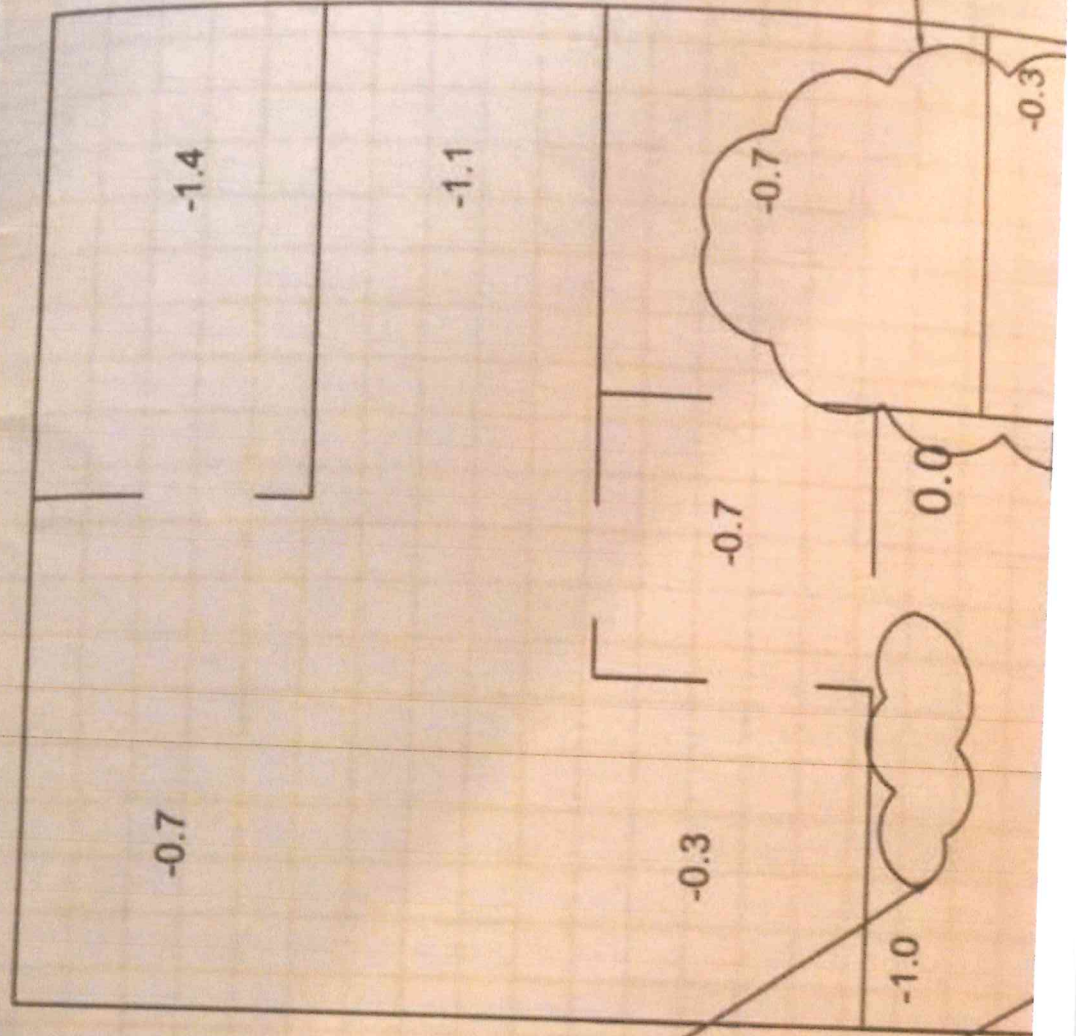
Exhibit 4



RESIDENTIAL STRUCTURES, PC
 3410 N. Davidson St.
 Charlotte, NC, 28205
 Sello solo para estructuras

Exhibit 5

ELEVATIONS IN INCHES



Observations:

- The house is one-story and was built circa 1920.
- The foundation is pier and beam with a crawl space.
- Previous repairs were observed in the crawl space.
- Termite/wood-destroying insect damage was observed in the crawl space.
- Numerous temporary supports were observed in the crawl space.
- Dry-stacked piers were observed in the crawl space.
- A total delta of 1.9" inches was observed in the front left corner of the house.

Conclusions/Recommendations:

- The damaged lumber in the crawl space shown in Figure 1 appears to be due to wood-destroying insects. The lumber shown is in the front left corner of the crawl space and is to be replaced with similarly sized lumber. It is recommended that a pest control contractor is contacted or further evaluation as wood-destroying insects can cause additional structural damage.
- Temporary wooden supports inadequate footings have been installed throughout the crawlspace. It is recommended that these are replaced with steel jacks on 16"x16"x8" concrete footings. Wooden supports in contact with the ground attract wood-destroying insects. Dry stacked piers should be covered with a surface bonding cement with fiber reinforcement appropriately to allow for proper support of the floor system as well. See Figure 2 and Figure 3.
- Numerous floor joists did not have proper bearing. Install hangers to bearing locations as needed (See Figure 4 for example.) Fill nail holes in hangers per the hanger manufacturer's recommendations.
- Install a dropped 2-2x8 approximately 20' long in the center of the room at the front left corner of the crawl space. See Attachment 1, p. 1/1 for more information.

- Replace any/all rotted and/or otherwise damaged lumber with similarly sized lumber as needed throughout the crawl space.
- Install blocking as needed to ensure existing beam have full bearing on piers below. Piers are not have voids as shown in Figure 5. Take down the portion of piers with voids and build back up to beam. Ensure full bearing of beam above.



3309 Poplar Tent Rd
Concord NC 28027
(980) 228-9611,
Info@foundationdoctornc.com

ESTIMATE #	7621
DATE	05/07/2024

CUSTOMER
Lucidia Whitman
207 Charles St Monroe North Carolina 28112-5715 (267) 250-4195 talycharls317@gmail.com

SERVICE LOCATION
207 Charles St Monroe, North Carolina, 28112-5715

Estimate	
Description	Total
WORK SCOPE	\$143,757.00
SUBFLOOR REPAIR - FROM ABOVE w/CONVENTIONALLY FRAMED FLOOR SYSTEM - Remove and Replace appx (1548) sqft of single layered standard subfloor from above in entire downstairs region (where necessary). NOTE(1): Finished flooring to be demoed and removed from above by FD. Homeowner responsible for installation of all finished flooring once new subfloor is installed. NOTE(2): Subfloor installed w/adhesive, installed on concrete or multiple layers will be an additional \$12 per square foot to remove and replace.	
FOUNDATION WALL DEMO & PREP - FD to install all necessary temporary supports of structure to allow demo of wall - Demo existing foundation wall along with existing concrete footing and haul off site with FD paying all associated dump fees	

- Dig and form footings for county inspection and pour concrete once approved by inspector
- Install vertical steel rebar along concrete footing to allowing bonding to new foundation wall

NEW FOUNDATION WALL INSTALL w/ BRICK VENEER

- Install approx (42) linear feet of foundation wall along FRONT LEFT AND RIGHT corners side of house
 - Lay 8" thick CMU block foundation wall, solid pour block with concrete mortar, and add horizontal metal ladder wire along runs for long term stability of wall
 - Lay brick veneer along outer wall and tie into CMU with metal wall ties
- NOTE: FD to attempt to match as close as possible to existing brick color, if applicable. However old and new masonry work will always show a difference between the two that will blend in over time.

ENGINEER + RESIDENTIAL PERMITTING COORDINATION

- FD to coordinate structural engineer & all required permits, closeout letters, inspections etc. Work scope & price of repairs are subject to change pending SE evaluation & repair plan.

NOTE:

Homeowner is responsible for hiring a licensed HVAC company to remove the HVAC trunk and duct lines and air return in the crawlspace in order for (FD) to complete structural repairs.

CRAWLSPACE DOOR

- Install new crawlspace door with pressure treated lumber including new metal hinges and door latch.

