



Historic Preservation Commission

AGENDA

Tuesday, July 23, 2019

6:00 PM

215 N Broad Street, Monroe, GA 30655

I. **CALL TO ORDER**

II. **ROLL CALL**

III. **MINUTES OF PREVIOUS MEETING**

[1.](#) Minutes of Previous Meeting - June 25, 2019

IV. **REQUESTS**

[1.](#) Request for COA to Relocate House - 211 Boulevard

[2.](#) Request for COA to Relocate House amended to Demolish House - 213 Boulevard

[3.](#) Request for COA to Relocate House - 404 South Broad Street

[4.](#) Request for COA for Exterior Changes - 410 Mill Street

V. **OLD BUSINESS**

VI. **NEW BUSINESS**

VII. **ADJOURNMENT**

Historic Preservation Commission
Meeting Minutes
June 25, 2019

Present: Mitch Alligood, Crista Carrell, Marc Hammes, Susan Brown

Absent: Fay Brassie

Staff: Debbie Adkinson, Code Department Assistant
Patrick Kelley, Director of Code & Development
Darrell Stone, Director of Planning & Development

Visitors: Reta McDaniel, Rick Holder, Vickie Tuttle, Wes Sorrells, Corrie Beth Noll, Nan O'Kelley, Bob Hamilton, Vickie Hamilton, Carol Holbrook, Veronica Sanders, Charles Sanders, Steve Brown, Julie Cohen, Perry Nell Sorrells, Rich Baumann, Karen Chamberlain, Tom Chamberlain, Jerry Cole, Jason Buffaloe, Cathy Buffaloe, Bill Day, Jim Kwater, Dane Wagner, Morty Wagner, Don Jackson, Karen Johnson, J R Johnson, Jane McFerrin, T McFerrin, Rick Allbritton, Amy Preston, Lee Preston, Gail Huie Smith, Lisa Smotz, Whit Holder, Connie Hew, Bill Casey, Connie Casey, Lindsay Hickman, Jon Paul Davis, David Clemons, Chip Ferguson, Claris Atkinson, Holly Atkinson, Henny Shirley, Myran Litte, Lisa Dittman, Lauren Larison, Vicki Coe, Carol Samuelson, Lynn Laird.

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

Chairman Alligood entertained a motion for approval of the minutes from May 28, 2019. Carrell made a motion to approve. Hammes seconded. Motion Carried. Minutes approved.

The first item of business is an application for COA for petition # HP-11-2019 at 234 Boulevard to make changes to the exterior.

Reta McDaniel, Owner, spoke to the request. They are asking to restore the house with some modifications.

Hammes asked if the adding the gables was only on the back side of the house. McDaniel stated it was not. They are wanting to change the front roof line from a hip roof to a gable roof with two dormers of the same size instead of a large one and a small one on the front. He is planning to utilize the upstairs because he has two children. It will require to do another gable to the back to take off the two gables that are there with a 10' addition to the back. He will keep the four columns on front and wrap in brick or rock and would like to have the porch wrap around if possible.

There was more discussion on the changes to the roof line, front façade, front steps and sides.

Chairman Alligood asked for comments from the public.

Gail Huie Smith stated that the house is on the National Register and her understanding is that the face of the house could not be changed.

Kelley: The neighborhood is on the National Historic Register but the house is not named specifically. Chairman Alligood agreed.

There were no other comments from the public.

Chairman Alligood asked for any questions from the Commission.

Brown: one of the designs submitted is a drastic change on the façade from a Victorian Cottage to a Craftsman style.

McDaniel: We are trying to find something that would give a design like what he is wanting to do. The cad drawings are more like what he would want to do. Her son did a study and said the house was a combination of two different styles, one being a craftsman.

Chairman Alligood entertained a motion.

Brown moved to approve with the conditions that the columns will stay all wood, the pickets can be changed, the brick piers to be revealed by inseting the foundation walls to show old from new, and the garage will have to come back later with plans. Hammes seconded. Motion carried unanimously COA granted with conditions.

Crista made a motion to amend the agenda to bring item # five on the agenda and to second position. Brown seconded. Motion Carried Unanimously

The second item of business is an application for a COA for petition # HP-18-2019 at 122 N Broad Street. The applicant is Luxe Living Interiors. They are asking for a COA for a sign and awnings on front façade.

Lauren Larison and Lisa Dittman, owners of the business spoke to the request. They would like to put three D lettering for their sign and add awnings above the windows.

Hammes: you prefer option 1, right?

Larison: yes, it is a cleaner look and they would like to distinguish themselves a little bit from the neighboring business.

Chairman Alligood asked if there were any questions.

Carrell made a motion to approve option 1. Hammes seconded. Motion carried unanimously. COA Granted.

The third item of business is an application for a COA for petition # HP-12-2019 at 211 Boulevard. The applicant is James R Holder (Rick). He is asking to move the house on 211 Boulevard to another location at 257 Boulevard.

Rick Holder spoke to the request. He is doing this to keep the house in the same district and working with the First United Methodist Church to make room for expansion.

Carroll: one of the stipulations for relocating houses is that at the time of the decision they need to have a plan for the lot being emptied historic property.

Holder: there would be another house moved to that property. The Henson house at 404 S Broad St would be moved to that property.

Chairman Alligood: So, the house at 404 S Broad would come behind the Methodist church now?

Holder: Yes! That is coming up tonight.

There was discussion on hearing all three relocate request together. The Commission had a problem with the changes that were made as to where the houses were being moved to versus what the applications stated. The relocation for these houses had changed except for 211 Boulevard. They would like more time to review and study the possibilities. Mr. Holder gave a synopsis of what would happen to each house if approved for relocation. He stated the houses would have to be moved if the Church would be able to

expand. The area he had requested them being moved to was not feasible due to the cost. If he can move the Henson house to two lots on Boulevard it will keep it in the Historic District and keep them from having to cut the house in 4 pieces to move it. There was more information given by Mr. Holder about the reasoning for moving these houses to the locations mentioned.

Carrell feels the Henson house should not be moved. It is a very important part of that side of town. Holder had an example of Gunter Hall in Social Circle being moved and saved. Still a great house in a different location. He also stated the house at 213 Boulevard does not have a place to go and therefore would possibly have to be demolished.

The Commission as a hold feels they don't have enough information on what will be placed in the locations the houses are being moved from. They also have concerns with the moving of the house. What would keep it from being destroyed in the move. There is no guarantee it will not get damaged. The main concern is that the plans for moving the houses has changed. They feel it needs to be reviewed and investigated more.

Carroll asked if the church would be receptive to leaving this house where it is and try to sell it as commercial.

Chip Ferguson, Chairman of the Administrative Board for The First United Methodist Church spoke to the question. The church wants to be downtown. The church wants to be a good neighbor. The church is sensitive to this situation with the Henson house. The church wants the Henson house to be restored. The problem is where it sits in right in the middle of the church's campus. The church would like to be there long term forever as a huge asset to downtown. The goal is how do they better utilize their campus so they can expand and serve as the town grows and the church grows. The church has no ability and is not in the restoration business at all. The church doesn't have the funds or the where withal to restore the house. They feel this is a win win plan where the house will be saved and kept in the same historic district in more of a residential area. This is not a natural place for someone to live because it is surrounded by commercial but Boulevard is a residential location that would fit the house. The church feels these houses could be better serviced if there were moved to other locations. The Boulevard location for the Henson house is the most logical one.

Carroll asked if the proposal they have brought to the table tonight starts behind the house where it sits now.

Ferguson: That is right and those drawings were done and that drawing is a moving target as you might imagine. This is not something we are breaking ground on tomorrow. We are planning for the future whenever the money is there to do something and it supports it. We had an architect to do some preliminary drawings to give us something to work with. If the Henson house is gone the building could be moved up some.

Carroll asked if the church had considered using the house as part of the campus.

Ferguson: yes, but it is a very expensive proposition. This has been talked about over a number of years. We think this plan is the best plan for saving the Henson house.

Hammes made the motion to table all three requests until they have more information.

Holder asked that they make a decision on 211 Boulevard instead of tabling it.

Ferguson agreed that 211 should not be tabled because this hasn't changed.

Carroll stated that a decision could only be made if they had plans for the historic property. This is not included.

Ferguson stated the two options would be either a playground or the Henson house being moved there.

Carroll there is just not enough information to continue with a decision.

Kelley reminded the commission that there is a motion out there.

Carroll asked what the timeline for the 45 days is if this is tabled tonight. Would it start from the original application date or the date of this meeting?

Kelley: The decision would not have to be made until the specific date which would be the next regular scheduled meeting and the 45-day clock is extended by the amount of time you have tabled it.

Holder asked for a vote and not a table.

Hammes kept the motion to table. Carroll seconded. Motion carried for 404 S Broad St tabled until July 23, 2019.

Kelley made the commission aware that there are three request that are separate and will have to be tabled as such.

Chairman Alligood asked if the commission wanted to vote on 211 Boulevard requests?

Brown made a motion to table the request. Hammes seconded. Motion carried to table until July 23, 2019 meeting.

Chairman Alligood entertained a motion for 213 Boulevard.

Hammes made the motion to table. Carroll seconded. Motion carried to table until July 23, 2019 meeting.

Old Business: None

New Business: None

Chairman Alligood entertained a motion to adjourn. Brown made a motion to adjourn. Hammes seconded. Meeting Adjourned at 7:07 pm



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

Plan Report

Plan NO.: HP-000012-2019

Plan Type: Historic Preservation

Work Classification: Historic Preservation Request

Plan Status: Issued

Apply Date: 05/16/2019

Expiration:

Location Address

Parcel Number

211 BOULEVARD, MONROE, GA 30655

M0160087

Contacts

JAMES HOLDER **Applicant**
 120 SECOND ST STE 101, MONROE, GA 30655
 (678)256-9185

Description: REQUEST FOR COA TO MOVE HOUSE- HPC MTG 5/28/19 @ 6:00 PM - 215 N BROAD STREET

Valuation: \$0.00
 Total Sq Feet: 0.00

Fees	Amount
Historic Preservation Request	\$10.00
Total:	\$10.00

Payments	Amt Paid
Total Fees	\$10.00
Cash	\$10.00
Amount Due:	\$0.00

Condition Name

Description

Comments

Abbie Adkin

Issued By:

May 16, 2019

Date

Plan_Signature_1

Date

Plan_Signature_2

Date

REQUEST FOR A CERTIFICATE OF APPROPRIATENESS

Under Monroe's Historic Preservation ordinance, you are required to obtain a Certificate of Appropriateness (COA) for any exterior material change you wish to make to your property if your property is located within a historic district, or if the change would affect property in a historic district. Please see pages 3 and 4, Definitions.

The following steps must be taken in order to have your proposed change considered by the Historic Preservation Commission (HPC):

1. Stop by the Code Office at least 10 working days in advance of the next regular meeting of the HPC (the fourth Tuesday of each month at 6:00 pm), read the Historic Preservation Ordinance, and request that your proposal be added to the agenda.
2. Fill out the application for a COA and turn it in to the Code Office.
3. Pay the \$10.00 fee. If you request a "special meeting" at some date or time (other than the 4th Tuesday of every month), the fee is \$50.00. If you are requesting to demolish Historic property, the fee is \$50.00 on the regular scheduled meeting.
4. Provide all documentation which will assist the HPC in deciding if your proposed change(s) are in keeping with the historic district standards and guidelines. The more complete your presentation, the more efficiently your request can be handled. Please see the COA application for additional information.

Suggested documentation consists of all architectural drawings, sketches, pictures, diagrams, or actual examples. All documentation should be turned in to the Code Office at the time of your application, as it gives HPC members time to consider your request prior to the meeting. Physical samples, if applicable, should be brought with you to the meeting.

5. Appear at the meeting on the scheduled day and time to present your proposal.

Thank you, the HPC looks forward to considering your request.

Please read the following directions for completing the Request for COA Application.

Attach photograph(s) of existing condition of property necessary to show all areas affected.

Attach plans, sketches, drawings, and diagrams of the project and detail the materials that will be used.

Provide such other information that is necessary for the HPC to adequately consider the application in light of the following criteria.

In reviewing applications for COAs, the HPC's duties include taking into account the historic and architectural significance of the structure and maintaining maps showing the historic and architectural significance of structures in the Historic Districts.

In its review, the HPC shall also take into account the following elements to ensure that the exterior form and appearance of the structure is consistent with the historical and visual character of the District:

1. The height of the building in relation to the average height of the nearest adjacent and opposite buildings;
2. The setback and placement of the building on the lot in relation to the average setback and placement of the nearest adjacent and opposite building;
3. Exterior construction materials, including textures and patterns.
4. Architectural detailing, such as lintels, cornices, brick bond, and foundation materials;
5. Roof shapes, forms, and materials;
6. Proportions, shapes, positioning and locations, patterns and sizes of any elements of fenestration.

The **Code Office** will post a notice which will notify all affected property owners of the material change being requested not less than seven (7) days prior to the meeting at which the request for a COA is to be considered. The applicant and the affected property owners will be given an opportunity to be heard at the meeting in which the application is presented.

DEFINITIONS:

A "material change in appearance" means a change that will affect either the exterior architectural or environmental features of a historic property or any structure, site, or work of art within a historic district, and may include any one or more of the following:

1. A reconstruction or alteration of the size, shape, or façade, including any of the architectural elements or details;
2. Demolition;
3. Commencement of excavation for construction purposes;
4. A change in the location of advertising visible from the public right-of-way; and
5. The erection, alteration, restoration, or removal of any building or other structure within a historic property or district, including walls, fences, steps and pavements, or other appurtenant features.

