

HISTORIC DISTRICT COMMISSION MEETING AGENDA



Monday, February 10, 2025 – 6:30 P.M.
Council Chambers – City Hall
300 West Crowell Street - Monroe, NC

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- 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 – January 13, 2025
- Item 5.** Quasi-Judicial Statement
- Item 6.** COA PLHR-2025-00118 - The Historic District Commission is requested to consider a Certificate of Appropriateness from Yonis Turcios on behalf of Y&Z Homebuilders LLC, to construct a new home at 407 Everette Street (Parcel ID # 09-231-171).
- Item 7.** COA PLHR-2025-0127 - The Historic District Commission is requested to consider a Certificate of Appropriateness from Rolland Ryback. The applicant has requested approval to build a new wood shed and remove the existing shed in the rear yard at 902 W. Franklin Street (Parcel ID # 09-273-242).
- Item 8.** COA PLHR-2025-00132 - The Historic District Commission is requested to consider a Certificate of Appropriateness request from Brian and Angie Rose for the property at 700 W. Franklin Street. The applicant is requesting approval to build a 10 foot by 10 foot wood porch. The applicant is also requesting to replace the existing metal porch railing with new metal railing, relocate and replace the door on the outbuilding with a new design, replace the asphalt shingle roof of the sunroom and screened porch with black metal roofing, replace the rear door of the home with a door of a new design, and add a chimney cap to the existing chimney (Parcel ID # 09-232-229).
- Item 9.** Next Meeting: March 10, 2025
- Item 10.** Adjournment

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

cc: Richard Long
Jeff Wells

Lisa Stiwinter
Planning Staff

HISTORIC DISTRICT COMMISSION MINUTES

MONDAY, JANUARY 13, 2025 AT 6:30 PM

COUNCIL CHAMBERS - CITY HALL

300 West Crowell Street, Monroe, North Carolina

Sent to HR: 01/14/25

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), Allen Watson, Gladys Kerr, Anna Dowdy

Members Absent: Matthew Klaren, Jennifer Loria

Staff Present: Jeffrey Wells, Asst. City Manager; Lisa Hollowell, Asst. City Manager; Richard Long, City Attorney; Keri Mendler, Senior Planner; Megan Brightharp, Planner 1; Kimberly Davis, Admin. Asst. II;

Guests: Paul and Sandra Duttweiler; Marian Morgan;

Item 2. Pledge of Allegiance & Moment of Silence

Item 3. Conflicts of Interest – None

Item 4. Approval of Minutes – December 9, 2024

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

Second: Jennifer Smith

Action: The motion passed with the following votes:

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

NAYS: None

Item 5. Quasi-Judicial Statement

Archie Morgan, Chair, said this hearing is a quasi-judicial evidentiary hearing and that means that it is like a court hearing. State law sets specific procedures and rules concerning how this board must make its decisions. These rules are different from other types of land use decisions, like rezoning cases. The Board's discretion is limited and the Board must base its decision on competent and relevant and substantial evidence into the record. Participation is limited and this meeting is of course open to the public and everyone is welcome to watch. Parties with standing have rights to participate fully and parties may present evidence, call witnesses, make legal arguments; parties are limited to the applicant, the local government and individuals who can show they will suffer special damages.

Item 6. COA PLHR-2025-00107 - The Historic District Commission is requested to consider a Certificate of Appropriateness request from Paul Duttweiler for the property at 306 Maurice Street. The applicant is requesting approval for an above ground pool in the rear yard (Parcel ID # 09-231-132).

Megan Brightharp, Paul Duttweiler and Sandra Duttweiler approached the dais and were sworn in by the Chair.

Megan Brightharp, Planner 1, presented the following Proposed Findings:

1. The subject property located at 306 Maurice St. is owned by Ramiro A. Rivadineira and is zoned RMD (Residential Medium Density). (Exhibit 1, 2) Exhibit 1 is a copy of the Aerial Map showing the subject property highlighted in blue. The subject property is located south of Everette Street, west of Maurice Street and north of East Houston Street. Exhibit 2 is a copy of the Zoning Map showing the subject property highlighted in blue. The subject property is zoned RMD (Residential Medium Density) as are the surrounding parcels.
2. The property is located in the South Monroe Historic District. (Exhibit 3) Exhibit 3 is a copy of the Historic District map showing the subject property highlighted in blue.
3. On November 18, 2024, the applicant submitted an application requesting approval to build an above ground pool at 306 Maurice Street. (Exhibit 4-6) Exhibit 4 is a copy of the Application. Exhibit 5 is a copy of the Site Plan showing that the above ground pool will meet the minimum setback requirements of an accessory structure of 10-feet. Exhibit 6 is a copy of the proposed 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 7-8) Exhibit 7 is a copy of the APO List and Exhibit 8 is a copy of the APO Map.

The Commission began by asking Megan questions. The pool is already installed and was put up without a COA. Paul Duttweiler is the applicant and the homeowner is Ramiro Adrian Rivadineira, the tenant's son. At times, people don't realize that they need to get a COA for an above ground pool. There were no other questions for Megan.

Paul and Sandra Duttweiler, at 306 Maurice Street, Monroe, approached the podium to answer questions. Since the pool was a temporary, seasonal structure and could be assembled and taken down by himself, he did not realize he needed approval. He has made improvements and structural changes on the home for which they got permits. The 15-foot pool has been in use since July 4th. The pool lining broke in October so it is just the pool frame at this time. It meets the criteria as far as distance from the property line. There is a chain-link fence around it which is not a zoning requirement. The intent was to leave it up and winterize it, but since there was a tear in the lining, they decided to take out the lining. Before they repaired the lining, they received the notice of the hearing and did not order the new liner until they knew whether the

pool was approved or not. The outside is an aluminum panel material with metal and plastic supports. There were no other questions for the Duttweilers.

Motion: Anna Dowdy made a motion that the proposal requesting approval to build an above-ground pool at 306 Maurice Street, as presented in PLHR-2025-00107, is congruous in concept according to the *Site Features and Plantings standards* contained within the *Monroe Design Standards*, specifically that if any contemporary equipment or site features are introduced, such as a swimming pool, in locations that do not compromise the historic character of the building, site or district. In this case, it is a temporary, above-ground pool that can easily be taken down and doesn't affect any permanent structures on the site. It is in the back yard of the home, behind the home, so it is not readily visible from the street with a fence surrounding the above-ground pool. Therefore, based on that, it is ordered that the application of the Certificate of Appropriateness be granted subject to review and approval of all City Staff and its designated departments.

Second: Jennifer Smith

Action: The motion passed with the following votes:

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

NAYS: None

Motion: Allen Watson made a motion based on the preceding findings of fact, that the Historic District Commission grant a Certificate of Appropriateness to The Duttweilers regarding the proposals as shown in COA PLHR-2025-00107. Such certificate to be subject to the conditions contained in the previous motion.

Second: Jennifer Smith

Action: The motion passed with the following votes:

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

NAYS: None

Item 7. COA PLHR-2025-00117 - The Historic District Commission is requested to consider a Certificate of Appropriateness request from James Souther for the property at 407 E. Talleyrand Avenue. The applicant is requesting approval to replace the existing brick steps with a wood front porch (Parcel ID # 09-231-202).

Megan Brightharp, Planner 1, approached the podium and was sworn in. She introduced the Certificate of Appropriateness request and then presented the Proposed Findings:

1. The subject property located at 407 E. Talleyrand Avenue is owned by City Rock, LLC and is zoned RMD (Residential Medium Density). (Exhibit 1, 2) Exhibit 1 is a copy of the Aerial Map showing the subject property highlighted in blue. The subject property is located north of East Talleyrand Avenue. Exhibit 2 is a copy of the Zoning Map showing the subject property highlighted in blue. Subject property is zoned RMD

(Residential Medium Density). Property to the west is zoned OM (Office Medical), property to the north is a CD (Conditional District) and property to the south is zoned RMD (Residential Medium Density).

2. The property is located in the South Monroe Historic District. (Exhibit 3) Exhibit 3 is a copy of the Historic District map showing the subject property highlighted in blue.
3. On December 13, 2024, the applicant submitted an application requesting approval to replace the existing brick steps with a wood front porch at 407 E. Talleyrand Avenue (Exhibit 4-7) Exhibit 4 is a copy of the Application. Exhibit 5 is a copy of the Site Plan showing that they are proposing an 8x6 wood front porch and will meet the minimum front yard setback in the Residential Medium Density district of 20-feet. Exhibit 6 are images of the front porch. At the top photo you can see the current conditions. It is just steps with railings. They are proposing to do an 8x6 porch with one step down and retain the existing railings and use those on the proposed porch. Exhibit 7 is an email thread confirming that they are proposing to make the porch out of wood.
4. The proposed structure does meet the review criteria for a Certificate of Appropriateness according to Section 6.3 titled Historic Districts of the Unified Development Ordinance.
5. All adjacent property owners have been notified of the Certificate of Appropriateness request. (Exhibit 8-9) Exhibit 8 is a copy of the APO List and Exhibit 9 is a copy of the APO Map.

The Commission began with questions and discussion. The applicant sent pictures when they knew they were not attending the meetings. These are pictures of existing porches in the neighborhood in which they want to have a similar look. The front steps would be two-step not one-step.

Keri Mendler, Senior Planner, approached the dais and swore in. She clarified the guidelines do not state whether the wood needs to be pressure treated or not.

Motion: Anna Dowdy made a motion that the proposal requesting approval to replace the existing concrete stoop with a wood front porch at 407 E. Talleyrand Avenue as presented in PLHR-2025-00117 is congruous in concept according to the *Porches, Entrances, and Balconies* and *Accessibility, Health, and Safety Considerations* standards of the *South Monroe Historic District Standards*. In this case, the concrete stoop is deteriorating and so the proposal is to replace it with a stoop made out of wood. It looks like this home was built in approximately 1945. A wood front porch would be consistent with the time period of the home as well as other similar homes in the neighborhood that were presented before this Board. They want to construct an 8x5 stoop using lumbar that will be painted or treated in some way to preserve it to make the brick surrounding the home. Also, the existing iron railings that are on the concrete stoop will be reused as railing for the proposed porch and that the original wood siding from the house will be used on the sides of the proposed porch so that it will be congruous with the rest of the home and

the neighborhood. Therefore, on the basis of all the foregoing, it is ordered that the application for a Certificate of Appropriateness be granted subject to review and approval of all city staff and its designated departments.

Second: Archie Morgan

Action: The motion passed with the following votes:

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

NAYS: None

Motion: Anna Dowdy made a motion based on the preceding findings of fact that the Historic District Commission grant a Certificate of Appropriateness to applicant, James Souther, regarding the proposals as shown in COA application PLHR-2025-00117. Such certificate is to be subject to the conditions contained in the previous motion.

Second: Jennifer Smith

Action: The motion passed with the following votes:

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

NAYS: None

Item 8. **COA PLHR-2025-00125** - The Historic District Commission is requested to consider a Certificate of Appropriateness from Marian Morgan to remove a 26-inch DBH Pecan tree at 604 W. Franklin Street (Parcel ID # 09-232-230).

Keri Mendler and Marian Morgan approached the dais and were sworn in.

Keri Mendler, Senior Planner, presented the Proposed Findings:

1. The subject property located at 604 W. Franklin Street is owned by Marian Morgan and is zoned RMD (Residential Medium Density). (Exhibit 1-2) Exhibit 1 is an Aerial Map. Exhibit 2 is a Zoning Map. To orient you to the site, the property is highlighted in blue and is located north of West Franklin Street and south of West Jefferson Street. The tan color is the RMD Zoning District while the blue in the northeast corner is the Downtown Gateway District.
2. The property is located in the South Monroe Historic District. (Exhibit 3) Exhibit 3 is a Historic District Map. The property is highlighted in blue. The purple/blue/periwinkle color is properties in the District while the white to the north are properties outside the District.
3. On December 31, 2024, the applicant applied for a COA to request approval to remove a
26-inch DBH Pecan tree. The applicant submitted additional images as part of the application as well. (Exhibit 4-5) Exhibit 4 is a copy of the Application. Exhibit 5 are some up-close photos of the tree showing where a previously large limb has been removed from the tree. These are images, the one on the left, if you are standing on Franklin Street and looking towards the back of the property towards Jefferson Street,

it is this tree that has a lean to it. If you are in the back yard on Jefferson Street, looking

towards Franklin Street or towards the house, you can see the tree that has the lean. Then there are photos of the base of the tree with the lean and then some ivy growing on it.

