

HISTORIC DISTRICT COMMISSION MEETING



Monday, January 11, 2021– 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 – December 14, 2020
- Item 3.** Conflicts of Interest
- Item 4.** **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) *Tabled from December 14, 2020 Meeting*
- Item 5.** Next Meeting: February 8, 2021
- Item 6.** Adjournment

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

HISTORIC DISTRICT COMMISSION MINUTES
MONDAY, DECEMBER 14, 2020 AT 6:30 PM
CONFERENCE ROOM - CITY HALL
300 West Crowell Street, Monroe, North Carolina

To be Approved at the January 2021 Meeting
Attendees to Sheri Laney on 12-15-20

DRAFT

ITEM 1: Call to Order.

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

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

Members Absent: Megan Woazeah

Staff Present: Keri Mendler, Planner; Ashley Britt, Assistant City Attorney; and Maryann Brown, Administrative Assistant (via Zoom)

Guests: Francisco Garcia; Josh Helms and Bill Vosburgh

ITEM 2: Approval of Minutes.

Chairman asked the Board if there were any questions, additions or deletions to the minutes of the November 9, 2020 meeting. He called for a motion to adopt the minutes of the meeting.

Motion: Archie Morgan moved to approve the minutes of the November 9, 2020 meeting.

Second: James Kerr

Action: The motion to approve the minutes passed unanimously.

ITEM 3: Conflicts of Interest.

There were no 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 Everett Street (Tax ID# 09-231-087)

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

Keri Mendler, Planner, introduced this item and said this is a Certificate of Appropriateness request from Jose Garcia for the property located at 507 Everett Street. She said 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 wood siding on the sunroom.
4. Repair wood siding with new fiber cement siding on the rear porch.

Keri said at this time she would introduce the findings:

Findings:

1. The subject property located at 507 Everett 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)

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 and the applicant is here as well. She said one thing she wanted to mention is that there were no specifics on material or design regarding the window mentioned in the staff report. She said the Commission will have to clarify material and design of the window.

Chairman asked Mr. Garcia about replacing the metal siding with wood. He asked Mr. Garcia why he was replacing the other wood siding with hardi-board. Mr. Garcia explained that there would be HVAC running through the area. Chairman asked Mr. Garcia if he could put wood siding there as well. Mr. Garcia said yes he could do this.

Jennifer Smith asked Mr. Garcia if this was going to be a residential property for you to live in or investment property. Mr. Garcia said it is an investment property. He said he is hoping to have it on market by the end of next year.

Archie Morgan asked Mr. Garcia if the window that is covered up is going to stay that way. Mr. Garcia said that is where he is asking to put in a small window. He said the other side of the wall is where the shower is at. He said it would be the exact same size as the opening.

Jennifer Smith asked Mr. Garcia if the rest of the windows were wood. Mr. Garcia said yes.

Mr. Garcia said in the sunroom and back porch there is some kind of plastic material for the window, it is not glass at all. Jennifer Smith asked Mr. Garcia if he was replacing these windows. Mr. Garcia said yes.

Mr. Garcia said the awnings in the front are pretty rough looking. Jennifer Smith asked Mr. Garcia if he was planning to replace the awnings. Mr. Garcia said he is asking permission to just go ahead and get rid of the awnings. Susan Sganga said she did not think they added anything to the house. Chairman said they look out of place.

James Kerr asked Mr. Garcia about his sunroom on the east side of the house and if he planned on having those windows full length, from the floor to the ceiling, or would the window sills be the same as the front of the house. Mr. Garcia said he was trying to keep it the same exact way, full length windows all the way to the floor, the same size. He said just exactly where the metal is at with the wood paneling on the outside. He said the wood on the top would be carried all the way down. He said he does not know if this sunroom was there when the house was built. James Kerr said more than likely it was a screened-in porch. Mr. Garcia said with the HVAC, he is concerned that the refrigerant sweats so he is trying to get rid of that.

James Kerr said to Mr. Garcia that when he starts tearing it up he will probably find some clues as to whether the screen went down to the floor or whether it also had a solid balustrade, the same height as the window sills. He said to Mr. Garcia that he could probably let this be his guide as to whether your windows stop where the metal is now or go all the way down to the floor. Mr. Garcia said once we get to that part that is another option to turn it back the way it was. But, he said the issue would then be he would have to get rid of that HVAC.

Chairman asked Mr. Garcia if he was going to do the work. Mr. Garcia said no, he hired a general contractor.

