

HISTORIC DISTRICT COMMISSION MEETING



Monday, October 12, 2020– 6:30 P.M.
Conference Room – City Hall
300 West Crowell Street - Monroe, NC

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- Item 1.** **Call to Order – Roll Call**
- Item 2.** **Approval of Minutes – September 14, 2020**
- Item 3.** **Conflicts of Interest**
- Item 4.** **COA 21-1500009 Certificate of Appropriateness – The Historic District Commission is requested to consider a Certificate of Appropriateness request from Brian Spiers to construct a new home at the property located at 509A E. Talleyrand Avenue (Tax ID# 09-231-063A)**
- Item 5.** **Next Meeting: November 9, 2020**
- Item 6.** **Adjournment**

ATTENTION BOARD MEMBERS: Please contact Maryann Brown at 704.282.4527 to confirm your attendance.

HISTORIC DISTRICT COMMISSION MINUTES

MONDAY, SEPTEMBER 14, 2020 AT 6:30 PM

CONFERENCE ROOM - CITY HALL

300 West Crowell Street, Monroe, North Carolina

To be Approved at the October 2020 Meeting
Attendees to Sheri Laney on 9-15-20

DRAFT

ITEM 1: Call to Order.

Richard F. Ali, Chairman, called the meeting to order at 6:30 p.m. Maryann Brown called the roll.

Members Present: Richard F. Ali, Bob Bullard, Philip Millward, Jennifer Smith, Archie Morgan and Susan Sganga (alternate)

Members Absent: James Kerr and Megan Woazeah

Staff Present: Doug Britt, Senior Planner, Ashley Britt, Assistant City Attorney (on phone - partial) and Maryann Brown, Administrative Assistant

Guests: Stacey Grooms, Mike Calzaretta (Mike's Fine Home Remodeling, LLC)

Susan Sganga (alternate) was seated in the audience. Chairman asked Susan Sganga to sit on the dais with the Commission to fill in for Megan Woazeah.

Chairman said he wanted to remind the applicants that are here tonight that this Commission is a quasi-judicial body and our process and proceedings are governed by the State of North Carolina. He said the applicants will be asked to be sworn in before giving any testimony. He said we are a non-judgmental body; we make our decisions based on the guidelines and the evidence presented.

ITEM 2: Approval of Minutes.

Chairman asked the Board if there were any questions, additions or deletions to the minutes of the July 13, 2020 meeting. He called for a motion to adopt the minutes of the meeting.

Motion: Jennifer Smith moved to approve the minutes of the July 13, 2020 meeting.

Second: Archie Morgan

Action: The motion to approve the minutes passed unanimously.

ITEM 3: Conflicts of Interest.

There were no conflicts of interest.

ITEM 4: COA 21-15000002 Certificate of Appropriateness – The Historic District Commission is requested to consider a Certificate of Appropriateness request from

Historic District Commission Meeting
Minutes of September 14, 2020
Page 1 of 8

Stacey Grooms to install a wood shed in the rear yard for the property located at 403 E. Talleyrand Avenue (Tax ID# 09-231-200)

Chairman asked any parties offering testimony to come forward and be sworn. Doug Britt and Stacey Grooms came forward and were sworn.

Doug Britt, Senior Planner, introduced this item and said this is a COA request from Stacey Grooms. He said the applicant has requested to install a wood shed in the rear yard at 403 E. Talleyrand Avenue. He said the applicant also included a wood privacy fence in the rear yard which has been approved at staff level. He said at this time he would proceed with the findings:

Findings:

1. The subject property located at 403 E. Talleyrand Avenue is owned by Stacey Grooms and Sarah Turk and is zoned R-10 (Residential-High Density). (Exhibit 1-2)
2. The property is located in the South Monroe Historic District. (Exhibit 3)
3. On July 20, 2020 the applicant applied for a COA to request approval of an 8 foot by 12-foot wooden shed. (Exhibit 4-6)
4. The proposed structure does meet the review criteria for a Certificate of Appropriateness according to Section 156.202 of the Unified Development Ordinance.

Bob Bullard asked Doug which shed in the picture would the applicant be installing. Ms. Stacey Grooms said the pictures are just examples of what she intends to put there. She said she is just showing basically the sides and front. Doug asked if the shed was there now. Ms. Grooms said the shed is not there now. She is just waiting for approval.

Jennifer Smith asked if it is cedar or hardi-board. Ms. Grooms said she did not know but she knew that it was going to be wood.

5. All adjacent property owners have been notified of the Certificate of Appropriateness request. (Exhibit 7)

Doug said he would be glad to answer any questions.

Chairman asked if there were any questions for Doug. There were none.

Chairman asked if there were any questions for the applicant.

Jennifer Smith asked if there was going to be a concrete pad. Ms. Grooms said yes, there is already a 14 x 14-foot slab back there. She said the property has been there since the 1920s so she did not know if they had a garage or shed. She said she doesn't know what was back there but there is already an existing slab.

Doug Britt asked Ms. Grooms to state her name for the record. Ms. Grooms stated her name for the record.

Bob Bullard said the two (2) sheds in the picture are very different in appearance but they do have some similarities. He asked Ms. Grooms to tell us what the shed will look like. Ms. Grooms said she intends to

make it somewhat match the house. She said it will blend in and be the same color as the house. She said she intends on painting it. She said she will end up getting the shed from Lowes and it will be 8' x 12' feet. She said she had to submit something to get approval. She said it will match the house and look nice. She said it is way back on the far left corner of the property. Archie Morgan asked if it would be visible from the street. Ms. Grooms said it won't be once she gets her fence up. She said the fence will hide it and she intends on having a nice gate for the fence to pull the cars through.

Chairman asked if we were also approving the fence this evening. Doug said no, the fence was approved at staff level. He said Keri included the guidelines in the staff report for you to follow.

Chairman asked if there were any further questions. There were none.

Bob Bullard said the type of hinges on the shed would not be appropriate and there is no overhang on the roof.

Archie Morgan asked if there had been any precedent set about wooden buildings and is there anything that says it has to have an overhang. He said there has to be some type of hinges on the shed. He said there are no hinges on the house that match those but you wouldn't expect to see them. He said it is a storage building. Ms. Grooms said again, they are just examples. Mr. Morgan said he understands and a wooden storage building is a wooden storage building.

Chairman said we have recently approved over the last couple of years' storage sheds at the corner of Houston and Parker Streets. Doug said there was one on 201 Houston Street which went before the Commission and the Commission referred the applicant to look at the shed at 117 S. Church Street. He said it was a similar exterior material as a shed in the picture. He said so there have been some past precedents with similar sheds. He said he cannot speak to the exact overhang and hinges.

Ms. Grooms said the shed is absolutely necessary for her to have on her property to store things unless you want lawn mowers, pressure washer, ladders in the yard.

Archie Morgan said if you drive through the Historic District you will see various buildings and garages. He said this would be a wooden storage building for lawn mowers, weed eaters, etc. He said he does not have any problem with the hinges, she is going to paint it the same color as the house, it's wood and not vinyl, it will have a shingled roof and you won't be able to see it from the road.

Chairman asked if someone would like to make a motion on the Findings of Fact for COA to approve or deny. Doug said Keri has provided a sample sheet to make motions.

Motion: Archie Morgan moved that the Historic District Commission find as fact that the proposed project COA #21-15000002, if constructed according to the plans reviewed at this meeting, is congruous with the character of the district because of the guidelines that state everything we have talked about, being wood, the setbacks, shingled roof, painted the same color of the house and so forth. Therefore, the application is generally in harmony with the special character of the neighboring properties and/or the historic district as a whole.

Second: Susan Sganga

Action: The motion to approve passed unanimously.

Motion: Archie Morgan said based on the preceding findings of fact, he moves that the Historic District Commission grant the Certificate of Appropriateness to this applicant

regarding the proposal as shown in COA application #21-15000002, such certificate to be subject to the conditions contained in the previous motion of the findings of fact.

Second: Jennifer Smith

Action: The motion to approve passed unanimously.

ITEM 5. COA 21-15000007 Certificate of Appropriateness – The Historic District Commission is requested to consider a Certificate of Appropriateness request from Mike’s Fine Home Remodeling, LLC to construct a new home at 401 E. Talleyrand Avenue (Tax ID# 09-231-199)

Chairman asked any parties offering testimony to come forward and be sworn. Doug Britt and Mike Calzaretta came forward and were sworn.