4. The applicant has had conversations with Dr. Keith O'Herrin, the Union County Urban Forester, regarding this tree. At this time he did not recommend removal, therefore, there is no that report recommends removal. A representative of Mandi's Tree Service recommended removal of the tree based on previous pruning and a belief that there is nothing else to be done to save or reduce the risk of this tree other than removal. The recent tree inventory lists this tree's condition as "Fair" with the likelihood of failure as "Probable". (Exhibit 6-7) Exhibit 6 is a copy of an email thread with information from Mandi's Tree Service and the applicant's recollection of her conversation with Keith O'Herrin. Keri asked Keith O'Herrin before this meeting if he had a report and he said he did not recommend removal so there was no report. Exhibit 7 is the data collected on this tree with the Tree Inventory. It was a tagged tree and was tagged as part of the inventory listing the tree's condition as "Fair" and the likelihood of failure was listed as "probable." This is an excerpt of this particular tree from the Tree Inventory. It was a 26-inch around, 60-foot tall Pecan tree with a 35-foot crown spread. Dead and dying branches were the primary defect. Differing opinions came up at the wrap-up meeting for the Tree Inventory. This will happen based off of what each person is looking at as well as how thorough of an assessment they have time to do.
5. The proposed structure does meet the review criteria for a Certificate of Appropriateness according to Section 6.3 of the Unified Development Ordinance.
6. All adjacent property owners have been notified of the Certificate of Appropriateness request. (Exhibit 8-9) Exhibit 8 is a copy of the APO Mailing List and Exhibit 9 is a copy of the APO Mailing Map.

The Commission began by asking Keri Mendler questions. The large tree next to the 26-inch pecan fell on December 11, 2024 and did damage to the adjoining property. There was a question to Attorney Long about the City's liability if the Commission denies the removal of the tree and the tree falls and causes damage. Attorney Long replied the ultimate liability belongs to the owner. Keri Mendler said the Ordinance is very specific about taking down trees without approval, but there is an appeal process if the Commission denies and the owner disagrees. If Keith O' Herrin says the tree can be removed then it can be approved at staff level. When he recommends it can be preserved then it goes before the Historic Commission to decide collectively how to move forward. If the Commission approves the COA then there will not be a fine. This process is due to the fact that Davey Trees, Mandi's Tree Service and Keith O' Herrin all have differing opinions.

Marian Morgan, at 604 W. Franklin Street, Monroe, approached the podium to answer questions. She said one of three pecan trees in her yard had fallen into the neighbor's house on December 11th and took out part of their garage and their awning. She called Keith O' Herrin and he looked at the base of the remaining trees and asked if there was a sinkhole. He said if the tree in question had a 45-degree lean then he would condemn it, but he estimated it was a 15-degree

lean and he would not condemn it. He suggested she have the ivy at the base of the tree removed which she did with Mandi's Tree Service. The neighbor's insurance covered the damages done to their property by the fallen tree. There is a blue line from the water company that goes under the tree. There is a work order for the water department to come and check on it. Mandi's would not cut off the top part of the tree that is leaning because it would end up killing the tree anyway. She intends to plant another tree as the City requests when a tree is removed. Her fear is that the tree may fall and damage the neighbor's house or hurt someone.

Motion: Gladys Kerr made a motion that the Historic District Commission find as a fact that the proposed project, COA PLHR-2025-00125, as presented at this meeting this evening is congruous with the character of the District because of standards stated, standards that we have already heard, and that Ms. Morgan requesting that the tree be removed be granted by this Commission.

Second: Jennifer Smith

Action: The motion passed with the following votes:

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

NAYS: None

Motion: Anna Dowdy made a motion based on the preceding Findings of Fact that the Historic District Commission grant a Certificate of Appropriateness to applicant, Marian Morgan, regarding the proposals, as shown in COA application PLHR-2025-00125, on the condition that a new tree be planted in similar appearance to the tree that is being removed.

Second: Allen Watson

Action: The motion passed with the following votes:

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

NAYS: None

Item 9. Legislative Agenda Discussion – Richard Long, City Attorney, and Lisa Hollowell, Asst. City Manager

A general discussion was had regarding proposed city priorities to address with our legislative delegation and the general assembly.

Item 10. Next Meeting: Monday, February 10, 2025

Item 11. Adjournment

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

Second: Gladys Kerr

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

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

NAYS: None

The meeting adjourned at **8:00 pm.**

Respectfully submitted,

Archie Morgan
Chairman

Kimberly Davis
Secretary to the Board

DRAFT



STAFF REPORT
PLHR-2025-00118

TO: Historic District Commission Members

DATE: February 10, 2025

FROM: Keri Mendler, Senior Planner

PREPARED BY: Patrick Blaszyk, Planner

SUBJECT: Certificate of Appropriateness request for 407 Everette Street

SUMMARY STATEMENT

The Historic District Commission is requested to consider a Certificate of Appropriateness from Yonis Turcios on behalf of Y&Z Homebuilders LLC, to construct a new home at 407 Everette Street.

SITE DATA

Type of Action: Certificate of Appropriateness

Date of Petition: 1-23-2024

Name of Petitioner: Yonis Turcios, on behalf of Y&Z Homebuilders LLC

Location: 407 Everette Street

Tax ID #: 09-231-171

Lot Size: 0.15 acres

Zoning Classification: RMD (Residential Medium Density)

GENERAL INFORMATION

This lot previously had a home, the National Register had the following information about the past structure: The “R. A. Williams House; ca. 1925 R. A. Williams of Williams Dry Cleaning company occupied this one-story, craftsman-influenced frame house in 1928. Its cross-gabled front has a central entrance with a segmentally-arched hood supported by triangular braces. On either side are six over one windows flanked by four over one sash, with decoratively-cut

shutters. The rear of the house has a large gabled wing. Rafter tails throughout are exposed, and there are triangular braces in the eaves.”

“Garage; rear of 407 Everett St.; ca. 1925; Hipped-roofed frame garage contemporary with house.”

The R.A. Williams House was demolished in 2015 due to fire damage and the lot has been vacant since.

RELEVANT DESIGN STANDARDS

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 driveway to be located to the front-right of the home. The proposed driveway would be prominently visible from the public right-of-way, but landscape screening was not proposed.
2. Locate new walkways, driveways, and off-street walkways so the topography of the building site and significant site features, including mature trees, are retained.
There do not appear to be any large trees or significant site features located in the proposed driveway area.
3. Select appropriate traditional paving materials such as brick, stone, and scored concrete. Carefully consider the color and texture of new surfaces for compatibility with the character of the historic district. It is not appropriate to introduce large expanses of stark white or gray concrete surfaces. Consider permeable materials like brick pavers in lieu of concrete.
The applicant is proposing a concrete driveway located to the front right of the house; the applicant has indicated that they plan to stain the driveway a dark brown color.
4. Introduce perimeter plantings, hedges, fences or walls to screen and buffer new driveways and off-street parking areas from adjacent properties that are residential in character.
The applicant has not proposed any buffers of the driveway from the adjacent properties. Many of the homes on this street do not buffer their driveways or parking areas from adjacent properties.
5. Maintain the continuity of sidewalks in the public right-of-way when introducing new driveways.
There is no existing sidewalk along this section of the street.

6. It is not appropriate to locate off-street parking in front yards of district buildings that are residential in character.

The applicant is proposing to construct the driveway to the front right of the house.

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 setback, and a 10-foot rear setback for the RMD, Residential Medium Density, District. The applicant is proposing a 30-foot front setback, 11-foot side setbacks, and a 21-foot rear setback. Houses on this street have a front setback of approximately 15-20 feet, side setbacks of approximately 10-15 feet, and rear setbacks of at least 30 feet.
2. Site new buildings so that the orientation to the street is consistent with surrounding district buildings that contribute to the overall historic character of the district. Primary façades should always face the street.
The applicant is proposing the front of the house to face Everette street. Other houses on Everette street also face the street.
3. Site new buildings so that the existing topography of the site is maintained. Large-scale grading which would significantly modify the natural topography is not appropriate.
According to the topographical maps, this lot is fairly flat; staff is not aware of any necessary large scale grading.
4. Protect mature trees that contribute to the district character and other significant site features from damage during construction or from delayed damage due to grading and construction activities.
It does not appear the position of the house will require the removal of any large trees.
5. Design new buildings to be compatible with surrounding buildings that contribute to the overall historic character of the district in terms of form, height, massing, scale, proportion, and roof shape.
The applicant is proposing this house will be approximately 2,000 square feet. Houses on this street are approximately 1,500 square feet in size, many with front and rear porches as well.
6. Design new buildings using exterior surface materials and architectural details that are compatible in terms of composition, module, pattern, texture, finish, color and detail with exterior materials on buildings that contribute to the overall historic character of the district, including brick, wood, and stone. If utilizing traditional materials is not feasible, alternative solutions may be considered.
The applicant is proposing haride shake siding, fiber cement siding and trim, craftsman PVC columns, polyurethane timber arches, treated lumber for the front porch and rear deck, primed wood windows, wooden front and rear doors, and asphalt 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 wood windows with a 4 over 1 pane design. Homes on this street have a mixture of pane designs for windows including, but not limited to 1 over 1, 4 over 1, and 6 over 1.

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

The National Register lists the majority of the homes on this street are one-story craftsman, bungalow, cottage, ranch, and classical revival styles. The applicant is proposing to build a craftsman style home.

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

PROPOSED FINDINGS

Staff offers the following Proposed Findings:

1. The subject property located at 407 Everett Street is owned by Y&Z Homebuilders LLC and is zoned RMD (Residential Medium Density). (Exhibit 1, 2)
2. The property is located in the South Monroe Historic District. (Exhibit 3)
3. On December 16, 2024 the applicant submitted an application requesting approval to construct a new craftsman style home that is 1,615 feet in size. The applicant is proposing fiber cement siding and trim, craftsman PVC columns, polyurethane timber arches, treated lumber for the front porch and rear deck, primed wood windows with a 4 over 1 pane configuration, wooden doors, asphalt shingles, and a concrete driveway to be stained dark brown. The applicant will install a driveway that will extend from Everett Street to front right of the home. (Exhibit 4-8)
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 9-10)

CONCLUSIONS

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

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.

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.

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 Photo
7. House Elevations
8. Materials List
9. APO Map
10. APO List

Prepared by: PB 1/28/25



Aerial Map

Case #: PLHR-2025-00118

Legend

-  Parcels
-  Subject Property
-  Centerlines

Existing: RMD
(Residential Medium Density)

Owner: Y&Z Homebuilders LLC

Acres: .15

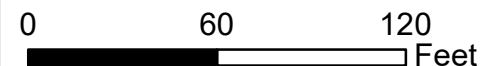


Exhibit 1

Zoning Map

Case #: PLHR-2025-00118

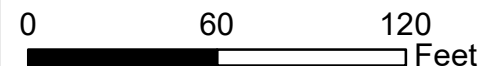
Legend

-  CD
-  RMD
-  Parcels
-  Subject Property
-  Centerlines

Existing: RMD
(Residential Medium Density)

Owner: Y&Z Homebuilders LLC

Acres: .15



E TALLEYRAND AVE

EVERETTE ST

Exhibit 2

Historic District Map

Case #: PLHR-2025-00118

Legend

-  Parcels
-  Subject Property
-  Historic District
-  Centerlines

Existing: RMD
(Residential Medium Density)

**Owner: Y&Z Homebuilders
LLC**

Acres: .15



0 60 120
Feet



E TALLEYRAND AVE

EVERETTE ST

Exhibit 3



HISTORIC DISTRICT COMMISSION
APPLICATION FOR REVIEW

FOR STAFF USE ONLY

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

1. Property location: 407 Evertte st Monroe NC 28110
Applicant's name: Yonis Turcios
Applicant's address: 3013 Love Mill Rd Monroe NC 28100

Applicant's telephone number: 980-239-2977
Applicant's email address: Y&Zhomebuyers@yahoo.com
Property Tax identification number: 09 - 231 - 171

2. The property is owned by (if different from above) Y & Z Home Buyers LLC
Address: 3013 Love Mill Rd Monroe NC 28110 Telephone: 980-239-2977

3. The following Certificate of Appropriateness is requested for: Yonis Turcios
Please provide a brief description of the project: New Construction Exterior will Consist of Hardie siding all the way around and Hardie shingles accents in front , new gutters , concrete stain brown driveway , front porch will Consist of treated lumber with treated decking boards stained or painted , rear deck with treated lumber, wooden painted front columns , wooden doors and windows, asphalt shingle roof, the house will be built on a concrete slab. Wooden trim accent on front Craftsman style house.
Trees and bushes will be trimmed and none will be removed

4. Attach a site plan showing the existing and proposed improvements, necessary setback lines, photographs of current and proposed materials. (Assistance is available to determine setback requirements at the Department of Planning & Development , 300 W. Crowell Street).

Yonis Turcios

Applicant- Printed

[Signature]

Applicant- Signed

12-16-24

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.

