

**HISTORIC DISTRICT COMMISSION
MEETING AGENDA**



**Monday, September 8, 2025 – 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 and Moment of Silence
- Item 3.** Conflicts of Interest
- Item 4.** Approval of Minutes – August 11, 2025
- Item 5.** Quasi-Judicial Statement
- Item 6.** **PLHR-2025-00244** – Certificate of Appropriateness request from Adrian Valdez, a contractor that will conduct the proposed projects, to replace all 16 wood windows on the home with composite windows and to replace the tin shingle roof with an asphalt shingle roof at 304 Maurice Street. (Parcel ID # 09-231-142) (*Tabled from July 14 and August 11, 2025*)
- Item 7.** **PLHR-2026-00020** - Certificate of Appropriateness request from Ronald Sells, III, for previously installing a new wood shed at 503 S. Hayne Street. (Parcel ID # 09-235-004)
- Item 8.** **PLHR-2026-00025** - Certificate of Appropriateness request for a new house to be built at 120 S. Crawford Street. (Parcel ID # 09-232-175A)
- Item 9.** **PLHR-2026-00027** - Certificate of Appropriateness request from Shelley Loberger and Barbara Horack. The applicant is renovating the existing enclosed rear porch at 310 East Houston Street and has requested to: 1) replace the existing asbestos siding with fiber cement siding; 2) replace a 58” metal window on the rear wall of the enclosed porch with three composite windows to match the existing windows on the home or three wood windows; 3) replace the existing rear wood door and metal storm door with one steel-clad door or a wood door; 4) add a new steel-clad door or a wood door and a composite window or a wood window to the interior-side wall of the enclosed rear porch; and 5) build a new 8’x 11’ wood deck that connects to the interior-side of the existing enclosed rear porch. (Parcel ID # 09-231-116)
- Item 10.** **PLHR-2026-00028** - Certificate of Appropriateness request from Brian and Angie Rose to build an in-ground pool at 700 W. Franklin Street. (Parcel ID # 09-232-229)
- Item 11.** Next Meeting: Monday, October 13, 2025
- Item 12.** Adjournment

ATTENTION BOARD MEMBERS:

Please contact Kimberly Davis at 704-282-4527 to confirm your attendance.

cc: Richard Long, Atty.
Jeff Wells

Lisa Stiwinter
Planning Staff