Doug Britt, Senior Planner, introduced this item and said this is a COA request from Mike’s Fine Home Remodeling, LLC to construct a new home at 401 E. Talleyrand Avenue. He said the applicant has also included a fence in the left side rear which has been approved at staff level. He said staff will ensure the location of the fence does not extend past allowable limits at the time of construction. He said the findings are as follows:

Findings:

1. The subject property located at 401 E. Talleyrand Avenue is owned by Mike’s Fine Home Remodeling, LLC and is zoned R-10 (Residential-High Density). (Exhibit 1, 2)
2. The property is located in the South Monroe Historic District. (Exhibit 3)
3. On August 13, 2020, the applicant submitted an application to construct a new house. The house will be 1,830 heated square feet with a 297 square foot front porch, and a 144 square foot rear deck. The house will be constructed with wood siding, soffits, and fascia boards. The windows will be wood and will have a 4 over 1 pane design. The porch and deck will be constructed with treated deck boards and the front porch will have a pine wood ceiling. The roof will be asphalt shingles. The front porch will have brick stairs and brick columns with wood posts. The driveway will be constructed of concrete and will be stained an earth tone as well as the walkway leading from the street to the porch and the walkway leading from the driveway to the porch. (Exhibit 4-6)
4. The proposed structure does meet the review criteria for a Certificate of Appropriateness according to Section 156.202 of the Unified Development Ordinance.
5. All adjacent property owners have been notified of the Certificate of Appropriateness request. (Exhibit 7)

He said this is a list of the residents that received notification of this meeting. He said a sign was posted in the yard.

Doug said he would be glad to answer any questions.

Chairman asked if there were any questions and also asked Mr. Calzaretta to state his name for the record. Mr. Mike Calzaretta stated his name for the record.

Archie Morgan said he was never involved with a new home construction. Doug said in his 12 years working here this is probably the first. Bob Bullard said since he has been on this Commission there has been one (1) other new construction on Hayne Street.

Philip Millward asked Mr. Calzaretta what the siding would be. Mr. Calzaretta said all wood. He said everything would be wood, no vinyl on the house.

Chairman asked Mr. Calzaretta if he was building this house on spec. Mr. Calzaretta said it will be sold. Ms. Grooms said her mother-in-law will be buying the house.

Archie Morgan asked Mr. Calzaretta if he would be going through the Inspections Department. Mr. Calzaretta said yes. He said he knows all about the setbacks, etc.

Chairman asked if there were any further questions. There were none.

Chairman asked if someone would like to make a motion on the Findings of Fact for COA.

Motion: Bob Bullard moved that the Historic District Commission find as fact that the proposed project COA #21-15000007, if constructed according to the plans reviewed at this meeting, is congruous with the character of the district because the guidelines state:

- *The applicant is proposing the house will have a 30-foot front setback, the house adjacent to this one has a 15-foot front setback. Other houses on this street have varying front setbacks ranging from approximately 15 feet to 46 feet.*
- *The applicant is proposing the front of the house to face the street.*
- *The lot is fairly flat.*
- *It does not appear the position of the house will require the removal of any large trees.*
- *The applicant is proposing this house will be 1,830 heated square feet. Houses on this street range from 1,004 square feet to 3,770 square feet in size.*
- *The applicant is proposing wood siding, wood fascia, wood windows, treated wood for the front porch and rear deck, pine ceilings on the front porch, brick steps and wood posts on the porch. The applicant is proposing asphalt shingle roofing; 13 out of 14 structures on this street have asphalt shingle roofs.*
- *The applicant is proposing the house have 4 over 1 window design, the houses on this street have a variety of window designs including but not limited to 4 over 1, 9 over 1, 2 over 2 and 4 over 4.*
- *The National Register lists the majority of the homes on this street are one-story craftsman/bungalow/cottage styles.*
- *The applicant is proposing a concrete driveway located to the right of the house,*

a walkway leading from the street to the front steps, and a walkway from the driveway to the front entrance. All of these will be stained an earth tone color.

- *There does not appear to be any large trees or significant site features located in the proposed driveway area.*
- *The applicant is proposing a concrete driveway located to the right of the house, a walkway leading from the street to the front steps, and a walkway from the driveway to the front entrance. All of these will be stained an earth tone color.*
- *There is no existing sidewalk along this section of the street.*
- *The applicant is proposing to construct the driveway to the right of the house.*

Therefore, the application is generally in harmony with the special character of the neighboring properties and/or the historic district as a whole.

Archie Morgan asked if it was necessary to repeat everything in the staff report. Doug said no. He said but you need to state whether it is/or is not in harmony with the special character of the neighboring properties.

Bob Bullard asked if it would have been appropriate to just say “as presented by staff”. Doug said you can say “as outlined in the New Construction Guidelines of the South Monroe Historic District Guidelines.”

Second: Richard Ali
Action: The motion to approve passed unanimously.

Motion: Archie Morgan said based on the preceding findings of fact, he moves that the Historic District Commission grant a Certificate of Appropriateness regarding the proposals as shown in COA application #21-15000007, such certificate to be subject to the conditions contained in the previous motion.
Second: Jennifer Smith
Action: The motion to approve passed unanimously.

ITEM 6. **Other**

Chairman discussed with all members CLG training and the need to get two (2) members to watch at least three (3) videos in order to continue with our Certified Local Government status. He said Keri has reached out to us a couple of times to watch and comment on the training videos online. He said up to this point there has only been one (1) response for one (1) of the videos. He said in the past, training has been onsite. He said we have gone to Greensboro and other places. He said because of what is going on now, they have to do training virtually. He said it is important because the City stands to lose its Certified Local Government status if two (2) people do not watch three (3) of the videos. He said you would have to watch the videos and then do a short synopsis (what you thought of it, what you learned, basically a critique). He said Keri should be copied on your submission so she knows they have been watched. He said we have been members of this group for 30+ years and it is not something that we would want to risk losing. Doug Britt distributed an attachment from Keri on this training.

Discussion was held on selecting the two (2) individuals to watch the videos. Archie Morgan said he has one (1) video under his belt and will do two (2) more. Susan Sganga volunteered to be the second person. Chairman said this has to be done by the end of this month.

Archie Morgan asked the Chairman to explain the recent City letter on the amended term limits restrictions for Chairs or Vice-Chairs of boards or commission. Chairman said that last year, there was a change to the Committee/Board Chair and Vice-Chair terms. He said previously, the Chair and Vice-Chair were appointed and served at the pleasure of City Council. He said unless they wanted to get off or were asked to leave by Council, they had unexpiring terms, just like the Supreme Court. He said Council decided last year to limit those terms to four (4) years. He said this was done very late in the year, and after doing it, evidently realized that it would impact almost all of the Committees and Boards. He said it meant they would have had to replace 20+ Chairs and Vice-Chairs in a very short time frame.

Chairman said Council decided at the end of the year to delay this until the end of this year. He said very few of the Committees have met this year at all. He said we are one of the few that have had meetings and Planning Board has had a few. He said they have now decided they would extend it to next year. He said any Chair or Vice-Chair that is still in his/her first four-year term would not be asked to step down at that time. He said they would continue to serve out their four-year term and would be, if they wanted to reapply for another term, eligible. He said, however, if it is the end of their second four-year term, they have to get off the Committee/Board but can apply to be back on the Committee/Board a year later but not as a Chair or Vice-Chair.

Chairman said there are some Chairs that have served for a long time and they will be asked to step down at the end of this year.

Chairman asked Doug if there are any other Committees/Boards that have met besides the Planning Board. Doug said some of the Committees have not met because of Covid are now meeting. He said he cannot say they all are meeting since we are not affiliated with all the City Committees. He said, however, we are pretty much back to normal business now.

ITEM 7. **Next Meeting**

Chairman said the next meeting is scheduled for October 12, 2020 at 6:30 p.m.

ITEM 8. **Adjournment.**

Motion: Bob Bullard made a motion to adjourn this meeting.
Second: Philip Millward
Action: The motion to adjourn passed unanimously.

The meeting adjourned at 7:15 pm.

