

HISTORIC DISTRICT COMMISSION MEETING



Monday, December 14, 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 – November 9, 2020
- Item 3.** Conflicts of Interest
- Item 4.** **COA21-15000017 Certificate of Appropriateness** – The Historic District Commission is requested to consider a Certificate of Appropriateness request from Jose Garcia for approval to remove the existing awnings, reinstall a previously removed window on the side elevation, replace metal siding with new wood siding on the sunroom, and replace wood siding with new fiber cement siding on the rear porch at the property located at 507 Everette Street (Tax ID# 09-231-087)
- Item 5.** **COA PLHR202000237 Certificate of Appropriateness** – The Historic District Commission is requested to consider a Certificate of Appropriateness request from William Vosburgh for approval to replace the tin shingle roof with either an asphalt shingle roof or a stone coated metal shingle made by Roser at the property located at 314 E. Houston Street (Tax ID# 09-231-115)
- Item 6.** Next Meeting: January 11, 2021
- Item 7.** Adjournment

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

Brian Spiers to construct a new home at the property located at 509A E. Talleyrand Avenue (Tax ID# 09-231-063A) [Tabled from October 12, 2020 meeting]

Keri said this request has been withdrawn by the applicant. She said she is assuming that the applicants will probably resubmit once they get new elevations. She said it will be a completely new application so there will be new notifications and staff report. Chairman asked Keri if we needed to take any action on this. Keri said no.

ITEM 5. COA 21-1500011 Certificate of Appropriateness – The Historic District Commission is requested to consider a Certificate of Appropriateness request from Heather Reagor to pave the existing gravel drive area with either asphalt or concrete, add a handicap ramp, and install a fence located along the eastern and southern property line at the property located at 205 Lancaster Avenue (Tax ID# 09-235-234)

Chairman asked any parties offering testimony to come forward and be sworn. Keri Mendler and Heather Reagor came forward and were sworn, separately.

Keri Mendler, Planner, introduced this item and said this is a Certificate of Appropriateness request from Heather Reagor, the applicant, who has requested to pave the existing gravel driveway with either asphalt or concrete, add a handicap ramp and install a fence located along the eastern and southern property line. She said these items are required by the Planning Department as the applicant is converting the property from a residential use to a commercial use which is allowed with the zoning that is there. She said at this time she would introduce the findings:

Findings:

1. The subject property located at 205 Lancaster Avenue is currently owned by Ryan Crump and is zoned OT (Office Transitional). (Exhibit 1-2)
2. The property is located in the South Monroe Historic District. (Exhibit 3)
3. On October 12, 2020 the applicant, Heather Reagor, on behalf of Lehnhardt Price Investments applied for a COA to request approval of a wood privacy fence, paving the existing driveway and circulation area, and constructing a handicap accessible ramp at 205 Lancaster Avenue. (Exhibit 4-8)
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 9-10)

Keri said staff has provided the appropriate guidelines and conclusions in your staff report. She said she would be happy to answer any questions you may have.

Chairman asked if anybody had any questions for Keri.

Jennifer Smith asked Keri if the fence was going to go on the opposite side of the driveway. Keri said yes. She said there are screening requirements for residential. Ms. Smith asked Keri if the house would

be used for residential. Keri said she thinks the last use was residential but the applicant is converting to commercial use which is allowed in that zoning. She said they would just have to bring the property up to certain requirements of the ordinance.

Bob Bullard asked Keri for the height of the fence at the lowest height near the front. Keri said she did not think the application specifically stated how low they were wanting to go. She said the guidelines state a minimum of three (3) feet or less. She showed a picture of a fence that was staggered which was approved by this Commission a few years ago. She said it went from six (6) feet down to the three (3) foot minimum. She said the applicant did not specify a minimum height so this Commission can make it a part of the findings that the fence be a minimum of three (3) or less.

Chairman asked Heather Reagor if she would like to add anything. Ms. Reagor said Keri covered it well. Keri asked Ms. Reagor to come to the front of the room to speak.

Heather Reagor came forward and said what they proposed is what has been required by the guidelines. She said the fence would be staggered with three (3) feet in the front. Keri said the rear portion would be required to be six (6) feet. She said the front has the requirement of three (3) feet to meet the guidelines as well as visibility safety concerns.