[Sec. 8-4-2(f)]

“Exterior architectural features” means the architectural style, general design, and general arrangement of the exterior of a building or other structure, including but not limited to, the kind or texture of the building material and the type and style of all windows, doors, signs, and other appurtenant architectural fixtures, features, details, or elements relative to the foregoing [Sec. 8-4-2(b)].

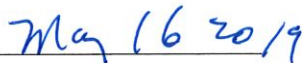
“Exterior environmental features” means all those aspects of the landscape or the development of the site which affect the historical character of the property [Sec. 8-4-2(c)].

Ordinary maintenance or repair of any exterior architectural feature in or on a historic property that does not involve a material change in design, material, or outer appearance is excluded from review. [Sec. 8-4-81]

I acknowledge that I have read this material and will abide by the ordinances set forth.



Signature of Applicant



Date

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
MONROE HISTORIC PRESERVATION COMMISSION

Please read the Historic Preservation Ordinance (Code Sections 8-4-1 through 8-4-91). In addition, please consult with the Code Office to determine if any other Monroe ordinances apply, and if applicable, read those ordinances.

DATE: MAY 16 2019

APPLICANT: JAMES R HOLDER

APPLICANT'S ADDRESS: 120 2ND ST Suite 101
Monroe, LA 70655

TELEPHONE NUMBER: 678-246-9185

PROPERTY OWNER: FIRST UNITED METHODIST - (house)

OWNER'S ADDRESS: Alamy St.

JAMES R HOLDER Lot above

TELEPHONE NUMBER: 678-246-9185

PROJECT ADDRESS: 257 Blvd - Lot

211 Blvd - House to be Moved.

Brief description of project: I WANT to MOVE THE HOUSE
Belonging to the 1st UNITED Methodist Church
Located @ 211 Boulevard to a lot I own
at 257 Boulevard.

(Continue on separate sheet, if necessary.)

James R Holder
Applicant

May 16 2019
Date

This historic home was built in the early 1900's and its distinct architectural details have been preserved. The house has unique exposed rafter tails that are very long and scalloped and extend to the edge of the house footprint. These scalloped rafter tails are also present on the attic dormer making this home singular in its design within the historic district.

The lot I own is 50 ft wide as platted in 1906 in the Monland Subdivision as Lot 21. (see attached plat) I contend that my lot is a lot of record. This lot has been preserved as a lot by deed and plat but more importantly by its preservation as a vacant lot clearly intended for future use. I own the adjacent home and lot on the right side of the property and Robert Carter owns the house and lots to the left of the property. Mr. Carter is aware of my intention to move the historical home to my lot and has not made any objections known to me. *He has in fact wanted me to do it.*

In order to preserve the specific design features of this historical home I would need a variance on the side set back from 10 ft to 9ft. This variance would prevent having to remove or distort the design details that are unique to this home.

*THIS VARIANCE WAS GRANTED ON MAY 14TH
BY MAYOR + COUNCIL.*

*Rec'd
MAY 16TH 2015*

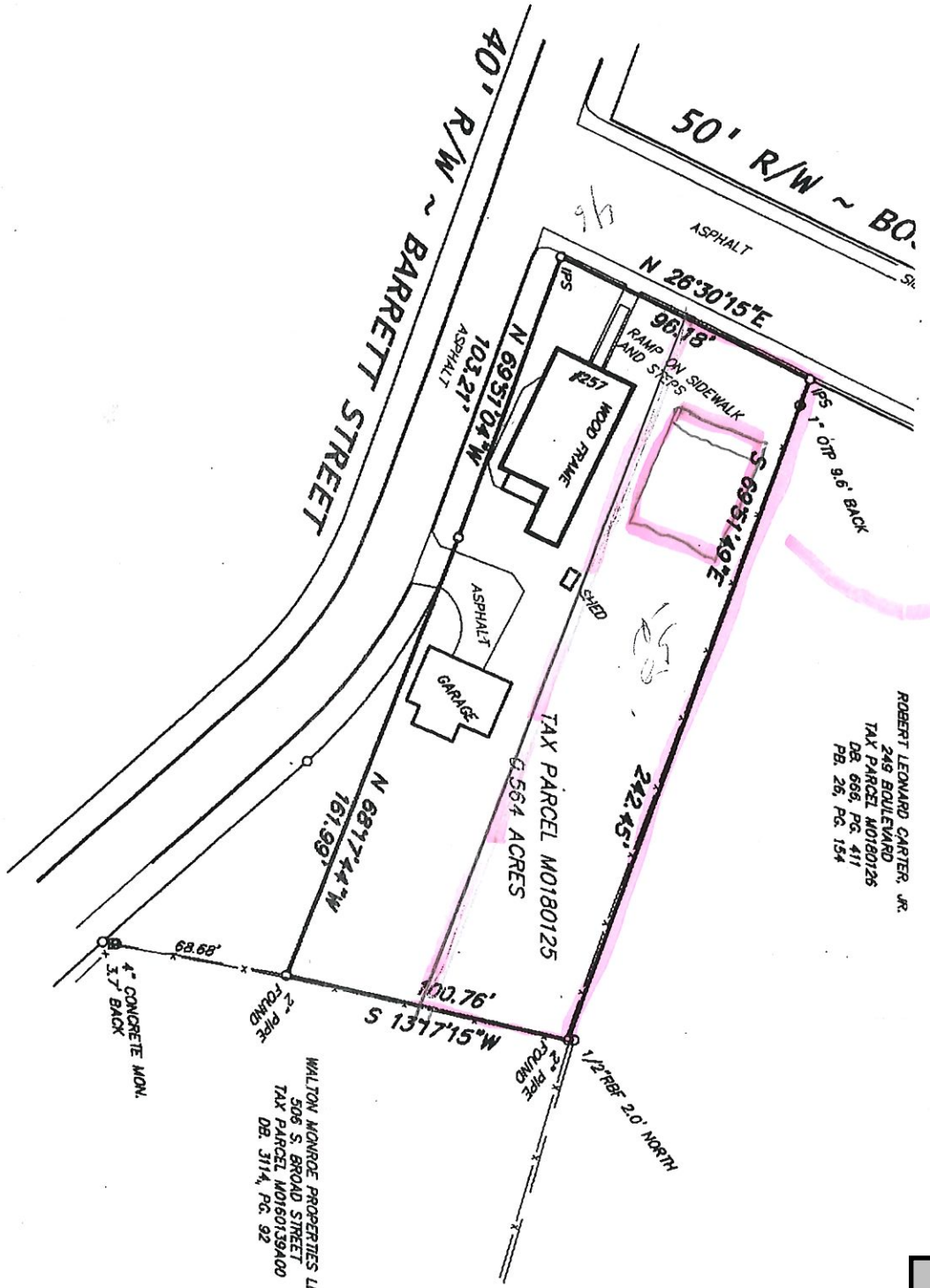
GRID NORTH GA. WEST ZONE

NOTE: BEARINGS & ELEVATIONS SHOWN HEREON ARE BASED UPON GPS SURVEY USING CHAMPION TKO EQUIPMENT AND GPS SOLUTIONS REAL TIME NETWORK ADJUSTMENT AS OF THE FIELD WORK DATE SHOWN.

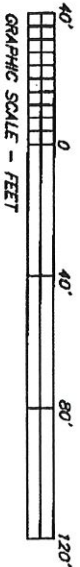
- P- POWER LINE
- X- FENCE LINE
- W- WATER LINE
- G- GAS LINE
- M- VALVE

OWNER:
THE ESTATE OF ERASMUS WEBB
C/O FRANCES JACKSON
P.O. BOX 861
MONROE, GA. 30655

LOCATION OF HOUSE PRESENTLY AT 211 BLD.



NOTE:
THIS PLAT REPRESENTS A SURVEY OF EXISTING WALTON COUNTY TAX PARCEL M0180125 AND DOES NOT REQUIRE APPROVAL FOR RECORDING FROM THE MUNICIPAL OR COUNTY PLANNING COMMISSION OR GOVERNING AUTHORITY PURSUANT TO O.C.G.A. 15-6-67(D).

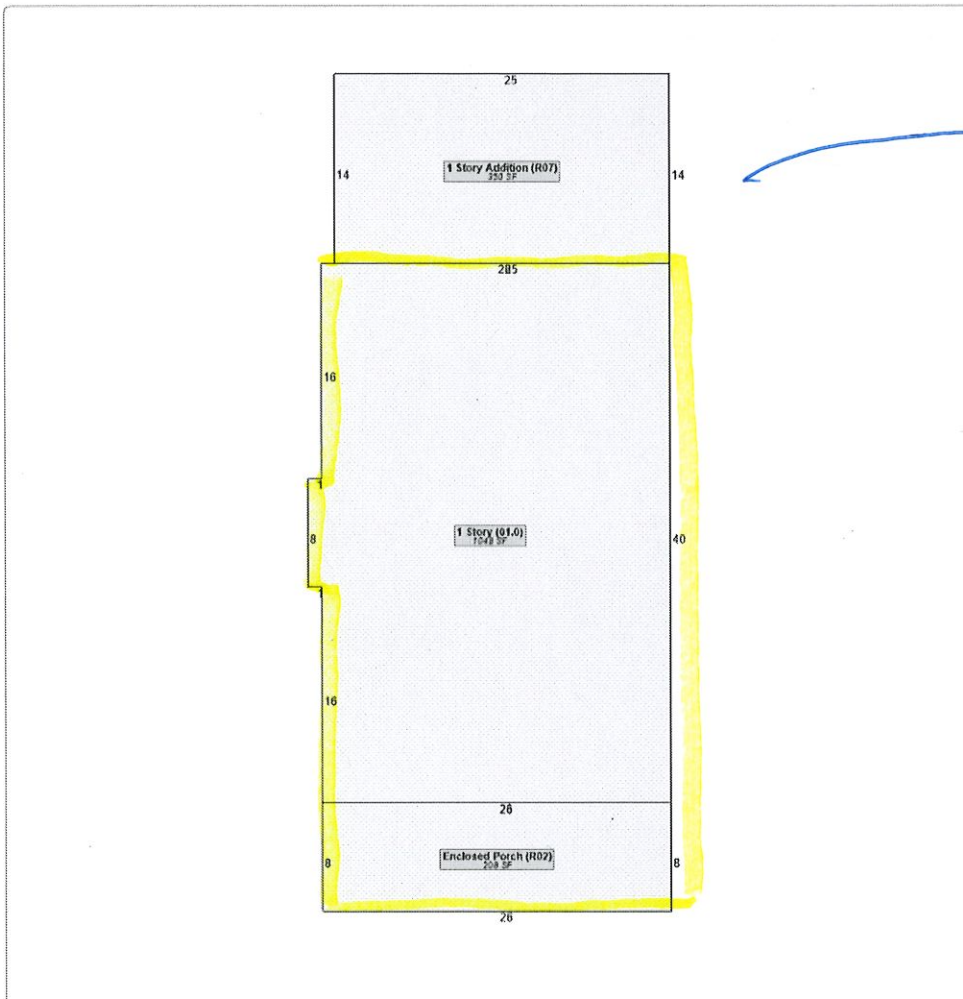


BOUNDARY SURVEY FOR

THE ESTATE OF ERASMUS WEBB



Sketches



THE ADDITION
 IS ON SLAB
 AND WOULD
 BE MOVED
 JUST THE
 ORIGINAL HOUSE
 THE RAFTERS
 + SIDING ON
 THE BACK
 WILL BE put
 BACK IN THE
 FASHION OF
 THE HOUSE.

No data available for the following modules: Rural Land, Commercial Improvement Information, Mobile Homes, Prebill Mobile Homes, Permits.

The Walton County Assessor makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation. The assessment information is from the last certified tax roll. All other data is subject to change.

Last Data Upload: 3/27/2019 6:32:05 AM

Version 2.2.7

Developed by





Summary

Parcel Number M0160087
 Location Address 211 BOULEVARD
 Legal Description .43
 (Note: Not to be used on legal documents)
 Class R3-Residential
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Zoning R1
 Tax District Monroe (District 01)
 Millage Rate 39.382
 Acres 0.43
 Neighborhood Monroe/Alcovy St & Boulevard - 00221 25K base (00221)
 Homestead Exemption No (50)
 Landlot/District 65 / 3

[View Map](#)



Owner

FIRST UNITED METHODIST
 CHURCH OF MONROE INC
 400 SOUTH BROAD STREET
 MONROE, GA 30655

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Residential	00221 Monroe/Alcovy&Blvd 25K B	Lot	0	0	0	0.43	1

Residential Improvement Information

Style Single Family
 Heated Square Feet 1398
 Interior Walls Plywood
 Exterior Walls Wood Siding
 Foundation Other
 Attic Square Feet 0
 Basement Square Feet 0
 Year Built 1910
 Roof Type Composite Shingle
 Flooring Type Pine
 Heating Type Baseboard
 Number Of Rooms 0
 Number Of Bedrooms 0
 Number Of Full Bathrooms 1
 Number Of Half Bathrooms 0
 Value \$47,400
 Condition Average

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Residential Garages-Avg	2008	24x30 / 0	1	\$11,100

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
10/24/2003	1816 279	092 004	\$75,000	Unqualified - Improved	DICKINSON MARY ANN	FIRST UNITED METHODIST
12/27/2002	1572 212	NPR	\$0	Unqualified - Improved	DICKINSON JW	DICKINSON MARY ANN
	029 386	NPR	\$0	Unqualified Sale		DICKINSON JW

Valuation

	2018	2017	2016	2015
Previous Value	\$83,500	\$58,100	\$54,700	\$46,400
Land Value	\$25,000	\$25,000	\$17,500	\$17,500
+ Improvement Value	\$47,400	\$47,400	\$28,800	\$25,400
+ Accessory Value	\$11,100	\$11,100	\$11,800	\$11,800
= Current Value	\$83,500	\$83,500	\$58,100	\$54,700

Photos

Rick Holder Application

Answers to Sec 54-174

For 211 Boulevard-request to move

1. The 211 Boulevard House is moving within its original historic district on the same street. The relocation of the house will provide infill on an empty lot and add to the aesthetic value of the neighborhood. (See Plat of 257 Blvd)
2. The lot vacated will be used to relocate another Historic Home- The Henson House. The relocation of the Henson House will be a positive addition to the community. In the event the Henson House is not moved, this lot would become part of the church property master plan.
3. The house can be moved without damage to its physical integrity as determined by a professional house mover.
4. The 211 Boulevard House is a small hip roof house that will be relocated down its original street beside another small hip roof house.

