



Historic Preservation Commission Meeting

AGENDA

Tuesday, May 24, 2022

6:00 PM

215 N. Broad St.

I. **CALL TO ORDER**

II. **ROLL CALL**

III. **MINUTES OF PREVIOUS MEETING**

[1.](#) Minutes from Previous Meeting

IV. **REQUESTS**

[1.](#) Request for COA - New Construction - 707 S. Madison Ave

[2.](#) Request for COA - Signage - 106 S. Broad St.

[3.](#) Request for COA - Exterior changes windows, siding, gutters - 254 N Broad St

[4.](#) Request for COA - New Construction - 1238 S Madison Ave

[5.](#) Request for COA - New Construction - 1240 S. Madison Ave

[6.](#) Request for COA - Exterior changes for an awning - 116 N. Broad St

V. **OLD BUSINESS**

[1.](#) Request for COA - Exterior Changes - 502 E Church St

VI. **NEW BUSINESS**

1. New City Organization Chart

VII. **ADJOURNMENT**

Historic Preservation Commission
Meeting Minutes
Regular Meeting—March 22, 2022

Present: Jane Camp, Mitch Alligood, Susan Brown, Fay Brassie, Elizabeth Jones

Absent: None

Staff: Patrick Kelley, Director of Code
Brad Callender, City Planner
Laura Wilson, Code Admin

Visitors: Zac Johnson, Sarah Johnson, Wes Peters, Patrick Stewart, Jordan Stewart, Allisa Abraham, Jayme Kortman, Greg Kortman, Garrett Willett

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

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

Motion by Brassie. Second by Brown
Motion carried.

The First Item of Business: Request for COA #827, a request for exterior changes at 707 S. Broad St. including replacement windows and siding that were not covered on the previous request in November 2022. Greg Kortman, owner of the property spoke in favor of the request. The vinyl siding on the house was replaced with hardiplank and the windows were changed out to 4/1.

Chairman Alligood: The windows in the mill district are supposed to be 6/6?
Kelley: For the mill houses, 6/6 is the general standard but this is not your typical shotgun design.

Commissioner Jones: Do you have pictures of the original windows on the house?
Kortman: The original windows of the house replaced with 1/1 storm windows likely in the 1970s.

Discussion continued between commission members about what an appropriate style of window would be for the house given its age and style.

Chairman Alligood: Are there any comments from the public? None

To approve 4/1 windows and the hardiplank siding
Motion by Camp, Second by Jones
Motion carried 4-1 (Brassie against)

The Second Item of Business: Request for COA #906 for demolition of the existing structure located at 140 S. Broad St. Wes Peters from Reliant Homes spoke on behalf of the property owner and applicant, 81 Investment Company LLC. The current structure was built in approximately 1970. It occupies 1150 sq ft and is a functional space but does not fit in with the historic downtown area. The proposed structure will be either two or three stories with 3000 sq ft retail on the bottom floor with residential above. There would be five units on each residential floor. The proposed building will be approximately 110 ft long whereas the existing building is only

about 30 ft long. There will be a joint effort to repair the parking lot with the neighboring property owner. The three-story proposed building is 42 ft high and would be located diagonally across the street from the hotel. The current zoning regulations for the city limit building height to 35 feet. The building is currently designed with 14 ft tall ceilings so by reducing that number, the hope is to get closer to the 35-foot requirement.

Kelley: The City is looking into a story limitation instead of a height limitation which may occur simultaneously.

Chairman Alligood: Are there any comments from the public? None

Commissioner Jones: The structure is noncontributing to the historic district which is a valid reason to approve demolition.

To approve as submitted

Motion by Brassie. Second by Camp
Motion carried

The Third Item of Business: Request for COA #868, to construct an 8ft wooden privacy fence at 506 E. Church St. The fence will be located between 506 and 512 E. Church St. Patrick and Jordan Stewart spoke in favor of the request on behalf of the property owner Willett Commercial LLC. There is an existing privacy fence on the property just not on this side of the house. Previously there was a natural barrier of flowers and trees between the two houses. Once the owner was made aware of need to get approval from the Historic Preservation Commission and the Code Office, work stopped on the fence. There are other 8 ft fences on E. Church St.

Commissioner Brassie: You don't intend to coming any closer to the road?

J. Stewart: No, the fence stops at the front of the house. The house is rented out and we thought the fence would be beneficial to us and our neighbor.

Commissioner Brassie: Will the fence be natural?

J. Stewart: We are not going to paint it, maybe a light stain; it will also have a cap on top for a finished look.

Commission Camp: There is a 6ft fence in the back. The 8ft fence will just meet up with that?

J. Stewart: Yes; that fence was existing when we bought the property. Due to the house being on a crawl space the windows are a bit more elevated so the 8ft fence provides a bit more privacy than a 6ft fence.

Commissioner Jones: The fence does not detract from the integrity of the site.

Chairman Alligood: Are there any comments from the public? Yes—Zac and Sarah Johnson, 512 E. Church St. The owners of 506 E. Church St. are running an Airbnb out of the house so the fence does not put privacy between me and my neighbor but instead me and strangers that rotate every few days. We have young children—6 and 7 so this makes us uncomfortable. Also, the less attractive side is facing us so if we are to have an 8ft fence facing us, it should be the finished side.

Chairman Alligood: What is the code on that?

Kelley: There is not one. Typically, the finished side faces out but that is not a requirement for building a fence.

Z. Johnson: We don't want a fence. We want a neighbor. A 6ft fence would look a lot better.

Chairman Alligood: 8ft is allowed by the City?

Kelley: Anything over 7ft would have to be engineered if not typical building practices. An 8ft dogeared fence board fence would be fine structurally.

Commissioner Brassie: What does the City say about Airbnbs?

Kelley: The City has no regulations currently because we have so few. The City might get some should the trend proliferate but currently the only issue before you is the appropriateness of the fence.

Rebuttal by J. Stewart: We wanted to do this as privacy for us and them.

Discussion continued amongst commission members.

Motion to approve the 8ft fence as it does not detract from the integrity of the site

Motion by Jones. Second by Brassie

Motion carried

The Fourth Item of Business: Request for COA #904, a request for exterior changes including replacing rotten windows, door, siding boards, and adding pickets to the front porch at 502 E. Church St. Patrick and Jordan Stewart spoke in favor of the request on behalf of the property owner Willett Commercial LLC. After purchasing the property and beginning interior renovations it was apparent that work needed to be done on the rear ca. 1970s addition. Plywood board and batten was replaced with hardi board and batten and the wood windows were replaced with wood windows. We would also like to replace the front porch pickets that have been switched out over time and no longer look historic.

Commissioner Brassie: Have you replaced any windows in the main structure?

J. Stewart: No, only replaced in back section. They windows were a double and replaced with a single pane.

Commissioner Brassie: What about the front door?

J. Stewart: Yes, we did

Commissioner Brassie: Do you still have the old door?

J. Stewart: I'm not sure if we do

Commissioner Brown: Why did you change the door?

J. Stewart: The door would not close enough to lock.

Commissioner Brown: I like what you proposed to replace the porch railings. The front door was very historically appropriate for the house and a good carpenter could fix it. The door you have now is not appropriate.

Commissioner Brassie: An original front door is very critical.

P. Stewart: We will get that fixed

Commissioner Camp: You did not do the rear addition?

J. Stewart: It was done in the 1970s or 80s.

Commissioner Camp: It does not go with the house at all.

Commissioner Brown: The board and batten siding does not go and can be seen from both sides. You need the lap siding.

P. Stewart: Would you want the back to lap siding as well

J. Stewart: That is something we are open to doing

Chairman Alligood: Are there any comments from the public? Allisa Abraham, 500 E. Church St.

The properties (502 & 506 E Church St) are not being used as home. They are Airbnbs. On three separate occasions the Stewarts have approached me to purchase sections of my property/house. They are trying to create a business in a residential area that is destroying a sense of community.

Chairman Alligood: We do not get to say anything about them creating a business there. Only if what they want to do is historically appropriate.

Commissioner Brown: You need to get on the list for City Council. We only do the exterior, structural appearance.

Motion to table May 24, 2022 HPC meeting

Motion by Brassie. Second by Camp

Motion carried

Old Business:

The First Item of Old Business: 200 Walton St.

Commissioner Brassie: What is the status of this?

Wilson: We asked that they come before you and I have not heard back. I will send a reminder.

New Business:

The First Item of New Business: UGA Find-IT presentation by Eric Riesman

Reisman presented their findings on a survey of East Marable and North Broad streets historic districts; approximately 70 properties. For each property surveyed, Find-IT will provide two copies of the survey forms, three photographs, a spreadsheet inventory, and enter the property information into the state database known as GNAHRGIS.

Chairman Alligood entertained a motion to adjourn.

Motion by Camp. Second by Brassie

Motion carried.

Adjourned at 7:34 pm



City of Monroe

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

HISTORIC PRESERVATION MTG PERMIT

PERMIT #:	1009	DESCRIPTION:	Restoration of 1 house, construction of 4 more
JOB ADDRESS:	707 SOUTH MADISON AVE	LOT #:	
PARCEL ID:	M0190107	BLK #:	
SUBDIVISION:		ZONING:	R-2
ISSUED TO:	Lori Volk	CONTRACTOR:	Lori Volk
ADDRESS:	300 Edwards St	PHONE:	
CITY, STATE ZIP:	Monroe GA 30655	OWNER:	
PHONE:	404-630-2834	PHONE:	
PROP.USE:	RESIDENTIAL	DATE ISSUED:	5/18/2022
VALUATION:	\$ 0.00	EXPIRATION:	11/14/2022
SQ FT:	0.00		
OCCP TYPE:			
CNST TYPE:			
INSPECTION REQUESTS:	770-207-4674 lwilson@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:

This request to renovate 1 structure and build 4 new houses at 707 S. Madison Ave will be heard by the Historic Preservation Commission on May 24, 2022 at 6:00pm in the Council Chambers of City Hall at 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.

Lori Volk
(APPROVED BY)

5/18/22
DATE



Certificate of Appropriateness Application—Historic District

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

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: 707 S. Madison Ave., Monroe, GA 30655 Parcel # M0190107

Project Type (circle): New Construction, Renovation of Existing Structure, Signage, Demolition

Property Owner: Overlook of Monroe, LLC

Address: 300 Edwards St., Monroe, GA 30655

Telephone Number: 404-630-2834 Email Address: LoriVolk1@gmail.com

Applicant: <u>Lori Volk / Overlook of Monroe, LLC</u>	
Address: <u>300 Edwards St., Monroe, GA 30655</u>	
Telephone Number: <u>404-630-2834</u>	Email Address: <u>LoriVolk1@gmail.com</u>

Estimated cost of project: Unknown due to fluctuation of material cost

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
- Architectural floorplans (new construction only)
- 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)

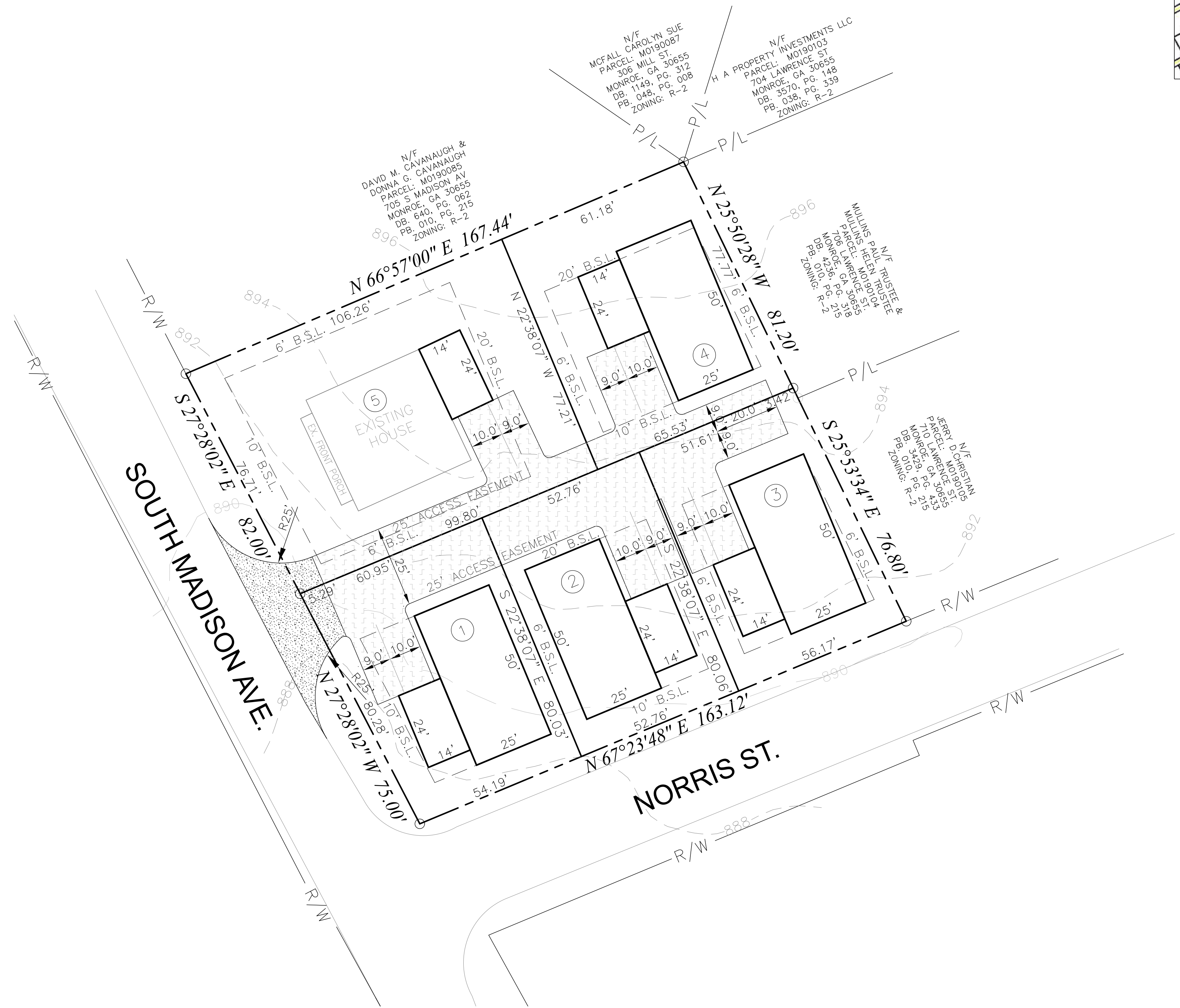
Please submit all application materials in hardcopy to the Code Department and digitally at lwilson@monroega.gov

Lori Volk
Signature of Applicant

4/19/2022
Date



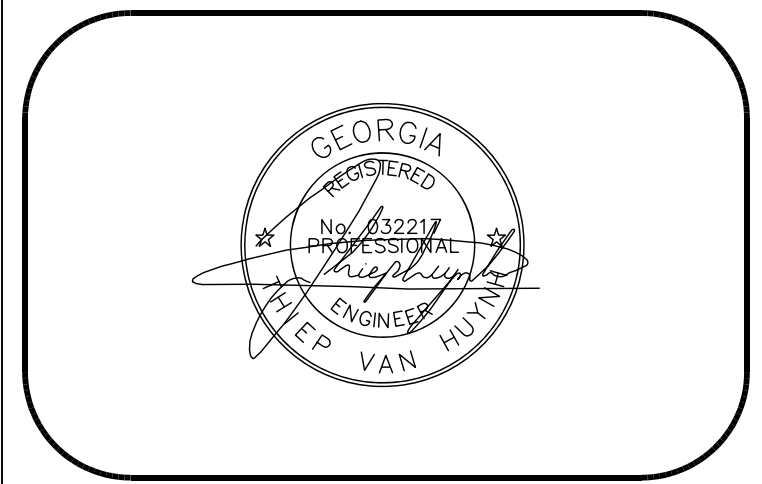
VICINITY MAP
N.T.S.



A.C.E.
ALCOVY CONSULTING ENGINEERING AND ASSOCIATES, L.L.C.
 P.O.C. TIP HUYNH, P.E.
 485 Edwards Rd.
 Oxford, Georgia 30054
 Phone: 770-466-4002
 tipacell@gmail.com

© 2021
 Alcovy Consulting Engineering and Associates L.L.C. - ALL RIGHTS RESERVED

This drawing and any permitted reproductions, in whole or part, are the sole property of Alcovy Consulting Engineering and Associates L.L.C. and shall not be reproduced or conveyed in any way without the written permission of Alcovy Consulting Engineering and Associates L.L.C.