James Kerr asked if there were any other porches. Mr. Garcia said it has a back entry, it kind of looks like a porch. He said it is like a hallway with a dryer and a washing machine connection.

Jennifer Smith asked Mr. Garcia what condition the roof was in. Mr. Garcia said the roof is actually in pretty good shape. He said from what he can tell it was reroofed no later than three or four years ago.

Susan Sganga said to Mr. Garcia that he is going to help that street a lot. Mr. Garcia said he is trying to keep it a really nice house. He said they are going to paint the red brick white. Keri said to Mr. Garcia that he cannot paint brick. She said it can be repaired but not painted. She said if it is currently painted then it can be repaired and painted over.

Chairman asked if there were any further questions or comments.

Archie Morgan said we need to clarify the bathroom window. James Kerr asked Mr. Garcia if it would be the same size and double-hung. Mr. Garcia said the same size as the opening and it would be the exact same material that the house has. He said it would be the kind of window that you cannot see through and you cannot open it. He said it is behind the shower.

Jennifer Smith said to Mr. Garcia that instead of using the cement siding you were going to use the hardi-board. Mr. Garcia said he was going to use the wood to keep it all the same. Keri said to Mr. Garcia, just to be clear, on the application it said that the metal siding would be replaced with new wood siding and then it said that you were going to replace the wood siding on the rear porch with fiber cement. She asked Mr. Garcia if he was saying that he agreed to use just wood. Mr. Garcia said yes.

Chairman asked if someone would like to make a motion on the Findings of Fact for COA #21-15000017 to approve or deny.

Motion: James Kerr moved that the Historic District Commission find as fact that the proposed project, at 507 Everette Street, if constructed according to the guidelines and with the changes that the homeowner agreed to, that it would be all wood and no hardi-plank, is congruous with the character of the district because the guidelines state the use of similar materials in siding and windows. Also, the applicant is requesting to remove awnings that were not original, and replace the bathroom window with a similar double-hung wood window to match the rest of the fenestration. Therefore, the application is generally in harmony with the special character of the neighboring properties and/or the historic district as a whole.

Second: Jennifer Smith

Action: The motion 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 proposals as shown in COA application #21-15000017, 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 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)

Chairman asked any parties offering testimony to come forward and be sworn. Keri Mendler, William Vosburgh and Josh Helms came forward and were sworn, separately.

Keri Mendler, Planner, introduced this item and said this is a Certificate of Appropriateness request from William Vosburgh to replace a tin shingle roof at 314 E. Houston Street with either an asphalt shingle

roof or a stone coated metal shingle made by Roser. She said at this time she would introduce the findings:

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)

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 and Mr. Vosburgh and Mr. Helms are also here to answer any questions.

Chairman asked Mr. Vosburgh if the reason you are replacing the roof is because of the condition of the roof. Mr. Vosburgh said they moved into the house in February 1985. He said the roof was not in great shape at that time. He said they had it painted 4-5 times. He said he knows the Commission is not wild about asphalt shingles but he had to bring it up because it is so much cheaper. He said Mr. Helms will tell you about the other shingles. He said the roof leaks in a number of different places. He said they had tar put on in the back and after the hurricane in September of 2018, they had water actually come down in the laundry room on the first floor. He said it is a big house and they love it. He said they would like to keep it in decent shape. He said they are taking a second mortgage to put the roof on.

Chairman asked Mr. Vosburgh if his roof was painted several times. Mr. Vosburgh said about 4-5 times. Keri explained that the roof was painted with a silver paint and it washed off so they had it scraped.

Chairman said he knows that there are elastomeric coatings for metal roofs that are fibrous materials. Keri said that Mr. Helms might give us some more specifics on roofing.

Mr. Helms came forward and said that the issue with Mr. Vosburgh is that he had it painted four (4) times since they bought the property but the problem with that is that there is lead paint. He said when you put lead paint on anything it chips and flakes and you have the rust that takes place, oxidation, etc. He said there is no primer on the market, never has been, that will seal it and apply it correctly so that your next coating of paint will actually adhere.

Archie Morgan said he had a few questions. He asked if this Commission has been down this road before when replacing a tin roof with asphalt shingles. Keri said yes, and slate roofs as well. She said it was typically not approved by this Commission.

