

Historic Preservation Commission Meeting

AGENDA

Tuesday, April 23, 2024 6:00 PM 215 N. Broad St. - City Hall

- I. <u>CALL TO ORDER</u>
- II. ROLL CALL
- III. APPROVAL OF AGENDA
- IV. MINUTES OF PREVIOUS MEETING
 - 1. Previous Minutes
- V. OLD BUSINESS
- VI. <u>NEW BUSINESS</u>
 - 1. Request for COA 122 N. Broad St. Signage
 - 2. Request for COA 225 Boulevard Fence
 - 3. Request for COA 104 3rd St Fence
- VII. <u>ADJOURNMENT</u>

Historic Preservation Commission Meeting Minutes Regular Meeting—January 23, 2024—DRAFT

Present: Fay Brassie, Laura Powell, Elizabeth Jones, Marc Hammes, Jane Camp

Absent: None

Staff: Logan Propes, City Administrator

Chris Bailey, Assistant City Administrator

Laura Wilson, Code Admin

Visitors: Wes Peters, Charles Bradley, Yvonne Stephens, Cody Stubbs

Meeting called to order at 6:00 P.M.

Motion to approve agenda as submitted

Motion Camp, Second Brassie Motion carried

Chairman Jones asked if there were any changes or corrections to the previous months' minutes. To approve minutes as submitted.

Motion by Powell, Second by Hammes Motion carried.

Old Business: None

New Business:

The First Item of New Business: Request for COA #2892, a request for demolition and site development at 140 S. Broad St. The request is to demolish an existing building and replace it with a three-story mixed-use building. Three thousand square feet of commercial on the bottom with residential above; 5 units on each floor for a total of 10 residential units in the building. This request was originally approved in May 2022 and that approval has expired due to time. The applicant is seeking reapproval. The current plan has minimal changes from the previously approved plan (added more balconies on Washington St side). The building is tentatively called The Troy after the Troy Theatre that existed previously in this location. The building being requested for demolition is a non-contributing structure to downtown and the Commercial Historic District. Wes Peters from Reliant Homes spoke in favor of the project.

Commissioner Brassie: Wasn't the project previously approved at 35 ft?

Wilson: The previous limit of 35 feet was a code restriction. That limit has since changed to a story limit and the limit for the central business district is 5 stories. At 40 feet, the proposal meets code requirements.

Peters: The building should be similar in height to the old hotel across the street.

Commissioner Brassie: Will it be 40 ft plus a parapet on top?

Peters: No, it is 35 ft to the roofline with a 5 ft parapet on top; for a total height of 40 feet. Discussion continued about the proposed height of the building.

Propes: A note from staff regarding the change from feet to stories—looked at elevations to meet the courthouse; 140 S. Broad is on a downward slope from the courthouse. The building sits lower and therefore will look shorter than the hotel across the street.

Motion to approve demolition and site development

Motion by Hammes, Second by Powell Motion carried 3-1 (Brassie against)

<u>The Second Item of New Business:</u> Request for COA #2893, a request for a porte-cochere, fencing, and rear ramp at 400 E. Church St. The porte-cochere was inspired from a similar house in Grant Park (Atlanta) but it will have a gable with a dormer instead of a copula like the image. There will be a black aluminum open fence around the rear of the property that will meet up with wooden privacy fence. The ramp will be built off an existing back deck. The applicant Charles Bradley spoke in favor of the project.

Motion to approve as submitted

Motion by Camp, Second by Brassie Motion carried

<u>The Third Item of New Business:</u> Request for COA #2894, a request for a privacy fence at 112 W. 5th St. The proposed fence is a standard 6ft wooden fence. Applicant Yvonne Stephens spoke in favor of the project. There will be a gate on their side of the house and the fence will meet up with an existing privacy fence on the right side of the house. Later, the applicant plans to expand the fence to include all of the back yard.

Motion to approve as submitted

Motion by Powell, Second by Hammes Motion carried

<u>The Fourth Item of New Business:</u> Request for COA #2895, a request for signage at 134 S. Broad St. for a new marketing company Sanbear. The applicant and business owner Cody Stubbs spoke in favor of the project.

Commissioner Brassie: Will you be painting the building?