For The Henson House- request to move

1. The Henson House has architectural and historical significance which will be preserved by relocating the house and giving it the opportunity for future renovation. The house would still be entitled to consideration for the The National Register of Historic Places since it is being relocated within the Historic District.
2. The land where the Henson House is moving from is part of the master plan of the FUMC. The land is part of the church's long range plans but not the house.
3. The house can be moved . It has been reviewed by a professional house mover. Extra pains and resources are being taken and spent to move the house intact with chimneys and porch. The relatively level land over which

the house will be moved will be prepared by a grading company to insure a smooth travel path. A reputable and experience house mover has been retained to handle the move.

4. The relocation area is in the same historical district approximately 1400 feet from the present lot and is located in Monroe's oldest subdivision, Monland.

213 Boulevard-request for demolition

1. The house is in poor condition. The plumbing and electrical are not up to code. There are structural issues within the house. There is no central heat or air.
2. There are multiple examples of this style home throughout the district and in Monroe
3. There are many similar style homes in better condition throughout Monroe.
4. The cost estimate for bringing the house up to code exceeds the retail value of the house. There is no reasonable expectation of economic return.

Amended Application To Move 3 Houses Owned by FUMC

Modified To Move 2 Houses and Demo 1

Rick Holder

Narrative To The HPC Members-

In retrospect I realize that what I was asking for at the June 25 meeting was not a reasonable request. You did not have enough information prior to the meeting to make an informed decision. It was my understanding you would have the needed information as I was told I didn't need to amend my application. Several city representatives trying to work out a solution for the church and all parties involved approached representatives of the church and suggested moving The Henson House to Boulevard instead of Alcovy Street. This meeting was probably in response to concerns from those interested in preserving the area around The Tichenor House.

The trustees of the church then told me that they had decided to preserve the land on Alcovy St. and hold it for future use and they wanted The Henson House moved to Boulevard. The next day I went to the city with this new plan and asked if I should amend my original application or put in a new

application. I was told I no and that I could still be heard at the June meeting.

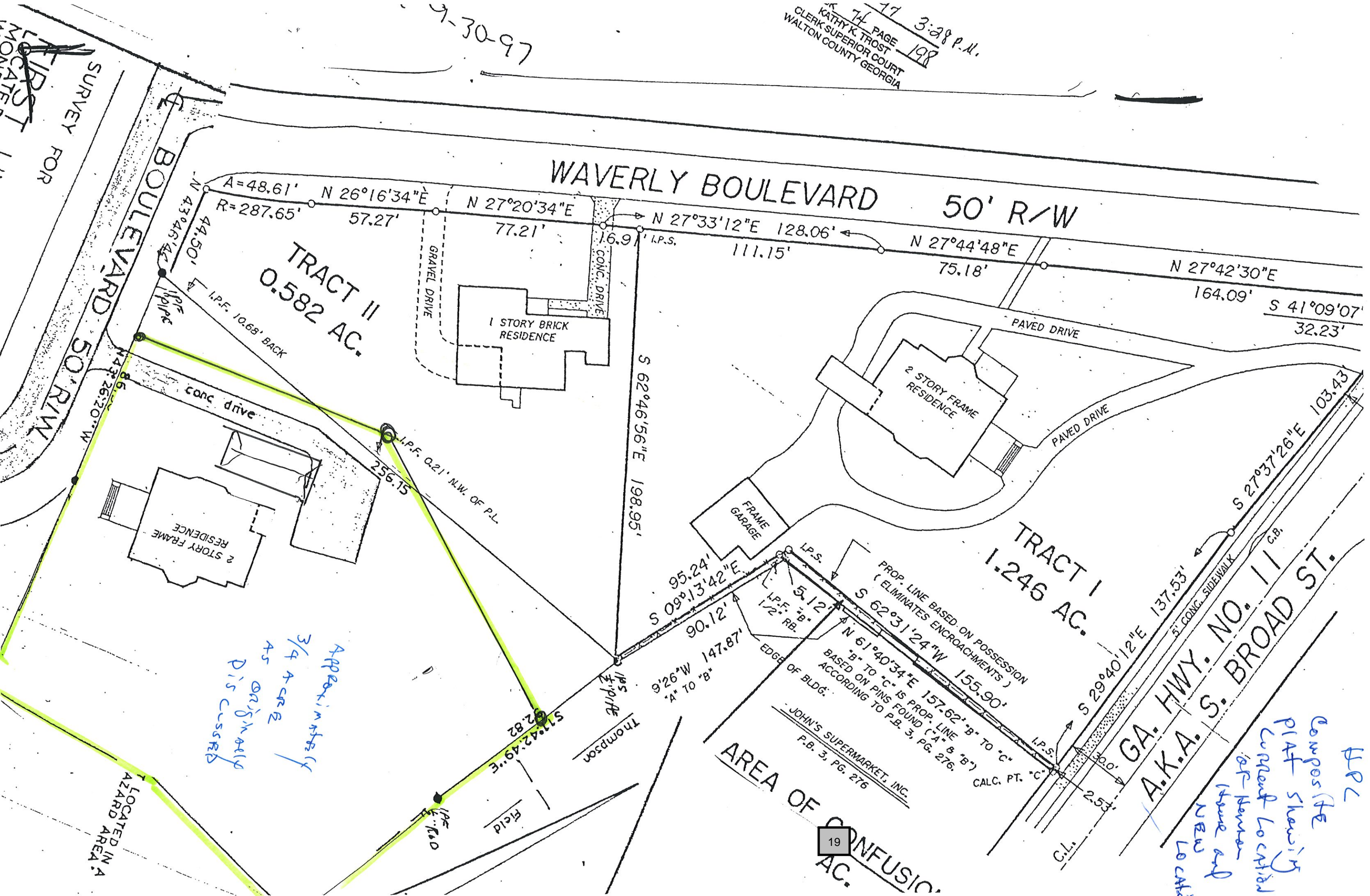
The goal has always been to move The Henson House and preserve it by moving it to a location where it can stay and be renovated. And, at the same time keep the price low enough to attract someone to buy the house and restore it to its former glory. While we currently watch the house deteriorate, it could once again be one of the prettiest homes in Monroe.

I approached this house moving matter in a problem solving way with the beginning premise that the house could not stay in its current location. I thought it was common knowledge that the church has no plans for the house and wants it removed from their property. What I thought I was offering was a solution that was measured, well thought out and researched and a way to solve everyone's problem. I have been working on reasonable solution for these houses for 4 months. We have historic houses left to deteriorate all over the city . I believe my solution would be a benefit to the community and it is the best solution to save these houses.

9-30-97

LOCATED IN A HAZARD AREA. A

LOCATED IN A HAZARD AREA. A



TRACT II
0.582 AC.

TRACT I
1.246 AC.

WAVERLY BOULEVARD 50' R/W

GA. HWY. NO. 11
A.K.A. S. BROAD ST.

AREA OF CONFUSION
AC.

JOHN'S SUPERMARKET, INC.
P.B. 3, PG. 276

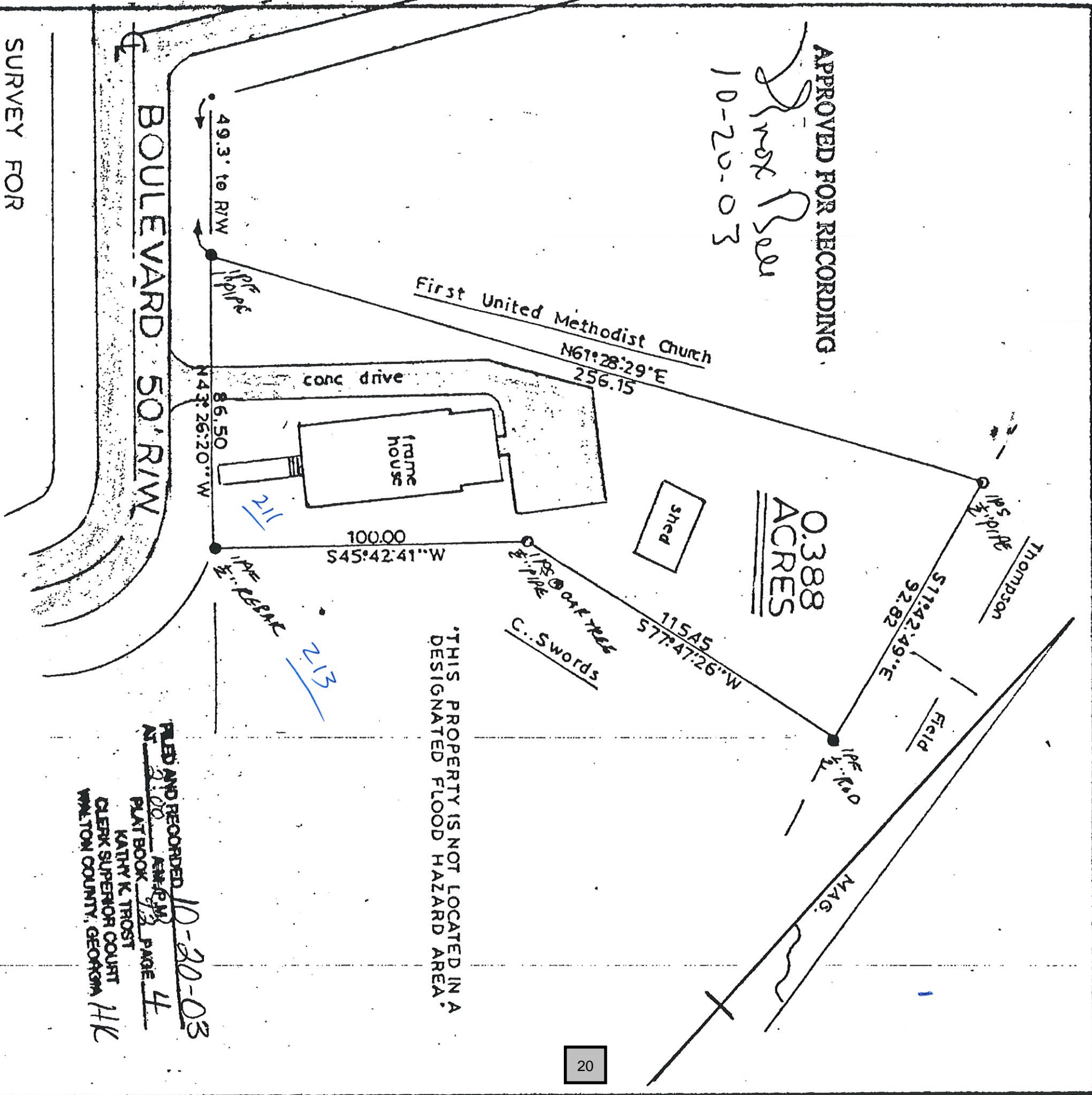
PROP. LINE BASED ON POSSESSION
(ELIMINATES ENCROACHMENTS)
BASED ON PINS FOUND ("A" & "B")
ACCORDING TO P.B. 3, PG. 276.

Approximately
3/4 acre
as original
discussed

APL
Composite
plat showing
current location
of house and
new
location

PLAT Showing 211 house & lot 213

APPROVED FOR RECORDING
First Book
10-20-03



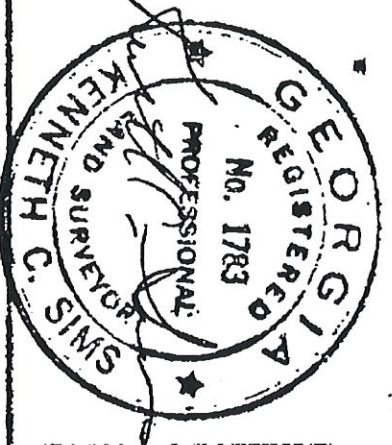
THIS PROPERTY IS NOT LOCATED IN A DESIGNATED FLOOD HAZARD AREA.

SURVEY FOR

FIRST UNITED METHODIST CHURCH

LOCATED IN L165-3RD LAND DISTRICT,
MONROE TOWN G.M.D. 419,
WALTON COUNTY, GEORGIA
SURVEYED BY:
SIMS SURVEYING CO.