Mr. Helms provided a history of shingles and passed around a shingle design---a piano-style shingle (the stone coated metal shingle). He said they spent 2.5 years patching and repatching the roof. He said he didn't even want to think about what they had already put into this house trying to preserve it.

Archie Moore asked if they still make those shingles. Mr. Helms said he had a price of \$27,000 just for materials. Mr. Vosburgh said if you could have them remanufactured, using a template, it would probably be about \$29,000 to \$30,000.

Archie Morgan said it is a shame they don't make a shingle that mimics that look. He said he is not apt to approve an asphalt looking roof to replace a tin roof. Mr. Helms said he is not for an asphalt shingle either. Mr. Morgan said that has been what was passed around. Mr. Helms said that is the stone coated metal shingle. Mr. Morgan said if it is on the house it will look like asphalt.

Jennifer Smith said that it bothers her that for several years this Commission has been approving metal roofs. She said we have been telling people that we don't care what you put up there as long as it is metal. She said it doesn't even go with the architectural look of the house or the aesthetics of it. She said people were sticking these commercial metal roofs on these historical Victorian-looking homes and it looks horrible. Keri said this Commission has solved this problem with the guidelines update.

Jennifer Smith said there are several homes that have commercial metal roofs and just because it is metal, she would rather see a beautiful architectural shingle.

Chairman said that in the Historic District we do not make personal decisions. He said the Commission makes decisions on the approved guidelines for the district to keep things congruous. He said nowhere in our roof guidelines does it call for changing materials or design. He said if replacement of the entire roof surface is necessary due to deterioration, it must be replaced in-kind, matching the original in design, dimension, detail, texture, color and material. He said he did not see a way around the guidelines to change it to asphalt shingles.

Jennifer Smith said she thought this can be approved case-by-case. Keri said the Commission can make a decision on a case-by-case basis, but you have to back that up with why it would be okay in this situation and maybe not okay in another situation. She said it has to be specific for this.

Ashley Britt said the Commission can consider compatible, substitute materials only if using the original material is not feasible. She said that would be up to your discretion. Jennifer Smith said this is not feasible any more, they do not make it. Mr. Vosburgh said that is correct. Mr. Helms said they may make it but you are talking \$45,000 - \$50,000. He said he is confused about what are the actual concerns. He said we have tried to repair the roof for over two (2) years. He said the problem is not necessarily the work they have had done, but the work that was done prior to them living there. He said the lead paint problem was never addressed. He said now there is a circumstance where there is no direct involvement.

Archie Morgan said our decisions need to be fairly cut and dry, and the language is matching the original in design, dimension, detail, texture, color and material. He said that those are the rules we have to go by.

Mr. Vosburgh asked if the guidelines cover anything if it is not available. Keri said in the past, under similar situations, the Commission may not have approved the material that was requested but if there

was a tin shingled roof, we have approved the standing seam metal roof since it does preserve that metal look. She said that would be up for consideration if you are interested.

Bob Bullard said, as you may recall, when we revised our guidelines, the ladies from the State were somewhat shocked that we had allowed all this standing seam roofing. Keri said they were more concerned about the multi-rib so we addressed that in the guidelines. She said you cannot do multi-rib anymore but that doesn't specifically mean you couldn't do standing seam. She said it is an option.

Bob Bullard said at least two (2) houses that he is familiar with that have that type of stamped, tin roof [could not hear, several people talking].

Chairman asked Mr. Vosburgh if he had looked at the fibrous coatings that are designed....Mr. Helms said lead paint that was put on prior to any coatings is the issue. He said when lead paint is mixed with paint there is not a primer available that you can actually put onto this metal.

Bob Bullard asked Mr. Helms if what we are seeing is lead-based paint. [did not hear, several people talking].

Archie Morgan said as a Commission we have guidelines. He said we also tend to be as friendly as we can and we appreciate work being done in the Historic District. He asked Keri to help us find a solution. He said he would not want to spend \$30,000-\$40,000. He said the picture that James is showing of a metal roof is what Jennifer is saying that just because you replace a roof with metal doesn't mean that it will look good and preserve the character of that particular house.

Archie Morgan asked if they make any kind of metal roof that is not overpriced. Jennifer Smith said the Shutes replaced the roof over on Franklin Street and their insurance covered it. She said to do the exact cookie-cutter punched tin that was on the house cost \$80,000 and their insurance paid for it. She said regular people cannot do that.

Archie Morgan asked Mr. Vosburgh if there was hurricane damage. Mr. Vosburgh said he made a claim but they pointed out to him that they had written the claim off because of the age of the house.