SITE PLAN

PROPOSED

*
*

PARCEL: M0190107
 LAND LOT: 66
 DISTRICT: 3rd
 707 S MADISON AVE
 CITY OF MONROE, GA

DATE: 12/3/2021
 SCALE: 1"=20'

OWNER
 PINEHURST HOMES, LLC.
 DUANE WILSON
 992 HOLLY HILL ROAD
 MONROE, GA 30655

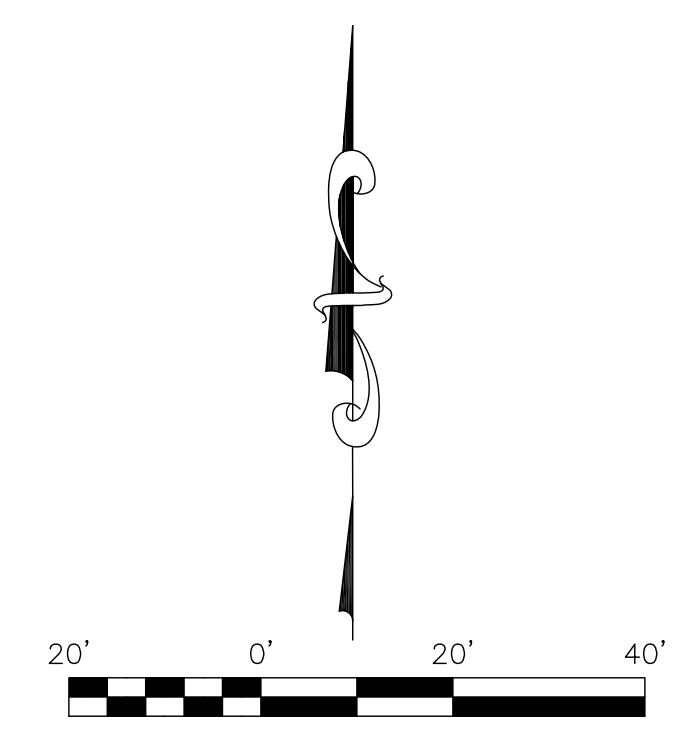
DEVELOPER
 NEW LEAF GEORGIA, LLC.
 P O BOX 256
 STATHAM, GA 30666
 BRUCE HENDLEY

24 HOUR - EMERGENCY CONTACT
 BRUCE HENDLEY
 706-424-0999
 bruce@hendleyhomesga.com

REVISIONS

NO.	DATE	DESCRIPTION

JOB No. 21-047
C-1

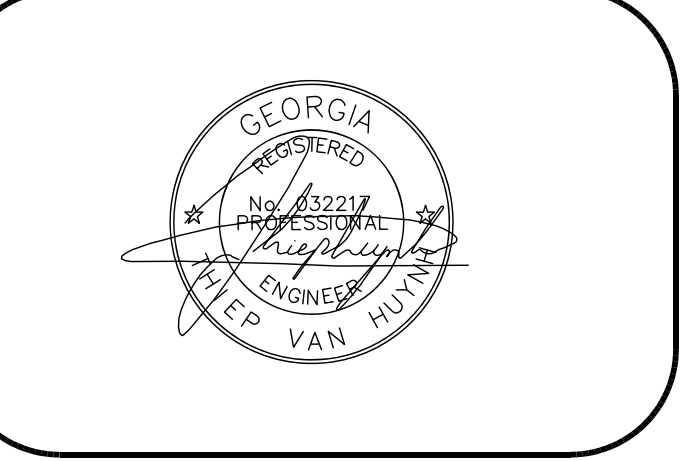




VICINITY MAP
N.T.S.

A.C.E.
ALCOVY CONSULTING ENGINEERING
AND ASSOCIATES, LLC.
P.O.C. TIP HUYNH, P.E.
485 Edwards Rd.
Oxford, Georgia 30054
Phone: 770-466-4002
tipacell@gmail.com

© 2021
Alcovy Consulting Engineering and Associates LLC. - ALL RIGHTS RESERVED
This drawing and any permitted reproductions, in whole or part, are the sole property of Alcovy Consulting Engineering and Associates LLC. and shall not be reproduced or conveyed in any way without the written permission of Alcovy Consulting Engineering and Associates LLC.



SITE PLAN

PROPOSED

*
*
*

PARCEL: M0190107
LAND LOT: 66
DISTRICT: 3rd
707 S MADISON AVE
CITY OF MONROE, GA

DATE: 12/3/2021
SCALE: 1"=20'

OWNER
PINEHURST HOMES, LLC.
DUANE WILSON
992 HOLLY HILL ROAD
MONROE, GA 30655

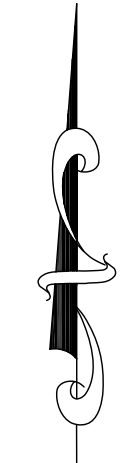
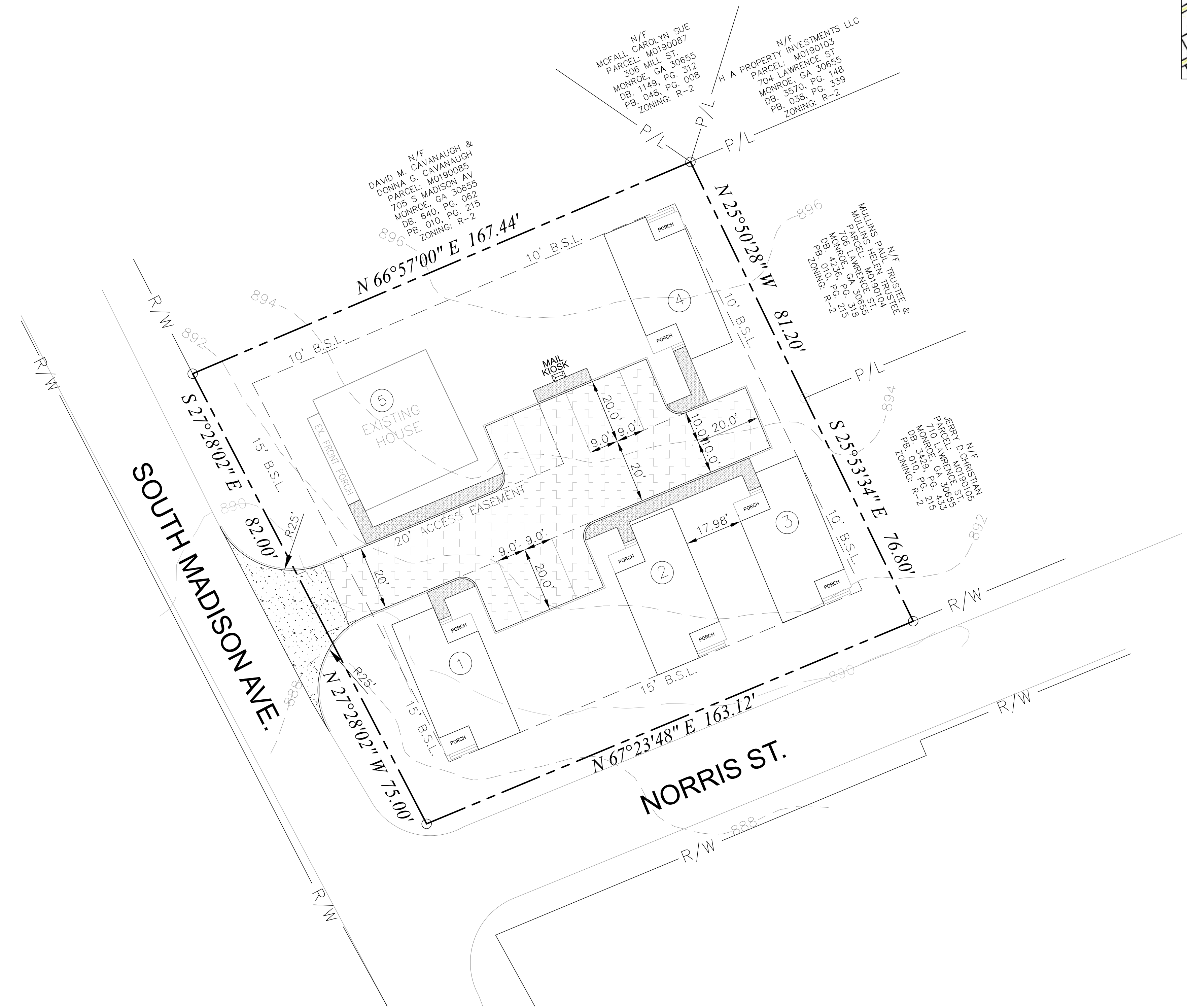
DEVELOPER
NEW LEAF GEORGIA, LLC.
P O BOX 256
STATHAM, GA 30666
BRUCE HENDLEY

24 HOUR - EMERGENCY CONTACT
BRUCE HENDLEY
706-424-0999
bruce@hendleyhomesga.com

REVISIONS

NO.	DATE	DESCRIPTION

JOB No. 21-047
C-1

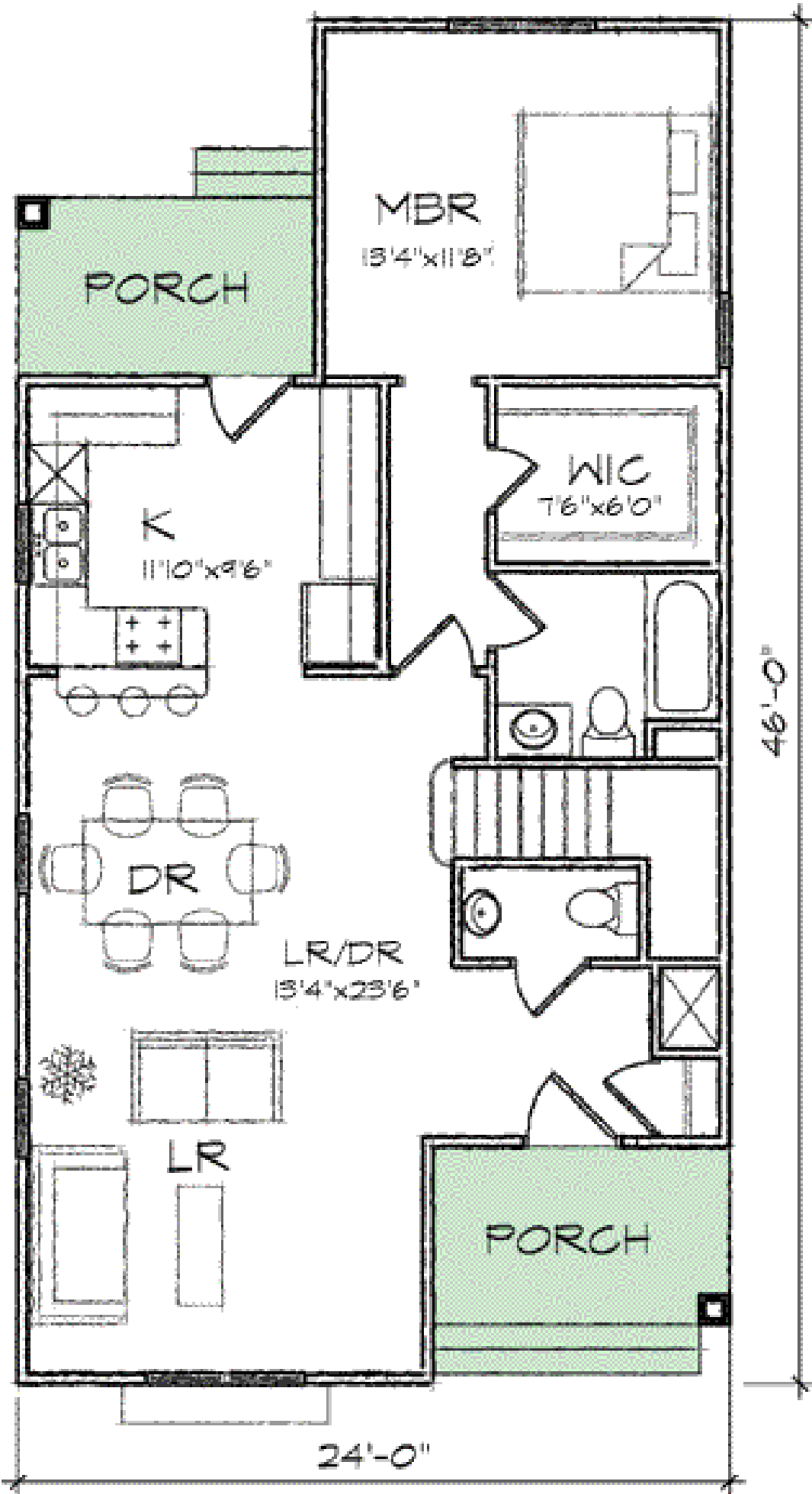


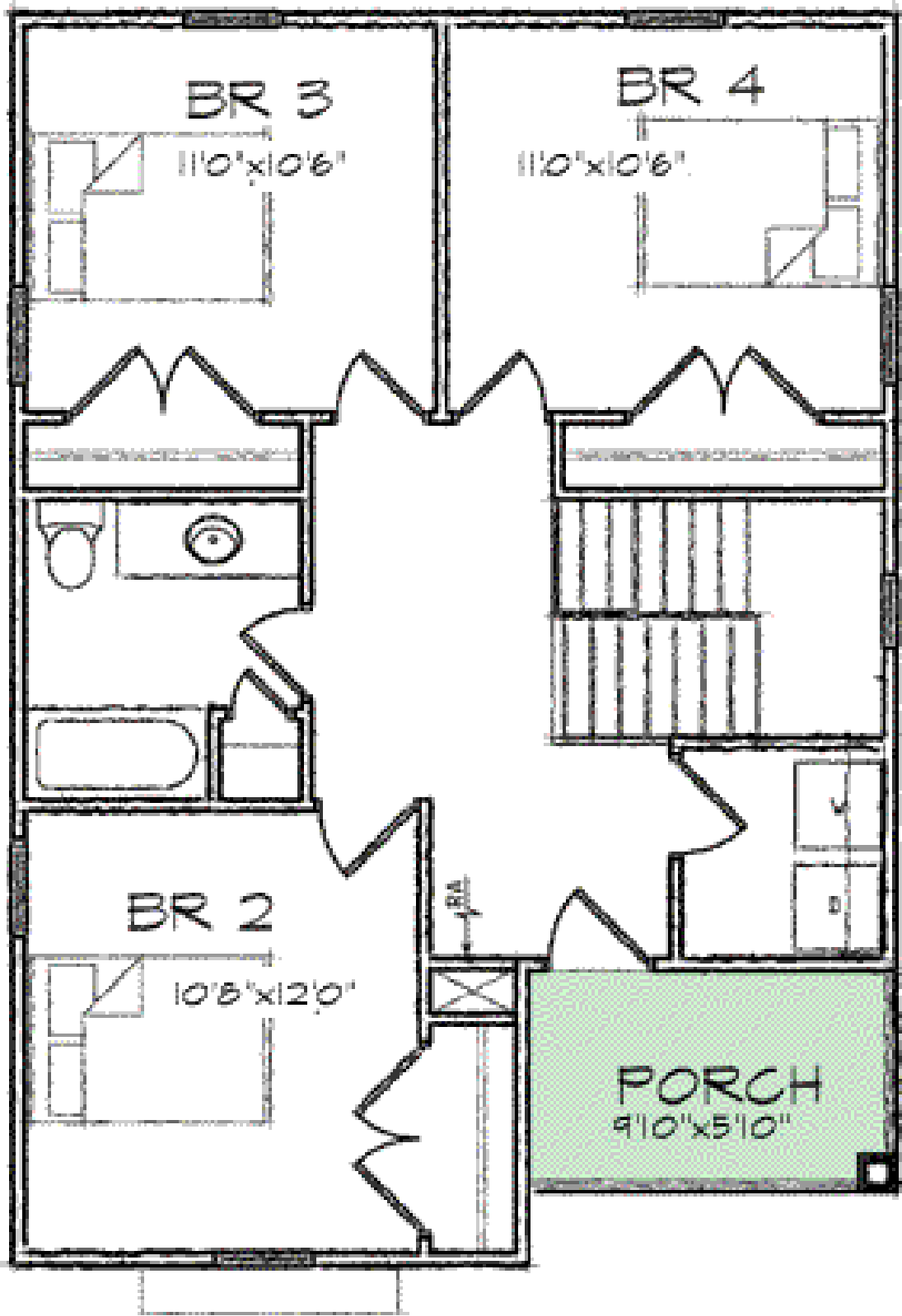














City of Monroe

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

HISTORIC PRESERVATION MTG PERMIT

PERMIT #:	1013	DESCRIPTION:	950 SQ FT sign/mural on W Spring St
JOB ADDRESS:	106 S BROAD ST	LOT #:	65
PARCEL ID:	M0140094	BLK #:	
SUBDIVISION:		ZONING:	
ISSUED TO:	HASBRO PROPERTY LLC	CONTRACTOR:	HASBRO PROPERTY LLC
ADDRESS:	127 N LUMPKIN ST	PHONE:	
CITY, STATE ZIP:	MONROE GA 30655	OWNER:	
PHONE:		PHONE:	
PROP. USE:	COMMERCIAL	DATE ISSUED:	5/18/2022
VALUATION:	\$ 11,000.00	EXPIRATION:	11/14/2022
SQ FT:	0.00		
OCCP TYPE:			
CNST TYPE:			
INSPECTION REQUESTS:	770-207-4674 lwilson@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:

This request to paint a sign/mural on the W. Spring St side of 106 S. Broad St. will be heard by the Historic Preservation Commission on May 24, 2022 at 6:00pm in the Council Chambers of City Hall at 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.



(APPROVED BY)

5/18/22
DATE



Certificate of Appropriateness Application—Historic District

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

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: 106 S Broad St. Monroe, GA Parcel # M0140094

Project Type (circle): New Construction, Renovation of Existing Structure, Signage, Demolition

Property Owner: HASBRO PROPERTY LLC

Address: PO BOX 1481 MONROE, GA 30656

Telephone Number: 678-525-1927 Email Address: heather@rinsesoap.com

Applicant:
Address:
Telephone Number: _____ Email Address: _____

Estimated cost of project: \$9,750 + Base paint ≈ \$11,000

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
- Architectural floorplans (new construction only)
- 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)

Please submit all application materials in hardcopy to the Code Department and digitally at lwilson@monroega.gov

[Handwritten Signature]
Signature of Applicant

5/12/22
Date

Rinse Bath & Body

Proposal for a Mural at 106 S Broad St.