SCALE: 1"=40' OCT. 15, 2003

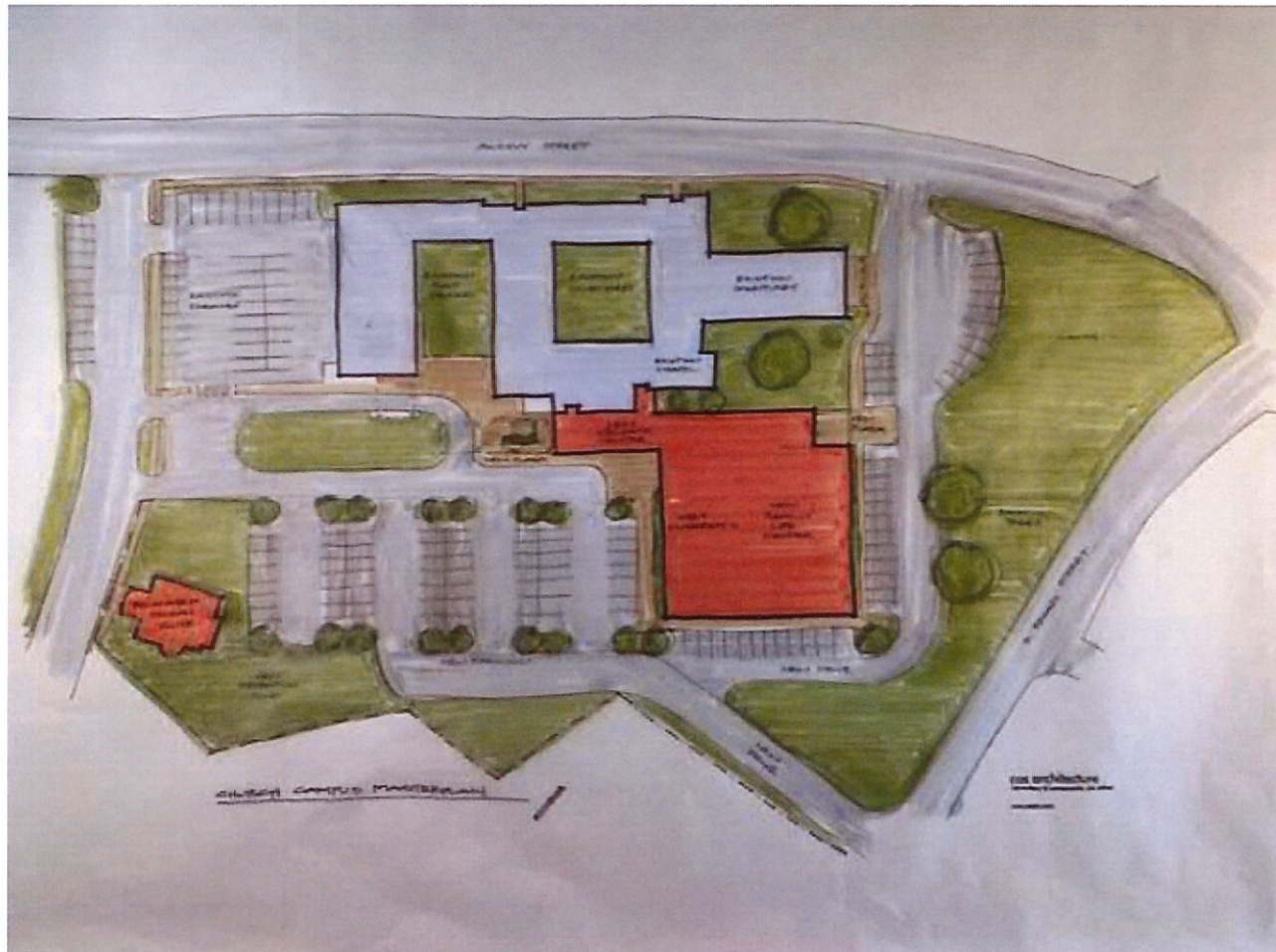


FILED AND RECORDED 10-20-03
AT 2:00 PM PAGE 4
KATHY K. TROST
CLERK SUPERIOR COURT
WALTON COUNTY, GEORGIA HK

Debbie Adkinson

From: Rick Holder <j.rickholder@gmail.com>
Sent: Monday, July 15, 2019 1:44 PM
To: Debbie Adkinson
Subject: methodist plan

This conceptual plan shows the house placement and the over all plan. It doesn;t show the playground as that will be adjusted with the parking to the side of the house and to the rear. A larger lot for the house is depicted on the composite plat and the aerial view already in the application package. this is a better and clearer presentation of the overall master plan.



Current Church

EXISTING

NEW CONSTRUCTION

- New Entry Plaza
- New Welcome Center
- New Family Life Center
- New Classrooms
- Remodel Children's Classrooms
- Remodel Offices for Administrative Area
- Remodel Offices for Music Space and Library
- Additional Parking
- Master Detention Pond

NOT FOR CONSTRUCTION

FIRST UNITED METHODIST CHURCH OF MONROE

400 SOUTH BRIGGS STREET
MONROE, LOUISIANA 70002

THIS PLAN IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION. IT IS THE PROPERTY OF CAS ARCHITECTURE AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF CAS ARCHITECTURE.

CHURCH CAMPUS MASTER PLAN

A103

DATE	12/14	12/14	12/14
BY

CHURCH CAMPUS MASTER PLAN

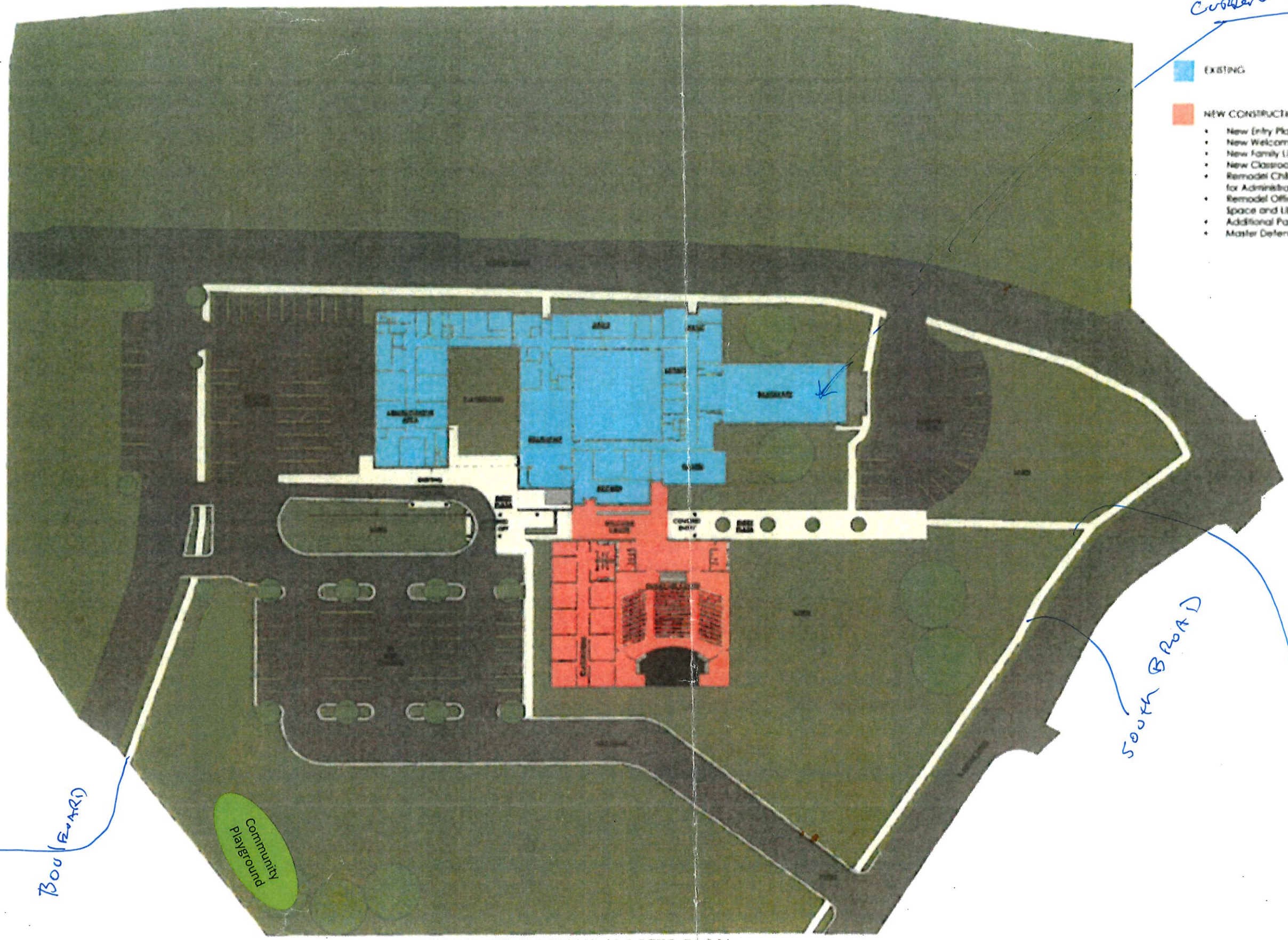
CAS ARCHITECTURE

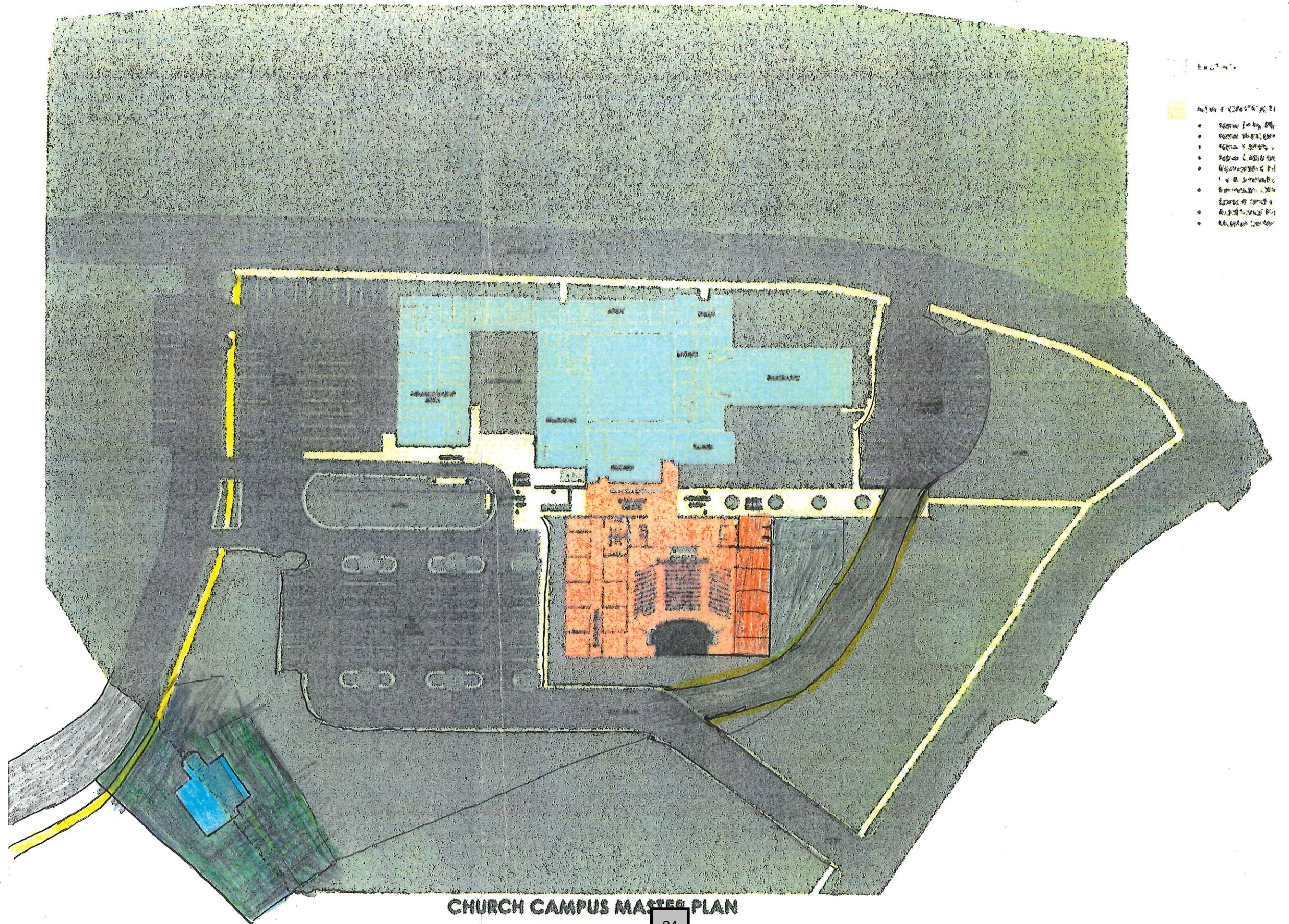
BOU (BOARD)