Respectfully submitted,

Richard F. Ali
Chairman

Maryann Brown /s/
Secretary to the Board



STAFF REPORT
Case # 21-15000009

TO: Historic District Commission Members
DATE: October 12, 2020
FROM: Doug Britt, Senior Planner
PREPARED BY: Keri Mendler, Planner
SUBJECT: Certificate of Appropriateness request 509A E. Talleyrand Avenue

SUMMARY STATEMENT

The Historic District Commission is requested to consider a Certificate of Appropriateness to construct a new home at 509A E. Talleyrand Avenue.

SITE DATA

Type of Action: Certificate of Appropriateness
Date of Petition: 9-15-20
Name of Petitioner: Brian Spiers
Location: 509A E. Talleyrand Avenue
Tax ID #: 09-231-063A
Lot Size: 0.23 acres
Zoning Classification: R-10 (Residential- Low Density)

GENERAL INFORMATION

It appears this lot has been vacant since at least 1991.

RELEVANT DESIGN GUIDELINES

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 guidelines in the District Setting Section.
The applicant is proposing the house will have a 42-foot front setback, the houses on either side of this house have front setbacks of approximately 30-feet. Other houses on this street have varying front setbacks ranging from approximately 21 feet to 42 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 facades should always face the street.
The applicant is proposing the front of the house to 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.
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 1,164 heated square feet with a 55-square foot covered entry and a single car garage that is 259 square feet. Houses on this street range from 918 square feet to 4,332 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 hardi-cement siding, wood shutters, wood windows, and wood doors including the garage door. The applicant is proposing asphalt shingle roofing; all homes on this block of the street have asphalt shingle roofs.
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 the house have 1 over 1 window design, the houses on this street have a variety of window designs including but not limited to 1 over 1, 2 over 2, 4 over 1, and 6 over 6.

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 applicant is proposing a 1-story home. The National Register lists the majority of the homes on this street as one-story homes. The styles vary from bungalow, classical revival, and ranch styles.
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 located to the right of the house and a walkway from the driveway to the front entrance. All of these will be stained an earth tone color.
 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 right of the house and a walkway from the driveway to the front entrance. All of these will be stained an earth tone 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.
 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 right of the house.
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FINDINGS

Staff offers the following Findings:

1. The subject property located at 509A E. Talleyrand Avenue is owned by BWB2, LLC and is zoned R-10 (Residential-High Density) (Exhibit 1, 2)
2. The property is located in the South Monroe Historic District. (Exhibit 3)
3. On September 15, 2020, Brian Spiers, on behalf of BWBW2, LLC submitted an application to construct a new house. The house will be 1,164 heated square feet with a 55 square foot covered entry, and a 259 square foot single car garage. The house will be constructed with hardi-cement siding, wood shutters, wood windows, and wood doors including the garage door. The windows will be wood and will have a 1 over 1 pane design. The porch and deck will be constructed with treated deck boards and the front porch will have a pine wood ceiling. The roof will be asphalt shingles. The driveway will be constructed of concrete and will be stained an earth tone as well as the walkway leading from the driveway to the porch. (Exhibit 4-6)
4. The proposed structure does meet the review criteria for a Certificate of Appropriateness according to Section 156.202 of the Unified Development Ordinance.
5. All adjacent property owners have been notified of the Certificate of Appropriateness request. (Exhibit 7)

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* guidelines of the *South Monroe Historic District Guidelines*:

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 guidelines 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.

Attachments:

- Exhibit 1: Aerial Map
- Exhibit 2: Zoning Map
- Exhibit 3: Historic District Map
- Exhibit 4: Application
- Exhibit 5: Elevations and Plans
- Exhibit 6: Site Plan
- Exhibit 7: APO's

Prepared by: KEH 9-29-20



Ortho Map

Case #: 21-15000009

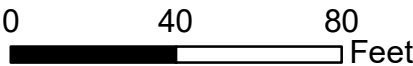
Legend

-  Centerlines
-  Parcels

**Existing: R-10
(Residential- High Density)**

Owner: BWB2, LLC

Acres: .23





Zoning Map

Case #: 21-15000009

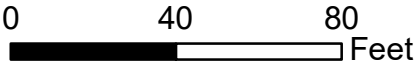
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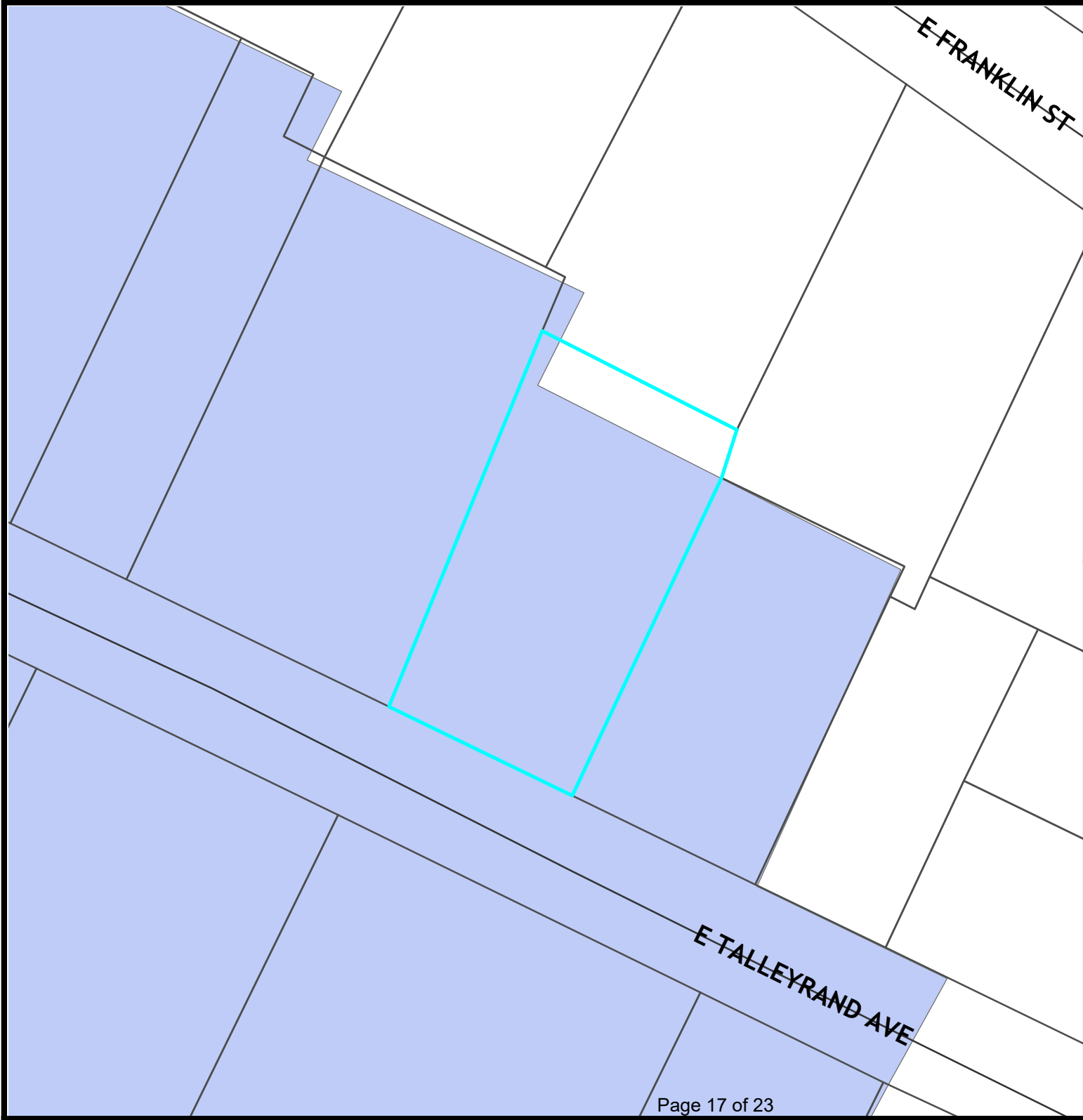
- Centerlines
- Parcels

**Existing: R-10
(Residential- High Density)**

Owner: BWB2, LLC

Acres: .23





Historic District Map

Case #: 21-15000009

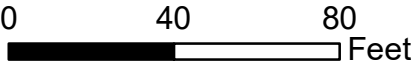
Legend

- Centerlines
- Parcels

**Existing: R-10
(Residential- High Density)**

Owner: BWB2, LLC

Acres: .23





HISTORIC DISTRICT COMMISSION
APPLICATION FOR REVIEW

FOR STAFF USE ONLY

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

1. Property location: 509 1/2 Talleyrand Avenue
Applicant's name: Brian Spiers
Applicant's address: P.O. Box 128 Waxhaw 28173
Applicant's telephone number: 704-363-2575
Applicant's email address: Brian@fatherof3.com
Applicant's FAX number: _____
Property Tax identification number: 09 - 231 - 063 A

2. The property is owned by (if different from above) BWB2 LLC
Address: P.O. Box 128, Waxhaw Telephone: 704-363-2575

3. The following Certificate of Appropriateness is requested for: New Single Family home
Please provide a brief description of the project: Single Family home
hardi cement siding, wood 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).