STRUCTURAL REPAIRS

- FD to repair up to 7' of brick veneer at the REAR WALL of home

DEMO EXISTING PIER(S)

- FD to demo appx 18 existing pier(s) {& footing(s) - if necessary} & haul away
- FD to pay all associated dump fees
- Install any necessary temporary supports of wood framing

CRAWLSPACE PIER INSTALLATION

- Install appx (22) new Ellis Shoring Columns (or CMU piers) with Poured Concrete Footings. Includes any necessary shimming to wood framing using non compactable steel shims for solid bearing and support.

DROP GIRDER BEAM WITH PIERS

- Install approx (30) feet of W4 steel I-Beam (or 3-ply pressure treated lumber beam) on new Ellis shoring columns (or CMU piers) w/ new poured concrete footings.
- Includes shimming piers and/or beam to wood framing with non

compactable steel shims for solid bearing and support

BAND REPAIR - ROUGH CUT INTERSECTING JOISTS

- Replace up to (22) linear feet of damaged band. Includes any necessary temporary supports of wood framing needed for installation of band.
 - Includes pricing for joist sisters
-

BAND REPAIR - ROUGH CUT NO INTERSECTING JOISTS

- Replace up to (17) linear feet of damaged band. Includes any necessary temporary supports of wood framing needed for installation of band.
-

FLUSH GIRDER - ROUGH CUT REPAIR

- Replace approx (111) linear feet of damaged flush girder. Includes repairing any damaged floor joists in need of repair connected to girder as well as any temporary support of wood framing that may be necessary for repair.
-

ADDITIONAL FLOOR JOISTS REPAIR

- Repair (18) ADDITIONALLY damaged floor joists with new pressure treated lumber
-

DEMO CONCRERE

- Sawcut and/or jack hammer up to 5 inches of concrete flatwork at center of house.

- Haul all removed concrete to recycling center for disposal.

NOTE: Concrete thicker than 5 inches will incur additional charges for removal.

DEMO CONCRERE

- Sawcut and/or jack hammer up to 5 inches of concrete flatwork at center of house.

- Haul all removed concrete to recycling center for disposal.

NOTE: Concrete thicker than 5 inches will incur additional charges for removal.

DEMO CONCRETE

- Sawcut and/or jack hammer up to 5 inches of concrete flatwork at center of house.

- Haul all removed concrete to recycling center for disposal.

NOTE: Concrete thicker than 5 inches will incur additional charges for removal.

NOTE:

Supply lines and cast-iron plumbing needs to be removed in choice areas, particularly near the bathroom and the rear center portion of the house where it is inhibiting (FD) from completing their structural repairs. A licensed plumber would need to take care of this. This is the homeowner's responsibility.

ESTIMATE

**Prepared For**

Luci G
207 Charles St
Monroe , Nc
(267) 250-4195

Carolina Paint & Reno LLC

Lancaster, Sc. 29720
Phone: (704) 594-0243
Email: bryanstanton88@gmail.com
Web: CPReno.com

Estimate # 554

Date 03/26/2024

Business / Tax # Carolina Paint & Reno LLC

Description	Rate	Quantity	Total
Prep, Repair Brick Foundation in multiple areas jack up house repair foundation install drop girders level floor multiple areas install vapor barrier	\$17,000.00	1	\$17,000.00
Framing , Repair floor joist and beams , reframe and move a few walls repair subfloor	\$6,300.00	1	\$6,300.00
Repair Siding , Prime & Paint Exterior	\$8,500.00	1	\$8,500.00
Replace Windows 16	\$650.00	16	\$10,400.00
Re-shingle Roof	\$12,500.00	1	\$12,500.00
Install Drywall Throughout	\$8,500.00	1	\$8,500.00
Prime & Paint Interior	\$6,500.00	1	\$6,500.00

Install Lvp Flooring Throughout	\$4,200.00	1	\$4,200.00
Install Trim & Doors throughout	\$4,200.00	1	\$4,200.00
Install Kitchen Cabinets & accessories	\$5,000.00	1	\$5,000.00
Install Bathrooms	\$4,200.00	2	\$8,400.00
Misc repair Labor	\$6,500.00	1	\$6,500.00
repair front & Rear porch, Install Insulation throughout walls & Ceiling , misc labor unknown			
Plumbing - Outsourced to Licenced Plumber \$ unknown	\$0.00	1	\$0.00
Electrical Outsourced to Licensed Electrician \$ Unknown	\$0.00	1	\$0.00
HVAC outsourced	\$0.00	1	\$0.00
Approximate Total Materials	\$27,000.00	1	\$27,000.00
Foundation supplies , Exterior paint, shingles for roof, Lumber , Windows , bathroom supplies , Kitchen Cabinets , Flooring lvp, Trim, Drywall, Misc etc.. Approximate 25000-35000 \$			

Subtotal	\$125,000.00
Total	\$125,000.00



207 Charles St

13000 S. TRYON ST. STE
F378 CHARLOTTE NC 28278
704-559-9573

Description	Cost
Permit and dumpsters	\$ 4,000.00
Remove drop ceilings throughout house and demo 2 chimneys	\$ 6,500.00
Repair left corner curtain wall and right corner curtain wall. Not to include stairs nor brick repair at front porch. This price is only for the main structure not the porch	\$ 6,500.00
Couldn't full verify the extent of foundation damage, this budget is for the left outer band only, framing back left room floor joist, and middle room leading to back of house where addition was added to house floor joist and band. No Masonry included	\$ 12,000.00
Replace rotted studs house and bring framing to code throughout. Frame interior walls for rooms not to include any LVL or structural modifications. Will frame will consist of kitchen, Livingroom, 3 bedrooms and 2 bathrooms.	\$ 6,000.00
Install new subfloor where needed in house	\$ 5,000.00
Plumbing for 2 toilets, 2 vanities, 2 tubs, 1 kitchen sink, washing machine and hot water heater. If sewer and water main needs to be replaced, this will be a change order	\$ 14,000.00
New electrical throughout house. To include 12 recessed lights	\$ 23,000.00
New HVAC electric heat pump	\$ 19,000.00
Framing repair for front deck and repair rear deck	\$ 5,900.00
Replace rotted studs house and bring framing to code throughout. Frame interior walls for rooms not to include any LVL or structural modifications. Will frame will consist of kitchen, Livingroom, 3 bedrooms and 2 bathrooms.	\$ 12,000.00
Patch vinyl siding and replace missing fascia	\$ 6,500.00
Paint exterior of house	\$ 7,200.00
New roof shingles not to include new roof decking	\$ 16,000.00
insulation of exterior walls only.	\$ 5,200.00
Drywall entire house	\$ 12,000.00
Install and provide 7 interior doors and baseboard	\$ 8,400.00
Interior paint	\$ 8,700.00
Install LVP flooring provided by homeowner and quarter round	\$ 5,600.00
Install and provide windows. Vinyl windows 18 windows	\$ 9,900.00
Install front door provided by homeowner	\$ 975.00
Total	\$ 194,375.00

Plumbing fixtures, light fixtures, cabinets, flooring provided by homeowner.
Cabinet install not quoted due to not knowing layout.

Exhibit 8

RECOMBINATION SURVEY
OF
205 & 207 CHARLES STREET

PROPERTY OF
JOSEPH KEITH WALTERS & JULIA TAYLOR WALTERS

DEED REFERENCES : 4122-658 & 5607-048
TAX PARCELS : 09-231-068 & 09-231-069

CITY OF MONROE, UNION COUNTY, N.C.
SURVEY DATE : OCTOBER 25, 2016
SCALE : 1" = 20'

SURVEYED BY: DERICK L. MILES NCPLS
4901 PINE OAK DRIVE
MONROE, N.C. 28112
TELE: 704-764-7753

Certificate of Survey and Accuracy
State of North Carolina, Union County
I, Derick L. Miles, certify that this map was drawn under my supervision
from a survey made under my supervision; that the ratio of precision as
calculated by latitudes and departures is better than 1:12000.
The boundaries not surveyed are shown as broken lines plotted from
descriptions found in Deed Book X, page X (as shown on plat).
That this map was prepared in accordance with G.S. 47-30 as amended.
Witness my hand and seal this 26 day of January, 2017.

