

**HISTORIC DISTRICT COMMISSION
MEETING
AGENDA**



**Tuesday, November 12, 2024 – 6:30 P.M.
Council Chambers – City Hall
300 West Crowell Street - Monroe, NC**

- Item 1.** **Call to Order – Roll Call**
- Item 2.** **Pledge of Allegiance & Moment of Silence**
- Item 3.** **Conflicts of Interest**
- Item 4.** **Approval of Minutes – October 14, 2024**
- Item 5.** **Quasi-Judicial Statement**
- Item 6.** **COA PLHR-2025-00070 - The Historic District Commission is requested to consider a Certificate of Appropriateness request from Jennifer Smith for the property at 109 W. Houston Street. The applicant is requesting approval to replace the existing louvered wood shutters with new solid composite shutters featuring a decorative design (Parcel ID # 09-235-046).**
- Item 7.** **COA PLHR-2025-00073 – The Historic District Commission is requested to consider a Certificate of Appropriateness request from Alejandro Baeza, on behalf of Architekton LLC, to construct two additions on the rear of the house as well as install a 48-inch wood picket fence in the front yard at 505 S. Washington Street (Parcel ID # 09-235-226).**
- Item 8.** **COA PLHR-2025-00075 - The Historic District Commission is requested to consider a Certificate of Appropriateness from Scarlett Ruiz to construct a new home at 120 South Crawford Street (Parcel ID 09-232-175A).**
- Item 9.** **Next Meeting: December 9, 2024**
- Item 10.** **Adjournment**

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

cc: **Richard Long
Terry Sholar
Planning Staff**

HISTORIC DISTRICT COMMISSION MINUTES

MONDAY, OCTOBER 14, 2024 AT 6:30 PM

COUNCIL CHAMBERS - CITY HALL

300 West Crowell Street, Monroe, North Carolina

Sent to HR: 10/15/24

Item 1: Call to Order – Roll Call

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

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

Members Absent: Matthew Klaren

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

Guests: Susan Sganga, Thomas Loria, Yonis Tuncios, Zittaly Xaltipa, Jodi Guiffeda Scott Bottjer, Whitman's L & S, Natasha Higgins, Sara Daigle, Jennifer McLender

Item 2. Pledge of Allegiance & Moment of Silence

Item 3. Conflicts of Interest – None noted.

Item 4. Approval of Minutes – September 9, 2024

Motion: Gladys Kerr made a motion to approve the minutes of the September 9, 2024 meetings.

Second: Allen Watson

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

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

NAYS: None

Item 5. Quasi-Judicial Statement

Item 6. COA PLHR-2025-00018 - 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)

Patrick Blaszyk, Planner 1, and Yonis Tuncios approached the dais and were sworn in by the Chair. Patrick Blaszyk 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 an Aerial Map with the subject property highlighted in blue and is located to the north of Everette Street and to the west of Charles Street. Exhibit 2 is a Zoning Map with the subject property highlighted in blue. It is zoned RMD (Residential Medium Density) as are all of the other parcels in this area.
2. The property is located in the South Monroe Historic District. (Exhibit 3) Exhibit 3 is the Historic District Map indicating the property is located inside the Historic District.
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) Exhibit 4 is the application. Exhibit 5 are photos of the existing windows. They consist of one-over-one and two-over-two configurations. Exhibit 6 is an example of the new primed, wooden windows and Exhibit 7 is additional information provided by the applicant. Exhibit 8 displays the existing front and rear doors. The existing front door is wooden and has one-half pane glass window and the existing rear door is a storm door. Exhibit 9 are the new front and rear doors. Exhibit 10 displays the front porch side door opening. This front door was missing when the applicant purchased the home. They want to cover this side door opening with wooden siding and a four-over-one wooden window like the rest of the new windows. Exhibit 11 are the existing chimneys and the applicant wants to retain the left chimney and remove the right chimney. At the prior meeting, they wanted to remove both chimneys. Here is the condition of the existing fireplaces in the interior of the home.
4. The proposed structure does meet the review criteria for a Certificate of Appropriateness request 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) Exhibit 12 is the APO List and Exhibit 13 is the APO Map.

The Board had some discussion and questions for the applicant, Yonis Tuncios, at 409 Everette Street. The applicant decided to keep one chimney and remove one because he wanted to keep with the aesthetic of the house and make more space for the room he wants to build. The floorplan is changing from a two-bedroom to a three-bedroom. Neither of the fireplaces are

operational. The left chimney, which is in better condition than the right, is already capped off. The right chimney, mantle and everything will be taken out. The applicant couldn't find a company to do tin shingles so they will clean up, restore, repair seals that are missing and keep the roof intact. The tin shingles are original with no coating so they plan on pressure washing them. There are no leaks with the roof and so it will be saved. The lower porch roof will be replaced with new three-tab asphalt shingles, which is a like-for-like replacement. The proposed doors and four-over-one windows are appropriate for Classical Revival. The boarded doorway to the side will be removed and replaced with a wall and window which will allow for the third bedroom. The house will be sold after renovation. They own the land beside this house and plan on building a house on it as well.

Motion: Anna Dowdy made a motion that the Historic District Commission Find as a Fact that proposed project COA PLHR-2025-00018, if constructed according to the plans reviewed at the meeting, is congruous with the character of the District for the following reasons: Original, wood windows will be replaced with similar material and they are in need of replacement. A lot of them are boarded up, broken or deteriorating so replacing original wood windows with new wood windows, although it is a little different in pane design, the four-over-one pane design, it still appears to be consistent with the nature and character of the neighborhood. The replacement of the original, wooden front door, due to being boarded up and deteriorated, will be done with a very similar door with a large pane of glass on the top half. The rear door was steel and was incongruous so the applicant proposes to replace it with a new wooden door which is more congruous. The standards state: "If replacement of an entire window or door feature is necessary due to deterioration, replace it in kind..." that is consistent with the standards. As far as the side door, it has been removed at a prior time and covered over with plywood. It is not as visible as the front door so it will not detract from or compromise architectural integrity of the building, therefore, it is consistent with the standards to cover that over and put in a window so there is still some passage there. Finally, the left chimney is in better condition so it will remain, however, the right chimney has fallen into a state of disrepair and it will be safer and more appropriate overall to remove it. The proposal to remove the right chimney will be consistent with the standards. Therefore, the application is generally in harmony with the special character of the neighboring properties and/or the Historic District as a whole.

Second: Jennifer Smith

Action: The motion passed with the following votes:

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

NAYS: None

Motion: Gladys Kerr made a motion based on the preceding findings of fact that the Historic District Commission grant a Certificate of Appropriateness

regarding the proposals as shown in COA application PLHR-2025-00018 regarding the proposals as shown 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, Allen Watson, Jennifer Loria, Gladys Kerr and Anna Dowdy

NAYS: None

Item 7.

COA PLHR-2025-00040 - 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 # 09-232-23)

Megan Brightharp, Planner 1, and Sara Daigle approached the dais and were sworn in by the Chair. Megan presented the Proposed 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) Exhibit 1 is an Aerial Map showing the subject property highlighted in blue. The subject property is located south of West Franklin Street, west of North College Street and north of West Morgan Street. Exhibit 2 is a Zoning Map showing the subject property highlighted in blue. The subject property, as are the surrounding parcels, are zoned RMD (Residential Medium Density).
2. The property is located in the South Monroe Historic District. (Exhibit 3) Exhibit 3 is the Historic District Map showing the subject property highlighted in blue.
3. On September 12, 2024, the applicant submitted an application requesting to build an enclosed addition between the exiting carriage house and primary structure at 605 W. Franklin St. (Exhibit 4-7) Exhibit 4 is the application. Exhibit 5 is the Site Plan and Renderings of the proposed addition. Exhibit 6 are images of the existing primary structure and carriage house. On the right, the image is zoomed in showing where they're proposing to put in the addition. Exhibit 7 are the proposed materials. The applicant is proposing wood siding, asphalt shingles for the roofing and the option of one of two doors. They are proposing to use an existing three-over-three, re-purposed, wood window that is currently in their possession.
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.
4. All adjacent property owners have been notified of the Certificate of Appropriateness request. (Exhibit 8-9) Exhibit 8 is the APO List and Exhibit 9 is the APO Map.

The Board began discussion and asked Megan questions regarding this proposed project. Shown in Exhibit 5, the applicant is proposing an L-shaped “hallway” or “breezeway” to go between the carriage house and the primary structure. Accessory dwelling units are not allowed in the City of Monroe, such as Mother-in-law suites or any apartments including above-garage apartments. Therefore, the Planning Department give the applicants the option to either do an addition to the existing structure or they can find a way to connect the accessory structure to the home. The carriage house is currently unfinished, but will be converted to additional heated space for extra space or a master bedroom. The garage door will stay on the building, but the pergola will be removed. In Exhibit 7, Megan shows in a 9-pane window, but several Board members are requesting the two-over-two windows instead. Access into the breezeway from the house will require removing a window and adding a door. Any number of windows will be added to the breezeway to make it “light and airy.”

The applicant, Sara Daigle, at 605 W. Franklin Street, approached the podium and answered questions from the Board. She would prefer dividing the property and having two structures rather than build a breezeway, but has no problem installing wooden, two-over-two windows.

Motion: Anna Dowdy made a motion that the Historic District Commission Find as a Fact that proposed project COA PLHR-2025-00040, if constructed according to the plans reviewed at the meeting, is congruous with the character of the District for the following reasons: The proposed breezeway to connect the existing Carriage House garage and existing residential structure would not diminish or detract from the character of the District or the District building. In this particular case, the additional structure will be closer to the back of the house and the side of the Carriage House garage. It won't be near the front or detract from any of the architectural features of the home aside from removing a window. There is nothing particularly special or unique about this window compared to the rest of the house. Instead, it will be replaced with several wooden, two-over-two windows of a varying number to be consistent with the rest of the house. There are no large trees that will have to be removed in the proposed addition area. The door that would be installed, where the window was originally leading into the kitchen, will be proposed window-door option number two on the application. This is a four-window pane door on the top half and a wooden door which is consistent with what is already at the house. The proposed wood siding and the asphalt shingles are consistent with the overall home as well. For all of these reasons, the application is generally in harmony with the special character of the neighboring properties and/or the Historic District as a whole.

Second: Jennifer Smith

Action: The motion passed with the following votes:

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

NAYS: None

Motion: Jennifer Smith made a motion based on the preceding findings of fact that the Historic District Commission grant a Certificate of Appropriateness to applicant, Sara Daigle, regarding the proposals as shown in COA application PLHR-2025-00040. Such certificate is to be subject to the conditions contained in the previous motion.

Second: Allen Watson

Action: The motion passed with the following votes:

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

NAYS: None

Item 8. **COA PLHR-2025-00046-** 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)

Megan Brightharp and Jodilyn Guiffreda approached the dais and were sworn in by the Chair. Megan presented the 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) Exhibit 1 is an Aerial Map showing the subject property highlighted in blue. The property is located north of Myrtle Street and west of South Hayne Street. Exhibit 2 is the Zoning Map showing the subject property highlighted in blue. The subject property, as are the surrounding parcels, are zoned RMD (Residential Medium Density).
2. The property is located in the South Monroe Historic District. (Exhibit 3) Exhibit 3 is the Historic District Map.
3. On September 6, 2024, the applicant submitted an application requesting approval to build an above ground pool at 706 South Hayne Street. (Exhibit 4-7) Exhibit 4 is the application. Exhibit 5 is the Site Plan showing that the pool will meet the accessory structure setback of 10 feet. Exhibit 6 is a drawing submitted by the applicant, better illustrating how the rear yard will look with the above-ground pool. Also showing a proposed 6x6 wood deck that is the pool decking to enter and exit the pool and not meant to be a patio. Exhibit 7 are the Pool Specifications showing more technical information about the pool.
4. The proposed structure does meet the review criteria for a Certificate of Appropriateness according to Section 6.3 titled Historic Districts of the Unified Development Ordinance.
5. All adjacent property owners have been notified of the Certificate of Appropriateness request. (Exhibit 8-9) Exhibit 8 is the APO List and Exhibit 9 is the APO Map.

The Board began discussion and asked Megan questions regarding this proposed project. There are other pools in the Historic District, but staff is not aware of other above-ground pools other than possibly an above-ground hot tub. The pool will be in the rear of the house and in a secluded area with a 6-foot fence and landscaping surrounding it.

The applicant, Jodilyn Guiffreda, at 706 South Hayne, approached the podium, but there were no questions from the Board.

Motion: Anna Dowdy made a motion that the Historic District Commission Find as a Fact that proposed project COA PLHR-2025-00046, if constructed according to the plans reviewed at the meeting, is congruous with the character of the District because the Standards state: “Introduce contemporary equipment, including swimming pools, in locations that do not compromise the historic character of the building, site or district.” That is consistent with the standards. In this particular case, the pool will be in the back yard of the lot and the lot is blocked from the front and the street and has a 6-foot privacy fence surrounding it. Therefore, the application is generally in harmony with the special character of the neighboring properties and/or the Historic District as a whole.

Second: Allen Watson

Action: The motion passed with the following votes:

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

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 applicant, Jodilyn Guiffreda, regarding the proposals as shown in COA application PLHR-2025-00046. Such Certificate to be subject to the conditions contained in the previous motion.

Second: Archie Morgan

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

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

NAYS: None

Item 9. COA PLHR-2025-00053 - 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. (Parcel ID # 09-231-069)

Patrick Blaszyk, Planner 1, Lucidia Whitman and her husband, Scott Whitman, approached the podium to be sworn in. Patrick presented the 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) Exhibit 1 is an Aerial Map with the subject property highlighted in blue and is located to the north of Talleyrand and to the east of Charles Street. Exhibit 2 is a Zoning Map with the subject property highlighted in blue and is zoned RMD (Residential Medium Density). Parcels to the west are zoned CD (Conditional District) and parcels to the north are zoned OM (Office Medical).
2. The property is located in the South Monroe Historic District. (Exhibit 3) Exhibit 3 is the City of Monroe Historic District Map indicating the property is located in the Historic District.
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) Exhibit 4 is the application. Exhibit 5 is the Foundation Displacement Information and a map indicating how the foundation of the home has become offset. Exhibit 6 is a quote to repair the foundation which totals out to around \$143,000. Exhibit 7 is another quote to repair and restore the home which totals up to around \$125,000. Exhibit 8 is the second quote to restore the home which totals around \$194,000. These were all submitted by the applicant. Exhibit 9 is the Survey of the Property indicating the existing location of the home on the property as well as the proximity to all the property lines.
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) Exhibit 10 is the City Council Staff Report and photos of the property. Exhibit 11 is the Ordinance adopted by City Council last month declaring the home unfit for human habitation and to either demolish or restore the home. Number 8 in this order indicated the tax value currently at approximately \$138,000 and an independent staff inspection for the home would cost \$84,000 to repair to bring up to the State Building Code which exceeds 50% of the value of the home. Between the two quotes, there would be a significant financial cost to repair and restore the home.
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) Exhibit 12 is an excerpt from the HD Design Standards.

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) Exhibit 13 is the APO List and Exhibit 14 is the APO Map.

The Board began discussion with Patrick and the applicants, Lucidia and Scott Whitman at 6554 Crossfield Lane, Charlotte. They bought the house in 2017 and no one has occupied it. It was gutted and the exterior fixed with the intention of repairing it. They got estimates from engineers and contractors, but it was too expensive to repair. They tried to sell the house to no avail. The house was already deteriorating prior to accident and they were unable to insure the house. The car accident was in May 2023. The plan is to demolish it themselves and rebuild on the lot. There are already estimates on demolishing the house. They do not plan on waiting another five years to demolish and redevelop the land. The only historical part of the house left is the kite louver. Allen Watson explained “contributing” and “non-contributing” properties of which this one was contributing until the deterioration.

Planning and legal told the Board that future site plans should not be considered at this time since the applicants would have to come before the Board at a later date for any future projects. The design standards said the property should be landscaped if it remains undeveloped. Keri Mendler, Senior Planner, and some Board members added that the house may have some salvageable materials, such as the diamond kite louver, that could be saved before the house is demolished and it possibly could be worked into the plans of the new house. The applicant was adamantly against it because of the termite damage and bad “juju.” The other suggestion was to donate any salvageable materials and/or historic features to Habitat for Humanity ReStore.

Motion: Anna Dowdy made a motion that the Historic District Commission Find as a Fact that proposed project COA PLHR-2025-0053, if demolished according to the plans reviewed at the meeting, is congruous with the character of the District because the Standards state: “Before demolition, work with the Historic District Commission to seek alternatives to demolition. Prior to demolition, if all alternatives to demolition are exhausted ...” Then demolition is warranted. In this particular case, there have been estimates obtained from various contractors and subcontractors to repair the house. The damage done to the foundation after a vehicular accident resulted in repairs costing over half of the house’s value. They are unable to restore it to what it was previously when it was a contributing property. Based on that, this application to demolish the structure is generally in harmony with the special character of the neighboring properties and/or the Historic District as a whole. We would point out also that the Standards state as much as possible to try to preserve historic features of the home even if it is not to use it in the home, but to at least give others the opportunity to use it, such as the mantels and exterior louvres.

Second: Jennifer Smith

Action: The motion passed with the following votes:

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

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 applicant, Lucidia Whitman, regarding the proposals as shown in COA application PLHR-2025-00053. Such Certificate to be subject to the conditions contained in the previous motion.

Second: Allen Watson

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

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

NAYS: None

Item 10. Composite/ Alternate Materials Discussion- Jeff Ross, Pella Window Representative, provided information on window offerings, such as materials and options. Keri Mendler, Senior Planner, gave a presentation on substitute materials. Keri also presented on mailboxes within the City of Monroe.

Item 11. Next Scheduled Meeting Date for November 12, 2024

Item 12. Adjournment

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

Second: Anna Dowdy

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

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

NAYS: None

The meeting adjourned at 8:36 pm.

Respectfully submitted,

Archie Morgan
Chairman

Kimberly Davis
Secretary to the Board



STAFF REPORT
PLHR-2025-00070

TO: Historic District Commission Members

DATE: November 12, 2024

FROM: Keri Mendler, Senior Planner

PREPARED BY: Megan Brightharp, Planner

SUBJECT: Certificate of Appropriateness request for 109 W. Houston Street

SUMMARY STATEMENT

The Historic District Commission is requested to consider a Certificate of Appropriateness request from Jennifer Smith for the property at 109 W. Houston Street. The applicant is requesting approval to replace the existing louvered wood shutters with new solid composite shutters featuring a decorative design.

SITE DATA

Type of Action: Certificate of Appropriateness
Date of Petition: 10-10-2024
Name of Petitioner: Jennifer Smith
Location: 109 W. Houston Street
Tax ID #: 09-235-046
Lot Size: 0.272 acres
Zoning Classification: RMD (Residential Medium Density)

GENERAL INFORMATION

109 W. Houston Street - J. H. Boyte House; circa 1909

This large frame Colonial Revival house was the long-time residence of J. H. Boyte, Monroe city clerk, treasurer and purchasing agent, who acquired a portion of the Covington property from H. D. Browning in 1909. The two-story, double-pile main block is topped by a tin shingle high hipped roof with shallow gabled bays on the side elevations and a gable above the right (west) bay of the three-bay facade; a small gabled dormer is set off-center

on the front roof slope. One-story semi-hexagonal bays flank the central entrance which has sidelights and a three-part transom. A one-story wraparound porch with a projecting central portico is supported by slender Tuscan columns; there is a reproduction turned balustrade on the porch roof at the entrance bay. A two-story ell extends to the rear on the left {east} side, and a shallower two-story wing spans the back of the house with a small one-story porch in the angle created by the ell and wing. Tall brick chimneys with corbelled caps pierce the roof's side slopes. Windows are one over one sash.

RELEVANT DESIGN STANDARDS

Windows & Doors, pg. 53

1. Retain and preserve windows and doors including sidelights and transoms and their decorative and functional features that are important in defining the historic character of a district building — such as frames, sash, muntins, lintels, sills, thresholds, moldings, surrounds, hardware, and shutters — as well as their finishes.
The applicant is requesting to replace the existing louvered wood shutters with composite shutters.
 2. If replacement of a deteriorated window or door feature or detail is necessary, replace only the deteriorated detail or element in kind rather than the entire feature. Match the original in design, dimension, detail, material, and texture. Consider a compatible substitute material only if replacement in kind is not feasible.
The applicant is requesting to replace the existing louvered wood shutters with composite shutters.
 3. If replacement of an entire window or door feature is necessary due to deterioration, replace it in kind, matching the original in design, dimension, detail, texture, color, and material. Consider compatible substitute materials only if using the original material is not feasible.
The applicant is requesting to replace the existing louvered wood shutters with composite shutters.
-

PROPOSED FINDINGS

Staff offers the following Proposed Findings:

1. The subject property located at 109 W. Houston St. is owned by Jennifer Smith 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 October 10, 2024, the applicant submitted an application requesting approval to replace the existing louvered wood shutters with solid composite shutters featuring a decorative

design at 109 W. Houston Street. The brand of the new shutters is Ekena Millwork and is constructed with a high density polymer composite material. (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 proposal requesting approval to replace the existing louvered wood shutters with new solid composite shutters featuring a decorative design at 109 W. Houston Street as presented (is/is not) congruous in concept according to the *Windows & Doors* standards contained within the *South Monroe Historic District Design Standards*:

Windows & Doors, pg. 53

1. Retain and preserve windows and doors including sidelights and transoms and their decorative and functional features that are important in defining the historic character of a district building — such as frames, sash, muntins, lintels, sills, thresholds, moldings, surrounds, hardware, and shutters — as well as their finishes.
2. If replacement of a deteriorated window or door feature or detail is necessary, replace only the deteriorated detail or element in kind rather than the entire feature. Match the original in design, dimension, detail, material, and texture. Consider a compatible substitute material only if replacement in kind is not feasible.
3. If replacement of an entire window or door feature is necessary due to deterioration, replace it in kind, matching the original in design, dimension, detail, texture, color, and material. Consider compatible substitute materials only if using the original material is not feasible.

