

**Approved 09/05/19**

**Union County Historic Preservation Commission  
Special Meetings  
June 5 & 10, 2019**

**June 5, 2019**

The Union County Historic Preservation Commission held a special meeting on Wednesday June 5, 2019 at 3:30 pm in the Heritage Room located in the historic Union County Courthouse, Monroe, North Carolina.

Present: Richard Ali, John Dickerson, Crystal Gilliard, Barbara Moore and Jerry Surratt  
Absent: Mary Lou Gamble and Steven Long  
Also Present: Marian Morgan, staff and Alex and Ashley Foman, owners of 408 Lancaster Avenue, Monroe, NC

The special meeting was called to order by Barbara Moore, Chairman.

**New Business**

A Certificate of Appropriateness for the John E. Eford House, 408 Lancaster Avenue, Monroe, NC 28112 was reviewed on June 5, 2019. The owners, Alex and Ashley were in attendance. Mr. Foman addressed the Commission. He informed the Commission that he and Mrs. Foman are wanting to pave their driveway and to build a concrete pad in the backyard with a shed frame roof and supporting posts. The roof will be attached to the house. The pad will be 22X40 feet.

Mr. Dickerson suggested that the roof be a flat roof with a slight decline for drainage instead of a hip roof. This style of roof would be comparable to the two extending porches and the front entrance. He commented that with a roof of that size there would have to be interior columns. A pad of 16X40 instead of 22X40 was suggested. An existing roof is over one of the back doors which is included in the 40 feet width of the pad. The roof over the door can be removed or remain. The addition is solely for the purpose of an outdoor living/entertaining space.

The concrete for the driveway and the pad will be stained. The Fomans want the driveway to match the sidewalk and the walkway to the front door. Mr. Dickerson offered to meet with the Fomans and work with them on revising their Application for Certificate of Appropriateness.

Mrs. Moore informed the Commission that there will be a Public Forum on June 8, 2019 hosted by the City of Monroe Planning Department. The City of Monroe received a grant to rewrite the guidelines for applying for a Certificate of Appropriateness through the City. The guidelines have been rewritten and will be discussed at the meeting.

Dr. Surratt made a motion to adjourn and to reconvene the meeting when the Certificate of Appropriateness is revised to address the changes to the roof and pad and whether the small roof over the door will be removed. Mr. Dickerson seconded the motion and the vote was unanimous.

The meeting will reconvene on June 10, 2019 at 10:15 am.

Mrs. Moore declared the meeting adjourned.

## **June 10, 2019**

The Union County Historic Preservation Commission held a special meeting on Monday June 10, 2019 at 10:15 am in the Heritage Room located in the historic Union County Courthouse, Monroe, North Carolina.

Present: Richard Ali, John Dickerson, Crystal Gilliard, Barbara Moore and Jerry Surratt  
Absent: Mary Lou Gamble and Steven Long  
Also Present: Marian Morgan, staff and Ashley Foman, owner of 408 Lancaster Avenue, Monroe, NC

The special meeting was called back to order by Barbara Moore, Chairman.

### **Old Business**

Mrs. Moore asked Mr. Dickerson to explain the compromise on the Certificate of Appropriateness. Mr. Dickerson shared modified sketches from the earlier meeting and a sketch of how the attachment on the back side of the house will look like.

The COA is for the following work:

1. Add a concrete paving on the existing gravel driveway between Lancaster Avenue to the garage. The driveway will be 10 feet wide at the street and will be increased in size to match the width of the garage. The concrete will be stained a light brown.
2. Remove the existing small gable roof at the back door of the house.
3. Add a concrete patio and roof on the backside of the house. The concrete patio and roof will be approximately 16X40 feet. The patio roof will be a low slope roof similar to the existing roofs on the front and side porches with single membrane tile. The wood trim to the roof will be similar to the existing trim on the front and side porches and will be painted white to match the existing trim. There will be four or five wood columns approximately 6X8 inches on the patio and will be painted white to match the existing trim. There will be no columns inside the patio.

A finding of facts was written to address the Commission's findings. Dr. Surratt made a motion to accept the finding of facts. Mr. Dickerson seconded the motion and the vote was unanimous.

The finding of facts state:

1. The addition is on the back side of the house.
2. The porch roof will be similar to the existing front and side porches.
3. The Concrete is to be tinted.
4. The paint colors match existing colors.

Mrs. Moore declared the meeting adjourned.

Respectfully submitted,

Crystal Gilliard, Secretary