Stubbs: No, just signage

Commissioner Powell: Are there two doors to the building? Stubbs: Yes, the door the paw is on, is not open to the public

Motion to approve as submitted

Motion by Brassie, Second by Powell Motion carried

The Fifth Item of New Business: Update by WLA Studio on Phase II of the Monroe Historic Resources Survey

 Provided an overview of what the survey process is, what a survey can and cannot do, and how the survey process works

- Mostly mid-20th century development—ranch houses, American smalls, split-levels—in the previous survey these resources were not yet considered historic so they were not surveyed
- 75% of resources surveyed are mid-century residential resources
- Notable items—James Monroe Home designed by Abreu & Robeson (Atlanta), Googie Style gas station

Motion to adjourn

Motion by Camp, Second by Brassie Motion carried

Adjourned at 6:36 pm



City of Monroe

215 N. Broad Street Monroe, GA 30655 (770) 207-4674

HISTORIC PRESERVATION MTG PERMIT

PERMIT #:

3107

DESCRIPTION:

HPC FOR SIGNAGE

JOB ADDRESS:

122 N BROAD ST

LOT #:

65

PARCEL ID: SUBDIVISION: M0140159

BLK #: ZONING:

ISSUED TO:

ADDRESS

MICHELE YARBROUGH 3770 APALACHEE RIDGE

CONTRACTOR: PHONE:

MICHELE YARBROUGH

CITY, STATE ZIP: PHONE:

MONORE GA 30655

OWNER: PHONE:

PROP.USE

VALUATION: SQ FT 0.00

1,000.00

DATE ISSUED: **EXPIRATION:**

4/05/2024 10/02/2024

OCCP TYPE: CNST TYPE:

INSPECTION

770-207-4674

lwilson@monroega.gov

REQUESTS: FEE CODE

COA-03

DESCRIPTION

Historic Preservation Regular Meeting

AMOUNT \$ 100.00

FEE TOTAL **PAYMENTS** BALANCE

\$ 100.00 \$ -100.00 \$ 0.00

NOTES:

The Historic Preservation Commission will hear this request for signage at 122 N. Broad St. on April 23, 2024 at 6p.m. in the Council Chambers at City Hall; 215 N. Broad St. Monroe, GA 30655

NOTICE

THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 6 MONTHS AT ANY TIME AFTER WORK IS STARTED.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS DOCUMENT AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISION OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

Certificate of Appropriateness Application—Historic District

Please fill out each section completely and provide all necessary documentation. Incomplete applications will not be accepted.

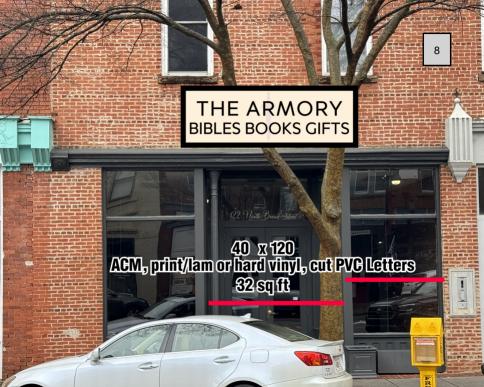
Signature of Applicant

Under the Zoning Ordinance for the City of Monroe, properties located within a Historic District are required to obtain a Certificate of Appropriateness (COA) from the Historic Preservation Commission for proposed work that will result in material change in the appearance of the historic property, or of a structure, site, or work of art within a historic district.

Project Address: 122 N Broad St Parcel #
Project Type (circle): New Construction, Renovation of Existing Structure, Signage Demolition
Property Owner: Managed by Jackson Healty
Address: 316 N Broad St Monroe
Telephone Number: 170267-7557 Email Address: jackson Peaty, office Ogna: 1. Co
Applicant: Michele Yarbrough
Address: 3770 Apalachee Ridge Monroe 30655
Telephone Number: 17V 2897032 Email Address: Micheled Mearmory
Estimated cost of project:
Please submit the following items with your application:
Photographs of existing condition of the property to show all areas affected
Map of the property showing existing buildings, roads, and walkways
Map of the property showing the location and design of the proposed work
Façade elevations which illustrate how the finished design will look in relation to the existing structure including rooflines if applicable
structure including rooflines if applicable Architectural floorplans (new construction only) Written description of the project including proposed materials
Written description of the project including proposed materials
Owner authorization statement, if applicant is not the property owner
Application Fee \$100 (Additional fees required for demolition)
lease submit all application materials in hardcopy to the Code Department and digitally at wilson@monroega.gov March 7, 3004