We are asking for approval to commission a painted mural to go on the exterior wall of our retail store located at 106 S Broad St. It is the wall facing W Spring Street. The wall has already been painted a solid light grey previous to this request.

The artwork would consist of a brief story of Rinse & corresponding graphics. The wall is approximately 38 feet x 25 feet. Each letter in the story would be a minimum of 1 foot tall so it would be legible from further away.

Existing Condition of the Proposed Mural Site



W Spring St

10

10

20

11

W Spring St



N Wayne St

N Wayne St

N Wayne St

N Wayne St

PROPOSED MURAL SITE



117

101

The Roe

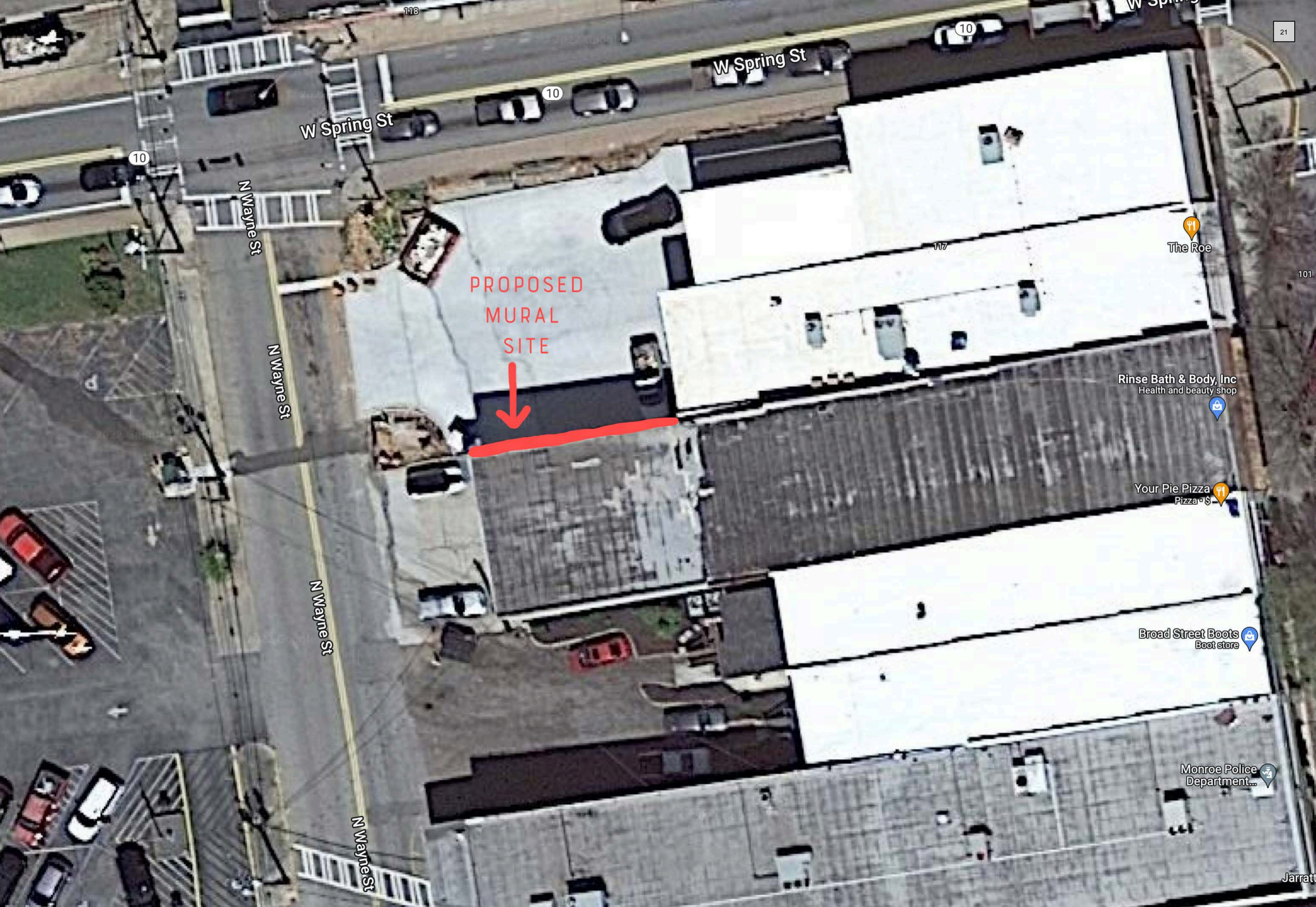
Rinse Bath & Body, Inc
Health and beauty shop

Your Pie Pizza
Pizza • \$

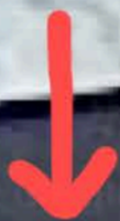
Broad Street Boots
Boot store

Monroe Police
Department...

Jarratt Sally S



PROPOSED
MURAL
SITE



W Spring St

W Spring St

N Wayne St

N Wayne St

N Wayne St

N Wayne St

The Roe

Rinse Bath & Body, Inc
Health and beauty shop

Your Pie Pizza
Pizza • \$

Broad Street Boots
Boot store

Monroe Police
Department...

Jarratt

10

10

10

117

118


21

101

Proposed Design of the Mural

our history

IT ALL STARTED BECAUSE I COULDN'T KNIT. 
& I NEEDED A HOBBY!

I TAUGHT MYSELF TO KNIT, BUT A GIRL ONLY NEEDS SO MANY SCARVES.  THEN, I TOOK
A SOAPMAKING CLASS WITH MY MOM & I WAS HOOKED.

AS I WAS MAKING POUNDS OF SOAP AT A TIME, I GAVE IT AWAY TO ANYONE

WHO WOULD TAKE IT. WE FOUNDED  IN 2003. &

OUR OPERATION HAS QUICKLY DEVELOPED INTO A POPULAR BRAND OF PRODUCTS USED

AND CARRIED ACROSS THE COUNTRY.  

RINSE IS STILL VERY MUCH A FAMILY BUSINESS!  ALL OF OUR PRODUCTS ARE STILL

PRODUCED IN SMALL BATCHES AND WE GET IT ALL DONE

WITH THE HELP OF  MOMS, OF COURSE.

OH AND THANK GOODNESS I COULDN'T KNIT! *Heather*



City of Monroe

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

HISTORIC PRESERVATION MTG PERMIT

PERMIT #:	1014	DESCRIPTION:	Exterior changes for siding, windows,
JOB ADDRESS:	254 N BROAD ST	LOT #:	
PARCEL ID:	M0140169	BLK #:	
SUBDIVISION:		ZONING:	P
ISSUED TO:	Cory Arnold	CONTRACTOR:	Cory Arnold
ADDRESS:	1291 Carl Davis Rd	PHONE:	
CITY, STATE ZIP:	Monroe GA 30656	OWNER:	
PHONE:	678-878-7842	PHONE:	
PROP. USE:	COMMERCIAL	DATE ISSUED:	5/18/2022
VALUATION:	\$ 15,000.00	EXPIRATION:	11/14/2022
SQ FT:	0.00		
OCCP TYPE:			
CNST TYPE:			
INSPECTION REQUESTS:	770-207-4674 lwilson@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:

This request for exterior changes including windows at siding at 254 N. Broad St. will be heard by the Historic Preservation Commission on May 24, 2022 at 6:00pm in the Council Chambers at City Hall, 215 N. Broad St. Monroe, GA 30655

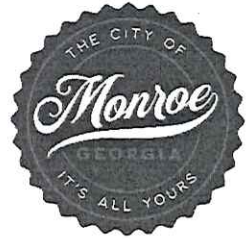
NOTICE

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.

Sam E. Warren
(APPROVED BY)

5/18/22
DATE



Certificate of Appropriateness Application—Historic District

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

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: 254 N. Broad Street Parcel # _____

Project Type (circle): New Construction, Renovation of Existing Structure, Signage, Demolition

Property Owner: Cory Arnold | Georgia Bay Properties, LLC

Address: 1291 Carl Davis Rd Monroe, Ga. 30656

Telephone Number: 678 878-7842 Email Address: cory@legacybrand.management

Applicant: Cory Arnold

Address: 1291 Carl Davis Rd Monroe, Ga. 30656

Telephone Number: 678 878-7842 Email Address: cory@legacybrand.management

Estimated cost of project: \$15K - 20K

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
- Facade 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
- Owner authorization statement, if applicant is not the property owner
- Application Fee \$100 (Additional fees required for demolition)

RECEIVED
#1014

Please submit all application materials in hardcopy to the Code Department and digitally at lwilson@monroega.gov

Cory Arnold
Signature of Applicant

5/13/2022
Date



COA Application

Re: Historic Preservation Commission Submission & Review

Property: 254 North Broad Street Monroe

Description:

The property referenced above is located within the Historical District of Monroe, Ga. I am requesting authorization to perform needed repairs and updates to the structure. Currently there is a mixture of wood and Hardy Board exterior materials. Windows, portions of wooden siding, and the ADA ramp on the southern face are rotting and in need of repair. Additionally, most of the structure is lacking any sort of gutter system. The exception is a section of white gutter on the rear of the structure. Lack of adequate water management systems are damaging the structure at an accelerated rate.

Requests:

1. Replace rotten wooden windows (Primarily Southern face of structure) with a composite replica of same design, shape, size and color.
2. Replace wooden siding on southern face with Hardy board Lap-Siding. The material will be the same profile, reveal and be painted to match the existing siding.
3. Remove rotten ADA ramp and rebuild accordingly. Request the use of Trex Decking composite for top of ramp.
4. Place white aluminum gutters on areas of aggregate asphalt shingle roof. Excludes areas with metal roofing and the front façade of the structure.
5. Full repaint of the exterior.

Approved work will be conducted by licensed and insured contractors of appropriate skill and experience. I hope to accomplish the approved work in the 2022 calendar year. If you have any additional questions or concerns, please feel free to reach out to me.

Respectfully,

A handwritten signature in black ink, appearing to read "Corey Arnold", written in a cursive style.

Corey Arnold

President

Georgia Boy Properties, LLC



ADA Ramp is constructed of wood and is in a dangerous state of disrepair. Immediate correction is needed. The lack of gutters and proper water management systems are accelerating the wood damage and potentially the structural foundations.



Southern face of structure and ADA ramp. Notice the line of water damage down the center of ramp. Gutters are needed in this area.



Above is the Southern façade of the structure. This side needs repair with Hardy Board.



Close-Up view of the condition of wooden siding and water damage. This area is to be replaced with Hardy Board lap siding. It will be identical in reveal, profile, and painted to match.



Rotten wooded windows in need of repair. Notice the "2-Over-2" style of the windows. Composite replacement windows will have the same shape, design and color as existing windows.





Above you will see the existing gutter system on the back of the structure. I am requesting authorization to add more of this style to the sides of the structure. No gutters will be added to metal roof or front façade areas.



City of Monroe

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

HISTORIC PRESERVATION MTG PERMIT

PERMIT #:	1016	DESCRIPTION:	Construction of new single-family residence
JOB ADDRESS:	1238 S MADISON AVE	LOT #:	
PARCEL ID:	M0200218	BLK #:	
SUBDIVISION:		ZONING:	R-1A
ISSUED TO:	Lawrence Parker	CONTRACTOR:	Lawrence Parker
ADDRESS:	320 S. Madison Ave	PHONE:	
CITY, STATE ZIP:	Monroe GA 30655	OWNER:	
PHONE:		PHONE:	
PROP.USE:	RESIDENTIAL	DATE ISSUED:	5/18/2022
VALUATION:	\$ 0.00	EXPIRATION:	11/14/2022
SQ FT:	0.00		
OCCP TYPE:			
CNST TYPE:			
INSPECTION REQUESTS:	770-207-4674 lwilson@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:

This request for construction of a new single-family residence at 1240 S. Madison Ave will be heard by the Historic Preservation Commission on May 24, 2022 at 6:00pm in the Council Chambers of 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.



(APPROVED BY)