Derick L. Miles
Derick L. Miles NCPLS L-3380

CERTIFICATE OF OWNERSHIP AND DEDICATION
I (We) hereby certify that I am (we are) owner (s) of the property shown and
described herein, that the property is within the Subdivision Jurisdiction of
the City of Monroe and that I (we) hereby adopt this plan of subdivision with my
(our) free consent and hereby establish all lots and dedicate to the public all
streets, alleys, easements, walks, parks, and other open spaces as shown hereon
unless otherwise noted as private.

2-6-17
Date

2-6-17
Date

Joseph Keith Walters
Owner
Julia Taylor Walters
Owner

State of North Carolina
County of Union

I, Jillian Y. Grigston, a notary public of Union County,
do hereby certify that JOSEPH KEITH WALTERS & JULIA TAYLOR WALTERS
personally appeared before me this day and acknowledged the due
execution of the foregoing instrument for the purpose and intent
therein expressed.

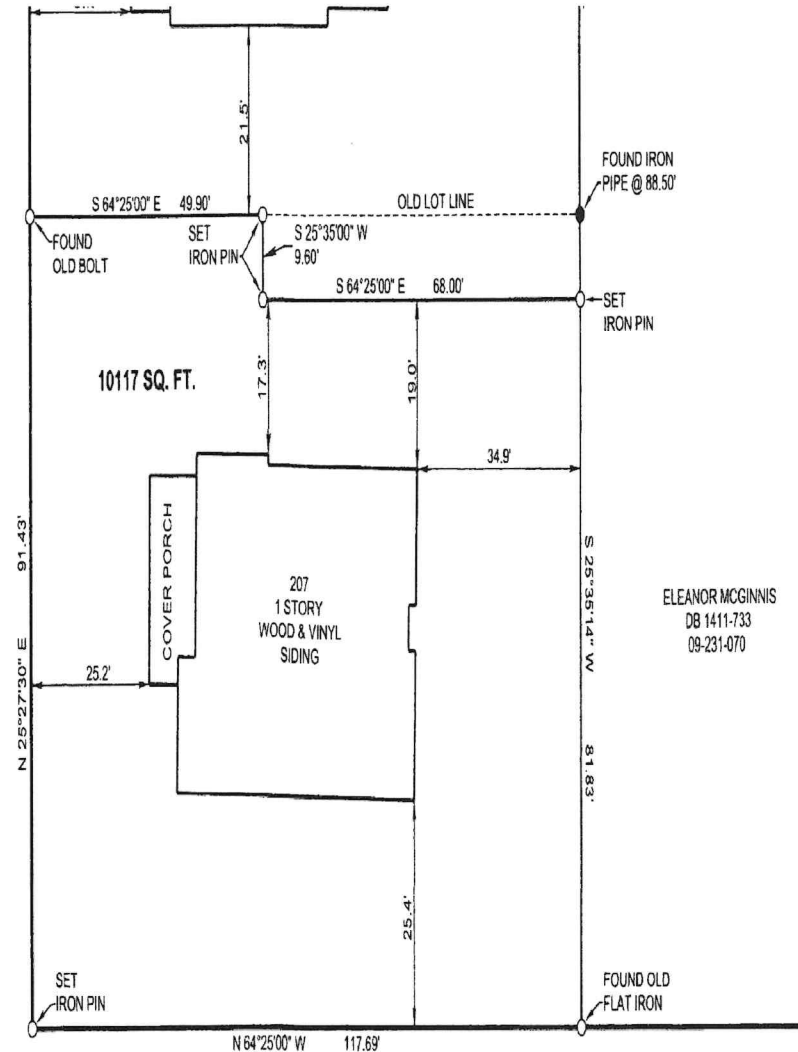
Witness my hand and official seal this 6 day of February
2017

Jillian Y. Grigston
Notary Public

My commission expires: 10.19.19

JILLIAN Y GRIGSTON
NOTARY PUBLIC
UNION COUNTY, NC
My Commission Expires 10-19-2019

CHARLES STREET



TALLEYRAND AVENUE

Exhibit 9



STAFF REPORT

TO: City Council

VIA: Mark Watson, City Manager

DATE: September 10, 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 207 Charles Street (Tax ID: 09-231-069)

SUMMARY STATEMENT

City Council is requested to consider an Ordinance to declare the dwelling at 207 Charles Street dilapidated and unfit for human habitation and to order the dwelling repaired, altered, improved or demolished and removed.

REVIEW

On February 21, 2024, a Minimum Housing Petition was filed for 207 Charles Street by the Code Enforcement Officer due to citizen concerns. A Minimum Housing Inspection was conducted on February 22, 2024 and several violations were discovered.

During 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; heating required to be provided throughout the house; install insulation throughout the home to meeting building code and install drywall on the walls and ceiling; install plumbing throughout the house; 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; and repair failing foundation.

The dwelling is located at 207 Charles Street is located in the South Monroe Historic District. The dwelling has been vacant and in a state of disrepair for an extended time period. The current owners, Lucidia G. and Scott J. Whitman, were notified of the minimum housing hearing, scheduled for March 26, 2024 by way of first class and certified mail and with a copy of the notice posted on the dwelling. Lucidia G. and Scott J. Whitman 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 were 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 April 10, 2024 ordering Lucidia G. and Scott J. Whitman and parties in interest if any to repair or demolish and remove said structure was not appealed and the time for appeal expired on April 21, 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 \$138,200 and the land value is \$14,600. D.A.P. Contracting Inc. a licensed general contractor provided the city an estimate in the amount of \$84,384.00, 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 207 Charles Street (Tax ID: 09-231-069).

OR

2. Motion to recommend denial of the Ordinance to Declare Certain Property Unfit for Human Habitation and Demolition located at 207 Charles Street (Tax ID: 09-231-069).

Attachments:

Attachment 1- Ortho Map
Attachment 2- Petition
Attachment 3- Consent to Inspect
Attachment 4- Notice of Publication & Hearing
Attachment 5- Finding of Fast/Remove and
Demolish Order
Attachment 6- Photographs
Attachment 7- O-2024-48

Ortho Map

207 Charles Street

Pacel ID # 09-231-069

Acres: .23

**Structure Size: 1,764
square feet**

Tax Values

Structure Value- \$138,200

Land Value- \$14,600

Total Value- \$152,800



0 30 60
Feet

PETITION

City of Monroe
300 W. Crowell Street
Monroe NC 28112

FOR OFFICE USE:

Verification of Residency:

By Whom: _____

Date: _____

Method: _____

Phone Book: _____

Other: _____

Date: 2-21/2409-231-069

TO: CITY OF MONROE CODE ENFORCEMENT DIVISION

The undersigned hereby respectfully charge that the structure, dwelling, or dwelling unit located at 207 Charles St is unsafe and unsanitary for human habitation because of the conditions shown on Exhibit A, attached hereto and incorporated herein by reference and ask that an investigation be made by the City of Monroe's Code Enforcement Division as provided for in the City's minimum housing standards, Chapter 153.

For this petition to be valid, it must be signed by a public authority, OR five (5) residents of the City of Monroe's jurisdiction.

All signatures and residency must be verified for this petition to be valid.

A. Public Authority

Don S. Mc
(Signature)
City of Monroe
(Agency)
704-221-8493
(Telephone Number)

Occupant of Dwelling

(Signature)

(Address)

(Telephone Number)

B.**City of Monroe Residents**

I hereby certify by signing below that I am a current resident of the City of Monroe and a party to the referenced petition. I authorize the city to verify my residence in Monroe.

1.
(Signature)

(Address)

(Telephone Number)

No. of Years Resident: _____

2.
(Signature)

(Address)

(Telephone Number)

No. of Years Resident: _____

3.
(Signature)

(Address)

(Telephone Number)

No. of Years Resident: _____

4.
(Signature)

(Address)

(Telephone Number)

No. of Years Resident: _____

FORM #1

5.