Jennifer Smith asked Ms. Reagor if she had any idea if she was going to do asphalt or concrete. She said they are getting quotes so they are not sure which one they are going to do. Ms. Smith said she believed it is a guideline that concrete had to be tinted. Ms. Reagor said yes, Keri sent her all the Historic District guidelines when they first started this process. She said it is a cost consideration obviously.

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

Keri said if this Commission has anything specific you would like to add at this site and if you want to give the applicant the option of either asphalt or tinted concrete, it needs to be part of your motion.

Chairman asked Keri if it has been traditional for this Commission to approve concrete over asphalt. Keri said most of the time people come to us with concrete, but we have approved asphalt. She said the guidelines do not require one over the other.

Chairman asked if someone would like to make a motion on the Findings of Fact for COA #21-15000011 to approve or deny.

Motion: Megan Woazeah moved that the Historic District Commission find as fact that the proposed project, COA #21-15000011, if constructed according to the plans reviewed at this meeting, is congruous with the character of the district because the guidelines state introducing compatible new fences and walls be constructed of traditional materials only and the applicant is requesting to do that, and as long as they are within the height requirements of the guidelines. She said the driveway should be either tinted concrete or asphalt. Therefore, the application is generally in harmony with the special character of the neighboring properties and/or the historic district as a whole.

Second: Bob Bullard

Action: The motion to approve passed unanimously.

Motion: Megan Woazeah said based on the preceding findings of fact, she moves that the Historic District Commission grant the Certificate of Appropriateness to this applicant

regarding the proposals as shown in COA application #21-15000011, such certificate to be subject to the conditions contained in the previous motion of the findings of fact.

Second: Richard Ali

Action: The motion to approve passed unanimously.

Keri said it was great that everyone was wearing a mask tonight. She said if you are wearing one and need to speak, make sure you talk loudly and clearly. She said she knows that Maryann had a hard time hearing some of the recording from last month.

ITEM 6. COA 21-15000012 Certificate of Appropriateness – The Historic District Commission is requested to consider a Certificate of Appropriateness request from Jessie Aubuchont to install an aluminum fence around the property located at 1203 W. Franklin Street (Tax ID# 09-273-113)

Chairman asked any parties offering testimony to come forward and be sworn. Keri Mendler, Jessie Aubuchont and Jack Martyn came forward and were sworn, separately.

Keri Mendler, Planner, introduced this item and said this is a Certificate of Appropriateness request from Jessie Aubuchont. She said the applicant is requesting approval to install an aluminum fence made to look like wrought iron around the property located at 1203 W. Franklin Street. She said staff has approved the section of fencing in the rear yard and the section set back 15 feet from the front corner of the home per the guidelines. She said at this time she would introduce the findings:

Findings:

1. The subject property located at 1203 W. Franklin Street is owned by Jack Martyn and Jessie Aubuchont 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 October 16, 2020 the applicant applied for a COA to request approval of an aluminum fence surrounding the property. The fence will be five-feet tall in the rear yard, it will drop down to three-feet tall in the side yard and will continue at three-feet tall around the front part of the property. (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 7-8)

Keri said staff has provided the appropriate guidelines and conclusions in your staff report. She said she would be happy to answer any questions you may have.

Jennifer Smith asked Keri if she had a sample of the fence. Keri said no, but it will be the aluminum that is constructed to look like wrought iron which has been approved in the past by this Commission. She showed a picture of what the fence would look like. Bob Bullard asked if it was the standard picket fence. Keri said yes, not the double picket.

Chairman asked the applicants if they would like to speak.

Mr. Jack Martyn came forward and said thank you for taking the time to review this. He said he has been here in Monroe for eight (8) years and his wife was raised in Monroe. He said they have a young infant and a puppy and this fence will go a long way to make sure we are safe. He said Franklin Street is a very busy road and this will help protect the family.

Chairman asked if someone would like to make a motion on the Findings of Fact for COA #21-15000012 to approve or deny.

Motion: Megan Woazeah moved that the Historic District Commission find as fact that the proposed project, COA #21-15000012, if constructed according to the plans reviewed at this meeting, is congruous with the character of the district because the guidelines state introducing compatible new fences and walls constructed of traditional materials only in locations and configurations that are characteristic of the district and the applicant is requesting to put in a fence per the guidelines. Therefore, the application is generally in harmony with the special character of the neighboring properties and/or the historic district as a whole.

Second: Bob Bullard

Action: The motion to approve passed unanimously.