Date







City of Monroe

215 N. Broad Street Monroe, GA 30655 (770) 207-4674

HISTORIC PRESERVATION MTG PERMIT

PERMIT #:

3108

DESCRIPTION:

HPC APPROVAL FOR FENCE

JOB ADDRESS:

225 BOULEVARD

LOT #:

PARCEL ID: SUBDIVISION: M0160083

BLK #: ZONING:

R-1

ISSUED TO: **ADDRESS**

CHRIS HALL 225 BOULEVARD CONTRACTOR: PHONE:

CHRIS HALL

CITY, STATE ZIP: PHONE:

MONROE GA 30655

OWNER:

PHONE:

PROP.USE

RESIDENTIAL VALUATION: 5,000.00

DATE ISSUED: **EXPIRATION:**

4/05/2024 10/02/2024

SQ FT OCCP TYPE:

CNST TYPE:

0.00

770-207-4674

INSPECTION REQUESTS:

lwilson@monroega.gov

FEE CODE COA-03

DESCRIPTION

Historic Preservation Regular Meeting

AMOUNT

\$ 100.00

FEE TOTAL **PAYMENTS** BALANCE

\$ 100.00 \$ -100.00 \$ 0.00

NOTES:

The Historic Preservation Commission will hear this request for fencing at 225 Boulevard on April 23, 2024 at 6p.m. in the Council Chambers at City Hall; 215 N. Broad St. Monroe, GA 30655

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(APPROVED BY)

Certificate of Appropriateness Application—Historic District

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Project Address: 225 Boulevard	Parcel # M0160083
Project Type (circle) New Construction, Renovation	
Property Owner: Chris & Kelsey Hall	
Address: 225 Boulevard, Monroe, GA 30	655
Telephone Number: <u>770-598-9539</u> Ema	il Address: chris.hall218@gmail.com
Applicant: Chris Hall	
Address: 225 Boulevard	
Telephone Number: 770-598-9539	Email Address: chris.hall218@gmail.com
Estimated cost of project: \$5,000	
Please submit the following items with your applicat	ion:
X Photographs of existing condition of the prop	erty to show all areas affected
X Map of the property showing existing buildin	gs, roads, and walkways
X Map of the property showing the location and	design of the proposed work
N/A Façade elevations which illustrate how the first structure including rooflines if applicable	nished design will look in relation to the existing
N/A _Architectural floorplans (new construction only	y)
X Written description of the project including pr	roposed materials
N/A Owner authorization statement, if applicant is	not the property owner
X Application Fee \$100 (Additional fees require	ed for demolition)
Please submit all application materials in hardcopy t lwilson@monroega.gov	o the Code Department and digitally at
Christopher Hall Signature of Applicant	3/21/2024
Signature of Applicant	Date

Project description:

-Installing 6ft privacy fence on property. Fence will meet house on sides and follow along the property line (installed slightly inside property line).

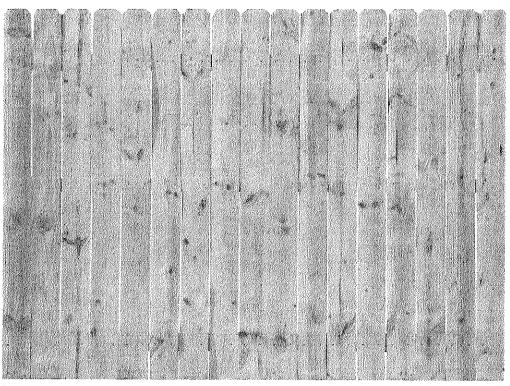
-Yellow lines indicate approximate fence location.