5/18/22
DATE

Skyview Estates

The living way Fellowship

Camptowne Garden Apartments

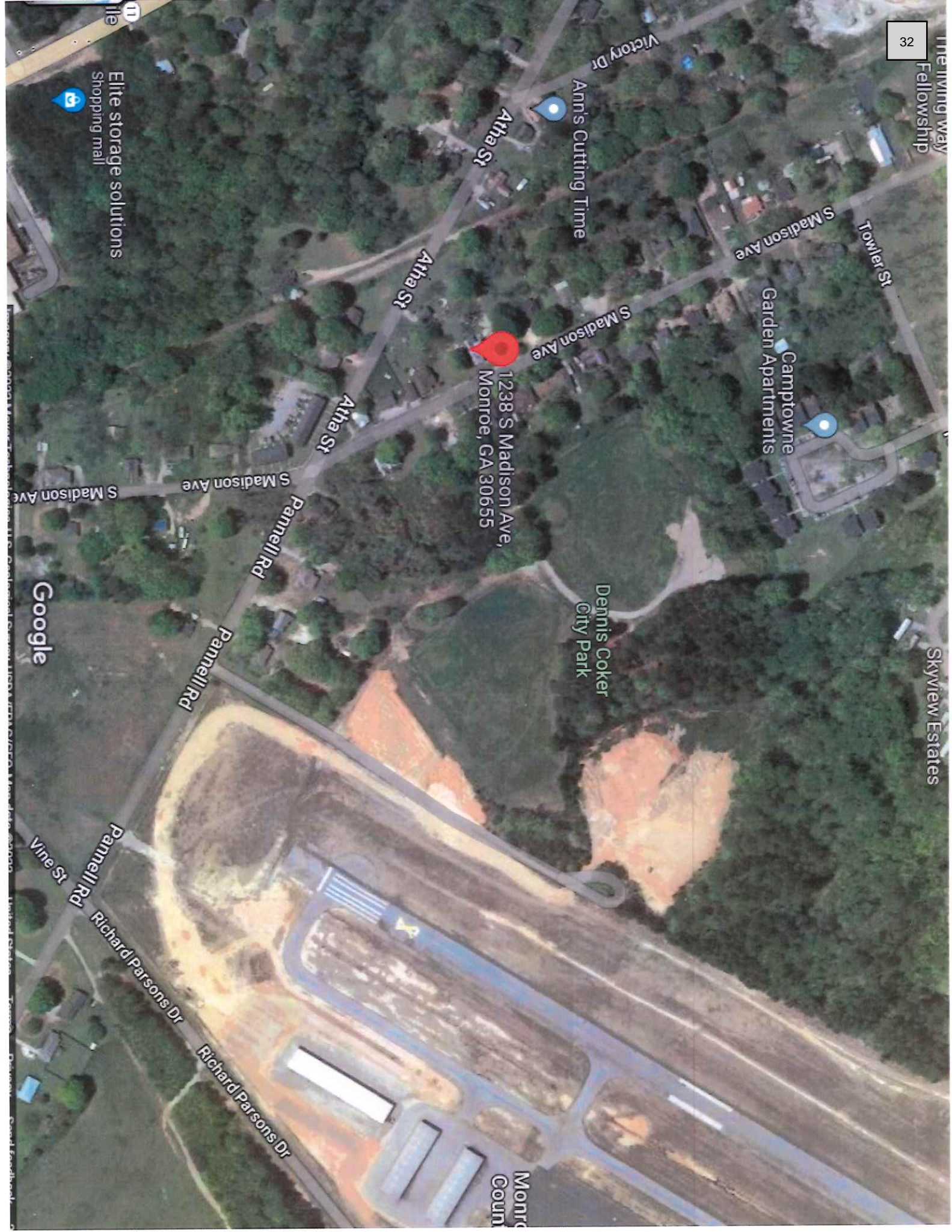
Dennis Coker City Park

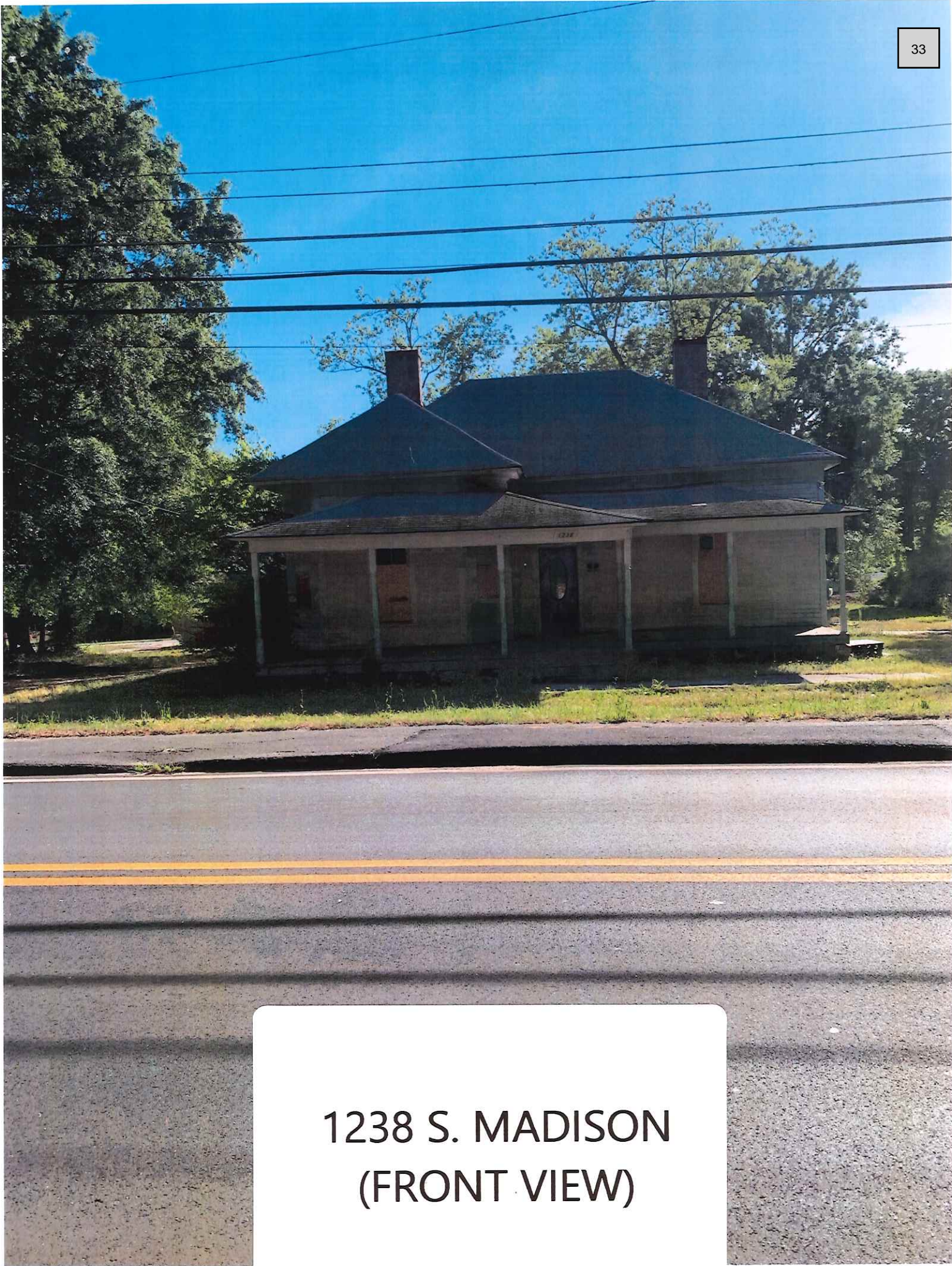
1238 S Madison Ave,
Monroe, GA 30655

Ann's Cutting Time

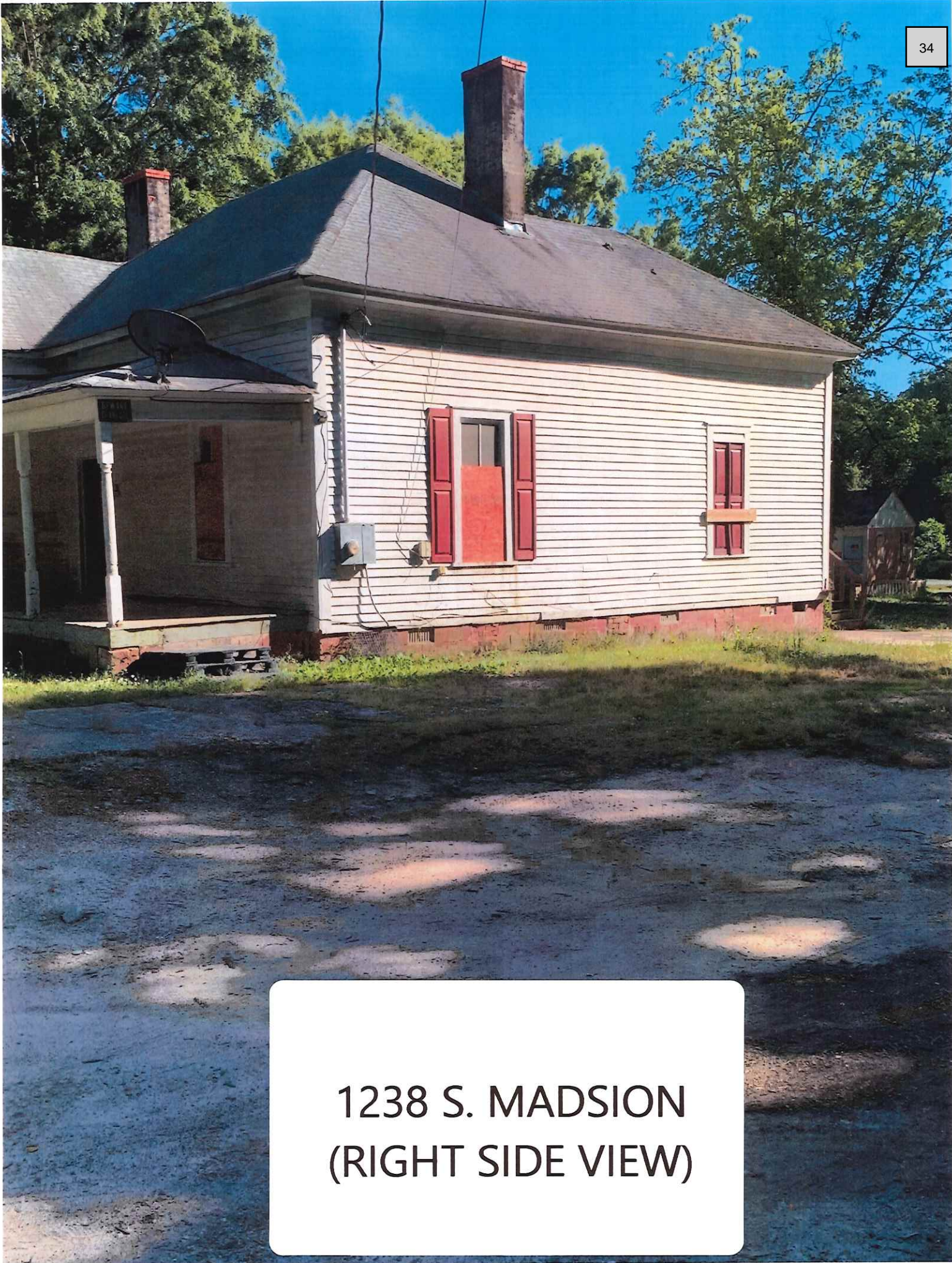
Elite storage solutions Shopping mall



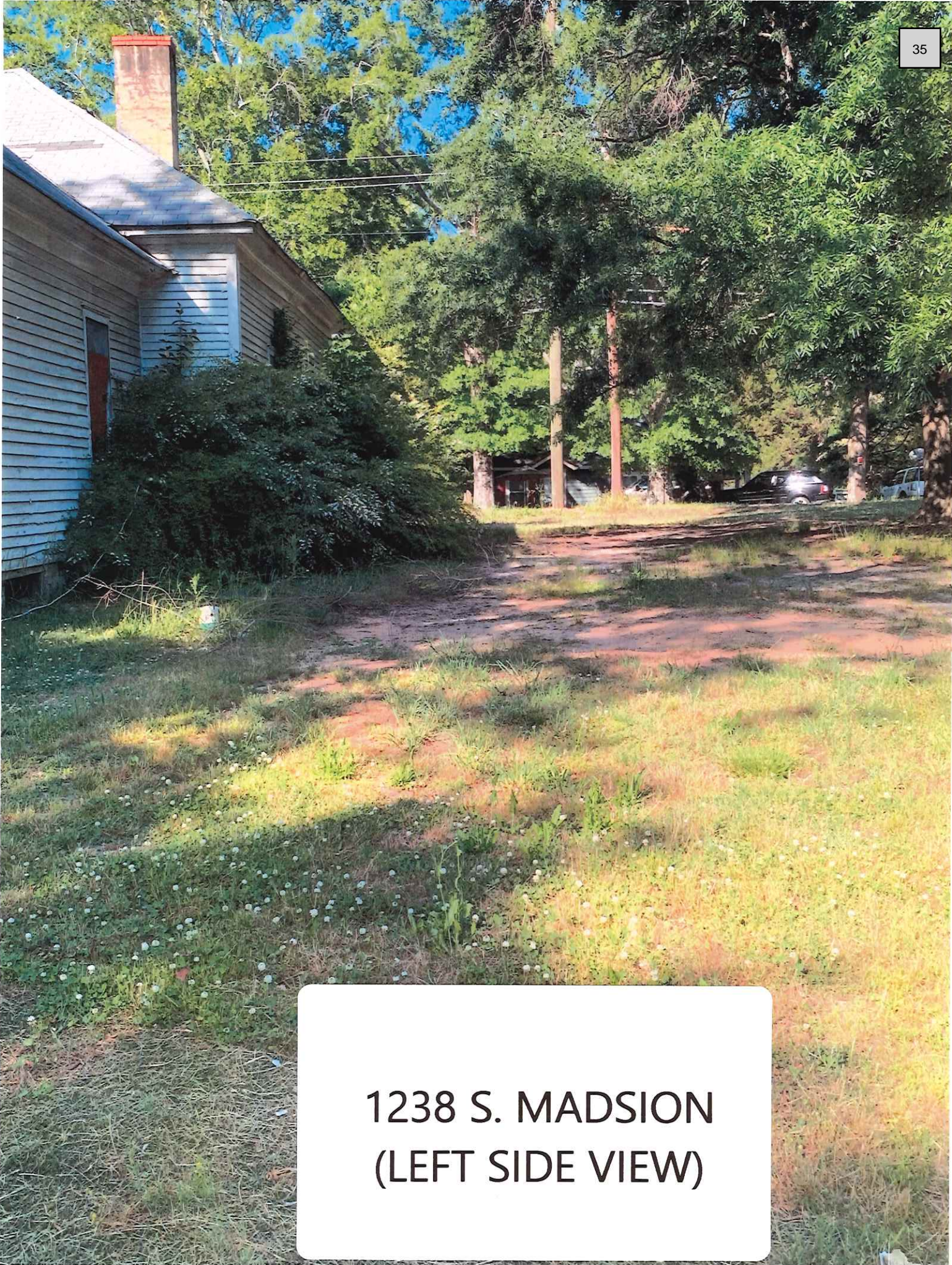




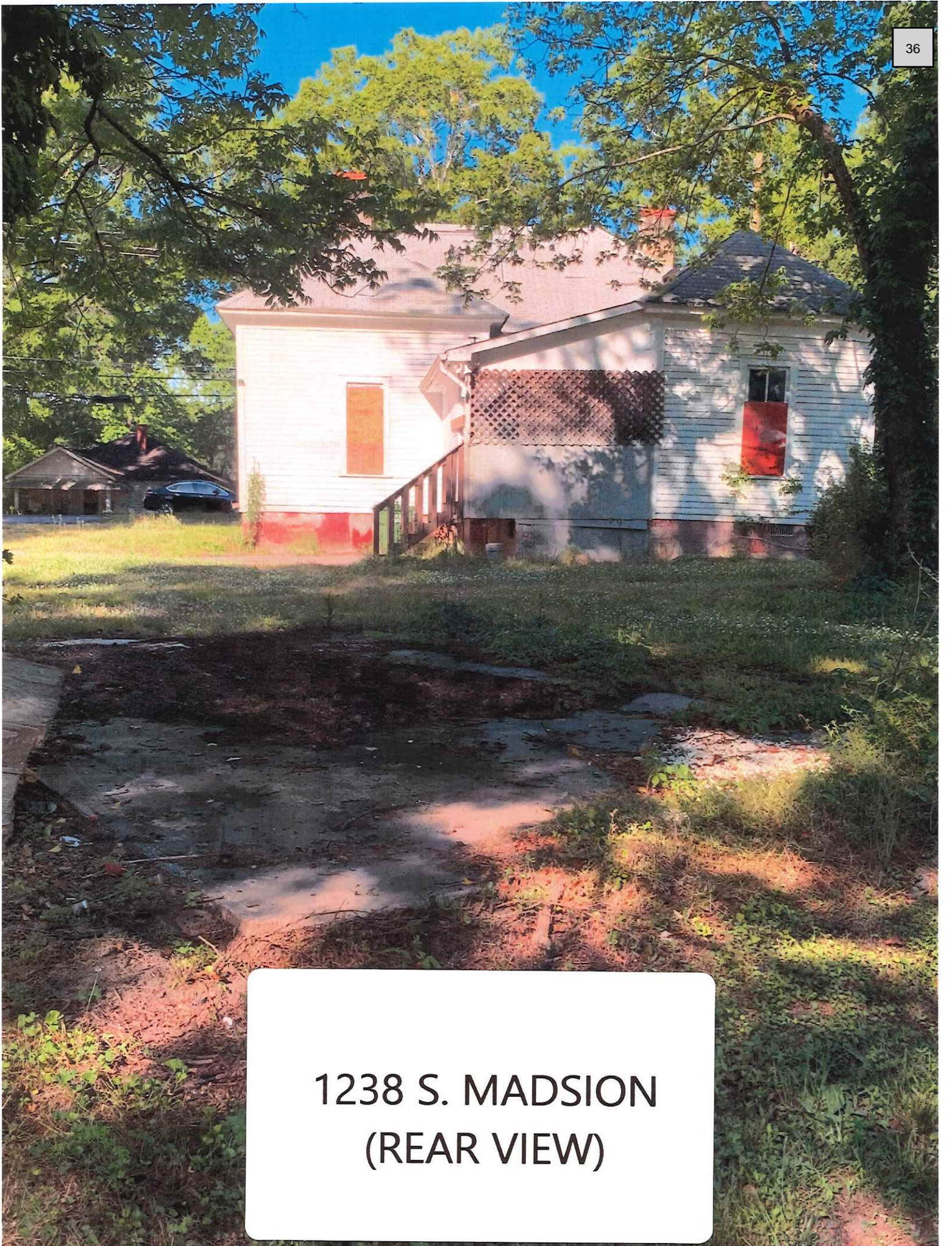
1238 S. MADISON
(FRONT VIEW)



1238 S. MADSION
(RIGHT SIDE VIEW)



**1238 S. MADSION
(LEFT SIDE VIEW)**



1238 S. MADSION
(REAR VIEW)

Side Porch and a Bonus



2,148

Heated S.F.



4

Beds



2.5

Baths



2

Floors



2

Car Garage

Buy This Plan

PDF - Single-Build
\$1,275

CAD - Single-Build
\$1,875

[View all purchase option online](#)

Facade Elevation and Floor Plan

View this and more for this plan by visiting
www.architecturaldesigns.com/9737AL

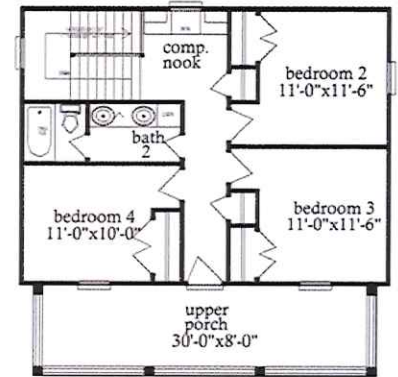
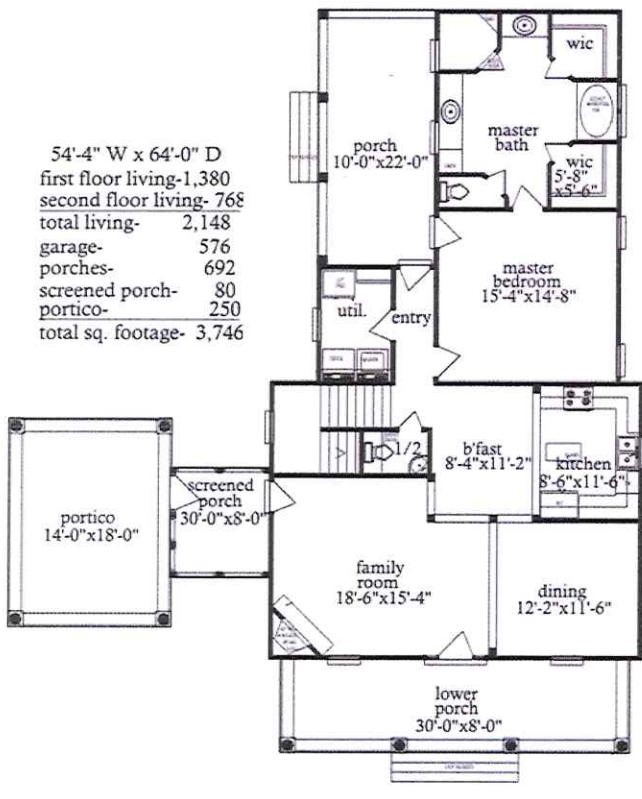
About This Plan

- Matching lower and upper front porches are just two of the attractions to this Souther-inspired house plan.
- An angled fireplace in the family room is a nice touch. The room has views to the dining room as well as the kitchen.
- The ' suite is on the main level - a great convenience. Note the side porch access and the his and hers walk-ins.
- A screened porch separates the main home from the covered portico.
- Upstairs you'll find three bedrooms plus a work area.
- **Free Bonus:** Plans come with a two-car detached garage at no additional cost.

Floor Plans

Main Level

2nd Floor



Plan Details

Square Footage Breakdown

Total Heated Area: 2,148 sq. ft.	1st Floor: 1,380 sq. ft.	2nd Floor: 768 sq. ft.	Screened Porch: 80 sq. ft.
Porch, Combined: 692 sq. ft.	Porch, Rear: 80 sq. ft.		