Community Playground

SOUTH BRIGGS

STREET CLOSED



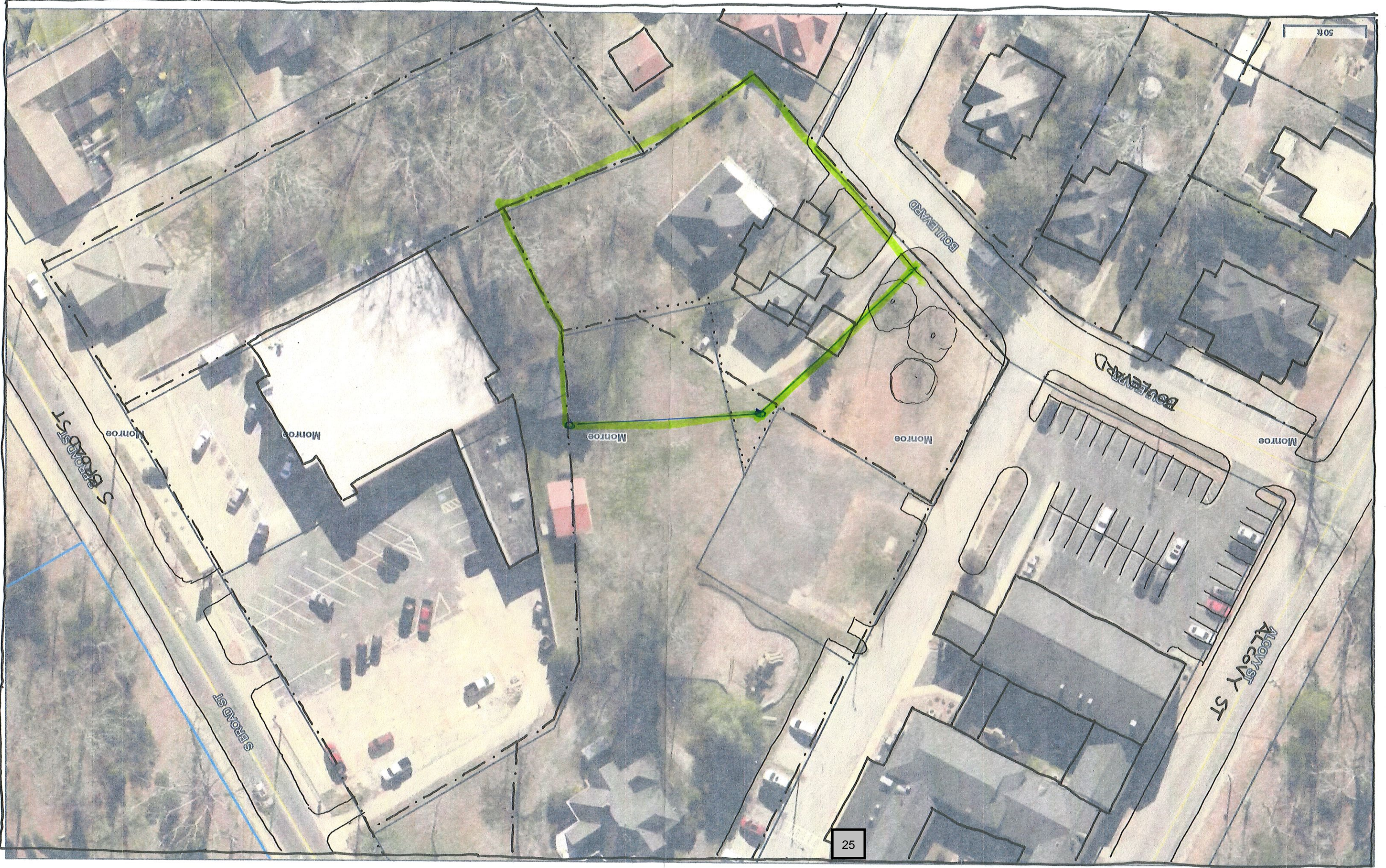


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CHURCH CAMPUS MASTER PLAN

CAS ARCHITECTURE

HPC



**NOTICE TO THE PUBLIC
CITY OF MONROE**

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The meeting will be held in City Hall Meeting Room, 215 North Broad Street. All those having an interest should be present.

Please run on the following date:

June 9, 2019



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

Plan Report

Plan NO.: HP-000014-2019

Plan Type: Historic Preservation

Work Classification: Certificate of Appropriateness

Plan Status: Issued

Apply Date: 05/16/2019

Expiration:

Location Address

Parcel Number

213 BOULEVARD, MONROE, GA 30655

M0160086

Contacts

JAMES HOLDER Applicant
 120 SECOND ST STE 101, MONROE, GA 30655
 (678)256-9185

Description: REQUEST FOR COA TO MOVE HOUSE - HPC MTG 5/28/19 @ 6:00 PM - 215 N BROAD STREET

Valuation: \$0.00
 Total Sq Feet: 0.00

Fees	Amount
Historic Preservation Request	\$0.00
Total:	\$0.00

Payments	Amt Paid
Total Fees	
Amount Due:	

Condition Name

Description

Comments

Abbie Adkins

Issued By:

James P. H. [Signature]

Plan_Signature_1

Plan_Signature_2

May 16, 2019

Date

Date

Date

REQUEST FOR A CERTIFICATE OF APPROPRIATENESS

Under Monroe's Historic Preservation ordinance, you are required to obtain a Certificate of Appropriateness (COA) for any exterior material change you wish to make to your property if your property is located within a historic district, or if the change would affect property in a historic district. Please see pages 3 and 4, Definitions.

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1. Stop by the Code Office at least 10 working days in advance of the next regular meeting of the HPC (the fourth Tuesday of each month at 6:00 pm), read the Historic Preservation Ordinance, and request that your proposal be added to the agenda.
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3. Pay the \$10.00 fee. If you request a "special meeting" at some date or time (other than the 4th Tuesday of every month), the fee is \$50.00. If you are requesting to demolish Historic property, the fee is \$50.00 on the regular scheduled meeting.
4. Provide all documentation which will assist the HPC in deciding if your proposed change(s) are in keeping with the historic district standards and guidelines. The more complete your presentation, the more efficiently your request can be handled. Please see the COA application for additional information.

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Thank you, the HPC looks forward to considering your request.

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Attach photograph(s) of existing condition of property necessary to show all areas affected.

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DEFINITIONS:

A "material change in appearance" means a change that will affect either the exterior architectural or environmental features of a historic property or any structure, site, or work of art within a historic district, and may include any one or more of the following:

1. A reconstruction or alteration of the size, shape, or façade, including any of the architectural elements or details;
2. Demolition;
3. Commencement of excavation for construction purposes;
4. A change in the location of advertising visible from the public right-of-way; and
5. The erection, alteration, restoration, or removal of any building or other structure within a historic property or district, including walls, fences, steps and pavements, or other appurtenant features.

[Sec. 8-4-2(f)]

“Exterior architectural features” means the architectural style, general design, and general arrangement of the exterior of a building or other structure, including but not limited to, the kind or texture of the building material and the type and style of all windows, doors, signs, and other appurtenant architectural fixtures, features, details, or elements relative to the foregoing [Sec. 8-4-2(b)].

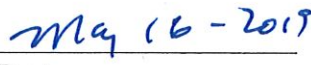
“Exterior environmental features” means all those aspects of the landscape or the development of the site which affect the historical character of the property [Sec. 8-4-2(c)].

Ordinary maintenance or repair of any exterior architectural feature in or on a historic property that does not involve a material change in design, material, or outer appearance is excluded from review. [Sec. 8-4-81]

I acknowledge that I have read this material and will abide by the ordinances set forth.



Signature of Applicant



Date

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
MONROE HISTORIC PRESERVATION COMMISSION

Please read the Historic Preservation Ordinance (Code Sections 8-4-1 through 8-4-91). In addition, please consult with the Code Office to determine if any other Monroe ordinances apply, and if applicable, read those ordinances.

DATE: May 16 2019

APPLICANT: JAMES R HOLDER

APPLICANT'S ADDRESS: 120 2nd St Suite 101
Monroe, LA 70655

TELEPHONE NUMBER: 678 246 9185

PROPERTY OWNER: Haven - 1st Methodist Church

OWNER'S ADDRESS: Alcorn St Monroe

LAND - 200 Alcorn St. owner 1st Methodist Church

TELEPHONE NUMBER: 770-689-9818 pastor DANK

PROJECT ADDRESS: 200 South 200 Alcorn LAND
404 S Broad and 213 Blvd.

Brief description of project: Haven
I want to move two homes
belonging to the 1st Methodist Church to
property @ 200 Alcorn St, Monroe, I will
locate the homes on the property according
to a design attached.

(Continue on separate sheet, if necessary.)

James R Holder
Applicant

May 16 2019
Date

COMMISSION MEMBERS

I AM REQUESTING PERMISSION
TO MOVE THE TWO HOUSES.

THE PLAN IS TO MOVE THE HOUSES
WITH THE CHIMNEYS AND PORCHES.

WITH THE EXCEPTION OF THE GLASSED
PORCH ADDITION TO THE HENSON HOUSE LOCATED
ON THE NORTH SIDE. THIS ROOM
CAN'T BE MOVED WITH THE HOUSE.

I PLAN TO MOVE THE HOUSES WITH
THE ROOFS IN PLACE AND I THINK
THIS REPRESENTS THE BEST HOPE
THAT THEY CAN BE PRESERVED
IN USABLE & RESTORABLE CONDITION.

I THINK THE LOCATION ^(200 ACOV) IS SUITABLE
FOR THE RELOCATION OF THESE HOMES.

I HAVE EMPLOYED A PROFESSIONAL
LAND PLANNER / LANDSCAPE ARCHITECT
TO HELP GET THE DETAILS RIGHT
ABOUT SITING LAYOUT ETC.

THIS IS AN AMBITIOUS PROJECT
YOUR HELP WOULD BE APPRECIATED.

Showing Lots - Drives - Lots

typical -
on Alcony 30 - 40 FT
THR WENSON HOME MAY BE
SET BACK FURTHER DUE
TO SIZE + SCALE.
THE 23 BND HOUSE WOULD BE
SET BACK AS WELL

FUTURE USE ON LAND
RETAINED BY THE CHURCH



ON THE LAND RETAINED: THIS DRAWING SHOWS ROOM FOR
BY THE CHURCH A PARKING LOT AND LADIES MEMORIAL
DOUBLE GARDEN

LOT FOR 213 BND

LOT FOR 404 S. BROAD

213
BLVD

Summary

Parcel Number M0160086
 Location Address 213 BOULEVARD
 Legal Description LOT(.55AC)
 (Note: Not to be used on legal documents)
 Class R3-Residential
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Zoning R1
 Tax District Monroe (District 01)
 Millage Rate 39.382
 Acres 0.55
 Neighborhood Monroe/Alcovy St & Boulevard - 00221 25K base (00221)
 Homestead Exemption No (\$0)
 Landlot/District 65 / 3

[View Map](#)



Owner

FIRST UNITED METHODIST CHURCH OF
 MONROE INC
 400 S BROAD STREET
 MONROE, GA 30655

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Residential	00221 Monroe/Alcovy&Blvd 25K B	Lot	0	0	0	0.55	1

Residential Improvement Information

Style Single Family
 Heated Square Feet 1620
 Interior Walls Plywood
 Exterior Walls Wood Siding
 Foundation Other
 Attic Square Feet 0
 Basement Square Feet 1620 Unfinished
 Year Built 1900
 Roof Type Asphalt Shingles
 Flooring Type Pine
 Heating Type Baseboard
 Number Of Rooms 0
 Number Of Bedrooms 0
 Number Of Full Bathrooms 1
 Number Of Half Bathrooms 0
 Value \$73,700
 Condition Average
 Fireplaces\Appliances Standard Fireplace 2
 House Address 213 BOULEVARD

Permits

Permit Date	Permit Number	Type	Description
02/21/2018	1800088	DEMOLITION	

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
5/25/2016	3914 350		\$110,000	Adjacent Owner	SWORDS CARLTON H	FIRST UNITED METHODIST CHURCH OF
	134 479	NPR	\$0	Unqualified Sale		SWORDS CARLTON H

Valuation

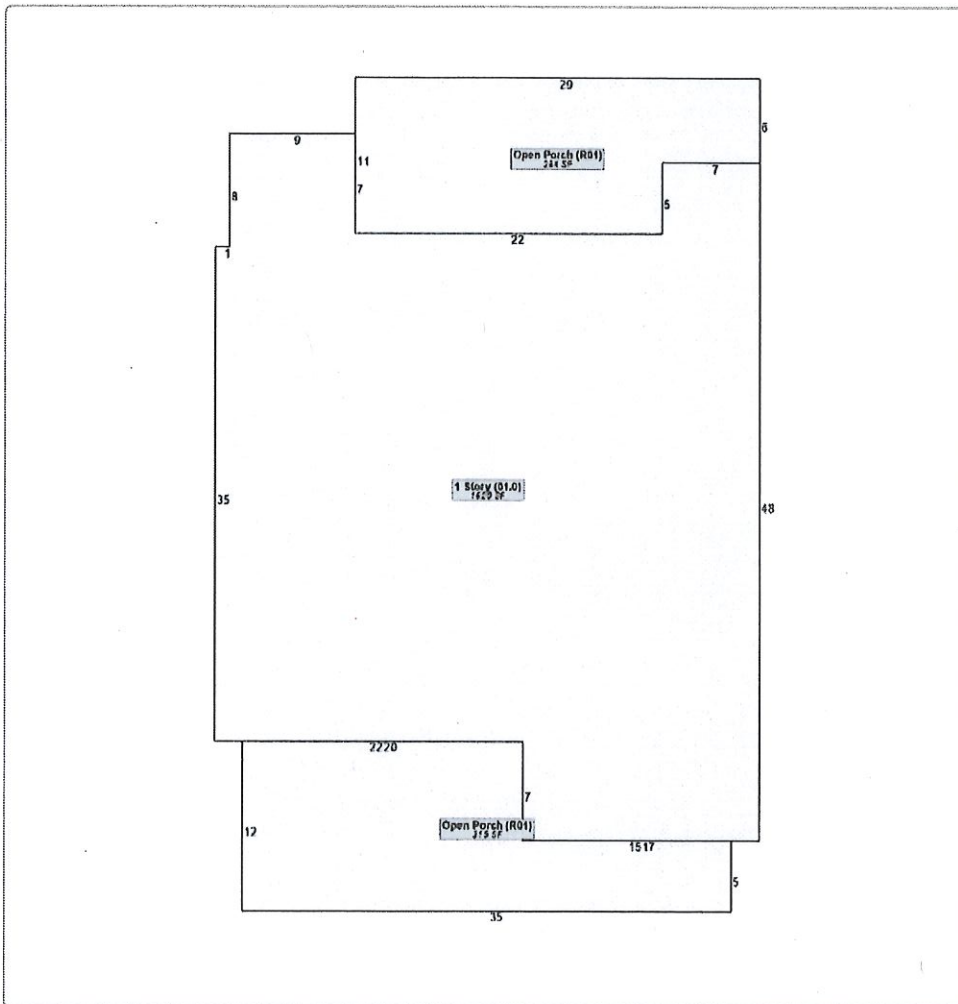
	2018	2017	2016	2015
Previous Value	\$105,900	\$80,300	\$72,900	\$52,800
Land Value	\$25,000	\$25,000	\$17,500	\$17,500
+ Improvement Value	\$80,900	\$80,900	\$62,700	\$55,300
+ Accessory Value	\$0	\$0	\$100	\$100
= Current Value	\$105,900	\$105,900	\$80,300	\$72,900

Photos



213
BLVD

Sketches



No data available for the following modules: Rural Land, Commercial Improvement Information, Mobile Homes, Accessory Information, Prebill Mobile Homes.