Motion: Megan Woazeah said based on the preceding findings of fact, she moves that the Historic District Commission grant the Certificate of Appropriateness to this applicant regarding the proposal as shown in COA application #21-15000012, such certificate to be subject to the conditions contained in the previous motion of the findings of fact.

Second: Susan Sganga

Action: The motion to approve passed unanimously.

ITEM 7. **Certificate of Appropriateness FY 2021**

Keri submitted this COA log for information only.

ITEM 8. **Next Meeting**

Chairman said the next meeting is scheduled for December 14, 2020 at 6:30 p.m.

ITEM 9. **Adjournment.**

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

Second: Meagan Woazeah

Action: The motion to adjourn passed unanimously.

The meeting adjourned at 7:00 pm.

Respectfully submitted,

Richard F. Ali
Chairman

Maryann Brown /s/
Secretary to the Board



STAFF REPORT
Case #: 21-15000017

TO: Historic District Commission Members

DATE: December 14, 2020

FROM: Doug Britt, Senior Planner

PREPARED BY: Keri Mendler, Planner

SUBJECT: Certificate of Appropriateness request at 507 Everette Street

SUMMARY STATEMENT

The Historic District Commission is requested to consider a Certificate of Appropriateness from Jose Garcia. The applicant has requested approval for the following projects:

1. Remove the existing awnings;
 2. Reinstall a previously removed window on the side elevation;
 3. Replace metal siding with new wood siding on the sunroom; and
 4. Replace wood siding with new fiber cement siding on the rear porch.
-

SITE DATA

Type of Action:	Certificate of Appropriateness
Date of Petition:	10-28-20
Name of Petitioner:	Jose Garcia
Location:	507 Everette Street
Tax ID #:	09-231-087
Lot Size:	0.17 acres
Zoning Classification:	R-10 (Residential- High Density)

GENERAL INFORMATION

Circa 1929

Extending from the cross gable roof of this one-story, narrow-German-sided, frame, craftsman style bungalow is a gabled corner wing. A small, Tuscan-columned porch is set in the angle between the two gables. There is also a gabled wing projecting from the northeast corner. Typical of the style are the exposed rafter tails and the four over one windows, arranged in sets of two and three. High in the front gable is a four-light attic window. At the rear is a screened-in porch.

RELEVANT DESIGN GUIDELINES

Exterior Walls, pg. 51

1. Retain and preserve exterior walls and their decorative and functional features that are important in defining the historic character of a district building — such as siding, shingles, foundations, bays, cornices, brackets, and architectural trim work — as well as their finishes.
2. If replacement of an exterior wall feature or detail is necessary, replace only the deteriorated detail or element in kind rather than the entire feature. Match the original in design, dimension, detail, material, and texture. Consider a compatible substitute material only if replacement in kind is not feasible.
The applicant is requesting to replace metal siding on the sunroom with wood siding, and the current wood paneling siding on the rear porch with fiber cement siding.
3. It is not appropriate to replace or cover historic wall material, including wood siding, shingles, brick, stucco and stonework with coatings or contemporary substitute materials.
The applicant is requesting to replace existing wood panels on the rear porch with fiber cement siding.
4. It is not appropriate to replace a deteriorated exterior wall surface material on a primary or other highly-visible elevation with a composite substitute material.
The sunroom is located on the front right of the home; the applicant is requesting to replace existing metal siding on the sunroom with wood siding. The rear porch is located on the rear of the house, the applicant is requesting to replace existing wood panels with fiber cement siding.

Windows and Doors, pg. 53

1. If an entire window, door, or feature is completely missing, replace it with a new feature based on accurate documentation of the original, if the feature to be replaced co-existed with the features currently on the building. Or, replace it with a new design that is compatible in scale, size, material, and color with the district building.
Based on the wood siding at this location, it appears a window was present at some point at this location. It appears many of the windows in this house are wood with a 4 over 1 pane design.