Archie Morgan said he did not want to drive by that house and see a shingled roof. He said he did not care if there is metal underneath if what is on top looks like an asphalt shingle.

Chairman said he has to believe that there are other solutions. Archie Morgan said he is in favor of tabling this request to see if they can find another shingle that is reasonably priced.

Mr. Vosburgh said that Jon Richardson of Windsor and Church has remanufactured shingles on his roof. He said he does have some spare ones that he would be willing to sell him but he is not sure he can afford them.

Discussion took place among the members.

Keri reminded everyone that since this is a public meeting, please keep the sidebar conversations to a minimum so everyone can hear one conversation.

Chairman said he is having some difficulty considering the application as submitted. He said he does not know if there are other solutions available that haven't been explored.

James Kerr asked Mr. Vosburgh if he would consider a friendly gesture on the Board's part to either table the request and research to find something that is more in keeping with your budget and at the same time

match the style and spirit of a stamped metal roof. He said I can tell you something not to look like is 205 S Hayne Street which goes back to the compromises of what was done in the past and which now has a very commercial looking roof.

James Kerr said to Mr. Vosburgh if you were to describe the architectural details of your house, more than 50% of it is your gabled roof.

Keri said the house James is talking about had the roof approved prior to the guidelines being updated to restrict multi-rib. She said there are a number of houses that do have the multi-rib metal roof in the district which is why we added that in the guidelines. She said we did not want any more homes with multi-rib but there was no specific guidance on it.

James Kerr said this caused a great deal of pause and caution to not consider these types of metal roofs and if you were on Hayne Street it is to the left of the Ellen Fitzgerald Center.

Mr. Helms said what if he could find Mr. Vosburgh a tin shingle but it was not the same design as on his house now. James Kerr said if you can find a stamped tin shingle that looks like a metal roof that doesn't look like a barn or outbuilding because as Mr. Morgan and the others were saying

Mr. Helms said right, but if he can get another shingle, the same dimensions on his house now, and he does not know what the stamp might be, would that be approved.

Archie Morgan said we can't approve the shingle without seeing it.

Discussion was held on tabling this request for 30 days.

Chairman said we can do one (1) of three (3) things tonight:

1. Approve the COA application as submitted.
2. Deny the COA application as submitted.
3. Table the request.

Chairman said if tabled, we will give you 30 days to come back to this meeting and present your new proposal with samples of the materials. He said at that time we have two (2) options: approve or deny. He said as of tonight, there is no sending us a picture and us going by a picture to approve. He said there are certain procedures we have to follow; we do not make the rules up ourselves.

Mr. Vosburgh said that would be fine. He said he would rather have the 30 days to work on this than to have it turned down.

Chairman said he is not sure he understood earlier of what was said about the roof not being coated. He said he has a metal roof on his house. He said he did not put lead paint on his roof. Mr. Helms said Mr. Vosburgh had lead paint on his roof probably in the 1960s or 1970s. He said that is why these new coatings never adhere to the shingles.

Chairman asked if someone would like to make a motion to approve, a motion to deny or a motion to table.

Jennifer Smith said if everything goes positive and we find a roof that's acceptable to replace tin, what is the environmental impact of removing a lead roof. Mr. Helms said it would have to be recycled correctly. Jennifer Smith asked about the neighbors. Mr. Helms said as it comes off it gets bagged.

Archie Morgan said there are procedures in place, just like asbestos.

Motion: Archie Morgan made a motion to table COA PLHR202000237 to the January 11, 2021 meeting in the hopes of finding an appropriate roof replacement, without further advertising.
Second: Richard Ali
Action: The motion to approve passed unanimously.

ITEM 6. **Other**

Archie Morgan asked Keri if she had any updates on some of the homes that were brought up at the last few meetings, such as the yellow house on Washington Street/Lancaster Avenue. Keri said it is being handled by Code Enforcement. She said if you would like, she can give you Robert Rushing's card. She said he is the Code Enforcement Officer working on that. Mr. Morgan asked Keri how long does Code Enforcement take to complete a case. Keri said she is not sure since it is not her division.

Archie Morgan asked Keri about the house at the very end of Church Street and Sunset Drive. He said they are running a painting business out of this house. She said she sent them a letter, talked with them, and when she went by the last time it was not there. Mr. Morgan said he goes by every day and they are painting vans. Keri said she would keep an eye on this house.