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

Exhibits:

1. Aerial Map
2. Zoning Map
3. Historic District Map
4. Application
5. Existing Shutters
6. Proposed Shutter
7. Shutter Details
8. APO List
9. APO Map

Prepared by: MB 10-24-2024

Aerial Map
PLHR-2025-00070

Legend

- Centerlines
- Parcels
- Subject Property

Existing:
RMD
(Residential Medium Density)

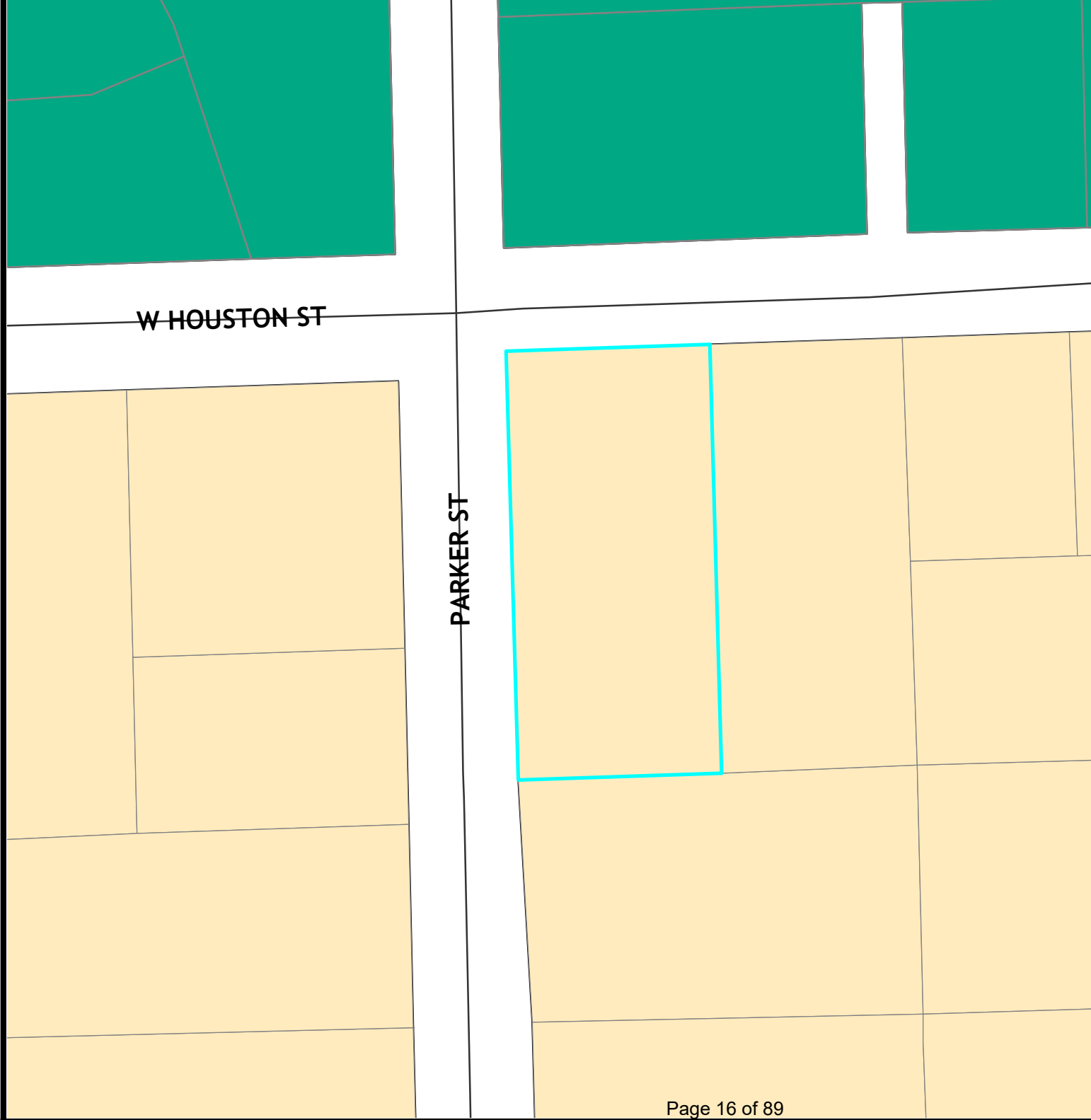
Owner:
Jennifer Smith

Acres: .272



0 50 100
Feet





Zoning Map
PLHR-2025-00070

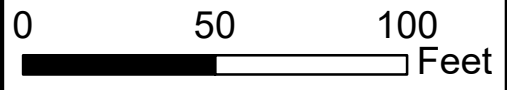
Legend

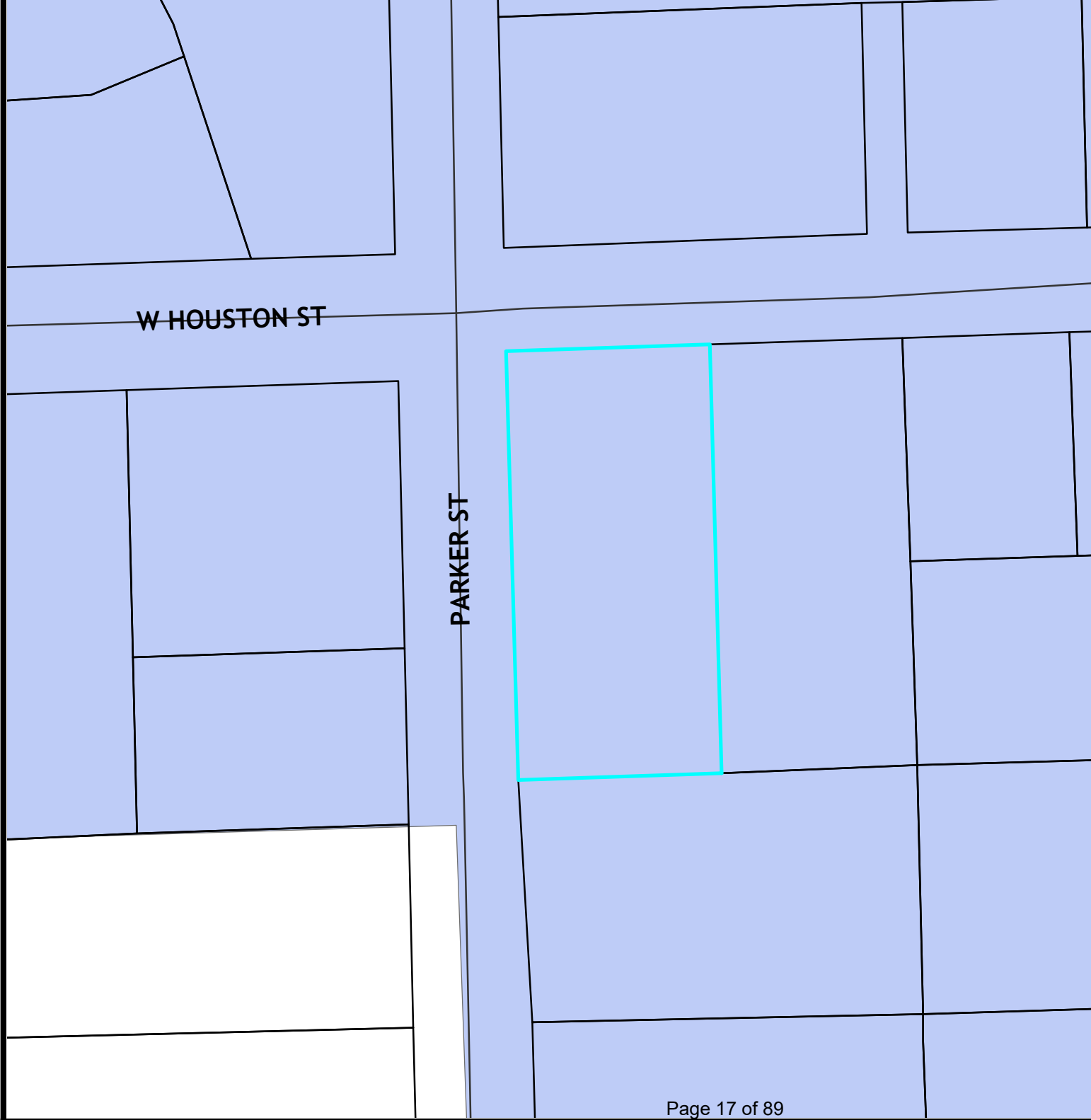
- Centerlines
- Parcels
- OM
- RMD
- Subject Property

Existing:
RMD
(Residential Medium Density)

Owner:
Jennifer Smith

Acres: .272





Historic District Map
PLHR-2025-00070

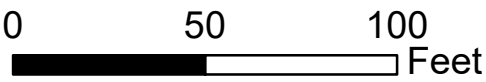
Legend

- Centerlines
- Parcels
- Historic District
- Subject Property

Existing:
RMD
(Residential Medium Density)

Owner:
Jennifer Smith

Acres: .272





HISTORIC DISTRICT COMMISSION
APPLICATION FOR REVIEW

\$100.00

FOR STAFF USE ONLY

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

1. Property location: 109 W. Horeston St
Applicant's name: Jennifer Smith
Applicant's address: Same

Applicant's telephone number: 704-582-2353
Applicant's email address: Chelsieharley@gmail.com
Property Tax identification number: _____ - _____ - _____

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

3. The following Certificate of Appropriateness is requested for: _____
Please provide a brief description of the project: Composite Shutters
from Wooden Shutters

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).

Jennifer Smith

Applicant- Printed

Jennifer Smith

Applicant- Signed

10/10/24

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.





True Fit PVC Or Endura-Core Composite?

Shutter Material Selection Guide



EKENA
MILLWORK

True Fit PVC and Endura-Core composite materials share similar qualities in their rot deterrence, moisture deterrence, durability, finished appearance, and overall performance. However, there are key attributes for each material that maximize their benefits in varying applications.

PVC is known for its thermal related expansion and contraction and generally performs best when painted light colors. PVC is a non-structural material and should not be used in applications where the shutters will be hinged for a functional look. PVC shutters must be installed flat against the structure.

Endura-Core shutters are both thermally stable, and may be used in functional applications and are more versatile in the number of installation types they are suitable for.

Ekena's robust shutter selection allows homeowners and installers to choose the right material for the job.



True Fit PVC: Fixed install and best performance in light colors

Material Quick Overview

TRUE FIT PVC



ENDURA-CORE COMPOSITE

- ✓ Paint adhesion
- ✓ Curbs rot
- ✓ Curbs moisture
- ✓ Durability
- ✓ Authentic look
- ✓ Fixed install
- ✗ Hinged install
- ✗ Thermally stable

- ✓ Paint adhesion
- ✓ Curbs rot
- ✓ Curbs moisture
- ✓ Durability
- ✓ Authentic look
- ✓ Fixed install
- ✓ Hinged install
- ✓ Thermally stable



Endura-Core Composite: Fixed or hinged install + best performance in light or dark colors

PIN	OWNERNAME1	OWNERNAME2	OWNERADDRE	OWNERCITY	OWNERSTATE	OWNERZIP
09235099A	BECKER JOSEPH	BECKER MARTHA	201 W HOUSTON ST	MONROE	NC	28112
09235099						
09235047	BLACKS MEMORIAL PRESBYTERIAN CHURCH		509 S PARKER ST	MONROE	NC	28112
09235234A	CHAPMAN FAMILY ENTERPRISES LLC		5900 S M BENTON LN	MONROE	NC	28110
09235046B	DMS CAPITAL LLC		2316 WENSLEY DR	CHARLOTTE	NC	28210
09235042	FIRST BAPTIST CHURCH		109 MORROW AVE	MONROE	NC	28112
09235044						
09235043						
09235045						
09235237	GOMEZ-MIRANDA BENJAMIN	GOMEZ AMALIA	510 PARKER ST	MONROE	NC	28112
09235041	HARKEY JAMES C		8405 LANDSFORD RD	MONROE	NC	28112
09235040	HELMS ANN C		500 SOUTH HAYNE ST	MONROE	NC	28112
09235039	HELMS LIBBY ZEALY		502 S HAYNE ST	MONROE	NC	28112
09235233	LBG HOLDINGS LLC		2639 ROLLING HILLS DR	MONROE	NC	28110
09235234	LEHNHARDT PRICE INVESTMENTS LLC		205 LANCASTER AVE	MONROE	NC	28112
09235235	NAVA-VINALAY ORTENCIA		502 PARKER ST	MONROE	NC	28112
09235100	PAYNE KIMBERLY MARIE		203 W HOUSTON ST	MONROE	NC	28112
09235046C	PITTMAN SANDRA SMITH		505 PARKER ST	MONROE	NC	28112
09235037	POLK DONALD O	POLK DOROTHY C	500 WINDY DR	MONROE	NC	281102812
09235232	ROSS MARY H	BENTON KELLY ROSS	1804 CONCORD AVE	MONROE	NC	28110
09235046	SMITH JENNIFER S		PO BOX 158	MONROE	NC	28111
09235038	THRASHER DONNA G		504 S HAYNE ST	MONROE	NC	28112
09235046A	WATSON LIANE	WATSON ALLEN	107 W HOUSTON ST	MONROE	NC	28112
09235236	XALTIPA MIGUEL	XALTIPA MARIA LUZ	506 PARKER ST	MONROE	NC	28112

APO Map
PLHR-2025-00070

Legend

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

Existing:
RMD
(Residential Medium Density)

Owner:
Jennifer Smith

Acres: .272



0 150 300
Feet





STAFF REPORT
PLHR-2025-00073

TO: Historic District Commission Members

DATE: November 12, 2024

FROM: Keri Mendler, Senior Planner

PREPARED BY: Keri Mendler, Senior Planner

SUBJECT: Certificate of Appropriateness request at 505 S. Washington St.

SUMMARY STATEMENT

The Historic District Commission is requested to consider a Certificate of Appropriateness from Alejandro Baeza, on behalf of Architekton LLC, for various projects as outlined below:

1. Previously started construction on two additions on the rear of the home; a 12' x 13' addition on the left side and a 15' x 13' addition on the right side;
2. Installation of a 48-inch wood picket fence in the front yard.

The application also includes the following staff approved items:

1. Replacement of the existing 2 over 2 wood windows with new Pella Reserve wood;
2. Installation of a 6-ft wood privacy fence in the side rear yard to match existing fence.

A separate application was submitted for the replacement of the porch flooring and roof, both of which will be done with like materials.

SITE DATA

Type of Action:	Certificate of Appropriateness
Date of Petition:	10/15/24
Name of Petitioner:	Alejandro Baeza
Location:	505 S. Washington St.
Tax ID #:	09-235-226
Lot Size:	0.34 acres
Zoning Classification:	RMD (Residential Medium Density)

GENERAL INFORMATION

Dr. W.B. and Mollie Houston House; circa 1894

This one-and-one-half story frame Queen Anne house was apparently built for Dr. W.B. Houston, a dentist, and his wife Mollie shortly after their 1894 purchase of a lot on Washington street. Mrs. Houston apparently rented out the house after her husband's death; in 1944 she sold it to Alda R. Fairley. Featuring an irregular configuration, the house has a high hipped roof with clipped gable bays on the facade and side and rear elevations. A one-story porch with chamfered posts and an Eastlake balustrade follows the angles of the four-bay facade, whose main entrance is a Victorian door in a multi-shouldered surround and topped by a transom. Windows have two over two sash, and brick chimneys are in interior locations. Decorative features include a small clipped gable dormer on the front roof slope, rectangular attic vents with wave pattern louvers, and scroll-sawn verge boards. The porch originally was a full wraparound, and a large rear ell was apparently removed many years ago.

RELEVANT DESIGN STANDARDS

Fences & Walls, pg. 26 & 27

Page 26 states “Fences in front yards are limited to 36” in height. Typically they are constructed of metal or wood and allowed for visibility through the fence.

The applicant is requesting a 48-inch tall picket wood fence to match the existing fence on the property.

1. Introduce compatible new fences and walls constructed of traditional materials only in locations and configurations that are characteristic of the district. Keep the height of new fences and walls consistent with the height of traditional fences and walls in the district.

The applicant is requesting a wood picket fence that is 48-inches tall to match the existing fence on the property. There is at least one other property along this street that has a 48-inch tall fences as well.

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 guidelines 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 proposing two separate additions on the rear elevation. While it is possible you may see the right side addition from Lancaster Avenue, the applicant is proposing a 6-ft tall privacy fence along Lancaster Avenue that will likely block the view.

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.
The additions are connected to existing rooms, exterior walls were removed to make the connections.
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.
Construction of the additions has already started and no trees were removed for the additions.
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 additions are lower than the majority of the main roof and are located on the rear of the house.
6. Design a new addition to be compatible with the district building in massing, height, form, scale, proportion, and roof shape.
The additions are lower than the majority of the main roof and are located on the rear of the house.
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 proposing wood 2 over 2 windows to match the existing windows, a wood door original to the house, brick foundation, asphalt shingle roof to match the existing roof, and wood siding to match the existing house.
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.
The addition on the left side of the house is set back a few feet in order to meet the 10-ft side yard setback. The addition on the right side of the house is in line with the existing rear room; however, the pre-existing rear room is set back a foot or two from the main house.
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.
-

PROPOSED FINDINGS

Staff offers the following Proposed Findings:

1. The subject property located at 505 S. Washington St. is owned by Architekton, 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. At the September 9, 2024 Historic District Commission meeting, Commission members inquired about the work occurring at this address. Staff investigated the matter and made contact with the property owner about the need to apply for necessary approvals.
4. On October 15, 2024 the applicant applied for a COA to request approval for previously starting construction on two additions on the rear elevation. The additions are approximately 15'x13' and 12'x13'. The additions have brick foundations and the applicant is proposing wood siding, wood 2 over 2 windows, and an asphalt shingle roof – all to match the existing house. The addition on the left side of the house will have a door to the exterior and the applicant is proposing to utilize an existing door on the rear of the house for this addition. The application also included a request for a 48-inch tall wood picket fence to match the existing fence on the property. (Exhibit 4-10)
5. The proposed structure does meet the review criteria for a Certificate of Appropriateness according to Section 6.3 of the Unified Development Ordinance.
6. All adjacent property owners have been notified of the Certificate of Appropriateness request. (Exhibit 11-12)

CONCLUSIONS

The proposal for two additions on the rear of the house and the installation of a 48-inch wood picket fence at 505 S. Washington Street as presented (is/is not) congruous in concept according to the *Fences and Walls* and *Addition* standards of the *South Monroe Historic District Standards*:

Fences & Walls, pg. 26 & 27

Page 26 states “Fences in front yards are limited to 36” in height. Typically they are constructed of metal or wood and allowed for visibility through the fence.

1. Introduce compatible new fences and walls constructed of traditional materials only in

locations and configurations that are characteristic of the district. Keep the height of new fences and walls consistent with the height of traditional fences and walls in the district.

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 guidelines 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
6. Site Images- Before
7. Site Images - During
8. Rendering
9. Proposed Door for addition
10. Picket Fence
11. APO List
12. APO Map

Prepared by: KM 11/1/24

Ortho Map

PLHR-2025-00073

Legend

- Centerlines
- Parcels

Existing: RMD
(Residential Medium Density)

Owner: Architekton, LLC

Acres: .34



0 50 100
Feet

Exhibit 1

Zoning Map

PLHR-2025-00073

Legend

— Centerlines

▭ Parcels

Zoning Districts

■ OM

■ RMD

Existing: RMD
(Residential Medium Density)

Owner: Architekton, LLC

Acres: .34



0 50 100
Feet

Exhibit 2

Historic District Map

PLHR-2025-00073

Legend

-  Centerlines
-  Parcels
-  Historic District

Existing: RMD
(Residential Medium Density)

Owner: Architekton, LLC

Acres: .34



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: 505 S. Washington ST
Applicant's name: Alejandro Baena / Architekt Construction LLC
Applicant's address: 501 East Franklin ST
Monroe NC 28112
Applicant's telephone number: 704 - 288-7909
Applicant's email address: info@architektconstruction.com
Property Tax identification number: 092 - 352 - 26
2. The property is owned by (if different from above) _____
Address: _____ Telephone: _____
3. The following Certificate of Appropriateness is requested for: House addition and window replacement
Please provide a brief description of the project: Replace window with similar style
Provide in documents*. Extend Back two Rooms. Left side 12x13.
Right side 15x13. Additions are to match existing rest of the
house on wood siding, windows and roof. New Extension door
will be original to the house*picture provided*
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).

Alejandro Baena
Applicant- Printed

[Signature]
Applicant- Signed

10/14/24
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

505 S. Washington ST
Monroe NC 28112

- Additions are to match the house

* Siding = wood siding match existing

* Roof = match existing

* Windows = match existing see attached quote

* Picket fence = to match existing in style and height

* Privacy fence = to match existing in style + Height
it will attach to House.

Backyard

Window

Door
to
house

3FT Door
to Extension

Window

Window

Addition

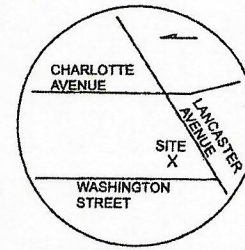
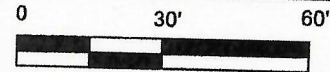
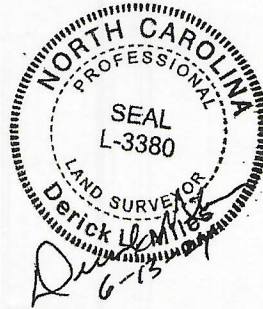
Window

Window

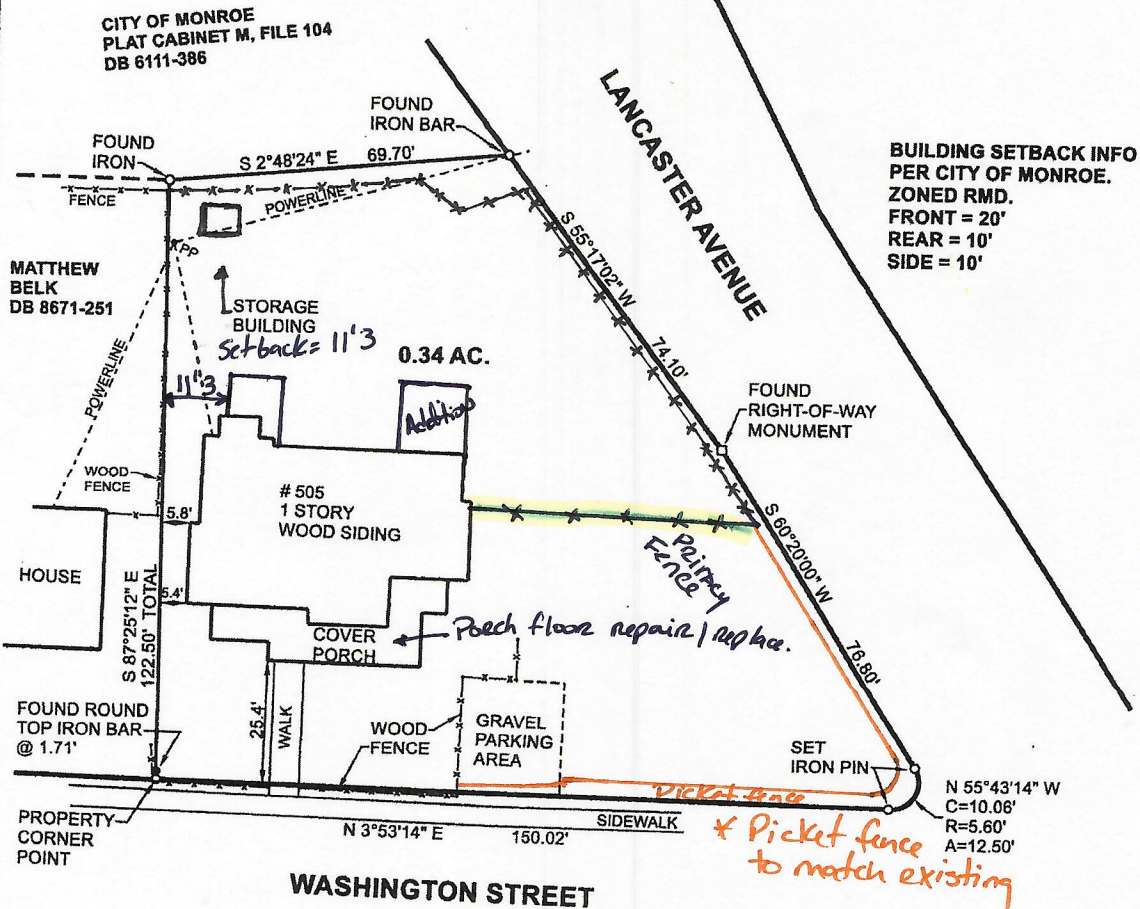
Street

PHYSICAL SURVEY
OF
505 SOUTH WASHINGTON STREET
FOR: ARCHITEKTON, LLC
PROPERTY OF:
KELLY STEGALL & TRACEY NEMER
DEED BOOK 352, PAGE 396
TAX PARCEL : 09-235-226
CITY OF MONROE
UNION COUNTY, N.C.
SURVEY DATE: JUNE 06, 2024
SCALE: 1"= 30'

Surveyed by : Derick L. Miles NCPLS
4901 Pine Oaks Drive
Monroe, N.C. 28112
Tele : 704-634-4736



VICINITY MAP



AC.	ACRE
BSL	BUILDING SETBACK LINE
CON.	CONCRETE
R/W	RIGHT-OF-WAY
C	CHORD DISTANCE
R	RADIUS
A	ARC LENGTH
PP	POWER POLE
---	FENCE

NOTES

1. AREA BY COORDINATE GEOMETRY.
2. PROPERTY SERVED BY OVERHEAD AND UNDERGROUND UTILITIES. DIAL 811 BEFORE ANY DIGGING.
3. HOUSE BUILT IN 1901.
4. STREET RIGHT-OF-WAY INTERSECTION MAY BE SUBJECT TO A NCDOT SIGHT LINE EASEMENT.



