



Historic Preservation Meeting

AGENDA

Tuesday, June 24, 2025

6:00 PM

City Hall

I. **CALL TO ORDER**

II. **ROLL CALL**

III. **APPROVAL OF AGENDA**

IV. **MINUTES OF PREVIOUS MEETING**

- [1.](#) Previous Minutes 5-27-2025

V. **OLD BUSINESS**

VI. **NEW BUSINESS**

- [1.](#) 229 E Marable St. #3857 - Fence

- [2.](#) 231 E Marable St. #3858 - Fence

VII. **ADJOURNMENT**

HISTORIC PRESERVATION COMMISSION
MEETING MINUTES
REGULAR MEETING—MAY 27, 2025

Present: Marc Hammes, Laura Powell, Chuck Bradley

Absent: Chairwoman Elizabeth Jones, Jane Camp

Staff: Brad Callender – City Planner

Visitors: Taylor Steele, Nelda Holley and Chanch Edwards

Meeting called to order at 6:00 p.m.

Marc Hammes calls for a motion to approve agenda as submitted,

Motion by Powell,
 Second by Bradley,
 Motion carried unanimously

Marc Hammes asked if there were any changes or corrections to the April 22, 2025 minutes. Marc Hammes calls for a motion to approve the minutes as submitted,

Motion by Bradley,
 Second by Powell,
 Motion carried unanimously

Old Business: None

New Business:

The First Item of New Business: Request for COA – 301 N. Broad St. #3773 – A request to get the pool re-approved. It came before HPC in April of 2022 and was approved; however, there is only an 18-month window to conduct the improvements. They are back before you to seek re-approval. The request is for a beach entry, in-ground pool.

Mr. Hammes: Asked if the applicant was present. The applicant was present.

Taylor Steele, the owner of 301 N. Broad St. introduced himself.

Mr. Hammes asked if there were any questions. Mr. Bradley asked if the pool would be hidden.

Mr. Steele shared that bushes on both Broad and Walton make it where the pool is not seen.

Motion to approve as presented,

Motion by Powell,
 Second by Bradley,
 Motion carried unanimously

The Second Item of New Business: Request for COA – 215 Walton St. #3789 - The proposal is for an addition to the rear, and a concrete grilling area. Mr. Edwards, with Nehemiah Construction, shared he was representing Mr. and Mrs. Holley. They want to add an addition to the back that would give them an ADA compliant bathroom that would allow Mr. Holley to move more freely through the back of the house. All the siding will be removed and reused down the side, hardly any of the additions

will be visible from the street, but will keep the same structure and look of the house. The only windows being added are little transom windows in the bathroom and beside the fireplace on the back side of the house. Shingles and paint will match the existing house. They are reusing the back door, and the other window will be repurposed on the side of the house. When you come off the steps there will be a small concrete landing area and then we will do a sidewalk to the existing driveway.

Mr. Hammes asked if there were any questions. Mr. Bradley asked

Mr. Edwards shared that the window on the side is not being moved. The only window being moved is the one in the back of the house and it will be repurposed and placed on the side of the house on the addition.

Motion to approve as presented,

Motion by Powell,
Second by Bradley,
Motion carried unanimously

Mr. Hammes calls for a motion to adjourn,

Motion by Powell,
Second by Bradley
Motion carried unanimously

Adjourned at 6:13 p.m.



City of Monroe

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

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HISTORIC PRESERVATION MTG PERMIT

PERMIT #:	3858	DESCRIPTION:	HISTORIC PRESERVATION - FENCE
JOB ADDRESS:	229 E MARABLE ST	LOT #:	
PARCEL ID:	M0120168	BLK #:	
SUBDIVISION:		ZONING:	P
ISSUED TO:	EXPO HOMES LLC	CONTRACTOR:	EXPO HOMES LLC
ADDRESS:	PO BOX 1326	PHONE:	706-338-8162
CITY, STATE ZIP:	LAWRENCEVILLE GA 30046	OWNER:	
PHONE:		PHONE:	
PROP. USE:		DATE ISSUED:	6/16/2025
VALUATION:	\$ 12,000.00	EXPIRATION:	12/13/2025
SQ FT:	0.00		
OCCP TYPE:			
CNST TYPE:			
INSPECTION REQUESTS:	770-207-4674 permits@monroega.gov		

FEE CODE	DESCRIPTION	AMOUNT
COA-03	Historic Preservation Regular Meeting	\$ 100.00
FEE TOTAL		\$ 100.00
PAYMENTS		\$ -100.00
BALANCE		\$ 0.00

NOTES: The Historic Preservation Commission will hear your request for FENCE at 229 E MARABLE ST on JUNE 24, 2025 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.