Archie Morgan asked Keri about the tree guy on the corner of Church Street and Green Street. He said it is a tree company. Keri clarified if it was a tree company or a landscape business. Mr. Morgan said they haul the stuff from work back to the house for the City to pick up. Keri said she will have to check on this. She said Code Enforcement was also working on this. Mr. Morgan said these are people that are threatening some members of this Commission. He said there has been some threatening behavior. Keri said this is a public meeting and is public record. She said what is discussed is in the minutes so they can ask for a copy of the minutes or recording. She said otherwise we don't typically tell whoever is calling. Mr. Morgan said he knows that but somehow they know.

Chairman said this was brought up several meetings ago, in July. He said then we had the meeting after that with Lisa Stiwinter. He asked what is the procedure. He said at that point there was no activity going on in that house. He said this violated the home occupation ordinance. He asked what has been done since then. Keri said the last she heard was that Lisa and Robert talked to the home owner and he said he would move his equipment out of there and not operate from his house. She said similarly, she spoke to the painting contractors and they said they would not park there anymore. She said if we cannot see it we cannot send them a violation.

Ashley Britt said this is not in the purview of the Historic District. Keri said these are Code Enforcement violations or zoning violations issues, not necessarily the Historic District.

Archie Morgan said the City is not getting out early enough to catch these folks.

ITEM 7. **Next Meeting**

Chairman said the next meeting is scheduled for January 11, 2021 at 6:30 p.m.

ITEM 8. **Adjournment.**

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

The meeting adjourned at 7:35 pm.

Respectfully submitted,

Richard F. Ali
Chairman

Maryann Brown /s/
Secretary to the Board



STAFF REPORT
Project PLHR202000237

TO: Historic District Commission Members

DATE: January 11, 2021

FROM: Doug Britt, Senior Planner

PREPARED BY: Keri Mendler, Planner

SUBJECT: Certificate of Appropriateness request at 314 E. Houston Street
(Tabled from the December 14, 2020 Meeting)

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. This item was tabled at the December 14, 2020 Meeting.

On December 15, 2020, staff sent an email to the NC Preservation listserv to seek advice on roofing alternatives to pass along to Mr. Vosburgh for consideration. The NC Preservation listserv is an email listserv for discussion amongst those who work in or are interested in the area of historic preservation. Staff received a few responses; a few respondents, including one from the Restoration Specialist with the State Historic Preservation Office, recommended replacement shingles made by Berridge. Another response involved two (2) coatings; one was GAF Hydrostop and another was Polybrite.

The Restoration Specialist with the State Historic Preservation Office did note that at some point, it can be impractical to continue adding coatings of paint and sealers to metal roofs but did not specify if that was the case here just by simply looking at an image. Additionally, the Restoration Specialist sent some information regarding the possibility of applying for rehabilitation tax credits to offset the overall cost of an appropriate replacement.

Staff forwarded the recommendations and information regarding tax credits to the home owner/applicant on December 16, 2020. Staff also noted that any new proposals or information would need to be submitted by December 30, 2020 in order for it to be included in the staff packet. Mr. Vosburgh acknowledged the information that staff sent and said he would keep December 30,

2020 in mind for his deadline. Staff sent another email to Mr. Vosburgh on December 30, 2020, to remind him of the deadline. Additionally staff informed him of his options via email, which included the following:

1. Proceed forward with what was currently applied for;
2. Provide new information at the meeting itself and explain why he was unable to provide the information by staff's deadline; or
3. Withdraw his application entirely. Staff also confirmed that any future replacement of the roof would require a new COA application.

At time of publishing, staff had not received any information and will provide an update at the meeting. Staff has revised the relevant design guidelines below to remove specifics regarding the original proposal so that the Commission may consider any new information provided at the meeting and determine if the proposal is congruous with the guidelines.

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.

3. It is not appropriate to replace a standing seam or metal shingle roof with a multi-rib metal roof.

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 and 5)
4. The Historic District Commission tabled this request at their regular December 14, 2020 meeting in order to allow the applicant to submit a new proposal that would be more congruous with the guidelines.
5. The proposed structure does meet the review criteria for a Certificate of Appropriateness according to Section 156.202 of the Unified Development Ordinance.

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.

Exhibits:

1. Aerial Map
2. Zoning Map
3. HD Map
4. Application
5. Existing Roof

Prepared by: KM 12-31-20

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.



