



## Historic Preservation Meeting

### AGENDA

**Tuesday, November 28, 2023**

**6:00 PM**

**City Hall - 215 N. Broad St.**

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**I. CALL TO ORDER**

**II. ROLL CALL**

**III. APPROVAL OF AGENDA**

**IV. MINUTES OF PREVIOUS MEETING**

- [1.](#) Previous Minutes - September and October 2023

**V. OLD BUSINESS**

**VI. NEW BUSINESS**

- [1.](#) Request for COA - 116 S. Wayne St. - Front Door & Signage
- [2.](#) Request for COA - 208 S. Broad St. - Exterior changes & Windows
- [3.](#) Request for COA - 108 Williams St - Shed
- [4.](#) Request for COA - 200 Barrett St. - Exterior Changes & Windows
- [5.](#) Request for COA - 105 N. Broad St. - Signage
- [6.](#) Request for COA - 807 S. Broad St. - Exterior Changes
- [7.](#) Request for Approval - 2024 Meeting Schedule

**VII. ADJOURNMENT**

Historic Preservation Commission  
Meeting Minutes  
Regular Meeting—October 24, 2023—DRAFT

Present: Fay Brassie, Jane Camp

Absent: Laura Powell, Elizabeth Jones, Marc Hammes

Staff: Brad Callender, City Planner  
Laura Wilson, Code Admin

Visitors: Roo Stegsli (?), Brittany Palazzo

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

Due to a lack of a quorum, all items on the agenda were approved. Agenda items included signage at 110 W Springs St and windows at 144 6<sup>th</sup> St.

Adjourned at 6:20 pm



Historic Preservation Commission  
Meeting Minutes  
Regular Meeting—September 26, 2023—DRAFT

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

Absent: None

Staff: Brad Callender, City Planner  
Laura Wilson, Code Admin

Visitors: Chuck & Lori Bradley, Larry Bradley, Giancarlo P.

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

Motion to approve agenda as submitted

Motion Brassie. Second Camp  
Motion carried

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

Motion by Powell, Second by Hammes  
Motion carried.

Old Business: None

New Business:

**The First Item of New Business:** Request for COA #2654, a request for exterior signage at 132 N. Broad St. The applicant, Giancarlo Podeszwa, is proposing to add window signs and a hanging sign for a new restaurant—The Thirsty Moose. The hanging sign will be located between the windows on the second story. The windows on the ground level will have two decals (not three as pictured in the application).

Commissioner Brassie: Is this a chain restaurant?

Podeszwa: No, it is named after my father's first restaurant.

Podeszwa: For the paint on the outside, can I touch that up or would I have to come back?

Chairman Jones: You can paint the areas that have been painted, not the unpainted brick

Motion to approve with two window signs on the ground level

Motion by Hammes, Second by Camp  
Motion carried

**The Second Item of New Business** Request for COA #2655, a request for a shed at 400 E. Church St. The applicant and owner, Chuck Bradley, spoke in favor of the project. The shed will be used for storage. The applicant tried to select a shed that would complement the house—black trim, cream shed with a gable

Motion to approve

Motion by Camp, Second by Brassie

Motion carried.

**The Third Item of New Business:** Phase Two Historic Survey Update by Laura Wilson

- Phase Two is the northeast section of the city
- 25% of the was turned into the state for review
- 173 Resources were surveyed—preliminary evaluation based on physical integrity
  - National Register Evaluation—56 (No), 51 (Need more information), & 66 (Yes)
- When broken down by building type—most of the resources surveyed were ranches

Motion to adjourn

Motion by Brassie, Second by Hammes

Motion carried

Adjourned at 6:20 pm



# City of Monroe

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

## HISTORIC PRESERVATION MTG PERMIT

PERMIT #:	2764	DESCRIPTION:	HPC COA DOOR & SIGNAGE
JOB ADDRESS:	116 S WAYNE	LOT #:	
PARCEL ID:	M0140098	BLK #:	
SUBDIVISION:		ZONING:	B-2
ISSUED TO:	JAMIE & JASON LILL	CONTRACTOR:	JAMIE & JASON LILL
ADDRESS:	3745 WATSON FAIN RD	PHONE:	
CITY, STATE ZIP:	LOGANVILLE GA 30052	OWNER:	
PHONE:		PHONE:	
PROP. USE:	COMMERCIAL	DATE ISSUED:	11/13/2023
VALUATION:	\$ 5,000.00	EXPIRATION:	5/11/2024
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

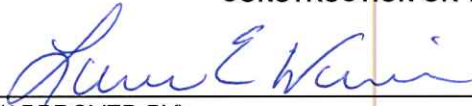
### NOTES:

The Historic Preservation Commission will hear your request for a new front door and signage at 116 S. Wayne St. on November 28, 2023 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.

  
(APPROVED BY)

11/21/23  
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: 116 S. Wayne St Parcel # MO140-0000-098  
000

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

Property Owner: LG3, LLC (Jake Hill)

Address: 3745 Watson Fain Rd Loganville GA 30052

Telephone Number: (813) 957-1442 Email Address: jake.hill@industrial furnace.com

Applicant:	
Address:	
Telephone Number:	Email Address:

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
- ☐ Application Fee \$100 (Additional fees required for demolition)

RECEIVED  
#2764

Please submit all application materials in hardcopy to the Code Department and digitally at [lwilson@monroega.gov](mailto:lwilson@monroega.gov)

Signature of Applicant

Date

*[Handwritten Signature]*

10/1/23

**Written Description for Certificate of Appropriateness Application-Historic District**

We are requesting permission to make the following changes to the “front” and backside (courtyard area) walls of our building located at 116 South Wayne Street:

**New Arched Wooden Doorway in Bldg Front:**

When we purchased the property last month, there was no door in this front arched opening along Wayne St....only a table was laid across it as a barrier but for the most part it was completely open.

We then would like to construct a new wooden door that would be made from the wall lumber located within an old wall that was part of the building’s interior. Enclosed with this application is a picture of this proposed black colored door, as well as a picture of this old wall lumber we intend to use for its construction. We are going to hand cut the metal hardware that is part of this door, identical to what you see in this picture of it.

Then to pay homage to this old Mule Barn, we’d like to have a new metal sign fabricated as shown in the included detailed drawing. This metal sign would be installed directly above the arched opening of the doorway and then we’ll complete the construction with a gooseneck style lamp installed directly above it.

**Back Wall of Building in Courtyard:**

We’d also then to re paint a replica of the old black and white mural that was part of this building many years ago. Enclosed is a picture of what that hand painted sign looked like, which read “Felker Horses and Mules.” If acceptable, we’d like to replicate the sign in its original size and color but change the wording to “Lill Horses and Mules” or “IFCO Horses and Mules.” IFCO, which is short for Industrial Furnace Co, is the name of family-owned business that is now in its 4<sup>th</sup> generation. We are also including pictures of what the back of this Mule Barn looks like currently.

Thank you for your consideration.

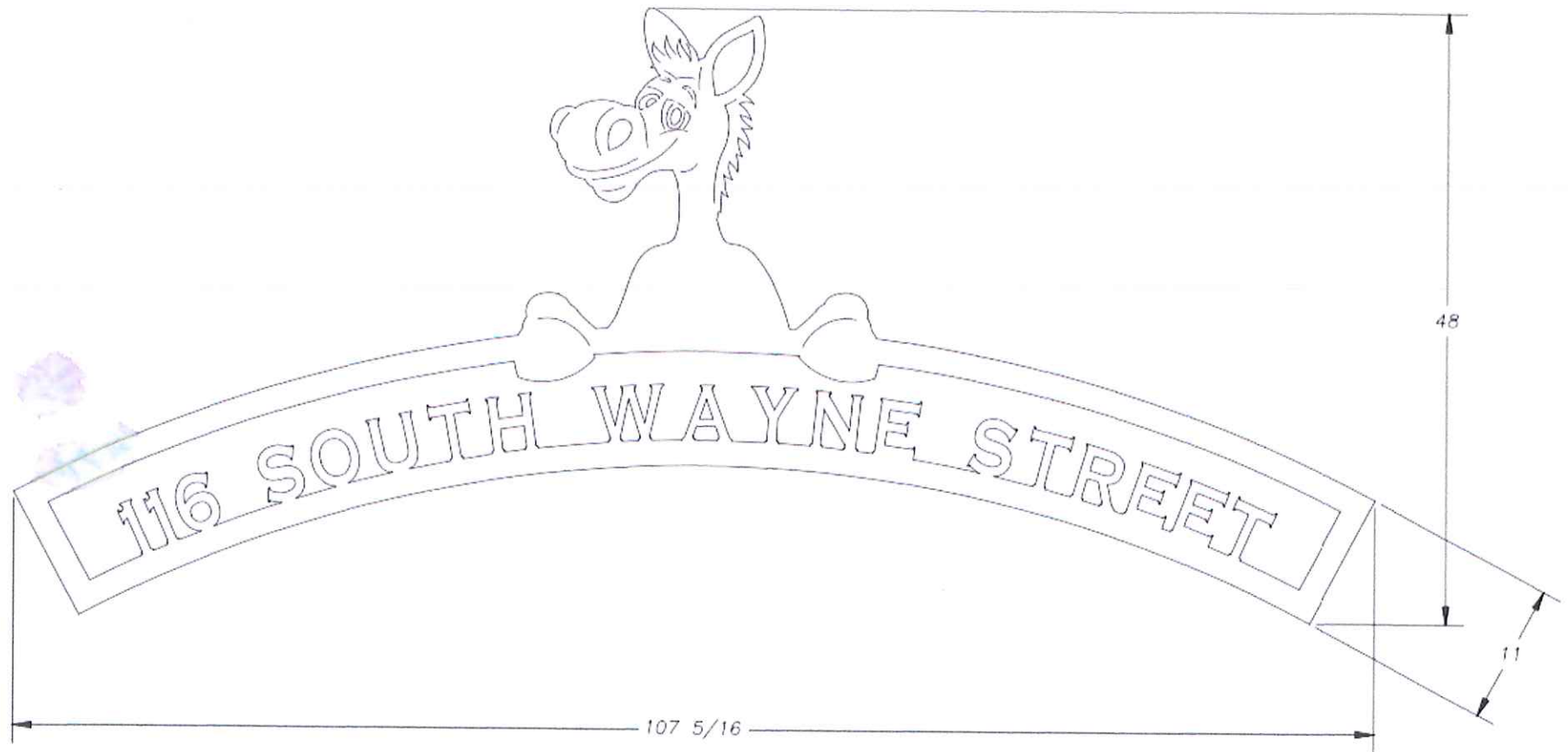
The Lill Family



Proposed new front door



Proposed sign to go above new front door









Bldg Front When Purchased





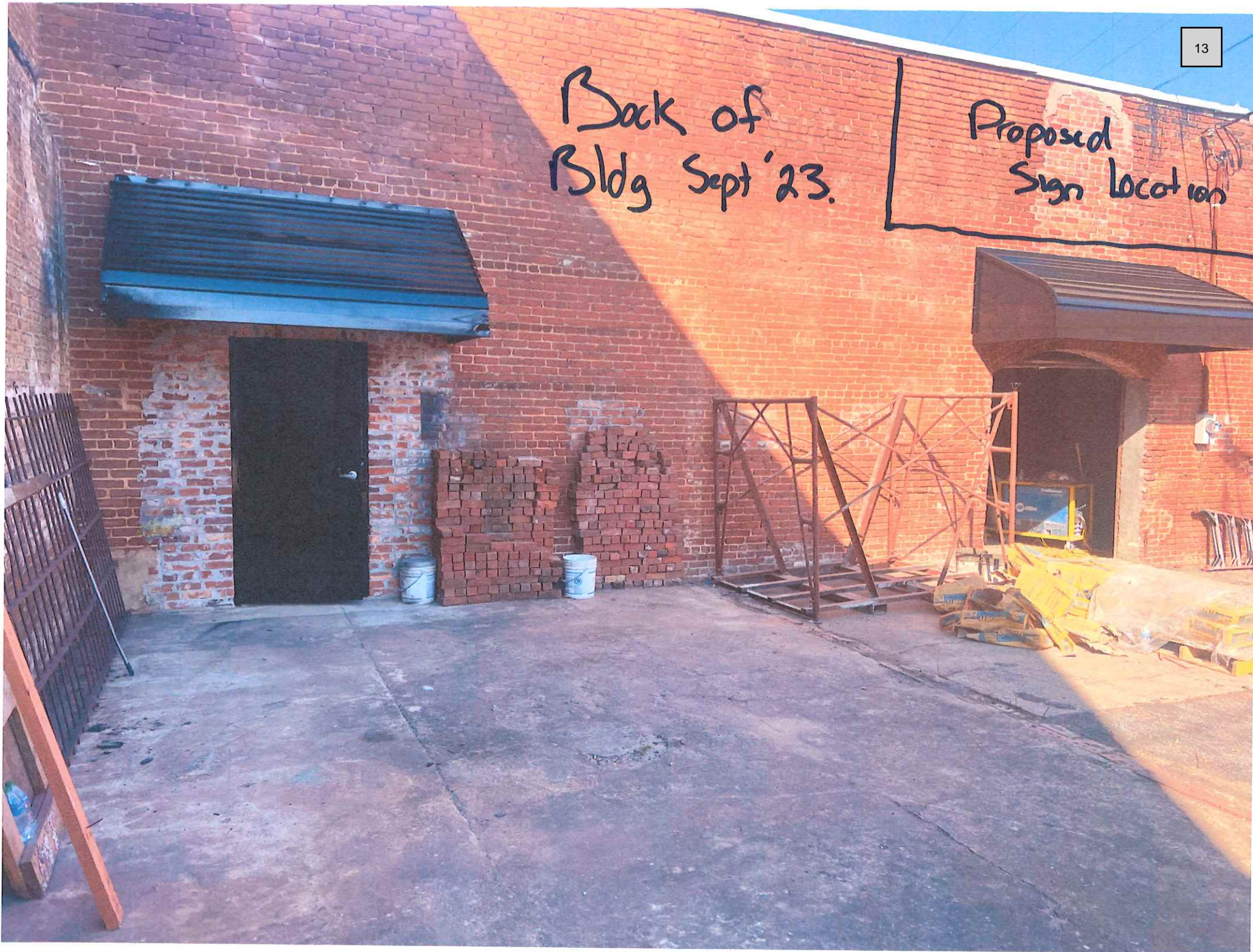
repaint replica  
of original black & white  
sign of back of bldg





Back of  
Bldg Sept '23.

Proposed  
Sign location







# City of Monroe

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

## HISTORIC PRESERVATION MTG PERMIT

PERMIT #:	2765	DESCRIPTION:	HPC COA FACADE IMPROVEMENTS & WINDOWS
JOB ADDRESS:	208 S BROAD STREET	LOT #:	
PARCEL ID:	M0140103	BLK #:	
SUBDIVISION:		ZONING:	B-2
ISSUED TO:	JEC DEVELOPMENT LLC	CONTRACTOR:	JEC DEVELOPMENT LLC
ADDRESS:	127 1/2 N BROAD ST	PHONE:	
CITY, STATE ZIP:	MONROE GA 30655	OWNER:	
PHONE:	770-267-6545	PHONE:	
PROP. USE:	COMMERCIAL	DATE ISSUED:	11/13/2023
VALUATION:	\$ 1,500,000.00	EXPIRATION:	5/11/2024
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:

The Historic Preservation Commission will hear this request for new windows and façade improvements at 208 S. Broad St. on November 28, 2023 at 6p.m. in the Council Chambers at City Hall; 215 N. Broad St. Monroe, GA 30655

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Project Address: 208 S. Broad Street Parcel # M0140103

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

Property Owner: JEC Development LLC

Address: 127 1/2 N. Broad Street

Telephone Number: 706-438-2134 Email Address: admin@theeulaliagroup.com

Applicant: <u>Chad Draper</u>
Address: <u>127 1/2 N. Broad Street</u>
Telephone Number: <u>706-438-2134</u> Email Address: <u>admin@theeulaliagroup.com</u>

Estimated cost of project: \$1,500,000

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](mailto:lwilson@monroega.gov)

Signature of Applicant

Date

10/1/23

### **208 S. Broad Street Renovation**

The City of Monroe HPC previously approved the front façade improvements for the existing building at 208 S. Broad Street on October 25, 2022. This COA application is for the remaining three facades of the building. The plans for the building are to rehabilitate the interior into a commercial space that fronts on S. Broad Street with apartments in the rear of the building on the upper floor and another commercial space in the basement of the building that fronts on S. Wayne Street.

The existing windows will be restored on the North and South sides of the building, and the existing openings on the rear of the building will be replaced with historically appropriate new windows, which have been reviewed by the Georgia Historic Preservation Division (HPD) for appropriateness. The new openings on the North façade have also been reviewed by HPD and all their comments have been addressed in the current design. The new openings are necessary to enable the commercial space in the basement to activate the adjacent open space as well as to meet the life/safety requirements for the apartments on the upper floor.

We are excited to bring this historic building back to life as a key mixed-use property in the Monroe Commercial Historic District within Monroe Downtown.