Brian Spiers
Applicant- Printed

Brian Spiers
Applicant- Signed

8-17-20

Date Submitted

Please sign and return to the Department of Planning & Development, P.O. Box 69, Monroe, NC 28111-0069; Telephone: (704) 282-4520; Fax (704) 282-4735. 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.

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. - notes
- ☒ Site plan showing property lines, existing and proposed changes

lot is currently vacant

DO NOT WRITE BELOW THIS LINE

Additional conditions and remarks: _____

Authorized signature

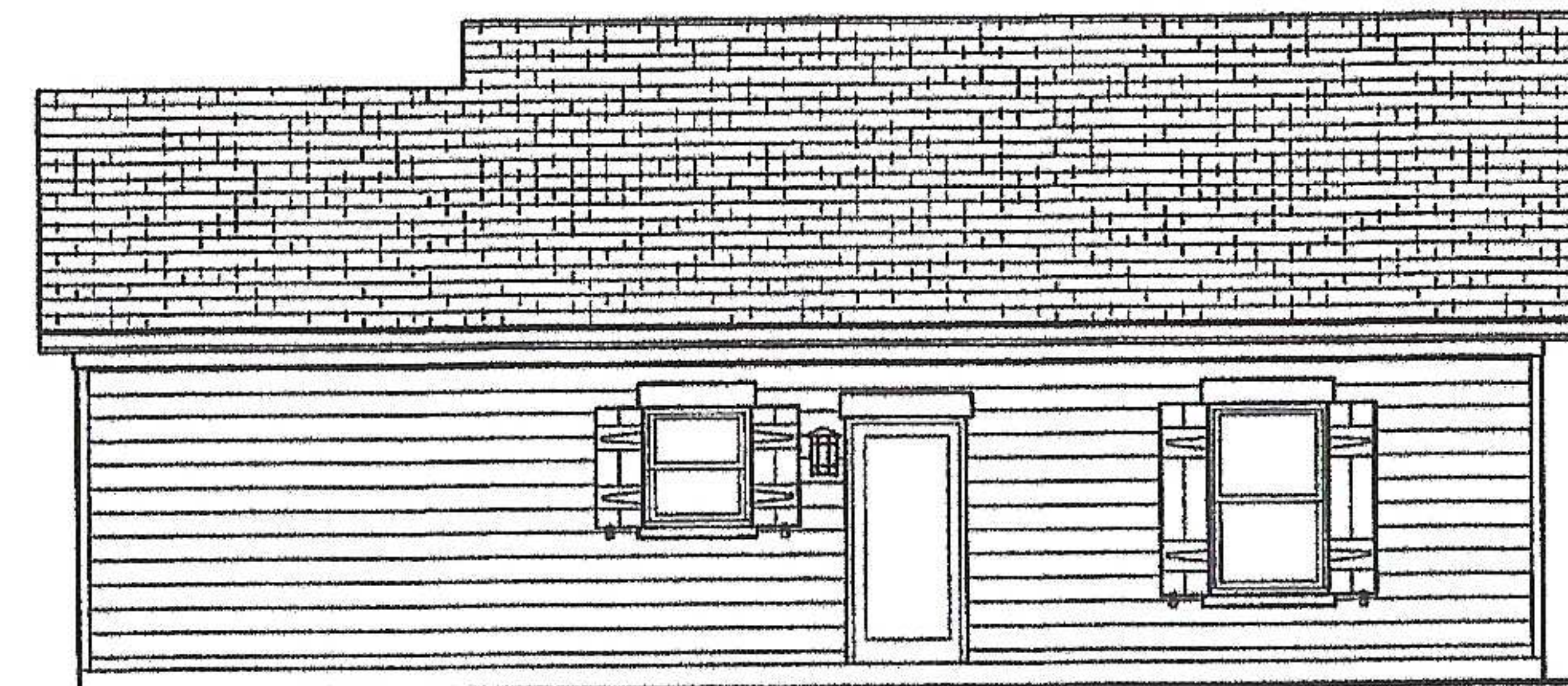
Date

Revised 12-22-15



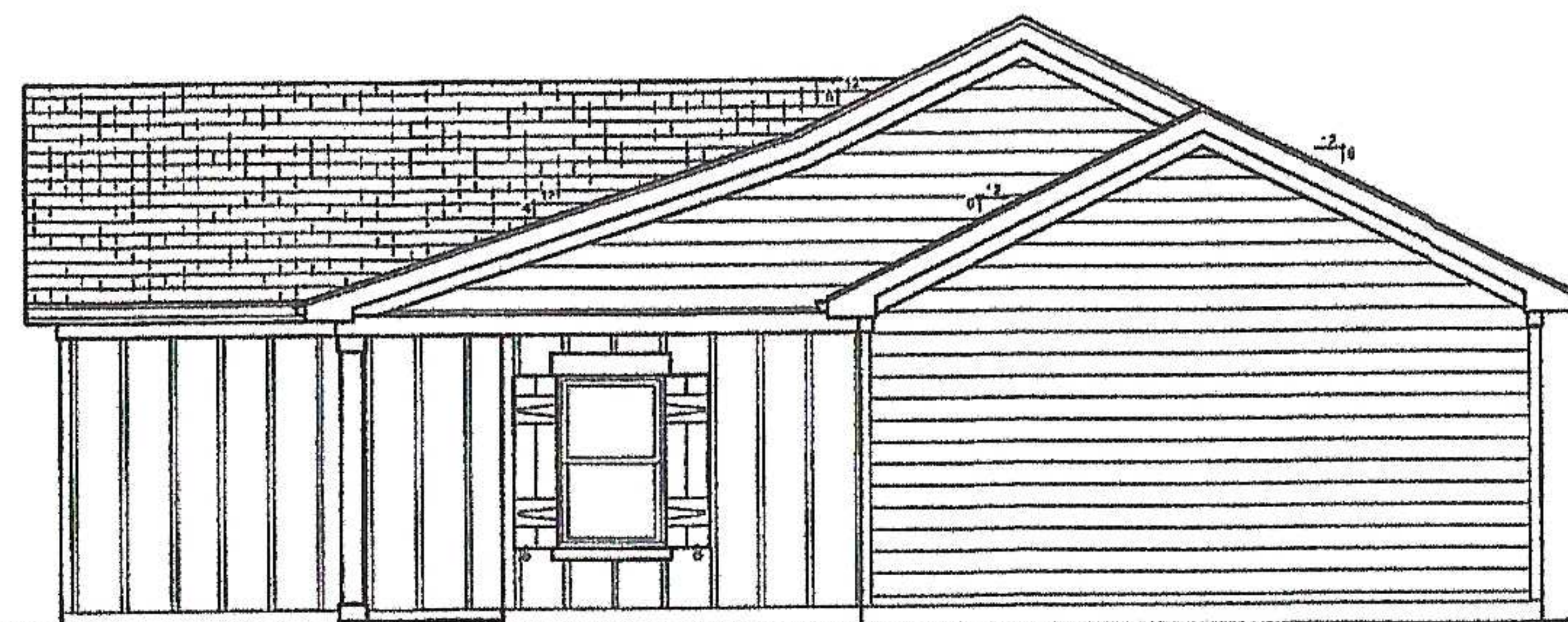
Front Elevation

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



Rear Elevation