Sustainability, Utilities & Energy Retrofit, pg. 59

1. Retain and preserve all inherent energy-conserving features of district buildings and their sites, including shade trees, porches, gable vents, awnings, and operable windows, transoms, and shutters.
This house currently has awnings installed at the top of the front windows. The awnings were present in the Sweet Union Book with a copyright date of 1990.
-

FINDINGS

Staff offers the following Findings:

1. The subject property located at 507 Everette Street is owned by Jose Garcia 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 October 28, 2020 the applicant applied for a COA to request approval of the following items: The applicant has requested approval for the following projects:
 1. Remove the existing awnings;
 2. Reinstall a previously removed window on the side elevation;
 3. Replace metal siding with new wood siding on the sunroom; and
 4. Replace wood siding with new fiber cement siding on the rear porch. (Exhibit 4-7)
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 8-9)

CONCLUSIONS

The proposed construction of removing the existing awnings, reinstalling a previously removed window on the side elevation, replacing metal siding with new wood siding on the sunroom and replacing wood siding with new fiber cement siding on the rear porch at 507 Everette Street as presented (is/is not) congruous in concept according to the *Exterior Walls, Windows and Doors, and Sustainability, Utilities, & Energy Retrofit* guidelines of the *South Monroe Historic District Guidelines*:

Exterior Walls, pg. 51

1. Retain and preserve exterior walls and their decorative and functional features that are important in defining the historic character of a district building — such as siding, shingles, foundations, bays, cornices, brackets, and architectural trim work — as well as their finishes.
2. If replacement of an exterior wall feature or detail is necessary, replace only the deteriorated detail or element in kind rather than the entire feature. Match the original in design, dimension, detail, material, and texture. Consider a compatible substitute material only if replacement in kind is not feasible.
3. If replacement of an entire exterior wall 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.
4. It is not appropriate to replace or cover historic wall material, including wood siding, shingles, brick, stucco and stonework with coatings or contemporary substitute materials.
5. It is not appropriate to replace a deteriorated exterior wall surface material on a primary or other highly-visible elevation with a composite substitute material.

Windows and Doors, pg. 53

1. If an entire window, door, or feature is completely missing, replace it with a new feature based on accurate documentation of the original, if the feature to be replaced co-existed with the features currently on the building. Or, replace it with a new design that is compatible in scale, size, material, and color with the district building.

Sustainability, Utilities & Energy Retrofit, pg. 59

1. Retain and preserve all inherent energy-conserving features of district buildings and their sites, including shade trees, porches, gable vents, awnings, and operable windows, transoms, and shutters.

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

Exhibits:

1. Aerial Map
2. Zoning Map
3. Historic District Map
4. Application
5. Existing Awnings
6. Awning is circa 1990
7. Rear Porch, Sunroom, Window
8. APOs
9. APO Map

Prepared by: KM 11-30-20

Ortho Map

Case #: 21-15000017

Legend

— Centerlines

□ Parcels

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

Owner: Jose Garcia

Acres: .17



0 25 50
Feet

EVERETTE ST

Zoning Map

Case #: 21-15000017

Legend

— Centerlines

▭ Parcels

Zoning Districts

▭ R-10

▭ R-MH

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

Owner: Jose Garcia

Acres: .17



0 25 50
Feet

EVERETTE ST

Historic District Map

Case #: 21-15000017

Legend

- Centerlines
- Parcels
- Historic District

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

Owner: Jose Garcia

Acres: .17



0 25 50
Feet

EVERETTE ST



HISTORIC DISTRICT COMMISSION
APPLICATION FOR REVIEW

FOR STAFF USE ONLY

Date submitted: 10-28-20

Application No: 21-1500017

Approved: _____ Denied: _____

_____ Administrative review

☒ Commission Review

1. Property location: 507 Everett St
Applicant's name: Jose Garcia
Applicant's address: 4202 Monaway Cir Monroe, NC
Applicant's telephone number: 704254 9022
Applicant's email address: franciscogarcia 9790@yahoo.com
Applicant's FAX number: _____
Property Tax identification number: 092 - 31 - 087

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

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

Please provide a brief description of the project Removing existing awnings /
existing window covered would like to replace it
since it is bathroom for light to come in / Sunroom -
replace metal siding with new wood siding / Rear Porch -
Replace wood siding with fiber cement siding

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

Jose Garcia

Applicant- Printed

Applicant- Signed

10/28/20

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.