# FORD BUILDING

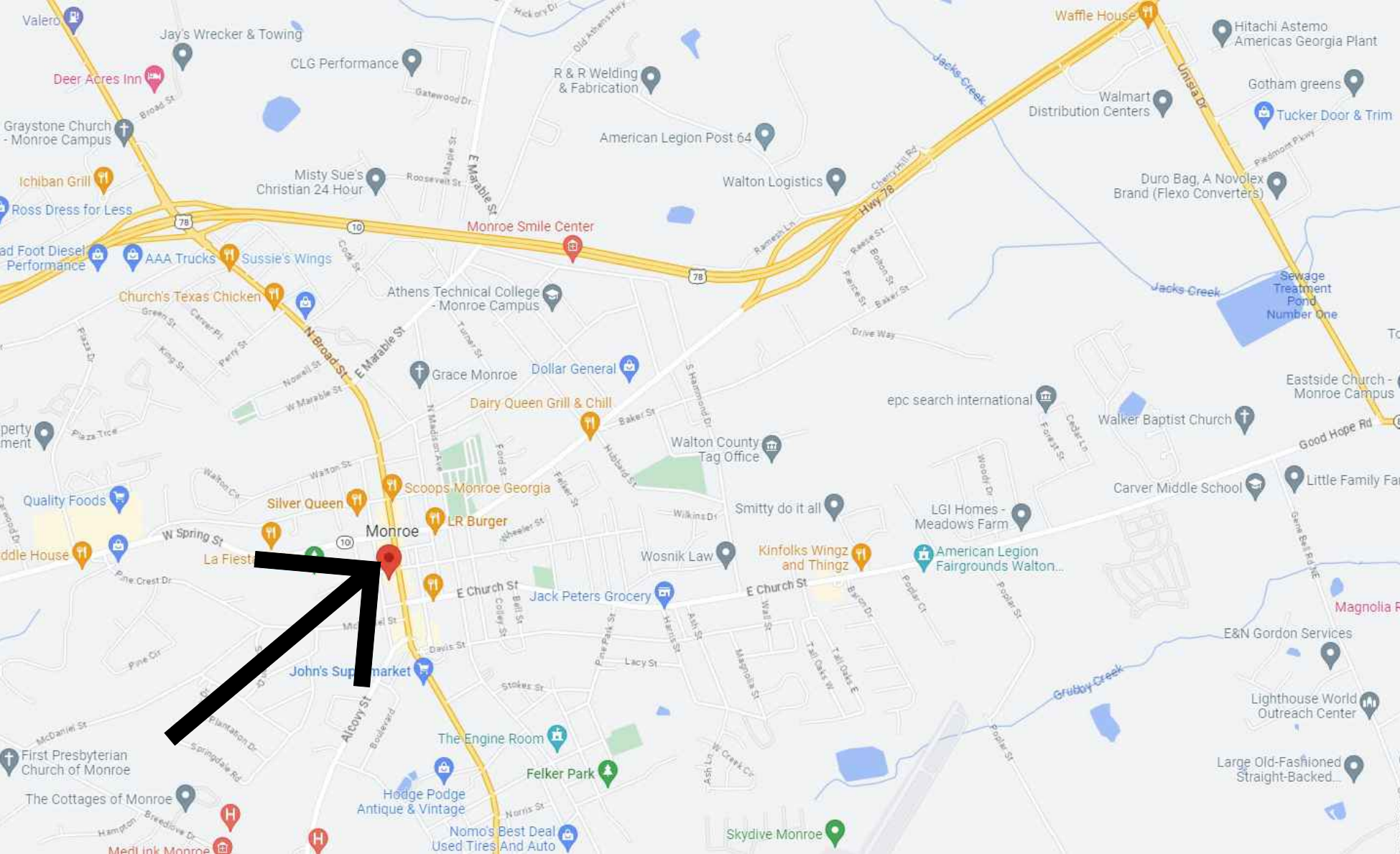
## 208 S. BROAD STREET

## MONROE, GEORGIA 30655

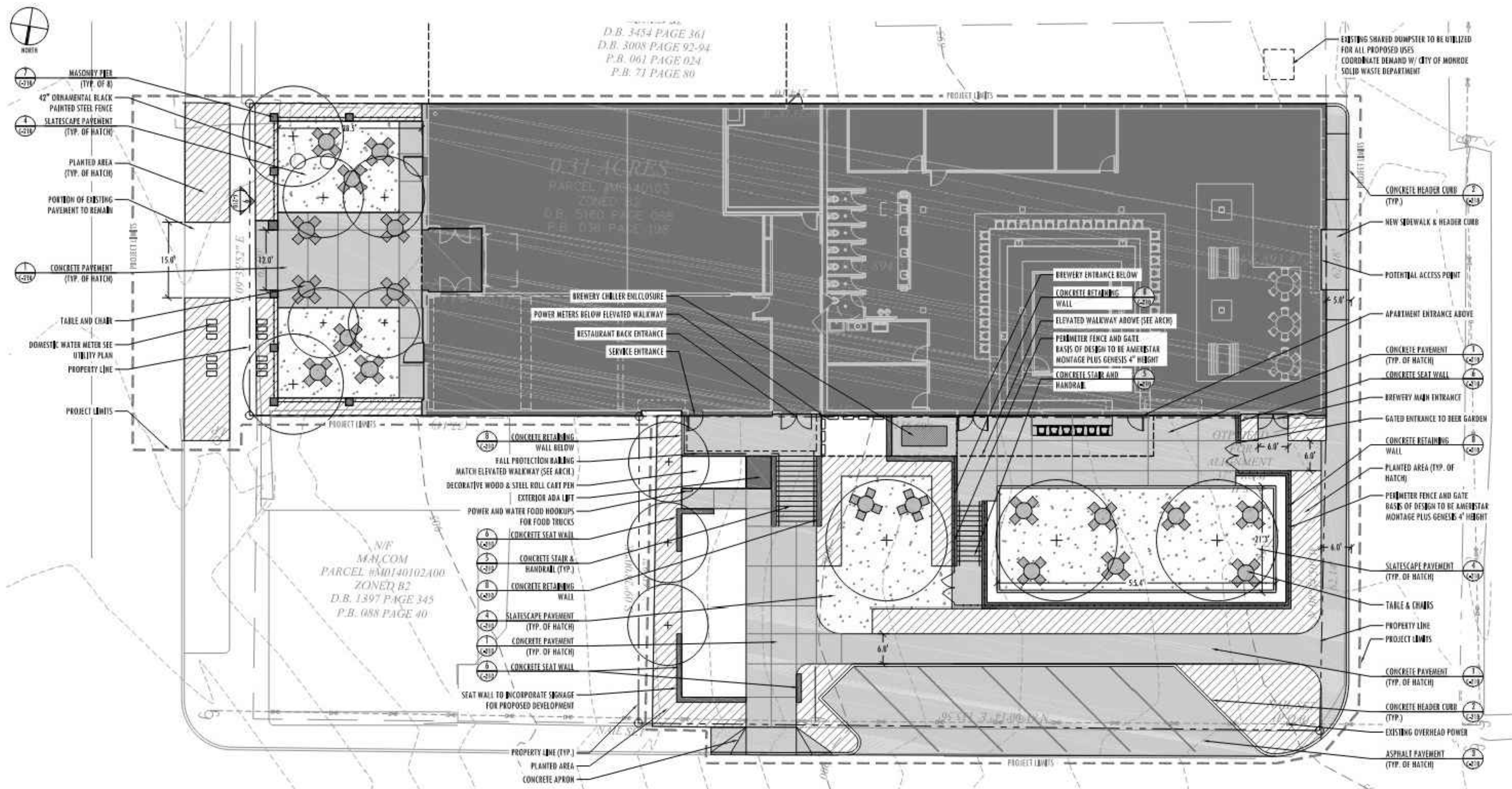
DEVELOPER  
CHAD DRAPER - JEC DEVELOPMENT

ARCHITECT  
CHRISTOPHER EVANS, AIA  
E+E ARCHITECTURE, INC  
297 PRINCE AVE SUITE 28B  
ATHENS GEORGIA 30601

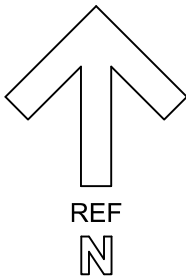
- GENERAL NOTES:
- DO NOT SCALE DRAWINGS - USE DIMENSIONS ONLY. FOR DIMENSIONS NOT SHOWN OR IN QUESTION, CONTRACTOR SHALL REQUEST CLARIFICATION FROM ARCHITECT BEFORE PROCEEDING.
  - UNLESS OTHERWISE NOTED, INTERIOR PARTITION DIMENSIONS ARE GIVEN FACE TO FACE BETWEEN STUDS/CMU OR FACE OF STUD/CMU TO COLUMN CENTERLINE. THE EXCEPTION IS MILLWORK DETAILS WHERE DIMENSIONS ARE FROM FACE OF FINISH SURFACES (GWB, PLASTER, ETC.)
  - ELEVATIONS AND LEVELS ARE SHOWN TO TOP OF FINISHED HARD SURFACES (CONCRETE FLOOR SLAB), EXCLUSIVE OF APPLIED FINISHES (CARPET, VCT, OTHER THINSET FINISH MATERIALS).
  - CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS, CONDITIONS, AND EQUIPMENT LOCATIONS IN THE FIELD. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
  - ELECTRIC PANELS, ALARM BOXES, FIRE EQUIPMENT CABINETS AND OTHER RECESSED BOXES GREATER THAN 16 SQUARE INCHES THAT ARE LOCATED IN RATED WALLS SHALL BE BACKED BY GYPSUM WALLBOARD LAYERS SUFFICIENT TO MAINTAIN THE DESIGNATED RATING.
  - ALL VERTICAL PIPING EXPOSED IN ROOMS SHALL BE FURRED AND FINISHED TO MATCH ADJACENT WALL. EXCEPTIONS ARE MECHANICAL ROOMS, ELECTRIC AND TELEPHONE CLOSETS.
  - CEILING AND ACCESS PANELS SHALL BE PROVIDED IN NON-ACCESSIBLE CEILINGS, INCLUDING BUT NOT LIMITED TO: BELOW THE FOLLOWING MECHANICAL AND PLUMBING DEVICES:
    - VALVES
    - FLOW MEASURING DEVICES
    - MIXING BOXES
    - POWER OPERATED DAMPERS
    - ACCESS PANELS IN DUCTWORK
    - VOLUME AND BALANCING DEVICES
    - WATER FLOW SWITCHES
    - SPRINKLER SYSTEM DRAINS AND TEST CONNECTIONS
    - PRESSURE SWITCHES
  - REFER TO ELECT. DRAWINGS FOR SMOKE DETECTOR TYPES AND LOCATIONS.
  - NO FIRE ALARMS REQUIRED. GENERAL CONTRACTOR TO SUBMIT MODIFICATIONS TO SPRINKLER SYSTEM HEADS, PULL STATIONS, ETC. SEPARATELY.



VICINITY MAP  
N.T.S.



1 SITE PLAN  
N.T.S.



### DRAWING INDEX

#### FORD BUILDING

#### 208 S. BROAD STREET MONROE, GEORGIA

HPC SUBMISSION 09.08.23

#### GENERAL

A-0.0 COVER

#### (A) ARCHITECTURAL

D-2.0 EXISTING EXTERIOR IMAGES  
D-2.0 EXISTING EXTERIOR ELEVATIONS  
A-1.0 RENDERED VIEWS  
A-2.0 EXTERIOR ELEVATIONS

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CONSULTING ENGINEERS:

FORD BUILDING  
208 S. BROAD STREET  
MONROE, GA 30655

Seal:

No. Date Issue Notes



Drawing Title

COVER

Date: 06.07.2023  
Project Number: 2022-31  
CAD File Name: A-0.0 COVER.DWG  
Drawing Number:

A-0.0



# EXISTING IMAGES



FRONT EXTERIOR -  
FACING SOUTH BROAD STREET



FRONT EXTERIOR -  
FACING SOUTH BROAD STREET



SIDE EXTERIOR -  
FACING W CHURCH ST



BACK EXTERIOR -  
FACING N WAYNE ST



BACK EXTERIOR -  
FACING N WAYNE ST



BACK EXTERIOR -  
FACING N WAYNE ST



SIDE EXTERIOR -  
FACING WEST  
WASHINGTON



BACK SIDE EXTERIOR -  
FACING WEST WASHINGTON

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CONSULTING ENGINEERS:

FORD BUILDING  
208 S. BROAD STREET  
MONROE, GA 30655

Seal:

No.	Date	Issue Notes

ARCHITECTURE

297 PRINCE AVE. SUITE 288  
ATHENS, GEORGIA  
O: 706.850.1330

06.07.2023

Project Number  
2022-31

15-1.0 EXISTING EXTERIOR IMAGES.DWG

Drawing Number  
D-1.0



FORD BUILDING  
208 S. BROAD STREET  
MONROE, GA 30655

Seal:

No.	Date	Issue Notes

Design Firm

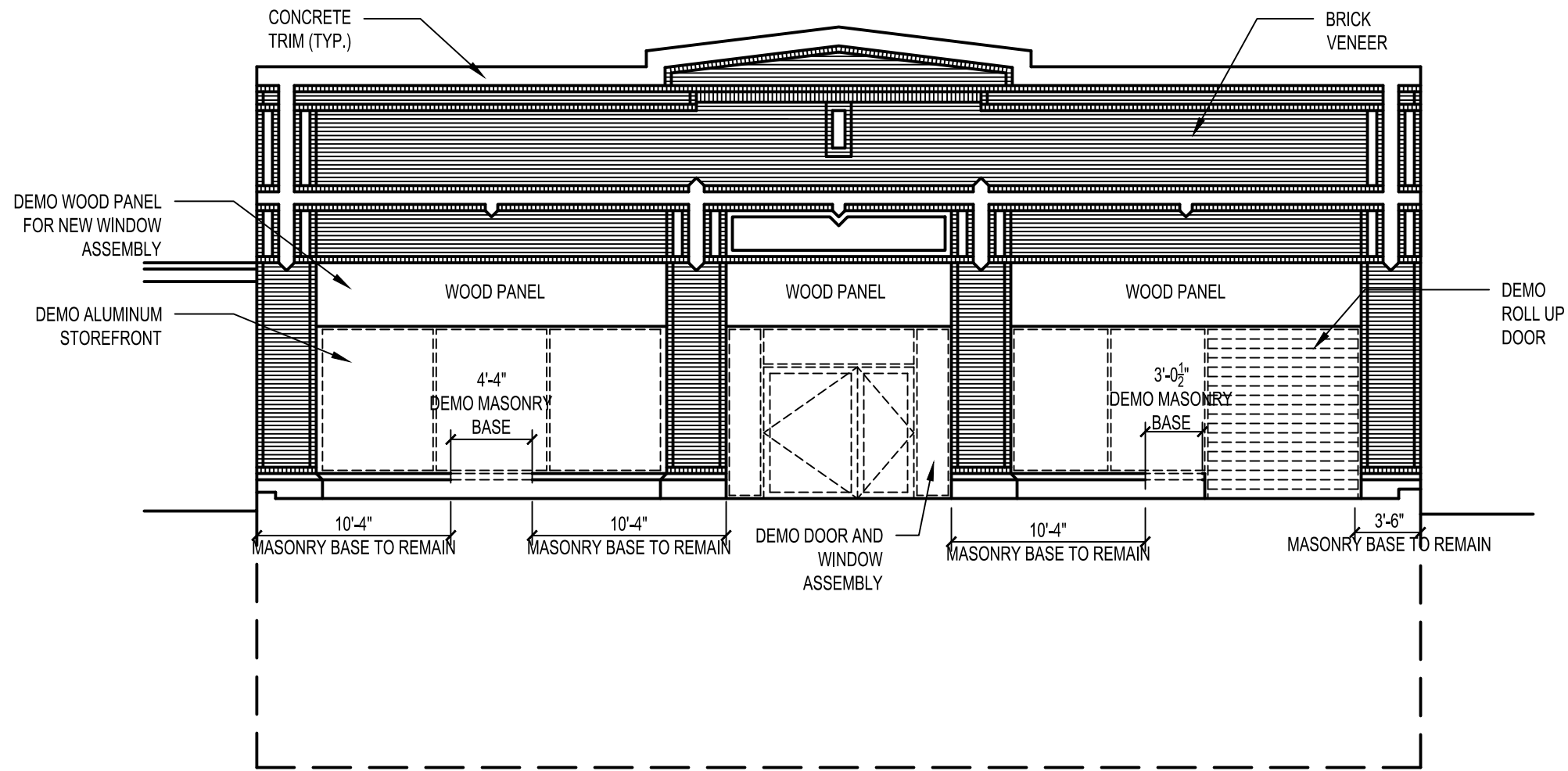
E+E  
ARCHITECTURE

297 PRINCE AVE, SUITE 288  
ATHENS, GEORGIA  
O: 706.850.1330

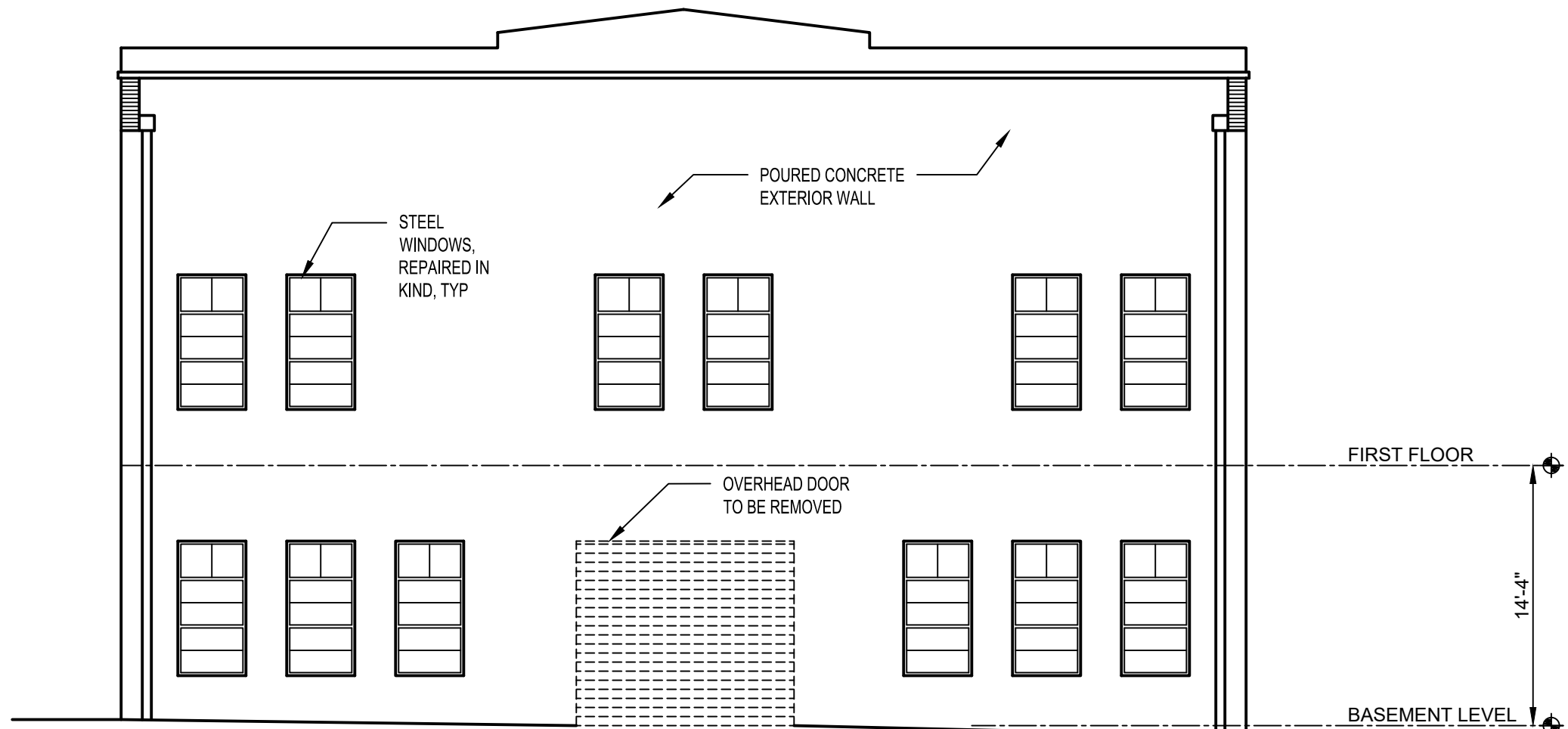
EXISTING  
EXTERIOR  
ELEVATIONS

Date	Project Number
06.07.2023	2022-31
Drawing Name	
D-2.0 EXISTING EXTERIOR ELEVATIONS DWS	
Drawing Number	

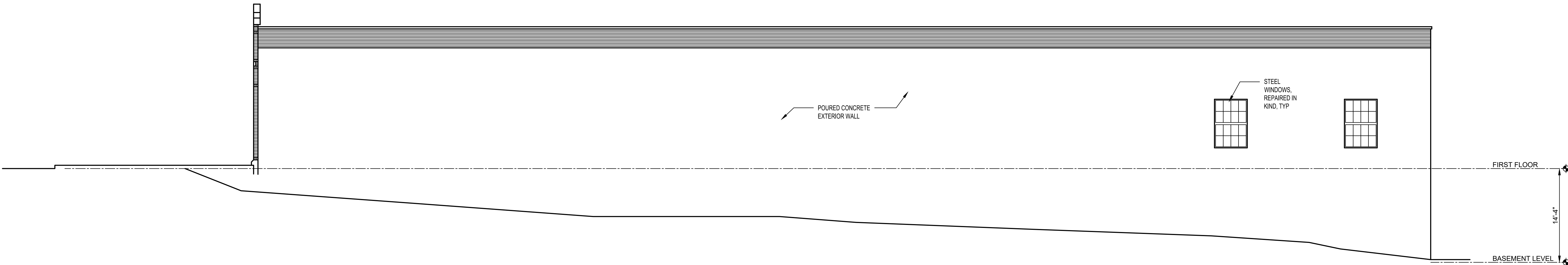
D-2.0



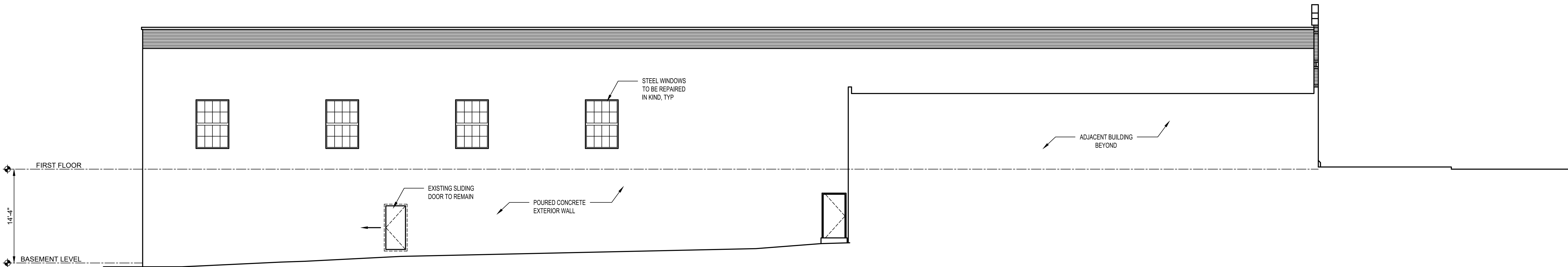
1 EXTERIOR ELEVATION  
1/8"=1'-0"



2 EXTERIOR ELEVATION  
1/8"=1'-0"



3 EXTERIOR ELEVATION  
1/8"=1'-0"



4 EXTERIOR ELEVATION  
1/8"=1'-0"





EXISTING PHOTO FROM CORNER OF WAYNE STREET AND WASHINGTON STREET



TOP VIEW RENDERING FROM WASHINGTON STREET

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CONSULTING ENGINEERS:

FORD BUILDING  
208 S. BROAD STREET  
MONROE, GA 30655

Seal:

No.	Date	Issue Notes

Design Firm

ARCHITECTURE

297 PRINCE AVE, SUITE 288  
ATHENS, GEORGIA  
O: 706.850.1330

Drawing Title

RENDERED VIEWS

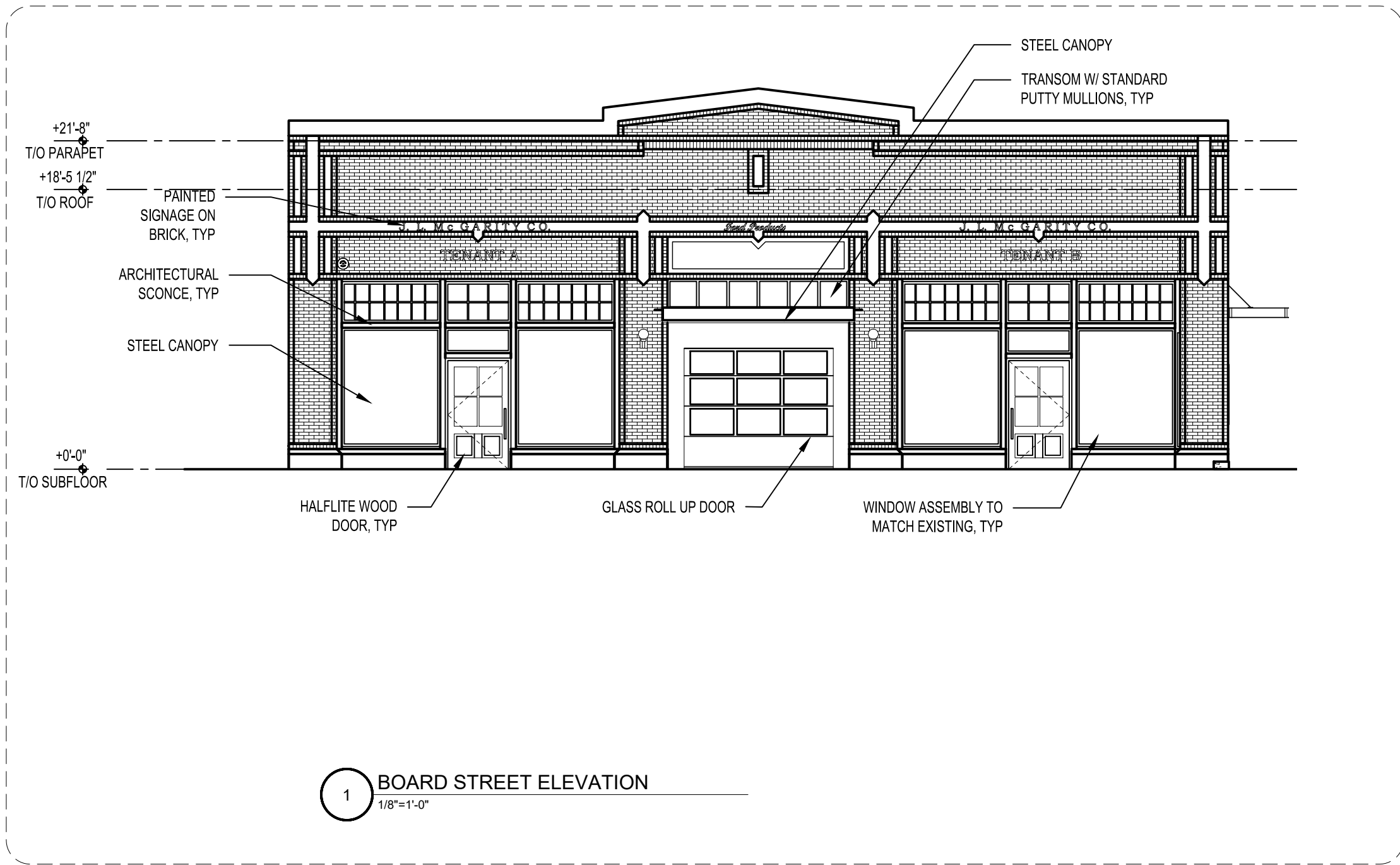
DATE06.07.2023

PROJECT NUMBER2022-31

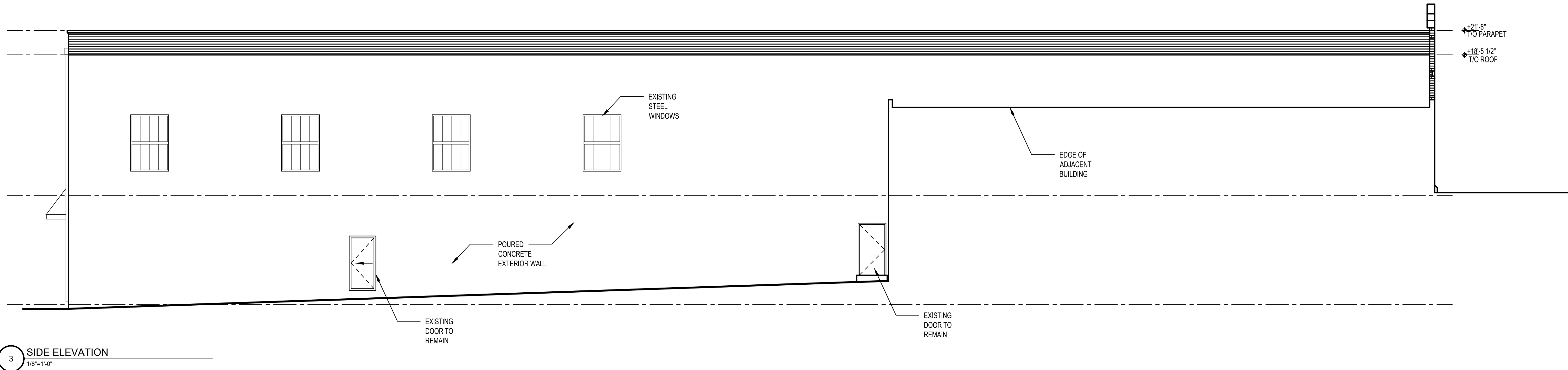
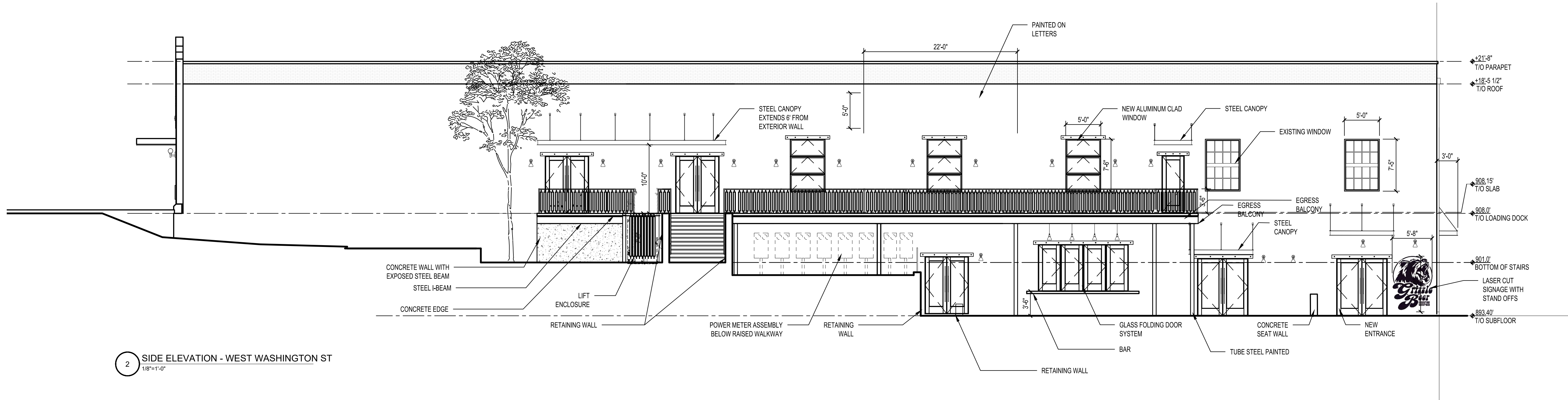
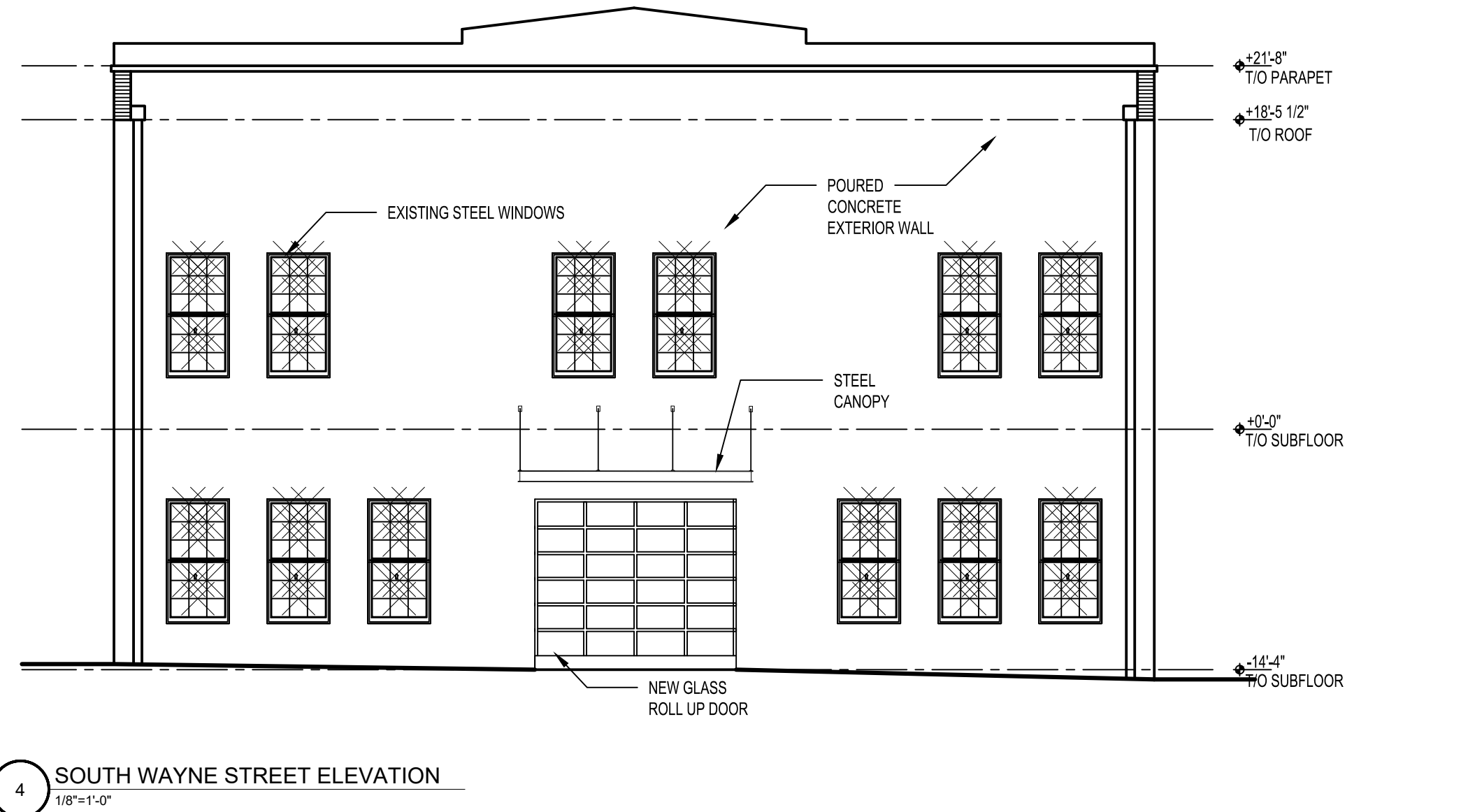
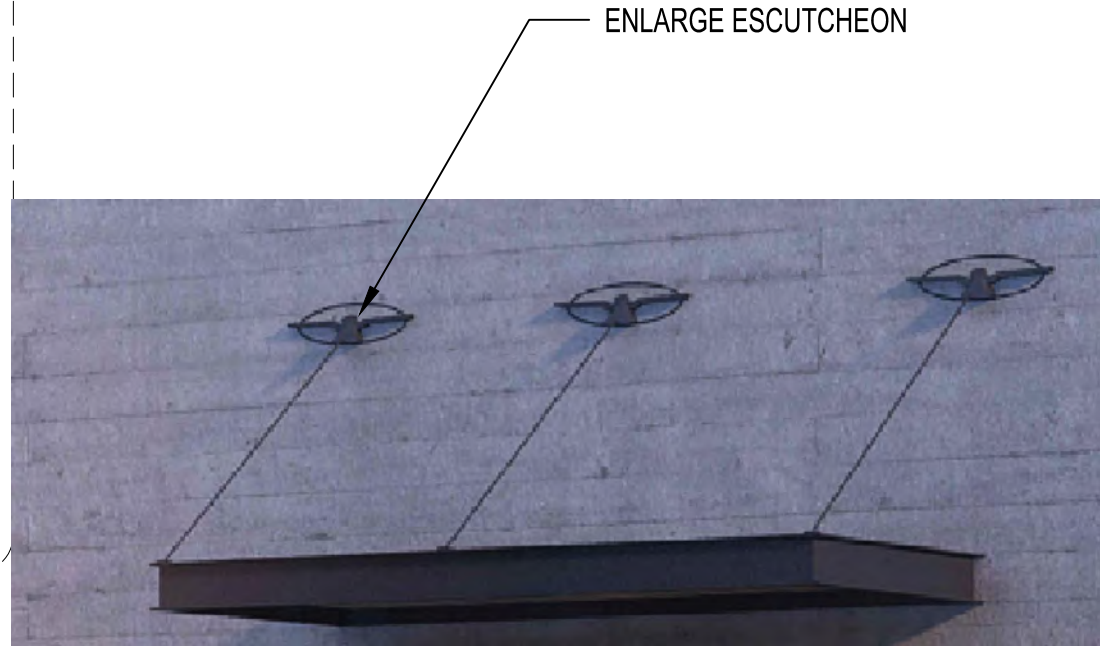
CAD FILE NAMEA-1.0 RENDERED VIEWS.DWG

DRAWING NUMBERA-1.0





PREVIOUSLY APPROVED OCTOBER 2022



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CONSULTING ENGINEERS:

FORD BUILDING  
208 S. BROAD STREET  
MONROE, GA 30655

Seal:

No.	Date	Issue Notes

Design Firm



297 PRINCE AVE, SUITE 288  
ATHENS, GEORGIA  
O: 706.850.1330

Drawing Title

EXTERIOR  
ELEVATIONS

Date	06.07.2023	Project Number	2022-31
CAD File Name	A-2.0 EXTERIOR ELEVATIONS.DWG		
Drawing Number	A-2.0		



# City of Monroe

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

## HISTORIC PRESERVATION MTG PERMIT

PERMIT #:	2766	DESCRIPTION:	HPC COA - SHED
JOB ADDRESS:	108 WILLIAMS STREET	LOT #:	
PARCEL ID:	M0140179	BLK #:	
SUBDIVISION:		ZONING:	P
ISSUED TO:	TUFF SHED	CONTRACTOR:	TUFF SHED
ADDRESS:	3700 DEKALB TECHNOLOGY PARKWAY	PHONE:	
CITY, STATE ZIP:	DORAVILLE GA 30340	OWNER:	
PHONE:		PHONE:	
PROP. USE:	RESIDENTIAL	DATE ISSUED:	11/13/2023
VALUATION:	\$ 6,861.00	EXPIRATION:	5/11/2024
SQ FT:	140.00		
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:

The Historic Preservation Commission will hear your request for a shed at 108 Williams St. on November 28, 2023 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.

  
(APPROVED BY)

11/21/23  
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: 108 WILLIAMS ST. Parcel # \_\_\_\_\_

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

Property Owner: RACHEL BUZZARD

Address: 108 WILLIAMS ST. MONROE GA. 30655

Telephone Number: 404-984-4025 Email Address: dwdk24@yahoo.com

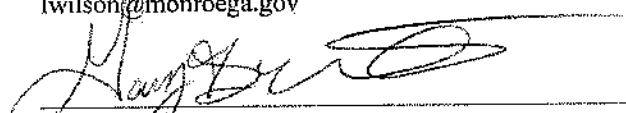
Applicant: <u>GARY NICHOLSON</u>	
Address: <u>3700 DEKALB TECH. PKWY ATL. GA 30340</u>	
Telephone Number: <u>404-419-2660</u>	Email Address: <u>gnicholson@tuffshed.com</u>

Estimated cost of project: \$6861.00

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

  
Signature of Applicant

10-6-23  
Date

**CITY OF MONROE**  
**ACCESSORY BUILDING PERMIT APPLICATION**

Phone: (770) 207-4674 Email: lwilson@monroega.gov

**OFFICE PERMITTING HOURS: 8:00 a.m. - 4:00 p.m.**

Property Owner: RACHEL BUZZARD Phone: 404-984-4025

Current Address: 108 Williams St.

City: Monroe State: GA Zip: 30655 Email: dwdk24@yahoo.com

General Contractor: TUFF SHED

Address 3700 DEKALB TECH PKWY City ATL State GA Zip 30340

Phone # 404-419-2660 Cell # 678-787-2859 Email: gnicholson@tuffshed.com

Construction Address 108 Williams St.

CLASS OF WORK: Residential ☒ Commercial ☐

**Square Footage** **Height** **Dimensions**

Bldg: 140 11 10 X 14

Accessory Bldg: htd: ☐ Unhtd: ☒


Number of Existing Accessory Bldgs:     Size of existing Accessory Bldgs:    

Valuation \$ 6,861.00

Accessory buildings shall not exceed twenty-five (25) feet in height and shall not exceed fifty percent (50%) of the heated floor area of the principal structure. Accessory buildings shall have a setback of at least five (5) feet from any lot line and shall maintain a minimum distance of at least five (5) feet from the principal building.

Please provide proof of ownership. Permit is void if work does not begin within 6 months of issuance. Please call this office for final inspection of accessory building.

**All of the above information is true and correct.**

 GARY NICHOLSON 10/6/23  
 Signature of Applicant Print Name Date

Revised 8/11/2021

215 N Broad St./PO Box 725 Monroe, GA 30655

**108 Williams St  
Monroe GA 30655**

**PROPERTY OWNER:**

Rachel Buzzerd  
404-984-4025

**ADDITION OF AN ACCESSORY STRUCTURES:**

140 square feet

**COST OF CONSTRUCTION:**

\$6,861.00

**CODE:**

2018 IRC with Georgia Amendments 2020

**SCOPE OF WORK:**

Assembly & installation of a pre-fabricated 10x14, 140 sf, ranch style storage shed. There will be no land disturbance or utilities associated with this permit. The shed will be completed in 1 day.

**APPLICANT:**

Gary Nicholson – Tuff Shed  
3700 Dekalb Technology Parkway C  
Doraville, GA 30340  
404-602-9407  
gnicholson@tuffshed.com

**CONTRACTOR:**

Tom Saurey – Tuff Shed  
1777 S Harrison St Suite 600  
Denver, CO 80210

108 WILLIAMS ST.  
MONROE GA. 30655

2018 IRC WITH GA  
AMENDMENTS 2020

ASSEMBLY AND INSTALLATION  
OF A PRE-FAB SHED. ANCHORED  
TO EXISTING CONCRETE. SHED  
WILL HAVE A FLOOR SYSTEM. NO  
LAND DISTURBANCE. NO UTILITIES.  
WORK TO BE COMPLETED IN 1 DAY.

MATERIALS

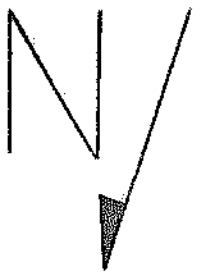
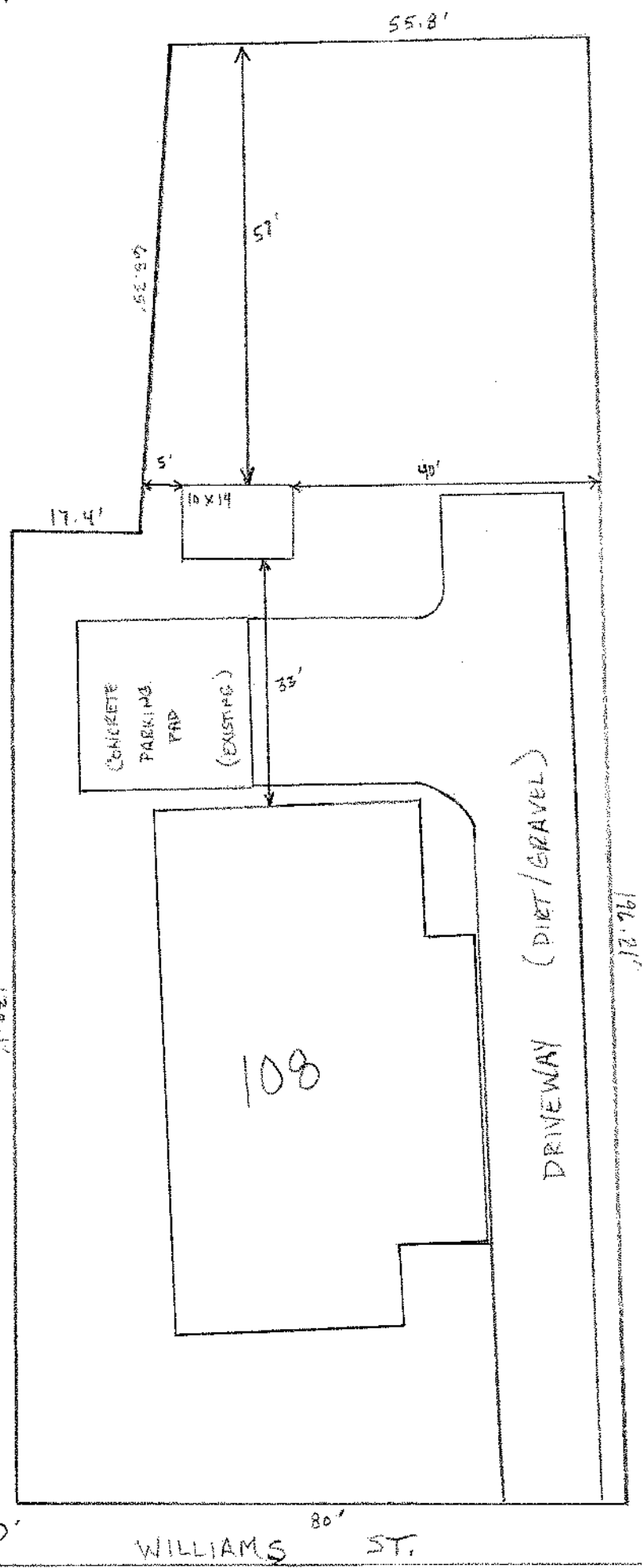
WOOD FRAMING  
WOOD SIDING  
METAL ROOF

DIMENSIONS

10x14x11

COVERAGE BEFORE SHED  
21.77% @ 2845 s.f.