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



Right Elevation

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



Left Elevation

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

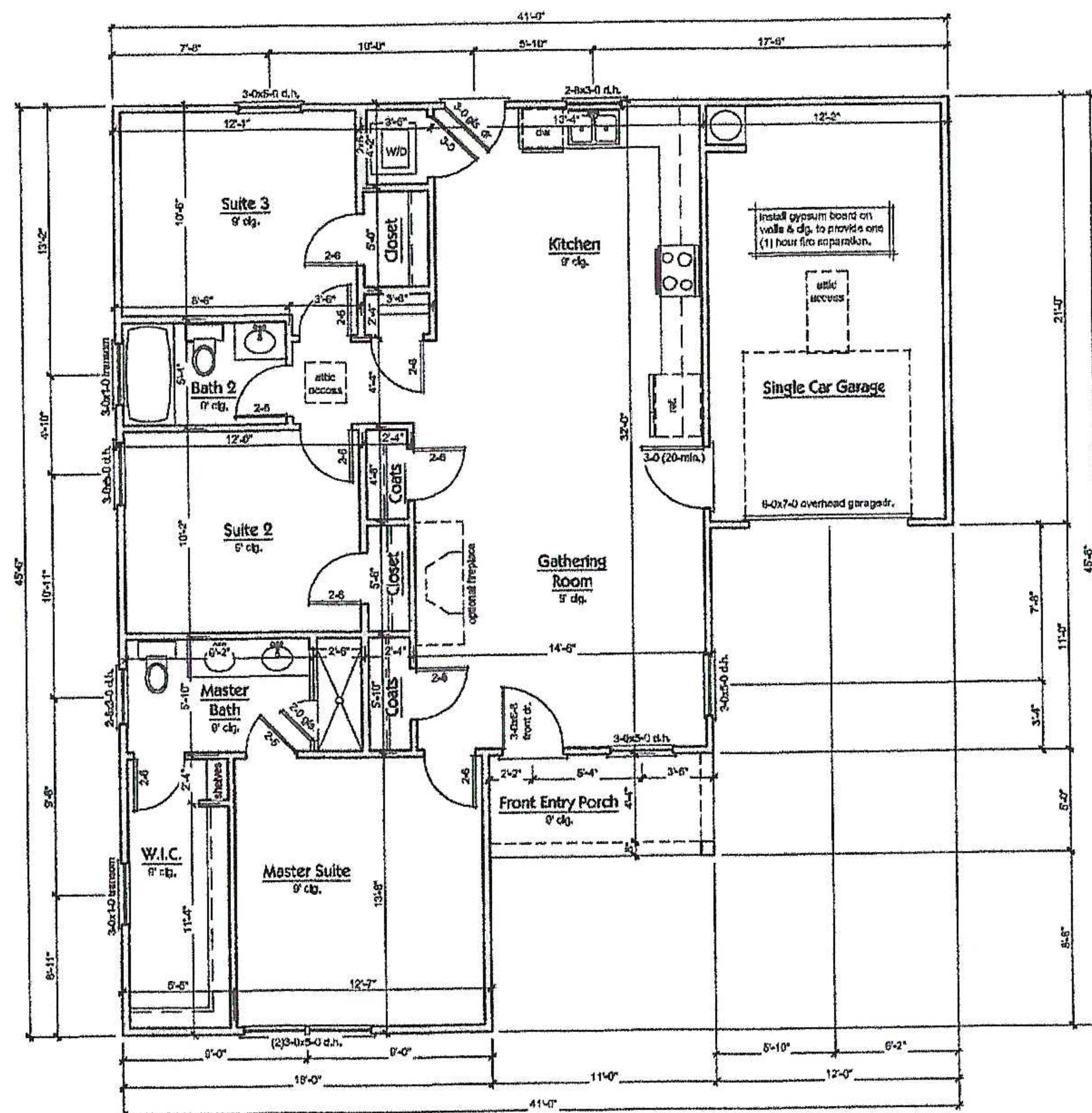
The Crystal Plan
509 Talleyrand Avenue
Monroe, NC 28112

ISAAC BUEHLER
RESIDENTIAL DESIGN
Phone: 704.665.7517
130 Oakwood Dr.
130 Oakwood Dr.

Project No: 105-20
Date: 07/09/2023
Design Development
Title: Elevations
Revised:
Drawn by: IB
Checked by: **

Sheet No.

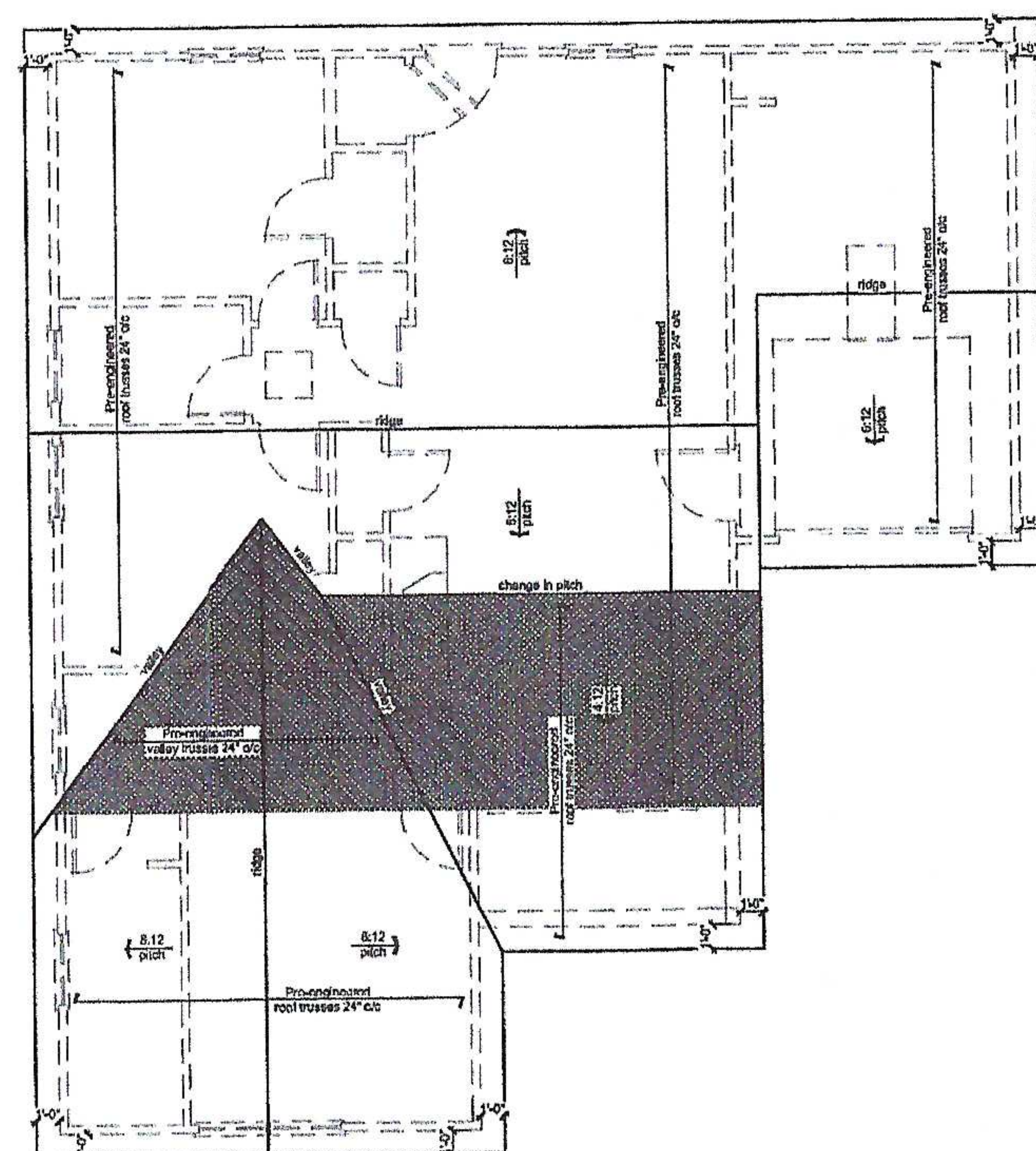
2



Square Footage	
Framed	
Main Level Heated	1,184 Sq.Ft.
Total Heated	1,184 Sq.Ft.
Single Car Garage Covered Entry	259 Sq.Ft.
	55 Sq.Ft.
Total Unheated	314 Sq.Ft.
Total Under Roof	1,478 Sq.Ft.