Yonis Turcios yonis1turcios@yahoo.com

Hey yes the house will not have garage and the windows will be the 4 over 1

Sent from my iPhone

On Dec 17, 2024, at 2:22 PM, Patrick M. Blaszyk <pblaszyk@monroenc.org> wrote:

Also,

Can you confirm there will be no garage constructed with the home.

Sincerely,

Patrick Blaszyk, CZO
Planner 1
City of Monroe
300 W. Crowell Street
Monroe, NC 28112
Phone: (704)-282-4550
Email: pblaszyk@monroenc.org

From: Patrick M. Blaszyk
Sent: Tuesday, December 17, 2024 2:17 PM
To: 'Yonis Turcios' <yonis1turcios@yahoo.com>
Subject: RE: 407 everette st

Yonis,

Could you please confirm the proposed window pane configuration?

Sincerely,

Patrick Blaszyk, CZO
Planner 1
City of Monroe
300 W. Crowell Street
Monroe, NC 28112
Phone: (704)-282-4550
Email: pblaszyk@monroenc.org

Patrick M. Blaszyk

From: yonis turcios <y_zhomebuyers@yahoo.com>
Sent: Thursday, January 23, 2025 4:19 PM
To: Patrick M. Blaszyk
Subject: Re: 407 Everette Street

Follow Up Flag: Follow up
Flag Status: Completed

This Message Is From an External Sender

This message came from outside your organization.

Report Suspicious

The SQFT of the house is 1615
Sent from my iPhone

On Jan 23, 2025, at 11:52 AM, Patrick M. Blaszyk <pblaszyk@monroenc.org> wrote:

Yonis,

Thank you for submitting this. Can you also please send the proposed square footage of the home?

Sincerely,

Patrick Blaszyk, CZO
Planner 1
City of Monroe
300 W. Crowell Street
Monroe, NC 28112
Phone: (704)-282-4550
Email: pblaszyk@monroenc.org

<image001.gif>

From: yonis turcios <y_zhomebuyers@yahoo.com>
Sent: Thursday, January 23, 2025 10:04 AM
To: Patrick M. Blaszyk <pblaszyk@monroenc.org>
Subject: Re: 407 Everette Street

Just got the the plans elevation sorry for any inconvenience



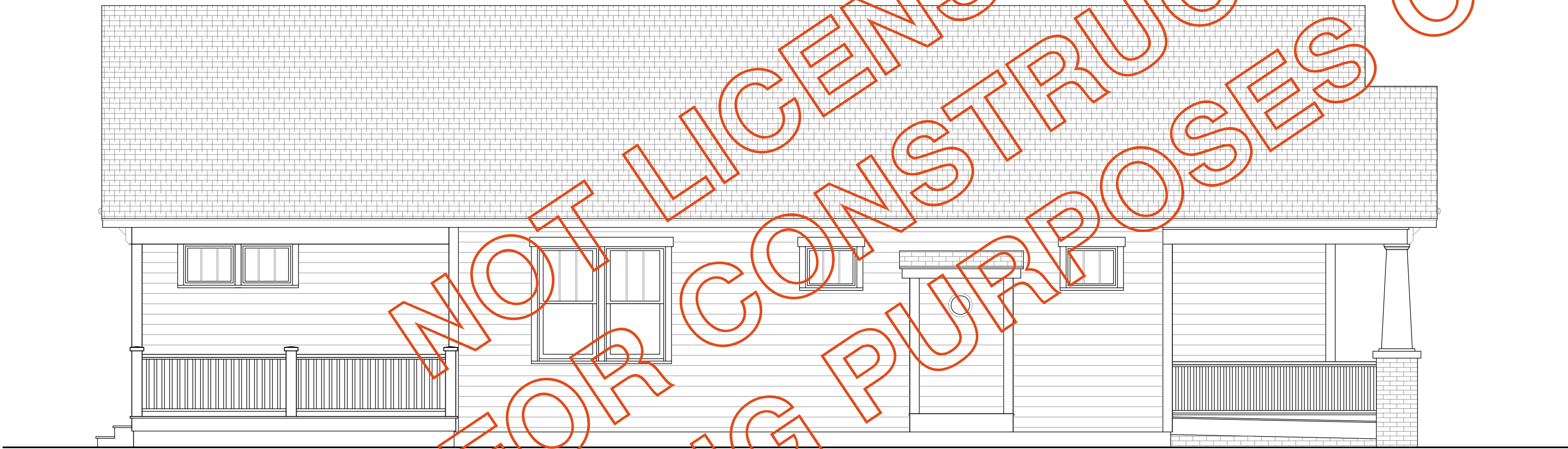
20 ft L



Exhibit 6



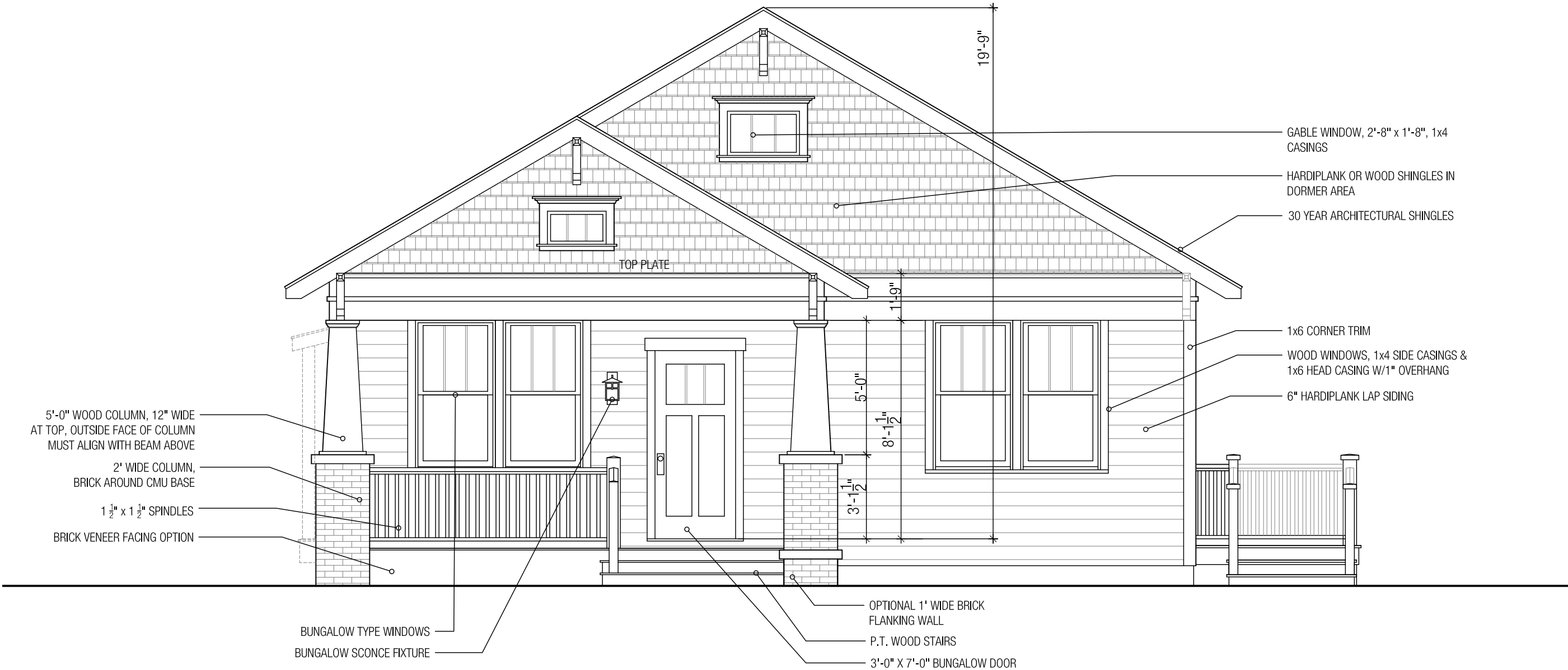
3 RIGHT ELEVATION
1/4"=1'-0"



4 LEFT ELEVATION
1/4"=1'-0"

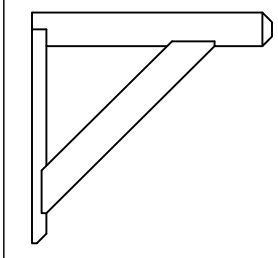


2 BACK ELEVATION
1/4"=1'-0"



1 FRONT ELEVATION
1/4"=1'-0"

- ELEVATION NOTES
- A. GENERAL CONTRACTOR SHALL VERIFY EXISTING GRADES AND COORDINATE ANY ADJUSTMENTS NECESSARY TO HOUSE WITH OWNER.
- B. PLUMBING AND HVAC VENTS SHALL BE GROUPED IN ATTIC TO LIMIT ROOF PENETRATIONS TO BE LOCATED AWAY FROM PUBLIC VIEW, I.E. AT THE REAR OF THE HOUSE AND SHALL BE PRIMED AND PAINTED TO MATCH ROOF COLOR.
- C. PROVIDE ATTIC VENTILATION PER LOCAL CODE REQUIREMENTS.
- D. CONTRACTOR TO VERIFY FINAL DIMENSIONS FOR EXTERIOR TIMBER TRIM MEMBERS AND BRICK PATTERNS WITH THE ARCHITECT PRIOR TO CONSTRUCTION.



Revision Table	Number	Date	Revised By	Description
NOT LICENSED, NOT FOR CONSTRUCTION				

HOME PATTERNS
30 Elm Place, Hastings on Hudson, NY 10706
(864) 278 0068 INFO@HOMEPATTERNS.COM

DO NOT COPY
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NOT LICENSED,
NOT FOR
CONSTRUCTION

DATE:

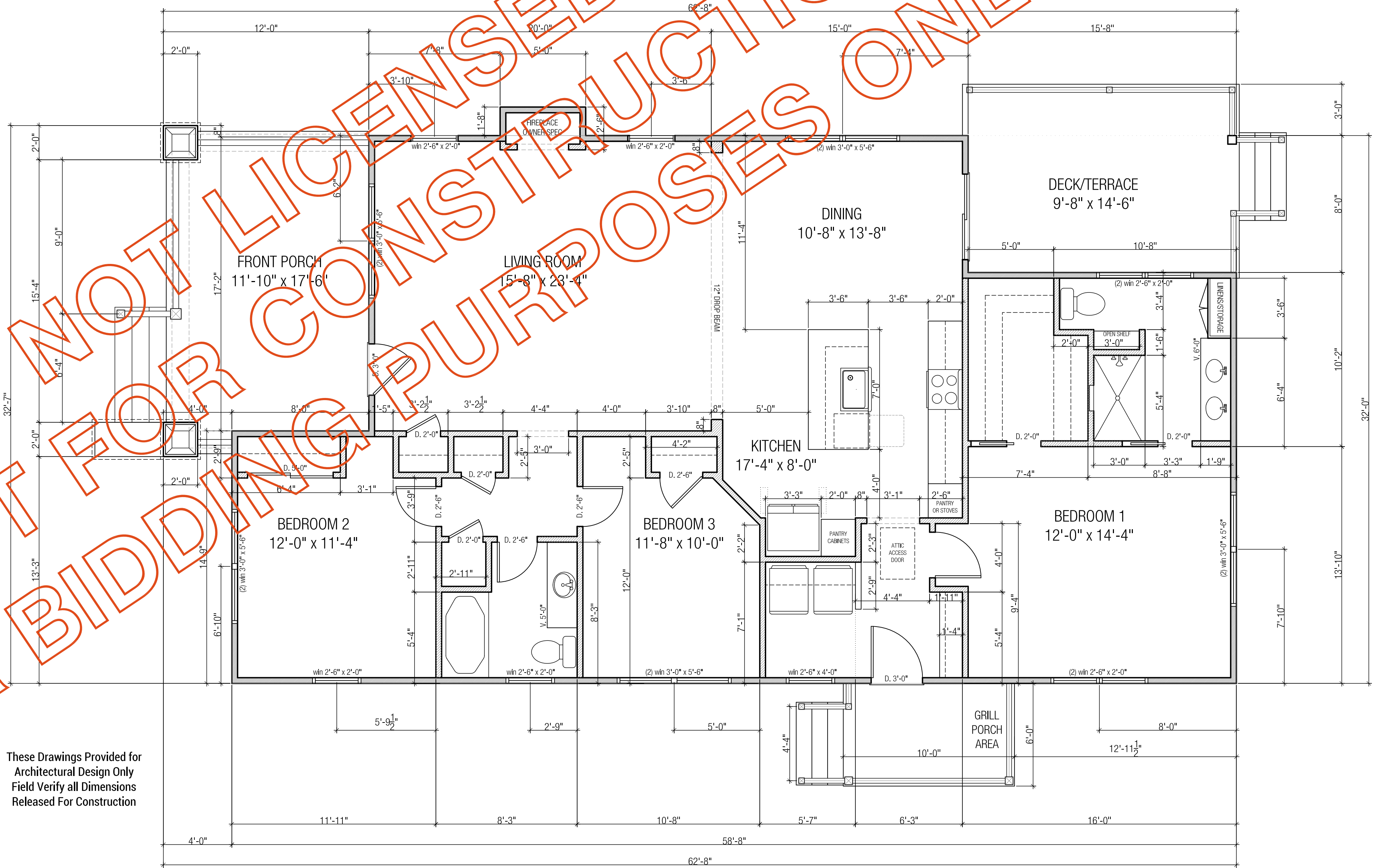
NOT ISSUED

SHEET:

A2

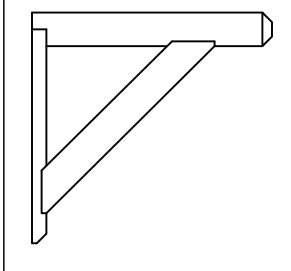
Exhibit 7

- FLOOR PLAN NOTES
- A. INTERIOR DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD, DIMENSIONS TAKEN TO EXTERIOR EDGE OF THE BUILDING ARE MEASURED TO THE FACE OF STUD.
- B. WINDOW SIZES INDICATED ON PLANS ARE NOTED BY ROUGH OPENING SIZES, REFER TO PLANS AND EXTERIOR ELEVATIONS FOR WINDOW TYPES. WINDOW SIZES/AVAILABILITY VARY LOCALLY, PLEASE VERIFY ALL OPENINGS.
- C. DO NOT SCALE DRAWINGS, FOLLOW DIMENSIONS ONLY.
- D. CONTRACTOR SHALL FIELD VERIFY ALL CABINET DIMENSIONS BEFORE FABRICATION.
- E. ALL BATH AND TOILET AREA WALLS AND CEILINGS SHALL HAVE WATER RESISTANT GYPSUM BOARD.
- F. ALL INTERIOR WALLS SHALL BE COVERED WITH 1/2" GYPSUM BOARD AND METAL CORNER REINFORCING. USE 5/8" GYPSUM BOARD ON CEILINGS.
- G. HANDRAILS SHALL BE MOUNTED 34"-38" ABOVE NOSING OF STAIRS. GUARDRAILS SHALL BE MOUNTED AT 36"
- H. PROVIDE ACCESS TO ALL CONCEALED ATTIC SPACES.



These Drawings Provided for
Architectural Design Only
Field Verify all Dimensions
Released For Construction

1 ARCHITECTURAL FLOOR PLAN
1/4"=1'-0"



Revision Table	Number	Date	Revised By	Description
NOT LICENSED, NOT FOR CONSTRUCTION				

HOME PATTERNS crafted simplicity
30 Elm Place, Hastings on Hudson, NY 10706
(864) 278 0068 INFO@HOMEPATTERNS.COM

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Reproduction, either in whole or in part, including any direct copying and/or preparation of derivative works, for any reason without the prior written permission of Home Patterns is strictly prohibited. The purchase of construction plans in no way transfers any ownership to the buyer, except for a limited license to use these construction plans to construct one, and only one, dwelling unit. Additional construction plan sets do not entitle the buyer to construct more than one dwelling unit. Contact Home Patterns (864 278 0068) with further questions regarding reproduction and copyright issues.

BUILDING CODE INFORMATION
Although Home Patterns LLC strives to create the most complete package available, it is impossible for Home Patterns LLC to, in good faith, guarantee that this plan will meet all building requirements. Home Patterns LLC provides a house plan that strives to meet certain common national building codes (International Residential Code One & Two Family Dwellings Codes). Present and local building codes and zoning requirements may or may not be met with these drawings. Such regulations and laws may include insulation requirements, flood zone restrictions, seismic conditions. Some states, cities, or municipalities may require a professional's seal or stamp. The plan buyer is responsible for working directly with a local professional for these services. Home Patterns LLC grants permission for all home plan buyers to consult with local architects, engineers, or builders to ensure local code compliance. Home Patterns LLC grants permission to alter plans but takes no responsibility for said alterations. Home Patterns LLC will make reasonable efforts to insure national code compliance, however the plan is sold as is with no guarantee of strict local code compliance. All structural determinations should be verified and/or made locally by trained professionals with experience of local and site specific conditions and codes.

NOT LICENSED, NOT FOR CONSTRUCTION
DATE:
NOT ISSUED
SHEET:
A1

Hardie Shake Example



finishes to create

Select your siding



**Straight Edge
Panel**

Select your color

**Statement
Collection®**

Fiber Cement Siding Example

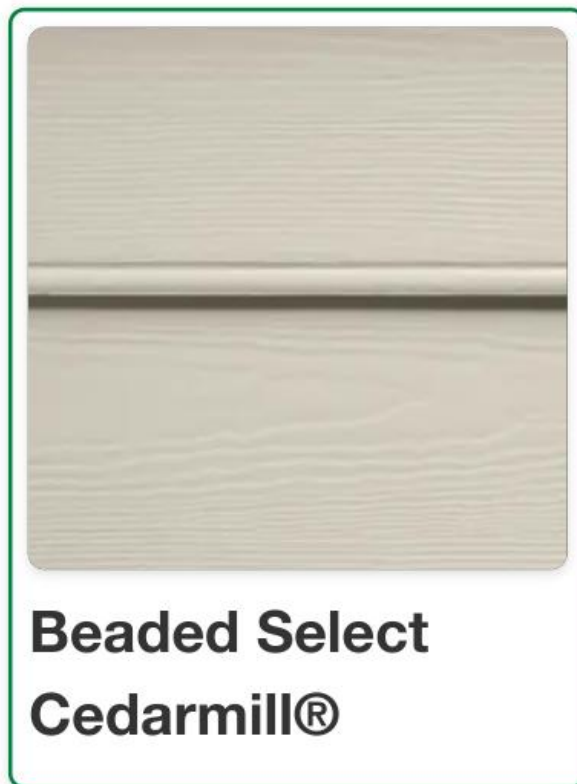


Exhibit 8

Craftsman PVC Column Example



Polyurethane Timber Arch Example



Treated Lumber Example for Front Porch and Rear Deck



Primed Wood Window Example



TUCKERDOOR.COM | 7

Proposed Front Door Option 1



Proposed Front Door Option 2



Proposed Rear Door Option 1



Proposed Rear Door Option 2



Asphalt Shingle Example



Concrete Driveway Stain Example



APO Map

PLHR-2025-00118

Legend

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

21 Parcels Notified



Exhibit 9

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

Exhibit 10



STAFF REPORT
PLHR-2025-00127

TO: Historic District Commission Members

DATE: February 10, 2025

FROM: Keri Mendler, Senior Planner

PREPARED BY: Megan Brightharp, Planner

SUBJECT: Certificate of Appropriateness request at 902 W. Franklin St.

SUMMARY STATEMENT

The Historic District Commission is requested to consider a Certificate of Appropriateness from Rolland Ryback. The applicant has requested approval to build a new wood shed and remove the existing shed in the rear yard at 902 W. Franklin Street.

SITE DATA

Type of Action: Certificate of Appropriateness
Date of Petition: 01-05-2025
Name of Petitioner: Rolland Ryback
Location: 902 W. Franklin Street
Tax ID #: 09-273-242
Lot Size: 0.66 acres
Zoning Classification: RMD (Residential Medium Density)

GENERAL INFORMATION

902 W. Franklin street - House; ca. 1945

One and a half-story brick and frame Colonial Revival style house.

RELEVANT DESIGN STANDARDS

Garages and Accessory Structures (pg. 35)

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

The proposed shed will be constructed of wood, LP smart siding and asphalt shingles. The shed is 16-feet x 20-feet and 13.2-feet tall. The applicant is proposing two windows and a wood door.

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

The shed will be located in the center of the rear yard. The shed will meet the 10-foot accessory structure setback requirements, and is proposed to be located 70 feet from the side property line and 30 feet from the rear property line.

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

Removal of significant building elements or site features will not occur with the installation of this shed.

Demolition (pg. 75)

1. Prior to demolition, if all alternatives to demolition are exhausted, provide the Historic District Commission with documentation of the building in the form of photographs and written documentation.

The applicant has submitted photographs of the shed that they wish to demolish.

PROPOSED FINDINGS

Staff offers the following Proposed Findings:

1. The subject property located at 902 W. Franklin Street is owned by Rolland and Donette Ryback 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 January 5, 2025, the applicant to build a new wood shed and remove the existing shed in the rear yard at 902 W. Franklin Street. The applicant is proposing to build the proposed shed as outlined in the included plans to be made of wood with LP-smart siding and asphalt shingles. The proposed shed will be approximately 320 square feet and measure 13.2 feet in height. (Exhibit 4-8)

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 9-10)

CONCLUSIONS

The proposal requesting approval to build a new wood shed and remove the existing shed in the rear yard at 902 W. Franklin Street as presented (is/is not) congruous in concept according to the *Garages and Accessory Structures* and *Demolition* standards of the *South Monroe Historic District Standards*:

Garages and Accessory Structures (pg. 35)

1. Locate and orient new garages and accessory structures in rear yards and in traditional relationships to the primary building as determined by historic siting patterns in the district.
2. Select materials and finishes for proposed garages or accessory buildings that are compatible with the primary building or other historic garages and accessory structures in the district in terms of scale, module, composition, pattern, detail, finish, texture, and color.
3. It is not appropriate to introduce a new garage or accessory building if doing so will detract from the overall historic character of the primary building and the site or require removal of a significant building element or site feature, such as a mature tree or side porch.

Demolition (pg. 75)

1. Prior to demolition, if all alternatives to demolition are exhausted, provide the Historic District Commission with documentation of the building in the form of photographs and written documentation.

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. Photo of Existing House
6. Photo of Existing Shed
7. Plan of Proposed Shed
8. Site Plan
9. APO List
10. APO Map

Prepared by: MB 01-28-2025

Aerial Map
PLHR-2025-00127

Legend

- Centerlines
- Parcels
- Subject Property

Existing:
RMD
(Residential Medium Density)

Owner:
Rolland and Donette Ryback

Acres: .66



0 60 120
Feet

Exhibit 1

Zoning Map
PLHR-2025-00127

Legend

- Centerlines
- Parcels
- RMD
- Subject Property

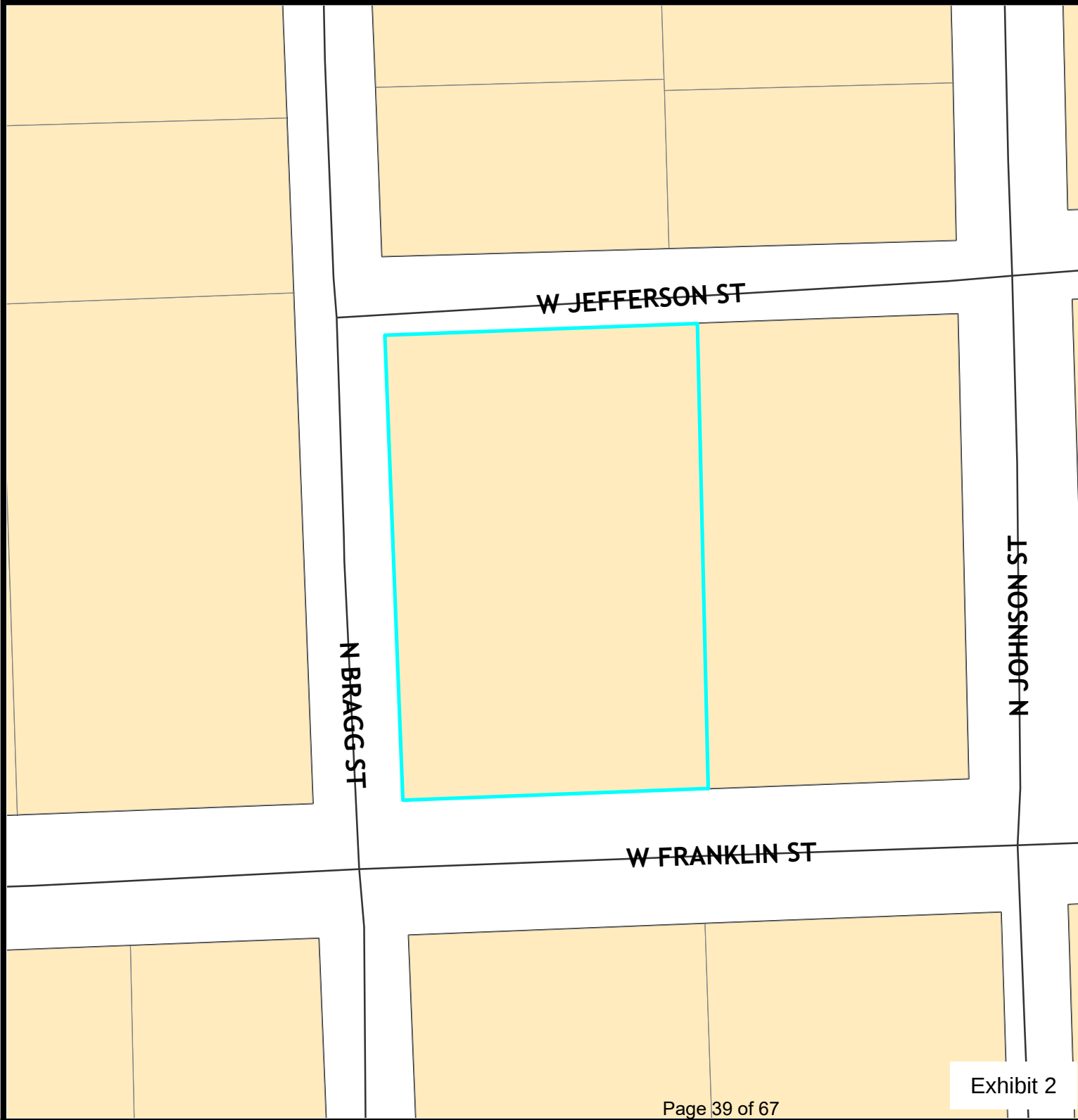
Existing:
RMD
(Residential Medium Density)