COVERAGE AFTER SHED  
22.84% @ 2985 s.f.



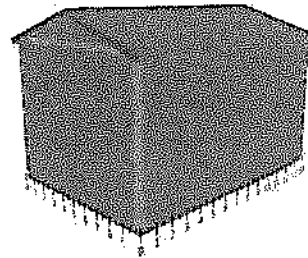
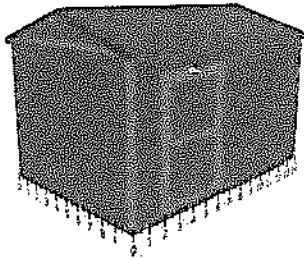
1" = 20'

WILLIAMS ST.



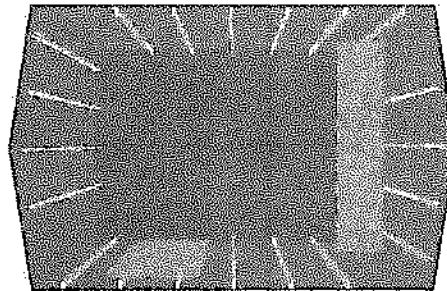


Rachel Buzzérd  
108 Williams Street  
Monroe GA 30655  
Q-2396093



Wall D

Wall A



Wall C

Wall B

### **Base Details/Permit Details**

#### **Building Size & Style**

Premier Tall Ranch ~10' wide by 14' long

#### **Door**

4' x 6'7" Single Shed Door, Left Hinge Placement

#### **Paint Selection**

Base; Goblin, Trim: Dover Gray

#### **Roof Selection**

Brown Metal Roof

#### **Drip Edge**

Brown

#### **Is a permit required for this job?**

Yes

#### **Who is pulling the permit?**

Tuff Shed

### **Optional Details**

#### **Floor and Foundation**

4 Ea Shed Anchor to Concrete - A24 & Wedge Anchor

#### **Interior**

10 Lin Ft 24" Workbench

#### **Vents**

2 Ea 16"x8" Wall Vent - Brown

14 Ea Floor Track Vent Screen

### **Jobsite/Installer Details**

**Do you plan to insulate this building after Tuff Shed installs it?**

No

**Is there a power outlet within 100 feet of installation location?**

Yes

**The building location must be level to properly install the building. How level is the install location?**

Within 4" of level

**Will there be 18" of unobstructed workspace around the perimeter of all four walls?**

Yes

**Can the installers park their pickup truck & trailer within approximately 200' of your installation site?**

Yes

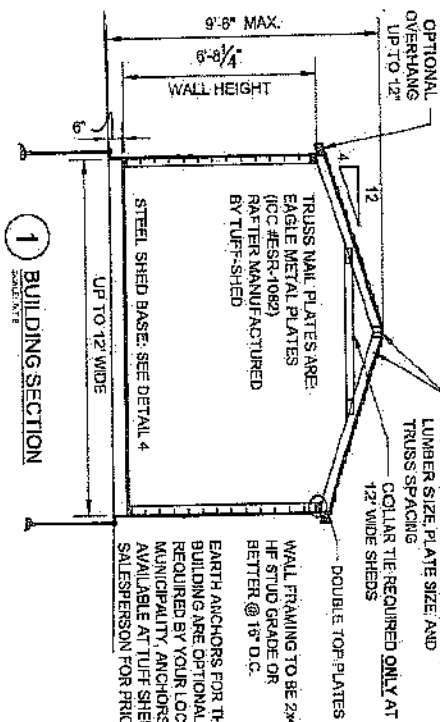
**Substrate Shed will be installed on?**

Anchored to Concrete with Shed Floor

Customer Signature: \_\_\_\_\_ Date: \_\_\_\_\_

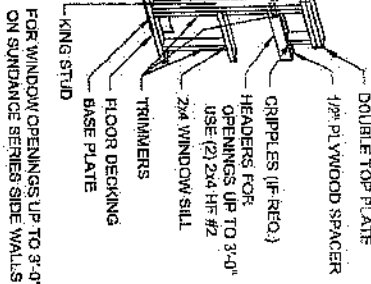
# TR/TRD-700 SHED UP TO 12' WIDE X UP TO 24' LONG

## SUNDANCE SERIES

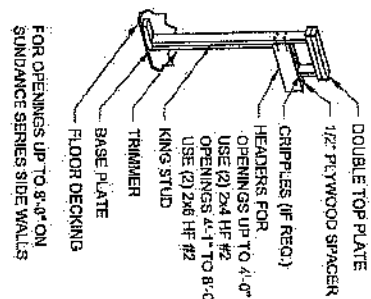


**1 BUILDING SECTION**  
SCALE: 1/8\"/>

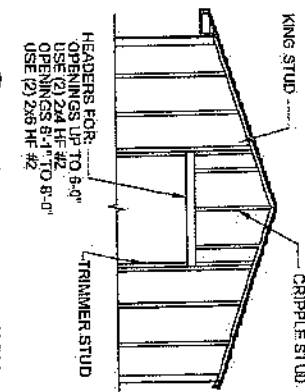
**2A WINDOW HEADER DETAIL**  
FOR LOAD BEARING WALLS  
SCALE: 1/8\"/>



**2B DOOR HEADER DETAIL**  
FOR LOAD BEARING WALLS  
SCALE: 1/8\"/>



**3 HEADER DETAIL FOR NON-LOAD BEARING WALLS**  
SCALE: 1/8\"/>

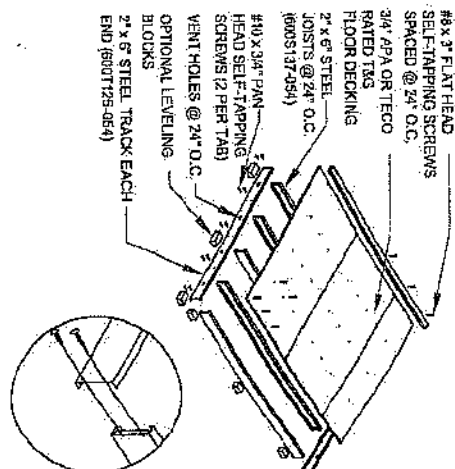


**4 SHED BASE DETAIL**  
SCALE: 1/8\"/>

- NOTES:**
1. BUILDING CODE: 2018 IBC AND 2018 IRC
  2. DESIGN LOADING:  
WIND SPEED & EXPOSURE: 115C  
ROOF LIVE LOAD: 40 PSF  
ROOF DEAD LOAD: 10 PSF
  3. FOR SHEDS WHICH OTHERWISE MEET THE PRESCRIPTIVE REQUIREMENTS OF THE 2018 IBC AND 2018 IRC ALL SHEDS CONSTRUCTED ACCORDING TO STANDARD CONVENTIONAL CONSTRUCTION METHODS.
- ROOF:**  
ATTACH 17/16 OSB SHEATHING TO TRUSSES WITH:  
8d NAILS @ 6\"/>

**WALLS:**  
ATTACH 3/8\"/>

**HEADER:**  
ATTACH HEADER TO STUD WITH:  
4d TOENAIL OR 4-16d END NAIL DOUBLED HEADER-16d @ 16\"/>



<b>TUFF SHED</b> Storage Buildings & Garages TUFF SHED, INC.		Order # _____		P.O. # _____	
		Customer: _____		Drawn By: SJ	
Site Address: _____		Date: 2/22/19		Checked By: _____	
Building: SHED, 700x14x10, 1150-1150, 2018 IBC, 1150		Date: _____		Scale: N.T.S.	
THESE DRAWINGS AND THE DESIGN ARE THE PROPERTY OF TUFF SHED, INC. THESE DRAWINGS ARE FOR A BUILDING TO BE SUPPLIED AND BUILT BY TUFF SHED, INC. ANY OTHER USE IS FORWARDED BY TUFF SHED, INC. TO THE ENGINEER OF RECORD.					
IN HOUSE DRAFTING DEPARTMENT 1777 S. HARRISON STREET DENVER, COLORADO 80210 (303) 753-TUFF		DRAWINGS BY: <b>TUFF SHED, INC.</b>		TITLE BUILDING SECTIONS SHED BASE DETAIL'S HEADER FRAMING DETAILS NOTES - 2018 IBC & IRC - 1150	
TUFF SHED, INC. ASSUMES ALL RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION AND THE COMPLETION OF THE BUILDING. SPECIAL NOTATION.		BUILDING NO. TR/TRD700-01		SHEET 1 OF 1	



**STATE LICENSING BOARD FOR RESIDENTIAL AND GENERAL CONTRACTORS**  
 237 Coliseum Drive, Macon, GA 31217  
 478-207-2440  
[www.sos.ga.gov/plb](http://www.sos.ga.gov/plb)

**Authorized Permit Agent Form (ONE FORM PER PERMIT)**

This form may be used by a qualifying agent to designate an individual to obtain a permit on his/her behalf for a project for the qualifying company. The contractor should submit an original Authorized Permit Agent Form for each project for which he/she has designated an individual to pull permits. This designated individual shall further be identified as the authorized permit agent. This notarized form with an **ORIGINAL SIGNATURE (no copies or faxes accepted)**, a copy of the contractor's license, a copy of the contractor's company license, and a copy of the driver's license of the authorized permit agent is to be given to the permit office in the city or county in which the project is located. **DO NOT SEND A COPY OF THIS FORM TO THE BOARD OFFICE UNLESS REQUESTED.**

License verification by permitting office should be completed by visiting <http://verify.sos.ga.gov/verification>

Name of Qualifying Agent:	Tom Saurey, CEO
Contractor License # (Attach a copy of license.)	N/A
Name of Licensed Company:	Tuff Shed, Inc.
Company License # (Attach a copy of license.)	RLCO003749
Name of Authorized Permit Agent: (Attach a copy of driver's license.)	Gary Nicholson

**PROJECT (an original form is required for each project):**

Company listed on contract:	
Property Owner's Name:	RACHEL BUZZARD
Street Address:	108 WILLIAMS ST.
Apartment or Suite #	
City, State, Zip:	MONROE GA 30655

I hereby designate the above listed Authorized Permit Agent to apply for and obtain the permit(s) for the project listed above. The undersigned, being licensed as a qualifying agent, do hereby affirm and swear, under oath, that all information on this form and on accompanying documents are true and correct.

Original Signature of Qualifying Agent (no copies or faxes accepted)

Tom Saurey, CEO

NOTARY SEAL

State of Colorado County of Denver

SUBSCRIBED AND SWORN BEFORE ME ON THIS THE

12th DAY OF September, 20 23

IAN JAMES BERGESON  
 NOTARY PUBLIC My Commission Expires: 8/2/2026

IAN JAMES BERGESON  
 Notary Public  
 State of Colorado  
 Notary ID # 20224030094  
 My Commission Expires 08-02-2026

**Fees Charged**  
Admin Fee OTC  
Manufacturing  
Per Employee

**City of Doraville**

3725 Park Ave  
Doraville, GA 30340  
(770) 451-8745  
www.doravillega.us

**License #: OCC23-1584**

**Date Issued: 02/06/2023**  
**Invoice #: 00017665**

# Occupational Tax Certificate

**DBA:** TUFF SHED

**Legal Business Name:** TUFF SHED, INC.

**Owner:** TOM SAUREY

**Occupation Type:** Prefabricated Wood Building Manufacturing

**NAICS Code:**

321992

**3700 DEKALB TECHNOLOGY PKWY. C**  
**DORAVILLE, GA 30340**

**Location:**

**1777 S. HARRISON ST. STE. 600**  
**DENVER, CO 80210**

**Mailing Address**

**Expires: 12/31/2023**  
**ANNUAL RENEWAL REQUIRED FOR ALL LICENSE TYPES**

**NON-TRANSFERABLE**

**MUST BE POSTED IN A VISIBLE LOCATION IN THE BUSINESS ESTABLISHMENT**

**Authorized Signature**



**STATE OF GEORGIA**  
**BRAD RAFFENSPERGER, Secretary of State**  
 State Licensing Board for Residential and General Contractors  
 LICENSE NO. RLQA003753

Tom Saurey  
 1777 S Harrison St  
 Suite 600  
 Denver CO 80210

Company Name: Tuff Shed Inc  
 Company License NO: RLCO003749  
**Residential Light Qualifying Agent**

EXP DATE - 06/30/2024 Status: Active  
 Issue Date: 03/23/2015

A pocket-sized license card is below. Above is an enlarged copy of your pocket card.

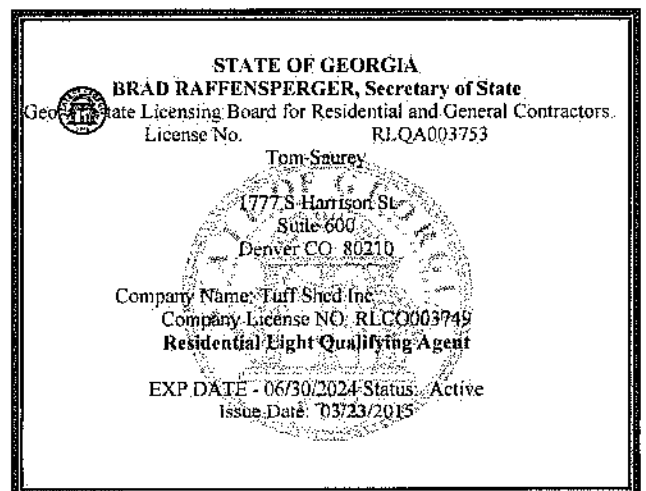
Please make note of the expiration date on your license. It is your responsibility to renew your license before it expires. Please notify the Board if you have a change of address.

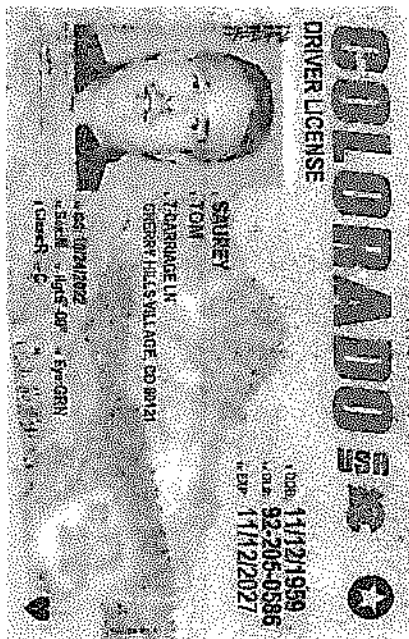
Wall certificates suitable for framing are available at cost, see board fee schedule. To order a wall certificate, please order from the web site – [www.sos.ga.gov/plb](http://www.sos.ga.gov/plb).

Please refer to Board Rules for any continuing education requirements your profession may require.

Georgia State Board of Professional Licensing  
 237 Coliseum Drive  
 Macon GA 31217  
 Phone: (404) 424-9966  
[www.sos.ga.gov/plb](http://www.sos.ga.gov/plb)

Tom Saurey  
 1777 S Harrison St  
 Suite 600  
 Denver CO 80210







GEORGIA

DRIVER'S LICENSE

DL



Commissioner: *April E. Moore*



*Am*

4d DL NO. 029788358

3. DOB. 06/24/1970

9 CLASS C

2 GARY DEVERLE

1 NICHOLSON

8 2689 HERITAGE OAKS CIR

DAQUILA, GA 30019-7078

GWINNETT

12 REST A

5d END NONE

4b ISS 08/31/2021

15 SEX M

18 EYES BRO

16 HGT 6'-00"

17 WGT 180 lb

5. ID. 46492088370020006

ORGAN DONOR





# City of Monroe

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

## HISTORIC PRESERVATION MTG PERMIT

PERMIT #:	2767	DESCRIPTION:	HPC COA WINDOWS / EXTERIOR CHANGES
JOB ADDRESS:	200 BARRETT ST	LOT #:	66
PARCEL ID:	M0180124	BLK #:	
SUBDIVISION:		ZONING:	PCD
ISSUED TO:	JAMIE & JASON LILL	CONTRACTOR:	JAMIE & JASON LILL
ADDRESS:	3745 WATSON FAIN RD	PHONE:	
CITY, STATE ZIP:	LOGANVILLE GA 30052	OWNER:	
PHONE:		PHONE:	
PROP. USE:	INDUSTRIAL	DATE ISSUED:	11/13/2023
VALUATION:	\$ 9,000,000.00	EXPIRATION:	5/11/2024
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

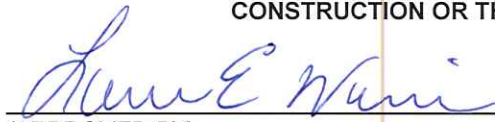
### NOTES:

The Historic Preservation Commission will hear your request for new windows and exterior changes at 200 Barrett St. on November 28, 2023 at 6p.m. in the Council Chambers at City Hall; 215 N. Broad St. Monroe, GA 30655

### NOTICE

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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)

  
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: 200 Barrett St Monroe Parcel # M 0180-00000-124-000

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

Property Owner: LG3, LLC

Address: 3745 Watson Fain Rd Loganville GA 30052

Telephone Number: (813) 957-1442 Email Address: jake.lille@industrialfurnace.com

Applicant:	
Address:	
Telephone Number:	Email Address:

Estimated cost of project: 9 million

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](mailto:lwilson@monroega.gov)

Jim Kelly  
Signature of Applicant

10/1/23  
Date

## 200 Barrett St Mill

### Written Description for Certificate of Appropriateness Application-Historic District

We are requesting permission to make the following changes to the three exterior sides (fourth side is actually part of the connecting Mill) that are part of our Mill located on Barrett Street.

#### New Windows:

The primary changes we'll be making to the building's exterior will be the replacement of windows. As seen in the pictures, the building's windows were bricked over many years ago so that only small 3' X 3' glass window panels remain within them now.

We then would like to demolish these bricked in openings back to what they were originally, and then replace them with these larger "Mill" style windows similar to what is there currently on the first floor. We are attaching drawings of the proposed windows we'd like to install. They would be manufactured by Marvin, which has told us also that their windows have been approved by historical society organizations in other cities on similar Mill projects.

All of the larger openings then would be filled with these grate style windows colored with black trim. This would include replacing the older, deteriorating windows remaining on the first floor that already have this look to them. All of the building's exterior then would be retrofitted with these new Marvin windows. This would include the "bump out" section of the Mill that faces the pond where there are currently just large openings with nothing in them.

As part of this window rehabilitation work, we'd also like to reinstall the windows located at the very top of our building to a section we are calling the atrium. We believe there were windows installed here at one time, but not certain since they are currently covered over with wood and siding. But we would like to get as much light up there as possible, as shown on the "Marvin Window Layout 3<sup>rd</sup> Floor" attachment.

#### Other Building Work:

Ultimately though the intention is to restore the building's exterior to what it looked like many years ago. In addition to the window work, we'll rehabilitate any cracked bricked sections as well as resurface the deteriorated concrete window ledges. But no coatings of any kind will be used as part of this masonry rehabilitation work. The only exterior part of our Mill we intend on painting would be the wooden fascia and soffit panels located at the very top of the walls just under the roof/gutters. Most of the wood here is failing and will need to be replaced though before any it can actually be painted.

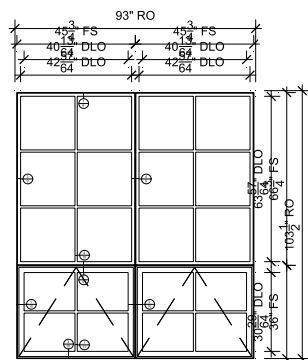
The long-term plan for our building would be to build out the upper two floors with apartments that maintain an "industrial" style loft look. Included in this application are detailed drawings of what we envision these lofts to be, which would have 22 units on the 3<sup>rd</sup> floor with another 18 units on the second.

But all of this work too would be done in an effort to restore what this Mill's interior looked like originally, including sand blasting off all of the old green colored paint that was covering the interior brick walls when we purchased the building. We'd even like to include the existing elevated metal pulley system used to move the bales of cotton, still on site and in good condition, as part of our new construction build out.

Lastly, we have an open space now that is currently drawn on our third floor that our architects initially labeled as a "plaza." We had that removed from the drawing since we instead envision this open area to be more of a gallery of sorts. In fact, we'd offer this space to the City as a potential future Mill museum that could be filled with historic memorabilia from when the town was busy with these operating cotton mill buildings. Another idea we had was to fill this area with art and exhibits from local artists.