- Main Level Notes:**
- All angled walls are 45° u.n.o.
 - All doors and casied openings on this level to be 6'-0" tall u.n.o.
 - At least one window will need to meet the requirements of section R310 in all sleeping rooms

Main Level Floor Plan
Scale: 1/4" = 1'-0"



Note:
this structure has been analyzed by a professional engineer for lateral loading. It has been designed using continuous sheathed 7/16" o.s.b. sheathing, fastened at 6" o.c. along the edges and 12" o.c. along the interior (w/ 6d common nails or 8d-2 1/2" long x 0.113" diameter nails) to meet or exceed the intent of the 2018 north carolina residential building code. Blocking shall be provided at all panel edges. all interior walls (where noted) should be method "jlb" and fastened w/ 6d counter nails or #6 screws at 7" along the edges and 7" field. any method that deviates from the above are noted on this plan set. the interior of all exterior walls should have gypsum board installed per code. where wall lines require further reinforcement, additional bracing methods, engineered wall sections, and hold downs have been included to resist the lateral loads.

Note:
All Shingled Roofs 4:12 or less require double underlayment

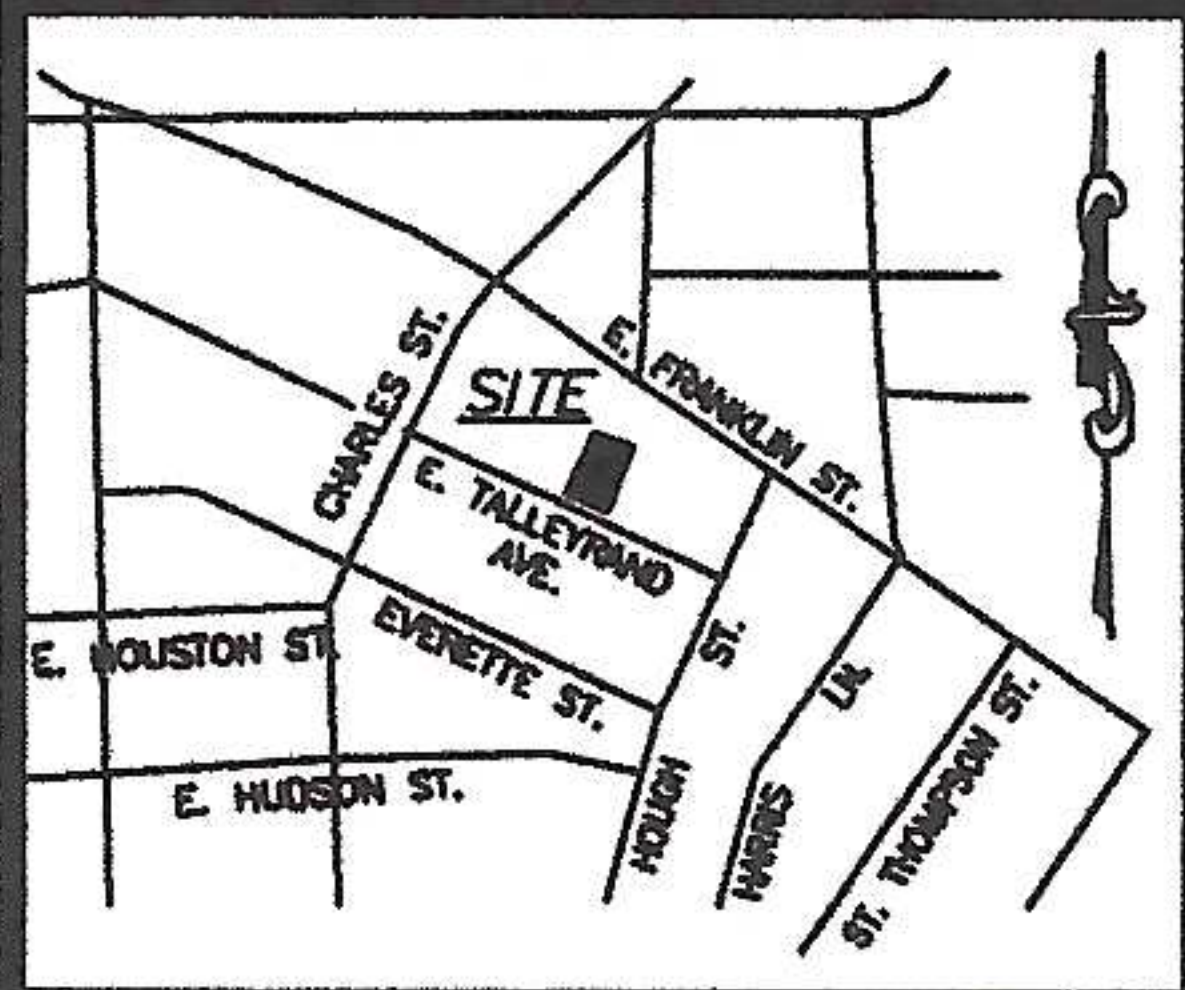
Roof Plan
Scale: 1/4" = 1'-0"

The Crystal Plan
509 Tulleyrand Avenue
Monroe, NC 28112

ISAAC BUEHLER
RESIDENTIAL DESIGN
Email: isac@isacdesigns.com
Phone: (704) 668-7517
6766 C. L. Carter Dr.
10000 Charlotte, NC 28217

Project No:	105-23
Date:	07/09/2020
Design Development	
Title:	Main Level Floor Plans
Revisions:	
Drawn by:	IB
Checked by:	IB

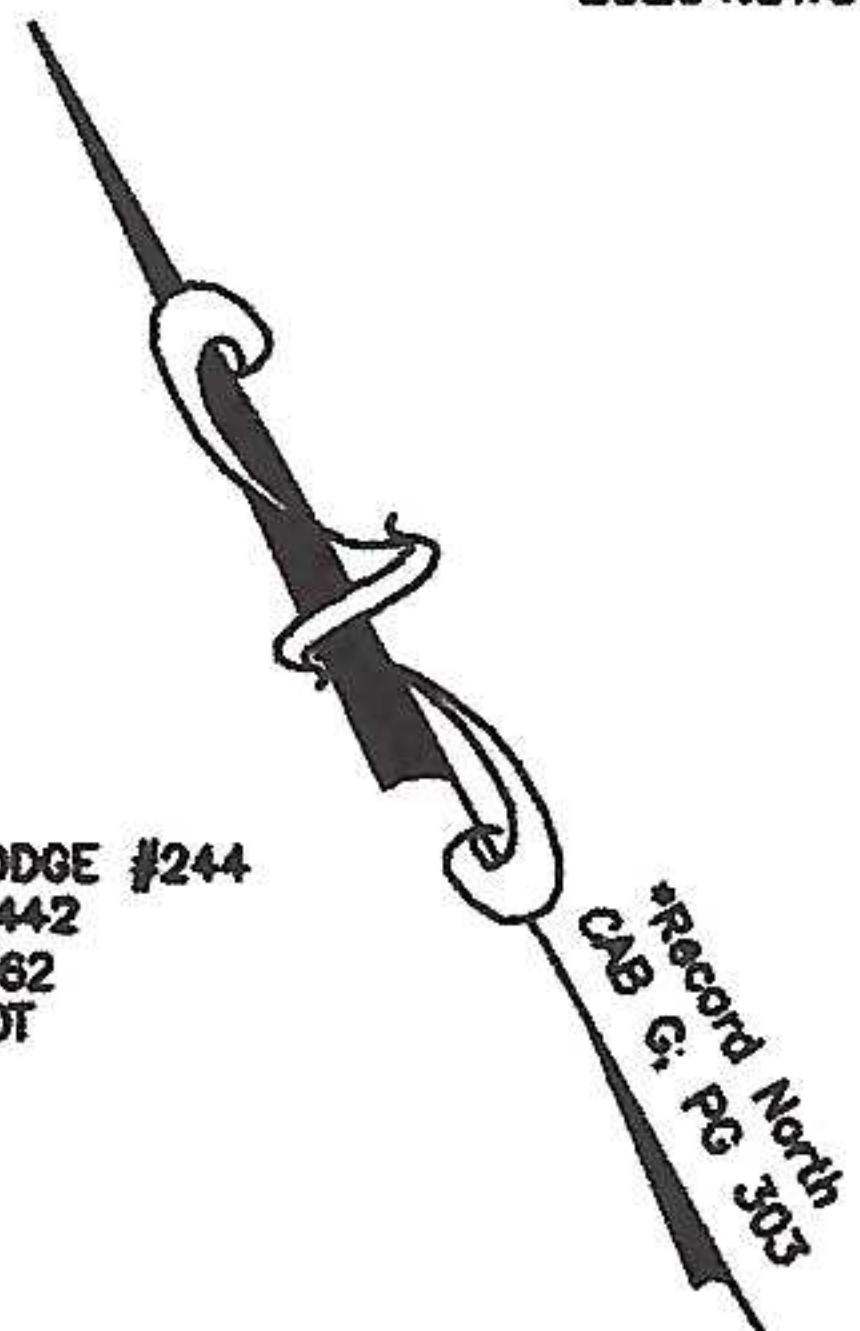
Sheet No.
1



VICINITY MAP (NTS)