The Walton County Assessor makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation. The assessment information is from the last certified tax roll. All other data is subject to change.

Last Data Upload: 3/27/2019 6:32:05 AM

Version 2.2.7



213
BLVD



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View Map



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 MONROE INC
 400 S BROAD STREET
 MONROE, GA 30655

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 Interior Walls Plywood
 Exterior Walls Wood Siding
 Foundation Other
 Attic Square Feet 0
 Basement Square Feet 1620 Unfinished
 Year Built 1900
 Roof Type Asphalt Shingles
 Flooring Type Pine
 Heating Type Baseboard
 Number Of Rooms 0
 Number Of Bedrooms 0
 Number Of Full Bathrooms 1
 Number Of Half Bathrooms 0
 Value \$73,700
 Condition Average
 Fireplaces\Appliances Standard Fireplace 2
 House Address 213 BOULEVARD

Permits

Permit Date	Permit Number	Type	Description
02/21/2018	1800088	DEMOLITION	

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Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
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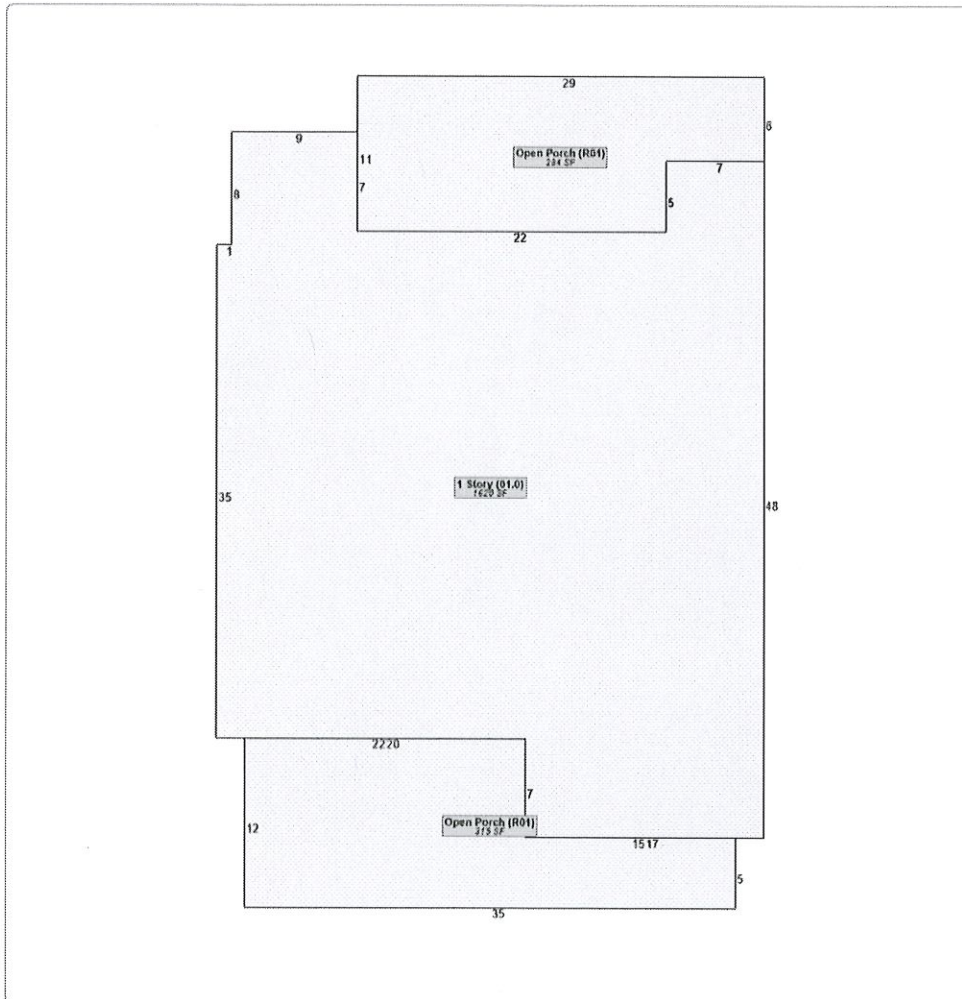
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Photos



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BLVD

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Version 2.2.7



Rick Holder Application

Answers to Sec 54-174

For 211 Boulevard-request to move

1. The 211 Boulevard House is moving within its original historic district on the same street. The relocation of the house will provide infill on an empty lot and add to the aesthetic value of the neighborhood. (See Plat of 257 Blvd)
2. The lot vacated will be used to relocate another Historic Home- The Henson House. The relocation of the Henson House will be a positive addition to the community. In the event the Henson House is not moved, this lot would become part of the church property master plan.
3. The house can be moved without damage to its physical integrity as determined by a professional house mover.
4. The 211 Boulevard House is a small hip roof house that will be relocated down its original street beside another small hip roof house.

For The Henson House- request to move

1. The Henson House has architectural and historical significance which will be preserved by relocating the house and giving it the opportunity for future renovation. The house would still be entitled to consideration for the The National Register of Historic Places since it is being relocated within the Historic District.
2. The land where the Henson House is moving from is part of the master plan of the FUMC. The land is part of the church's long range plans but not the house.
3. The house can be moved . It has been reviewed by a professional house mover. Extra pains and resources are being taken and spent to move the house intact with chimneys and porch. The relatively level land over which

the house will be moved will be prepared by a grading company to insure a smooth travel path. A reputable and experience house mover has been retained to handle the move.

4. The relocation area is in the same historical district approximately 1400 feet from the present lot and is located in Monroe's oldest subdivision, Monland.

213 Boulevard-request for demolition

1. The house is in poor condition. The plumbing and electrical are not up to code. There are structural issues within the house. There is no central heat or air.
2. There are multiple examples of this style home throughout the district and in Monroe
3. There are many similar style homes in better condition throughout Monroe.
4. The cost estimate for bringing the house up to code exceeds the retail value of the house. There is no reasonable expectation of economic return.

Amended Application To Move 3 Houses Owned by FUMC

Modified To Move 2 Houses and Demo 1

Rick Holder

Narrative To The HPC Members-

In retrospect I realize that what I was asking for at the June 25 meeting was not a reasonable request. You did not have enough information prior to the meeting to make an informed decision. It was my understanding you would have the needed information as I was told I didn't need to amend my application. Several city representatives trying to work out a solution for the church and all parties involved approached representatives of the church and suggested moving The Henson House to Boulevard instead of Alcovy Street. This meeting was probably in response to concerns from those interested in preserving the area around The Tichenor House.

The trustees of the church then told me that they had decided to preserve the land on Alcovy St. and hold it for future use and they wanted The Henson House moved to Boulevard. The next day I went to the city with this new plan and asked if I should amend my original application or put in a new

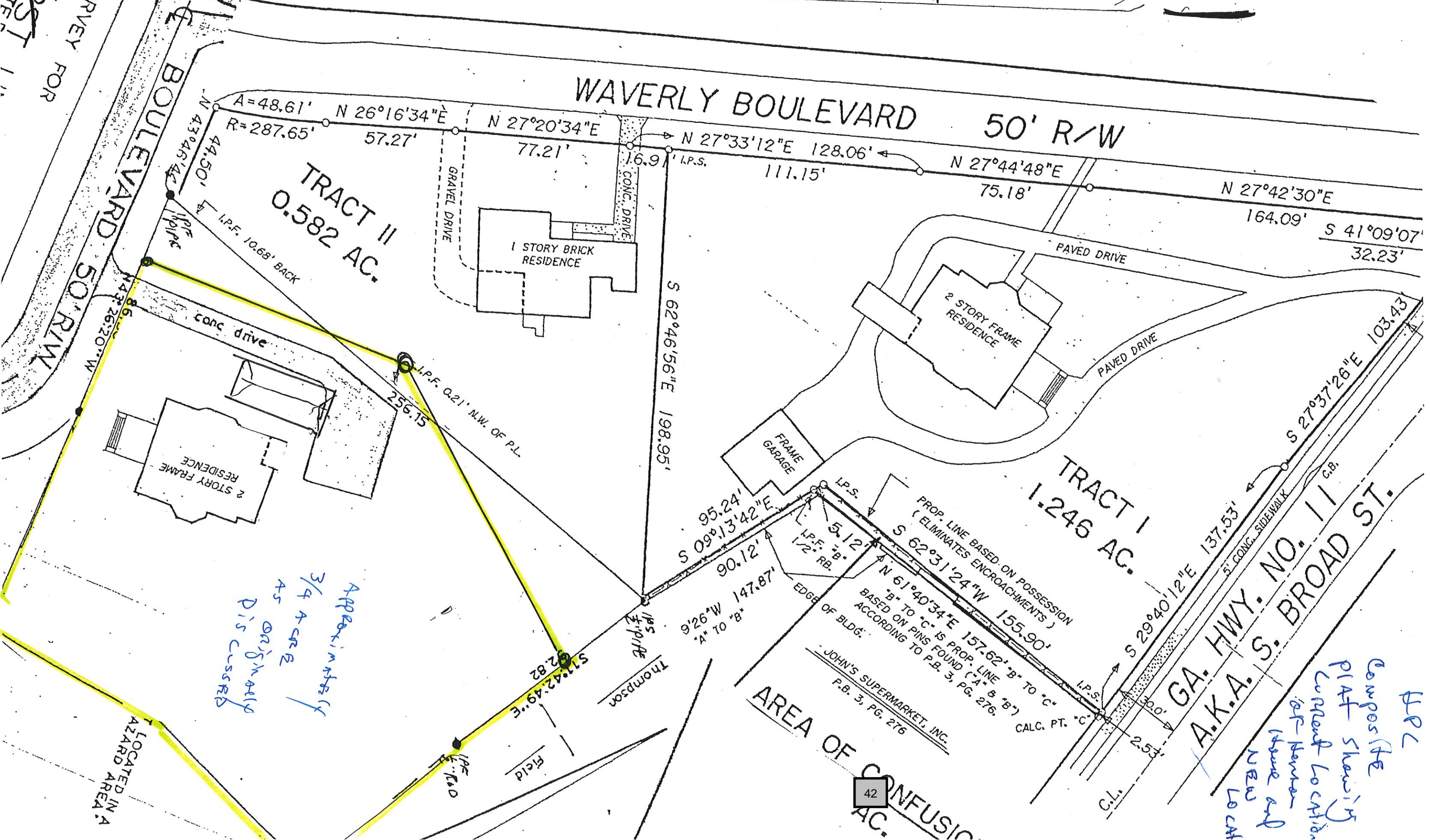
application. I was told I no and that I could still be heard at the June meeting.

The goal has always been to move The Henson House and preserve it by moving it to a location where it can stay and be renovated. And, at the same time keep the price low enough to attract someone to buy the house and restore it to its former glory. While we currently watch the house deteriorate, it could once again be one of the prettiest homes in Monroe.

I approached this house moving matter in a problem solving way with the beginning premise that the house could not stay in its current location. I thought it was common knowledge that the church has no plans for the house and wants it removed from their property. What I thought I was offering was a solution that was measured, well thought out and researched and a way to solve everyone's problem. I have been working on reasonable solution for these houses for 4 months. We have historic houses left to deteriorate all over the city . I believe my solution would be a benefit to the community and it is the best solution to save these houses.