Thank you for your consideration.

The Lill Family



**\* FLOOR 1**  
SCALE: 1/4" = 1'-0"

## SPECIFICATIONS

Line #: 1  
Qty: 22  
Mark Unit: FLOOR 1  
Product Line: Modern  
Unit Description: Marvin Assembly  
Rough Opening: 93" X 103 1/2"  
Frame Size: 91 1/2" X 102 3/4"  
Exterior Finish: Ebony  
Species: None  
Interior Finish: Ebony  
Unit Type: [A1/A2] Direct Glaze Rectangle,  
[B1/B2] Awning Crank Out, Roto Operating  
Call Number: None  
Glass Information: [A1/A2] IG - 15/16", Low E3 w/Argon, Black, [B1/B2] IG - 15/16",  
Tempered Low E3 w/Argon, Black  
Divider Type: 7/8" Rectangular SDL W/ Spacer - Black  
Hardware Type: [A1/A2] Performance Options : None,  
[B1/B2] Folding Handle, Sash Limiter : None  
Screen Type: [A1/A2] None, [B1/B2] Aluminum Screen  
Hardware Color: [A1/A2] None,  
[B1/B2] Matte Black  
Screen Surround Color: [A1/A2] None, [B1/B2] Ebony  
Screen Mesh Type: [A1/A2] None, [B1/B2] Bright View Mesh  
Shades: None  
Jamb Depth: 3 13/32"  
Interior Trim: None

\* The quote for this unit has an error on it. Please verify availability prior to order.



**ORDERING PRODUCTS WITH REFERENCE TO SHOP DRAWINGS:**  
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PROJ/JOB: INDUSTRIAL FURNACE CO / COTTON MILL MONROE GA

DIST/DEALER: AVI-ALPHARETTA-000

DRAWN: GREG SCOTT

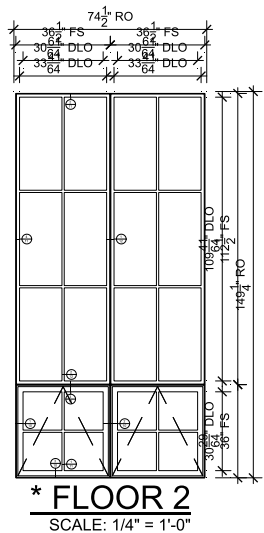
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## SPECIFICATIONS

Line #: 2

Qty: 22

Mark Unit: FLOOR 2

Product Line: Modern

Unit Description: Marvin Assembly

Rough Opening: 74 1/2" X 149 1/4"

Frame Size: 73" X 148 1/2"

Exterior Finish: Ebony

Species: None

Interior Finish: Ebony

Unit Type: [A1/A2] Direct Glaze Rectangle,  
[B1/B2] Awning Crank Out, Roto Operating

Call Number: None

Glass Information: [A1/A2] IG - 15/16", Low E3 w/Argon, Black, [B1/B2] IG - 15/16",  
Tempered Low E3 w/Argon, Black

Divider Type: 7/8" Rectangular SDL W/ Spacer - Black

Hardware Type: [A1/A2] Performance Options : None,  
[B1/B2] Folding Handle, Sash Limiter : None

Screen Type: [A1/A2] None, [B1/B2] Aluminum Screen

Hardware Color: [A1/A2] None,  
[B1/B2] Matte Black

Screen Surround Color: [A1/A2] None, [B1/B2] Ebony

Screen Mesh Type: [A1/A2] None, [B1/B2] Bright View Mesh

Shades: None

Jamb Depth: 3 13/32"

Interior Trim: None

\* The quote for this unit has an error on it. Please verify availability prior to order.



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PROJ/JOB: INDUSTRIAL FURNACE CO / COTTON MILL MONROE GA

DIST/DEALER: AVI-ALPHARETTA-000

DRAWN: GREG SCOTT

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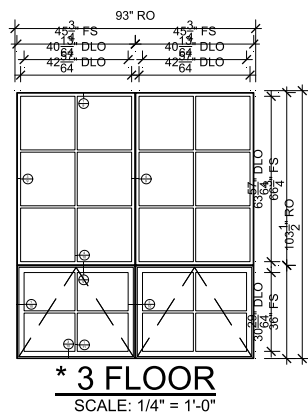
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## SPECIFICATIONS

Line #: 3  
 Qty: 22  
 Mark Unit: 3 FLOOR  
 Product Line: Modern  
 Unit Description: Marvin Assembly  
 Rough Opening: 93" X 103 1/2"  
 Frame Size: 91 1/2" X 102 3/4"  
 Exterior Finish: Ebony  
 Species: None  
 Interior Finish: Ebony  
 Unit Type: [A1/A2] Direct Glaze Rectangle,  
 [B1/B2] Awning Crank Out, Roto Operating  
 Call Number: None  
 Glass Information: [A1/A2] IG - 15/16", Low E3 w/Argon, Black, [B1/B2] IG - 15/16",  
 Tempered Low E3 w/Argon, Black  
 Divider Type: 7/8" Rectangular SDL W/ Spacer - Black  
 Hardware Type: [A1/A2] Performance Options : None,  
 [B1/B2] Folding Handle, Sash Limiter : None  
 Screen Type: [A1/A2] None, [B1/B2] Aluminum Screen  
 Hardware Color: [A1/A2] None,  
 [B1/B2] Matte Black  
 Screen Surround Color: [A1/A2] None, [B1/B2] Ebony  
 Screen Mesh Type: [A1/A2] None, [B1/B2] Bright View Mesh  
 Shades: None  
 Jamb Depth: 3 13/32"  
 Interior Trim: None

\* The quote for this unit has an error on it. Please verify availability prior to order.



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DIST/DEALER: AVI-ALPHARETTA-000

DRAWN: GREG SCOTT

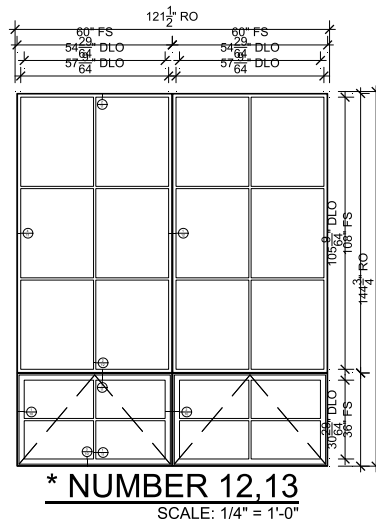
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## SPECIFICATIONS

Line #: 4

Qty: 12

Mark Unit: NUMBER 12,13

Product Line: Modern

Unit Description: Marvin Assembly

Rough Opening: 121 1/2" X 144 3/4"

Frame Size: 120" X 144"

Exterior Finish: Ebony

Species: None

Interior Finish: Ebony

Unit Type: [A1/A2] Direct Glaze Rectangle,  
[B1/B2] Awning Crank Out, Roto Operating

Call Number: None

Glass Information: [A1/A2] IG - 15/16", Low E3 w/Argon, Black, [B1/B2] IG - 15/16",  
Tempered Low E3 w/Argon, Black

Divider Type: 7/8" Rectangular SDL W/ Spacer - Black

Hardware Type: [A1/A2] Performance Options : None,  
[B1/B2] Folding Handle, Sash Limiter : None

Screen Type: [A1/A2] None, [B1/B2] Aluminum Screen

Hardware Color: [A1/A2] None,  
[B1/B2] Matte Black

Screen Surround Color: [A1/A2] None, [B1/B2] Ebony

Screen Mesh Type: [A1/A2] None, [B1/B2] Bright View Mesh

Shades: None

Jamb Depth: 3 13/32"

Interior Trim: None

\* The quote for this unit has an error on it. Please verify availability prior to order.



**ORDERING PRODUCTS WITH REFERENCE TO SHOP DRAWINGS:**  
Before ordering the Marvin products illustrated within these shop drawings, the purchaser must obtain the necessary permits and approvals from the local building department. The signature of the purchaser must be returned to the Architectural Division at Marvin Windows & Doors, P.O. Box 100, Warroad, Minnesota 56763. If the Marvin products included herein are ordered without reference to these drawings, the purchaser assumes full responsibility in guaranteeing product coordination with the drawings.

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**ORDERING PRODUCTS WITH REFERENCE TO SHOP DRAWINGS:**  
Before ordering the Marvin products illustrated within these shop drawings, please contact your local Marvin representative for a complete list of options and restrictions. The signature of the purchaser must be returned to the Architectural Division at Marvin Windows & Doors, P.O. Box 100, Warroad, Minnesota 56763. If the Marvin products included herein are ordered without reference to these drawings, Marvin Windows & Doors assumes no responsibility in guaranteeing product coordination with the drawings.

PROJ/JOB: INDUSTRIAL FURNACE CO / COTTON MILL MONROE GA

DIST/DEALER: AVI-ALPHARETTA-000

DRAWN: GREG SCOTT

QUOTE#: 85DGCNY PK VER-0003.15.00

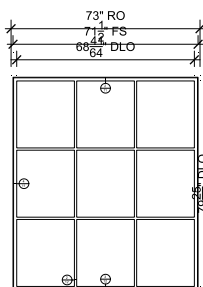
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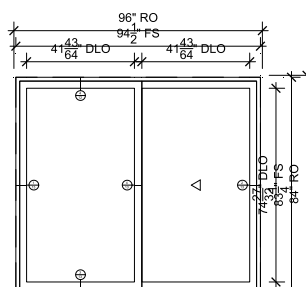
OF 15

## SPECIFICATIONS



**ELEVATOR SHAFT**  
SCALE: 1/4" = 1'-0"

Line #: 5  
Qty: 3  
Mark Unit: ELEVATOR SHAFT  
Product Line: Modern  
Unit Description: Direct Glaze Rectangle  
Rough Opening: 73" X 83"  
Frame Size: 71 1/2" X 82 1/4"  
Exterior Finish: Ebony  
Species: None  
Interior Finish: Ebony  
Unit Type: Direct Glaze Rectangle  
Call Number: None  
Glass Information: IG - 15/16", Tempered Low E3 w/Argon, Black  
Divider Type: 7/8" Rectangular SDL W/ Spacer - Black  
Hardware Type: Performance Options : None  
Screen Type: None  
Hardware Color: None  
Screen Surround Color: None  
Screen Mesh Type: None  
Shades: None  
Jamb Depth: 3 13/32"  
Interior Trim: None



**SLIDING PATIO**  
SCALE: 1/4" = 1'-0"

## SPECIFICATIONS

Line #: 6  
Qty: 1  
Mark Unit: SLIDING PATIO  
Product Line: Modern  
Unit Description: Multi-Slide Door Stacked  
Rough Opening: 96" X 84"  
Frame Size: 94 1/2" X 83 1/4"  
Exterior Finish: Ebony  
Species: None  
Interior Finish: Ebony  
Unit Type: Multi-Slide Door Stacked, OX  
Call Number: None  
Glass Information: IG - 15/16", Tempered Low E3 w/Argon, Black  
Divider Type: None  
Hardware Type: Flush Handle with Latch  
Screen Type: No Screen  
Hardware Color: Matte Black  
Screen Surround Color: None  
Screen Mesh Type: None  
Shades: None  
Jamb Depth: 6 9/16"  
Interior Trim: None



## SPECIFICATIONS

Line #: 7  
Qty: 1  
Mark Unit: MARVIN ENTRY DOOR  
Product Line: Ultimate  
Unit Description: Commercial Door  
Rough Opening: 39 5/32" X 85 9/16"  
Frame Size: 38 5/32" X 85 1/16"  
Exterior Finish: Ebony  
Species: Pine  
Interior Finish: Bare  
Unit Type: Commercial Door, X, Right Hand Reverse  
Call Number: CN3070  
Glass Information: Tempered Low E3 w/Argon, Black  
Divider Type: None  
Hardware Type: Ball Bearing Hinges  
Screen Type: None  
Hardware Color: Bronze (US10A)  
Screen Surround Color: None  
Screen Mesh Type: None  
Shades: None  
Jamb Depth: 4 9/16"  
Interior Trim: None

**ORDERING PRODUCTS WITH REFERENCE TO SHOP DRAWINGS.**  
Before ordering the Marvin products illustrated within these shop drawings, a copy of these drawings accompanied by an approved signature of the purchaser must be returned to the Architectural Division at Marvin Windows & Doors, P.O. Box 100, Warroad, Minnesota 56763. If the Marvin products included herein are ordered without reference to the approved shop drawings, Marvin Windows and Doors assumes no responsibility in guaranteeing production coordination with the drawings.

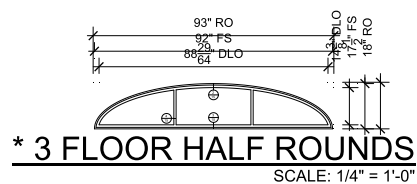
PROJ/JOB: INDUSTRIAL FURNACE CO / COTTON MILL MONROE GA

DIST/DEALER: AVI-ALPHARETTA-000

DRAWN: GREG SCOTT

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## SPECIFICATIONS

Line #: 9  
 Qty: 2  
 Mark Unit: 3 FLOOR HALF ROUNDS  
 Product Line: Ultimate  
 Unit Description: Direct Glaze Round Top  
 Rough Opening: 93" X 18"  
 Frame Size: 92" X 17 1/2"  
 Exterior Finish: Ebony  
 Species: Pine  
 Interior Finish: Bare  
 Unit Type: Direct Glaze Round Top  
 Call Number: None  
 Glass Information: Low E3 w/Argon, Black  
 Divider Type: 7/8" Rectangular SDL W/ Spacer - Black  
 Hardware Type: None  
 Screen Type: None  
 Hardware Color: None  
 Screen Surround Color: None  
 Screen Mesh Type: None  
 Shades: None  
 Jamb Depth: 4 9/16"  
 Interior Trim: W1144 Interior Trim

\* The quote for this unit has an error on it. Please verify availability prior to order.



**ORDERING PRODUCTS WITH REFERENCE TO SHOP DRAWINGS:**  
 Before ordering the Marvin products illustrated within these shop drawings, the purchaser must obtain the necessary approvals from the Architect. The signature of the purchaser must be returned to the Architectural Division at Marvin Windows & Doors, P.O. Box 100, Warroad, Minnesota 56763. If the Marvin products included herein are ordered without reference to these drawings, the purchaser assumes full responsibility in guaranteeing product coordination with the drawings.

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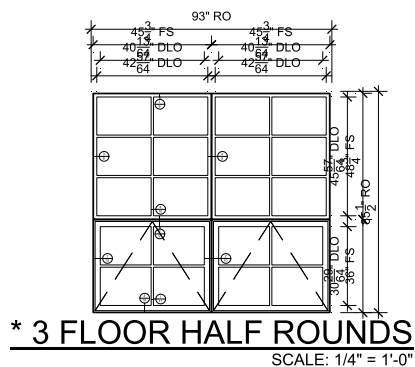
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## SPECIFICATIONS

Line #: 10  
 Qty: 2  
 Mark Unit: 3 FLOOR HALF ROUNDS  
 Product Line: Modern  
 Unit Description: Marvin Assembly  
 Rough Opening: 93" X 85 1/2"  
 Frame Size: 91 1/2" X 84 3/4"  
 Exterior Finish: Ebony  
 Species: None  
 Interior Finish: Ebony  
 Unit Type: [A1/A2] Direct Glaze Rectangle,  
 [B1/B2] Awning Crank Out, Roto Operating  
 Call Number: None  
 Glass Information: IG - 15/16", Low E3 w/Argon, Black  
 Divider Type: 7/8" Rectangular SDL W/ Spacer - Black  
 Hardware Type: [A1/A2] Performance Options : None,  
 [B1/B2] Folding Handle, Sash Limiter : None  
 Screen Type: [A1/A2] None, [B1/B2] Aluminum Screen  
 Hardware Color: [A1/A2] None,  
 [B1/B2] Matte Black  
 Screen Surround Color: [A1/A2] None, [B1/B2] Ebony  
 Screen Mesh Type: [A1/A2] None, [B1/B2] Bright View Mesh  
 Shades: None  
 Jamb Depth: 3 13/32"  
 Interior Trim: None

\* The quote for this unit has an error on it. Please verify availability prior to order.



**ORDERING PRODUCTS WITH REFERENCE TO SHOP DRAWINGS:**  
 Before ordering the Marvin products illustrated within these shop drawings, please contact your local Marvin Representative for a complete explanation of the information contained herein. The signature of the purchaser must be returned to the Architectural Division at Marvin Windows & Doors, P.O. Box 100, Warroad, Minnesota 56763. If the Marvin products included herein are ordered without reference to these drawings, Marvin Windows & Doors will not be responsible for any responsibility in guaranteeing product coordination with the drawings.

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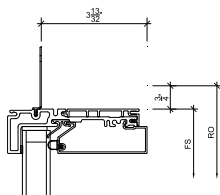
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DRAWN: GREG SCOTT

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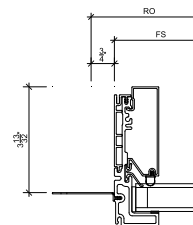
SHEET  
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1  
9

Head

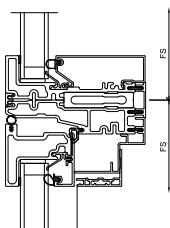
SCALE: 3" = 1'-0"



3  
9

Jamb

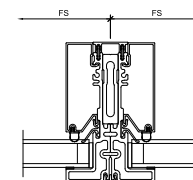
SCALE: 3" = 1'-0"



2  
9

Horizontal Mullion

SCALE: 3" = 1'-0"



4  
9

Vertical Mullion

SCALE: 3" = 1'-0"



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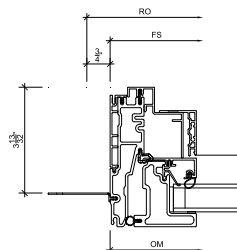
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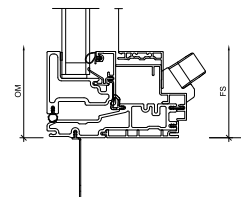
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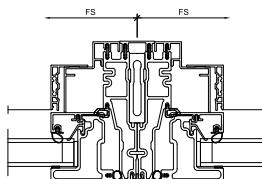
1  
10 Jamb

SCALE: 3" = 1'-0"



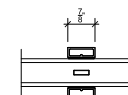
3  
10 Sill

SCALE: 3" = 1'-0"



2  
10 Vertical Mullion

SCALE: 3" = 1'-0"



4  
10 Divided Lite

SCALE: 3" = 1'-0"



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Before ordering the Marvin products illustrated within these shop drawings, the purchaser must obtain the written approval and signature of the purchaser must be returned to the Architectural Division at Marvin Windows & Doors, P.O. Box 100, Warroad, Minnesota 56763. If the Marvin products included herein are ordered without reference to these shop drawings, the purchaser assumes full responsibility for the responsibility in guaranteeing product coordination with the drawings.

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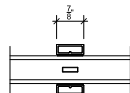
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QUOTE#: 85DGCNY

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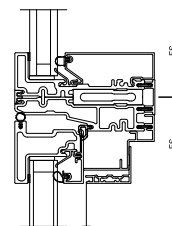
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10  
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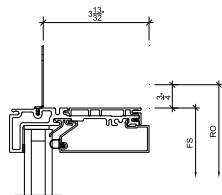
1  
11 Divided Lite

SCALE: 3" = 1'-0"



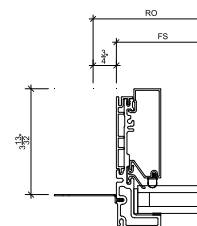
3  
11 Horizontal Mullion

SCALE: 3" = 1'-0"



2  
11 Head

SCALE: 3" = 1'-0"



4  
11 Jamb

SCALE: 3" = 1'-0"



**ORDERING PRODUCTS WITH REFERENCE TO SHOP DRAWINGS:**  
Before ordering the Marvin products illustrated within these shop drawings, the purchaser must obtain the necessary approvals from the Architectural Division of the purchaser's firm. The purchaser must be returned to the Architectural Division at Marvin Windows & Doors, P.O. Box 100, Warroad, Minnesota 56763. If the Marvin products included herein are ordered without reference to these shop drawings, the purchaser assumes full responsibility for the product and its performance in guaranteeing product coordination with the drawings.