MC SCHROEDER COMPANY, INC.
DB 3798; PG 107
CAB G; PG 238
TM #09231063
ZONED: R-0T

MONROE MASONIC LODGE #244
DB 858; PG 442
TM #09231062
ZONED: R-0T



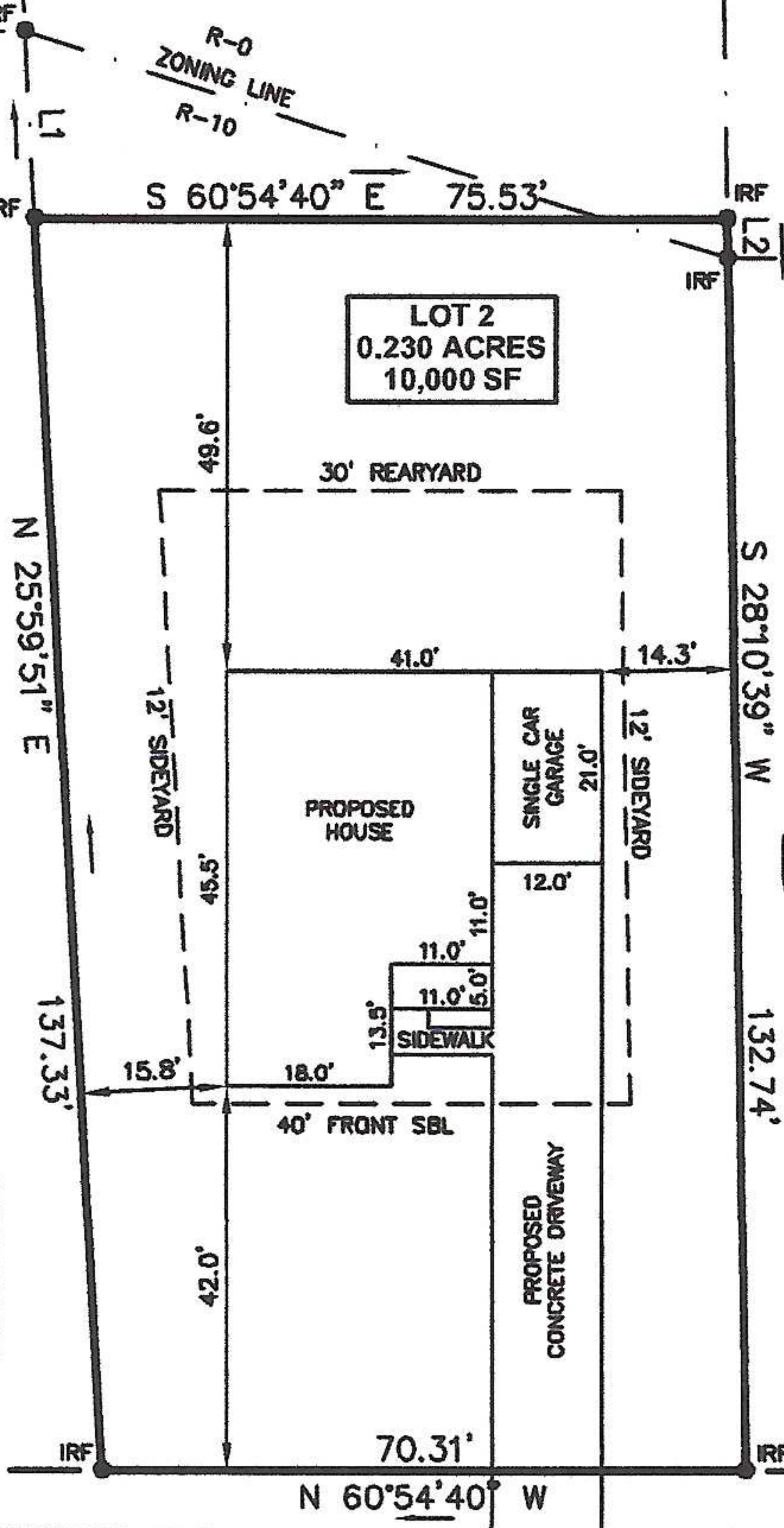
SYMBOLS LEGEND:

- SURVEYED BOUNDARY LINE
- - - ADJOINER/TIE LINE
- IRF - 1/2" IRON REBAR FOUND
- ⊙ IRS - 1/2" IRON REBAR SET
- DB - DEED BOOK
- MB - MAP BOOK
- PG - PAGE
- R/W - RIGHT OF WAY
- BOC - BACK OF CURB
- TM - TAX MAP
- TP - TELEPHONE PEDESTAL
- WM - WATER METER

JOHN D. WYNKOOP &
AMANDA WYNKOOP
DB 6928; PG 320
TM #09231072
ZONED: R-10

LAURA del CARMEN VEGA SOTELO
DB 5285; PG 368
TM #09231073
ZONED: R-10

LINE TABLE		
LINE	DIRECTION	DISTANCE
L1	N 25°59'51" E	20.36'
L2	S 28°10'39" W	4.41'



CURRENT SUBJECT
PROPERTIES REFERENCES:
LOT 2; MURRAY SURVEY
BWB BUILDERS, LLC
DB 7711; PG 859
PLAT CAB. G; FILE 303
TM #09231063A
ZONED: R-10

EAST TALLEYRAND AVENUE
40' PUBLIC R/W

SURVEY NOTES:

- 1) THIS PROPERTY SUBJECT TO RESTRICTIONS & EASEMENTS OF RECORD.
- 2) THE PUBLIC RECORDS REFERENCED ON THIS PLAT ARE ONLY USED TO VERIFY OR REESTABLISH THE BOUNDARY OF THIS PROPERTY. NO TITLE SEARCH WAS PERFORMED BY THE STATED SURVEYOR.
- 3) NO SUBSURFACE OR ENVIRONMENTAL INVESTIGATION OR SURVEYS WERE PERFORMED FOR THIS PLAT.
- 4) UNDERGROUND ELECTRIC, NATURAL GAS, TELEPHONE, CABLE, IRRIGATION, AND/OR ANY UTILITY MAINS AND SERVICE LINES MAY EXIST ON THE PROPERTY, BUT ARE NOT SHOWN OR A PART OF THIS SURVEY. CALL 811 PRIOR TO DIGGING OR NEW CONSTRUCTION.
- 5) THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA PER FIRM MAP #3710543500J, EFFECTIVE DATE OCTOBER 18, 2008.
- 6) THIS SURVEY IS OF EXISTING PARCEL OR PARCELS OF LAND, AND DOES NOT CREATE A NEW STREET OR CHANGE AND EXISTING STREET.
- 7) THIS PROPERTY IS NOT LOCATED WITHIN 2000 FEET OF A NGS MARKER.