9-30-97

~~FIRST MONATE~~
 SURVEY FOR

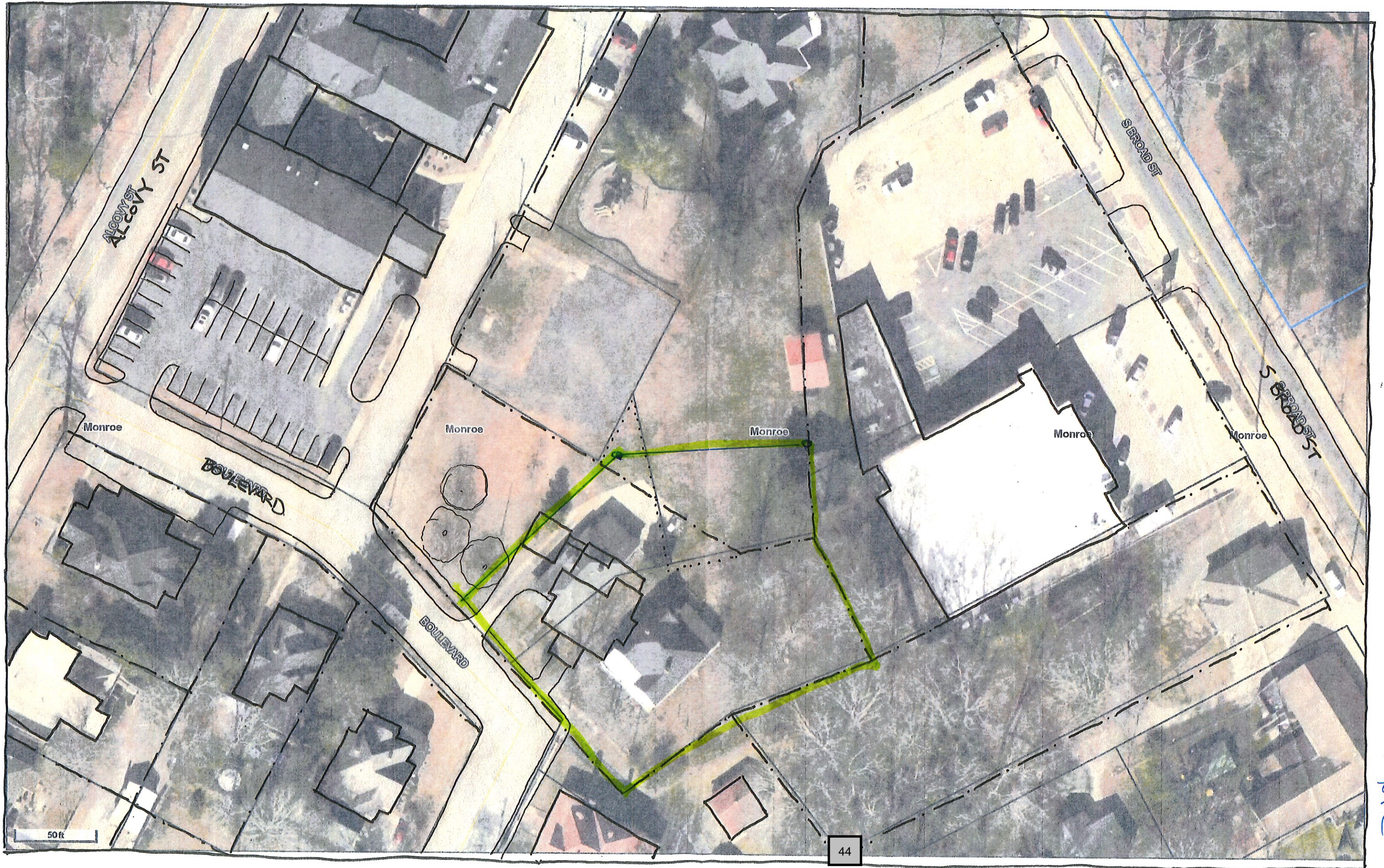


*Approximately
 3/4 acre
 AS ORIGINALLY
 DISCUSSED*

*APL
 Compose the
 plat showing
 current location
 of home and
 new lot*

*LOCATED IN A
 HAZARD AREA.*

42



ALCOVY ST

S BROAD ST

5 BROAD ST

Monroe

Monroe

Monroe

Monroe

Monroe

BOULEVARD

BOULEVARD

50ft

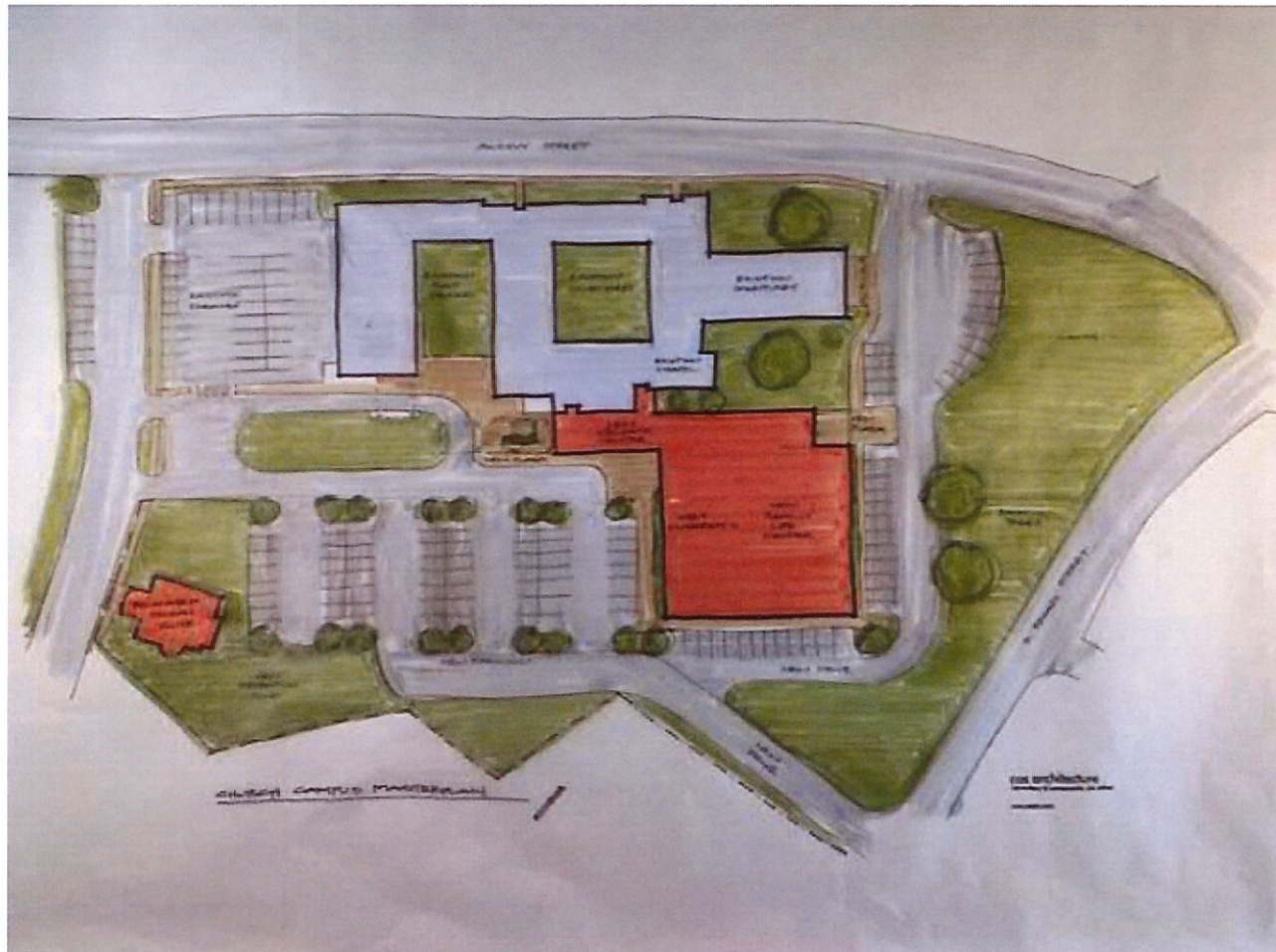
44

APC

Debbie Adkinson

From: Rick Holder <j.rickholder@gmail.com>
Sent: Monday, July 15, 2019 1:44 PM
To: Debbie Adkinson
Subject: methodist plan

This conceptual plan shows the house placement and the over all plan. It doesn;t show the playground as that will be adjusted with the parking to the side of the house and to the rear. A larger lot for the house is depicted on the composite plat and the aerial view already in the application package. this is a better and clearer presentation of the overall master plan.



Current Church

EXISTING

NEW CONSTRUCTION

- New Entry Plaza
- New Welcome Center
- New Family Life Center
- New Classrooms
- Remodel Children's Classroom for Administrative Area
- Remodel Offices for Music Space and Library
- Additional Parking
- Master Definition Pond

CAS architecture

1000 N. 10th St. Suite 1000
Atlanta, GA 30309
404.525.1100

NOT FOR CONSTRUCTION

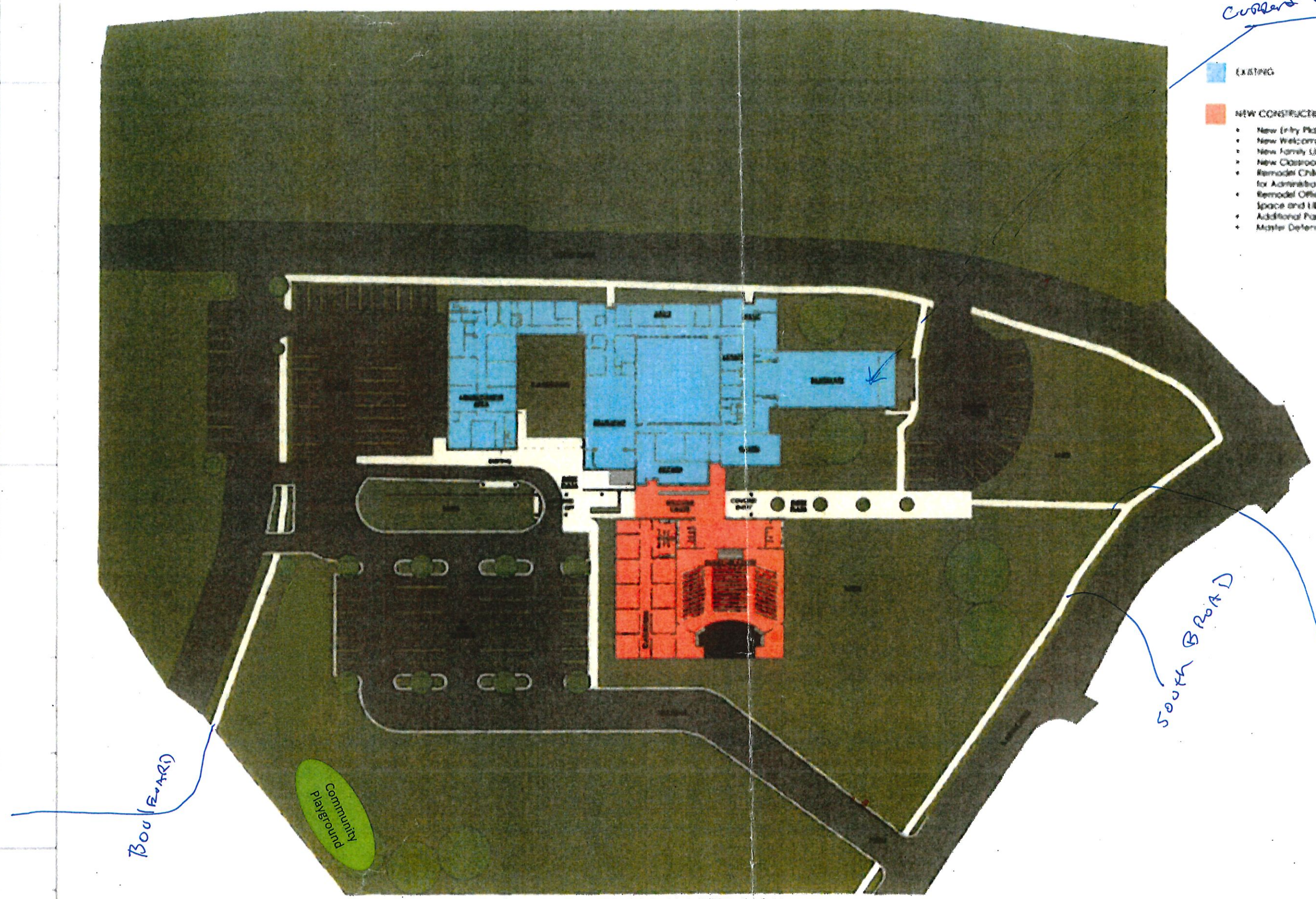
FIRST UNITED METHODIST CHURCH OF MONROE

400 NORTH BRIDGES DRIVE
MONROE, LOUISIANA 70601

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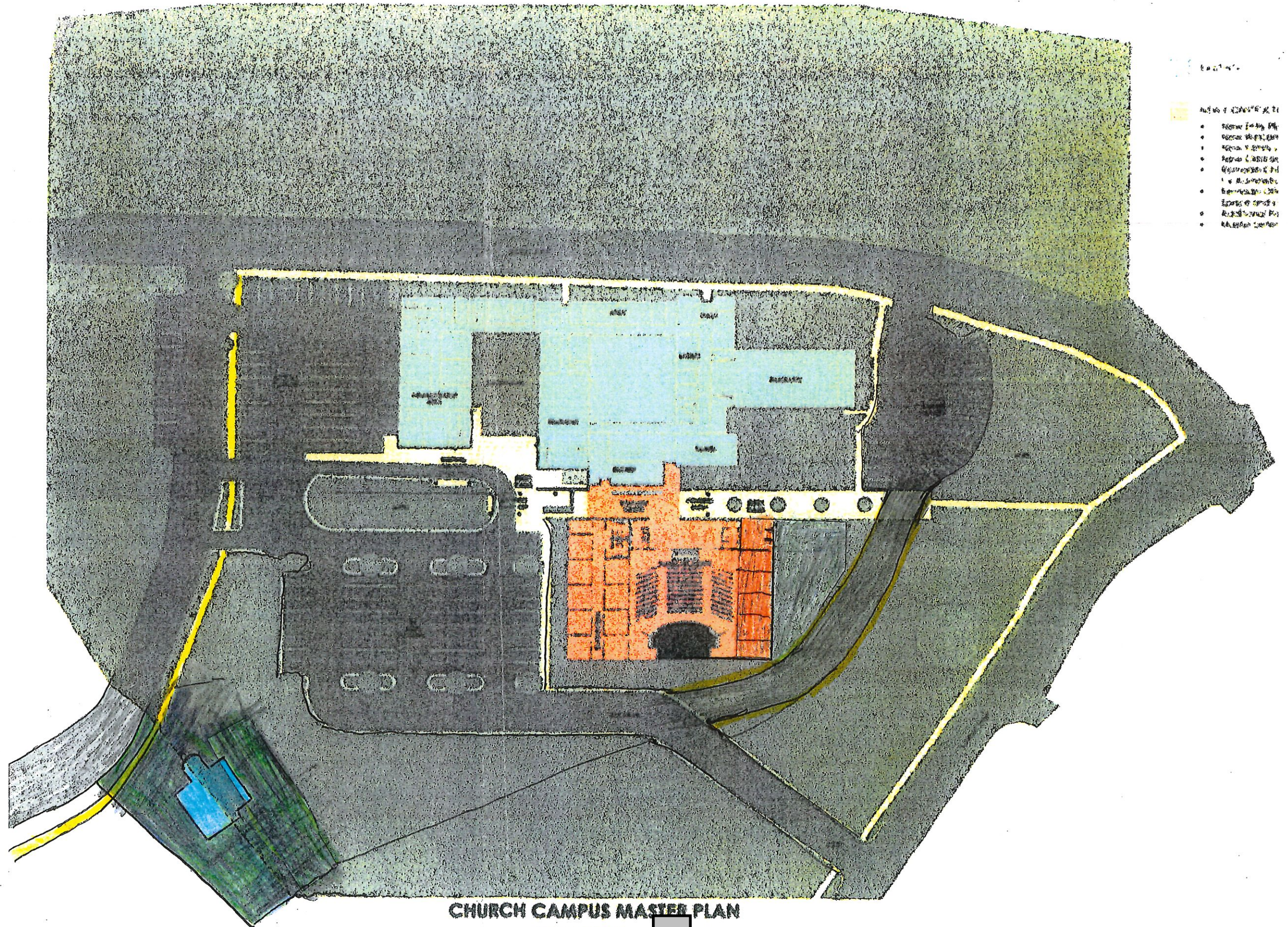
A103