(Signature)

(Address)

(Telephone Number)

No. of Years Resident: _____
Rev. 09/99

6

(Signature)

(Address)

(Telephone Number)

No. of Years Resident: _____

BRIEFLY DESCRIBE THE CONDITIONS YOU FEEL NEED TO BE ADDRESSED BY THIS PETITION.

No active utilities, Broken windows, Failing
Foundation, Rotten Siding & Siding.



INSPECTION CONSENT FORM

Date: 2/21/24

Property address: 207 Charles St

I, Luxia Gallego the undersigned resident/tenant/owner of the dwelling located at do hereby affirm that I am lawfully in possession of the property referenced above and do hereby voluntarily consent to the City of Monroe's Code Enforcement Officer's inspection of my dwelling to determine whether my dwelling is unfit for human habitation in violation of Title V, Chapter 153, Minimum Housing Standards of the City of Monroe Code of Ordinances ("Minimum Housing Code"). By my signature below, I grant the City's Code Enforcement Officer the right to enter my dwelling on the following day February 21st and time 9.29 and authorize the City of Monroe to take whatever steps it deems necessary or desirable to inspect my dwelling for compliance with the Minimum Housing Code.

IN WITNESS WHEREOF, I have executed and delivered this Consent Inspection as of the ____ day of February, 2024

☐ Tenant
☐ Agent
☒ Owner
Other: _____

Printed Name Luxia Gallego

Signature Luxia Gallego

Code Enforcement Officer [Signature]



CITY OF MONROE

P.O. BOX 69 MONROE, NC 28111-0069

TELEPHONE 704-282-5770

**City of Monroe
Code Enforcement Office
Complaint And Notice of Hearing Before The
Code Enforcement Officer Under The Minimum Housing Code
Case Number CEH202400809**

March 12, 2024

**Lucidia G. Whitman
207 Charles Street
Monroe, NC 28112**

**Scott J. Whitman
207 Charles Street
Monroe, NC 28112**

**PO Box 470351
Charlotte, NC 28247**

Reference: Complaint And Notice Of Hearing Before The Code Enforcement Officer Under The Minimum Housing Code

**Property Located: 207 CHARLES ST, MONROE, NC 28112
Tax Map Lot Reference: 09231069**

TO. Owners, Parties In Interest, heirs, and Spouses If any of the dwelling located at 207 CHARLES ST, MONROE, NC 28112 , in the City of Monroe, North Carolina.

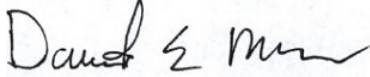
YOU ARE HEREBY NOTIFIED that the dwelling referenced above was inspected on February 22, 2024 to determine its compliance with the Minimum Housing Standards of the City of Monroe Code of Ordinances ("Minimum Housing Code") As a result of the inspection, it appears that the dwelling is in a condition that appears to be unfit for human habitation and to violate the Monroe Minimum Housing Code in the ways indicated on the violation details.

YOU ARE FURTHER NOTIFIED that a hearing will be held before the Code Enforcement Officer of the City of Monroe at his office in the City Hall, 300 W Crowell Street, Monroe, NC 28111 at 9.00 o'clock, a.m. on the 26th day of March, (a time not less than ten (10) or more than thirty (30) days after service of the complaint) for the purpose of finding the facts as to whether or not the condition of such dwelling falls within the scope of the above mentioned sections of the Minimum Housing Code No continuance will be granted to change the scheduled date or time of the hearing You may file an answer to this complaint and appear in person or otherwise At the hearing, you shall be entitled to offer such evidence and testimony which is relevant or material to the questions sought to be determined or the remedies sought to be effected

YOU ARE FURTHER NOTIFIED that if, upon such hearing, the Code Enforcement Officer shall find that the conditions in the above-described dwelling do in fact violate the Minimum Housing Code, and do in fact render such dwelling unfit for human habitation, the Code Enforcement Officer will issue an order in writing directed to the owner of such dwelling requiring the owner to remedy these conditions by repairing the same or by vacating, demolishing or removing the same, or by taking such steps as may be necessary to remedy these conditions. The Code Enforcement Officer may make such other orders and take such other procedures as are authorized under the Minimum Housing Code and the

General Statutes of North Carolina

Further Information as to this matter may be obtained by contacting the undersigned



David Maw
Code Enforcement Office II
CE

VIOLATION DETAIL

VIOLATION: Structural Standards-Porches
DESCRIPTION: §153.16 STRUCTURAL STANDARDS.

(G) Porches shall conform to the following:

(1) The floor, ceiling, and roof shall be equal to requirements set forth above, except sills, joists, and floors need not be level if providing drainage of floors; floors need not be weather tight; the ceiling height may be a minimum of seven (7) feet; and the attic need not be vented.

(2) Every porch, terrace or entrance platform thirty (30) inches or more above adjacent finished grade shall be equipped with railings or guards not less than thirty-six (36) inches high, unless other effective barriers provide adequate safety.

(3) If post and railings are provided, they shall be structurally sound and not likely to cause structural weakness in the future.

(4) Porches shall be maintained in such condition that they will not fail or collapse.

LOCATION: Front and Rear Porch

NARRATIVE: Front porch-buckling
Rear porch just had house wrap

VIOLATION: Structural Standards-Ceilings

DESCRIPTION: §153.16 STRUCTURAL STANDARDS.

(E) Ceilings shall conform to the following:

(1) There shall be no joists which are decayed, broken, sagging, or improperly supported at the ends.

(2) Maximum spacing for ceiling joists shall conform to the specifications of the North Carolina Residential Building Code, provided the ceiling joists do not shows signs of being weak or overloaded. Otherwise, lesser spacing for ceiling joists shall be required.

(3) Maximum spans for ceiling joists shall comply with the specifications of the North Carolina State Building Code, provided the ceiling joists do not shows signs of being weak or overloaded. Otherwise, lesser spans for ceiling joists shall be required.

(4) There shall be no holes or excessive cracks which permit air and dust to penetrate rooms.

(5) There shall be no loose plaster, boards, gypsum wall board, or other ceiling finishes.

(6) There shall be no cardboard, newspaper, highly combustible or improper ceiling finishes; and all ceiling materials shall be of the same or similar quality and material.

(7) Ceiling joists shall be structurally sound and not likely to cause structural weakness in the future.

LOCATION: Entire house

NARRATIVE: No drywall throughout house including the ceilings

VIOLATION: HEATING STANDARDS

DESCRIPTION: §153.18 HEATING STANDARDS.

(A) Every building and every dwelling unit shall be weatherproof and capable of being adequately heated, and the heating equipment in every dwelling or dwelling unit shall be maintained in good order and repair.

(B) Every dwelling and dwelling unit shall have facilities for providing heat in accordance with either subparagraph (1) or (2) of this paragraph

(B):

(1) Central and electric heating systems. Every central or electric heating system shall be of sufficient capacity so as to heat all habitable rooms, bathrooms and water closet compartments in every dwelling unit to which it is connected to a minimum temperature of sixty-eight (68) degrees Fahrenheit measured at a point three (3) feet above the floor with an outside temperature of twenty (20) degrees Fahrenheit during winter conditions.

(2) Other heating facilities. Where a central or electric heating system is not provided, each dwelling shall be provided with sufficient chimneys, flues, or gas vents, whereby heating appliances may be connected, so as to heat all habitable rooms to a minimum temperature of sixty-eight (68) degrees Fahrenheit measured three (3) feet above the floor with an outside temperature of twenty (20) degrees Fahrenheit during winter conditions.

(C) All electric, gas and oil heating equipment installed on the premises shall be listed by Underwriters' Laboratories or American Gas Association and installed in accordance with the provisions of the North Carolina Building Code.

(D) There shall be no loose bricks in chimneys.

(E) There shall be no holes in flues.

(F) There shall be no suspended or hanging masonry chimneys.

(G) Thimbles shall be grouted in tightly.