Looking from side rear yard,
approximate location of additions

Exhibit 6

canopy 2024
MLS



Looking from side rear yard,
approximate location of additions

Exhibit 6



Looking from
Lancaster,
approximate location
of right side addition

Exhibit 6

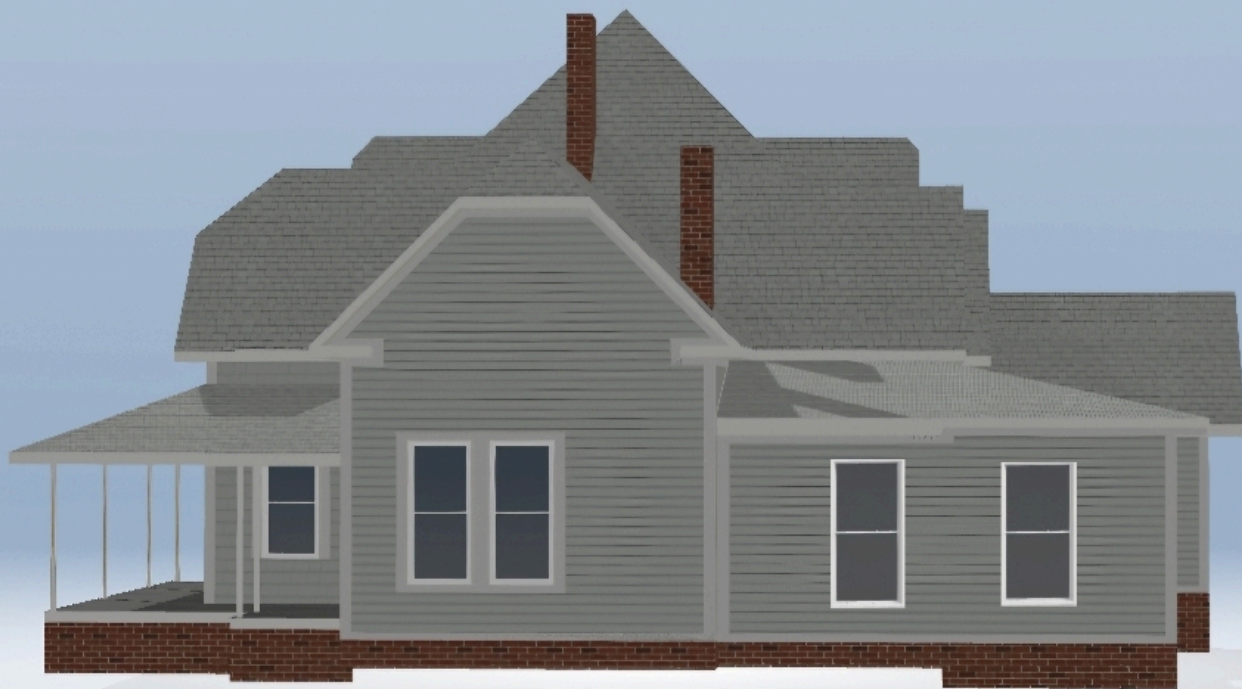


Exhibit 7



Looking from rear yard

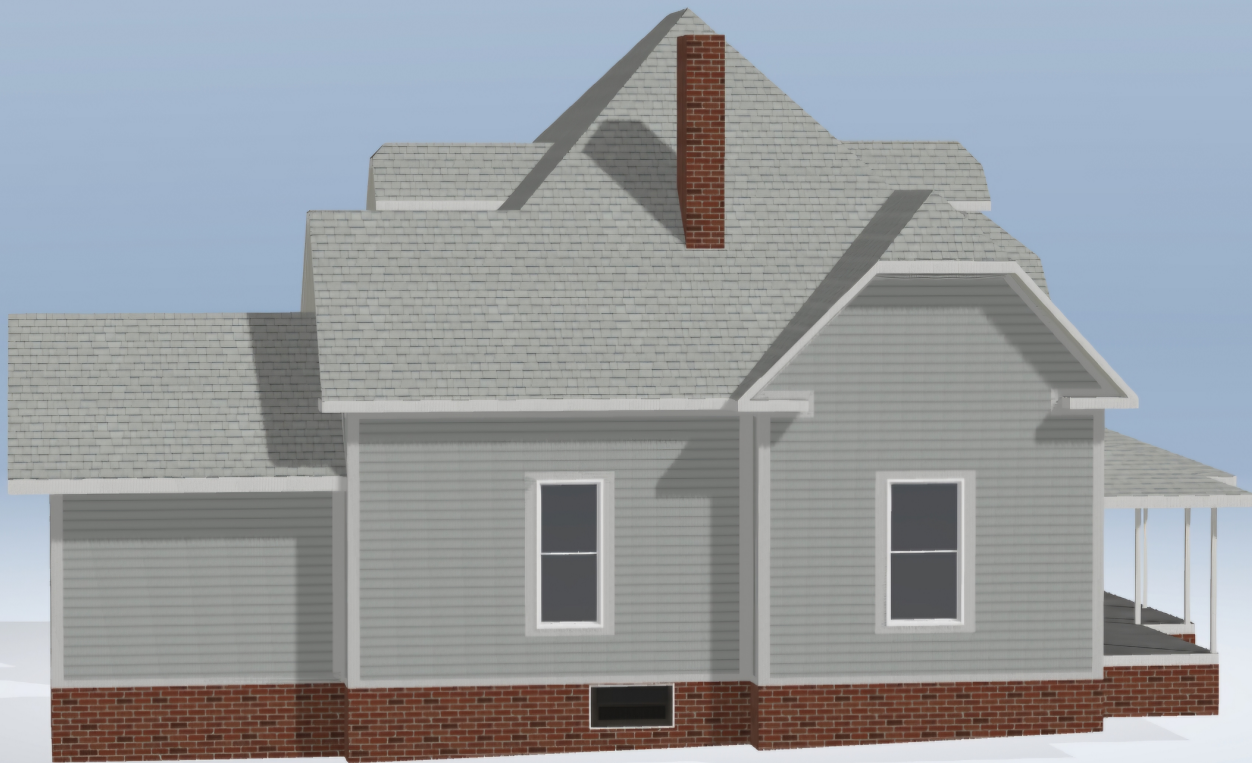
Exhibit 8



Looking from Lancaster Avenue

Page 41 of 89

Exhibit 8



Looking from neighboring property

Exhibit 8

to Existing Back door
to be Refinished and Reinstalled





Exhibit 10

Parcel Number	Owner	Owner	Mailing Address	Mailing City	Mailing Sate	Mailing Zip
09235107C	REYES-ORDAZ EDSON		617 S WASHINGTON ST	MONROE	NC	28112
9235215	CHILDS CHRISTOPHER CODY	HUENKE EMILY R	505 S. CRAWFORD ST	MONROE	NC	28112
9235218	CROSS JESSICA M		506 S WASHINGTON ST	MONROE	NC	28112
9235221	AGLIARDO RICHARD	AGLIARDO VELVET	402 WASHINGTON ST	MONROE	NC	28112
9235224	LAZARUS PROPERTIES LLC		501 S WASHINGTON ST	MONROE	NC	28112
9235101	OSMAN MOHAMED S		207 W HOUSTON ST	MONROE	NC	28112
9235104	CHAMBERS MICHAEL R	CHAMBERS CHRISTY K	301 LANCASTER HWY	MONROE	NC	28112
09235107A	MCBETH DAMON T	MCBETH TESSA M	3419 RICHARDS XING	FORT MILL	SC	29708
9235109	CITY OF MONROE		PO BOX 69	MONROE	NC	281110069
9235214	SHERROD ROBERT G JR		221 S BRAGG ST	MONROE	NC	28112
9235223	RICHARDS KEITH D	RICHARDS DONNA F	405 SOUTH WASHINGTON ST	MONROE	NC	28112
09232127A	SMITH BEN	SMITH DAWN	200 LANCASTER AVE	MONROE	NC	28112
9235105	AVILA'S PROPERTIES LLC		15 COLUMBUS PL UNIT 3	STAMFORD	CT	6907
9235106	WILKINSON RICHARD KENT	WILKINSON ANGELA	307 LANCASTER AVE	MONROE	NC	28110
9235110	WEN RIVER LLC		17215 OVERSTONE CT	CHARLOTTE	NC	28277
9235216	FOMEN ASHLEY	FOMEN ALEX	408 LANCASTER AVE	MONROE	NC	28112
9235217	BELK MATTHEW	BELK STEPHANIE	400 LANCASTER AVE	MONROE	NC	28112
9235219	PRICE RICHARD	PRICE JULIA	504 S WASHINGTON ST	MONROE	NC	28112
9235220	LOBERGER DALE A		502 SOUTH WASHINGTON ST	MONROE	NC	28112
9235225	BELK MATTHEW BLAKE JR		503 S WASHINGTON ST	MONROE	NC	28112
9235226	ARCHITEKTON LLC		PO BOX 1637	MONROE	NC	28111
9235228	CITY OF MONROE		PO BOX 69	MONROE	NC	281110069
9235232	ROSS MARY H	BENTON KELLY ROSS	1804 CONCORD AVE	MONROE	NC	28110

GORDON ST

S CHARLOTTE AVE

S WASHINGTON ST

W HOUSTON ST

S CRAWFORD ST

LANCASTER AVE

BICKETT ST

APO Map

505 S. Washington St.

Legend

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



Exhibit 12



STAFF REPORT
PLHR-2025-00075

TO: Historic District Commission Members

DATE: November 12, 2024

FROM: Keri Mendler, Senior Planner

PREPARED BY: Megan Brightharp, Planner

SUBJECT: Certificate of Appropriateness request for 120 South Crawford Street

SUMMARY STATEMENT

The Historic District Commission is requested to consider a Certificate of Appropriateness from Scarlett Ruiz to construct a new home at 120 South Crawford Street.

SITE DATA

Type of Action: Certificate of Appropriateness

Date of Petition: 10-17-2024

Name of Petitioner: Scarlett Ruiz

Location: 120 S. Crawford Street

Tax ID #: 09-232-175A

Lot Size: 0.3 acres

Zoning Classification: RMD (Residential Medium Density)

GENERAL INFORMATION

This parcel was once the rear yard of 113 S. College Street.

RELEVANT DESIGN STANDARDS

New Construction, pg. 65

1. Site new buildings to be consistent with the setback and spacing of surrounding district buildings that contribute to the overall historic character of the district. Ensure the new construction conforms with all pertinent standards in the District Setting Section.
The zoning code requires a 20-foot front setback, a 10-foot side interior setback, a 15-foot corner side setback and a 10-foot rear setback for the RMD, Residential Medium Density, District. The applicant is proposing a 72-foot front setback, 19-foot corner side setback, 31-foot interior side setback, and a 12-foot rear setback. Houses on this street have a front setback of approximately 15-30 feet, interior side setbacks of approximately 0-40 feet, corner side setbacks of approximately 5-40 feet, and rear setbacks of approximately 20-40 feet. The applicant is proposing a larger front yard setback than others along south Crawford Street due to a sanitary sewer easement and a storm drainage easement passing through a significant portion of the front yard.
2. Site new buildings so that the orientation to the street is consistent with surrounding district buildings that contribute to the overall historic character of the district. Primary façades should always face the street.
The applicant is proposing the front of the house to face South Crawford Street. Other houses on South Crawford Street also face the street.
3. Site new buildings so that the existing topography of the site is maintained. Large-scale grading which would significantly modify the natural topography is not appropriate.
According to the topographical maps, this lot is fairly flat; staff is not aware of any necessary large scale grading.
4. Protect mature trees that contribute to the district character and other significant site features from damage during construction or from delayed damage due to grading and construction activities.
There are not trees in the center of the lot where the house will be located.
5. Design new buildings to be compatible with surrounding buildings that contribute to the overall historic character of the district in terms of form, height, massing, scale, proportion, and roof shape.
The applicant is proposing this house will be approximately 2,226 square feet. Houses on this street are approximately 1,100 to over 4,000 square feet in size.
6. Design new buildings using exterior surface materials and architectural details that are compatible in terms of composition, module, pattern, texture, finish, color and detail with exterior materials on buildings that contribute to the overall historic character of the district, including brick, wood, and stone. If utilizing traditional materials is not feasible, alternative solutions may be considered.
The applicant is proposing fiber cement siding, wood brackets at the roofline, cedar post columns, brick trim along the foundation, windows that are 4 over 4, 6 over 6, and 8 over 8. The applicant is also proposing a wood door with 2-over-2 windows, a concrete porch with brick steps, a concrete driveway, a steel garage door with windows, and architectural

shingles.

7. Design the spacing, placement, scale, orientation, size, subdivision, proportion, and detail of windows and doors in new buildings to be compatible with the surrounding buildings that contribute to the overall historic character of the district.

The applicant is proposing windows that are 4 over 4, 6 over 6, and 8 over 8. Homes on this street have a mixture of pane designs for windows including, but not limited to 1 over 1, 2 over 2, 4 over 1, 6 over 1, and 6 over 6. Many homes on this street also have wood doors with glass frame construction.

8. Design the proportion of the proposed street façade to be compatible with the surrounding buildings that contribute to the overall historic character of the district.

The National Register lists the majority of the homes on this street are Classical Revival, Queen Anne, and frame styles. The applicant is proposing to build a two-story craftsman style home. The applicant is proposing a slab foundation with a brick foundation wrap.

9. Design new buildings so they are compatible with but discernable from historic buildings in the district.

Walkways, Driveways, & Off-street Parking, pg. 29

1. Design new driveways and walkways to conform with the spacing, width, configuration, and materials of existing walkways, driveways, and off-street parking areas that contribute to the overall historic character of the district. Locate new driveways to the side and rear of existing houses and screen with landscaping if the area is prominently visible from a public right-of-way.

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

2. Locate new walkways, driveways, and off-street walkways so the topography of the building site and significant site features, including mature trees, are retained.

There are no large trees or significant site features located in the proposed driveway area. The applicant is proposing to construct the driveway to be accessed from W. Talleyrand Avenue.

3. Select appropriate traditional paving materials such as brick, stone, and scored concrete. Carefully consider the color and texture of new surfaces for compatibility with the character of the historic district. It is not appropriate to introduce large expanses of stark white or gray concrete surfaces. Consider permeable materials like brick pavers in lieu of concrete.

The applicant is proposing a concrete driveway to be accessed from W. Talleyrand Avenue.

4. Introduce perimeter plantings, hedges, fences or walls to screen and buffer new driveways and off-street parking areas from adjacent properties that are residential in character.

The applicant is proposing to construct the driveway to be accessed from W. Talleyrand Avenue. There is an existing fence along this side of the parcel.

5. Maintain the continuity of sidewalks in the public right-of-way when introducing new driveways.
A sidewalk is not present along Crawford Street.
 6. It is not appropriate to locate off-street parking in front yards of district buildings that are residential in character.
The applicant is proposing to construct the driveway to be accessed from W. Talleyrand Avenue.
-

PROPOSED FINDINGS

Staff offers the following Proposed Findings:

1. The subject property located at 120 South Crawford Street and is owned by Scarlett Ruiz and Michel Tikle 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 October 17, 2024, the applicant submitted an application requesting approval to construct a new 3-bedroom, 4-bathroom craftsman style home. The applicant is proposing fiber cement siding, wood brackets at the roofline, cedar post columns, brick trim along the foundation, aluminum clad wood windows with 4 over 4, 6 over 6, and 8 over 8 pane designs. The applicant is also proposing a wood door with 2-over-2 windows, a concrete porch with brick steps, an unstained concrete driveway, a steel garage door with windows, and architectural shingles. (Exhibit 4-10)
4. The proposed structure does meet the review criteria for a Certificate of Appropriateness according to Section 6.3 of the Unified Development Ordinance.
5. All adjacent property owners have been notified of the Certificate of Appropriateness request. (Exhibit 11-12)

CONCLUSIONS

The proposed construction of a new home at 120 South Crawford Street as presented (is/is not) congruous in concept according to the *New Construction and Walkways, Driveways, & Off-street Parking standards* of the *South Monroe Historic District Standards*:

New Construction, pg. 65

1. Site new buildings to be consistent with the setback and spacing of surrounding district buildings that contribute to the overall historic character of the district. Ensure the new construction conforms with all pertinent standards in the District Setting Section.
2. Site new buildings so that the orientation to the street is consistent with surrounding district buildings that contribute to the overall historic character of the district. Primary facades should always face the street.

3. Site new buildings so that the existing topography of the site is maintained. Large-scale grading which would significantly modify the natural topography is not appropriate.
4. Protect mature trees that contribute to the district character and other significant site features from damage during construction or from delayed damage due to grading and construction activities.
5. Design new buildings to be compatible with surrounding buildings that contribute to the overall historic character of the district in terms of form, height, massing, scale, proportion, and roof shape.
6. Design new buildings using exterior surface materials and architectural details that are compatible in terms of composition, module, pattern, texture, finish, color and detail with exterior materials on buildings that contribute to the overall historic character of the district, including brick, wood, and stone. If utilizing traditional materials is not feasible, alternative solutions may be considered.
7. Design the spacing, placement, scale, orientation, size, subdivision, proportion, and detail of windows and doors in new buildings to be compatible with the surrounding buildings that contribute to the overall historic character of the district.
8. Design the proportion of the proposed street façade to be compatible with the surrounding buildings that contribute to the overall historic character of the district.
9. Design new buildings so they are compatible with but discernable from historic buildings in the district.

Walkways, Driveways, & Off-street Parking, pg. 29

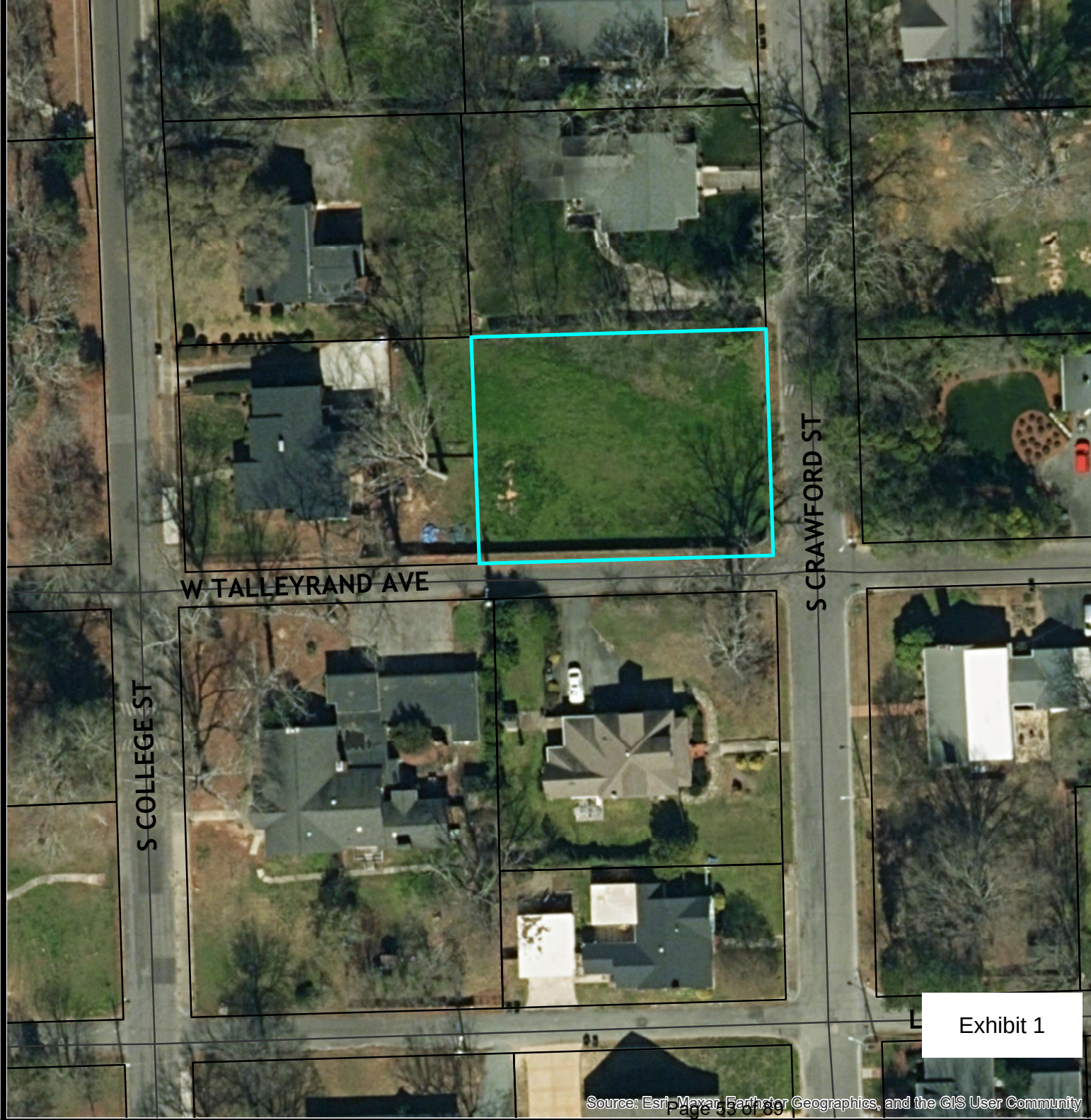
1. Design new driveways and walkways to conform with the spacing, width, configuration, and materials of existing walkways, driveways, and off-street parking areas that contribute to the overall historic character of the district. Locate new driveways to the side and rear of existing houses and screen with landscaping if the area is prominently visible from a public right-of-way.
2. Locate new walkways, driveways, and off-street walkways so the topography of the building site and significant site features, including mature trees, are retained.
3. Select appropriate traditional paving materials such as brick, stone, and scored concrete. Carefully consider the color and texture of new surfaces for compatibility with the character of the historic district. It is not appropriate to introduce large expanses of stark white or gray concrete surfaces. Consider permeable materials like brick pavers in lieu of concrete.
4. Introduce perimeter plantings, hedges, fences or walls to screen and buffer new driveways and off-street parking areas from adjacent properties that are residential in character.
5. Maintain the continuity of sidewalks in the public right-of-way when introducing new driveways.
6. It is not appropriate to locate off-street parking in front yards of district buildings that are residential in character.