Kathleen Lewis
(APPROVED BY)

6/16/25
DATE



CITY OF MONROE
HISTORIC PRESERVATION COMMISSION
CERTIFICATE OF APPROPRIATENESS
APPLICATION # 3858

REQUEST TYPE: New Development ☒ Renovation ☐ Signage ☐ Demolition ☐

HPC REQUEST LOCATION & DESCRIPTION:

Address: 229 EAST MARABLE STREET Parcel #: MO1210168A00

Parcel Acreage/Square Feet: 0.35 Zoning: RESIDENTIAL

PROPERTY OWNER & APPLICANT INFORMATION:

Property Owner: EXPO HOMES LLC Phone #: 404-630-8000

Address: P.O. Box 1326 City: LAWRENCEVILLE State: GA Zip: 30046

Applicant (if not the owner): JOE DIXON Phone #: _____

Address: _____ City: _____ State: _____ Zip: _____

PROJECT INFORMATION:

Description of Project/Request: PRIVACY FENCE ON LEFT SIDE PROPERTY LINE.

Estimated Cost of Project: \$12,000

REQUIRED SUBMITTAL ITEMS:

- | | |
|---|---|
| <input checked="" type="checkbox"/> Completed Application | <input type="checkbox"/> Architectural Floor Plans (New Construction Only) |
| <input checked="" type="checkbox"/> Fee (\$100) | <input type="checkbox"/> Typed Detailed Description of the Request |
| <input checked="" type="checkbox"/> Survey Plat | <input type="checkbox"/> Owner Authorization, if applicant is not the owner |
| <input type="checkbox"/> Façade/Building Elevations or Drawings (Signs) illustrating finished design in relation to the existing structure, including rooflines, if applicable | |
| <input type="checkbox"/> Map of the property showing existing buildings, streets, and walkways, including the location and design of the proposed work on the site, if applicable | |
| <input type="checkbox"/> Photographs of existing conditions of the property to show areas and/or structures affected | |

APPLICANT SIGNATURE & AFFIDAVIT:

I hereby certify that the above information is true and correct.