Archie's

Sent from my iPhone



506 S. Crawford Street; ca. 1895



405 Everett Street — H.F. McDonald House; ca. 1925



406 Everett Street; ca. 1930



407 Everett Street — R.A. Williams House; ca. 1925



409 Everett Street — C.H. Griffin House; ca. 1910



503 Everett Street; ca. 1910



507 Everett Street; ca. 1929



509 Everett Street; ca. 1930

Rear Porch



Rear Porch



Sunroom



From: Abby Koo Banda abbykoo2316@icloud.com
Subject: 507 Everett St
Date: Sep 1, 2020 at 12:23:44 PM
To: kmendler@monroenc.org



Living room
→



←
Bathroom
Window



Bathroom
Window



Near
Porch

09231081
HIGHSTONE TIMOTHY J
HIGHSTONE CAROLYN
504 E TALLYRAND AVE
MONROE NC 28112

09231102
BURGESS JEAN C
8123 PINE HILL RD
MINT HILL NC 28227

09231079
MCGINNIS MICHAEL D
MCGINNIS EMILY M
508 E TALLEYRAND AVE
MONROE NC 28112

09231086
COVINGTON EARNEST
COVINGTON ROSIE LEE
1211 AUSTIN CHANEY RD
WINGATE NC 28174

09231101A
BURGESS JEAN C
8123 PINE HILL RD
MINT HILL NC 28227

09231080
HERNANDEZ JESUS DIAZ
506 E TALLEYRAND AVE
MONROE NC 28112

09231082
COAN PENNY JOY
502 E TALLEYRAND AVE
MONROE NC 28112

09231085
KIRKPATRICK JOHNNY L JR
6419 KIRKPATRICK DR
MARSHVILLE NC 28103

09231099
DMS CAPITAL LLC
2316 WENSLEY DR
CHARLOTTE NC 28210

09231100
MENA ALEJANDRO MORAN
512 EVERETTE ST
MONROE NC 28112

09231103
TUCKER DAVID
TUCKER VADA
PO BOX 2066
MONROE NC 28111

09231083
TUCKER DAVID N
PO BOX 2066
MONROE NC 28111

09231087
GARCIA JOSE JAVIER
DE GARCIA NOHEMI CORDOVA
4202 RUNAWAY CIR
MONROE NC 28110

09231089
CHAMBERS KATHERLEAN B HEIRS
511 E EVERETTE ST
MONROE NC 28112

09231090
YANACSEK ROBERT S
513 EVERETT ST
MONROE NC 28112

09231101B
NADELIN ROBERT E
C/O JAMES MILLER & ASSOCIATES PO
BOX 3341
MONROE NC 28111

09231084
KIRKPATRICK JOHNNIE
KIRKPATRICK ODESSA
6419 KIRKPATRICK DR
MARSHVILLE NC 28103

09231088
CASTREJON COATLICUE S
MENDOZA JOSE JUIS
509 EVERETTE ST
MONROE NC 28112

**HISTORIC DISTRICT MEETING OF
12-14-20**

507 Everette Street

APO Map

507 Everett Street

Legend

— Centerlines

□ Parcels

■ 150- Foot Buffer

□ Notified Properties

★ Subject Property



E HUDSON ST

E TALLEYRAND AVE

EVERETTE ST



STAFF REPORT
Project PLHR202000237

TO: Historic District Commission Members

DATE: December 14, 2020

FROM: Doug Britt, Senior Planner

PREPARED BY: Keri Mendler, Planner

SUBJECT: Certificate of Appropriateness request at 314 E. Houston Street

SUMMARY STATEMENT

The Historic District Commission is requested to consider a Certificate of Appropriateness request from William Vosburgh to replace the tin shingle roof at 314 E. Houston Street with either an asphalt shingle roof or a stone coated metal shingle made by Roser.

SITE DATA

Type of Action:	Certificate of Appropriateness
Date of Petition:	November 13, 2020
Name of Petitioner:	William Vosburgh
Location:	314 E. Houston Street
Tax ID #:	09-231-115
Lot Size:	0.41 acres
Zoning Classification:	R-10 (Residential – High Density)

GENERAL INFORMATION

W.J. Barnes House; circa 1922

Sanborn maps and the Monroe City Directory indicate that this one-and-one-half brick veneer bungalow was under construction in 1922; the 1928 City Directory lists the occupant as W. J. Barnes, a conductor for the seaboard Airline Railway. Typically, the house has a side gable roof

extending over an engaged porch spanning the three-bay facade; the porch has square-section brick piers and a brick apron balustrade. A large gabled dormer is centered over the entrance which has a narrow transom. Windows, paired on the facade, are twelve or fifteen over one sash. The principal chimney rises in an interior location. East of the house is a vacant lot.

RELEVANT DESIGN GUIDELINES

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.
The applicant is requesting to replace the existing tin shingle roof with either asphalt shingles or a stone coated metal shingle.
3. It is not appropriate to replace a standing seam or metal shingle roof with a multi-rib metal roof.
The applicant is not requesting to replace the metal shingle roof with multi-rib metal roofing.