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

Exhibits:

1. Ortho Map
2. Zoning Map
3. Historic District Map
4. Application
5. Site Plan
6. Site Photo
7. House Plans
8. Materials of Construction
9. Proposed Windows
10. Proposed Garages
11. APO List
12. APO Map

Prepared by: MB 11/5/24



Ortho Map
PLHR-2025-00075

Legend

- Centerlines
- Parcels
- Subject Property

Existing:
RMD
(Residential Medium Density)

Owner:
Scarlett Ruiz
Michel Tikle

Acres: .3

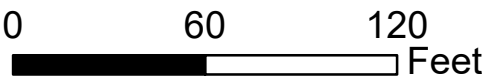


Exhibit 1

Zoning Map
PLHR-2025-00075

Legend

-  Centerlines
-  Parcels
-  RMD
-  Subject Property

Existing:
RMD
(Residential Medium Density)

Owner:
Scarlett Ruiz
Michel Tikle

Acres: .3



0 60 120
 Feet

W TALLEYRAND AVE

S CRAWFORD ST

S COLLEGE ST

LANE ST

Exhibit 2

Historic District Map
PLHR-2025-00075

Legend

- Centerlines
- Parcels
- Historic District
- Subject Property

Existing:
RMD
(Residential Medium Density)

Owner:
Scarlett Ruiz
Michel Tikle

Acres: .3



0 60 120
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: 0 Crawford street; Parcel #09232175A
Applicant's name: Scarlett Ruiz
Applicant's address: 401 Conway Court
Waxhaw, NC 28173
Applicant's telephone number: 917-687-7887
Applicant's email address: tykleconstuction@outlook.com
Property Tax identification number: Parcel #09232175A

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

3. The following Certificate of Appropriateness is requested for: permission to build new construction home
Please provide a brief description of the project. _____
This is a request for permission to build a new construction home on parcel no 09232175A while meeting
meeting the Historic District requirements and blending this home with the surrounding home's character
This home will be the "Debbie House" because it will have wood exterior touches with the columns at the entrance
of home. The siding will be made of Jame Hardie plank and windows will be made of wood frame window covered
with aluminum on the exterior and interior of wood. The roof will use architectural shingles and metal roof on the
patio entrance roof.

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).

Scarlett Ruiz

Applicant- Printed

Applicant- Signed

10/17/24

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

Attachment No. 1- picture of lot

Attachment No. 2- Site plan with the building pad of 44 x 40

Attachment No. 3- Debbie House Exterior Materials of Construction

Attachment No. 4- Debbie House Plan- includes crawlspace details

Attachment No.5- Aluminum Clad Wood Windows Technical Specifications

DO NOT WRITE BELOW THIS LINE

Additional conditions and remarks: _____

Authorized signature

Date

Megan Brightharp

From: Scarlett Ruiz <tykleconstruction@outlook.com>
Sent: Friday, November 1, 2024 4:05 PM
To: Megan Brightharp
Subject: Re: Lot on Crawford street, parcel 09232175A

This Message Is From an External Sender

This message came from outside your organization.

[Report Suspicious](#)

Hi Megan,

It depends on the width of the window. Those windows that are 2' wide have a four window panel over 4. For 2' 6" wide windows they are 6 over 6 and if there is a 4' wide window, it would get a 8 over 8.

Attached are the different configurations.

Sent from my iPhone

On Nov 1, 2024, at 3:38 PM, Megan Brightharp <mbrightharp@monroenc.org> wrote:

I understand that the windows are double hung. That just means the window can go up and down. Are you proposing windows that are exactly like the ones in the rendering (2 window panes-over-2 window panes) or are you planning to do something more intricate like the windows in the window brochure that was provided (those are 6-over-6).

Megan Brightharp, Planner

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

<image001.gif>

From: Scarlett Ruiz <tykleconstruction@outlook.com>

Sent: Friday, November 1, 2024 2:55 PM

To: Megan Brightharp <mbrightharp@monroenc.org>

Subject: Re: Lot on Crawford street, parcel 09232175A

Hi Megan,

We don't need to remove any trees as they are not within the building pad and this area is clear.

The windows were are using are double hung windows.

Thanks,
Scarlett

Sent from my iPhone

On Nov 1, 2024, at 2:46 PM, Megan Brightharp <mbrightharp@monroenc.org> wrote:

Good Afternoon,

Have any trees been removed from this site or will any trees need to be removed to build the house?

Will the windows of the home be 2-over-2 like in the rendering that was provided with the plans or will there be a different pane configuration?

Megan Brightharp, Planner

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

<image001.gif>

From: Scarlett Ruiz <tykleconstruction@outlook.com>

Sent: Tuesday, October 22, 2024 11:37 AM

To: Megan Brightharp <mbrightharp@monroenc.org>

Subject: Re: Lot on Crawford street, parcel 09232175A

Okay we can send a site plan with the driveway.

The driveway will be Fromm Talleyrand.

Thank you,

Sent from my iPhone

On Oct 22, 2024, at 11:06 AM, Megan Brightharp
<mbrightharp@monroenc.org> wrote:

I see the approved subdivision plat from 2022 for this parcel, but I will need a site plan showing where the driveway will go.

Megan Brightharp, Planner

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

<image001.gif>

From: Scarlett Ruiz <tykleconstruction@outlook.com>

Sent: Monday, October 21, 2024 11:30 AM

To: Megan Brightharp <mbrightharp@monroenc.org>

Subject: Re: Lot on Crawford street, parcel 09232175A

Yes here are some pictures of the style and look we had in mind.

<image002.jpg>

<image003.jpg>

<image004.jpg>

Thanks!

Sent from my iPhone

On Oct 21, 2024, at 11:04 AM, Megan Brightharp
<mbrightharp@monroenc.org> wrote:

Are the pictures something that can be emailed?

Megan Brightharp, Planner

City of Monroe

300 W. Crowell Street/PO Box 69

Monroe, NC 28111

(704) 282-4554 (p)

<image001.gif>

From: Scarlett Ruiz <tykleconstruction@outlook.com>

Sent: Monday, October 21, 2024 9:55 AM

To: Megan Brightharp <mbrightharp@monroenc.org>

Subject: Re: Lot on Crawford street, parcel 09232175A

Good Morning Megan,

We would like to use a steel wood looking garage door and I can bring some pictures on it.

If the committee doesn't like this look, we will propose the wood garage door.

Thank you,

Sent from my iPhone

On Oct 21, 2024, at 9:16 AM,
Megan Brightharp
<mbrightharp@monroenc.org>
wrote:

Good Morning,

Do you have an update on the material
of the garage door?

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

<image001.gif>

From: Scarlett Ruiz
<tykleconstruction@outlook.com>
Sent: Friday, October 18, 2024 3:51 PM
To: Megan Brightharp
<mbrightharp@monroenc.org>
Subject: Re: Lot on Crawford street,
parcel 09232175A

Hi Megan,

We can use wood for the door and
brackets and concrete for driveways.
We will send the updated attachment
#3.

The look of our house is similar to
this new construction home on
Crawford street a few homes down.
We have brick on the stairs and on
the bottom of the house with the
crawlpace. We also have the
wooden brackets. Our post will be
pine wood and it looks like this

house used james Hardie on the first floor level but changed to different siding on the top. This house looks like they used alumin clad wood windows or maybe black vinyl (not sure- hard to tell on the picture)

<image002.png>

We want to check on the pricing difference between aluminum and wood garage doors because we would prefer to use an aluminum or steel wood looking garage door but if the price difference is close we could use a wood garage door.

Thank you,

Sent from my iPhone

On Oct 18, 2024, at 2:29 PM, Megan Brightharp
<mbrightharp@monroenc.org> wrote:

The Monroe Design Standards can be accessed [HERE](#). This document is what the Commission will base their decision on. The house you are proposing is not particularly congruous with the designs of the homes of the district, so I would expect comments and

pushback from the Commission about it.

They would prefer wood for doors, garage doors, windows, and siding. They have approved fiber cement siding in the past, so I wouldn't expect what you are proposing to be an issue.

The driveway and walkway will need to be concrete and they will also need to be scored and stained a neutral color.

***Megan Brightharp,
Planner***

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

<image001.gif>

From: Scarlett Ruiz
<tykleconstruction@outlook.com>

Sent: Friday, October 18, 2024 2:13 PM

To: Megan Brightharp
<mbrightharp@monroenc.org>

Subject: Re: Lot on Crawford street, parcel 09232175A

Hi Megan,

I can resend Attachment #3 to include the material for the items mentioned in your email, is there a requirement I must

meet as we have not
locked in material
selection for these but
we will work with
requirements.

We are leaning
toward aluminum for
the garage doors but
please advise.

Driveway is concrete
and asphalt if
acceptable.

Brackets are wood

Porch has a concrete
landing with brick
stairs.

Door could be wood
or composite. Please
advise.

Thank you,

Sent from my iPhone

On Oct
18,
2024,
at
1:53 P
M,
Megan
Bright
harp
<mbrightharp@monroenc.org>

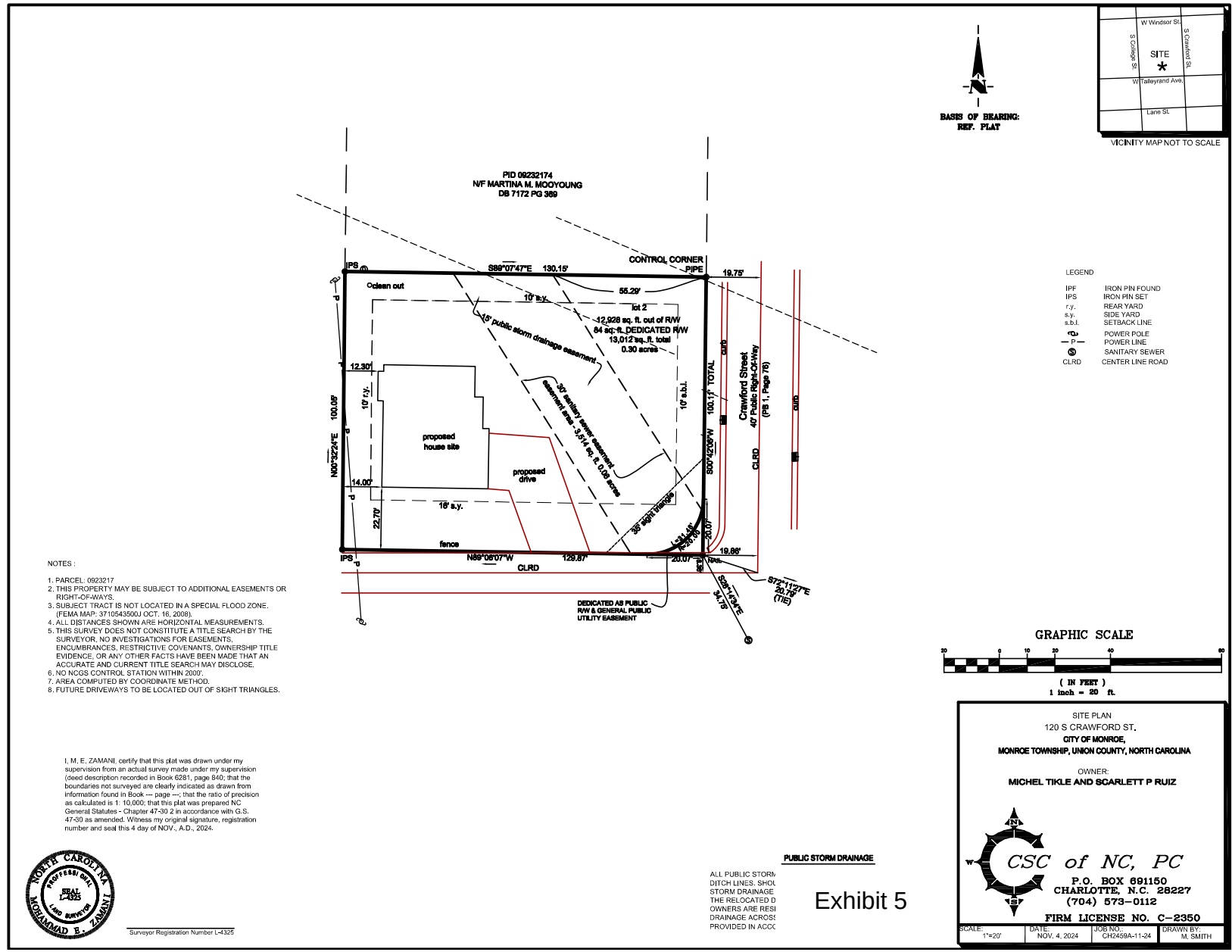
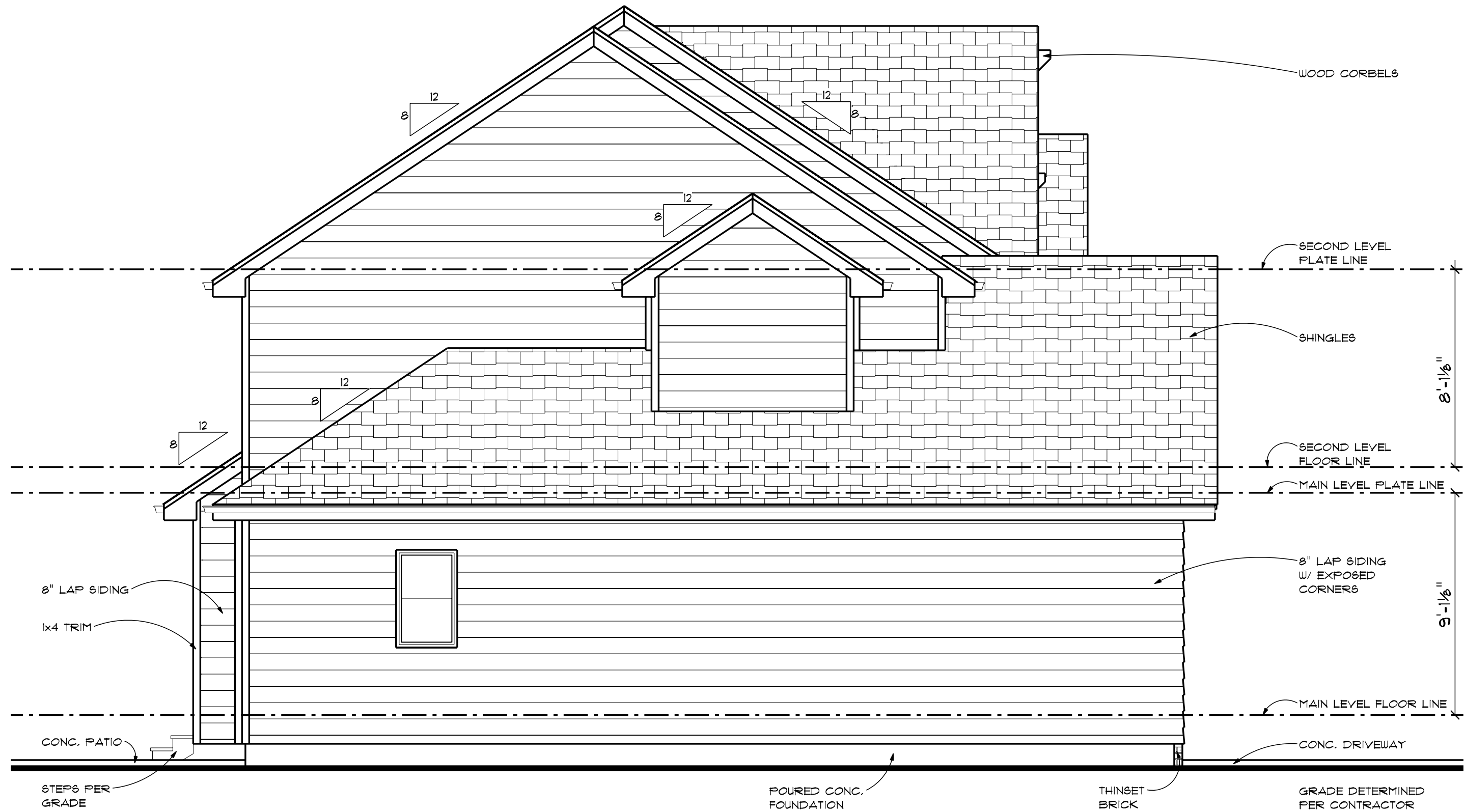




Exhibit 6

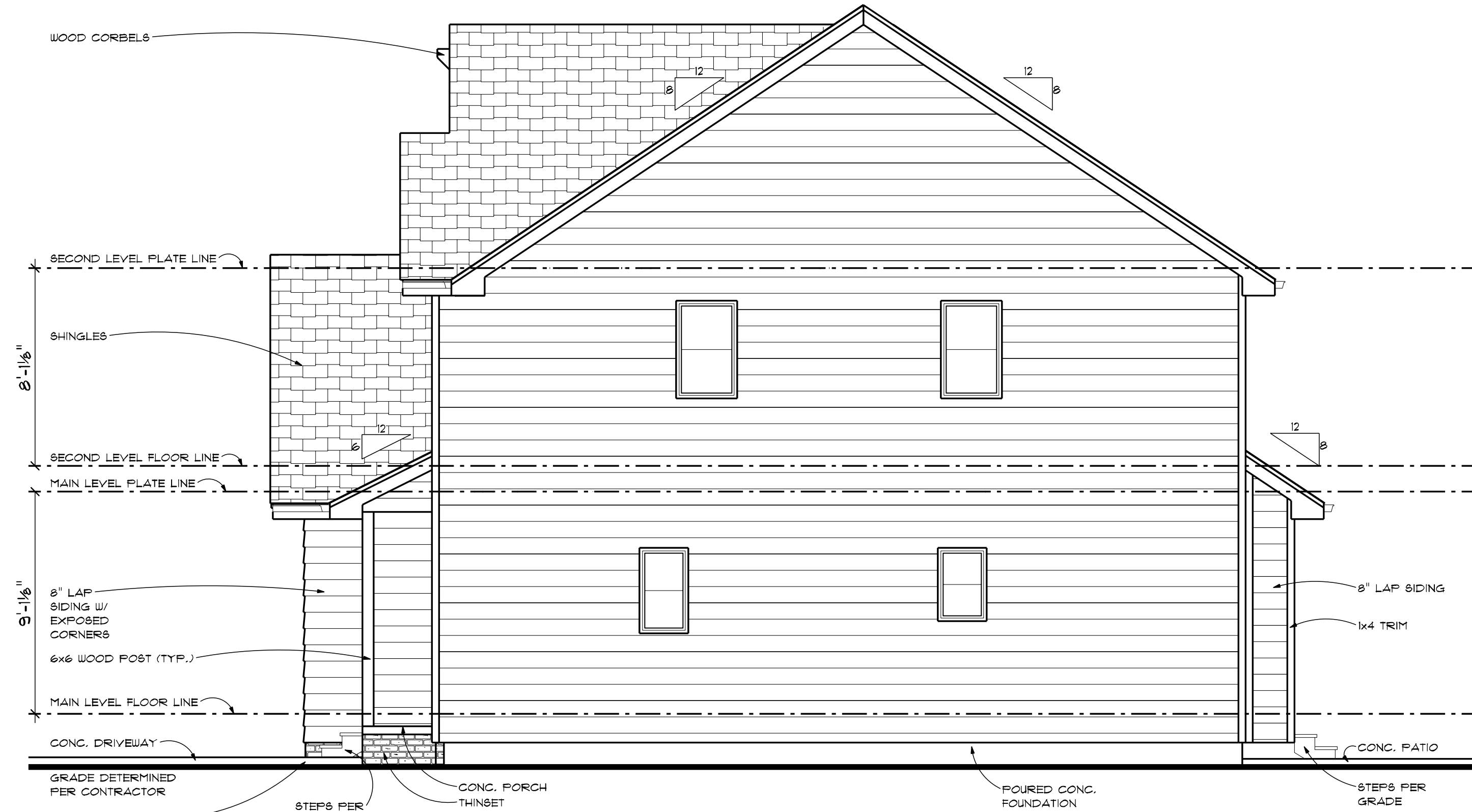
GENERAL NOTES

100% SCALE • 24"x36"



LEFT ELEVATION

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



RIGHT ELEVATION

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



REAR ELEVATION

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



FRONT ELEVATION

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



PRELIM
10/8/2024
FINAL
10/17/2024
REVISION

Scarlett Ruiz
Garage Left



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ADVANCED HOUSE PLANS IS A PROFESSIONAL RESIDENTIAL DESIGN FIRM
LOCATION: OHAMA, NE BECAUSE SITE CONDITIONS VARY, ANY CANNOT
GUARANTEE THE ACCURACY OF THESE PLANS. THE USER ASSUMES ALL
CONSTRUCTION FROM THESE PLANS SHOULD NOT BE UNDERTAKEN WITHOUT THE
CONSULTATION OF A PROFESSIONAL ENGINEER OR ARCHITECT. THE USER
MUST THOROUGHLY REVIEW & VERIFY ALL DIMENSIONS, MATERIALS, FINISHES,
CODE & SITE REQUIREMENTS PRIOR TO CONSTRUCTION.
THAT MAY OCCUR DURING OR AFTER THE BUILDING PROCESS.