Beds/Baths

Bedrooms: 4	Full bathrooms: 2	Half bathrooms: 1
-----------------------	-----------------------------	-----------------------------

Foundation Type

Standard Foundations: Slab	Optional Foundations: Crawl
--------------------------------------	---------------------------------------

Exterior Walls

Standard Type(s): 2x4

Dimensions

Width: 54' 4"	Depth: 64' 0"	Max ridge height: 34' 9"
-------------------------	-------------------------	------------------------------------

Garage

Type: Detached	Area: 576 sq. ft.	Count: 2 Cars
--------------------------	-----------------------------	-------------------------

Ceiling Heights

Floor / Height: First Floor / 10' 0" Second Floor / 9' 0"

Roof

Primary Pitch:

12 on 12

Framing Type:

Stick



May 12, 2022

ReGen Properties
% Lawrence Parker
1238 and 1240 S. Madison
Monroe, GA 30062

Re: Building Materials for New Builds

Greetings, Lawrence:

My team has reviewed your request regarding the materials that will be used to construct the properties on S. Madison. As a licensed general contractor, we are committed to delivering the highest quality product possible. As such:

- We will use materials that meet the code requirements for building in a Monroe Historic District community.
- We will also employ the services of a Georgia Licensed architect who is familiar with historic district building requirements

We are available to answer any questions resulting from your application submittal and can be reached at the number below. We look forward to working with your team to complete your new builds.

Regards,

Paul Glassco
General Contractor/Owner

PROJECT: Monroe New Build
 ADDRESS: 1238 and 1240 S. Madison, Monroe, GA
 SCOPE: New Construction
 DATE: Summer 2022
 REVISION:

PMG BUILDERS
 1531 Roswell Rd.
 Marietta, GA 30062
 470-776-4135
 paul@pmgbuilders.com

ITEM #	SUBJECT	QTY.	W.F	T. QTY	UNIT	UNIT MTRL.	UNIT LBR.	MTRL. COST	LBR. COST	EST. COST	On-Site COST	SAVING
03 00 - CONCRETE												
1	Wall Footing - 16"W x 8"H	1	5%	2	cy			\$ -	\$ -	\$ -	\$ -	\$ -
2	Wall Footing - 20"W x 8"H	9	5%	10	cy			\$ -	\$ -	\$ -	\$ -	\$ -
3	Wall Footing - 24"W x 8"H	3	5%	4	cy			\$ -	\$ -	\$ -	\$ -	\$ -
4	3-1/2" Concrete slab - 1445 sq.ft	16	5%	17	cy			\$ -	\$ -	\$ -	\$ -	\$ -
5	4" Concrete slab over - 1127 sq.ft	13	5%	14	cy			\$ -	\$ -	\$ -	\$ -	\$ -
6	6" Thick reinforced concrete wall - 42"H	2	8%	2	cy			\$ -	\$ -	\$ -	\$ -	\$ -
7	8" Thick reinforced concrete wall - 45"H	9	8%	10	cy			\$ -	\$ -	\$ -	\$ -	\$ -
8	8" Thick reinforced concrete wall - 108"H	3	8%	3	cy			\$ -	\$ -	\$ -	\$ -	\$ -
9	8" Thick reinforced concrete wall - 108"H	23	8%	26	cy			\$ -	\$ -	\$ -	\$ -	\$ -
10	10" Thick reinforced concrete wall - 45"H	7	8%	8	cy			\$ -	\$ -	\$ -	\$ -	\$ -
11	TOTAL	85		94	CY							
Misc.												
12	1 Cor.4" curb block	26	5%	28	lf			\$ -	\$ -	\$ -	\$ -	\$ -
13	1 Cor.6" curb block	22	5%	24	lf			\$ -	\$ -	\$ -	\$ -	\$ -
14	1/2" Anchor bolt	160	5%	168	ea			\$ -	\$ -	\$ -	\$ -	\$ -
15	4" washed gravel under S.O.G	29	5%	31	cy			\$ -	\$ -	\$ -	\$ -	\$ -
06 00 - WOOD, PLASTICS & COMPOSITES												
BASEMENT PARTITION AND CEILING FRMAING												
Partition Framing												
16	2x4 #2 SYP - 10'	23	3%	24	ea			\$ -	\$ -	\$ -	\$ -	\$ -
17	2x6 #2 SYP - 10'	53	3%	55	ea			\$ -	\$ -	\$ -	\$ -	\$ -
18	2x4 #2 SYP - 16'	3	3%	3	ea			\$ -	\$ -	\$ -	\$ -	\$ -
19	2x4 Treated #2 SYP - 16'	2	0%	2	ea			\$ -	\$ -	\$ -	\$ -	\$ -
20	2x6 #2 SYP - 16'	8	0%	8	ea			\$ -	\$ -	\$ -	\$ -	\$ -
21	2x6 Treated #2 SYP - 16'	4	0%	4	ea			\$ -	\$ -	\$ -	\$ -	\$ -
22	Header - 1-3/4" x 9-1/2" LSL - 10'	2	10%	3	ea			\$ -	\$ -	\$ -	\$ -	\$ -
23	Header - 1-3/4" x 9-1/2" LSL - 12'	1	0%	1	ea			\$ -	\$ -	\$ -	\$ -	\$ -
24	Header - 1-3/4" x 9-1/2" LSL - 14'	1	0%	1	ea			\$ -	\$ -	\$ -	\$ -	\$ -
25	Header - 2x10 #2 SYP - 14'	1	0%	1	ea			\$ -	\$ -	\$ -	\$ -	\$ -
Future Partition Framing												
26	2x4 #2 SYP - 10'	77	3%	80	ea			\$ -	\$ -	\$ -	\$ -	\$ -
27	2x4 #2 SYP - 16'	9	3%	10	ea			\$ -	\$ -	\$ -	\$ -	\$ -
28	2x4 Treated #2 SYP - 16'	5	10%	5	ea			\$ -	\$ -	\$ -	\$ -	\$ -
29	2x6 #2 SYP - 10'	4	3%	5	ea			\$ -	\$ -	\$ -	\$ -	\$ -
30	Header - 2x10 #2 SYP - 8'	1	0%	1	ea			\$ -	\$ -	\$ -	\$ -	\$ -
31	Header - 2x10 #2 SYP - 10'	1	0%	1	ea			\$ -	\$ -	\$ -	\$ -	\$ -
32	Header - 2x10 #2 SYP - 12'	1	0%	1	ea			\$ -	\$ -	\$ -	\$ -	\$ -
Ceiling Framing												
33	18" Floor Trusses	875	5%	919	lf			\$ -	\$ -	\$ -	\$ -	\$ -
34	18" Rim Board - 16'	10	10%	11	ea			\$ -	\$ -	\$ -	\$ -	\$ -
35	2x12 #2 SYP - 16'	9	10%	10	ea			\$ -	\$ -	\$ -	\$ -	\$ -
36	6x6 Treated #2 SYP - 10'	2	0%	2	ea			\$ -	\$ -	\$ -	\$ -	\$ -
MAIN FLOOR PARTITION AND CEILING FRMAING												
Partition Framing												
37	2x4 #2 SYP - 104-5/8"	128	3%	133	ea			\$ -	\$ -	\$ -	\$ -	\$ -
38	2x4 #2 SYP - 16'	19	10%	22	ea			\$ -	\$ -	\$ -	\$ -	\$ -
39	2x6 #2 SYP - 104-5/8"	194	3%	200	ea			\$ -	\$ -	\$ -	\$ -	\$ -
40	2x6 #2 SYP - 10'	105	3%	109	ea			\$ -	\$ -	\$ -	\$ -	\$ -
41	2x6 #2 SYP - 16'	53	10%	58	ea			\$ -	\$ -	\$ -	\$ -	\$ -
42	Header - 2x10 #2 SYP - 8'	3	0%	3	ea			\$ -	\$ -	\$ -	\$ -	\$ -
43	Header - 2x10 #2 SYP - 10'	5	0%	5	ea			\$ -	\$ -	\$ -	\$ -	\$ -
44	Header - 2x10 #2 SYP - 12'	4	0%	4	ea			\$ -	\$ -	\$ -	\$ -	\$ -
45	Header - 2x10 #2 SYP - 14'	3	0%	3	ea			\$ -	\$ -	\$ -	\$ -	\$ -
46	Header - 1-3/4" x 9-1/2" LSL - 8'	2	0%	2	ea			\$ -	\$ -	\$ -	\$ -	\$ -
47	Header - 1-3/4" x 9-1/2" LSL - 12'	3	0%	3	ea			\$ -	\$ -	\$ -	\$ -	\$ -
48	Header - 1-3/4" x 9-1/2" LSL - 13'	2	0%	2	ea			\$ -	\$ -	\$ -	\$ -	\$ -
49	Header - 1-3/4" x 11-7/8" LSL - 10'	3	0%	3	ea			\$ -	\$ -	\$ -	\$ -	\$ -
50	Header - 1-3/4" x 11-7/8" LSL - 18'	2	0%	2	ea			\$ -	\$ -	\$ -	\$ -	\$ -
51	Header - 1-3/4" x 14" LSL - 10'	3	0%	3	ea			\$ -	\$ -	\$ -	\$ -	\$ -
Ceiling Framing												
52	18" Floor Trusses	1,095	5%	1,150	lf			\$ -	\$ -	\$ -	\$ -	\$ -
53	Girder truss	94	5%	99	lf			\$ -	\$ -	\$ -	\$ -	\$ -
54	18" Rim Board - 16'	10	10%	12	ea			\$ -	\$ -	\$ -	\$ -	\$ -
55	2x12 #2 SYP - 16'	10	10%	11	ea			\$ -	\$ -	\$ -	\$ -	\$ -
UPPER FLOOR PARTITION FRMAING AND SOFFIT FRAMING												
Partition Framing												
56	2x4 #2 SYP - 104-5/8"	233	3%	240	ea			\$ -	\$ -	\$ -	\$ -	\$ -
57	2x4 #2 SYP - 16'	39	10%	43	ea			\$ -	\$ -	\$ -	\$ -	\$ -
58	2x6 #2 SYP - 104-5/8"	208	3%	215	ea			\$ -	\$ -	\$ -	\$ -	\$ -
59	2x6 #2 SYP - 16'	35	10%	39	ea			\$ -	\$ -	\$ -	\$ -	\$ -
60	Header - 2x10 #2 SYP - 8'	2	10%	3	ea			\$ -	\$ -	\$ -	\$ -	\$ -
61	Header - 2x10 #2 SYP - 10'	5	0%	5	ea			\$ -	\$ -	\$ -	\$ -	\$ -
62	Header - 2x10 #2 SYP - 12'	9	0%	9	ea			\$ -	\$ -	\$ -	\$ -	\$ -
63	Header - 2x10 #2 SYP - 14'	4	0%	4	ea			\$ -	\$ -	\$ -	\$ -	\$ -
Soffit Framing												
64	2x6 #2 SYP - 16'	12	10%	14	ea			\$ -	\$ -	\$ -	\$ -	\$ -

PROJECT:
ADDRESS:

SCOPE:
DATE:
REVISION: 00

ITEM #	SUBJECT	QTY.	W.F	T. QTY	UNIT	UNIT MTRL.	UNIT LBR.	MTRL. COST	LBR. COST	EST. COST	On-Site COST	SAVING
65	2x6 pine sub-fascia - 16'	23	10%	25	ea			\$ -	\$ -	\$ -		\$ -
66	2x2 #3 grade - 8'	45	10%	50	ea			\$ -	\$ -	\$ -		\$ -
STAIRS FRAMING												
67	2x8 #2 SYP - 10'	16	5%	17	ea			\$ -	\$ -	\$ -		\$ -
68	Riser - 1x8 #3 pine - 16'	8	0%	8	ea			\$ -	\$ -	\$ -		\$ -
69	Tread - 5/4" x 11-1/2" OSB - 16'	7	0%	7	ea			\$ -	\$ -	\$ -		\$ -
70	Stringer - 1-1/4" x 11-7/8" LSL - 16'	6	0%	6	ea			\$ -	\$ -	\$ -		\$ -
SHEATHING												
71	4'x8'x7/16" OSB exterior wall sheathing	127	8%	138	ea			\$ -	\$ -	\$ -		\$ -
72	4'x8'x3/4" T&G OSB floor sheathing	92	8%	100	ea			\$ -	\$ -	\$ -		\$ -
73	Roof sheathing (Ref: Exclusion #1)	-	0%	-	ea			\$ -	\$ -	\$ -		\$ -
SIDING												
74	8" Lap siding	4,075	10%	4,483	sf			\$ -	\$ -	\$ -		\$ -
75	3/8 in. x 8 in. x 16 ft. Pre-Primed Textured Smart Composite Lap Siding	464	0%	464	ea			\$ -	\$ -	\$ -		\$ -
FINISH CARPENTRY												
76	Baseboard - 9/16 in. x 3-1/4 in. x 144 in. Primed Finger-Jointed Pine Base Moulding	27	5%	29	ea			\$ -	\$ -	\$ -		\$ -
77	Future Baseboard - 9/16 in. x 3-1/4 in. x 144 in. Primed Finger-Jointed Pine Base Moulding	71	5%	75	ea			\$ -	\$ -	\$ -		\$ -
78	Interior door trim - 11/16 in. x 2-1/4 in. x 84 in. Primed Finger-Jointed Casing for door and windows	196	5%	207	ea			\$ -	\$ -	\$ -		\$ -
79	Future Interior door trim - 11/16 in. x 2-1/4 in. x 84 in. Primed Finger-Jointed Casing for door and windows	31	5%	33	ea			\$ -	\$ -	\$ -		\$ -
07 00 - THERMAL AND MOISTURE PROTECTION								\$ -	\$ -	\$ -	\$ -	\$ -
80	Tyvek house wrap	4,075	10%	4,483	sf			\$ -	\$ -	\$ -		\$ -
81	HomeWrap 9 ft. x 150 ft. Roll Housewrap	3	0%	4	ea			\$ -	\$ -	\$ -		\$ -
81	2" R-10 Rigid insulation	1,650	10%	1,815	sf			\$ -	\$ -	\$ -		\$ -
82	4x8 Styrofoam R10.52	57	0%	57	ea			\$ -	\$ -	\$ -		\$ -
82	6 Mil poly vapor barrier	2,572	15%	2,958	sf			\$ -	\$ -	\$ -		\$ -
83	10 ft. x 100 ft. 6 mil Clear Plastic Sheeting	3	0%	3	ea			\$ -	\$ -	\$ -		\$ -
83	Sill sealer - 300 LF	300	10%	330	lf			\$ -	\$ -	\$ -		\$ -
84	FoamSealR 5-1/2 in. x 50 ft.	7	0%	7	ea			\$ -	\$ -	\$ -		\$ -
08 00 - OPENINGS								\$ -	\$ -	\$ -	\$ -	\$ -
85	Interior single door w/ frame Size: 2'-0"W x 7'-0"H	2	0%	2	ea			\$ -	\$ -	\$ -		\$ -
86	Interior single door w/ frame Size: 2'-4"W x 7'-0"H	8	0%	8	ea			\$ -	\$ -	\$ -		\$ -
87	Interior sliding single door w/ frame Size: 2'-4"W x 7'-0"H	4	0%	4	ea			\$ -	\$ -	\$ -		\$ -
88	Interior single door w/ frame Size: 2'-6"W x 7'-0"H	4	0%	4	ea			\$ -	\$ -	\$ -		\$ -
89	Interior single door w/ frame Size: 2'-8"W x 7'-0"H	1	0%	1	ea			\$ -	\$ -	\$ -		\$ -
90	Interior double door w/ frame Size: 4'-0"W x 7'-0"H	2	0%	2	ea			\$ -	\$ -	\$ -		\$ -
91	Interior double door w/ frame Size: 5'-0"W x 7'-0"H	1	0%	1	ea			\$ -	\$ -	\$ -		\$ -
92	Exterior single door w/ frame Size: 3'-0"W x 7'-0"H	1	0%	1	ea			\$ -	\$ -	\$ -		\$ -
93	Exterior double door w/ frame Size: 6'-0"W x 7'-0"H	1	0%	1	ea			\$ -	\$ -	\$ -		\$ -
94	Overhead garage door Size: 9'-0" x 8'-0"	2	0%	2	ea			\$ -	\$ -	\$ -		\$ -
95	Overhead garage door Size: 16'-0" x 8'-0"	1	0%	1	ea			\$ -	\$ -	\$ -		\$ -
Future Openings												
96	Exterior double door w/ frame Size: 6'-0"W x 7'-0"H	1	0%	1	ea			\$ -	\$ -	\$ -		\$ -
97	Interior double door w/ frame Size: 4'-0"W x 7'-0"H	1	0%	1	ea			\$ -	\$ -	\$ -		\$ -
98	Interior single door w/ frame Size: 2'-4"W x 7'-0"H	1	0%	1	ea			\$ -	\$ -	\$ -		\$ -
99	Interior single door w/ frame ize: 2'-6"W x 7'-0"H	4	0%	4	ea			\$ -	\$ -	\$ -		\$ -
SUB TOTAL								\$ -	\$ -	\$ -	\$ -	\$ -

- Note**
- The drawings are scaled as per the mentioned scale on the provided drawings.
 - All lumber is assumed kiln dried #2 S4S southern yellow pine (SYP), U.N.O.
 - Headers are computed in different lengths to minimize the wastage
 - We used 10' stud for partition framing in basement, instead of precut.
 - All doors are assumed 7' High
 -

- Legends**
- W.F = Waste factor
 - m = months
 - sf = square feet
 - lf = linear feet
 - ea = each
 - ea = each

PROJECT:
ADDRESS:
SCOPE:
DATE:
RIVISION:

ITEM #	SUBJECT	QTY.	W.F	T. QTY	UNIT	UNIT MTRL.	UNIT LBR.	MTRL. COST	LBR. COST	EST. COST	On-Site COST	SAVING
7	Exclusions										cy = cubic yard loc = location ls = lump sum	
1	Roof sheathing due to missing roof plan											

*Please turn to the next page to see the total lumber order sheet and markups.