(H) Thimbles shall not be broken or cracked.

(I) Thimbles shall be high enough for stovepipe to rise one-quarter (1/4) inch per foot minimum.

(J) The hearth shall be at least sixteen (16) inches deep and eight (8) inches beyond each side of the fireplace opening.

(K) No combustible materials shall be within six (6) inches of the top and seven (7) inches of either side of the fireplace opening.

(L) Fireplaces shall be enclosed with masonry when the chimney is used as a flue for a stove.

(M) A stove shall be within six (6) feet of a thimble serving it.

(N) No combustible material shall be within twelve (12) inches of a stovepipe.

(O) No stovepipe shall protrude through combustible walls.

(P) In multiple dwellings and rooming houses with central heat, the furnace room shall be enclosed with material having at least a one-hour fire protection rating.

(Q) Fireplaces shall be used for supplementary heating only and not for basic heat.

LOCATION: Entire house

NARRATIVE: No working heat

VIOLATION: Structural Standards-Foundation
DESCRIPTION: §153.16 STRUCTURAL STANDARDS.

(A) Foundations shall conform to the following:

(1) Beneath the building there shall be firm ground that is reasonably dry, properly drained and no water running under the building.

(2) There shall be sound footings, adequate bearings.

(3) There shall be sound piers, no loose mortar or masonry.

(4) There shall be no piers in which the plumb line from the top center falls outside the middle one-third (1/3) of the pier base.

(5) There shall be no isolated solid masonry piers exceeding in height ten (10) times the least dimension of the pier.

(6) There shall be no wood stiff-knee piers.

(7) There shall be masonry underpinning on all dwelling units with ventilation as required by the North Carolina State Building Code.

LOCATION:

NARRATIVE: Failing foundation

VIOLATION: Structural Standards-Floors
DESCRIPTION: §153.16 STRUCTURAL STANDARDS.

(B) Floors shall conform to the following:

(1) There shall be no decayed, termite damaged, fire-damaged, broken, overloaded or sagging sills.

(2) Sills shall be properly supported and reasonably level.

(3) Joists shall not be overloaded, sagging or broken, and shall be structurally sound and not likely to cause structural weakness in the future.

(4) Maximum spans for floor joists and sills, providing they show no signs of being weak or overloaded, shall comply with the requirements of the North Carolina State Building Code.

(5) Flooring shall be weather tight without holes or excessive cracks, which permit air to penetrate rooms.

(6) Flooring shall be reasonably smooth and not decayed, fire damaged or worn through.

(7) There shall be no loose flooring.

(8) Floors shall be reasonably level.

(9) There shall be no use of the ground for floors, or wood floors on the ground.

(10) The flooring in each room shall consist of the same or similar material; and where covering or finishing is provided, such covering or finishing shall be reasonably smooth and not worn through.

(11) Bath, kitchen and washer/dryer area floors shall have water resistant floor coverings.

LOCATION:

NARRATIVE: Failing floors and holes in the floors throughout the house

VIOLATION: ELECTRICAL STANDARDS
DESCRIPTION: §153.19 ELECTRICAL STANDARDS.

(A) Every dwelling shall be wired for electrical lights and convenience receptacles connected in such a manner as determined by the State Electrical Code.

(B) No receptacles, ceiling fixtures, or other fixtures shall be hanging loose.

(C) All switches and receptacles shall be safely operable.

(D) Every habitable room shall contain not less than two (2) wall-type electrical convenience receptacles connected in such manner as required by the National Electrical Code.

(E) There shall be installed in every habitable room, bathroom, laundry room, hallway, stairway and furnace room at least one supplied ceiling or wall type electrical light fixture; provided, further, that the ceiling light fixture may be omitted in a living room and bedrooms, provided three (3) electrical convenience receptacles are installed, one (1) of which is controlled from a wall switch.

(F) There shall be no unsafe wiring.

(G) There shall be no drop or extension cords in excess of six (6) feet in length.

(H) No circuits shall be overloaded. Fuses shall be sized correctly and not bridged out.

(I) All fixtures, receptacles, equipment in every public hall and stairway in every multiple dwelling unit shall be adequately lighted by electrical lights at all times when natural light is not sufficient. All wiring to be installed and maintained in a state of good repair, safe, capable of being used and shall be in accordance with the National Electrical Code.

(J) Every dwelling shall be equipped with smoke detectors installed to protect occupants in all sleeping areas. Operable smoke alarms, shall be either battery-operated or electrical, having an Underwriters' Laboratories, Inc. listing or other equivalent national testing laboratory approval, and installed in accordance with either the standards of the National Fire Protection Association or the minimum protection

designated in the manufacturer's instructions.

(K) Every dwelling shall have a minimum of one operable carbon monoxide alarm per rental unit per level, either battery-operated or electrical, that is listed by a nationally recognized testing laboratory that is OSHA-approved to test and certify to the American National Standards Institute/Underwriters Laboratories Standards ANSI/UL2034 or ANSI/UL2075, and install the carbon monoxide alarms in accordance with either the standards of the National Fire Protection Association or the minimum protection designated in the manufacturer's instructions.

(L) A carbon monoxide alarm may be combined with smoke alarms if the combined alarm does both of the following:

(1) Complies with ANSI/UL2034 or ANSI/UL2075 for carbon monoxide alarms and ANSI/UL217 for smoke alarms; and

(2) Emits an alarm in a manner that clearly differentiates between detecting the presence of carbon monoxide and the presence of smoke.

(M) The requirements in subsections (K) and (L) above apply only to dwellings units having a fossil-fuel burning heater, appliance, or fireplace, and in any dwelling unit having an attached garage.

LOCATION:

NARRATIVE: No electrical throughout house

VIOLATION: SPACE, USE AND LOCATION STANDARDS

DESCRIPTION: §153.21 SPACE, USE AND LOCATION STANDARDS.

(A) No cellar shall be used for living purposes unless:

(1) The floor and walls are substantially watertight;

(2) The total window area, total operable window area and ceiling height are equal to those required for a habitable room;

(3) The required minimum window area of every habitable room is entirely above the grade adjoining such window area, except where the windows face a stairwell, window well or access way.

(B) Water closet and bathing facilities shall be enclosed with an

operable door and lock for privacy.

(C) There shall be no holes or excessive cracks in walls, ceilings, outside doors or outside windows.

(D) Access shall be provided to all rooms within a dwelling unit without passing through a public space.

(E) Doors shall be provided at all doorways leading to bedrooms, water closet rooms, and bathrooms and all rooms adjoining a public space.

(F) All doors providing access to any living unit shall have operable locks, and the owner shall provide a change of locks or keys for new tenants.

(G) All doors opening to the outside shall be reasonably weather tight.

(H) A minimum of one approved and listed smoke detector shall be installed adjacent to each sleeping area and on each habitable floor level and basement. Smoke detectors shall be installed in accordance with the manufacturer's recommendation and listing and maintained in proper working order. When activated, the detector shall provide an audible alarm. See G.S. § 42-42.

LOCATION:

NARRATIVE: All comments apply

VIOLATION: PLUMBING STANDARDS

DESCRIPTION: §153.17 PLUMBING STANDARDS.

(A) All plumbing shall be installed in accordance with the North Carolina Plumbing Code and shall be maintained in a state of good repair and in good working order.

(B) All plumbing shall be connected to the city sanitary sewer system where available or to another approved system connected to a potable water supply.

(C) All fixtures shall be operable and accessible to the occupants of the

dwelling.

(D) There shall be no broken water closet bowls.

(E) Water closets shall not be loose or leaking.

(F) No leaks shall be in shower stall floor and/or wall.

(G) There shall be adequate facilities for furnishing hot water to each tub or shower, lavatory, and kitchen sink.

(H) There shall be installed an approved potable water supply inside the building for each dwelling unit.

(I) There shall be installed in each dwelling unit not less than a kitchen sink, a water closet, tub or shower, lavatory and sink and an adequate supply of both cold and hot water.