Owner:
Rolland and Donette Ryback

Acres: .66



0 60 120
Feet



Historic District Map
PLHR-2025-00127

Legend

-  Centerlines
-  Parcels
-  Historic District
-  Subject Property

Existing:
RMD
(Residential Medium Density)

Owner:
Rolland and Donette Ryback

Acres: .66



0 60 120
 Feet

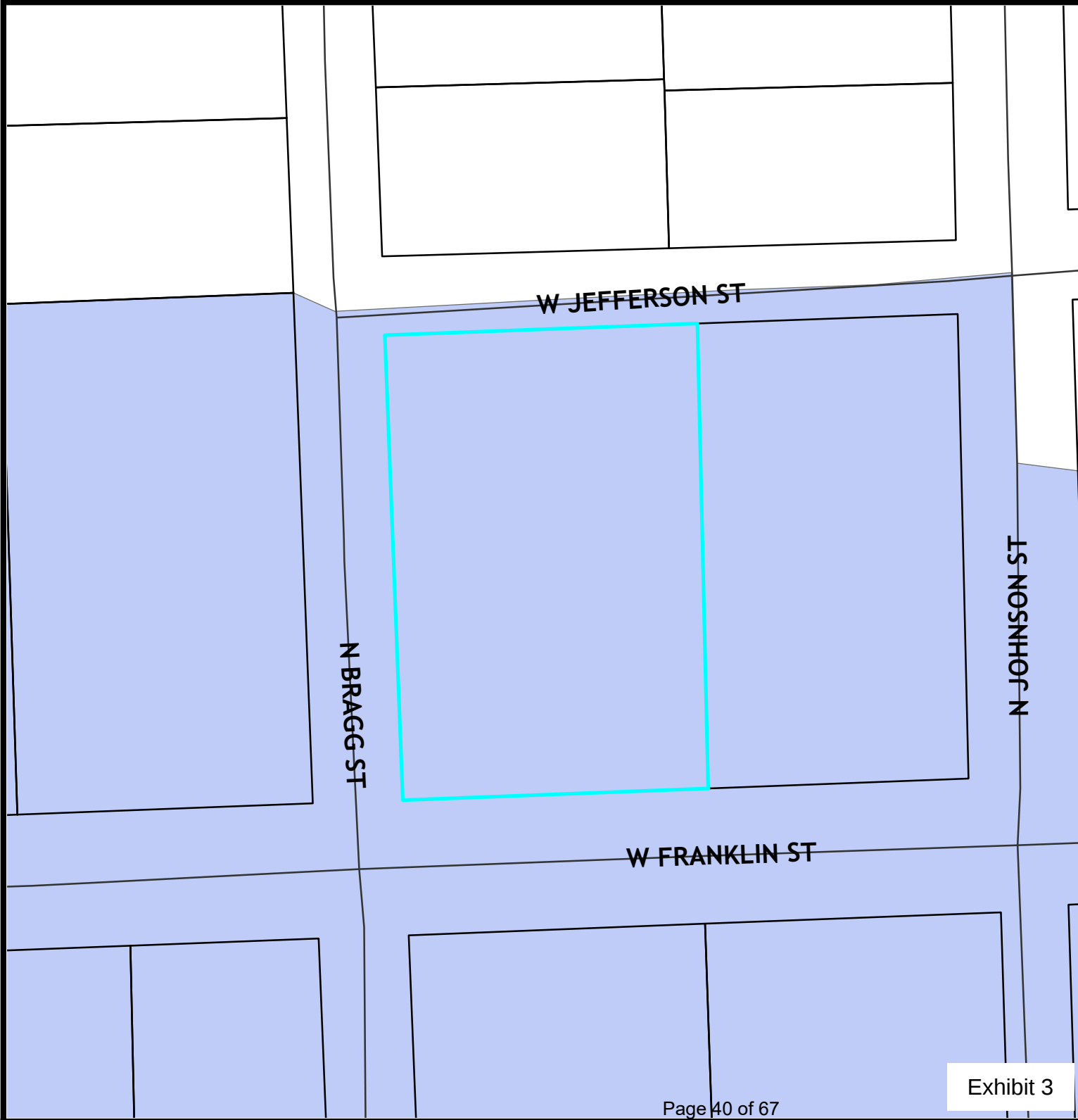


Exhibit 3



HISTORIC DISTRICT COMMISSION
APPLICATION FOR REVIEW

FOR STAFF USE ONLY

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

1. Property location: 902 W. Franklin Monroe, NC 28112
Applicant's name: Rolland Ruback
Applicant's address: 902 W. Franklin St
Monroe, NC 28112
Applicant's telephone number: 704 999 6683
Applicant's email address: RRUBACK@Yahoo.com
Property Tax identification number: 042-732-42

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

3. The following Certificate of Appropriateness is requested for: Build New Shed
Please provide a brief description of the project I wish to replace existing shed
with a slightly larger shed. Once new shed, I will
demolish existing old shed.
The existing shed is too small and in terrible condition
I plan new construction to match portion of home.

4. Attach a site plan showing the existing and proposed improvements, necessary setback lines, photographs of current and proposed materials. (Assistance is available to determine setback requirements at the Department of Planning & Development, 300 W. Crowell Street).

Rolland Ruback

Applicant- Printed

[Signature]

Applicant- Signed

Jan. 5th 2025

Date Submitted

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

Please sign and return to the Department of Planning & Development, P.O. Box 69, Monroe, NC 28111-0069;
Telephone: (704) 282-4520. Applicants are responsible for providing all required information.

Incomplete applications will not be processed and will not be accepted after the 30 day deadline.

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

Exhibit 4

HISTORIC DISTRICT COMMISSION
FINAL PLAN SUBMISSION CHECKLIST

Required materials for all applications:

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

DO NOT WRITE BELOW THIS LINE

=====

Additional conditions and remarks: the larger shed will replace existing
shed. the present shed is too small and in poor condition.
i will build new shed to stay consistent with period of
existing home. wish to start constructing new shed late feb.


Authorized signature

1/05/25
Date



Data last updated: 01/04/2025

Exhibit 5



Exhibit 6



16×20 Shed Plans

Don't forget to take a look over **PART 1** and **PART 3** to learn how to build the frame of the shed, as well as how to frame the double front doors. This is a straight forward project, so you shouldn't feel intimidated by its complexity. After you get the building permit (if required) you can start the project.

This woodworking project was about **16×20 gable shed plans free**. If you want to see more outdoor plans, check out the rest of our step by step projects and follow the instructions to obtain a professional result.