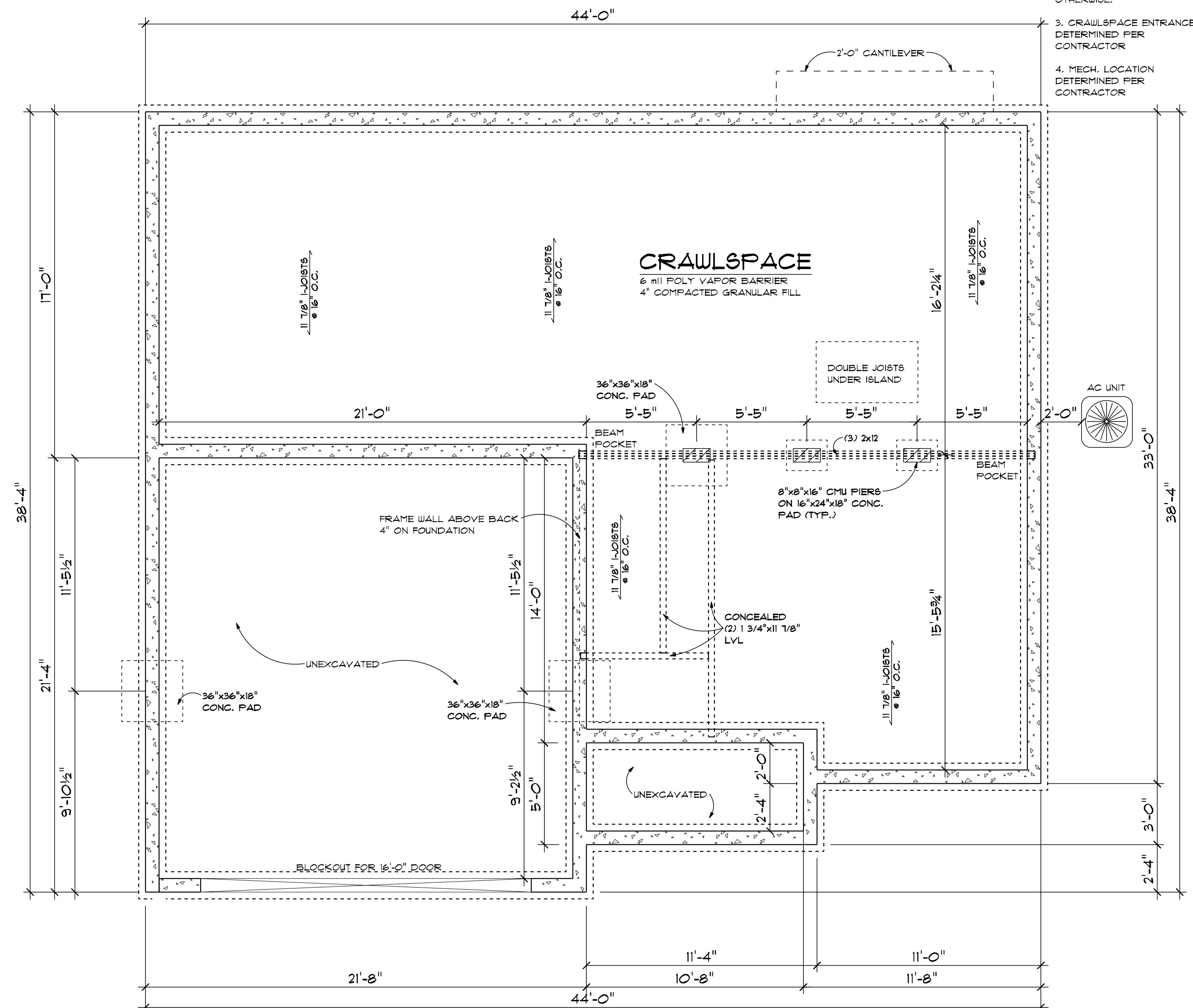
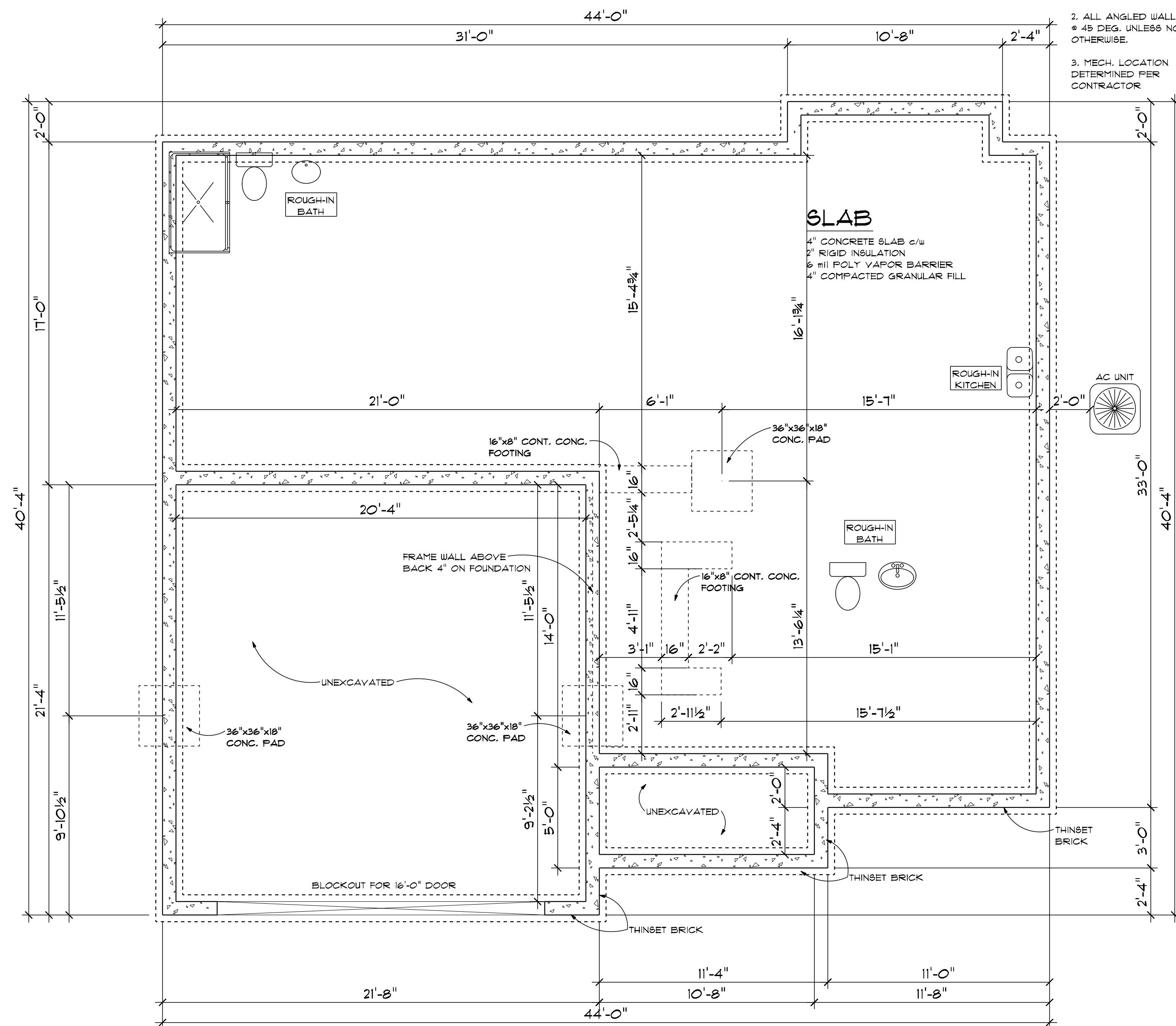
© 2024

C30973

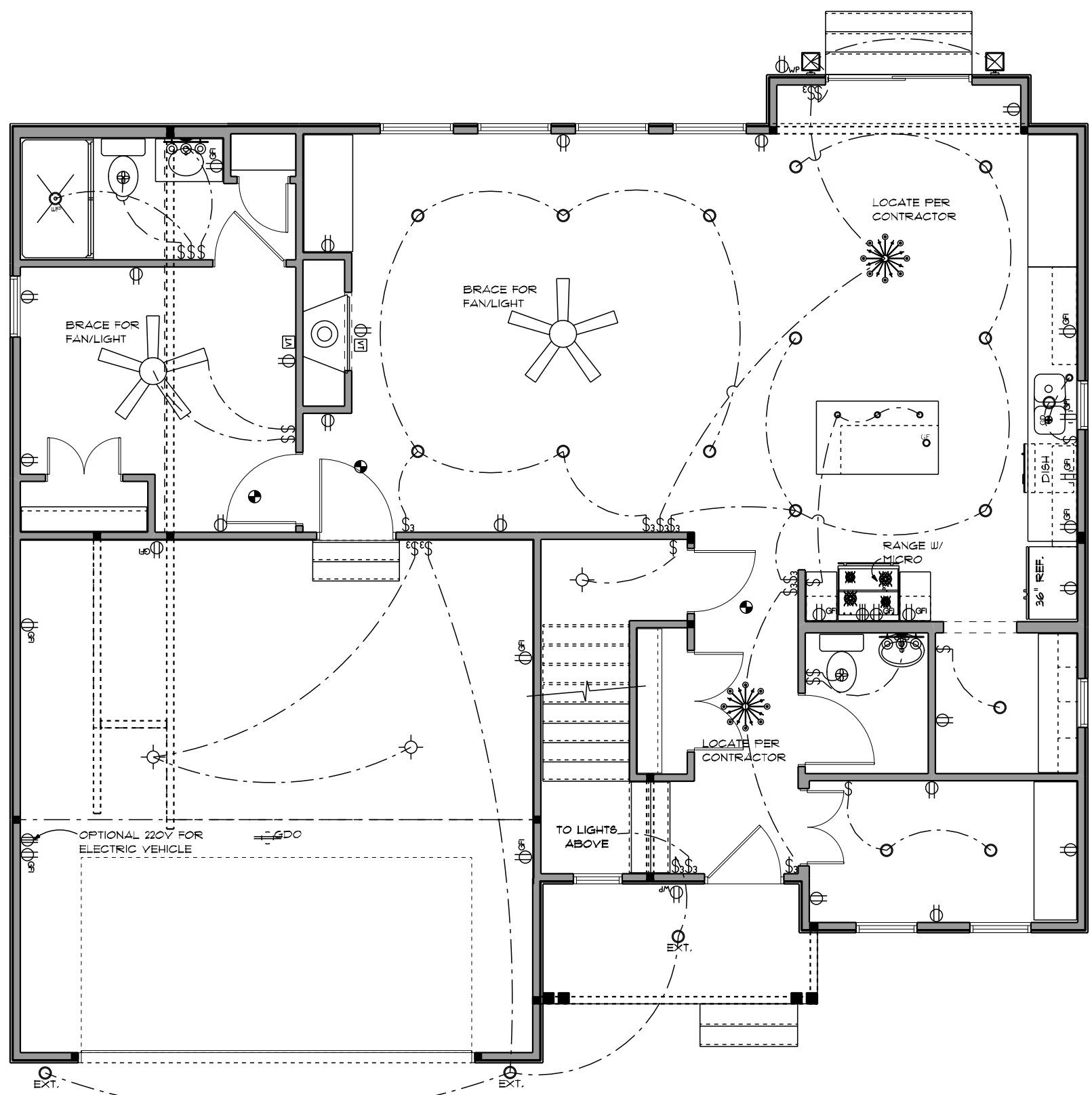
SHEET
2
OF
1

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

The purchaser of these plans is given the limited license to reproduce these plans for construction purposes only and further distribution is illegal. Do not scale prints - see dimensions.



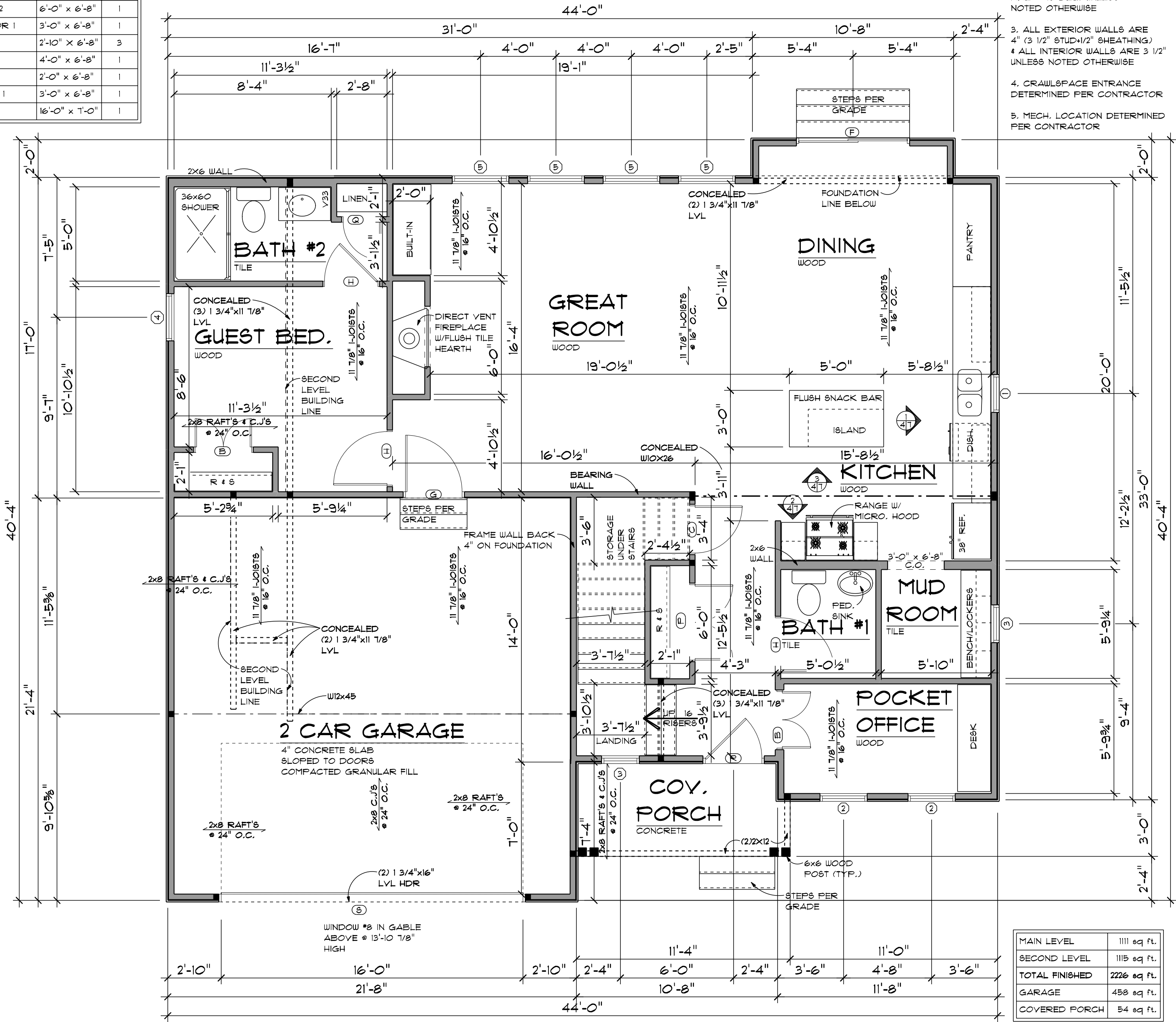
ELECTRICAL	COUNT	SYMBOL
CEILING CLASSIC	1	
can light 6 inch	16	
ceiling classic	1	
EXTERIOR CAN LIGHT	3	
exterior light G3	2	
Garage Door outlet	1	
LIGHT	1	
Smoke Detector	3	
ceiling tv outlet	2	
fan	2	
light	2	
outlet	8	
outlet 220v	2	
outlet gfi	13	
outlet up	2	
switch	13	
switch 3 way	12	
wall mounted G3 3 lights	2	
CEILING FAN 6 BLADED G4	2	
CAN LIGHT WATERPROOF 6 INCH	1	
pendant cone	3	
countertop receptacle GFI	1	
GARBAGE DISPOSAL	1	
PLUNGER SWITCH	1	



MAIN LEVEL ELECTRICAL PLAN

SCALE: 3/16" = 1'-0"

OPENING ID	TYPE	PRODUCT CODE	SIZE	COUNT
1	WINDOW	24X36 DOUBLE HUNG 1	2'-0" x 3'-0"	1
2	WINDOW	30X12 DOUBLE HUNG 1	2'-6" x 6'-0"	2
3	WINDOW	24X42 DOUBLE HUNG 1	2'-0" x 3'-6"	2
4	WINDOW	30X48 DOUBLE HUNG 1	2'-6" x 4'-0"	1
5	WINDOW	36X12 DOUBLE HUNG 1	3'-0" x 6'-0"	4
B	DOOR	36X80 2	3'-0" x 6'-8"	2
C	DOOR	30X80 1	2'-6" x 6'-8"	1
F	DOOR	12X80 SLIDING 2	6'-0" x 6'-8"	1
G	DOOR	36X80 EXTERIOR 1	3'-0" x 6'-8"	1
H	DOOR	34X80	2'-10" x 6'-8"	3
P	DOOR	48X80 2	4'-0" x 6'-8"	1
Q	DOOR	24X80 1	2'-0" x 6'-8"	1
R	DOOR	36X80 FRENCH 1	3'-0" x 6'-8"	1
S	GARAGE	182X84	16'-0" x 11'-0"	1



MAIN LEVEL FLOOR PLAN

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

GENERAL NOTES:

1. ALL MAIN LEVEL WALLS ARE 8'-1 1/8" HIGH UNLESS NOTED OTHERWISE
2. ALL ANGLED WALLS ARE # 45 DEG. UNLESS NOTED OTHERWISE
3. ALL EXTERIOR WALLS ARE 4" (3 1/2" STUD/1/2" SHEATHING)
4. ALL INTERIOR WALLS ARE 3 1/2" UNLESS NOTED OTHERWISE
5. MECH. LOCATION DETERMINED PER CONTRACTOR



PRELIM
10/8/2024
FINAL
10/17/2024
REVISION

Scarlett Ruiz
Garage Left



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HOUSE PLANS
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ADVANCED HOUSE PLANS IS A PROFESSIONAL RESIDENTIAL DESIGN FIRM
LOCATION: OHAMA, NE. BECAUSE SITE CONDITIONS VARY, ANY LANDSCAPE
CONSTRUCTION FROM THESE PLANS SHOULD NOT BE UNDERTAKEN WITHOUT THE
FIRM'S WRITTEN APPROVAL. THE PURCHASER OF THESE PLANS AGREES TO
VERIFY ALL DIMENSIONS, MATERIALS, FINISHES, FUNCTIONAL
CODE & SITE REQUIREMENTS PRIOR TO CONSTRUCTION.
THAT MAY OCCUR DURING OR AFTER THE BUILDING PROCESS.

© 2024

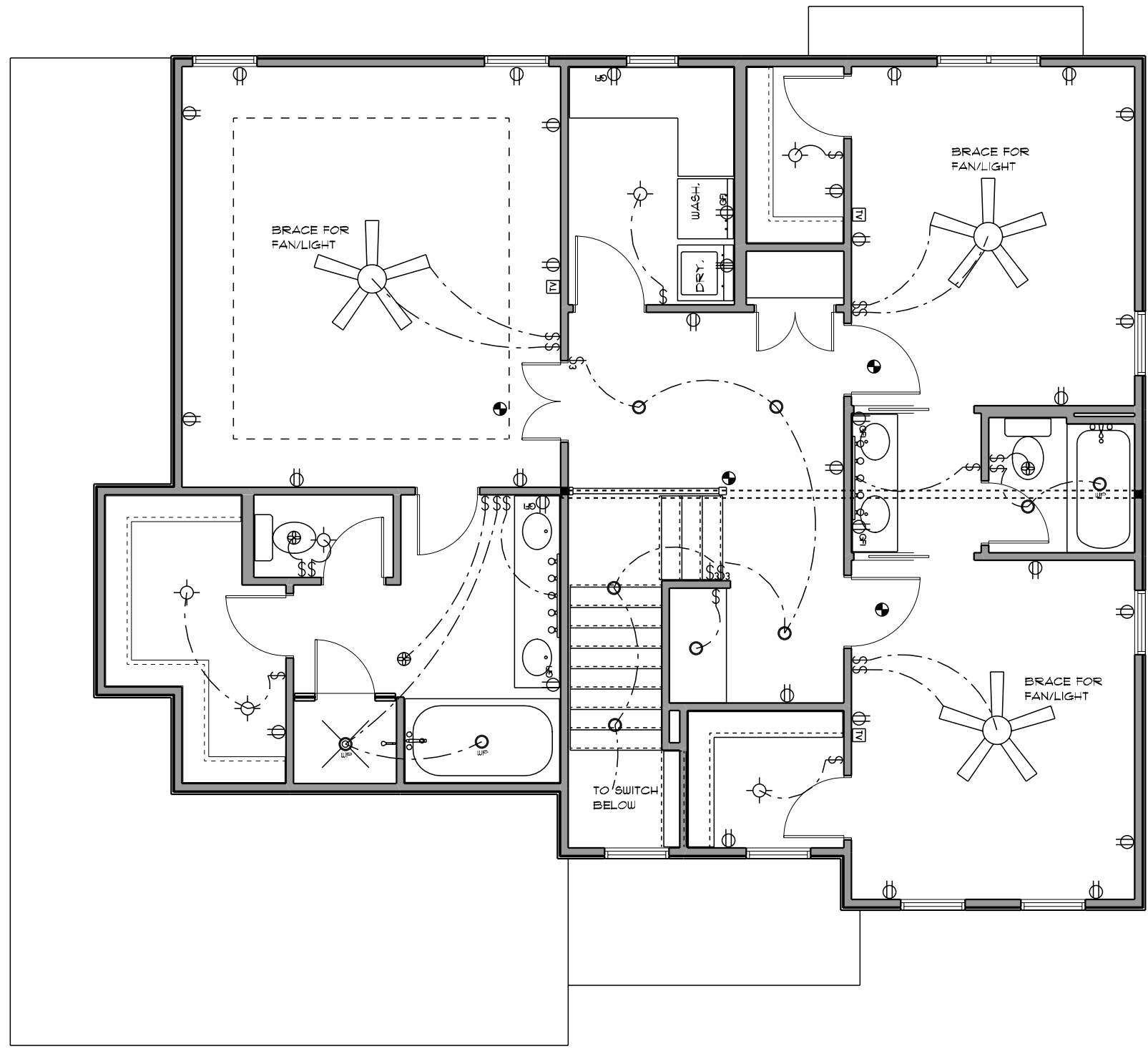
C30973

SHEET
4
OF
1

20% SCALE = 24"X36"