(J) There shall be separate toilet facilities for each dwelling unit.

(K) Toilet and bathing facilities shall be protected from the weather.

(L) All water piping shall be protected from freezing by proper installation in unprotected space.

(M) Sewer and water pipes shall be supported with no broken or leaking pipes.

(N) Every water closet compartment floor surface and bathroom floor surface shall be so constructed and maintained as to be reasonably impervious to water and so as to permit such floor to be readily kept in a clean and sanitary condition.

(O) The water closet and tub or shower shall be located in a room or rooms affording privacy to use.

LOCATION:

NARRATIVE:

No plumbing in house

VIOLATION:

Structural Standards-Walls, Interior

DESCRIPTION: §153.16 STRUCTURAL STANDARDS.

(D) Interior walls shall conform to the following:

(1) Interior finish shall be free of holes and excessive cracks which permit air to penetrate rooms, and if painted or papered, shall be free of chips or excessive peeling.

(2) There shall be no walls in which the plumb line from the top center of studs falls outside the base plate at any point along the wall.

(3) There shall be no loose plaster, loose boards, or other loose wall materials.

(4) There shall be no cardboard, newspaper or highly combustible or improper wall finish; and all wall materials shall be of the same or similar quality and material.

(5) Maximum spacing for studding shall conform to the specifications of the North Carolina Residential Building Code, provided the studding does not show signs of being weak or overloaded. Otherwise, lesser spacing for studding shall be required.

(6) Studs shall be structurally sound and not likely to cause structural weakness in the future.

(7) There shall be no broken or cracked studs or other structural members.

(8) There shall be no rotted, deteriorated or damaged walls and all walls shall be free from holes or cracks which might admit rodents.

(9) There shall be headers above all doors and windows.

LOCATION:

NARRATIVE:

All apply



**City of Monroe
Code Enforcement Division
FINDINGS OF FACT AND ORDER
CASE NUMBER CEH202400809**

April 10, 2024

**Lucidia G. Whitman
207 Charles Street
Monroe, NC 28112**

**Scott J. Whitman
207 Charles Street
Monroe, NC 28112**

**PO Box 470351
Charlotte, NC 28247**

TO: Owners and Parties in Interest of the dwelling, dwelling unit or abandoned structure located at **207 CHARLES ST, MONROE, NC 28112** Tax Map No. **09231069** in the City of Monroe, North Carolina.

The undersigned Code Enforcement Officer II of the City of Monroe pursuant to law, conducted a hearing at the time and place stated in the Complaint and Notice of Hearing heretofore issued and properly served, on the below-named owner(s) and parties in interest or their agents or attorneys.

At the hearing, the Answer, if any, filed by the owners and parties in interest was read and considered, and the evidence, contentions, and views of the owners and parties in interest, if present, were carefully analyzed and considered by the undersigned.

Upon the record and all of the evidence offered and contentions made, the undersigned Code Enforcement Officer II does hereby find and enter the following **FINDINGS OF FACTS**:

1. The dwelling, dwelling unit or abandoned structure is owned by WHITMAN LUCIDIA GALLEG0. The party in interest is (Property owners).
2. The above-mentioned owner(s) and parties in interest with respect to the dwelling, dwelling unit or abandoned structure located at the place specified above were duly served as required by law with written Complaint and Notice of Hearing which set forth in the complaint along with the fixed time and place for a hearing upon the complaint as provided by law.
3. At the hearing, the following owners, persons in interest, or their agents or attorneys, were present and participated therein: Lucidia and Scott Whitman



4. The dwelling, dwelling unit or abandoned structure described above is declared a dilapidated dwelling and is not in compliance with one or more of the standards of dwelling fitness therefore are in violation of the Minimum Housing Standards Ordinance, by reason of the following conditions found to be present and to exist in and about the structure as indicated in the violation detail.
5. The current tax value of the dwelling is **\$138,200**.

Based on the foregoing Findings of Fact, the undersigned CONCLUDES as follows:

1. The dwelling, dwelling unit or abandoned structure which is the subject matter of the proceeding is in violation of the City of Monroe Minimum Housing Standards Ordinance.
2. Due to these conditions the dwelling, dwelling unit or abandoned structure described above is found to be in a dilapidated condition within the meaning of the Minimum Housing Standards Ordinance.

IT IS THEREFORE ORDERED, ADJUDGED and DECREED that the dwelling named above is hereby declared a dilapidated dwelling, and the owner(s) and/or parties in interest of said dwelling are hereby ORDERED AND DIRECTED to bring such dwelling into compliance with the Minimum Housing Standards Ordinance as follows:

By repairing, altering, improving or demolishing the dilapidated structure and bring it into compliance with the Minimum Housing Standards Ordinance (as shown in the violation detail) by a date not later than 90 days from the date of this order being **07/09/2024**.

Pursuant to Section 153.60 titled "Appeals" of the Monroe Housing Standards Ordinance, an appeal may be taken by any person aggrieved thereby or by any officer, board or commission of the City. An appeal from the Code Enforcement Officer shall be taken within ten (10) days from the service of the order by filing a written notice of appeal to the Code Enforcement Officer and the Board of Adjustment which shall specify the grounds upon which the appeal is based.

Date: **April 10, 2024**

David Maw
Code Enforcement Office II

VIOLATION DETAIL

VIOLATION: Structural Standards-Porches
DESCRIPTION: §153.16 STRUCTURAL STANDARDS.

(G) Porches shall conform to the following:

(1) The floor, ceiling, and roof shall be equal to requirements set forth above, except sills, joists, and floors need not be level if providing drainage of floors; floors need not be weather tight; the ceiling height may be a minimum of seven (7) feet; and the attic need not be vented.

(2) Every porch, terrace or entrance platform thirty (30) inches or more above adjacent finished grade shall be equipped with railings or guards not less than thirty-six (36) inches high, unless other effective barriers provide adequate safety.

(3) If post and railings are provided, they shall be structurally sound and not likely to cause structural weakness in the future.

(4) Porches shall be maintained in such condition that they will not fail or collapse.

LOCATION: Front and Rear Porch

NARRATIVE: Front porch-buckling
Rear porch just had house wrap

VIOLATION: Structural Standards-Ceilings
DESCRIPTION: §153.16 STRUCTURAL STANDARDS.

(E) Ceilings shall conform to the following:

(1) There shall be no joists which are decayed, broken, sagging, or improperly supported at the ends.

(2) Maximum spacing for ceiling joists shall conform to the specifications of the North Carolina Residential Building Code, provided the ceiling joists do not show signs of being weak or overloaded. Otherwise, lesser spacing for ceiling joists shall be required.

(3) Maximum spans for ceiling joists shall comply with the specifications of the North Carolina State Building Code, provided the ceiling joists do not show signs of being weak or overloaded. Otherwise, lesser spans for ceiling joists shall be required.

(4) There shall be no holes or excessive cracks which permit air and dust to penetrate rooms.

(5) There shall be no loose plaster, boards, gypsum wall board, or other ceiling finishes.

(6) There shall be no cardboard, newspaper, highly combustible or improper ceiling finishes; and all ceiling materials shall be of the same or similar quality and material.

(7) Ceiling joists shall be structurally sound and not likely to cause structural weakness in the future.

LOCATION: Entire house

NARRATIVE: No drywall throughout house including the ceilings

VIOLATION: HEATING STANDARDS

DESCRIPTION: §153.18 HEATING STANDARDS.

(A) Every building and every dwelling unit shall be weatherproof and capable of being adequately heated, and the heating equipment in every dwelling or dwelling unit shall be maintained in good order and repair.

(B) Every dwelling and dwelling unit shall have facilities for providing heat in accordance with either subparagraph (1) or (2) of this paragraph (B):

(1) Central and electric heating systems. Every central or electric heating system shall be of sufficient capacity so as to heat all habitable rooms, bathrooms and water closet compartments in every dwelling unit to which it is connected to a minimum temperature of sixty-eight (68) degrees Fahrenheit measured at a point three (3) feet above the floor with an outside temperature of twenty (20) degrees Fahrenheit during winter conditions.