May 12, 2022

Laura Wilson
City of Monroe
215 N. Broad Street
Macon, GA 30655

**RE: Disconnection of All Utilities for Monroe and Atha Properties
\$100.00 Checks for 227 Atha and 1238 S. Madison Ave. Demo**

Laura:

Please consider this my formal authorization for the City of Monroe to disconnect all utilities pertaining to 1238 South Madison Avenue, 1240 South Madison Avenue, 227 Atha Street, and 223 Atha Street.

Also enclosed are two checks for \$100.00 each for the demo of 1238 S. Madison Ave. and 227 Atha St.

If you need any additional information, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Lawrence E. Parker", is written over a horizontal line.

Lawrence E. Parker
ReGen Properties, LLC



Certificate of Appropriateness Application—Historic District

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

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: 1238 and 1240 S. Madison Ave, Monroe, GA 30655 Parcel # _____

Project Type (circle): New Construction, Renovation of Existing Structure, Signage, Demolition

Property Owner: ReGen Properties, LLC/Lawrence Parker

Address: 1238 and 1240 S. Madison Ave., Monroe, GA 30655

Telephone Number: 678-334-0207 Email Address: lawrence@regenpropertiesllc.com

Applicant:	Lawrence Parker	
Address:	320 S. Madison Ave., Monroe, GA 30655	
Telephone Number:	678-334-0207	Email Address: lawrence@regenpropertiesllc.com

Estimated cost of project: \$270,000 per building

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
- Architectural floorplans (new construction only)
- Written description of the project including proposed materials
- n/a Owner authorization statement, if applicant is not the property owner
- Application Fee \$100 (Additional fees required for demolition)

RECEIVED
1015 &
1016

Please submit all application materials in hardcopy to the Code Department and digitally at lwilson@monroega.gov



Signature of Applicant

5/12/2022

Date

Side Porch and a Bonus



2,148

Heated S.F.



4

Beds



2.5

Baths



2

Floors



2

Car Garage

Buy This Plan

PDF - Single-Build
\$1,275

CAD - Single-Build
\$1,875

View all purchase option online

Facade Elevation and Floor Plan

View this and more for this plan by visiting
www.architecturaldesigns.com/9737AL



City of Monroe

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

HISTORIC PRESERVATION MTG PERMIT

PERMIT #:	1015	DESCRIPTION:	Construction of new single-family residence
JOB ADDRESS:	1240 S MADISON AVE	LOT #:	
PARCEL ID:	M0200218B00	BLK #:	
SUBDIVISION:		ZONING:	R-1A
ISSUED TO:	Lawrence Parker	CONTRACTOR:	Lawrence Parker
ADDRESS:	320 S. Madison Ave	PHONE:	
CITY, STATE ZIP:	Monroe GA 30655	OWNER:	
PHONE:		PHONE:	
PROP. USE:	RESIDENTIAL	DATE ISSUED:	5/18/2022
VALUATION:	\$ 0.00	EXPIRATION:	11/14/2022
SQ FT:	0.00		
OCCP TYPE:			
CNST TYPE:			
INSPECTION REQUESTS:	770-207-4674 lwilson@monroega.gov		

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

paid

NOTES:

This request for construction of a new single-family residence at 1240 S. Madison Ave will be heard by the Historic Preservation Commission on May 24, 2022 at 6:00pm in the Council Chambers of 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.

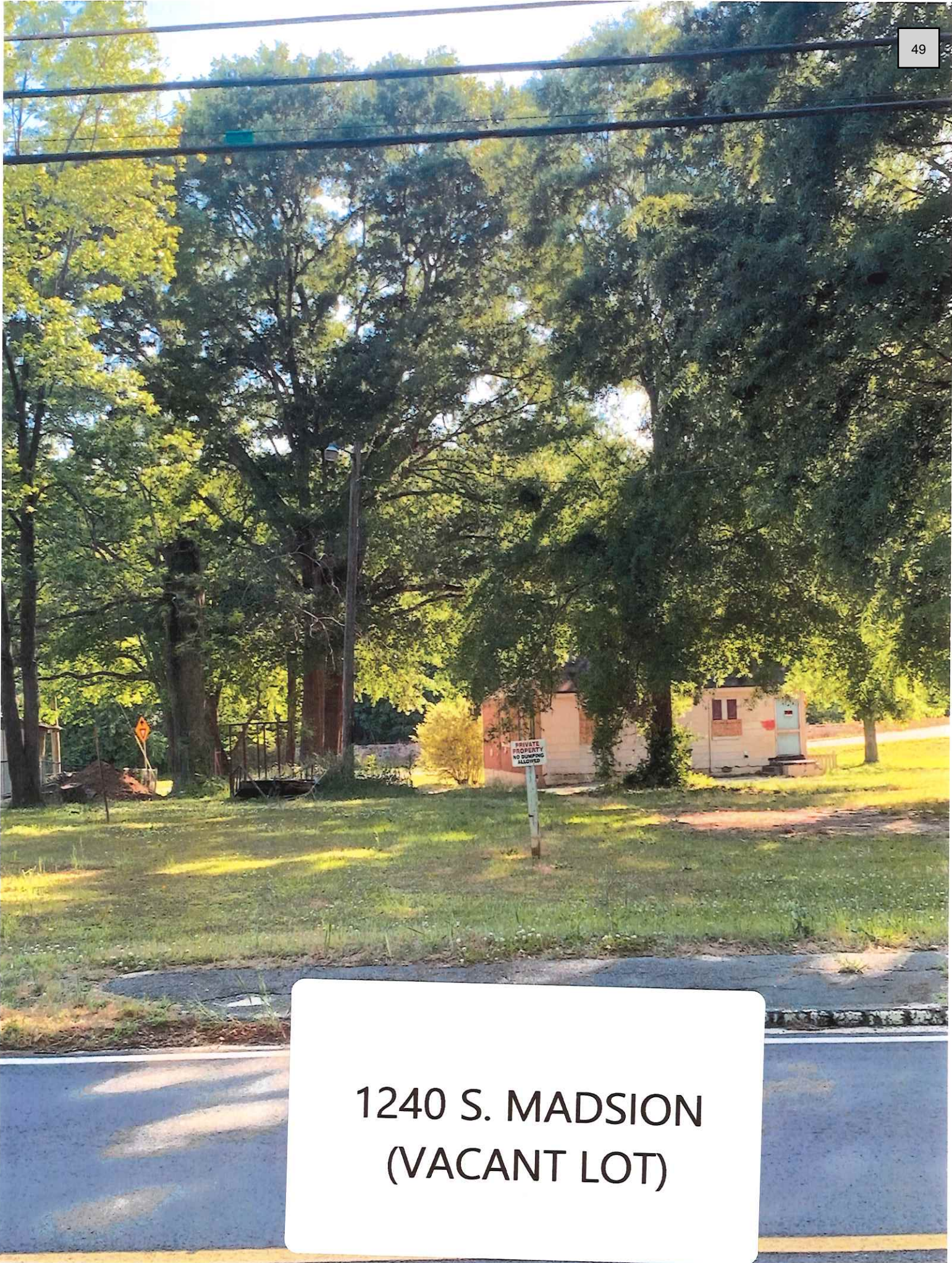
I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS DOCUMENT AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL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

Ann E. Martin

(APPROVED BY)

5/18/22

DATE



1240 S. MADSION
(VACANT LOT)



Certificate of Appropriateness Application—Historic District

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

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: 1238 and 1240 S. Madison Ave, Monroe, GA 30655 Parcel # _____

Project Type (circle): New Construction, Renovation of Existing Structure, Signage, Demolition

Property Owner: ReGen Properties, LLC/Lawrence Parker

Address: 1238 and 1240 S. Madison Ave., Monroe, GA 30655

Telephone Number: 678-334-0207 Email Address: lawrence@regenpropertiesllc.com

Applicant:	Lawrence Parker	
Address:	320 S. Madison Ave., Monroe, GA 30655	
Telephone Number:	678-334-0207	Email Address: lawrence@regenpropertiesllc.com

Estimated cost of project: \$270,000 per building

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
- Architectural floorplans (new construction only)
- Written description of the project including proposed materials
- n/a Owner authorization statement, if applicant is not the property owner
- Application Fee \$100 (Additional fees required for demolition)

RECEIVED
1015 &
1016

Please submit all application materials in hardcopy to the Code Department and digitally at lwilson@monroega.gov

Signature of Applicant

5/12/2022

Date

Side Porch and a Bonus



2,148

Heated S.F.



4

Beds



2.5

Baths



2

Floors



2

Car Garage

Buy This Plan

PDF - Single-Build
\$1,275

CAD - Single-Build
\$1,875

View all purchase option online

Facade Elevation and Floor Plan

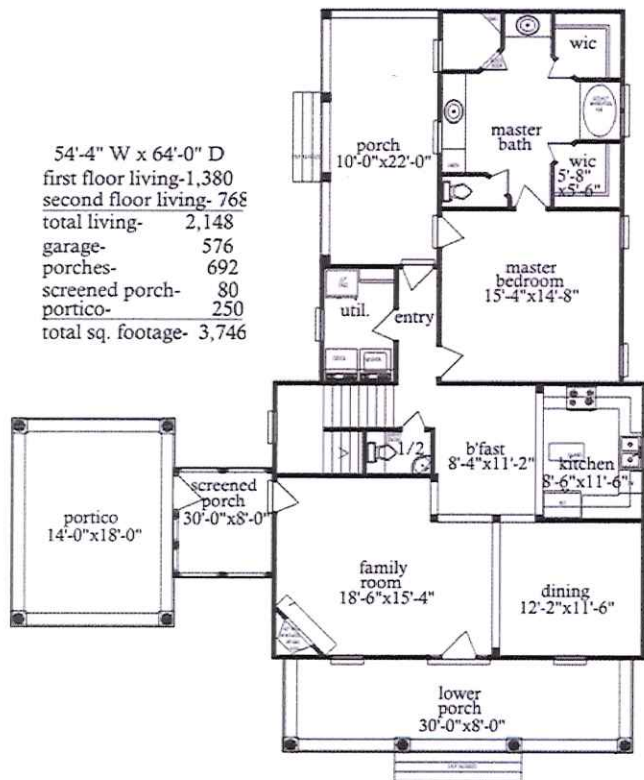
View this and more for this plan by visiting
www.architecturaldesigns.com/9737AL

About This Plan

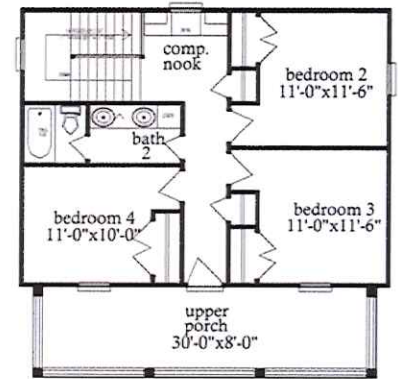
- Matching lower and upper front porches are just two of the attractions to this Souther-inspired house plan.
- An angled fireplace in the family room is a nice touch. The room has views to the dining room as well as the kitchen.
- The ' suite is on the main level - a great convenience. Note the side porch access and the his and hers walk-ins.
- A screened porch separates the main home from the covered portico.
- Upstairs you'll find three bedrooms plus a work area.
- **Free Bonus:** Plans come with a two-car detached garage at no additional cost.

Floor Plans

Main Level



2nd Floor



Plan Details

Square Footage Breakdown

Total Heated Area: **2,148 sq. ft.** 1st Floor: **1,380 sq. ft.** 2nd Floor: **768 sq. ft.** Screened Porch: **80 sq. ft.**

Porch, Combined: **692 sq. ft.** Porch, Rear: **80 sq. ft.**

Beds/Baths

Bedrooms: **4** Full bathrooms: **2** Half bathrooms: **1**

Foundation Type

Standard Foundations: **Slab** Optional Foundations: **Crawl**

Exterior Walls

Standard Type(s): **2x4**

Dimensions

Width: **54' 4"** Depth: **64' 0"** Max ridge height: **34' 9"**

Garage

Type: **Detached** Area: **576 sq. ft.** Count: **2 Cars**

Ceiling Heights

Floor / Height:
First Floor / 10' 0"
Second Floor / 9' 0"

Roof

Primary Pitch:

12 on 12

Framing Type:

Stick



May 12, 2022

ReGen Properties
% Lawrence Parker
1238 and 1240 S. Madison
Monroe, GA 30062

Re: Building Materials for New Builds

Greetings, Lawrence:

My team has reviewed your request regarding the materials that will be used to construct the properties on S. Madison. As a licensed general contractor, we are committed to delivering the highest quality product possible. As such:

- We will use materials that meet the code requirements for building in a Monroe Historic District community.
- We will also employ the services of a Georgia Licensed architect who is familiar with historic district building requirements

We are available to answer any questions resulting from your application submittal and can be reached at the number below. We look forward to working with your team to complete your new builds.

Regards,

Paul Glassco
General Contractor/Owner

1531 Roswell Rd, Marietta GA 30062
(470) 776-4135

PROJECT: Monroe New Build
 ADDRESS: 1238 and 1240 S. Madison, Monroe, GA
 SCOPE: New Construction
 DATE: Summer 2022
 REVISION:

PMG BUILDERS
 1531 Roswell Rd.
 Marietta, GA 30062
 470-776-4135
 paul@pmgbuilders.com