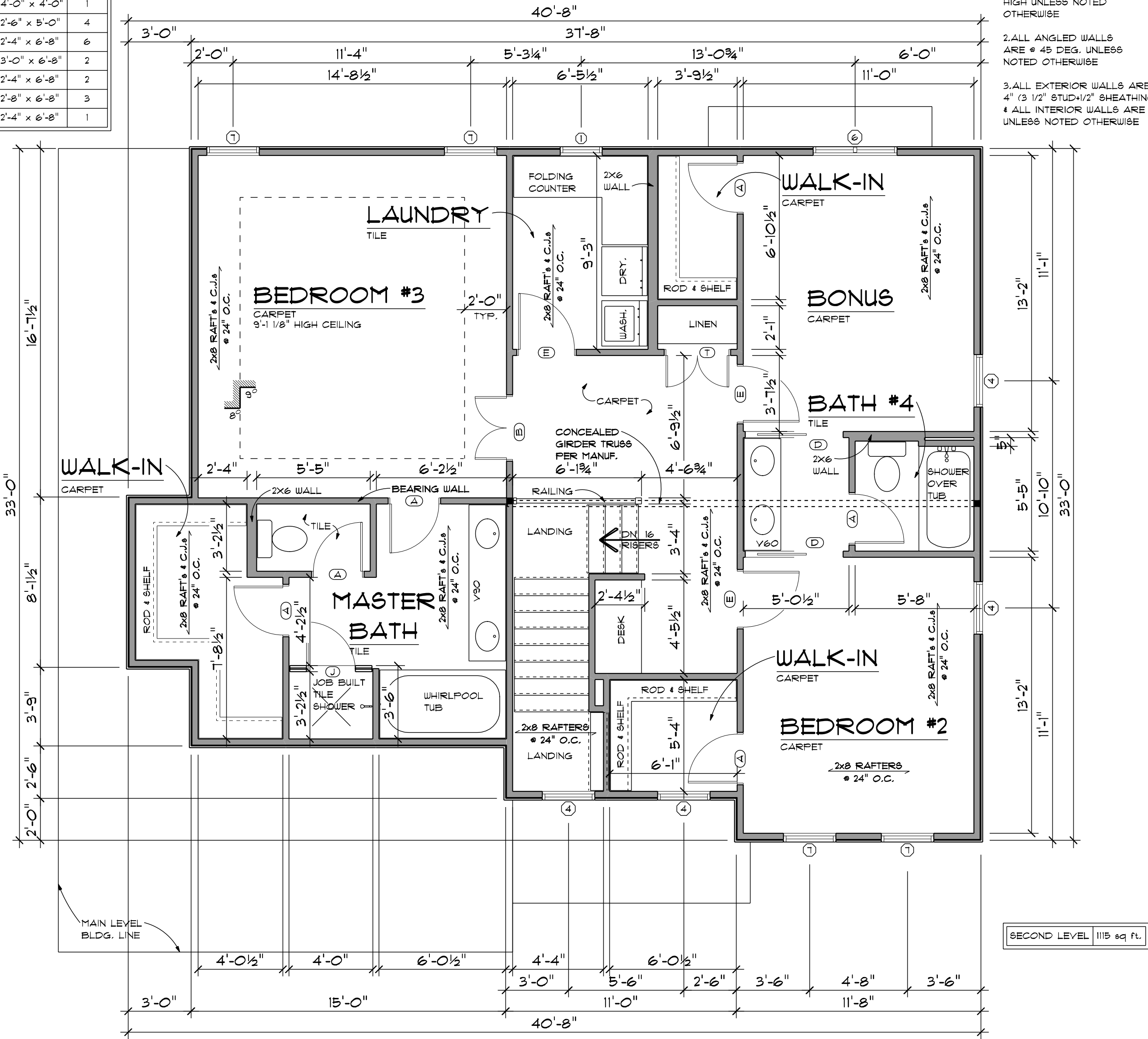
The purchaser of these plans is given the limited license to reproduce these plans for construction purposes only and further distribution is illegal. Do not scale prints - see dimensions.

ELECTRICAL	COUNT	SYMBOL
ceiling fan 2	3	
can light 6in waterproof	3	
can light 6inch	4	
vanity bar light	2	
Doorbell Chime	1	
Thermostat	1	
FAN	2	
Light	1	
Smoke Detector	4	
ceiling tv outlet	3	
fan	1	
outlet	20	
outlet 220v	1	
outlet gfi	6	
switch	16	
switch 3 way	3	



SECOND LEVEL ELECTRICAL PLAN
SCALE: 3/16" = 1'-0"

OPENING ID	TYPE	PRODUCT CODE	SIZE	COUNT
1	WINDOW	24X36 DOUBLE HUNG 1	2'-0" x 3'-0"	1
4	WINDOW	30X48 DOUBLE HUNG 1	2'-6" x 4'-0"	4
6	WINDOW	48X48 DOUBLE HUNG 2	4'-0" x 4'-0"	1
T	WINDOW	30X60 DOUBLE HUNG 1	2'-6" x 5'-0"	4
A	DOOR	28X80 1	2'-4" x 6'-8"	6
B	DOOR	36X80 2	3'-0" x 6'-8"	2
D	DOOR	28X80 POCKET 1	2'-4" x 6'-8"	2
E	DOOR	32X80 1	2'-8" x 6'-8"	3
J	SHOWER DOOR	28X80 GLASS	2'-4" x 6'-8"	1



GENERAL NOTES:
1. ALL SECOND LEVEL WALLS ARE 8'-1 1/8" HIGH UNLESS NOTED OTHERWISE
2. ALL ANGLED WALLS ARE # 45 DEG. UNLESS NOTED OTHERWISE
3. ALL EXTERIOR WALLS ARE 4" (3 1/2" STUD/1/2" SHEATHING)
4. ALL INTERIOR WALLS ARE 3 1/2" UNLESS NOTED OTHERWISE

SECOND LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"

PRELIM 10/8/2024
FINAL 10/17/2024
REVISION

Scarlett Ruiz
Garage Left

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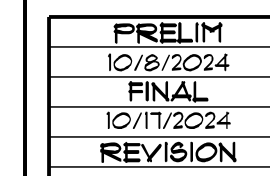
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SHEET
1 OF 1

20% SCALE = 24"x36"

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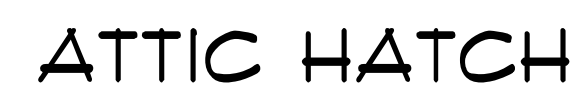
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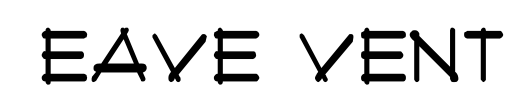
SHEET
6
OF
7

100% SCALE = 24"x36"

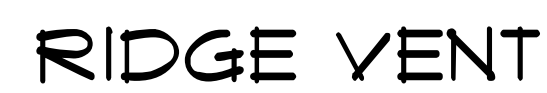
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SCALE: 1"=1'-0"



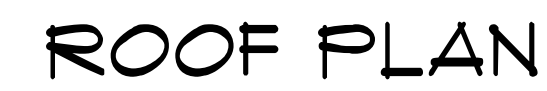
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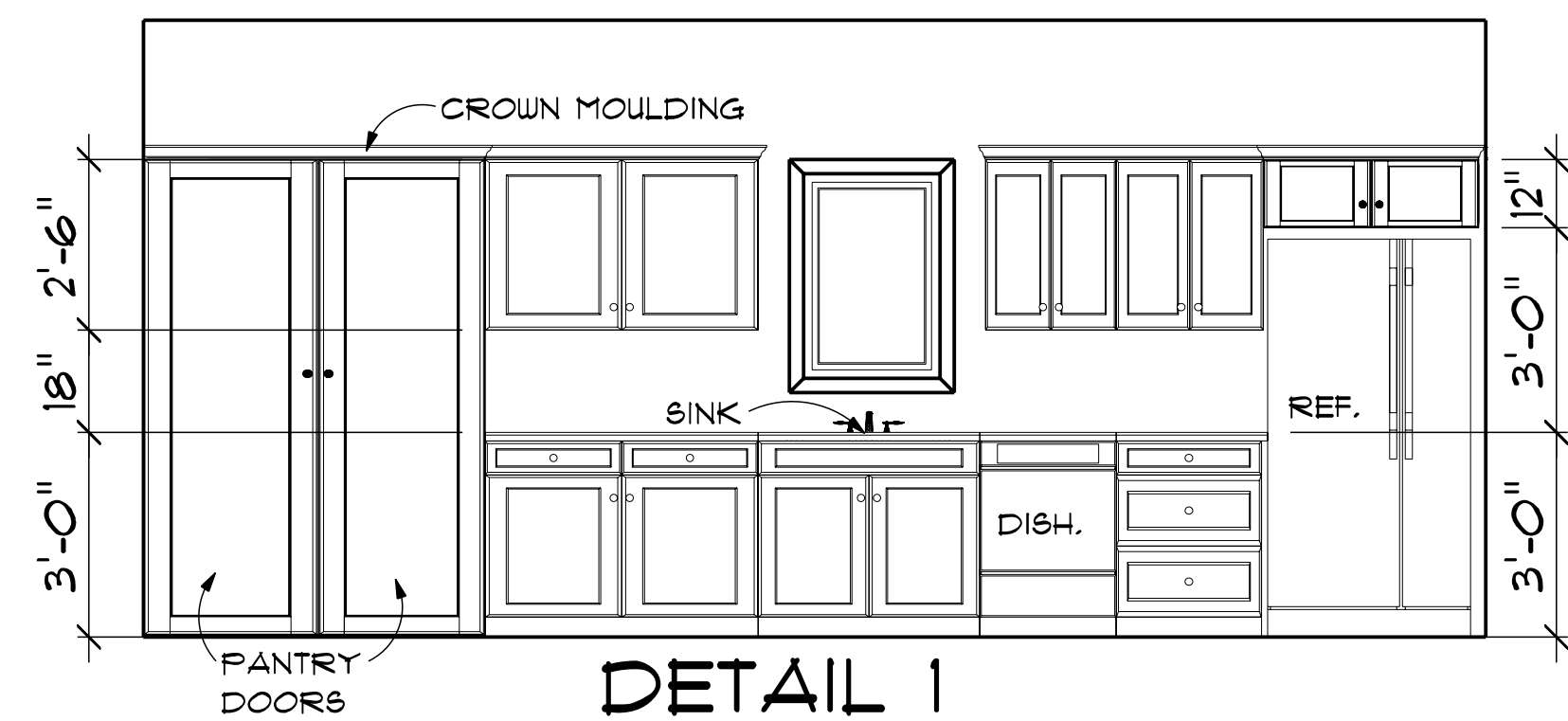
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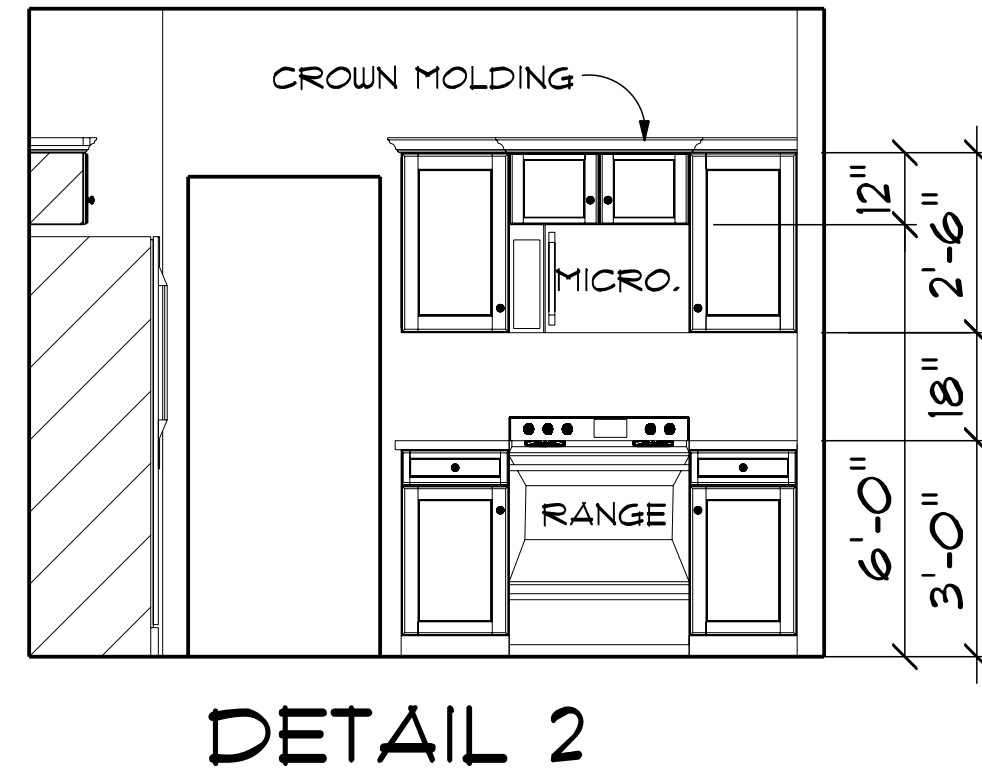
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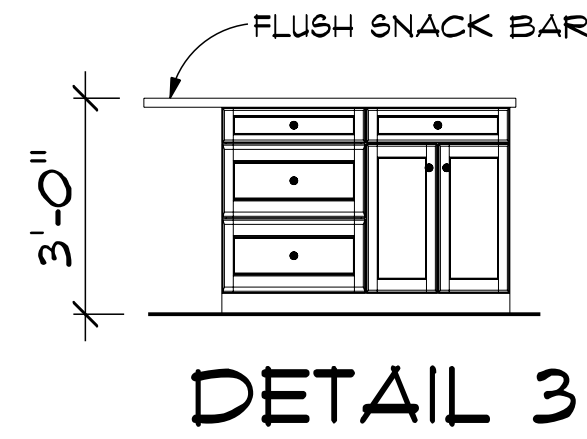
SCALE: 1/4" = 1'-0"



DETAIL 1



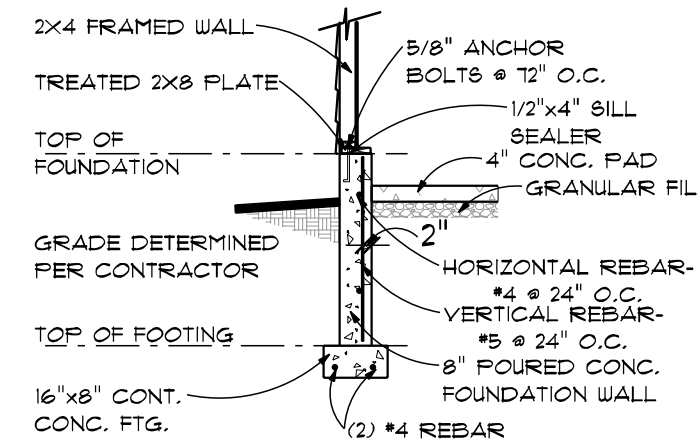
DETAIL 2



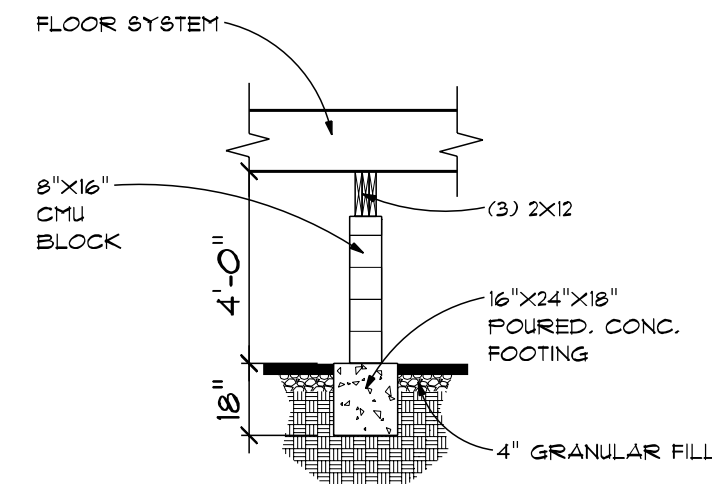
DETAIL 3

CABINET ELEVATIONS

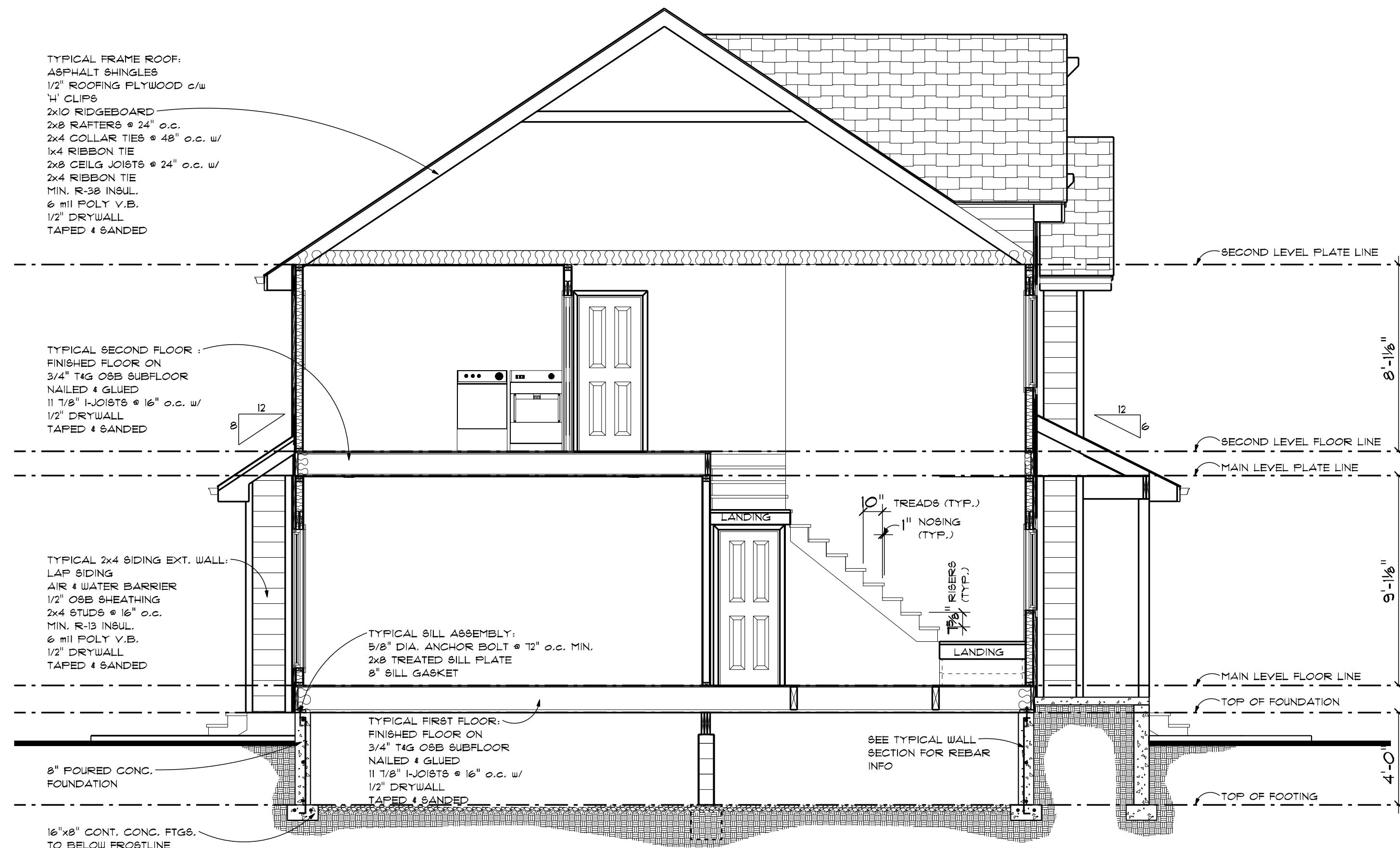
SCALE: 3/8" = 1'-0"



TYP. GARAGE WALL
SCALE: 1/4" = 1'-0"

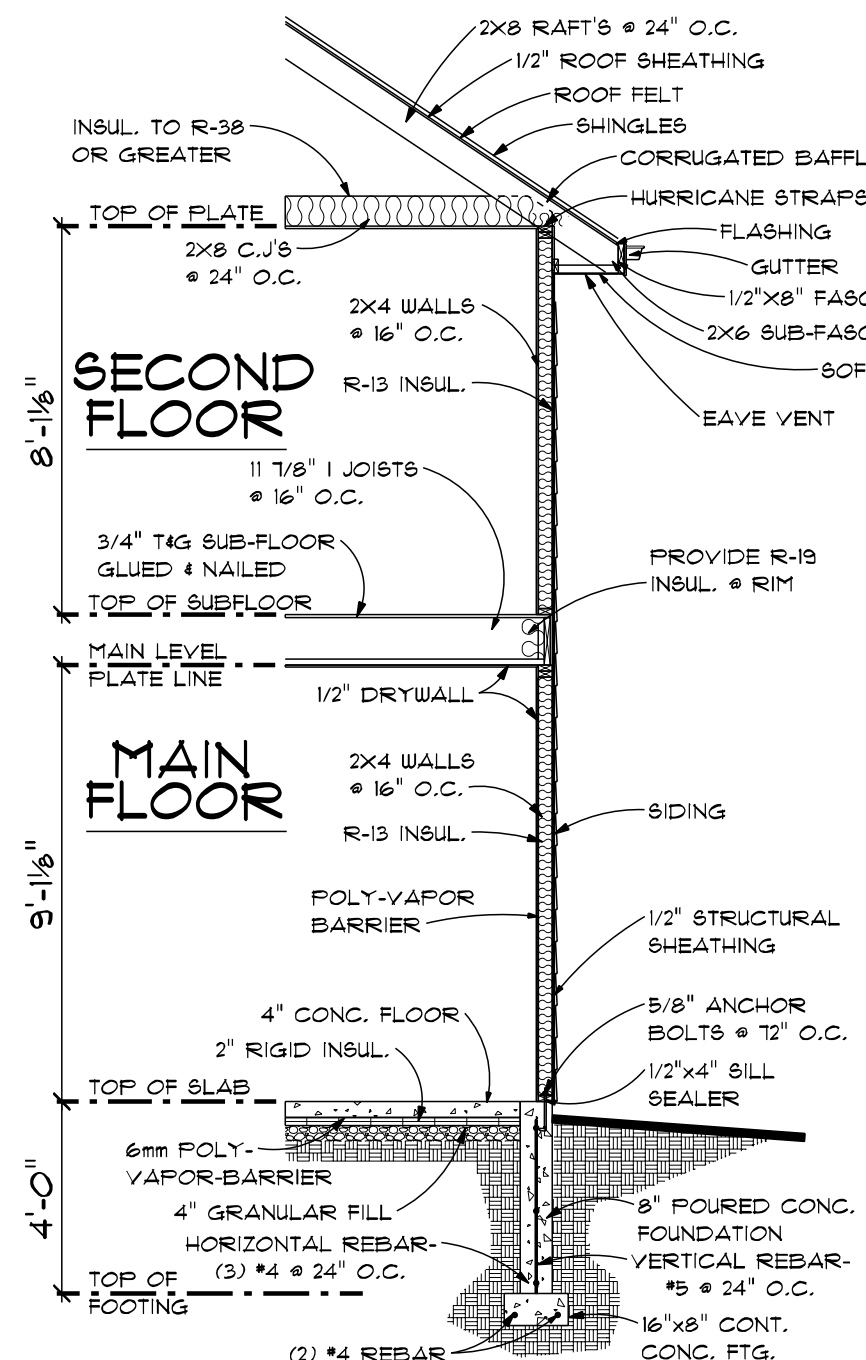


CRAWLSPACE CMU
PIER DETAIL
SCALE: 1/4" = 1'-0"