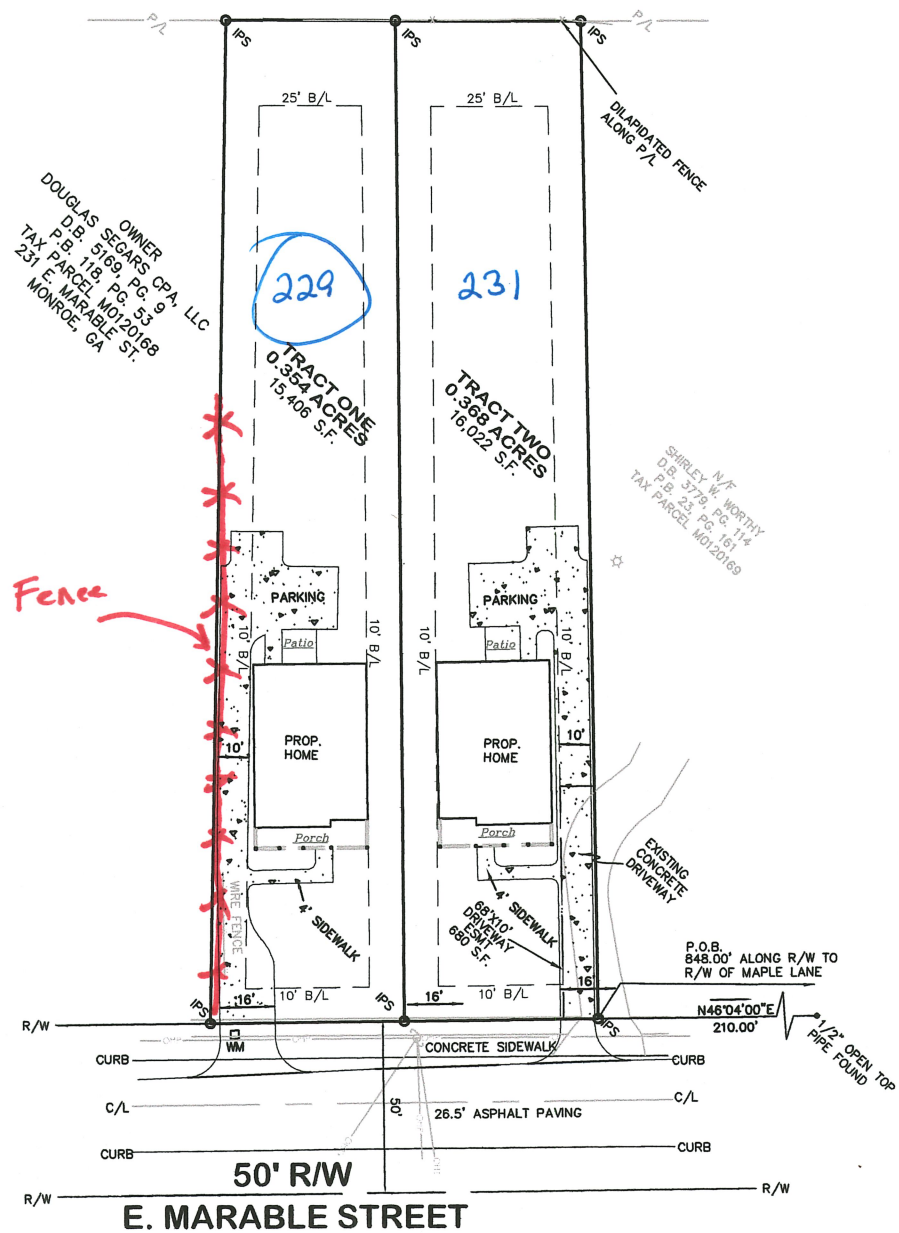
Joseph L. Dixon
Signature of Applicant

Joseph L. Dixon
Print Name

5-15-2025
Date



FEDERAL HOUSING PROJECT
ROSE ISON TERRACE
NO DEED RECORD FOUND
TAX PARCEL M0110227





City of Monroe

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

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HISTORIC PRESERVATION MTG PERMIT

PERMIT #:	3857	DESCRIPTION:	HISTORIC PRESERVATION - FENCE
JOB ADDRESS:	231 E MARABLE ST	LOT #:	
PARCEL ID:	M0120168	BLK #:	
SUBDIVISION:		ZONING:	P
ISSUED TO:	EXPO HOMES LLC	CONTRACTOR:	EXPO HOMES LLC
ADDRESS:	PO BOX 1326	PHONE:	706-338-8162
CITY, STATE ZIP:	LAWRENCEVILLE GA 30046	OWNER:	
PHONE:		PHONE:	
PROP. USE:	COMMERCIAL	DATE ISSUED:	6/16/2025
VALUATION:	\$ 5,500.00	EXPIRATION:	12/13/2025
SQ FT:	0.00		
OCCP TYPE:			
CNST TYPE:			
INSPECTION REQUESTS:	770-207-4674 permits@monroega.gov		

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PAYMENTS		\$ -100.00
BALANCE		\$ 0.00

NOTES: The Historic Preservation Commission will hear your request for FENCE at 231 E MARABLE ST on JUNE 24, 2025 at 6p.m. in the Council Chambers at City Hall: 215 N Broad St. Monroe, GA 30655

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Yathleen Lewis
(APPROVED BY)

6/16/25
DATE



CITY OF MONROE
HISTORIC PRESERVATION COMMISSION
CERTIFICATE OF APPROPRIATENESS
APPLICATION # 3857

REQUEST TYPE: New Development ☒ Renovation ☐ Signage ☐ Demolition ☐

HPC REQUEST LOCATION & DESCRIPTION:
Address: 231 EAST MARABLE STREET Parcel #: MO1210168
Parcel Acreage/Square Feet: 0.37 Zoning: RESIDENTIAL

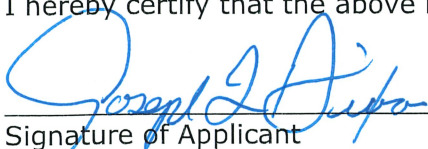
PROPERTY OWNER & APPLICANT INFORMATION:
Property Owner: EXPD HOMES LLC Phone #: 404-630-8000
Address: P.O. Box 1326 City: LAWRENCEVILLE State: GA Zip: 30046
Applicant (if not the owner): _____ Phone #: _____
Address: _____ City: _____ State: _____ Zip: _____

PROJECT INFORMATION:
Description of Project/Request: PRIVACY FENCE ON RIGHT SIDE PROPERTY LINE
Estimated Cost of Project: \$5,500

REQUIRED SUBMITTAL ITEMS:

<input checked="" type="checkbox"/> Completed Application	<input type="checkbox"/> Architectural Floor Plans (New Construction Only)
<input checked="" type="checkbox"/> Fee (\$100)	<input type="checkbox"/> Typed Detailed Description of the Request
<input checked="" type="checkbox"/> Survey Plat	<input type="checkbox"/> Owner Authorization, if applicant is not the owner
<input type="checkbox"/> Façade/Building Elevations or Drawings (Signs) illustrating finished design in relation to the existing structure, including rooflines, if applicable	
<input type="checkbox"/> Map of the property showing existing buildings, streets, and walkways, including the location and design of the proposed work on the site, if applicable	
<input type="checkbox"/> Photographs of existing conditions of the property to show areas and/or structures affected	

APPLICANT SIGNATURE & AFFADAVIT:
I hereby certify that the above information is true and correct.

 Signature of Applicant	<u>Joseph L. Dixon</u> Print Name	<u>5-15-2025</u> Date
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