ITEM #	SUBJECT	QTY.	W.F	T. QTY	UNIT	UNIT MTRL.	UNIT LBR.	MTRL. COST	LBR. COST	EST. COST	On-Site COST	SAVING
03 00 - CONCRETE												
1	Wall Footing - 16"W x 8"H	1	5%	2	cy			\$ -	\$ -	\$ -	\$ -	\$ -
2	Wall Footing - 20"W x 8"H	9	5%	10	cy			\$ -	\$ -	\$ -	\$ -	\$ -
3	Wall Footing - 24"W x 8"H	3	5%	4	cy			\$ -	\$ -	\$ -	\$ -	\$ -
4	3-1/2" Concrete slab - 1445 sq.ft	16	5%	17	cy			\$ -	\$ -	\$ -	\$ -	\$ -
5	4" Concrete slab over - 1127 sq.ft	13	5%	14	cy			\$ -	\$ -	\$ -	\$ -	\$ -
6	6" Thick reinforced concrete wall - 42"H	2	8%	2	cy			\$ -	\$ -	\$ -	\$ -	\$ -
7	8" Thick reinforced concrete wall - 45"H	9	8%	10	cy			\$ -	\$ -	\$ -	\$ -	\$ -
8	8" Thick reinforced concrete wall - 108"H	3	8%	3	cy			\$ -	\$ -	\$ -	\$ -	\$ -
9	8" Thick reinforced concrete wall - 108"H	23	8%	26	cy			\$ -	\$ -	\$ -	\$ -	\$ -
10	10" Thick reinforced concrete wall - 45"H	7	8%	8	cy			\$ -	\$ -	\$ -	\$ -	\$ -
11	TOTAL	85		94	CY							
Misc.												
12	1 Cor.4" curb block	26	5%	28	lf			\$ -	\$ -	\$ -	\$ -	\$ -
13	1 Cor.6" curb block	22	5%	24	lf			\$ -	\$ -	\$ -	\$ -	\$ -
14	1/2" Anchor bolt	160	5%	168	ea			\$ -	\$ -	\$ -	\$ -	\$ -
15	4" washed gravel under S.O.G	29	5%	31	cy			\$ -	\$ -	\$ -	\$ -	\$ -
06 00 - WOOD, PLASTICS & COMPOSITES												
BASEMENT PARTITION AND CEILING FRMAING												
Partition Framing												
16	2x4 #2 SYP - 10'	23	3%	24	ea			\$ -	\$ -	\$ -	\$ -	\$ -
17	2x6 #2 SYP - 10'	53	3%	55	ea			\$ -	\$ -	\$ -	\$ -	\$ -
18	2x4 #2 SYP - 16'	3	3%	3	ea			\$ -	\$ -	\$ -	\$ -	\$ -
19	2x4 Treated #2 SYP - 16'	2	0%	2	ea			\$ -	\$ -	\$ -	\$ -	\$ -
20	2x6 #2 SYP - 16'	8	0%	8	ea			\$ -	\$ -	\$ -	\$ -	\$ -
21	2x6 Treated #2 SYP - 16'	4	0%	4	ea			\$ -	\$ -	\$ -	\$ -	\$ -
22	Header - 1-3/4" x 9-1/2" LSL - 10'	2	10%	3	ea			\$ -	\$ -	\$ -	\$ -	\$ -
23	Header - 1-3/4" x 9-1/2" LSL - 12'	1	0%	1	ea			\$ -	\$ -	\$ -	\$ -	\$ -
24	Header - 1-3/4" x 9-1/2" LSL - 14'	1	0%	1	ea			\$ -	\$ -	\$ -	\$ -	\$ -
25	Header - 2x10 #2 SYP - 14'	1	0%	1	ea			\$ -	\$ -	\$ -	\$ -	\$ -
Future Partition Framing												
26	2x4 #2 SYP - 10'	77	3%	80	ea			\$ -	\$ -	\$ -	\$ -	\$ -
27	2x4 #2 SYP - 16'	9	3%	10	ea			\$ -	\$ -	\$ -	\$ -	\$ -
28	2x4 Treated #2 SYP - 16'	5	10%	5	ea			\$ -	\$ -	\$ -	\$ -	\$ -
29	2x6 #2 SYP - 10'	4	3%	5	ea			\$ -	\$ -	\$ -	\$ -	\$ -
30	Header - 2x10 #2 SYP - 8'	1	0%	1	ea			\$ -	\$ -	\$ -	\$ -	\$ -
31	Header - 2x10 #2 SYP - 10'	1	0%	1	ea			\$ -	\$ -	\$ -	\$ -	\$ -
32	Header - 2x10 #2 SYP - 12'	1	0%	1	ea			\$ -	\$ -	\$ -	\$ -	\$ -
Ceiling Framing												
33	18" Floor Trusses	875	5%	919	lf			\$ -	\$ -	\$ -	\$ -	\$ -
34	18" Rim Board - 16'	10	10%	11	ea			\$ -	\$ -	\$ -	\$ -	\$ -
35	2x12 #2 SYP - 16'	9	10%	10	ea			\$ -	\$ -	\$ -	\$ -	\$ -
36	6x6 Treated #2 SYP - 10'	2	0%	2	ea			\$ -	\$ -	\$ -	\$ -	\$ -
MAIN FLOOR PARTITION AND CEILING FRMAING												
Partition Framing												
37	2x4 #2 SYP - 104-5/8"	128	3%	133	ea			\$ -	\$ -	\$ -	\$ -	\$ -
38	2x4 #2 SYP - 16'	19	10%	22	ea			\$ -	\$ -	\$ -	\$ -	\$ -
39	2x6 #2 SYP - 104-5/8"	194	3%	200	ea			\$ -	\$ -	\$ -	\$ -	\$ -
40	2x6 #2 SYP - 10'	105	3%	109	ea			\$ -	\$ -	\$ -	\$ -	\$ -
41	2x6 #2 SYP - 16'	53	10%	58	ea			\$ -	\$ -	\$ -	\$ -	\$ -
42	Header - 2x10 #2 SYP - 8'	3	0%	3	ea			\$ -	\$ -	\$ -	\$ -	\$ -
43	Header - 2x10 #2 SYP - 10'	5	0%	5	ea			\$ -	\$ -	\$ -	\$ -	\$ -
44	Header - 2x10 #2 SYP - 12'	4	0%	4	ea			\$ -	\$ -	\$ -	\$ -	\$ -
45	Header - 2x10 #2 SYP - 14'	3	0%	3	ea			\$ -	\$ -	\$ -	\$ -	\$ -
46	Header - 1-3/4" x 9-1/2" LSL - 8'	2	0%	2	ea			\$ -	\$ -	\$ -	\$ -	\$ -
47	Header - 1-3/4" x 9-1/2" LSL - 12'	3	0%	3	ea			\$ -	\$ -	\$ -	\$ -	\$ -
48	Header - 1-3/4" x 9-1/2" LSL - 13'	2	0%	2	ea			\$ -	\$ -	\$ -	\$ -	\$ -
49	Header - 1-3/4" x 11-7/8" LSL - 10'	3	0%	3	ea			\$ -	\$ -	\$ -	\$ -	\$ -
50	Header - 1-3/4" x 11-7/8" LSL - 18'	2	0%	2	ea			\$ -	\$ -	\$ -	\$ -	\$ -
51	Header - 1-3/4" x 14" LSL - 10'	3	0%	3	ea			\$ -	\$ -	\$ -	\$ -	\$ -
Ceiling Framing												
52	18" Floor Trusses	1,095	5%	1,150	lf			\$ -	\$ -	\$ -	\$ -	\$ -
53	Girder truss	94	5%	99	lf			\$ -	\$ -	\$ -	\$ -	\$ -
54	18" Rim Board - 16'	10	10%	12	ea			\$ -	\$ -	\$ -	\$ -	\$ -
55	2x12 #2 SYP - 16'	10	10%	11	ea			\$ -	\$ -	\$ -	\$ -	\$ -
UPPER FLOOR PARTITION FRMAING AND SOFFIT FRAMING												
Partition Framing												
56	2x4 #2 SYP - 104-5/8"	233	3%	240	ea			\$ -	\$ -	\$ -	\$ -	\$ -
57	2x4 #2 SYP - 16'	39	10%	43	ea			\$ -	\$ -	\$ -	\$ -	\$ -
58	2x6 #2 SYP - 104-5/8"	208	3%	215	ea			\$ -	\$ -	\$ -	\$ -	\$ -
59	2x6 #2 SYP - 16'	35	10%	39	ea			\$ -	\$ -	\$ -	\$ -	\$ -
60	Header - 2x10 #2 SYP - 8'	2	10%	3	ea			\$ -	\$ -	\$ -	\$ -	\$ -
61	Header - 2x10 #2 SYP - 10'	5	0%	5	ea			\$ -	\$ -	\$ -	\$ -	\$ -
62	Header - 2x10 #2 SYP - 12'	9	0%	9	ea			\$ -	\$ -	\$ -	\$ -	\$ -
63	Header - 2x10 #2 SYP - 14'	4	0%	4	ea			\$ -	\$ -	\$ -	\$ -	\$ -
Soffit Framing												
64	2x6 #2 SYP - 16'	12	10%	14	ea			\$ -	\$ -	\$ -	\$ -	\$ -

PROJECT:
ADDRESS:

SCOPE:
DATE:
REVISION: 00

ITEM #	SUBJECT	QTY.	W.F	T. QTY	UNIT	UNIT MTRL.	UNIT LBR.	MTRL. COST	LBR. COST	EST. COST	On-Site COST	SAVING
65	2x6 pine sub-fascia - 16'	23	10%	25	ea			\$ -	\$ -	\$ -		\$ -
66	2x2 #3 grade - 8'	45	10%	50	ea			\$ -	\$ -	\$ -		\$ -
STAIRS FRAMING												
67	2x8 #2 SYP - 10'	16	5%	17	ea			\$ -	\$ -	\$ -		\$ -
68	Riser - 1x8 #3 pine - 16'	8	0%	8	ea			\$ -	\$ -	\$ -		\$ -
69	Tread - 5/4" x 11-1/2" OSB - 16'	7	0%	7	ea			\$ -	\$ -	\$ -		\$ -
70	Stringer - 1-1/4" x 11-7/8" LSL - 16'	6	0%	6	ea			\$ -	\$ -	\$ -		\$ -
SHEATHING												
71	4'x8'x7/16" OSB exterior wall sheathing	127	8%	138	ea			\$ -	\$ -	\$ -		\$ -
72	4'x8'x3/4" T&G OSB floor sheathing	92	8%	100	ea			\$ -	\$ -	\$ -		\$ -
73	Roof sheathing (Ref: Exclusion #1)	-	0%	-	ea			\$ -	\$ -	\$ -		\$ -
SIDING												
74	8" Lap siding	4,075	10%	4,483	sf			\$ -	\$ -	\$ -		\$ -
75	3/8 in. x 8 in. x 16 ft. Pre-Primed Textured Smart Composite Lap Siding	464	0%	464	ea			\$ -	\$ -	\$ -		\$ -
FINISH CARPENTRY												
76	Baseboard - 9/16 in. x 3-1/4 in. x 144 in. Primed Finger-Jointed Pine Base Moulding	27	5%	29	ea			\$ -	\$ -	\$ -		\$ -
77	Future Baseboard - 9/16 in. x 3-1/4 in. x 144 in. Primed Finger-Jointed Pine Base Moulding	71	5%	75	ea			\$ -	\$ -	\$ -		\$ -
78	Interior door trim - 11/16 in. x 2-1/4 in. x 84 in. Primed Finger-Jointed Casing for door and windows	196	5%	207	ea			\$ -	\$ -	\$ -		\$ -
79	Future Interior door trim - 11/16 in. x 2-1/4 in. x 84 in. Primed Finger-Jointed Casing for door and windows	31	5%	33	ea			\$ -	\$ -	\$ -		\$ -
07 00 - THERMAL AND MOISTURE PROTECTION								\$ -	\$ -	\$ -	\$ -	\$ -
80	Tyvek house wrap	4,075	10%	4,483	sf			\$ -	\$ -	\$ -		\$ -
81	HomeWrap 9 ft. x 150 ft. Roll Housewrap	3	0%	4	ea			\$ -	\$ -	\$ -		\$ -
81	2" R-10 Rigid insulation	1,650	10%	1,815	sf			\$ -	\$ -	\$ -		\$ -
82	4x8 Styrofoam R10.52	57	0%	57	ea			\$ -	\$ -	\$ -		\$ -
82	6 Mil poly vapor barrier	2,572	15%	2,958	sf			\$ -	\$ -	\$ -		\$ -
83	10 ft. x 100 ft. 6 mil Clear Plastic Sheeting	3	0%	3	ea			\$ -	\$ -	\$ -		\$ -
83	Sill sealer - 300 LF	300	10%	330	lf			\$ -	\$ -	\$ -		\$ -
84	FoamSealR 5-1/2 in. x 50 ft.	7	0%	7	ea			\$ -	\$ -	\$ -		\$ -
08 00 - OPENINGS								\$ -	\$ -	\$ -	\$ -	\$ -
85	Interior single door w/ frame Size: 2'-0"W x 7'-0"H	2	0%	2	ea			\$ -	\$ -	\$ -		\$ -
86	Interior single door w/ frame Size: 2'-4"W x 7'-0"H	8	0%	8	ea			\$ -	\$ -	\$ -		\$ -
87	Interior sliding single door w/ frame Size: 2'-4"W x 7'-0"H	4	0%	4	ea			\$ -	\$ -	\$ -		\$ -
88	Interior single door w/ frame Size: 2'-6"W x 7'-0"H	4	0%	4	ea			\$ -	\$ -	\$ -		\$ -
89	Interior single door w/ frame Size: 2'-8"W x 7'-0"H	1	0%	1	ea			\$ -	\$ -	\$ -		\$ -
90	Interior double door w/ frame Size: 4'-0"W x 7'-0" H	2	0%	2	ea			\$ -	\$ -	\$ -		\$ -
91	Interior double door w/ frame Size: 5'-0"W x 7'-0"H	1	0%	1	ea			\$ -	\$ -	\$ -		\$ -
92	Exterior single door w/ frame Size: 3'-0"W x 7'-0"H	1	0%	1	ea			\$ -	\$ -	\$ -		\$ -
93	Exterior double door w/ frame Size: 6'-0"W x 7'-0"H	1	0%	1	ea			\$ -	\$ -	\$ -		\$ -
94	Overhead garage door Size: 9'-0" x 8'-0"	2	0%	2	ea			\$ -	\$ -	\$ -		\$ -
95	Overhead garage door Size: 16'-0" x 8'-0"	1	0%	1	ea			\$ -	\$ -	\$ -		\$ -
Future Openings												
96	Exterior double door w/ frame Size: 6'-0"W x 7'-0"H	1	0%	1	ea			\$ -	\$ -	\$ -		\$ -
97	Interior double door w/ frame Size: 4'-0"W x 7'-0"H	1	0%	1	ea			\$ -	\$ -	\$ -		\$ -
98	Interior single door w/ frame Size: 2'-4"W x 7'-0"H	1	0%	1	ea			\$ -	\$ -	\$ -		\$ -
99	Interior single door w/ frame Size: 2'-6"W x 7'-0"H	4	0%	4	ea			\$ -	\$ -	\$ -		\$ -
SUB TOTAL								\$ -	\$ -	\$ -	\$ -	\$ -

- Note**
- The drawings are scaled as per the mentioned scale on the provided drawings.
 - All lumber is assumed kiln dried #2 S4S southern yellow pine (SYP), U.N.O.
 - Headers are computed in different lengths to minimize the wastage
 - We used 10' stud for partition framing in basement, instead of precut.
 - All doors are assumed 7' High
 -

- Legends**
- W.F = Waste factor
 - m = months
 - sf = square feet
 - lf = linear feet
 - ea = each
 - ea = each

PROJECT:
ADDRESS:
SCOPE:
DATE:
RIVISION:

ITEM #	SUBJECT	QTY.	W.F	T. QTY	UNIT	UNIT MTRL.	UNIT LBR.	MTRL. COST	LBR. COST	EST. COST	On-Site COST	SAVING
7	Exclusions										cy = cubic yard loc = location ls = lump sum	
1	Roof sheathing due to missing roof plan											

*Please turn to the next page to see the total lumber order sheet and markups.



May 12, 2022

Laura Wilson
City of Monroe
215 N. Broad Street
Macon, GA 30655

**RE: Disconnection of All Utilities for Monroe and Atha Properties
\$100.00 Checks for 227 Atha and 1238 S. Madison Ave. Demo**

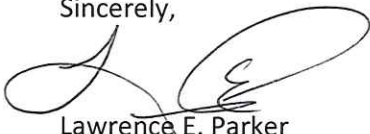
Laura:

Please consider this my formal authorization for the City of Monroe to disconnect all utilities pertaining to 1238 South Madison Avenue, 1240 South Madison Avenue, 227 Atha Street, and 223 Atha Street.

Also enclosed are two checks for \$100.00 each for the demo of 1238 S. Madison Ave. and 227 Atha St.

If you need any additional information, please do not hesitate to contact me.

Sincerely,

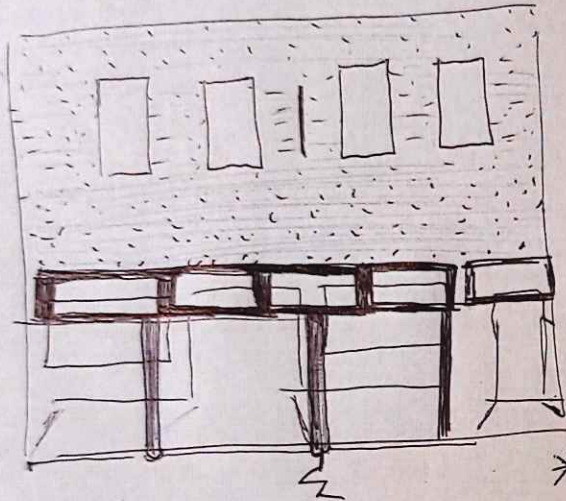


Lawrence E. Parker
ReGen Properties, LLC



5/13/22

TACOS AND BEER AWNING



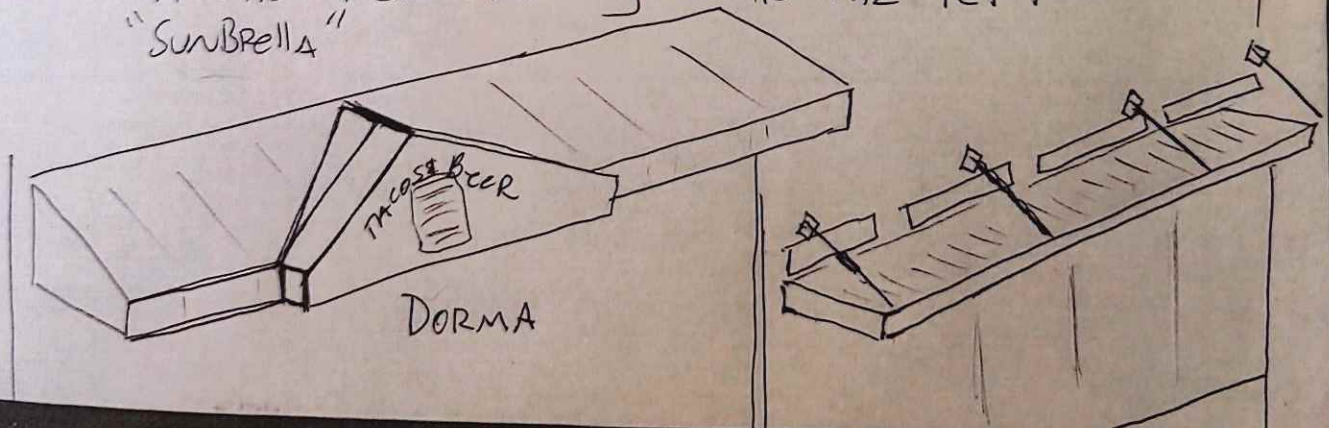
Premise (2) options

BOTH VERY TRADITIONAL
#1. is preferred
BLACK = pennycolor

*NOTE: (1) - w/DORMA

DORMA CENTERED BASED ON
TOTAL WIDTH. (OR TO YOUR LIKING)
KEEP STAINED GLASS
EXPOSED UTILIZE
TRADITIONAL METAL
AWNING LIKE NEIGHBOR
TO THE LEFT

- (1.) COVER STAINED GLASS
ROAD VIEW
USE SPACE TO ACCOMMODATE
TRADITIONAL CLOTH AWNING
"SUNBRELLA"
- (2.)



Laura Wilson

From: Laura Wilson
Sent: Wednesday, April 20, 2022 9:47 AM
To: 'paul@pahdesigns.com'
Subject: Tacos & Beer Awning

Paul,

The Commission members reviewed the proposed awning based on the new drawings you submitted and voted 4-1 against the new awning. Reasons for the denial include the belief that both designs submitted are contemporary in nature and do not enhance the building. The arch in the awning disturbs the existing lines of the building. Additionally, according to page 32 of the Preservation Primer ([which can be found on the City's website](#)) metal awnings are to be discouraged because they hide details of historic storefronts, do not provide flexibility in heating and cooling, and reinforce a building's angular image. The Preservation Primer is the guiding document for the HPC members assist with their decision process.