(2) Other heating facilities. Where a central or electric heating system is not provided, each dwelling shall be provided with sufficient chimneys,



flues, or gas vents, whereby heating appliances may be connected, so as to heat all habitable rooms to a minimum temperature of sixty-eight (68) degrees Fahrenheit measured three (3) feet above the floor with an outside temperature of twenty (20) degrees Fahrenheit during winter conditions.

(C) All electric, gas and oil heating equipment installed on the premises shall be listed by Underwriters' Laboratories or American Gas Association and installed in accordance with the provisions of the North Carolina Building Code.

(D) There shall be no loose bricks in chimneys.

(E) There shall be no holes in flues.

(F) There shall be no suspended or hanging masonry chimneys.

(G) Thimbles shall be grouted in tightly.

(H) Thimbles shall not be broken or cracked.

(I) Thimbles shall be high enough for stovepipe to rise one-quarter (1/4) inch per foot minimum.

(J) The hearth shall be at least sixteen (16) inches deep and eight (8) inches beyond each side of the fireplace opening.

(K) No combustible materials shall be within six (6) inches of the top and seven (7) inches of either side of the fireplace opening.

(L) Fireplaces shall be enclosed with masonry when the chimney is used as a flue for a stove.

(M) A stove shall be within six (6) feet of a thimble serving it.

(N) No combustible material shall be within twelve (12) inches of a stovepipe.

(O) No stovepipe shall protrude through combustible walls.

(P) In multiple dwellings and rooming houses with central heat, the furnace room shall be enclosed with material having at least a one-hour fire protection rating.

(Q) Fireplaces shall be used for supplementary heating only and not for basic heat.

LOCATION: Entire house

NARRATIVE: No working heat

VIOLATION: Structural Standards-Foundation
DESCRIPTION: §153.16 STRUCTURAL STANDARDS.

(A) Foundations shall conform to the following:

- (1) Beneath the building there shall be firm ground that is reasonably dry, properly drained and no water running under the building.
- (2) There shall be sound footings, adequate bearings.
- (3) There shall be sound piers, no loose mortar or masonry.
- (4) There shall be no piers in which the plumb line from the top center falls outside the middle one-third (1/3) of the pier base.
- (5) There shall be no isolated solid masonry piers exceeding in height ten (10) times the least dimension of the pier.
- (6) There shall be no wood stiff-knee piers.
- (7) There shall be masonry underpinning on all dwelling units with ventilation as required by the North Carolina State Building Code.

LOCATION:

NARRATIVE: Failing foundation

VIOLATION: Structural Standards-Floors
DESCRIPTION: §153.16 STRUCTURAL STANDARDS.

(B) Floors shall conform to the following:



- (1) There shall be no decayed, termite damaged, fire-damaged, broken, overloaded or sagging sills.
- (2) Sills shall be properly supported and reasonably level.
- (3) Joists shall not be overloaded, sagging or broken, and shall be structurally sound and not likely to cause structural weakness in the future.
- (4) Maximum spans for floor joists and sills, providing they show no signs of being weak or overloaded, shall comply with the requirements of the North Carolina State Building Code.
- (5) Flooring shall be weather tight without holes or excessive cracks, which permit air to penetrate rooms.
- (6) Flooring shall be reasonably smooth and not decayed, fire damaged or worn through.
- (7) There shall be no loose flooring.
- (8) Floors shall be reasonably level.
- (9) There shall be no use of the ground for floors, or wood floors on the ground.
- (10) The flooring in each room shall consist of the same or similar material; and where covering or finishing is provided, such covering or finishing shall be reasonably smooth and not worn through.
- (11) Bath, kitchen and washer/dryer area floors shall have water resistant floor coverings.

LOCATION:

NARRATIVE: Failing floors and holes in the floors throughout the house

VIOLATION: ELECTRICAL STANDARDS
DESCRIPTION: §153.19 ELECTRICAL STANDARDS.

(A) Every dwelling shall be wired for electrical lights and convenience



receptacles connected in such a manner as determined by the State Electrical Code.

(B) No receptacles, ceiling fixtures, or other fixtures shall be hanging loose.

(C) All switches and receptacles shall be safely operable.

(D) Every habitable room shall contain not less than two (2) wall-type electrical convenience receptacles connected in such manner as required by the National Electrical Code.

(E) There shall be installed in every habitable room, bathroom, laundry room, hallway, stairway and furnace room at least one supplied ceiling or wall type electrical light fixture; provided, further, that the ceiling light fixture may be omitted in a living room and bedrooms, provided three (3) electrical convenience receptacles are installed, one (1) of which is controlled from a wall switch.

(F) There shall be no unsafe wiring.

(G) There shall be no drop or extension cords in excess of six (6) feet in length.

(H) No circuits shall be overloaded. Fuses shall be sized correctly and not bridged out.

(I) All fixtures, receptacles, equipment in every public hall and stairway in every multiple dwelling unit shall be adequately lighted by electrical lights at all times when natural light is not sufficient. All wiring to be installed and maintained in a state of good repair, safe, capable of being used and shall be in accordance with the National Electrical Code.

(J) Every dwelling shall be equipped with smoke detectors installed to protect occupants in all sleeping areas. Operable smoke alarms, shall be either battery-operated or electrical, having an Underwriters' Laboratories, Inc. listing or other equivalent national testing laboratory approval, and installed in accordance with either the standards of the National Fire Protection Association or the minimum protection designated in the manufacturer's instructions.

(K) Every dwelling shall have a minimum of one operable carbon monoxide alarm per rental unit per level, either battery-operated or electrical, that is listed by a nationally recognized testing laboratory that is OSHA-approved to test and certify to the American National Standards



Institute/Underwriters Laboratories Standards ANSI/UL2034 or ANSI/UL2075, and install the carbon monoxide alarms in accordance with either the standards of the National Fire Protection Association or the minimum protection designated in the manufacturer's instructions.

(L) A carbon monoxide alarm may be combined with smoke alarms if the combined alarm does both of the following:

- (1) Complies with ANSI/UL2034 or ANSI/UL2075 for carbon monoxide alarms and ANSI/UL217 for smoke alarms; and
- (2) Emits an alarm in a manner that clearly differentiates between detecting the presence of carbon monoxide and the presence of smoke.

(M) The requirements in subsections (K) and (L) above apply only to dwellings units having a fossil-fuel burning heater, appliance, or fireplace, and in any dwelling unit having an attached garage.

LOCATION:

NARRATIVE: No electrical throughout house

VIOLATION: SPACE, USE AND LOCATION STANDARDS
DESCRIPTION: §153.21 SPACE, USE AND LOCATION STANDARDS.

(A) No cellar shall be used for living purposes unless:

- (1) The floor and walls are substantially watertight;
- (2) The total window area, total operable window area and ceiling height are equal to those required for a habitable room;
- (3) The required minimum window area of every habitable room is entirely above the grade adjoining such window area, except where the windows face a stairwell, window well or access way.

(B) Water closet and bathing facilities shall be enclosed with an operable door and lock for privacy.

(C) There shall be no holes or excessive cracks in walls, ceilings, outside doors or outside windows.



(D) Access shall be provided to all rooms within a dwelling unit without passing through a public space.

(E) Doors shall be provided at all doorways leading to bedrooms, water closet rooms, and bathrooms and all rooms adjoining a public space.

(F) All doors providing access to any living unit shall have operable locks, and the owner shall provide a change of locks or keys for new tenants.

(G) All doors opening to the outside shall be reasonably weather tight.

(H) A minimum of one approved and listed smoke detector shall be installed adjacent to each sleeping area and on each habitable floor level and basement. Smoke detectors shall be installed in accordance with the manufacturer's recommendation and listing and maintained in proper working order. When activated, the detector shall provide an audible alarm. See G.S. § 42-42.

LOCATION:

NARRATIVE: All comments apply

VIOLATION: PLUMBING STANDARDS
DESCRIPTION: §153.17 PLUMBING STANDARDS.