PROJ/JOB: INDUSTRIAL FURNACE CO / COTTON MILL MONROE GA

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11  
OF 15



SCALE: 3" = 1'-0"



SCALE: 3" = 1'-0"



SCALE: 3" = 1'-0"



SCALE: 3" = 1'-0"

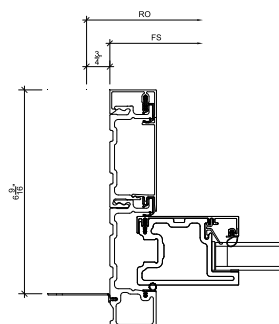
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DIST/DEALER: AVI-ALPHARETTA-000

DRAWN: GREG SCOTT

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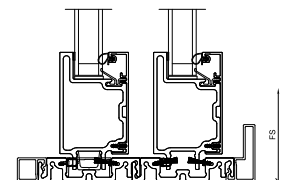
SHEET  
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1  
13

Jamb

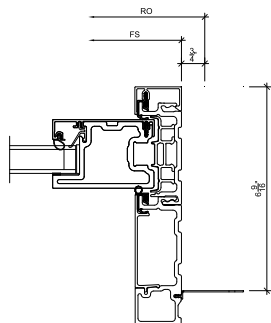
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3  
13

Sill

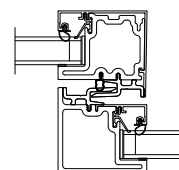
SCALE: 3" = 1'-0"



2  
13

Jamb

SCALE: 3" = 1'-0"



4  
13

Meeting Stile

SCALE: 3" = 1'-0"



**ORDERING PRODUCTS WITH REFERENCE TO SHOP DRAWINGS:**  
Before ordering the Marvin products illustrated within these shop drawings, the purchaser must obtain the Marvin Architectural Division signature of the purchaser must be returned to the Architectural Division at Marvin Windows & Doors, P.O. Box 100, Warroad, Minnesota 56763. If the Marvin products included herein are ordered without reference to these shop drawings, the purchaser assumes full responsibility for the responsibility in guaranteeing product coordination with the drawings.

PROJ/JOB: INDUSTRIAL FURNACE CO / COTTON MILL MONROE GA

DIST/DEALER: AVI-ALPHARETTA-000

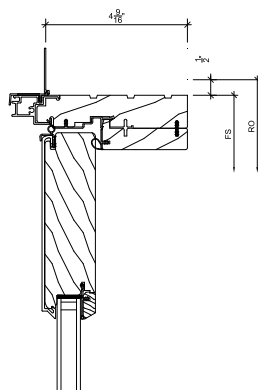
DRAWN: GREG SCOTT

QUOTE#: 85DGCNY PK VER:0003.15.00

CREATED: 07/27/2022 REVISION:

SHEET  
13  
OF 15

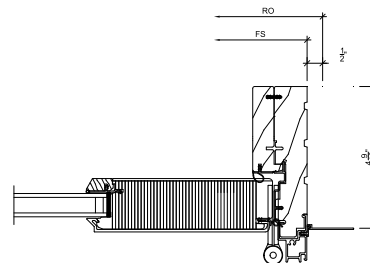




1  
14

Head

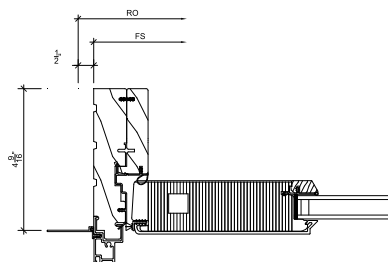
SCALE: 3" = 1'-0"



3  
14

Jamb

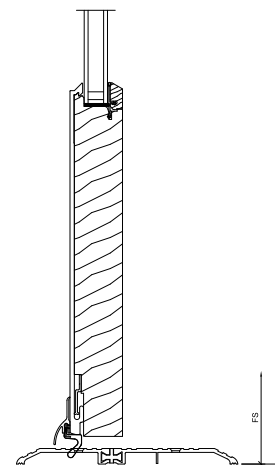
SCALE: 3" = 1'-0"



2  
14

Jamb

SCALE: 3" = 1'-0"



4  
14

Sill

SCALE: 3" = 1'-0"



**ORDERING PRODUCTS WITH REFERENCE TO SHOP DRAWINGS:**  
Before ordering the Marvin products illustrated within these shop drawings, the purchaser must obtain the necessary approvals and signatures of the purchaser must be returned to the Architectural Division at Marvin Windows & Doors, P.O. Box 100, Warroad, Minnesota 56763. If the Marvin products included herein are ordered without reference to these shop drawings, the purchaser assumes full responsibility for the responsibility in guaranteeing product coordination with the drawings.

PROJ/JOB: INDUSTRIAL FURNACE CO / COTTON MILL MONROE GA

DIST/DEALER: AVI-ALPHARETTA-000

DRAWN: GREG SCOTT

QUOTE#: 85DGCNY

PK VER:0003.15.00

CREATED: 07/27/2022 REVISION:

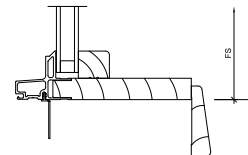
SHEET  
14  
OF 15



1  
15

## Intermediate Rail Detail

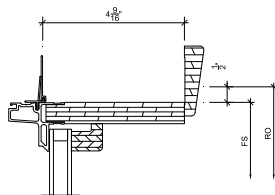
SCALE: 3" = 1'-0"



3  
15

## Sill

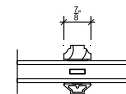
SCALE: 3" = 1'-0"



2  
15

## Head

SCALE: 3" = 1'-0"



4  
15

## Divided Lite

SCALE: 3" = 1'-0"



**ORDERING PRODUCTS WITH REFERENCE TO SHOP DRAWINGS:**  
Before ordering the Marvin products illustrated within these shop drawings, the purchaser must obtain the written approval and signature of the purchaser must be returned to the Architectural Division at Marvin Windows & Doors, P.O. Box 100, Warroad, Minnesota 56763. If the Marvin products included herein are ordered without reference to these shop drawings, the purchaser assumes full responsibility for the responsibility in guaranteeing product coordination with the drawings.

PROJ/JOB: INDUSTRIAL FURNACE CO / COTTON MILL MONROE GA

DIST/DEALER: AVI-ALPHARETTA-000

DRAWN: GREG SCOTT

QUOTE#: 85DGCNY PK VER:0003.15.00

CREATED: 07/27/2022 REVISION:

SHEET  
15  
OF 15





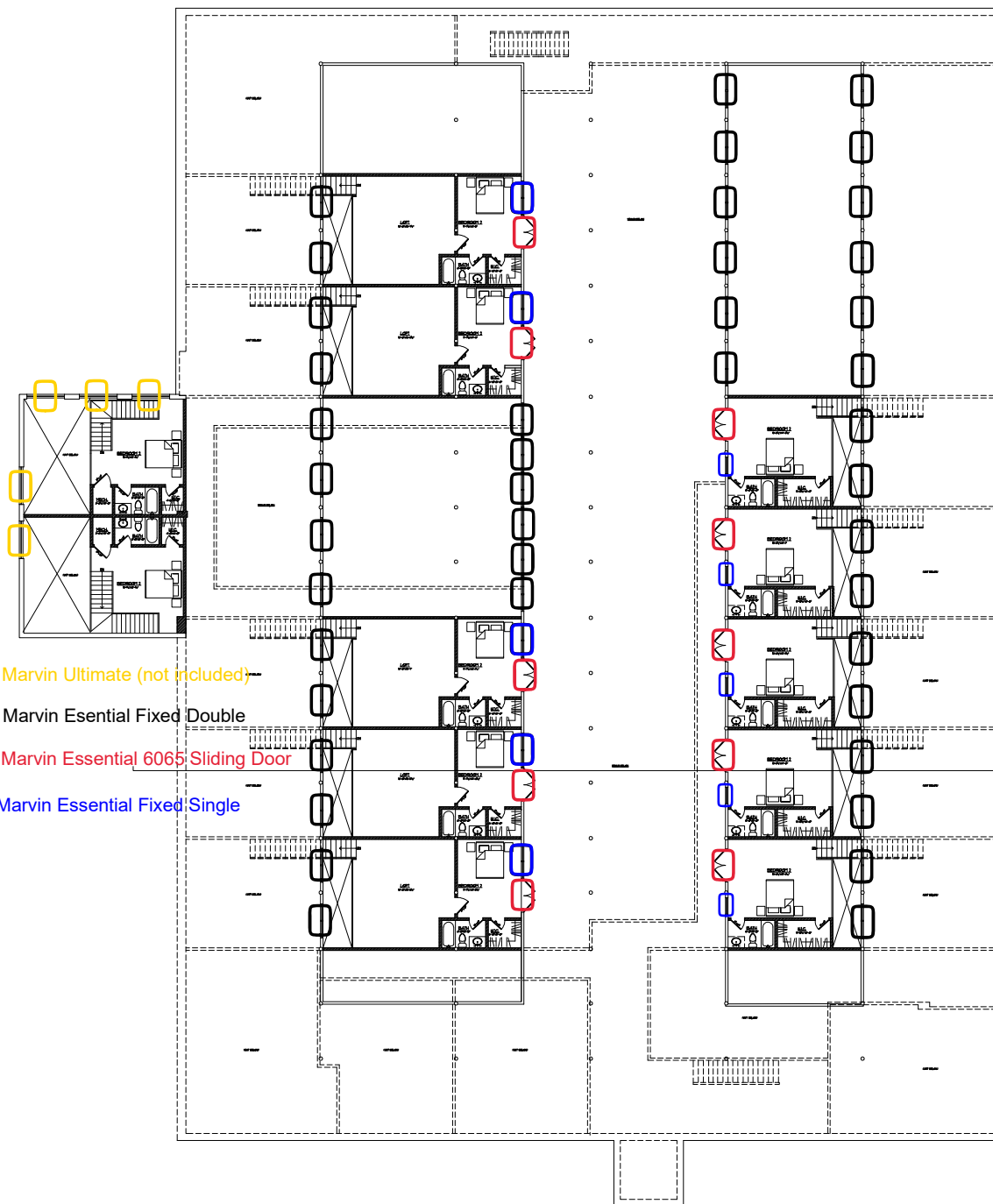




## LILL LOFTS

200 BARRETT STREET, MONROE, GA 30655

- N/A  — Marvin Ultimate (not included)
- 42  — Marvin Essential Fixed Double
- 10  — Marvin Essential 6065 Sliding Door
- 10  — Marvin Essential Fixed Single



PROPOSED THIRD FLOOR LOFT PLAN  
04.19.17

SCALE: 1/8" = 1'-0"

DRAWN BY:

CHECKED:

DATE: 07-15-2022

PROJECT NO:

SHEET NO:

A-3

## LILL LOFTS

200 BARRETT STREET, MONROE, GA 30655

SCALE: 1/8" = 1'-0"

DRAWN BY:

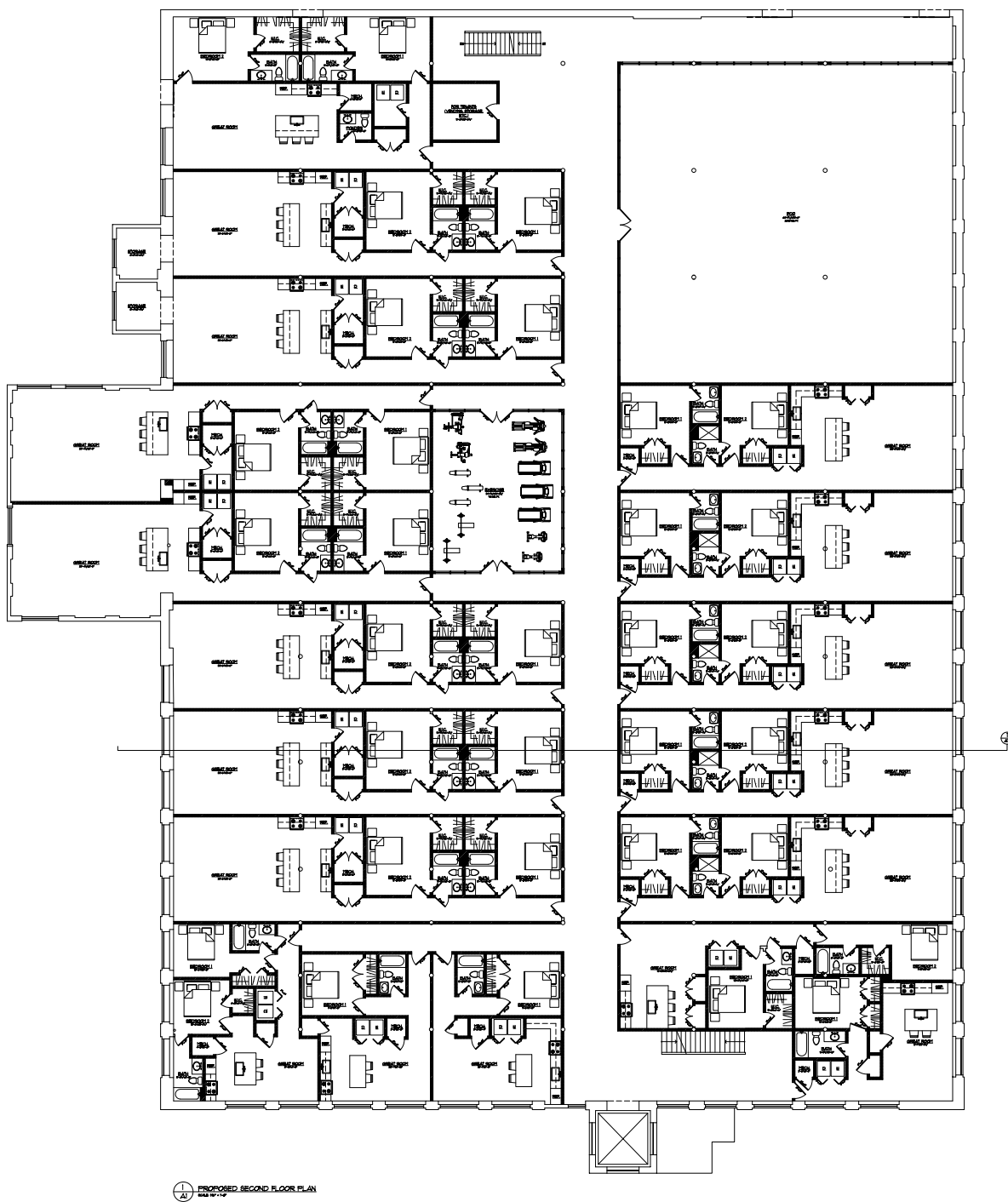
CHECKED:

DATE: 07-15-2022

PROJECT NO:

SHEET NO:

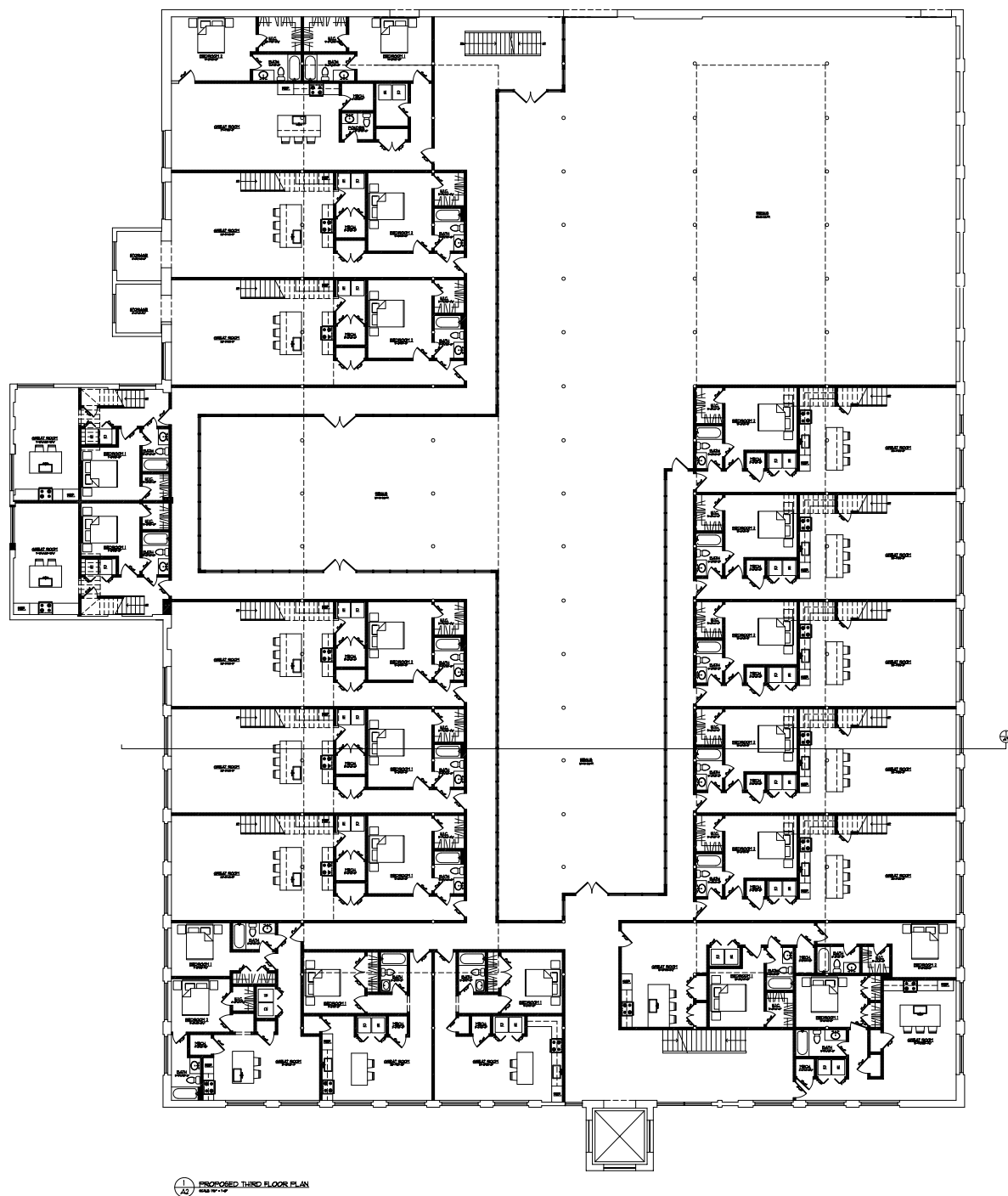
A-1



1  
A

PROPOSED SECOND FLOOR PLAN  
DATE: 07-15-2022





# LILL LOFTS

200 BARRETT STREET, MONROE, GA 30655

SCALE: 1/8" = 1'-0"

DRAWN BY:

CHECKED:

DATE: 07-15-2022

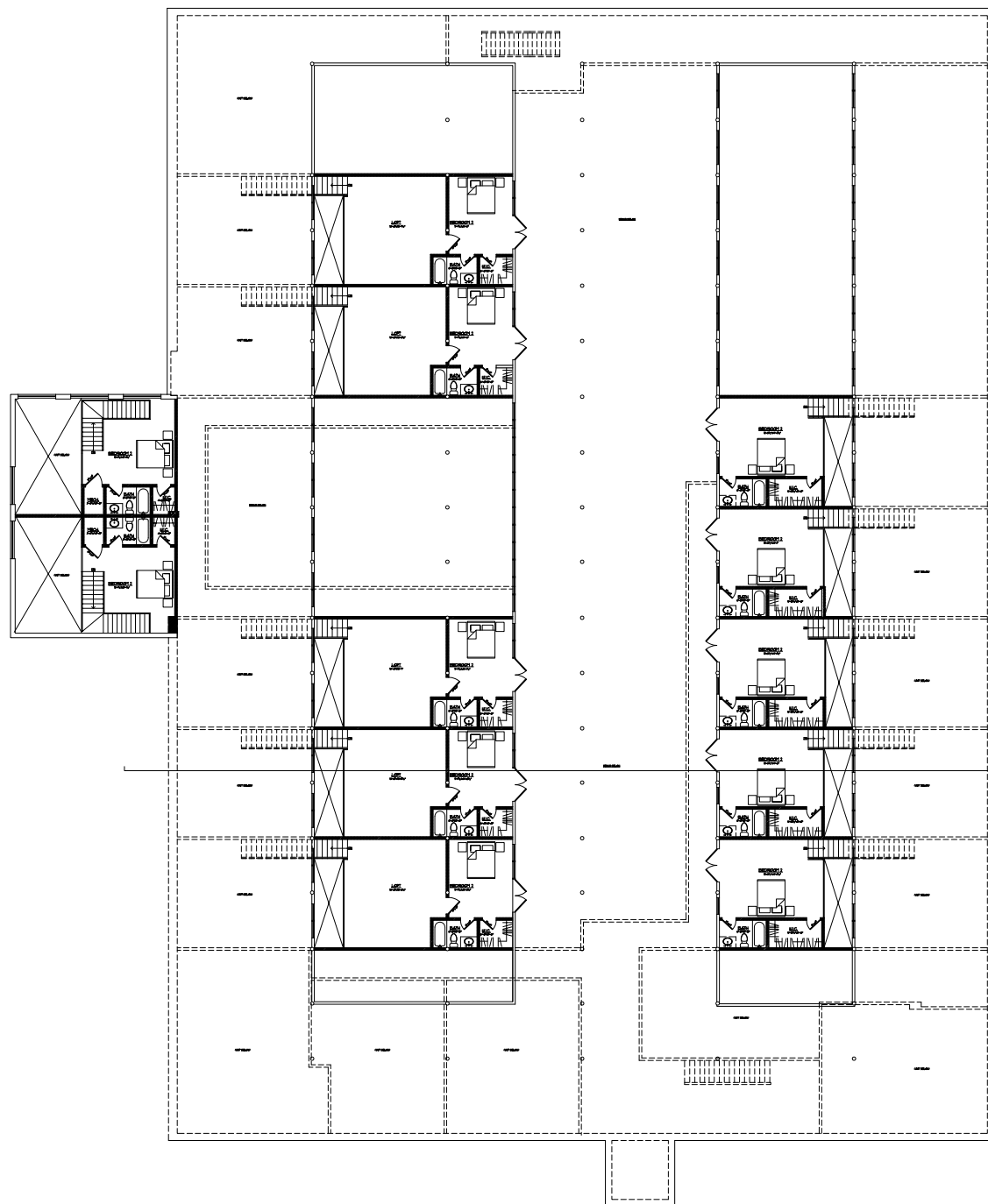
PROJECT NO:

SHEET NO:

A-2

## LILL LOFTS

200 BARRETT STREET, MONROE, GA 30655



PROPOSED THIRD FLOOR LOFT PLAN  
 1/8" = 1'-0"

SCALE: 1/8" = 1'-0"

DRAWN BY:

CHECKED:

DATE: 07-15-2022

PROJECT NO:

SHEET NO:

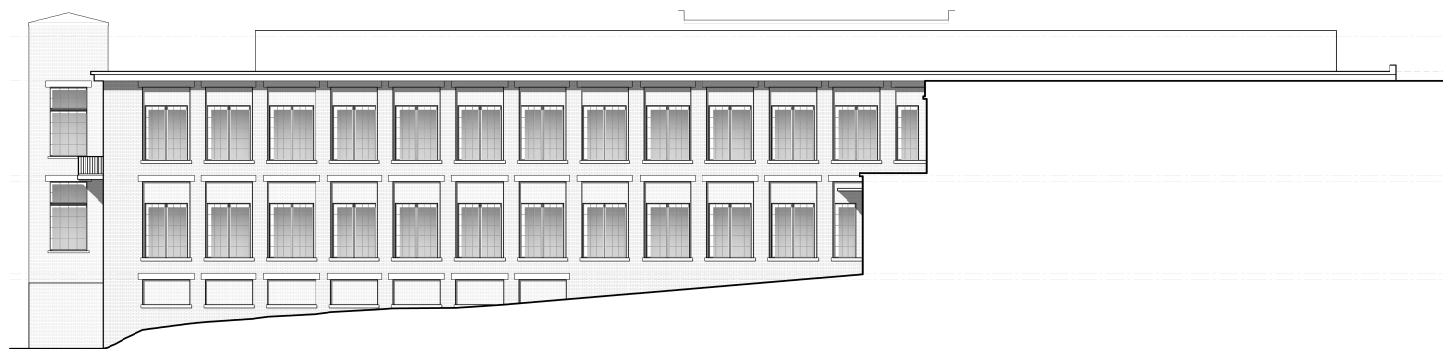
A-3



1  
A-4  
PROPOSED FRONT ELEVATION  
SCALE: 1/8" = 1'-0"



2  
A-4  
PROPOSED SIDE ELEVATION  
SCALE: 1/8" = 1'-0"



3  
A-4  
PROPOSED SIDE ELEVATION  
SCALE: 1/8" = 1'-0"

LILL LOFTS

200 BARRETT STREET, MONROE, GA 30655

SCALE: 1/8" = 1'-0"

DRAWN BY:

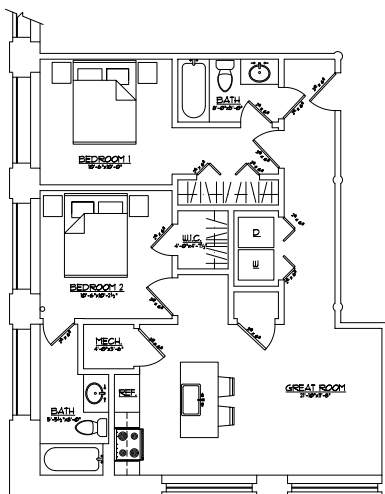
CHECKED:

DATE: 07-15-2022

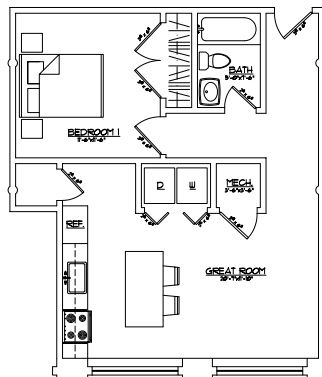
PROJECT NO:

SHEET NO:

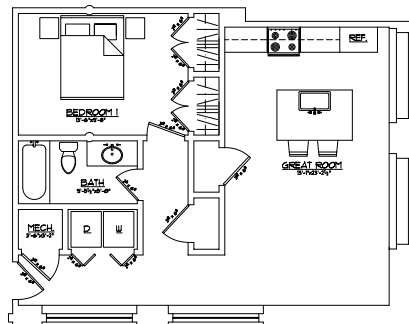
A-4



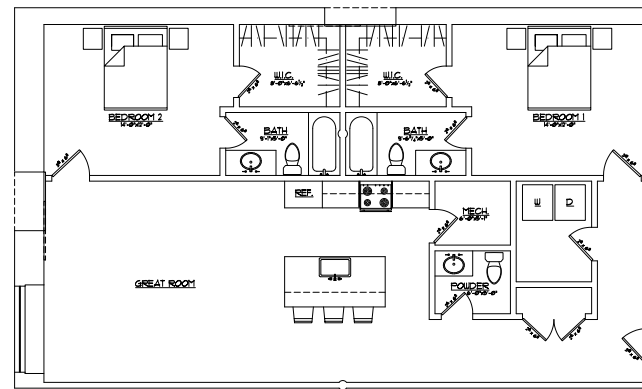
2 BEDROOM/2 BATH  
2 UNITS 820 SQ. FT.



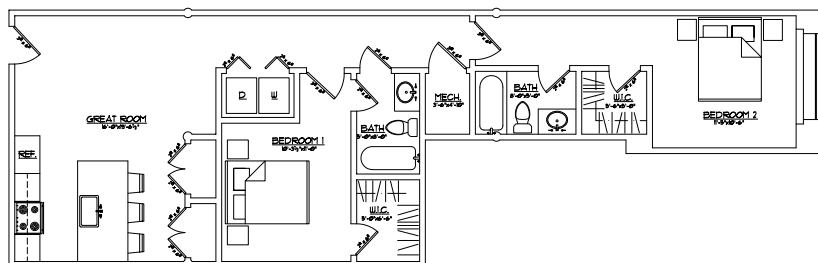
1 BEDROOM/1 BATH  
4 UNITS 616 SQ. FT.



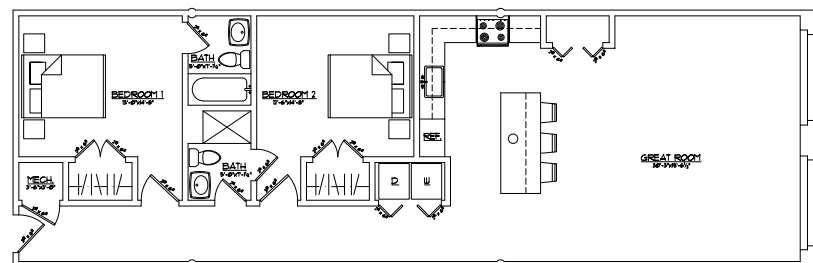
1 BEDROOM/1 BATH  
2 UNITS 610 SQ. FT.



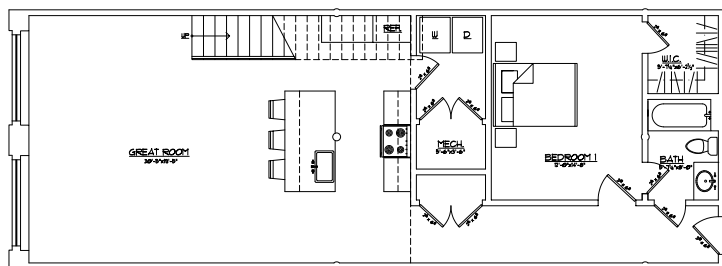
2 BEDROOM/2 BATH  
2 UNITS 1361 SQ. FT.



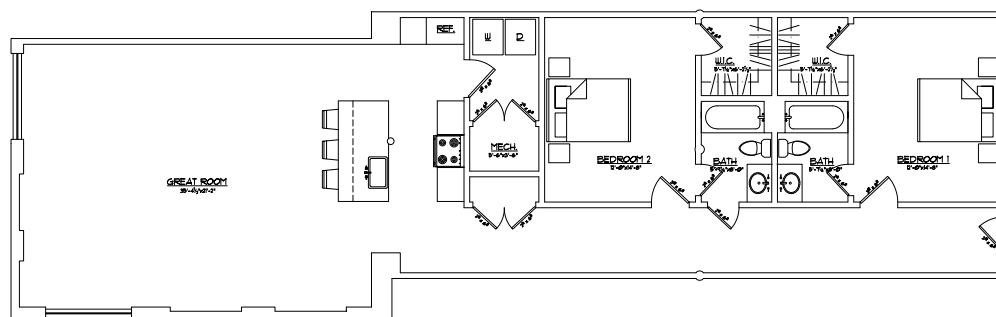
2 BEDROOM/2 BATH  
2 UNITS 924 SQ. FT.



2 BEDROOM/2 BATH  
5 UNITS 1214 SQ. FT.



2 BEDROOM/2 BATH  
5 UNITS 1079 SQ. FT.



2 BEDROOM/2 BATH  
2 UNITS 1598 SQ. FT.

LILL LOFTS

200 BARRETT STREET, MONROE, GA 30655

SCALE: 1/4" = 1'-0"

DRAWN BY:

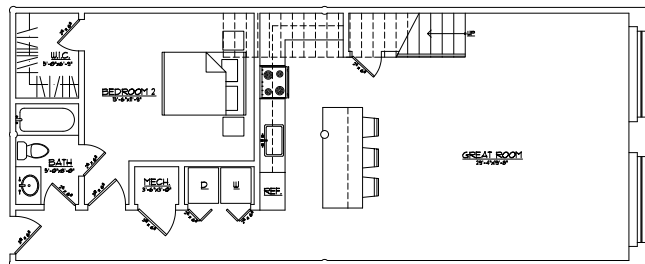
CHECKED:

DATE: 07-15-2022

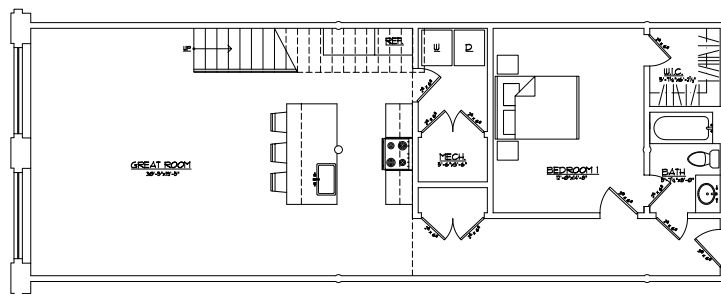
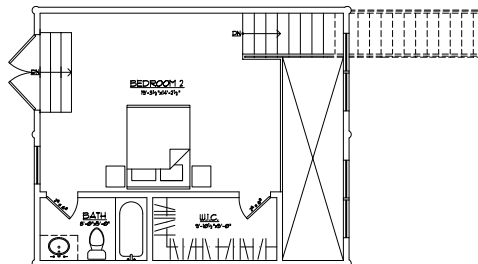
PROJECT NO:

SHEET NO:

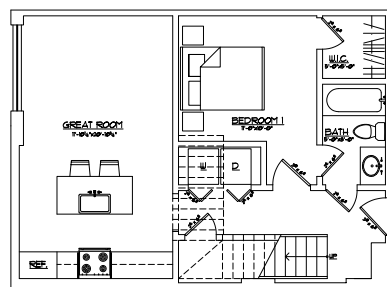
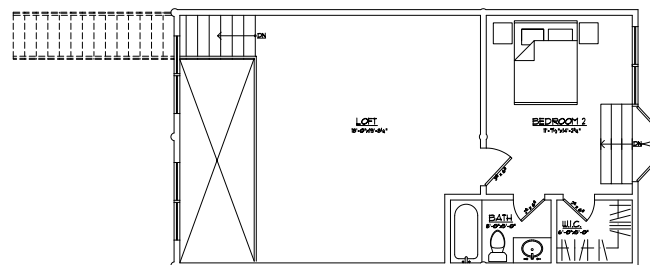
A-5



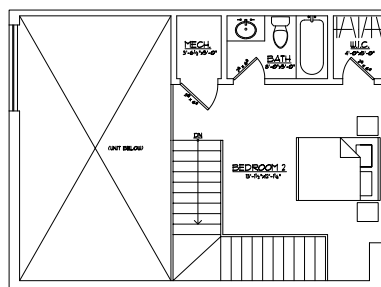
2 BEDROOM/1 BATH  
5 UNITS 1433 SQ. FT.



2 BEDROOM/1 BATH W/ LOFT  
5 UNITS 1181 SQ. FT.



2 BEDROOM/2 BATH  
2 UNITS 1212 SQ. FT.



LILL LOFTS

200 BARRETT STREET, MONROE, GA 30655

SCALE: 1/4" = 1'-0"

DRAWN BY:

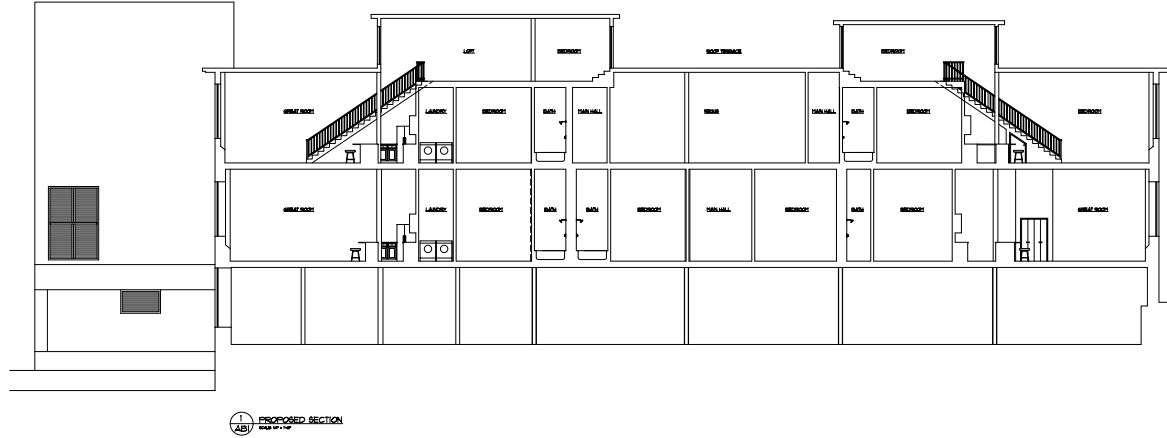
CHECKED:

DATE: 07-15-2022

PROJECT NO:

SHEET NO:

A-6



1  
25 PROPOSED SECTION  
SECTION 1-1

# LILL LOFTS

200 BARRETT STREET, MONROE, GA 30655

SCALE: 1/8" = 1'-0"

DRAWN BY:

CHECKED:

DATE: 07-15-2022

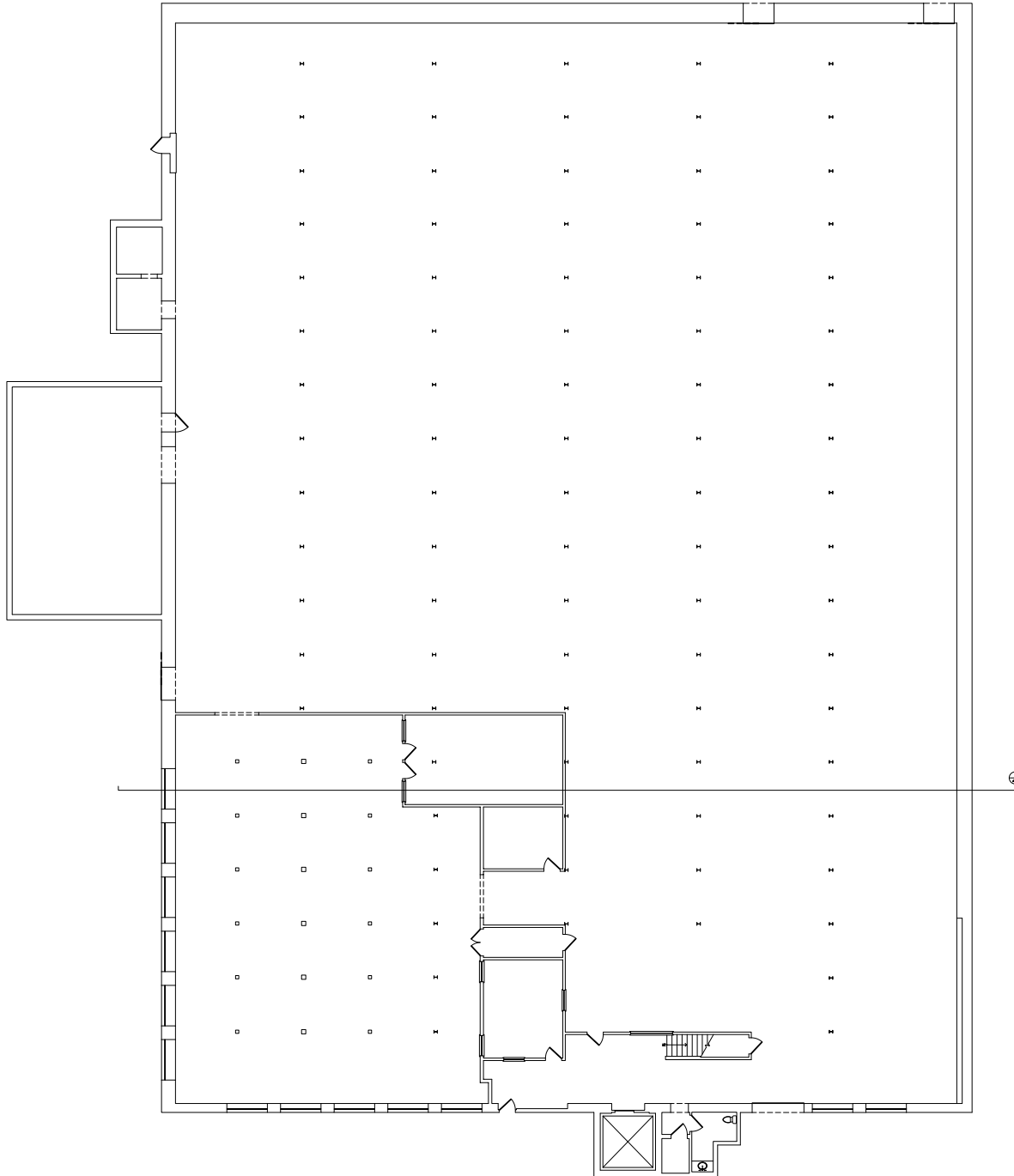
PROJECT NO:

SHEET NO:

A-7

## LILL LOFTS

200 BARRETT STREET, MONROE, GA 30655

1  
AS-BUILT FIRST FLOOR PLAN  
DATE: 07-15-2022

SCALE: 1/8" = 1'-0"

DRAWN BY:

CHECKED:

DATE: 07-15-2022

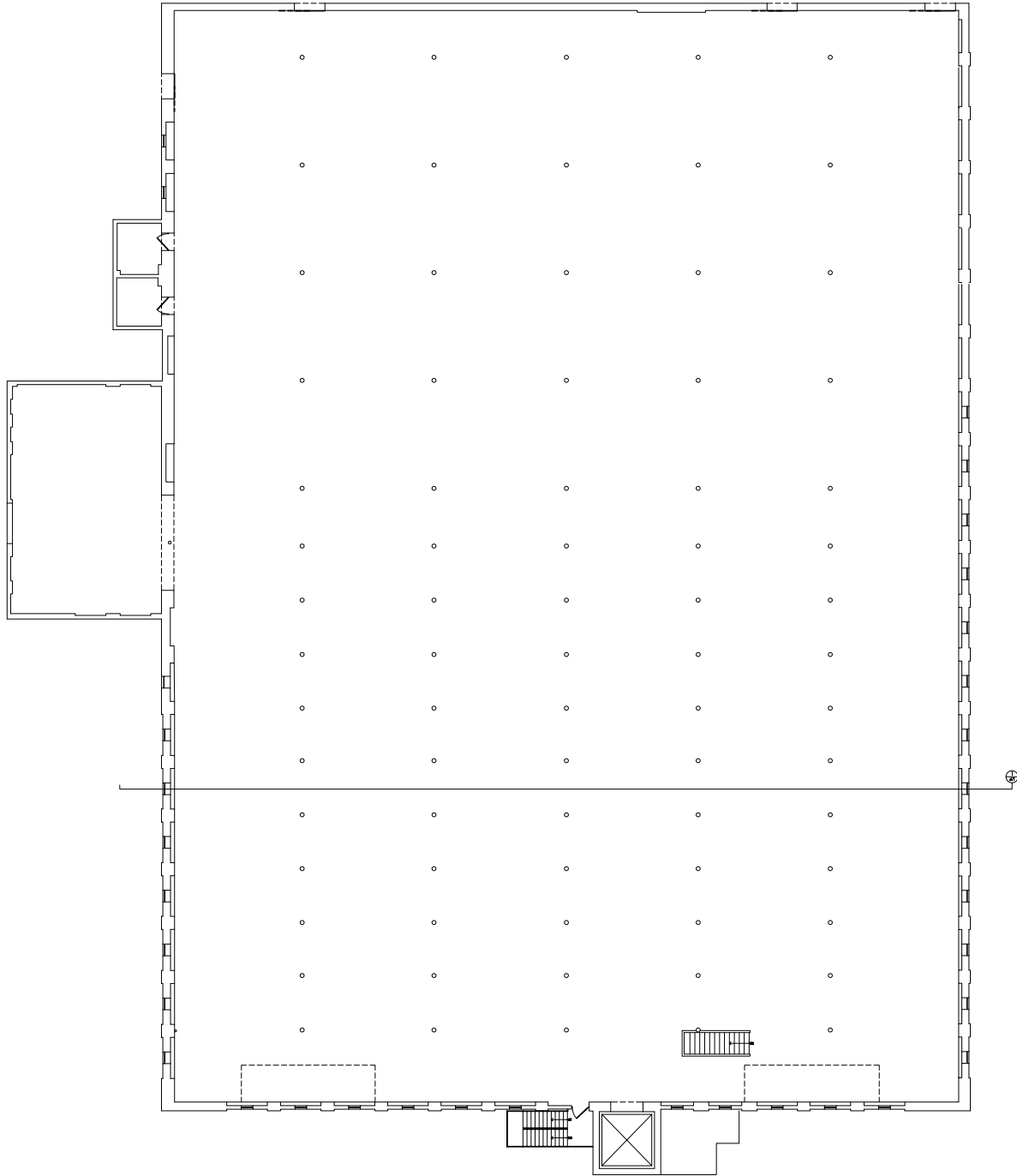
PROJECT NO:

SHEET NO:

AB-1

## LILL LOFTS

200 BARRETT STREET, MONROE, GA 30655



2 AS-BUILT SECOND FLOOR PLAN  
DATE: 10/1/22

SCALE: 1/8" = 1'-0"

DRAWN BY:

CHECKED:

DATE: 07-15-2022

PROJECT NO:

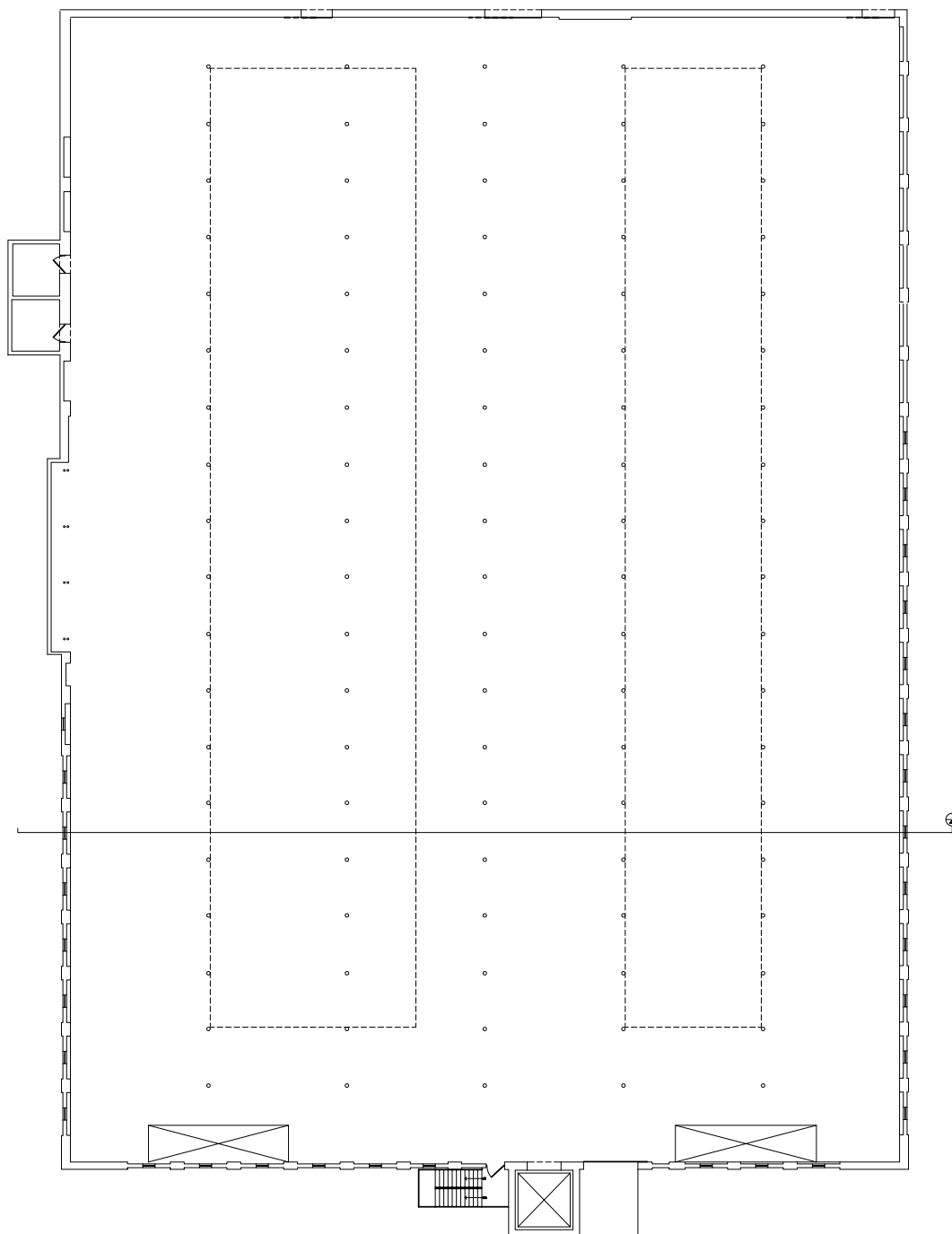
SHEET NO:

AB-2



## LILL LOFTS

200 BARRETT STREET, MONROE, GA 30655



3  
AB

AS-BUILT THIRD FLOOR PLAN  
DATE: 07-15-2022

SCALE: 1/8" = 1'-0"

DRAWN BY:

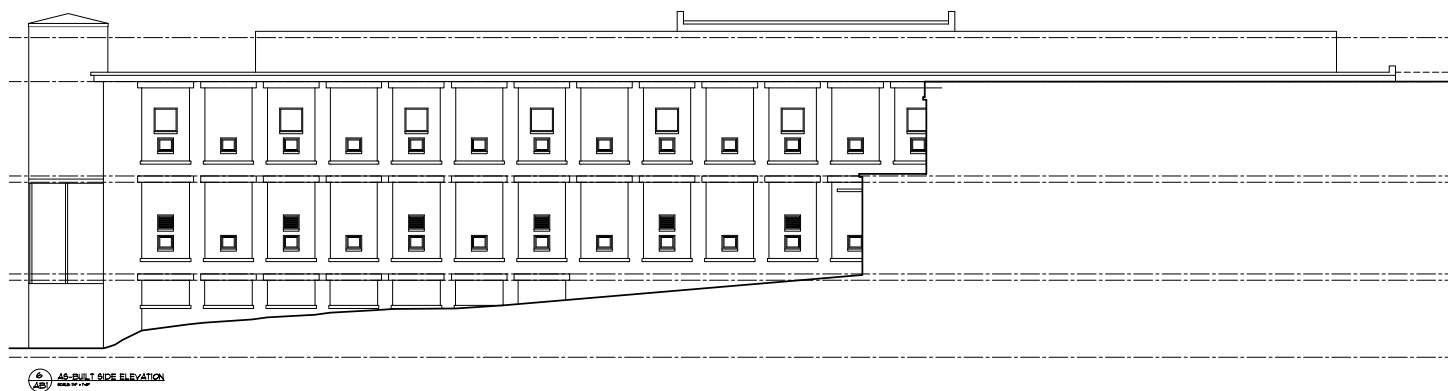
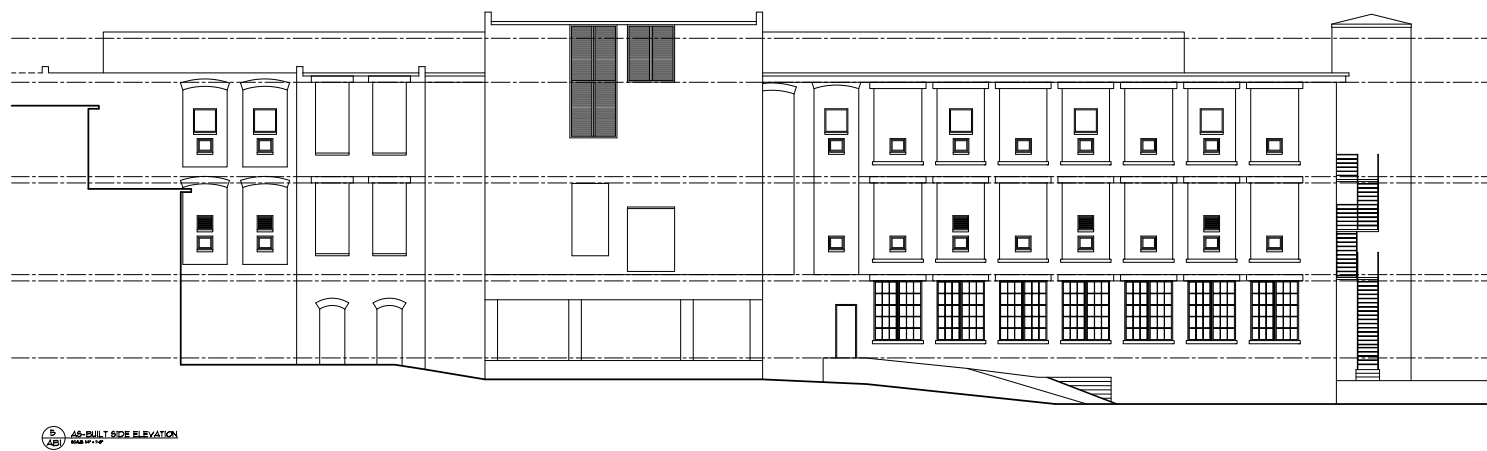
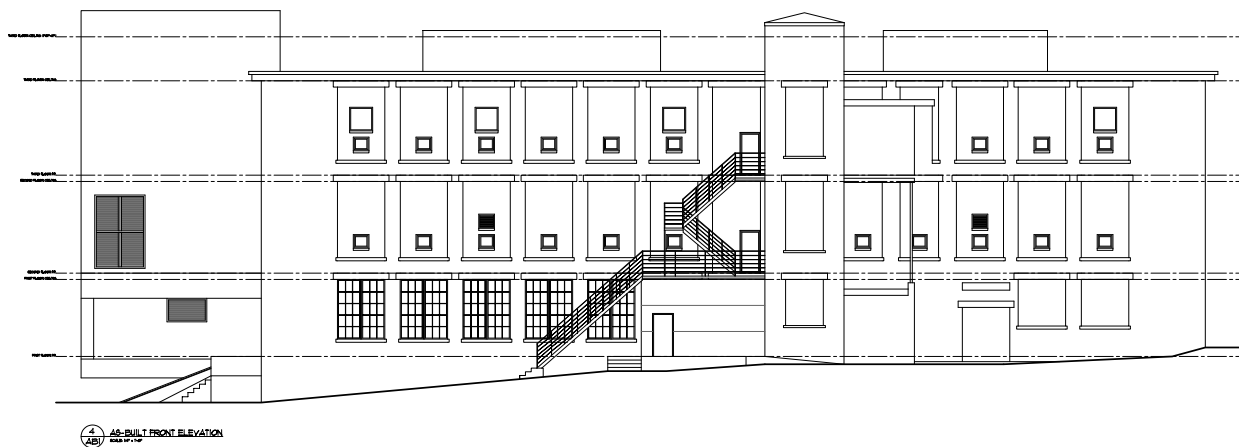
CHECKED:

DATE: 07-15-2022

PROJECT NO:

SHEET NO:

AB-3



LILL LOFTS

200 BARRETT STREET, MONROE, GA 30655

SCALE: 1/8" = 1'-0"

DRAWN BY:

CHECKED:

DATE: 07-15-2022

PROJECT NO:

SHEET NO:

AB-4



# City of Monroe

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

68

## HISTORIC PRESERVATION MTG PERMIT

PERMIT #:	2768	DESCRIPTION:	HPC COA SIGNAGE
JOB ADDRESS:	105 N BROAD ST	LOT #:	
PARCEL ID:	M0140063	BLK #:	
SUBDIVISION:		ZONING:	B-2
ISSUED TO:	KURT DUEL	CONTRACTOR:	KURT DUEL
ADDRESS:	105 N BROAD ST	PHONE:	
CITY, STATE ZIP:	MONROE GA 30655	OWNER:	
PHONE:		PHONE:	
PROP. USE:	COMMERCIAL	DATE ISSUED:	11/13/2023
VALUATION:	\$ 0.00	EXPIRATION:	5/11/2024
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:

The Historic Preservation Commission will hear your request for signage at 105 N. Broad St. on November 28, 2023 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.

  
(APPROVED BY)

11/21/23  
DATE

Due Out 2023

# 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: 105 N BROAD ST Parcel # \_\_\_\_\_

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

Property Owner: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone Number: \_\_\_\_\_ Email Address: \_\_\_\_\_

Applicant: <u>KURT DUEL</u>
Address: <u>105 N BROAD ST</u>
Telephone Number: <u>585 330 7117</u> Email Address: <u>KURT DUEL @A01</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
- \_\_\_\_ 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)

RECEIVED  
#2768

- Photo of building  
front

- Sign rendering  
w/size

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

[Signature]  
Signature of Applicant

10/17/2023  
Date

# CITY OF MONROE CODE OFFICE SIGN PERMIT APPLICATION

215 North Broad Street/P.O. Box 725

Monroe, Georgia 30655

PHONE: (770) 207-4674 email: lwilson@monroega.gov

Property Address: 105 N BROAD ST

Owner Name: KURT DUEL

Owner Address: 1319 Stewart Telephone # 585 330 7117  
LAKE COURT

Business Name: MONROE PIZZERIA & Eatery

Contractors Name: \_\_\_\_\_

Current Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone # \_\_\_\_\_ Cell # \_\_\_\_\_

Email address KURT DUEL @ AOL.COM

Attach Business License \_\_\_\_\_ Permit type: (Commercial ☒ or Residential \_\_\_\_\_)

Sq. Ft. \_\_\_\_\_ Dimensions \_\_\_\_\_ Height \_\_\_\_\_

Monument/Ground \_\_\_\_\_ Billboard \_\_\_\_\_ Projected \_\_\_\_\_ Wall \_\_\_\_\_ Awning \_\_\_\_\_ Banner \_\_\_\_\_ Other ☒

Lighted \_\_\_\_\_ Electronic \_\_\_\_\_ Aggregate area \_\_\_\_\_ Building Width \_\_\_\_\_

Site Plan must be included \_\_\_\_\_ Distance of Sign from other signs \_\_\_\_\_

Total acreage of parcel \_\_\_\_\_ Consent of Owner \_\_\_\_\_

VALUE OF THE SIGN 500

Kurt Duel KURT DUEL 10/12/2023  
Signature of Applicant Print Name Date

Revised 9/14/2021



# Hanging Sign Idea



678.442.0606

1461 BRADFORD LANE  
MONROE, GA 30656

WWW.DUDLEYSIGNS.COM

CUSTOMER:	Lateya Roberts
BUSINESS:	Monroe Pizzeria and Eatery
DESIGNER:	Davis Dudley
PAGE:	1

SALES PERSON:	Trina Dudley
DATE:	September 13, 2023
EMAIL:	
PHONE:	
FILE NAME:	Monroe Pizzeria Window Lettering Proofs.ai



## Storefront Applications



678.442.0606

1461 BRADFORD LANE  
MONROE, GA 30656

WWW.DUDLEYSIGNS.COM

CUSTOMER:	Latoya Roberts
BUSINESS:	Monroe Pizzeria and Eatery
DESIGNER:	Davis Dudley
PAGE:	1

SALES PERSON:	Trina Dudley
DATE:	September 13, 2023
EMAIL:	
PHONE:	
FILE NAME:	Monroe Pizzeria Window Lettering Proofs.ai

THIS ARTWORK IS THE PROPERTY OF GEORGIA WHOLESALE SIGNS AND DUDLEY SIGNS AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT FROM GWS.

Please review proposed artwork in detail. Any errors after written/email approval, are not the responsibility of GWS.

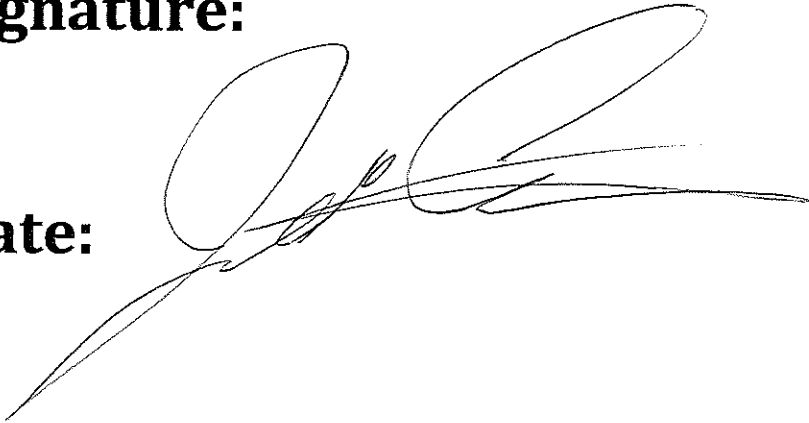


**I, Joseph Cortese am the owner of the property 105 N Broad Street and give full permission to Kurt Duel to make a sign of any size for the exterior of the building.**

**Name: Joseph Cortese**

**Signature:**

**Date:**

A handwritten signature in black ink, appearing to read 'Joseph Cortese', written over a horizontal line.



# City of Monroe

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

74

## HISTORIC PRESERVATION MTG PERMIT

PERMIT #:	2769	DESCRIPTION:	HPC COA EXTERIOR CHANGES
JOB ADDRESS:	807 S BROAD ST	LOT #:	
PARCEL ID:	M0190072	BLK #:	
SUBDIVISION:		ZONING:	R-2
ISSUED TO:	WES PETERS	CONTRACTOR:	WES PETERS
ADDRESS:	PO BOX 442	PHONE:	
CITY, STATE ZIP:	MONROE GA 30655	OWNER:	
PHONE:		PHONE:	
PROP. USE:	RESIDENTIAL	DATE ISSUED:	11/13/2023
VALUATION:	\$ 50,000.00	EXPIRATION:	5/11/2024
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

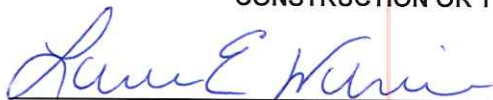
### NOTES:

The Historic Preservation Commission will hear your request for exterior changes at 807 S Broad St. on November 28, 2023 at 6p.m. in the Council Chambers at City Hall; 215 N. Broad St. Monroe, GA 30655

### NOTICE

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(APPROVED BY)

11/21/23  
DATE



## Certificate of Appropriateness Application—Historic District

Please fill out each section completely and provide all necessary documentation.  
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Project Address: 807 S. BRAND ST Parcel # M0190072

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

Property Owner: WES PETERS

Address: P O BOX 442 MONROE LA 70655

Telephone Number: 7708534417 Email Address: wespeters446@gmail.com

Applicant:	<u>WES PETERS</u>
Address:	<u>807 S. BRAND ST</u>
Telephone Number:	<u>770 8534417</u> Email Address: <u>wespeters446@gmail.com</u>

Estimated cost of project: \$50k (INTERIOR + EXTERIOR)

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](mailto:lwilson@monroega.gov)

Signature of Applicant

Date

10/30/2023

807 S Broad Street

Renovations will include vinyl siding removal which has already been done, replacement of the current exterior windows and doors, replace front porch roof with corrugated black metal and the same for the side porch. I will be extended the back of the house which is the bathroom out approximately 5ft and back approximately 2ft and will gable the roof line instead of the current flat roof. I would like to also replace the current porch spindles with an X design. Examples of changes are attached.





807  
S. BROAD  
SUBJECT  
PROPERTY





807 S Broad Street - Highlighted



Roof Porch Example





Porch Rail Example





Front Door Style



Window Style



EXTEND BACK +  
OUT. GABLE ROOF.



## 2024 Historic Preservation Commission Meeting Schedule—DRAFT

January 23, 2024

February 27, 2024

March 26, 2024

April 23, 2024

May 28, 2024—This is the day after Memorial Day

June 25, 2024

July 23, 2024

August 27, 2024

September 24, 2024

October 22, 2024

November 21, 2024—Moved to the third Thursday of November to avoid Thanksgiving

December 19, 2024—Moved to the third Thursday of December to avoid Christmas