STATE OF NORTH CAROLINA

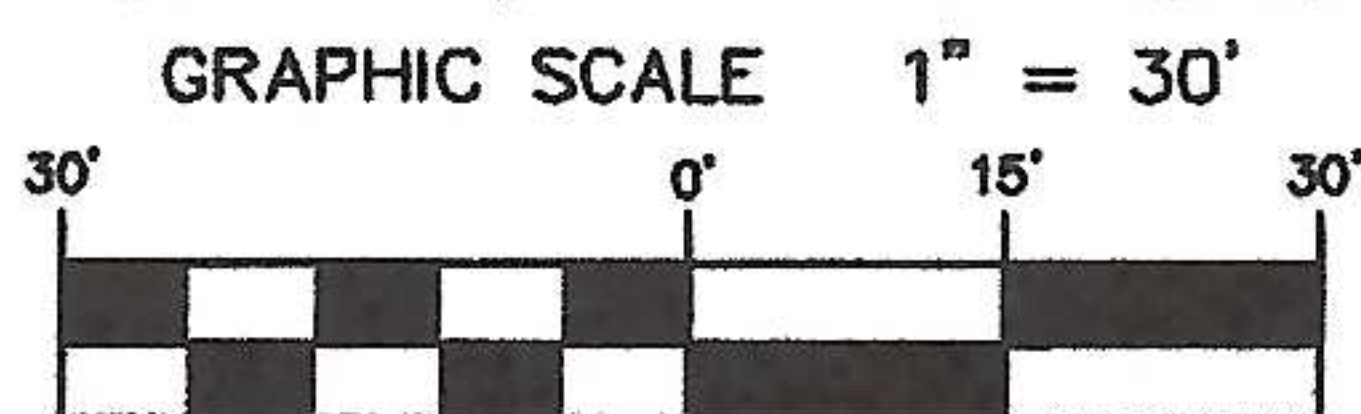
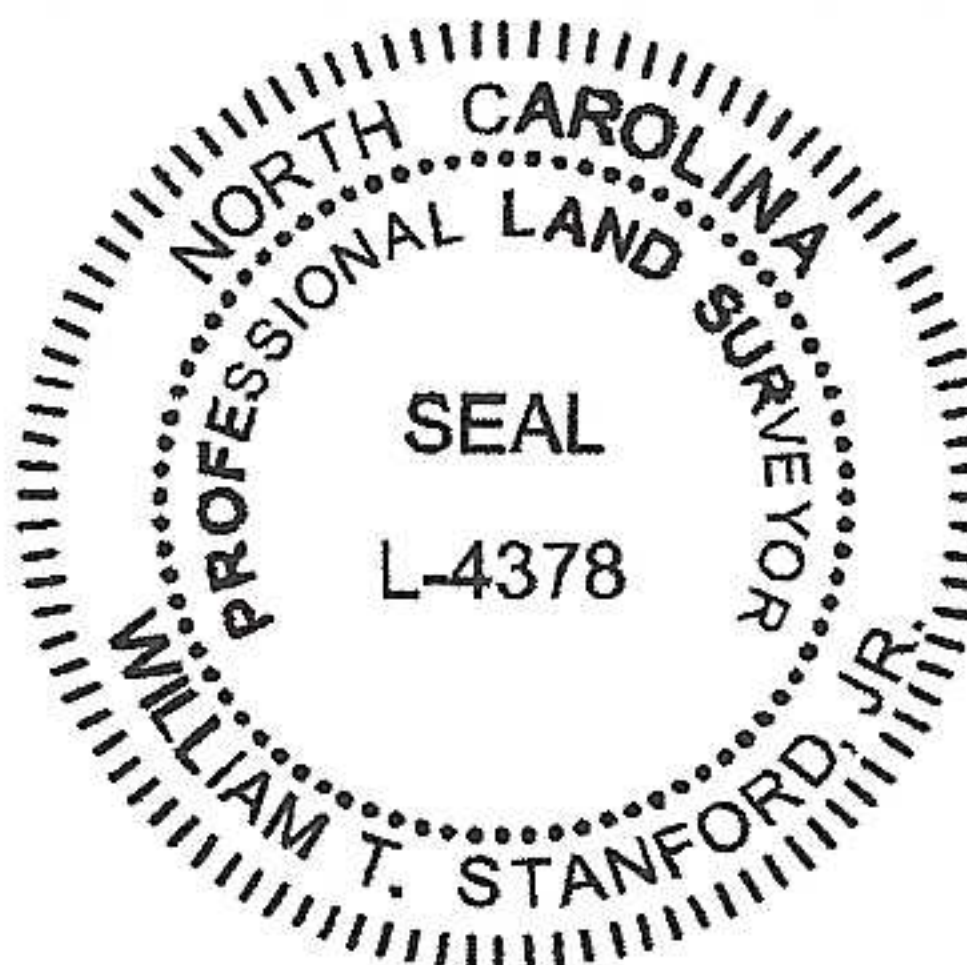
COUNTY OF UNION

NO GROUND SURVEY WAS PERFORMED FOR THIS PLOT PLAN. BOUNDARY INFORMATION WAS TAKEN FROM THE FINAL PLAT OF THE PROPERTY OF KEVIN D. & MARTHA MURRAY, PREPARED BY WALTER GORDON AND ASSOCIATES, DATED SEPTEMBER 1, 2000, AND LAST REVISED OCTOBER 16, 2000. PLAT ALSO BEING RECORDED IN PLAT CABINET G AT FILE 303, UNION COUNTY, NC REGISTER OF DEEDS OFFICE.

WILLIAM T. STANFORD, JR. - PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER - L-4378
FIRM NUMBER - P-1799

PLOT PLAN PREPARED FOR
BWB BUILDERS, LLC

509 1/2 EAST TALLEYRAND AVENUE
IN THE CITY OF MONROE; 28112
UNION COUNTY, NORTH CAROLINA
AUGUST 12, 2020
EXISTING TAX PARCEL #09231063A



STANFORD SURVEYING SERVICES, PLLC
PROFESSIONAL LAND SURVEYING
343 Ole Simpson Place
Catawba, S.C. 29704
803.487.1024
stanfordsurveying.net

09192120
MONROE PROPERTIES INC
PO BOX 1109
MONROE NC 28111

09231071A
MCGINNIS ELEANOR
505 E TALLEYRAND AVE
MONROE NC 28112

09231072
WYNKOOP JOHN D
WYNKOOP AMANDA
509 E TALLEYRAND AVE
MONROE NC 28112

09231075A
WGM PROPERTIES LLC
P. O. BOX 3286
MONROE NC 28111

09231076
STEVENS TERRY LEE & WF DEBORAH K
3317 NEW SALEM RD
MONROE NC 28110

09231079
DAVIS THOMAS WESLEY
230 RIDGEWOOD AVE
CHARLOTTE NC 28209

09231074
MOORE GALARD JR & WIFE LYNDA S
2524 KING ARTHUR DR
MONROE NC 28110

09231064
M C SCHROEDER
1240 EAGLECREST
STANLEY NC 28164

09231064A
M C SCHROEDER
1240 EAGLECREST
STANLEY NC 28164

09231077
CANTIE AMY S
CANTIE TAYLOR LYNN
PO BOX 1144
MATTHEWS NC 28106

09231080
HERNANDEZ JESUS DIAZ
506 E TALLEYRAND AVE
MONROE NC 28112

09231081
TREMAINE JOHN E ET AL
1518 PIONEER DR
MELBOURNE FL 32940

09231063
M C SCHROEDER COMPANY INC
1240 EAGLECREST DR
STANLEY NC 28164

09231071
MCGINNIS ELEANOR D
505E TALLEYRAND AVE
MONROE NC 28112

09231062
MONROE MASONIC LODGE #244 AF & AM
% B CANNUP JR
P O BOX 944
MONROE NC 28111-0944

09231063A
BWB2 LLC
BRIAN SPIERS
PO BOX 128
WAXHAW NC 28173

09231075
MONROE MASONIC LODGE #244 AF & AM
P O BOX 944
MONROE NC 28111-0944

09231060
SOUTHGATE PROPERTIES LLC
PO BOX 77388
CHARLOTTE NC 28271

09231061
MONROE MASONIC LODGE #244
P.O. BOX 944
MONROE NC 28111-0944

09231073
SOTELO LAURA DEL CARMEN VEGA
511 E TALLEYRAND AVE
MONROE NC 28110

09231078
OWENS JOSHUA KYLE
OWENS LINDSAY DAUGHTRY
512 E TALLEYRAND AVE
MONROE NC 28112

HISTORIC DISTRICT COMMISSION
Meeting of October 12, 2020

509A E. Talleyrand Avenue