Please let me know if you have any questions.

Thank you,

Laura Wilson

Administrative Assistant
Code Department
770-207-4674 -office
770-266-5126

City of Monroe
215 N Broad St
Monroe, GA 30655



City of Monroe

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

HISTORIC PRESERVATION MTG PERMIT

PERMIT #:	757	DESCRIPTION:	HISTORIC PRESERVATION replace awning
JOB ADDRESS:	116 N BROAD ST	LOT #:	65
PARCEL ID:	M0140157A00	BLK #:	
SUBDIVISION:		ZONING:	
ISSUED TO:	Paul Holbrook	CONTRACTOR:	Paul Holbrook
ADDRESS:	2392 Hancock Dr	ADDRESS:	2392 Hancock Dr
CITY, STATE ZIP:	Social Circle GA 30025	CITY, STATE ZIP:	Social Circle GA 30025
PHONE:	404-877-8339	PHONE:	
PROP. USE:		DATE ISSUED:	3/14/2022
VALUATION:	\$ 5,000.00	EXPIRATION:	9/10/2022
SQ FT:	0.00	PERMIT STATUS:	O
OCCP TYPE:		# OF BEDROOMS	
CNST TYPE:		# OF BATHROOMS	
INSPECTION REQUESTS:	770-207-4674 lwilson@monroega.gov	# OF OTHER ROOMS	

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 this request for at COA for a new awning at 116 N. Broad St on March 22, 2022 at 6pm in the Council Chambers at City Hall at 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.



(APPROVED BY)

3/14/22
DATE



abhiram garapati

12:25 PM

To: Antonio Cocina Fuentes >

116 North Broad Street, Monroe,
Georgia 30655

I authorize Antonio to change the awning at the front of the building located at 116 North Broad Street, Monroe, Georgia 30655.

thanks,
Abhiram Garapati
president
Ant Savings Corp
ph: 512-912-6129
email: antsavings@gmail.com



Certificate of Appropriateness Application—Historic District

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

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: TACOS & BEER "ON SQUARE" Parcel # _____

Project Type (circle): New Construction, Renovation of Existing Structure, Signage, Demolition

Property Owner: ANT. SAVINGS CORP. (ABHIRAM GARAPATI)

Address: 116 NORTH BOAD ST, MONROE GA 30655

Telephone Number: 5129126129 Email Address: ANTSAVINGS@GMAIL.COM

Applicant: ANTONIO GRANADOS

Address: _____

Telephone Number: 6785428663 Email Address: TACOSN BEERBARANDGRILLE@GMAIL.COM

Estimated cost of project: 5,000

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
- Architectural floorplans (new construction only)
- Written description of the project including proposed materials
- Owner authorization statement, if applicant is not the property owner (EMAIL ONLY)
- Application Fee \$100 (Additional fees required for demolition)

Please submit all application materials in hardcopy to the Code Department and digitally at lwilson@monroega.gov

RECEIVED #757

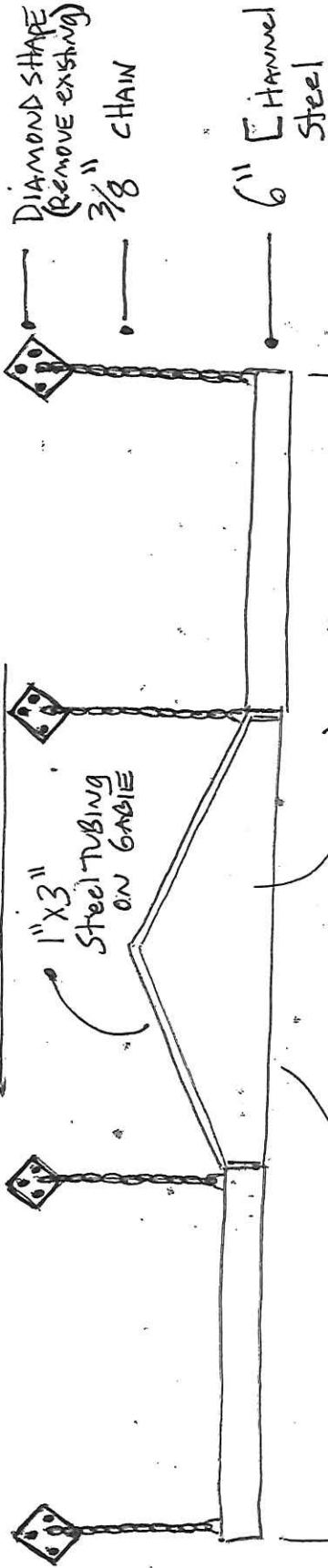
Signature of Applicant: [Handwritten Signature]

Date: 3/11/22

PAUL HOLBROOK
PAH DESIGN 2392 HAWCOCK DR.
SOCIAL CIRCLE GA. 30025

Working to cut
down and replace
wall studs

REVISION VIEW



Delete "Totally open"

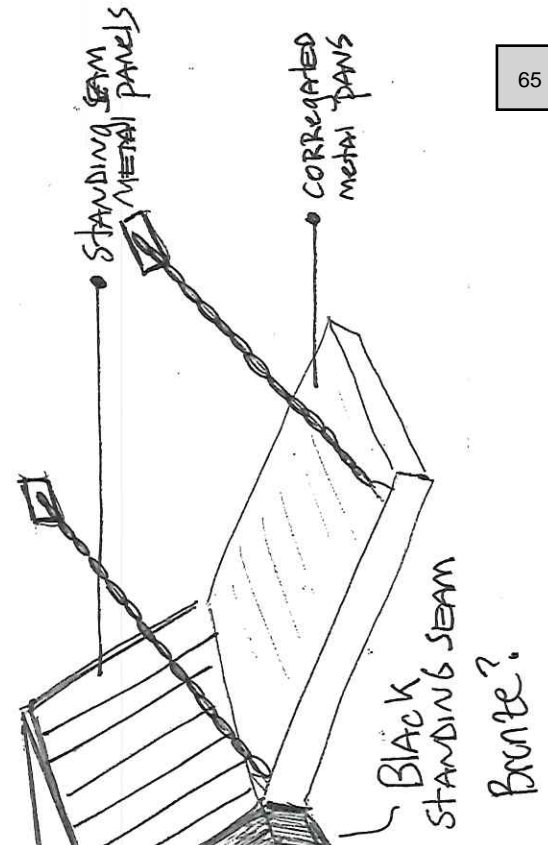
Will be "Totally open"

25' +/-

4" projection (+) may be 4 1/6" / 5

Delete "Totally open" Perspective view

NOT TO SCALE



Paul Hollander
404-877-8339
PAH designs.com
3392 Hancock Dr
Chick, GA 30005

MAP of NORTH of SQUARE



● TACOS-N-BEER - (OLD AMICI PIZZA LOCATION)

OBJECTIVE = REMOVE existing "GLASS" AWNING AT ENTRANCE, REPLACE WITH NEW AWNING DESIGN, MORE APPROPRIATE FOR RESTAURANT AND CITY SQUARE, AS existing IS OF CONTEMPORARY DESIGN AND DOES NOT INCORPORATE ANY TRADITION.



Welcome to
THE ARMORY
books, tools, gifts
HOURS: Tues - Sat 10-6

OPEN

Vertical sign with logo and text, partially obscured.



215 North Broad Street
Monroe, GA 30655
Tel (770) 267-3429
Fax (770) 267-3698

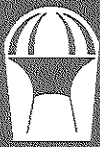
Receipt Number: R00359575
Cashier Name: LAURA WILSON
Terminal Number: 34
Receipt Date: 3/14/2022 12:56:07 PM

68

Transaction Code: BP - Building Projects Payment

Name: Holbrook, Paul	\$100.00
Total Balance Due:	\$100.00
Amount: \$100.00	
Total Payment Received:	\$100.00
Change:	\$0.00

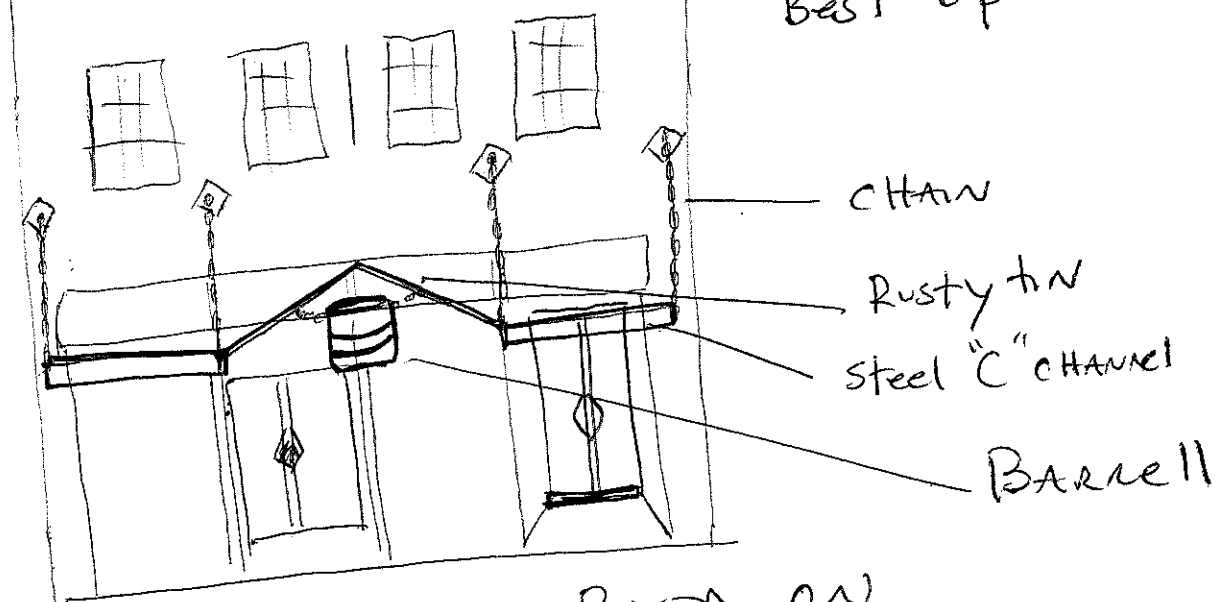
Payment Method: Check Payn Reference: 3861



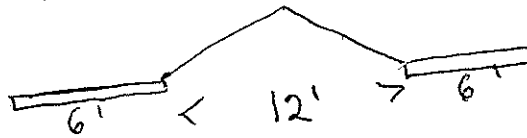
AWNINGS • TENSION STRUCTURES • ENCLOSURES • WINDBREAKS • METAL FABRICATION • RETRACTABLE SYSTEMS • UPHOLSTERED SEATING

Premise

#1. "TO ME"
Best option

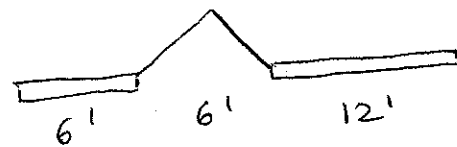
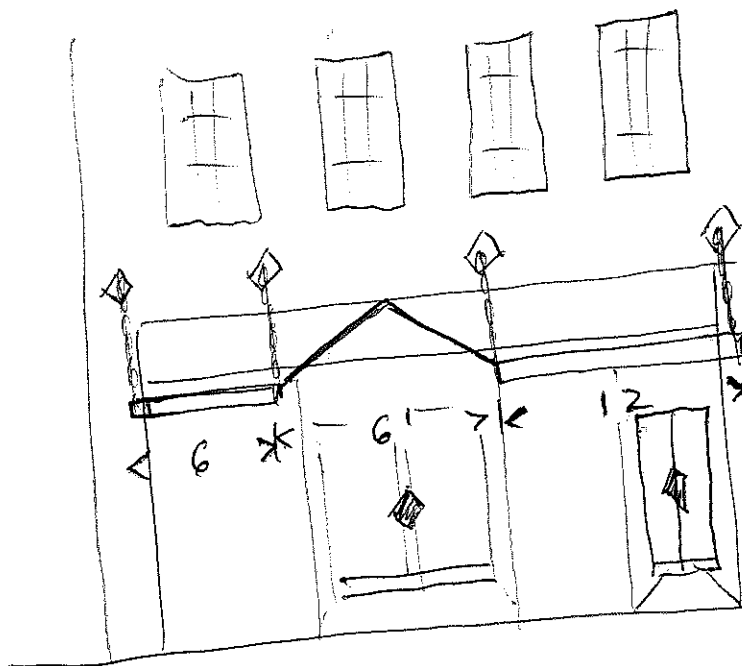


1.) * CENTER Awning BASED ON
OVERALL WIDTH of Building



-VS-

2.) center Awning
OVER DOOR





City of Monroe

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

HISTORIC PRESERVATION MTG PERMIT

PERMIT #:	904	DESCRIPTION:	Replacing rotten windows, door, siding boards, adding pickets to front porch
JOB ADDRESS:	502 E CHURCH ST	LOT #:	
PARCEL ID:	M0170121	BLK #:	
SUBDIVISION:		ZONING:	R1
ISSUED TO:	MARK WILLETT	CONTRACTOR:	MARK WILLETT
ADDRESS:	3850 NIKKI LN	ADDRESS:	3850 NIKKI LN
CITY, STATE ZIP:	LOGANVILLE GA 30052	CITY, STATE ZIP:	LOGANVILLE GA 30052
PHONE:		PHONE:	
PROP. USE:	RESIDENTIAL	DATE ISSUED:	4/14/2022
VALUATION:	\$ 0.00	EXPIRATION:	10/11/2022
SQ FT:	0.00	PERMIT STATUS:	O
OCCP TYPE:		# OF BEDROOMS	
CNST TYPE:		# OF BATHROOMS	
INSPECTION REQUESTS:	770-207-4674 lwilson@monroega.gov	# OF OTHER ROOMS	

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

NOTES:

Please be advised your request to replace rotten windows, a door, and siding as well as add pickets to the porch will be heard by the Historic Preservation Commission on April 26, 2022 at 6:00pm 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.


 (APPROVED BY)

4/14/22
 DATE



215 North Broad Street
 Monroe, GA 30655
 Tel (770) 267-3429
 Fax (770) 267-3698

Receipt Number: R00370801

Cashier Name: LAURA WILSON

Terminal Number: 34

Receipt Date: 4/14/2022 10:09:49 AM

71

Transaction Code: BP - Building Projects Payment

Name: WILLETT, MARK

\$100.00

Total Balance Due:

\$100.00

Payment Method: Credit Card Reference: American Express-Auth Amount: \$100.00

Total Payment Received:

\$100.00

Change:

\$0.00

Cardmember acknowledges receipt of goods and/or services in the amount of the total shown hereon and agrees to perform the obligations set forth by the cardmember's agreement with the issuer.

X _____



Certificate of Appropriateness Application

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

Under the Zoning Ordinance for the City of Monroe, properties located within the Corridor Design Overlay or the Central Business District are required to obtain a Certificate of Appropriateness (COA) from the Planning Commission for any exterior material change on the property.

Project Address: 502 E. Church St. Parcel # MO170121

Property listed above is located in (circle) Corridor Design Overlay or Central Business District

Project Type (circle): New Construction, Renovation of Existing Structure, Demolition, Signage

Property Owner: Mark Willett

Address: 3850 Nikki Lane Loganville, GA 30052

Telephone Number: 770-262-6352 Email Address: markwillettland@gmail.com

Applicant: <u>Patrick Stewart</u>	
Address:	
Telephone Number: <u>678-283-9059</u>	Email Address: <u>patstew90@gmail.com</u>

Estimated cost of project: _____

Please submit the following items with your application:

- Photographs of existing condition of the property to show all areas affected
- Plans, sketches, drawings, and diagrams of the project which detail the materials that will be used
- Written description of the project
- Owner authorization statement, if applicant is not the property owner
- Application Fee \$100

Please submit all application materials in hardcopy to the Code Department and digitally at lwilson@monroega.gov; Please submit two physical copies.

[Signature]
Signature of Applicant

04/13/22
Date



NOTICE TO THE PUBLIC
THE OWNER OF THIS PROPERTY HAS FILED AN APPLICATION
WITH THE HISTORIC PRESERVATION COMMISSION,
REQUESTING A CERTIFICATE OF APPROPRIATENESS TO
PERMIT EXTERIOR CHANGES TO THIS PROPERTY.
A PUBLIC HEARING WILL BE HELD AT
CITY HALL ON 4-26-23 AT 6:00 P.M.
ALL THOSE HAVING AN INTEREST IN THE PROPOSED
CHANGES SHOULD BE PRESENT TO VOICE THEIR INTEREST.



To HPC:

Please see attached application for:

We will be doing minor changes and upgrades to 502 E Church St that will include: replacing rotten windows and rotten door, replacing rotten siding/boards on the exterior of the house, and putting new pickets as the front porch railings (the ones now are rotten and dangerous). These are all things that will conserve the historic home, all while making the home safer and more visually appealing. It's important to continually do this to older homes, all while keeping the historic features and architecture, to be sure that these homes will last another 200 years. We would love to preserve our historic home, so that one day our children and grandchildren can enjoy it!

Thank you so much,

Patrick and Jordan Stewart