- EXPLORE MORE IDEAS FOR -



Animals



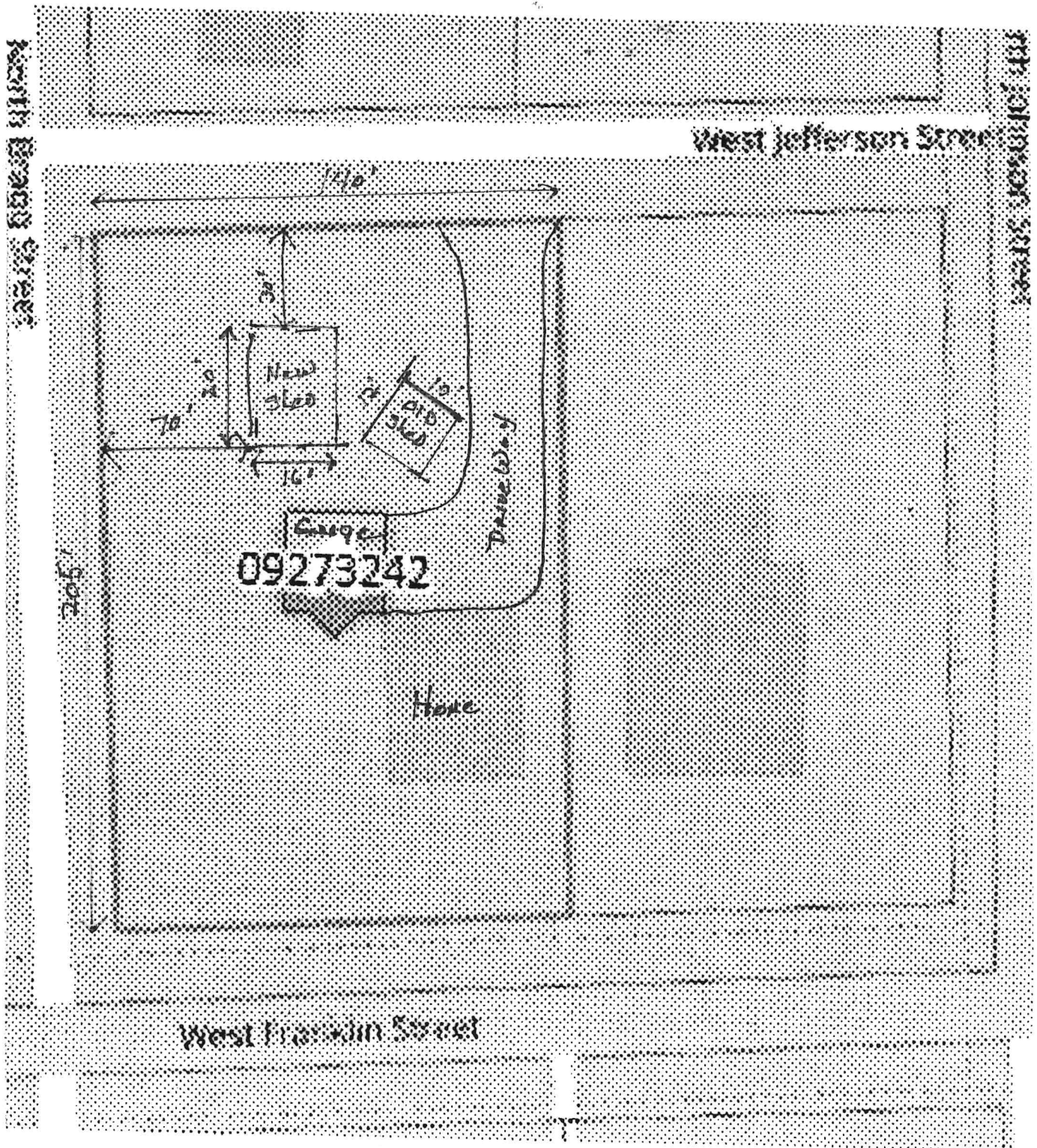
Furniture



Kids



Garden



ACCTNO	OWNERNAME1	OWNERNAME2	OWNERADDRE	CURR_ADDR2	OWNERCITY	OWNERSTAT	OWNERZIP
09273006	ATCHLEY BRENDA M		806 W FRANKLIN ST		MONROE	NC	28112
09273069	BLACK HENRY MAC	BLACK DELLA M	107 N BRAGG ST		MONROE	NC	28112
09273227	BONILLA ARTURO	BONILLA MARIA DORIMI BONILLA DE	402 N WEST ST		MONROE	NC	28112
09273244	BROWN ELIZABETH JEAN		402 N BRAGG ST		MONROE	NC	28112
09273066	BURGESS JEAN C		8123 PINE HILL RD		MINT HILL	NC	28227
09273013	CONISTON LLC		107 ST JAMES ST		WILMINGTON	NC	28401
09273012	DELUCA LORRAINE	GUTIERREZ VIRGINIA	805 W FRANKLIN ST		MONROE	NC	28112
09273260	GRIFFIN MACON S	GRIFFIN RHONDA L	900 W FRANKLIN ST		MONROE	NC	28112
09273246	HELMS BENJAMIN MARK		1608 BUENA VISTA RD		MONROE	NC	28112
09273245							
09273238	HOWARD CHARLES KENNETH		405 N BRAGG ST		MONROE	NC	28112
09273226	HOWELL LINDA T		1006 W FRANKLIN ST		MONROE	NC	28112
09273004	JEFFERSON VILLAGE APTS LTD		%BETSY MILLER	PO BOX 58	JOHNSON CITY	TN	376050058
09273007	KERR JAMES M	KERR DANA ATCHLEY	PO BOX 783		MONROE	NC	28111
09273005	LITTLE JAMES W II	JARRELL KAYLEE A	302 N JOHNSON ST		MONROE	NC	28112
09273240	MANGUM CATHERINE LEE		6023 DUDLEY RD		MONROE	NC	28112
09273067	MARSHALL DANIEL ISAAC		3235 PHILADELPHIA CHURCH RD		DALLAS	NC	28034
09273241	MILNER JOSEPH	MILNER KALI	1002 W FRANKLIN ST		MONROE	NC	28112
09273257	ORTEGA ARTURO CHAVEZ	CHAVEZ RAFAELA M	3602 MCPHERSON ST		WAXHAW	NC	28173
09273258							
09273068	PHILLIPS ELIZABETH CAROL		9042 KENSINGTON FOREST DR		HARRISBURG	NC	28075
09273259	RMG OF MONROE LLC		%RHONDA M GRIFFIN	900 W FRANKLIN ST	MONROE	NC	28112
09273243							
09273242	RYBACK ROLLAND A JR	RYBACK E DONETTE	902 WEST FRANKLIN ST		MONROE	NC	28112
09273091	SCHERMERHORN CHARLES H	SCHERMERHORN DONNA C	1005 W FRANKLIN ST		MONROE	NC	28112
09273090							
09273239	TALMADGE ANDREW V SR		1100 MARTHA DR		MONROE	NC	28112
09273237	THOMAS AARON H JR		407 N BRAGG ST		MONROE	NC	28112

APO Map
PLHR-2025-00127

Legend

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

Parcels Notified: 24



Exhibit 10



STAFF REPORT
PLHR-2025-00132

TO: Historic District Commission Members

DATE: February 10, 2025

FROM: Keri Mendler, Senior Planner

PREPARED BY: Megan Brightharp, Planner

SUBJECT: Certificate of Appropriateness request for 700 W. Franklin St.

SUMMARY STATEMENT

The Historic District Commission is requested to consider a Certificate of Appropriateness request from Brian and Angie Rose for the property at 700 W. Franklin St. The applicant is requesting approval to build a 10 foot by 10-foot wood porch and to replace the existing metal porch railing with new metal railing of a new design. The applicant is also requesting to relocate and replace the doors on the outbuilding with a new design, replace the asphalt shingle roof of the sunroom, screened porch, and front porch with black metal roofing, replace the rear door of the home with a door of a new design, and add a chimney cap to the existing chimney at 700 W. Franklin Street. The application also includes the repair of the existing outbuilding along the eastern property line as well as the main roof of the home. These repairs have been approved at staff level because they will be repaired in kind.

SITE DATA

Type of Action:	Certificate of Appropriateness
Date of Petition:	01-13-2025
Name of Petitioner:	Brian and Angie Rose
Location:	700 W. Franklin Street
Tax ID #:	09-232-229
Lot Size:	0.507 acres
Zoning Classification:	RMD (Residential Medium Density)

GENERAL INFORMATION

700 W. Franklin Street; circa 1950

Two-story brick Colonial Revival style foursquare house.

RELEVANT DESIGN STANDARDS

Windows & Doors, pg. 53

1. If replacement of an entire window or door feature is necessary due to deterioration, replace it in kind, matching the original in design, dimension, detail, texture, color, and material. Consider compatible substitute materials only if using the original material is not feasible.
The applicant is requesting to replace the original steel door at the rear of the home with a wood door with a window feature. The applicant is also requesting to replace and relocate two separate existing doors on the outbuilding with a set of wood French doors featuring glass.

Roofs, pg. 55

1. Retain and preserve the shape and materials of roofs and their decorative and functional features that are important in defining the historic character of a district building — including dormers, chimneys, turrets, spires, cupolas, balustrades, and shingles.
The applicant is requesting to replace the existing asphalt shingle roof over the screened porch, sunroom, and front porch with a black galvanized steel roof.
2. If replacement of an entire roof surface or 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 asphalt shingle roof over the screened porch, sunroom, and front porch with a black galvanized steel roof.
3. It is not appropriate to introduce new roof features such as dormers, chimneys, skylights, or vents if they will compromise the historic roof design, damage character-defining roof materials or compromise the architectural integrity of the building.
The applicant is requesting to add a black galvanized steel chimney cap to the existing chimney. There currently is no chimney cap.

Decks & Patios, pg. 69

1. Locate new decks and patios in inconspicuous areas, usually on rear elevations and inset from the building's rear corners, where they are not visible from the street.
The applicant is proposing to construct a wood deck behind the existing screened porch. The proposed deck will not be visible from Franklin Street.
2. Design decks and deck railings to be compatible in material, color, scale, and detail to the historic district.
The applicant is requesting to replace the existing metal railing along the rear terrace with a

new black aluminum railing to match the design of the existing metal fence. The applicant is also proposing aluminum railing for the new deck to match the design of the existing fence.

3. Align decks generally with the height of the building's first floor level. Visually tie the deck to the building by screening with compatible foundation materials such as skirtboards, masonry or lattice panels, and evergreen foundation plantings.
The applicant is proposing to locate the proposed wood deck behind the existing screened porch. The proposed deck will not be visible from Franklin Street.

PROPOSED FINDINGS

Staff offers the following Proposed Findings:

1. The subject property located at 700 W. Franklin Street is owned by Brian and Angie Rose 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 January 13, 2025, the applicant submitted an application requesting approval to build a 10 foot by 10 foot wood porch, to replace the existing metal porch railing with new metal railing, relocate and replace the door on the outbuilding with a new design, replace the asphalt shingle roof of the sunroom and screened porch with black metal roofing, replace the rear door of the home with a door of a new design, and add a chimney cap to the existing chimney. (Exhibit 4-10)
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 11-12)

CONCLUSIONS

The proposal requesting approval to build a 10 foot by 10 foot wood porch, to replace the existing metal porch railing with new metal railing of a new design, to relocate and replace the doors on the outbuilding with a new design, replace the asphalt shingle roof of the sunroom, screened porch, and front porch with black metal roofing, replace the rear door of the home with a door of a new design, and add a chimney cap to the existing chimney at 700 W. Franklin Street. as presented (is/is not) congruous in concept according to the *Windows & Doors, Roofs and Decks & Patios* standards of the *South Monroe Historic District Standards*:

Windows & Doors, pg. 53

1. If replacement of an entire window or door feature is necessary due to deterioration, replace it in kind, matching the original in design, dimension, detail, texture, color, and material.

Consider compatible substitute materials only if using the original material is not feasible.

Roofs, pg. 55

1. Retain and preserve the shape and materials of roofs and their decorative and functional features that are important in defining the historic character of a district building — including dormers, chimneys, turrets, spires, cupolas, balustrades, and shingles.
2. If replacement of an entire roof surface or feature is necessary due to deterioration, replace it in kind, matching the original in design, dimension, detail, texture, color, and material. Consider compatible substitute materials only if using the original material is not feasible.
3. It is not appropriate to introduce new roof features such as dormers, chimneys, skylights, or vents if they will compromise the historic roof design, damage character-defining roof materials or compromise the architectural integrity of the building.

Decks & Patios, pg. 69

1. Locate new decks and patios in inconspicuous areas, usually on rear elevations and inset from the building's rear corners, where they are not visible from the street.
2. Design decks and deck railings to be compatible in material, color, scale, and detail to the historic district.
3. Align decks generally with the height of the building's first floor level. Visually tie the deck to the building by screening with compatible foundation materials such as skirtboards, masonry or lattice panels, and evergreen foundation plantings.

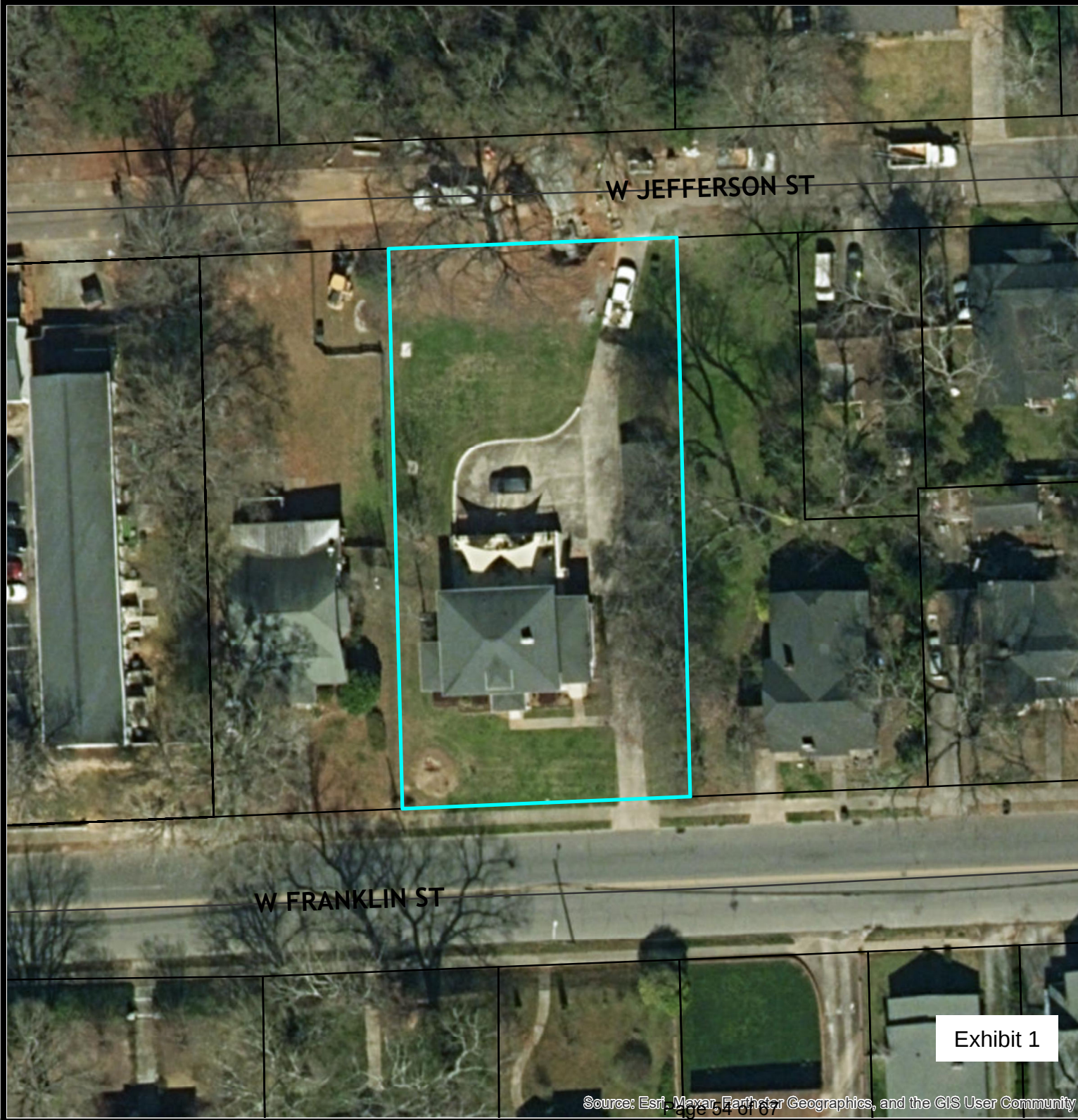
THEREFORE, on the basis of all the foregoing, IT IS ORDERED that the application for a Certificate of Appropriateness be (granted/denied) subject to review and approval of all city staff and its designated departments.