FINDINGS

Staff offers the following Findings:

1. The subject property located at 314 E. Houston Street is owned by William and Diane Vosburgh and is zoned R-10 (Residential-High Density). (Exhibits 1, 2)
2. The property is located in the South Monroe Historic District. (Exhibit 3)
3. On November 13, 2020, the applicant submitted a COA application in order to request approval to replace the existing tin shingle roof with either asphalt shingles or stone coated metal shingles. (Exhibits 4-7)
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 8-9)

CONCLUSIONS

The proposed change in roof material for the structure located at 314 E. Houston Street from a tin shingle roof to either asphalt shingles or stone coated metal shingles as presented (is/is not)

congruous in concept according to the *Roof* guidelines of the *South Monroe Historic District Guidelines*:

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 replace a standing seam or metal shingle roof with a multi-rib metal roof.

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.

Exhibit:

1. Aerial Map
2. Zoning Map
3. HD Map
4. Application
5. Existing Roof
6. Proposed Stone Coated Metal
7. Proposed Architectural Shingle
8. APO List
9. APO Map

Prepared by: KM 11-30-20

Ortho Map

Case #: PLHR202000237

Legend

— Centerlines

□ Parcels

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

**Owner: William and
Diane Vosburgh**

Acres: .41



0 30 60
Feet

E HOUSTON ST

Zoning Map

Case #: PLHR202000237

Legend

— Centerlines

□ Parcels

■ R-10

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

**Owner: William and
Diane Vosburgh**

Acres: .41



0 30 60
Feet

E HOUSTON ST



Historic District Map

Case #: PLHR202000237

Legend

- Centerlines
- Parcels
- Historic District

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

**Owner: William and
Diane Vosburgh**

Acres: .41



0 30 60 Feet

E HOUSTON ST



HISTORIC DISTRICT COMMISSION
APPLICATION FOR REVIEW

FOR STAFF USE ONLY

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

1. Property location: 314 E. Houston St, Monroe
Applicant's name: William F Jr + Diane C Vosburgh
Applicant's address: 314 E. Houston St
Applicant's telephone number: 704-776-1228
Applicant's email address: bill.vosburgh@mac.com
Applicant's FAX number: _____
Property Tax identification number: _____ - _____ - _____

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

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

Please provide a brief description of the project. this house still has the original
"tin-shingles" roof from when it was built (1918 approx). They
have deteriorated to the point that they need to be
replaced. Replacing them with new "tin-shingles" would be
prohibitively expensive, and we would ask the Commission to consider
architectural style asphalt shingles or stone coated steel roofing
(brochure attached)

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).

William F Vosburgh Jr
Applicant- Printed

[Signature]
Applicant- Signed

11/13/2020
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.







steel roofing system
building or home along
resistance.