(A) All plumbing shall be installed in accordance with the North Carolina Plumbing Code and shall be maintained in a state of good repair and in good working order.

(B) All plumbing shall be connected to the city sanitary sewer system where available or to another approved system connected to a potable water supply.

(C) All fixtures shall be operable and accessible to the occupants of the dwelling.

(D) There shall be no broken water closet bowls.

(E) Water closets shall not be loose or leaking.



(F) No leaks shall be in shower stall floor and/or wall.

(G) There shall be adequate facilities for furnishing hot water to each tub or shower, lavatory, and kitchen sink.

(H) There shall be installed an approved potable water supply inside the building for each dwelling unit.

(I) There shall be installed in each dwelling unit not less than a kitchen sink, a water closet, tub or shower, lavatory and sink and an adequate supply of both cold and hot water.

(J) There shall be separate toilet facilities for each dwelling unit.

(K) Toilet and bathing facilities shall be protected from the weather.

(L) All water piping shall be protected from freezing by proper installation in unprotected space.

(M) Sewer and water pipes shall be supported with no broken or leaking pipes.

(N) Every water closet compartment floor surface and bathroom floor surface shall be so constructed and maintained as to be reasonably impervious to water and so as to permit such floor to be readily kept in a clean and sanitary condition.

(O) The water closet and tub or shower shall be located in a room or rooms affording privacy to use.

LOCATION:

NARRATIVE: No plumbing in house

VIOLATION: Structural Standards-Walls, Interior
DESCRIPTION: §153.16 STRUCTURAL STANDARDS.

(D) Interior walls shall conform to the following:



(1) Interior finish shall be free of holes and excessive cracks which permit air to penetrate rooms, and if painted or papered, shall be free of chips or excessive peeling.

(2) There shall be no walls in which the plumb line from the top center of studs falls outside the base plate at any point along the wall.

(3) There shall be no loose plaster, loose boards, or other loose wall materials.

(4) There shall be no cardboard, newspaper or highly combustible or improper wall finish; and all wall materials shall be of the same or similar quality and material.

(5) Maximum spacing for studding shall conform to the specifications of the North Carolina Residential Building Code, provided the studding does not show signs of being weak or overloaded. Otherwise, lesser spacing for studding shall be required.

(6) Studs shall be structurally sound and not likely to cause structural weakness in the future.

(7) There shall be no broken or cracked studs or other structural members.

(8) There shall be no rotted, deteriorated or damaged walls and all walls shall be free from holes or cracks which might admit rodents.

(9) There shall be headers above all doors and windows.

LOCATION:

NARRATIVE: All apply









SPRINKLER 1/2"
5' FROM 100'S
100' BOXES 1/2"
100' BOXES 1/2"
100' BOXES 1/2"
100' BOXES 1/2"

THIS SIDE DOWN
EST. LADD. 100'S
CLIP CLIPS
MAY BE REQUIRED

TH AXIS
TENCIO





































**ORDINANCE OF MONROE CITY COUNCIL
TO DECLARE PROPERTY OF MAB RENTALS, LLC AT
207 CHARLES MAURICE STREET, MONROE, NORTH CAROLINA
UNFIT FOR HUMAN HABITATION AND
ORDER DWELLING REPAIRED OR DEMOLISHED AND REMOVED
O-2024-48**

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 207 Charles Street, Monroe, North Carolina is owned by and being the property of Lucidia G. and Scott J. Whitman, described by deed recorded on March 30, 2017 in Book 6903, page 72, Union Public Registry, and identified as Tax Parcel Number 09-231-069.
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; heating required to be provided throughout the house; install insulation throughout the home to meeting building code and install drywall on the walls and ceiling; install plumbing throughout the house; 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; and repair failing foundation.
4. A Minimum Housing Complaint and Notice of Hearing was issued by the Code Enforcement Officer on March 12, 2024 setting a hearing date regarding the dwelling, dwelling unit or abandoned structure for 9:00 am on March 26, 2024.
5. Lucidia G. and Scott J. Whitman 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 March 12, 2024.
6. The Code Enforcement Officer held and conducted the Minimum Housing Code Enforcement Hearing on March 26, 2024 at 9:00 a.m. at which Lucidia G. and Scott J. Whitman 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 Lucidia G. and Scott J. Whitman to repair or demolish and remove the dwelling by July 9, 2024 due to the unsafe condition of the dwelling.

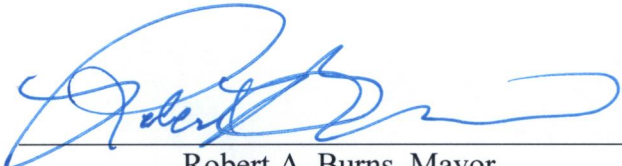
8. The dwelling located at 207 Charles Street has a tax value of \$138,200 and the repairs necessary to bring the house into compliance with the State building code are estimated at \$84,384.50, which exceed 50% of the value.
9. The Order entered by the Code Enforcement Officer was duly served to Lucidia G. and Scott J. Whitman 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 April 10, 2024 ordering Lucidia G. and Scott J. Whitman 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 207 Charles 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 10th day of September, 2024.




Robert A. Burns, Mayor

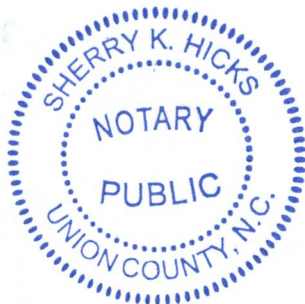
Attest:

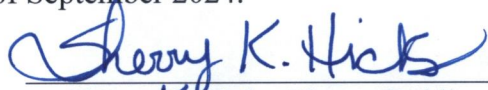

Bridgette H. Robinson, City Clerk

**NORTH CAROLINA
UNION COUNTY**

I, Sherry K. Hicks, 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 10th day of September 2024.



 (SEAL)
Sherry K. Hicks, Notary Public
My Commission Expires: 01/04/2026

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.

Exhibit 12

ACCTNO	OWNERNAME1	OWNERNAME2	OWNERADDRE	OWNERCITY	OWNERSTATE	OWNERZIP
09231175	WIGGINS CLARA P		408 W ROOSEVELT BLVD	MONROE	NC	28110
09231205	MSG COMMERCIAL PROPERTIES LLC		PO BOX 1699	MONROE	NC	28111
09231067	MAL SINH		11804 SIR FRANCIS DRAKE DR	CHARLOTTE	NC	28277
09231069	WHITMAN LUCIDIA GALLEGO		PO BOX 470351	CHARLOTTE	NC	28247
09231081	HIGHSTONE CAROLYN	HIGHSTONE TIMOTHY J	504 E TALLEYRAND AVE	MONROE	NC	28112
09231175B	WIGGINS CLARA P		408 W ROOSEVELT BLVD	MONROE	NC	28110
09231065	HALL ROCKY TRUSTEE	HALL PATRICIA TRUSTEE	7496 NIXON CT	VENTURA	CA	93003
09231066	SALINA/POMONKEY NORTH CAROLINA LLC		81 SUMMIT ST	HUDSON	NY	12534
09231070	MCGINNIS ELEANOR DUNLAP		505 E TALLEYRAND AVE	MONROE	NC	28112
09231083	TUCKER DAVID N		PO BOX 2066	MONROE	NC	28111
09231071	MCGINNIS ELEANOR D		505E TALLEYRAND AVE	MONROE	NC	28112
09231175A	WIGGINS CLARA P		408 W ROOSEVELT BLVD	MONROE	NC	28110
09231068	WALTERS JOSEPH	WALTERS JULIA	205 CHARLES ST	MONROE	NC	28112
09231082	MCGINNIS ELEANOR		505 E TALLEYRAND AVE	MONROE	NC	28112

Exhibit 13

APO Map

Case#:
PLHR-2025-00053

207 Charles Street

Legend

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

**Owner: Lucidia
Whitman**

.23 Acres



0 100 200
Feet

Exhibit 14