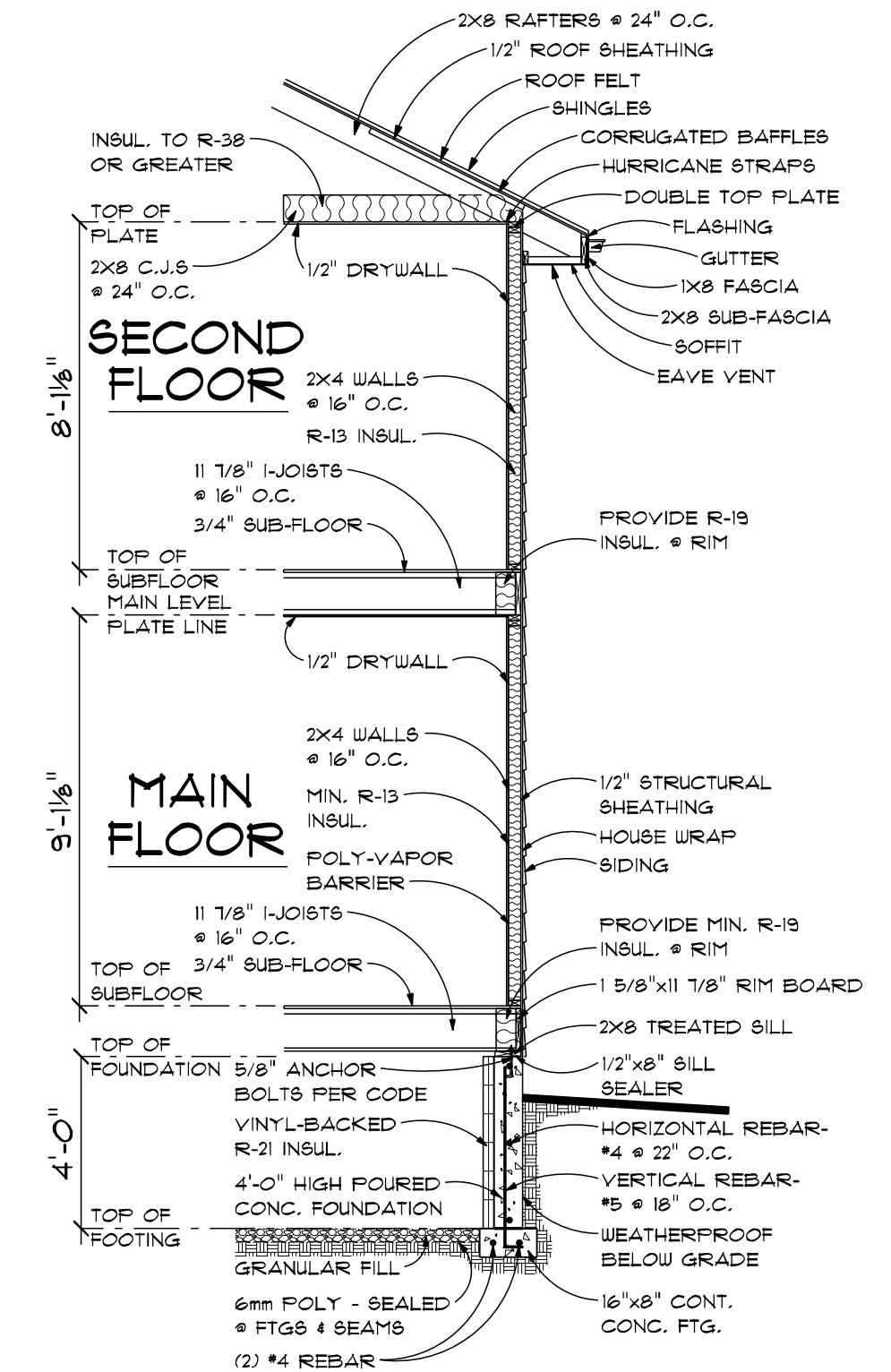


CROSS SECTION

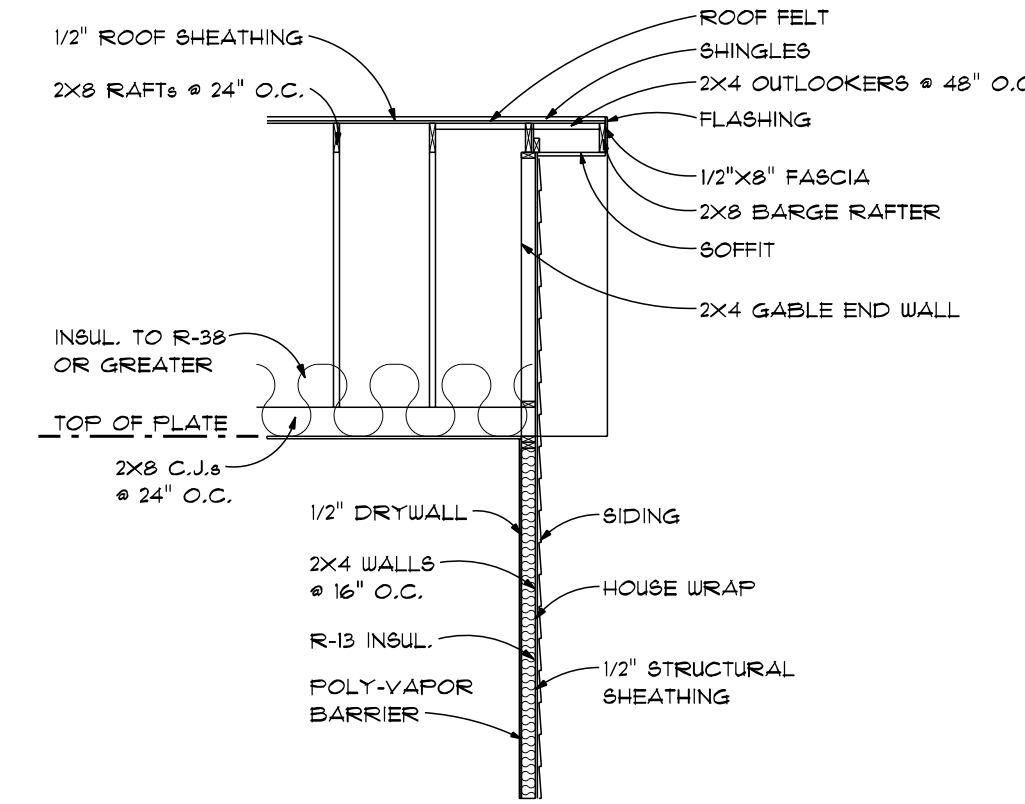
SCALE: 1/4" = 1'-0"



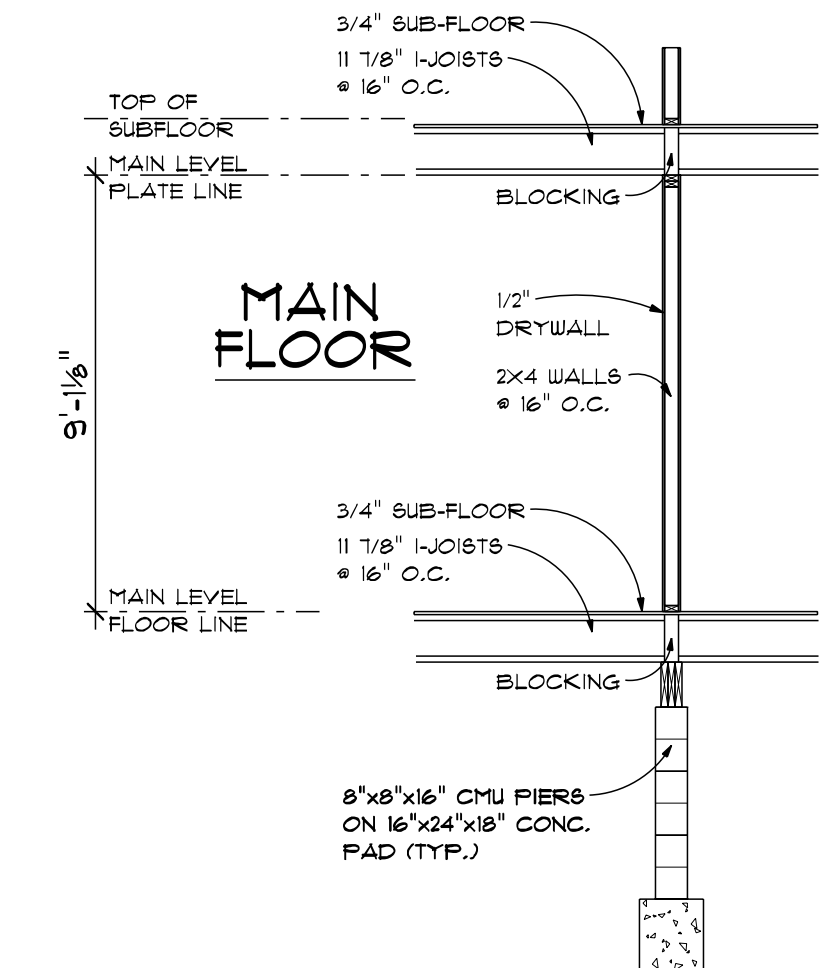
OPT. TYP. SLAB
WALL SECTION
SCALE: 1/4" = 1'-0"



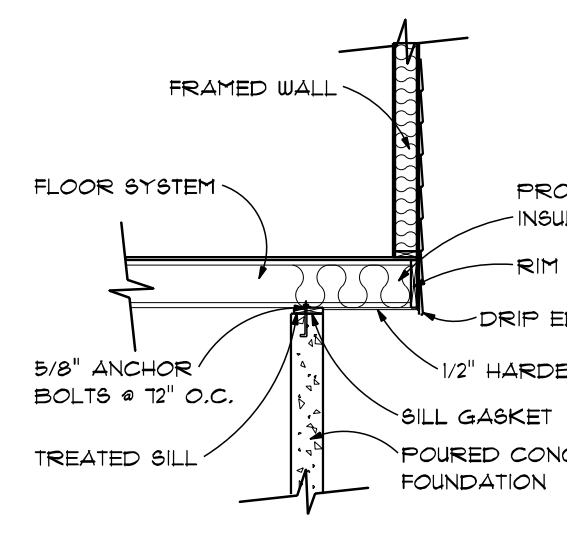
TYP. CRAWLSPACE
WALL SECTION
SCALE: 1/4" = 1'-0"



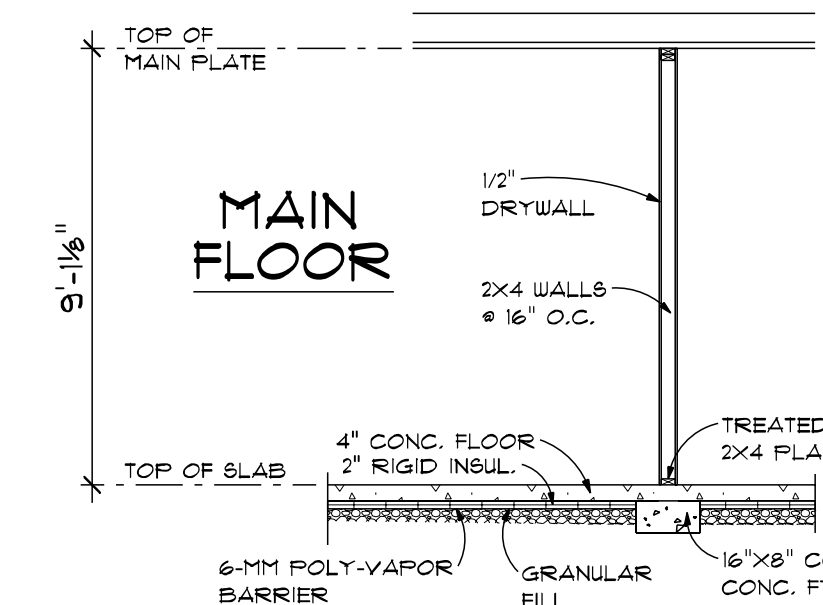
TYP. GABLE END SECTION
SCALE: 1/4" = 1'-0"



TYP. CRAWLSPACE
2x4 BEARING WALL
SCALE: 1/4" = 1'-0"



TYP. CANTILEVER
SCALE: 1/4" = 1'-0"



TYP. SLAB 2x4
BEARING WALL
SCALE: 1/4" = 1'-0"

The Debbie House



→ architectural
shingles

→ All James
Hardie Plank

→ cedar post

brick trim

aluminum-clad wood
windows

Exhibit 8



Exhibit 9

DOUBLE-HUNG WINDOWS

A classic beauty, double-hung windows offer a sleek design with ventilation options from the top, bottom or both. Add a TruScene® insect screen to let the outside in, maximizing your view, not limiting it. E-Series double-hung windows give you the option to select aluminum or wood jamb liner inserts for added visual appeal and include flush-mounted hardware that allows for easy tilt-in operation.

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Custom sizing is available.





DOUBLE-HUNG WINDOW

FEATURES

DOUBLE-HUNG WINDOWS

FRAME & SASH

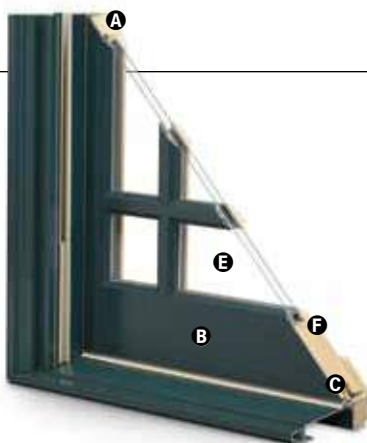
A Select wood components are kiln dried and treated with water/insect repellent and preservative. Interior wood surfaces are available in pine, mixed grain Douglas fir, cherry, hickory, mahogany*, maple, oak, walnut, alder or vertical grain Douglas fir. Interior surfaces are available unfinished or factory primed. Optional factory-applied finishes are available in a variety of stains and paints.

B Wood components are fitted with aluminum extrusions on the exterior. 50 exterior colors that meet AAMA 2604 and 2605 specifications are available, as well as custom colors. Also available is a selection of seven exterior anodized options.

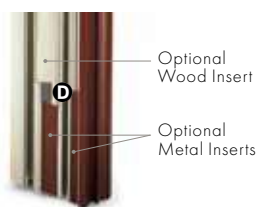
Optional vinyl installation flanges are pre-applied into a kerf on the frame exterior to facilitate installation. Optional aluminum flanges or metal installation clips are available.

C Compression bulb weatherstrip is applied on the bottom sash, head jamb, at the meeting rail and on side jambs for a maximum weather seal.

Jamb liners encase balancer assemblies that allow each sash to be tilted 90° inward from a bottom pivot and stay securely in place for washing.



D Double-hung jamb liners incorporate synthetic interior and exterior inserts or optional painted aluminum exterior and wood-veneered interior inserts.



GLASS

E High-Performance Low-E4® glass with a low-conductivity spacer. Triple-pane glass, tinted, clear dual-pane, high-altitude glass and other special glazing options are available.

F Glass is fixed in place from the interior with wood stops that can be removed for easy reglazing if necessary. Glass stops available in ovolo (colonial) and contemporary profiles.

GLASS SPACERS available in black, white and stainless steel.

HARDWARE

Sash lock/tilt mechanisms and keepers give a slim, more traditional design and allow opening and tilting of the window in one operation. Tilting the sash from the inside for cleaning is effortless.

Optional surface mount sash lifts allow for easy operation. Units less than 3' wide use one lift. Units 3' wide and greater use two lifts.

HARDWARE OPTIONS



Lock

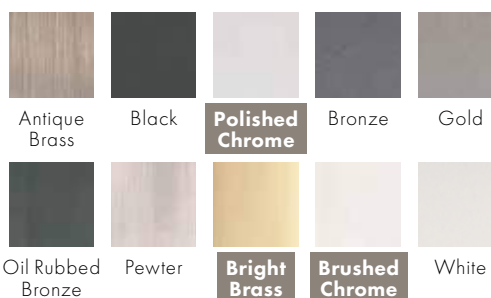


Sash Lift

Antique Brass | Black | **Polished Chrome** | Bronze | Gold
Oil Rubbed Bronze | Pewter | **Bright Brass** | **Brushed Chrome** | White

Windows with VeriLock® sensors use a different sash lock. See the next page for details.
Bold name denotes finish shown.

HARDWARE FINISHES



Oil rubbed bronze is a "living" finish that will change with time and use.

EXTERIOR & INTERIOR OPTIONS

EXTERIOR COLORS 50 exterior colors, 7 anodized finishes and custom colors. See exterior colors on page 11.

INTERIOR WOOD SPECIES



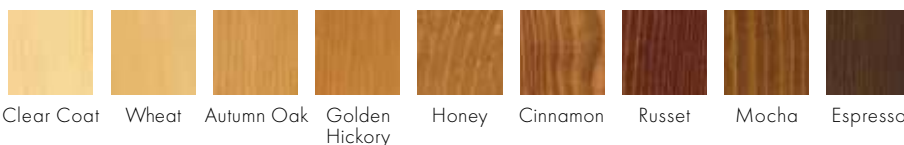
Interior custom stains, paints and color matching available.

Naturally occurring variations in grain, color and texture of wood make each window one of a kind.

All factory-finished options are shown on pine.

Painted options available on pine. Dark bronze and black painted options available on pine or maple. Anodized silver painted option available on maple only.

FACTORY-FINISHED INTERIORS



INTERIOR PAINTED OPTIONS



*Actual wood species is either Sapele or Sipo, both non-endangered species grown in Africa, with color and characteristics similar to Central American mahoganies.
Printing limitations prevent exact replication of colors and finishes. Please see your Andersen supplier for actual color and finish samples.

ACCESSORIES Sold Separately

DOUBLE-HUNG WINDOWS

HARDWARE

Window Opening Control Device Kit

An optional Window Opening Control Device Kit is available, which limits opening the sash to less than 4" when the window is first opened. Available in stone and white.

VeriLock & Open/Closed Sensors **DISCONTINUED**



VeriLock sensors are unique as they detect whether the windows are locked or unlocked* — a feature no other sensors can provide. Available in all hardware finishes.

Open/Closed Sensors

Wireless open/closed sensors are available in four colors.

See page 27 for Smart Home options.

INSECT SCREENS

TruScene® Insect Screens

Andersen® TruScene insect screens let in over 25% more fresh air and provide 50% greater clarity than conventional Andersen insect screens, all while keeping out unwanted small insects. Frames are available in painted aluminum or wood-veneered options.

Conventional Insect Screens



Charcoal fiberglass screen mesh fits into an aluminum frame in all 50 exterior colors and seven anodized finishes. Available in half or full insect screens. Aluminum screen mesh is available as an option.

See page 24 for more information on our insect screens.

GRILLES

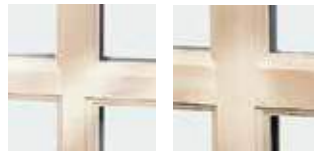
Full Divided Light

Permanent interior and exterior grilles with grille spacer bars between two panes of glass. Available in $\frac{5}{8}$ ", $\frac{7}{8}$ ", $1\frac{1}{8}$ ", $1\frac{1}{2}$ ", or $2\frac{1}{4}$ " widths and ovolo or contemporary profile. Ovolo profile shown below, not all widths are pictured.



$\frac{5}{8}$ "

$\frac{7}{8}$ "



$1\frac{1}{8}$ "

$1\frac{1}{2}$ "

Simulated Divided Light

Permanent exterior and interior grilles without grille spacer bars. Available in $\frac{5}{8}$ ", $\frac{7}{8}$ ", $1\frac{1}{8}$ ", $1\frac{1}{2}$ ", or $2\frac{1}{4}$ " widths and ovolo or contemporary profile. Ovolo profile shown below, not all widths are pictured.



$\frac{7}{8}$ "

Finelight™ Grilles-Between-the-Glass

Available in $\frac{5}{8}$ " flat or 1" contoured aluminum profiles. Two-tone colors of pebble tan/colony white, sierra bronze/colony white or forest green/colony white are available on the 1" profile.



$\frac{5}{8}$ " Flat

1" Contoured

Removable Interior Wood Grilles

Removable interior wood grilles are available in a $\frac{7}{8}$ " width and ovolo or contemporary profiles. Optional surround for removable grille and permanent exterior grilles also available. Ovolo profile shown below.



$\frac{7}{8}$ "

See page 22 for more information on grilles.

*When properly configured and maintained with a professionally installed security system and/or self monitoring system compatible with Honeywell® 5800 controls. See your Andersen supplier for more information.

DOUBLE-HUNG INSERT WINDOW

FEATURES

DOUBLE-HUNG INSERT WINDOWS

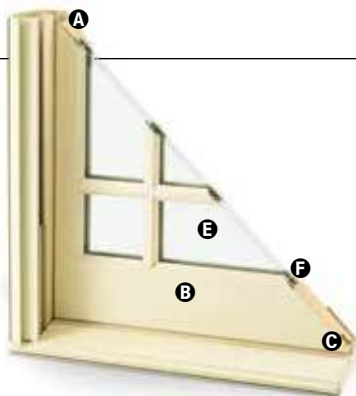
Double-hung insert window fits into an existing window frame making installation a breeze. The appearance of the interior and exterior of the home are maintained because the existing frame, wall coverings and trim work stay completely intact.

FRAME & SASH

A Select wood components are kiln dried and treated with water/insect repellent and preservative. Interior wood surfaces are available in pine, mixed grain Douglas fir, cherry, hickory, mahogany*, maple, oak, walnut, alder or vertical grain Douglas fir. Interior surfaces are available unfinished or factory primed. Optional factory-applied finishes are available in a variety of stains and paints.