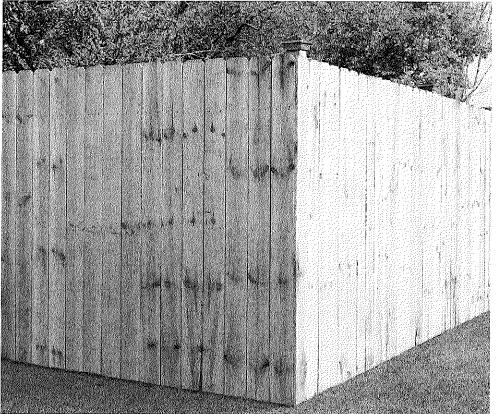
-Fence will have a gate of like wooden material on both street facing sides and along back

-Star symbols indicate approximate gate locations



Fence style will be as shown below. Material will be wood boards with posts secured in ground by concrete.















City of Monroe

215 N. Broad Street Monroe, GA 30655 (770) 207-4674

HISTORIC PRESERVATION MTG PERMIT

PERMIT #: 3109	0	DESCRIPTION:	HPC APPROVAL FOR FENCING	
JOB ADDRESS: PARCEL ID: SUBDIVISION:	104 3RD ST M0180103	LOT#: BLK#: ZONING:	R-2	
ISSUED TO: ADDRESS CITY STATE ZIB:	Sherie Hawkins 173 Social Circle Fairplay Rd	CONTRACTOR: PHONE:	Sherie Hawkins	
PHONE:	300/al Old 300/23 404-784-6809	OWNER: PHONE:		
PROP.USE	RESIDENTIAL	DATE ISSUED.	A (0E/302)	
SQ FT OCCP TYPE: CNST TYPE:	0.00	EXPIRATION:	10/02/2024	
INSPECTION REQUESTS:	770-207-4674 Iwilson@monroega.gov			

NOTES:

The Historic Preservation Commission will hear this request for fencing at 104 3rd St. on April 23, 2024 at 6p.m. in the Council Chambers at City Hall; 215 N. Broad St. Monroe, GA 30655

\$ 100.00 \$ -100.00 \$ 0.00

FEE TOTAL PAYMENTS BALANCE

AMOUNT \$ 100.00

DESCRIPTIONHistoric Preservation Regular Meeting

FEE CODE COA-03 OTICE

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(APPROVED BY)

1 IS 1 34 DATE

Certificate of Appropriateness Application—Historic District

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Preservation Commission for proposed work that will result in material change in the appearance of the historic property, or of a structure, site, or work of art within a historic district.

Project Address: 104 (304 (34 (1) anrae (2, 30655 # 91/0/80/03
Project Type (circle): New Construction Renovation of Existing Structure, Signage, Demolition
Property Owner: Sherie hawking
Address: 4001 Liberty Church Rd Wortfiello, Ca 31064
Telephone Number: 404-184-1009 Email Address: Sherie Doge Son ras Counseling
Applicant: Same as above
Address:
Telephone Number:

Please submit the following items with your application:

Estimated cost of project:

- Photographs of existing condition of the property to show all areas affected
- Map of the property showing existing buildings, roads, and walkways
- Map of the property showing the location and design of the proposed work
- Façade elevations which illustrate how the finished design will look in relation to the existing structure including rooflines if applicable
- Architectural floorplans (new construction only)
- Written description of the project including proposed materials
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Application Fee \$100 (Additional fees required for demolition)

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Signature of Applicant

Certificate of Appropriateness Application-Historic District

Proposal to construct a wooden privacy fence along property line.

We already have permission granted from the HPC to remove all of the trees and shrubbery from the property with the exception of the large oak trees. The lot is in the process currently of being cleared from this existing vegetation.

house at 104 3rd street to match the house at 706 S. Broad St. Bermuda Sod Bedding plants (azaleas, decorative grasses) will surround the remodeled and seed to be planted in place of the vegetation removed.



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(973) V Questions & Answers (298)





Feedback





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From Fence Line on lett Bide of

Darking Lot Entry.



Fonce line to be placed to the the side of threes.

Shown on left. (Property Line)



Another view of left side Fence / property Line.



Back Side view

OF back property

Line. Fence will be placed along property

line where the Shown Shown

Will be removed.





Fence to be placed at back stille of property beyond these to be removed.

Sidewalk entry of 106
Sidewalk entry of 106
S. Brad St. house.