888-558-6167
www.Roser-USA.com

Cleo Barrel Tile

Stonewood Shake

Charcoal

Garnet

Mission Red

Mission Gold

Vista Cotta

Terra Cotta

Timberwood

Walnut

Birch

Shadowood

Cedar

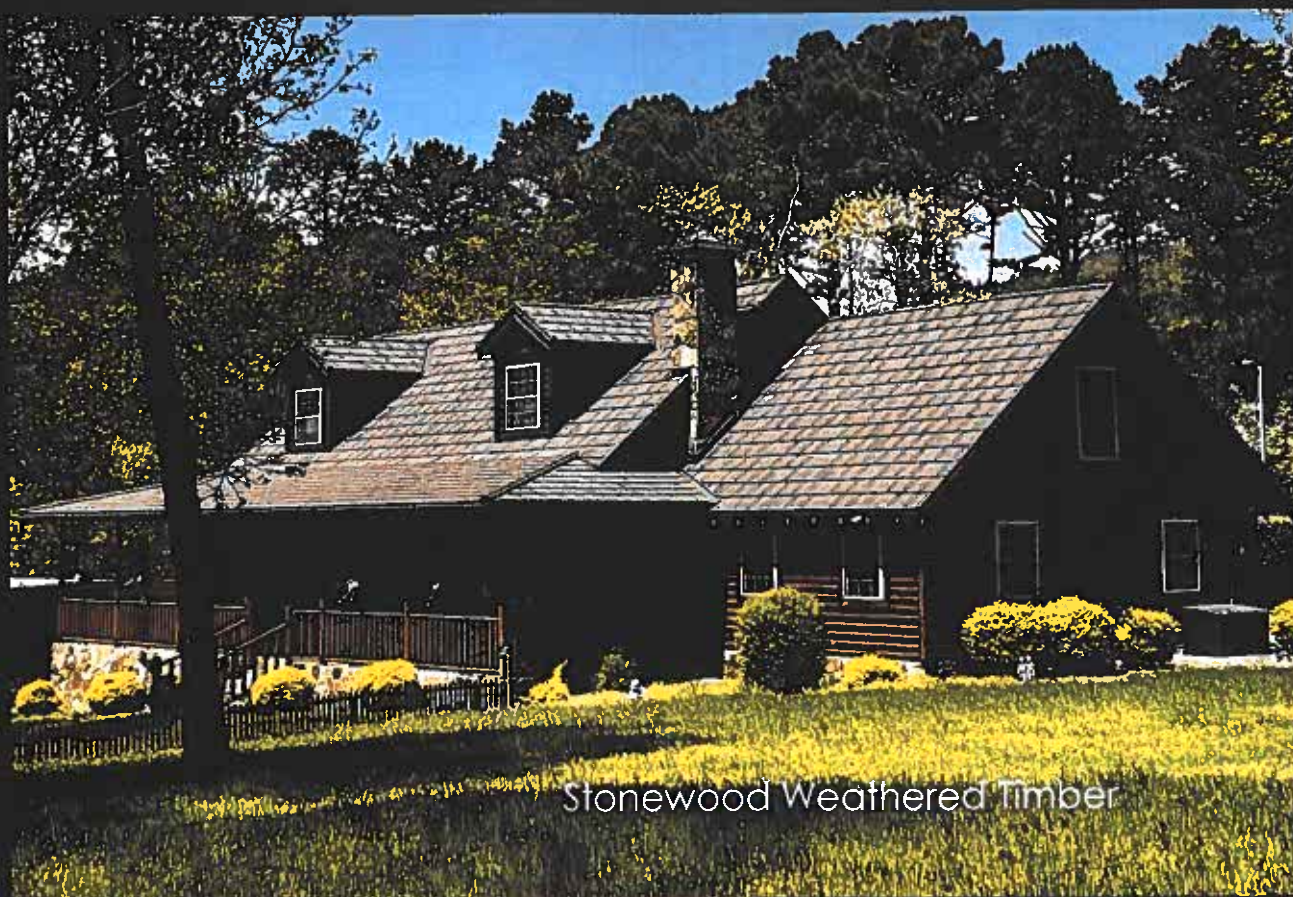
Weathered Timber

Charcoal

Proven worldwide for over 40 years, Roser stone coated steel roofing systems provide unmatched performance and durability against the toughest elements nature has to offer. Zincalume coated 26-gauge steel provides the base for all Roser produced components to weather the storm.



- ISO 9001 certified for consistent manufacturing and quality assurance
- 50-year limited warranty, non pro-rated for first 20 years and transferable
- Class "A" fire resistant material, interlocking panels protect against wind blown embers penetrating roof and deck areas, unlike some other Class "A" roofing materials
- 1 ½# per square foot install weight eliminates structural concerns
- Systems install on batten grid or direct to solid sheathing
- Impact resistant steel base, Class 4 rated, the highest available per UL-2218 testing protocols