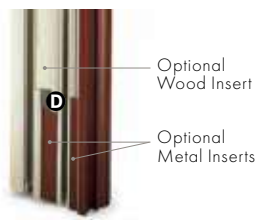
B Wood components are fitted with aluminum extrusions on the exterior. 50 exterior colors that meet AAMA 2604 and 2605 specifications are available, as well as custom colors. Also available is a selection of seven exterior anodized options.

C Compression bulb weatherstrip is applied on the bottom sash, head jamb, at the meeting rail and on side jambs for a maximum weather seal.



Jamb liners encase balancer assemblies that allow each sash to be tilted 90° inward from a bottom pivot and stay securely in place for washing.

D Basic jamb liners are available in beige or white and are made of synthetic material. Optional painted aluminum exterior inserts and wood-veneered interior inserts also available.



SILL

8 degrees is the standard slope. Filler block is used on existing window sill angles of less than 8 degrees.

GLASS SPACERS available in black, white and stainless steel.

GLASS

E High-Performance Low-E4® glass with a low-conductivity spacer. Triple-pane glass, tinted, clear dual-pane, high-altitude glass and other special glazing options are available.

F Glass is fixed in place from the interior with wood stops that can be removed for easy reglazing if necessary. Glass stops available in ovolo (colonial) and contemporary profiles.

HARDWARE OPTIONS



Lock

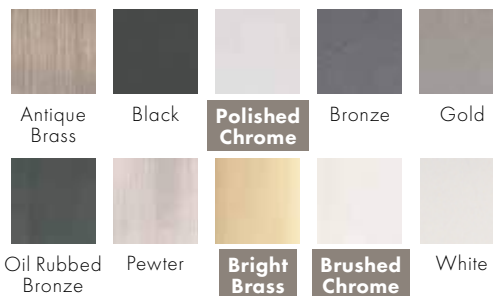


Sash Lift

Antique Brass | Black | **Polished Chrome** | Bronze | Gold
Oil Rubbed Bronze | Pewter | **Bright Brass** | **Brushed Chrome** | White

Windows with VeriLock® sensors use a different sash lock. See the next page for details.
Bold name denotes finish shown.

HARDWARE FINISHES



Oil rubbed bronze is a "living" finish that will change with time and use.

EXTERIOR & INTERIOR OPTIONS

EXTERIOR COLORS 50 exterior colors, 7 anodized finishes and custom colors. See exterior colors on page 11.

INTERIOR WOOD SPECIES



Interior custom stains, paints and color matching available.

Naturally occurring variations in grain, color and texture of wood make each window one of a kind.

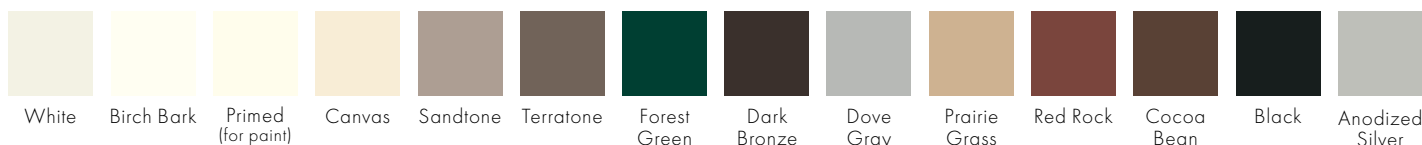
All factory-finished options are shown on pine.

Painted options available on pine. Dark bronze and black painted options available on pine or maple. Anodized silver painted option available on maple only.

FACTORY-FINISHED INTERIORS



INTERIOR PAINTED OPTIONS



*Actual wood species is either Sapele or Sipo, both non-endangered species grown in Africa, with color and characteristics similar to Central American mahoganies.
Printing limitations prevent exact replication of colors and finishes. Please see your Andersen supplier for actual color and finish samples.

HARDWARE

Sash lock/tilt mechanisms and keepers give a slim, more traditional design and allow opening and tilting of the window in one operation. Tilting the sash from the inside for cleaning is effortless.

Surface mount sash lifts allow for easy operation. Units less than 3' wide use one lift. Units 3' wide and greater use two lifts.

MEASURING GUIDELINES

Measuring guidelines for double-hung insert and picture insert windows can be found on andersenwindows.com/measure.

ACCESSORIES Sold Separately

DOUBLE-HUNG INSERT WINDOWS

HARDWARE

Window Opening Control Device Kit

An optional Window Opening Control Device Kit is available, which limits opening the sash to less than 4" when the window is first opened. Available in stone and white.

VeriLock & Open/Closed Sensors **DISCONTINUED**



VeriLock sensors are unique as they detect whether the windows are locked or unlocked* — a feature no other sensors can provide. Available in all hardware finishes.

Open/Closed Sensors

Wireless open/closed sensors are available in four colors.

See page 27 for Smart Home options.

INSECT SCREENS

TruScene® Insect Screens

Andersen® TruScene insect screens let in over 25% more fresh air and provide 50% greater clarity than conventional Andersen insect screens, all while keeping out unwanted small insects. Frames are available in painted aluminum or wood-veneered options.

Conventional Insect Screens



Charcoal fiberglass screen mesh fits into an aluminum frame in all 50 exterior colors and seven anodized finishes. Available in half or full insect screens. Aluminum screen mesh is available as an option.

See page 24 for more information on our insect screens.

GRILLES

Full Divided Light

Permanent interior and exterior grilles with grille spacer bars between two panes of glass. Available in 5/8", 7/8", 1 1/8", 1 1/2", or 2 1/4" widths and ovolo or contemporary profile. Ovolo profile shown below, not all widths are pictured.



5/8"

7/8"



1 1/8"

1 1/2"

Simulated Divided Light

Permanent exterior and interior grilles without grille spacer bars. Available in 5/8", 7/8", 1 1/8", 1 1/2", or 2 1/4" widths and ovolo or contemporary profile. Ovolo profile shown below, not all widths are pictured.



7/8"

Finelight™ Grilles-Between-the-Glass

Available in 5/8" flat or 1" contoured aluminum profiles. Two-tone colors of pebble tan/colony white, sierra bronze/colony white or forest green/colony white are available on the 1" profile.



5/8" Flat

1" Contoured

Removable Interior Wood Grilles

Removable interior wood grilles are available in a 7/8" width and ovolo or contemporary profiles. Optional surround for removable grille and permanent exterior grilles also available. Ovolo profile shown below.



7/8"

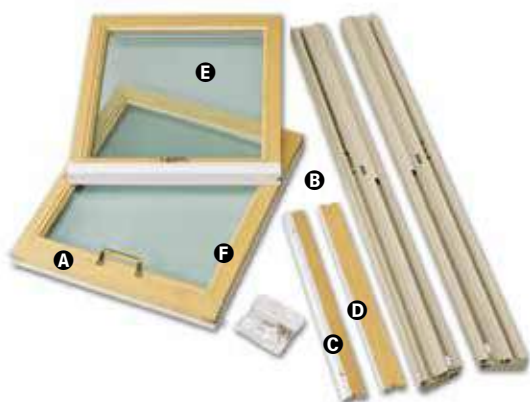
See page 22 for more information on grilles.

*When properly configured and maintained with a professionally installed security system and/or self monitoring system compatible with Honeywell® 5800 controls. See your Andersen supplier for more information.

DOUBLE-HUNG SASH REPLACEMENT KIT

FEATURES

DOUBLE-HUNG SASH REPLACEMENT KITS



Double-hung sash replacement kits are complete with window sash, locking hardware and sash lifts, compression jamb liners and balancer systems, sill filler, head parting stop and installation hardware. Each kit is built to your exact measurements.

The kits were designed to replace older sash with a new energy-efficient sash without removing the trim and the window frame. The sash replacement will fit a double-hung window with a jamb pocket depth of 3 1/4" or larger.

Kits are also available in a picture window design. The sash depth is 1 1/2". Picture window sash replacement kit consists of one sash and one sill filler.

SASH

A Select wood components are kiln dried and treated with water/insect repellent and preservative. Interior wood surfaces are available in pine, mixed grain Douglas fir, cherry, hickory, mahogany*, maple, oak, walnut, alder or vertical grain Douglas fir. Interior surfaces are available unfinished or factory primed. Optional factory-applied finishes are available in a variety of stains and paints.

B Wood components are fitted with aluminum extrusions on the exterior. 50 exterior colors that meet AAMA 2604 and 2605 specifications are available, as well as custom colors. Also available is a selection of seven exterior anodized options.

C The sash replacement kit utilizes a foam weatherstrip on the bottom of the lower sash that forms a weather-tight seal against the sill filler when closed.

D Hollow bulb weatherstrip forms a compression seal at the meeting rails and at the head.

Each kit utilizes a two-piece foam-backed jamb liner and a block and tackle balancer system. The sash tilt inward for easy cleaning. Beige or white jamb liners are available and are cut to the sill slope specified at time of order.

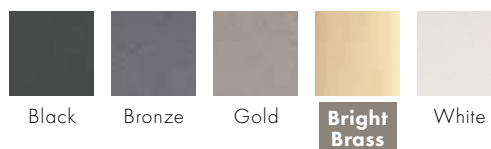
HARDWARE OPTIONS



Black | Bronze | Gold | **Bright Brass** | White

Bold name denotes finish shown.

HARDWARE FINISHES



Additional finishes not shown or listed above include: Antique Brass, Brushed Chrome, Oil Rubbed Bronze, Pewter and Polished Chrome

EXTERIOR & INTERIOR OPTIONS

EXTERIOR COLORS 50 exterior colors, 7 anodized finishes and custom colors. See exterior colors on page 11.

INTERIOR WOOD SPECIES



Interior custom stains, paints and color matching available.

Naturally occurring variations in grain, color and texture of wood make each window one of a kind.

All factory-finished options are shown on pine.

Painted options available on pine. Dark bronze and black painted options available on pine or maple. Anodized silver painted option available on maple only.

FACTORY-FINISHED INTERIORS



INTERIOR PAINTED OPTIONS



*Actual wood species is either Sapele or Sipo, both non-endangered species grown in Africa, with color and characteristics similar to Central American mahoganies. Printing limitations prevent exact replication of colors and finishes. Please see your Andersen supplier for actual color and finish samples.

GLASS SPACERS available in black, white and stainless steel.

GLASS

E High-Performance Low-E4® glass with a low-conductivity spacer. Tinted, clear dual-pane, high-altitude glass and other special glazing options are available.

F Glass is fixed in place from the interior with wood stops that can be removed for easy reglazing if necessary. Glass stops available in ovolo (colonial) and contemporary profiles.

HARDWARE

Sash replacement kits under 36" in width will receive one lock and one sash lift. Kits 36" to 48" in width will receive two locks and two sash lifts. Kits 48" and wider will require three locks and two sash lifts.

MEASURING GUIDELINES

Measuring guidelines for double-hung and picture sash replacement kits can be found on andersenwindows.com/measure.

ACCESSORIES Sold Separately

DOUBLE-HUNG SASH REPLACEMENT KITS

INSECT SCREENS

TruScene® Insect Screens

Andersen® TruScene insect screens let in over 25% more fresh air and provide 50% greater clarity than conventional Andersen insect screens, all while keeping out unwanted small insects. Frames are available in painted aluminum or wood-veneered options.

Conventional Insect Screens



Charcoal fiberglass screen mesh fits into an aluminum frame in all 50 exterior colors and seven anodized finishes. Available in half or full insect screens. Aluminum screen mesh is available as an option.

See page 24 for more information on our insect screens.

GRILLES

Full Divided Light

Permanent interior and exterior grilles with grille spacer bars between two panes of glass. Available in 5/8", 7/8", 1 1/8", 1 1/2", or 2 1/4" widths and ovolo or contemporary profile. Ovolo profile shown below, not all widths are pictured.



5/8"



7/8"



1 1/8"



1 1/2"

Simulated Divided Light

Permanent exterior and interior grilles without grille spacer bars. Available in 5/8", 7/8", 1 1/8", 1 1/2", or 2 1/4" widths and ovolo or contemporary profile. Ovolo profile shown below, not all widths are pictured.



7/8"

Finelight™ Grilles-Between-the-Glass

Available in 5/8" flat or 1" contoured aluminum profiles. Two-tone colors of pebble tan/colony white, sierra bronze/colony white or forest green/colony white are available on the 1" profile.



5/8" Flat



1" Contoured

3/4" & 1"

Removable Interior Wood Grilles

Removable interior wood grilles are available in a 7/8" width and ovolo or contemporary profiles. Optional surround for removable grille and permanent exterior grilles also available. Ovolo profile shown below.



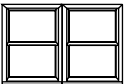
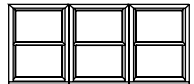
7/8"

See page 22 for more information on grilles.

DOUBLE-HUNG WINDOWS

Double-Hung Window Sizes

	1' 8 1/2"	2' 0 1/2"	2' 4 1/2"	2' 6 1/2"	2' 8 1/2"	3' 0 1/2"	3' 2 1/2"	3' 4 1/2"	3' 8 1/2"	4' 0 1/2"
	1' 8"	2' 0"	2' 4"	2' 6"	2' 8"	3' 0"	3' 2"	3' 4"	3' 8"	4' 0"
3' 0 1/2"										
3' 0"	TCLDH1830	TCLDH2030	TCLDH2430	TCLDH2630	TCLDH2830	TCLDH3030	TCLDH3230	TCLDH3430	TCLDH3830	
3' 4 1/2"										
3' 4"	TCLDH1834	TCLDH2034	TCLDH2434	TCLDH2634	TCLDH2834	TCLDH3034	TCLDH3234	TCLDH3434	TCLDH3834	
4' 0 1/2"										
4' 0"	TCLDH1840	TCLDH2040	TCLDH2440	TCLDH2640	TCLDH2840	TCLDH3040	TCLDH3240	TCLDH3440	TCLDH3840	TCLDH4040
4' 6 1/2"										
4' 6"	TCLDH1846	TCLDH2046	TCLDH2446	TCLDH2646	TCLDH2846	TCLDH3046	TCLDH3246	TCLDH3446	TCLDH3846	TCLDH4046
4' 9 1/2"										
4' 9"	TCLDH1849	TCLDH2049	TCLDH2449	TCLDH2649	TCLDH2849	TCLDH3049	TCLDH3249	TCLDH3449	TCLDH3849	TCLDH4049
5' 0 1/2"										
5' 0"	TCLDH1850	TCLDH2050	TCLDH2450	TCLDH2650	TCLDH2850	TCLDH3050	TCLDH3250	TCLDH3450	TCLDH3850	TCLDH4050
5' 1 1/2"										
5' 1"	TCLDH1851	TCLDH2051	TCLDH2451	TCLDH2651	TCLDH2851	TCLDH3051	TCLDH3251 †	TCLDH3451 †	TCLDH3851 †	TCLDH4051 †

Joined Double-Hung Combinations					
2-Wide			3-Wide		
					
Single Unit Frame Width	Rough Opening Width	Frame Width	Single Unit Frame Width	Rough Opening Width	Frame Width
1'-8"	3'-4 1/2"	3'-4"	1'-8"	5'-0 1/2"	5'-0"
2'-0"	4'-0 1/2"	4'-0"	2'-0"	6'-0 1/2"	6'-0"
2'-4"	4'-8 1/2"	4'-8"	2'-4"	7'-0 1/2"	7'-0"
2'-6"	5'-0 1/2"	5'-0"	2'-6"	7'-6 1/2"	7'-6"
2'-8"	5'-4 1/2"	5'-4"	2'-8"	8'-0 1/2"	8'-0"
3'-0"	6'-0 1/2"	6'-0"	3'-0"	9'-0 1/2"	9'-0"
3'-2"	6'-4 1/2"	6'-4"	3'-2"	9'-6 1/2"	9'-6"
3'-4"	6'-8 1/2"	6'-8"	3'-4"	10'-0 1/2"	10'-0"
3'-8"	7'-4 1/2"	7'-4"	3'-8"	11'-0 1/2"	11'-0"
4'-0"	8'-0 1/2"	8'-0"	4'-0"	12'-0 1/2"	12'-0"

NOTES

† These units meet or exceed the following dimensions:
 Clear Opening Area 5.7 sq. ft., Clear Opening Width 20",
 Clear Opening Height 24" and 44" maximum floor to sill
 height (with standard 6' 10-1/2" structural header height).
 See your local code official for requirements in your area.

Units may be ordered with sash lifts if desired. Units 3' 0" and wider will use two sash lifts.

If glass is positioned within 18" of the finished floor, safety/tempered glass may be required. Local codes may differ. Verify tempered glass requirements with your local building code official.

Use structural joining material when necessary or required by code.

The light patterns illustrated apply to rectangular removable interior wood grilles, Full Divided Light, Simulated Divided Light, Decorelle 100, 150 and 400 and Finelight™ Grilles-Between-the-Glass. All removable interior wood grilles will be installed in the units unless otherwise specified.

For a metric conversion in millimeters, multiply dimensions in inches by 25.4.

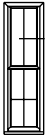
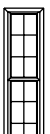
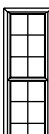
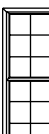
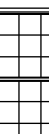
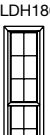
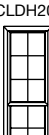
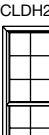
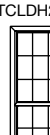
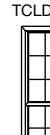
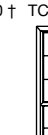
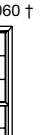
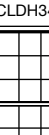
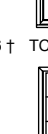
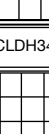
FORMULA FOR COMBINATION WINDOWS

The overall frame dimension (both width and height) is equal to the sum of the individual unit frame dimensions plus joining material dimension(s).

The overall rough opening (both width and height) is equal to the overall frame dimensions plus 1/4" on all sides.

FOR WINDOWS GREATER THAN 30 SQUARE FEET OR RATED HIGHER THAN PG50, ONE OF THESE THREE INSTALLATION METHODS IS REQUIRED:
 A) THROUGH THE JAMB B) ALUMINUM INSTALLATION FLANGE OR C) INSTALLATION CLIPS.
 ADDITIONAL CUSTOM SIZES ARE AVAILABLE. CONTACT YOUR LOCAL SUPPLIER FOR MORE INFORMATION. DRAWINGS ARE NOT TO SCALE.

Double-Hung Window Sizes

		1' 8 1/2"	2' 0 1/2"	2' 4 1/2"	2' 6 1/2"	2' 8 1/2"	3' 0 1/2"	3' 2 1/2"	3' 4 1/2"	3' 8 1/2"	4' 0 1/2"
		1' 8"	2' 0"	2' 4"	2' 6"	2' 8"	3' 0"	3' 2"	3' 4"	3' 8"	4' 0"
R.O. F.S.	5' 6 1/2"										
	5' 6"	TCLDH1856	TCLDH2056	TCLDH2456	TCLDH2656	TCLDH2856	TCLDH3056 †	TCLDH3256 †	TCLDH3456 †	TCLDH3856 †	TCLDH4056 †
	6' 0 1/2"										
	6' 0"	TCLDH1860	TCLDH2060	TCLDH2460	TCLDH2660	TCLDH2860 †	TCLDH3060 †	TCLDH3260 †	TCLDH3460 †	TCLDH3860 †	TCLDH4060 †
	6' 6 1/2"										
	6' 6"	TCLDH1866	TCLDH2066	TCLDH2466	TCLDH2666 †	TCLDH2866 †	TCLDH3066 †	TCLDH3266 †	TCLDH3466 †	TCLDH3866 †	
	7' 0 1/2"										
	7' 0"	TCLDH1870	TCLDH2070	TCLDH2470 †	TCLDH2670 †	TCLDH2870 †	TCLDH3070 †	TCLDH3270 †	TCLDH3470 †		
	7' 6 1/2"										
	7' 6"	TCLDH1876	TCLDH2076	TCLDH2476 †	TCLDH2676 †	TCLDH2876 †	TCLDH3076 †	TCLDH3276 †			

NOTES

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PIN	OWNERNAME1	OWNERNAME2	OWNERADDRE	CURR_ADDR2	OWNERCITY	OWNERSTATE	OWNERZIP
09232186	ABBOTT ELEANOR E STILLWAGON		202 S COLLEGE ST		MONROE	NC	28112
09232186A	ARTEAGA JOAQUIN MELCHOR	AYALA ANA MARIA GARCIA	5516 PAGELAND HWY		MONROE	NC	28112
09232182	AUSTIN JOE E JR		105 ESK CT		CARY	NC	27511
09232168	CARLSON FAMILY HOLDINGS LLC		400 WEST WINDSOR ST		MONROE	NC	28112
09232181	COBLE HEATHER LYNN		111 S COLLEGE ST		MONROE	NC	281125427
09232178A	CORRELL EDWARD M TRUSTEES	CORRELL JANE H	852 NETTLES BLVD		JENSEN BEACH	FL	34957
09232179A	CRAWLEY SHAWN G	CRAWLEY VEDA A	10005 RAMSBURY WAY		HENRICO	VA	23238
09232184	DALLEY DAVID A TRUSTEE		110 S COLLEGE ST		MONROE	NC	28112
09232164	FERGUSON JOEL	FERGUSON ANASTASIA	201 CRAWFORD ST		MONROE	NC	28112
09232162	FREEZE JEFFERY TODD	FREEZE LISA CAROL	204 S WASHINGTON ST		MONROE	NC	28112
09232185	HARE NANCY CAROL		3308 OLDE CREEK TR		MATTHEWS	NC	281057414
09232160	HELMS TONY MAX	HELMS JOYCE A	301 S CRAWFORD ST		MONROE	NC	28112
09232165	HUFFMAN BILLIE OLIVER		340 W MORGAN ST		MONROE	NC	28112
09232179	LOCKHART AMBER		203 SOUTH COLLEGE ST		MONROE	NC	28112
09232173	MURRAY KEVIN D	MURRAY MARTHA R	%MURRAY PROPERTIES	2006 WALKUP AVE STE A200	MONROE	NC	28110
09232163	REARICK ELISHA	REARICK ZACHARY TAYLOR	200 S WASHINGTON ST		MONROE	NC	28112
09232177A	RM1 SFR PROPCO A LP		C/O FIRSTKEY HOMES LLC	1850 PARKWAY PL STE 900	MARIETTA	GA	30067
09232176	ROLDAN JENNIFER		1301 MEDLIN ROAD		MONROE	NC	28112
09232167	SUAREZ ELIZABETH T ET AL	SUAREZ GREGORY GILBERT	101 S CRAWFORD ST		MONROE	NC	28112
09232175A	TIKLE MICHEL	RUIZ SCARLETT P	401 CONAWAY COURT		WAXHAW	NC	28173
09232175							
09232166	WIGGINS JOHN P	WIGGINS DUSTI H	108 S WASHINGTON ST		MONROE	NC	28110
09232174	WILLIAMSON CHARLES WHITFIELD	MOOYOUNG MARTINA MARIE	114 S CRAWFORD ST		MONROE	NC	28112

APO Map PLHR-2025-00075

Legend

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

Existing:
RMD
(Residential Medium Density)

Owner:
Scarlett Ruiz
Michel Tikle

Acres: .3



0 140 280
Feet



Exhibit 12