Exhibits:

1. Aerial Map
2. Zoning Map
3. Historic District Map
4. Application
5. Site Plan
6. Photos Of Existing Rear Door, Railing, and Outbuilding
7. Existing and Proposed Doors for Outbuilding
8. Proposed Deck and Railing
9. Photos of Proposed Door and Roofing

10. Photo of Chimney Cap
11. APO List
12. APO Map

Prepared by: MB 1-29-2025



W JEFFERSON ST

W FRANKLIN ST

Exhibit 1



Aerial Map PLHR-2025-00132

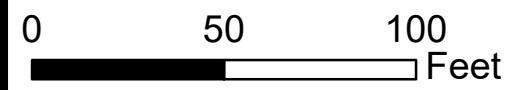
Legend

- Centerlines
- Parcels
- Subject Property

Existing:
RMD
(Residential Medium Density)

Owner:
Brian Rose
Angie Dehart

Acres: .507



Zoning Map
PLHR-2025-00132

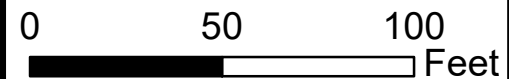
Legend

-  Centerlines
-  Parcels
-  RMD
-  Subject Property

Existing:
RMD
(Residential Medium Density)

Owner:
Brian Rose
Angie Dehart

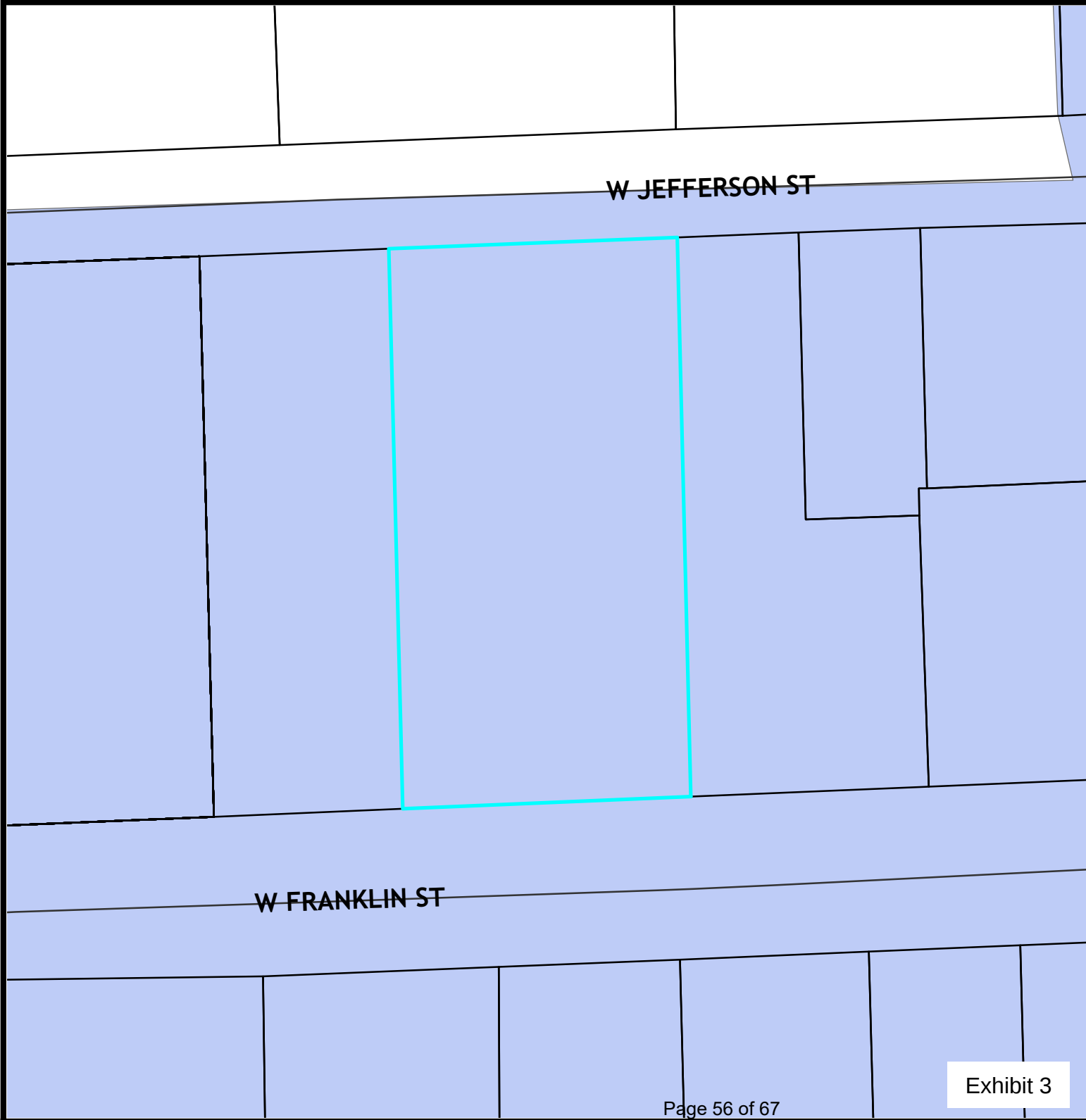
Acres: .507



W JEFFERSON ST

W FRANKLIN ST

Exhibit 2



Historic District Map
PLHR-2025-00132

Legend

- Centerlines
- Parcels
- Historic District
- Subject Property

Existing:
RMD
(Residential Medium Density)

Owner:
Brian Rose
Angie Dehart

Acres: .507

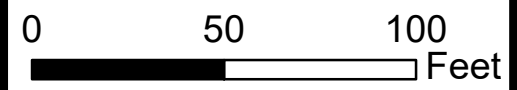


Exhibit 3



HISTORIC DISTRICT COMMISSION
APPLICATION FOR REVIEW

FOR STAFF USE ONLY

Date submitted: 1/13/2025
Application No: _____
Approved: _____ Denied: _____
_____ Administrative review
_____ Commission Review

1. Property location: 200 W Franklin St.
Applicant's name: Brian & Angie Rose
Applicant's address: 200 W Franklin St.
Monroe, NC 28112
Applicant's telephone number: 204-292-4901
Applicant's email address: brian.rose.826@gmail.com
Property Tax identification number: 01 - 232 229

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

3. The following Certificate of Appropriateness is requested for: See attached
Please provide a brief description of the project: _____

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).

Brian Rose
Applicant- Printed
[Signature]
Applicant- Signed

1-10-25
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.

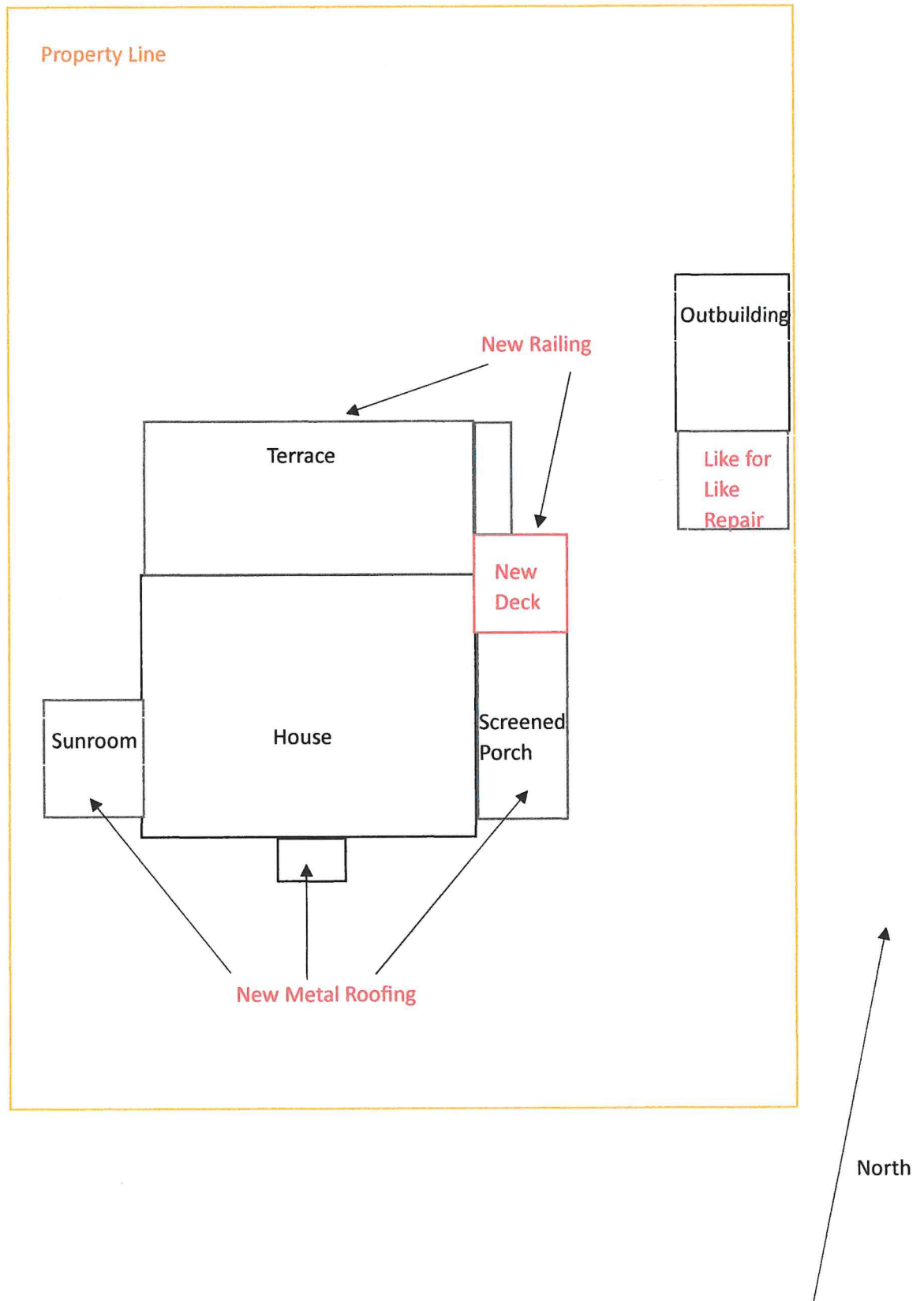
Exhibit 4

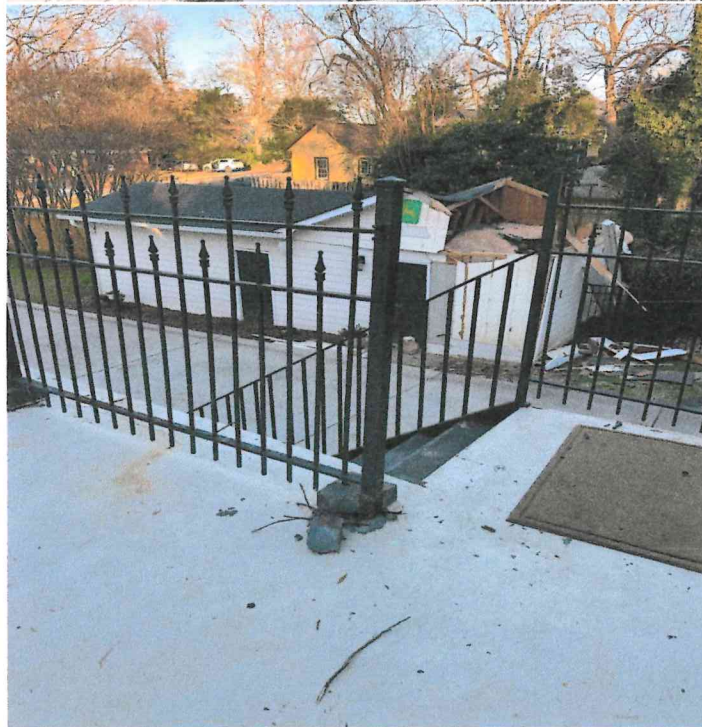
3 – the following certificate of appropriateness is requested for:

All damages mentioned in this application are in reference to a large tree which fell into our yard from our neighbor's yard (604 W Franklin) on December 11, 2024.

- Addition of wooden deck (10'x10')
 - We would like to add a wooden deck connecting the rear terrace to the screened in porch. See attached site plan, pictures and drawing.
- Replacement of current Terrace railing
 - The terrace railing was damaged
 - The existing railing will be replaced with a new black metal railing which will be similar to our existing fence. See site plan and attached pictures.
- Repair of current outbuilding
 - A portion of the existing outbuilding was damaged. It will be repaired like for like.
 - The only change will include the door configuration and style to match the house. See site plan and attached pictures.
- Repair of roof
 - Several portions of the roof were damaged. These portions will be repaired and the roofing material will be replaced.
 - Asphalt shingles on the main roof will be replaced like for like.
 - According to the roofing company, the sunroom and screened in porch roofs are too flat for asphalt shingles. These will be replaced with black metal roofing in order to protect the structure. See site plan and attached pictures.
- Replacement of rear house door
 - The existing rear door is a metal, outward swinging commercial door.
 - The door will be replaced with an inward swinging residential door in a style to match the other doors of the house. See site plan and attached pictures.
- Addition of chimney cap
 - The chimney opening must be covered to protect from weather and pests.
 - The new chimney cap will be black metal. See pictures.