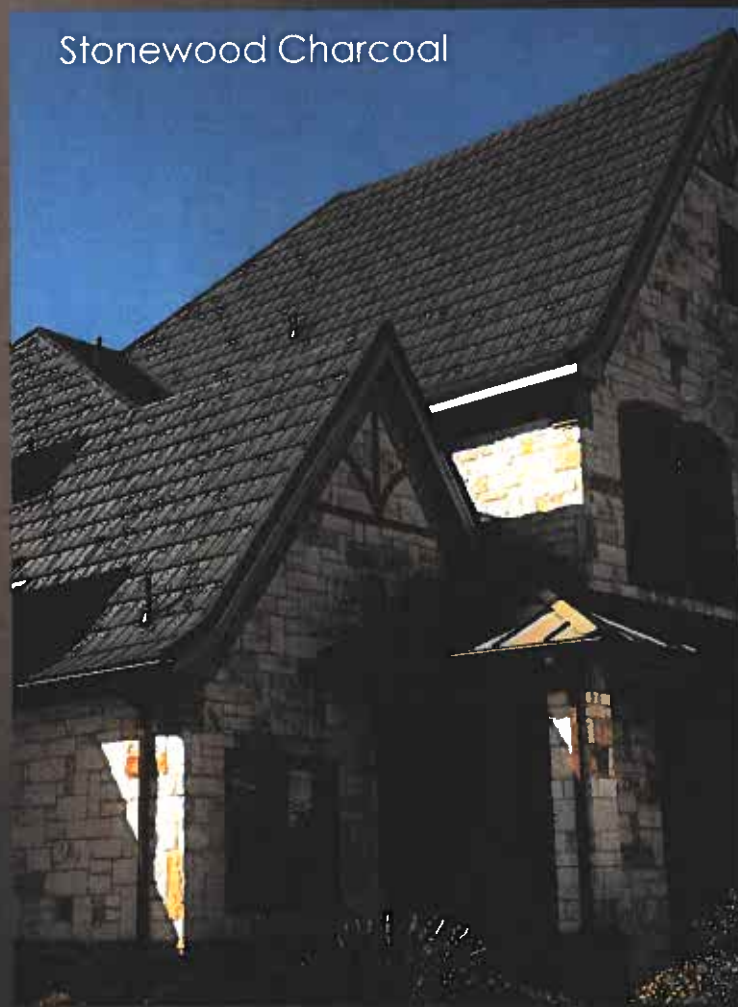


Stonewood Weathered Timber

Stonewood Shake

Available in blended, aged wood hues for natural appearance and irregular texture with added shadow lines for depth and a heavyweight look from a Class A fire resistant material.

Stonewood Shake installs in either direction and our horizontal fastening system allows for individual panel replacement if needed.



Stonewood Charcoal



09231125A
ANDERSON ADRIENNE L
SCHMITT KARL FREDRICK
18 COVIL AVE
WILMINGTON NC 28043

09231114
BRASWELL THOMAS
BRASWELL CRYSTAL G
316 E HOUSTON ST
MONROE NC 28112

09231126
CLAUS MATTHEW T
309 E HOUSTON ST
MONROE NC 28112

09231130
CORTES CRISTOBAL E
CORTES MARISOL
14315 DARIUS KAY CT
CHARLOTTE NC 28273

09234125
CAJIJA MARCOS BAUTISTA
313 E HUDSON ST
MONROE NC 28112

09231115A
WARDWELL JACQUELINE R
WARDWELL WILLIAM SHAWN
2655 ROLLING HILLS DR
MONROE NC 28110

09234128
CROWDER THELMA ABIGAIL
MASSEY JANETTE B HEIRS
523 GRANTHAM LN
CHARLOTTE NC 28262

09231113
HAWK GEOFF
HAWK PATRICIA
1006 KWANSAN CT
INDIAN TRAIL NC 280793229

09231115
VOSBURGH DIANE
VOSBURGH WILLIAM FRANCIS JR
314 HOUSTON ST
MONROE NC 28112

09231116
FUNDERBURK BARBARA ANNE
310 EAST HOUSTON ST
MONROE NC 28112

09231128
NEAL MARY KEEVER
311 E HOUSTON ST
MONROE NC 28112

09234125C
NUNEZ MARTIN
319 HUDSON ST
MONROE NC 28112

09234125B
STOKES ROBIN
317 E HUDSON ST
MONROE NC 28112

09234126
CHURCH
ELIZABETH MISSIONARY BAPTIST
503 MAURICE ST
MONROE NC 28112

09231112
WRIGHT JOHN W III
320 EAST HOUSTON ST
MONROE NC 28112

09234125A
FLORES ALFREDO
FLORES TOMASA Q
321 HUDSON ST
MONROE NC 28110

09231129
HANSEN JAMES EDWARD
317 E HOUSTON ST
MONROE NC 281125633

09231127
NEAL MARY K
NEAL ROBERT E JR
311 E HOUSTON ST
MONROE NC 28112

09234124A
ROLDAN AMELIA
ROLDAN HERNANDO P
1616 VILLAGE POINT RD SW APT 7
SHALLOTTE NC 28470

09234127
ESTRADA GUILLERMIN ZUNIGA
PACHERCO BENJAMIN JUAREZ
1203 ROANOKE CHURCH RD
MONROE NC 281108094

**HISTORIC DISTRICT MEETING OF
12-14-20**

314 E. Houston Street

APO Map

314 E. Houston St.

Legend

- Centerlines
- Parcels
- 150-Foot Buffer

- Notified Properties
- Subject Property