Site map – 700 W Franklin St. (not to scale)

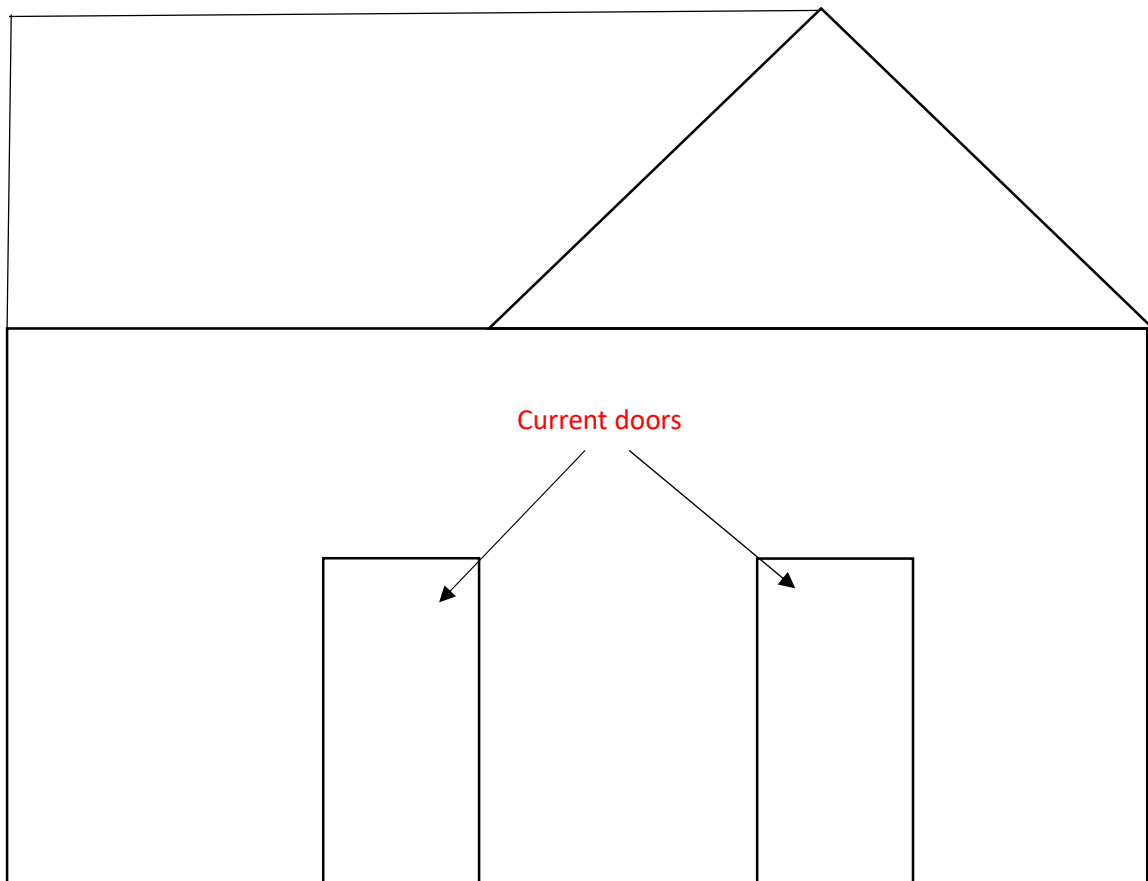




Existing rear door, railing and outbuilding

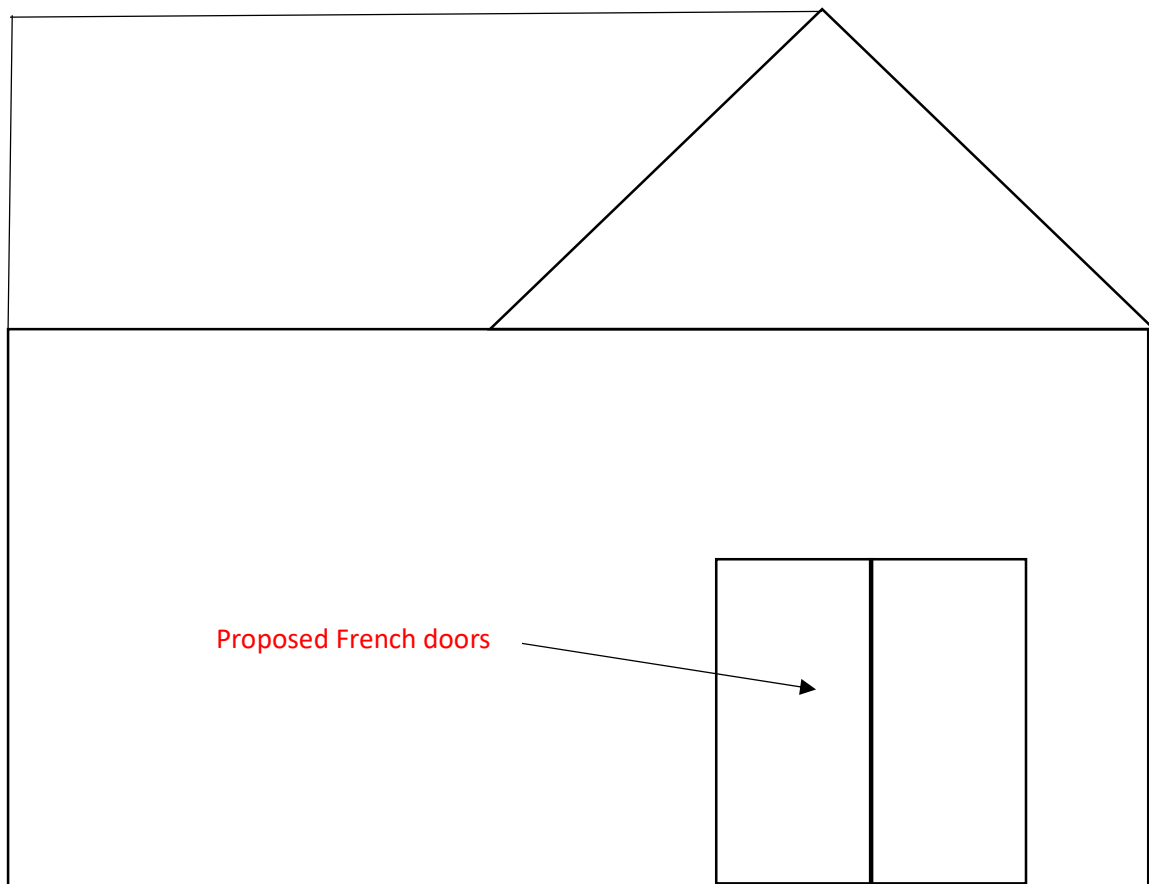
700 W Franklin St. – Outbuilding door layout

***Current



700 W Franklin St. – Outbuilding door layout

***Proposed



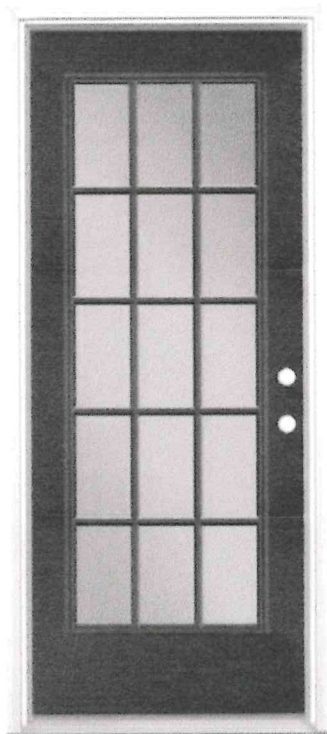


Proposed wooden porch and railing design.





Proposed galvanized steel roof



Proposed door design



ACCTNO	OWNERNAME1	OWNERNAME2	OWNERADDRE	OWNERCITY	OWNERSTATE	OWNERZIP
09273008 12	BBB PARTNERS LLC		PO BOX 769	MARSHVILLE	NC	28103
09273008 13						
09273008 19	BREWER BAUCOM PROPERTIES LLC		PO BOX 1022	MONROE	NC	28111
09273008 20						
09273008 03	BREWER MP LLC		PO BOX 769	MARSHVILLE	NC	28103
09273008 10	CANTEY KIM		405 LANCASTER AVE	MONROE	NC	28112
09273008 09						
09273010	COX SONDA D	COX RUSSELL F	6205 RAPE RD	MONROE	NC	28112
09273008 18	HELMS ARON A		758 W FRANKLIN ST	MONROE	NC	28112
09232232	HILL SHANNON M		600 WEST FRANKLIN ST	MONROE	NC	28112
09232250	HUGHES DONALD S	CLARK BETTY A	600 W JEFFERSON ST	MONROE	NC	28112
09232225	JOYCE DAVID		609 W FRANKLIN ST	MONROE	NC	28112
09232221	KNOX WALTER		203 N COLLEGE ST	MONROE	NC	28112
09232247	LOBERGER DALE A	LOBERGER SHELLEY W	502 S WASHINGTON ST	MONROE	NC	28112
09273008 17	LUND GLADIS		756 W FRANKLIN ST	MONROE	NC	28112
09232249	LYONS LANCE		14213 HILLSIDE DR	JAMUL	CA	91935
09273008 02	MCMANUS SYLVESTER E III	WHITE BETTY R	710 WEST FRANKLIN ST	MONROE	NC	28112
09232245	MELENDEZ JENNIFER		601 W JEFFERSON ST	MONROE	NC	28112
09273008	MIDDLETON PARTNERS LLC		PO BOX 783	MONROE	NC	281110783
09273008 08	MORALES BRIAN GLENN		724 W FRANKLIN ST	MONROE	NC	28112
09232230	MORGAN MARIAN V		604 W FRANKLIN ST	MONROE	NC	28112
09273008 05	MORICOLA PAUL		718 W FRANKLIN ST	MONROE	NC	28112
09232246	OLIVA ANGEL MARIA ET AL	NOGUERA SANDRA I	603 W JEFFERSON ST	MONROE	NC	28112
09273004F	PINNACLE HOMES USA LLC		2908 MORGAN MILL ROAD	MONROE	NC	28110
09273004C						
09273004B						
09273004D						
09273004E						
09273004A						
09273008 16	PLYLER KADIE		754 W FRANKLIN ST UNIT 16	MONROE	NC	28112
09232222	PORTER PEGGY B		601 WEST FRANKLIN ST	MONROE	NC	28112
09232228	PYLE KIM		704 W FRANKLIN ST	MONROE	NC	28112
09273008 06	RUSHING GILBERT DOUGLAS		831 BRIDGEWATER DRIVE	MONROE	NC	281128445
09273009	SCHRADER RICHARD EUGENE JR	OSMAN MOHAMED S	705 W FRANKLIN ST	MONROE	NC	28112
09232227	SMITH BRADFORD R	SMITH DEBORAH A G	703 W FRANKLIN ST	MONROE	NC	28112
09273008 21	SMITH BRANDON	HOCOTT ROSA E	764 W FRANKLIN ST	MONROE	NC	28112
09273008 15	SMITH PATRICK JAMES	SMITH CHRISTAL ANN	752 W FRANKLIN ST	MONROE	NC	28112
09232226	STEGALL STEVEN M	STEGALL KELLY A	701 W FRANKLIN ST	MONROE	NC	28112
09273008 04	SUPPES LAUREN		716 W FRANKLIN ST	MONROE	NC	28112
09232249A	SUTTON REBECCA DIANE		3319 WAXHAW HIGHWAY	MONROE	NC	28112
09232224	SWARTZFAGER JOHN GEORGE JR		607 W FRANKLIN ST	MONROE	NC	28112
09273008 14	TRIPODI TRACY H		750 W FRANKLIN ST	MONROE	NC	28112
09232223	VIDAL GUSTAVO	VIDAL PERRY	605 W FRANKLIN ST	MONROE	NC	28112
09273008 11	W3 RESOURCE MANAGEMENT LLC		PO BOX 1699	MONROE	NC	28111
09232229	WALTERS ANN GRIFFIN		1003 OAK HILL DR	MONROE	NC	28110
09232231	WARD WILLIAM KENNETH	WARD JUDY ROBINSON	602 W FRANKLIN ST	MONROE	NC	28112
09273008 07	WEST TAYLOR EVELYN	GROSE JASON	722 W FRANKLIN ST	MONROE	NC	28112
09273008 01	WHITE BETTY R		710 W FRANKLIN ST	MONROE	NC	28112

APO Map
PLHR-2025-00132

Legend

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

Parcels Notified: 40



Exhibit 12