DATE	DESCRIPTION



CHURCH CAMPUS MASTER PLAN

CAS ARCHITECTURE



- Legend
- Existing Building
 - New Building
 - Parking
 - Landscape
 - Access
 - Retention Wall
 - Retention Wall
 - Retention Wall

CHURCH CAMPUS MASTER PLAN

CAS ARCHITECTURE

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Plan Type: Historic Preservation

Work Classification: Historic Preservation Request

Plan Status: Issued

Apply Date: 05/16/2019

Expiration:

Location Address

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Parcel Number

M0160149

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Total Sq Feet: 0.00

Fees	Amount
Historic Preservation Request	\$10.00
Total:	\$10.00

Payments	Amt Paid
Total Fees	\$10.00
Cash	\$10.00
Amount Due:	\$0.00

Condition Name Description Comments

Public Admin

Issued By:

James R Holder

Plan_Signature_1

Plan_Signature_2

May 16, 2019

Date

Date

Date

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The **Code Office** will post a notice which will notify all affected property owners of the material change being requested not less than seven (7) days prior to the meeting at which the request for a COA is to be considered. The applicant and the affected property owners will be given an opportunity to be heard at the meeting in which the application is presented.

DEFINITIONS:

A "material change in appearance" means a change that will affect either the exterior architectural or environmental features of a historic property or any structure, site, or work of art within a historic district, and may include any one or more of the following:

1. A reconstruction or alteration of the size, shape, or façade, including any of the architectural elements or details;
2. Demolition;
3. Commencement of excavation for construction purposes;
4. A change in the location of advertising visible from the public right-of-way; and
5. The erection, alteration, restoration, or removal of any building or other structure within a historic property or district, including walls, fences, steps and pavements, or other appurtenant features.

[Sec. 8-4-2(f)]

“Exterior architectural features” means the architectural style, general design, and general arrangement of the exterior of a building or other structure, including but not limited to, the kind or texture of the building material and the type and style of all windows, doors, signs, and other appurtenant architectural fixtures, features, details, or elements relative to the foregoing [Sec. 8-4-2(b)].

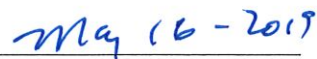
“Exterior environmental features” means all those aspects of the landscape or the development of the site which affect the historical character of the property [Sec. 8-4-2(c)].

Ordinary maintenance or repair of any exterior architectural feature in or on a historic property that does not involve a material change in design, material, or outer appearance is excluded from review. [Sec. 8-4-81]

I acknowledge that I have read this material and will abide by the ordinances set forth.



Signature of Applicant



Date

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
MONROE HISTORIC PRESERVATION COMMISSION

Please read the Historic Preservation Ordinance (Code Sections 8-4-1 through 8-4-91). In addition, please consult with the Code Office to determine if any other Monroe ordinances apply, and if applicable, read those ordinances.

DATE: May 16 2019

APPLICANT: JAMES R HOLDER

APPLICANT'S ADDRESS: 120 2nd St Suite 101
Monroe, LA 30655

TELEPHONE NUMBER: 678 246 9185

PROPERTY OWNER: Haver - 1st Methodist Church

OWNER'S ADDRESS: Alcorn St Monroe

LAND - 200 Alcorn St. owner 1st Methodist Church

TELEPHONE NUMBER: 770-689-9818 pastor DANK

PROJECT ADDRESS: 200 South 200 Alcorn LAND
404 S Broad and 213 Blvd.

Brief description of project: Haver
I want to move two homes
belonging to the 1st Methodist Church to
property @ 200 Alcorn St, Monroe, I will
locate the homes on the property accordy
to a design attached.

(Continue on separate sheet, if necessary.)

James R Holder
Applicant

May 16 2019
Date

COMMISSION MEMBERS

I AM REQUESTING PERMISSION
TO MOVE THE TWO HOUSES.

THE PLAN IS TO MOVE THE HOUSES
WITH THE CHIMNEYS AND PORCHES.

WITH THE EXCEPTION OF THE GLASSED
PORCH ADDITION TO THE HANSON HOUSE LOCATED
ON THE NORTH SIDE. THIS ROOM
CAN'T BE MOVED WITH THE HOUSE.

I PLAN TO MOVE THE HOUSES WITH
THE ROOFS IN PLACE AND I THINK
THIS REPRESENTS THE BEST HOPE
THAT THEY CAN BE PRESERVED
IN USABLE & RESTORABLE CONDITION.

I THINK THE LOCATION ^(200 A WAY) IS SUITABLE
FOR THE RELOCATION OF THESE HOMES.

I HAVE EMPLOYED A PROFESSIONAL
LAND PLANNER / LANDSCAPE ARCHITECT
TO HELP GET THE DETAILS RIGHT
ABOUT SITING LAY OUT ETC.

THIS IS AN AMBITIOUS PROJECT
YOUR HELP WOULD BE APPRECIATED.

Showing Lots - Drives - Lots

Typical Set Backs
on Alcony 30-40 ft
THR WEMSON HOME MAY BE
SET BACK FURTHER DUE
TO SIZE + SCALE.
THE 213 BLD HOUSE WOULD BE
SET BACKS WELL

FUTURE USE ON LAND
RETAINED BY THE CHURCH



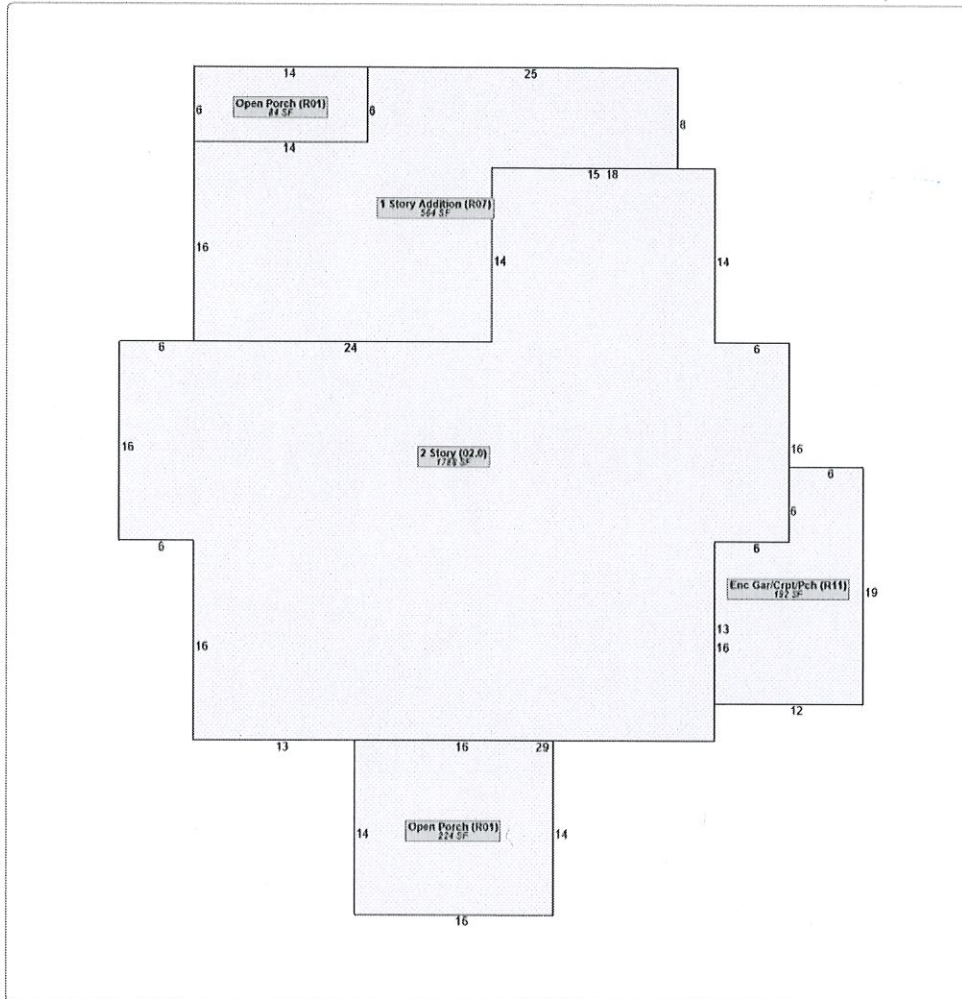
ON THE LAND RETAINED: THIS DRAWING SHOWS ROOM FOR
BY THE CHURCH A PARKING LOT AND LADIES MEMORIAL
PRAYE GARDEN

LOT FOR 213 BLD

LOT FOR 404 S. BROAD



Sketches



No data available for the following modules: Rural Land, Commercial Improvement Information, Mobile Homes, Accessory Information, Prebill Mobile Homes, Permits.

The Walton County Assessor makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation. The assessment information is from the last certified tax roll. All other data is subject to change.

Last Data Upload: 3/27/2019 6:32:05 AM

Version 2.2.7



Rick Holder Application

Answers to Sec 54-174

For 211 Boulevard-request to move

1. The 211 Boulevard House is moving within its original historic district on the same street. The relocation of the house will provide infill on an empty lot and add to the aesthetic value of the neighborhood. (See Plat of 257 Blvd)
2. The lot vacated will be used to relocate another Historic Home- The Henson House. The relocation of the Henson House will be a positive addition to the community. In the event the Henson House is not moved, this lot would become part of the church property master plan.
3. The house can be moved without damage to its physical integrity as determined by a professional house mover.
4. The 211 Boulevard House is a small hip roof house that will be relocated down its original street beside another small hip roof house.

For The Henson House- request to move

1. The Henson House has architectural and historical significance which will be preserved by relocating the house and giving it the opportunity for future renovation. The house would still be entitled to consideration for the The National Register of Historic Places since it is being relocated within the Historic District.
2. The land where the Henson House is moving from is part of the master plan of the FUMC. The land is part of the church's long range plans but not the house.
3. The house can be moved . It has been reviewed by a professional house mover. Extra pains and resources are being taken and spent to move the house intact with chimneys and porch. The relatively level land over which

the house will be moved will be prepared by a grading company to insure a smooth travel path. A reputable and experience house mover has been retained to handle the move.

4. The relocation area is in the same historical district approximately 1400 feet from the present lot and is located in Monroe's oldest subdivision, Monland.

213 Boulevard-request for demolition

1. The house is in poor condition. The plumbing and electrical are not up to code. There are structural issues within the house. There is no central heat or air.
2. There are multiple examples of this style home throughout the district and in Monroe
3. There are many similar style homes in better condition throughout Monroe.
4. The cost estimate for bringing the house up to code exceeds the retail value of the house. There is no reasonable expectation of economic return.

Amended Application To Move 3 Houses Owned by FUMC

Modified To Move 2 Houses and Demo 1

Rick Holder

Narrative To The HPC Members-

In retrospect I realize that what I was asking for at the June 25 meeting was not a reasonable request. You did not have enough information prior to the meeting to make an informed decision. It was my understanding you would have the needed information as I was told I didn't need to amend my application. Several city representatives trying to work out a solution for the church and all parties involved approached representatives of the church and suggested moving The Henson House to Boulevard instead of Alcovy Street. This meeting was probably in response to concerns from those interested in preserving the area around The Tichenor House.

The trustees of the church then told me that they had decided to preserve the land on Alcovy St. and hold it for future use and they wanted The Henson House moved to Boulevard. The next day I went to the city with this new plan and asked if I should amend my original application or put in a new

application. I was told I no and that I could still be heard at the June meeting.

The goal has always been to move The Henson House and preserve it by moving it to a location where it can stay and be renovated. And, at the same time keep the price low enough to attract someone to buy the house and restore it to its former glory. While we currently watch the house deteriorate, it could once again be one of the prettiest homes in Monroe.

I approached this house moving matter in a problem solving way with the beginning premise that the house could not stay in its current location. I thought it was common knowledge that the church has no plans for the house and wants it removed from their property. What I thought I was offering was a solution that was measured, well thought out and researched and a way to solve everyone's problem. I have been working on reasonable solution for these houses for 4 months. We have historic houses left to deteriorate all over the city . I believe my solution would be a benefit to the community and it is the best solution to save these houses.

9-30-97

LOCATED IN A HAZARD AREA.
SURVEY FOR
LOCATE

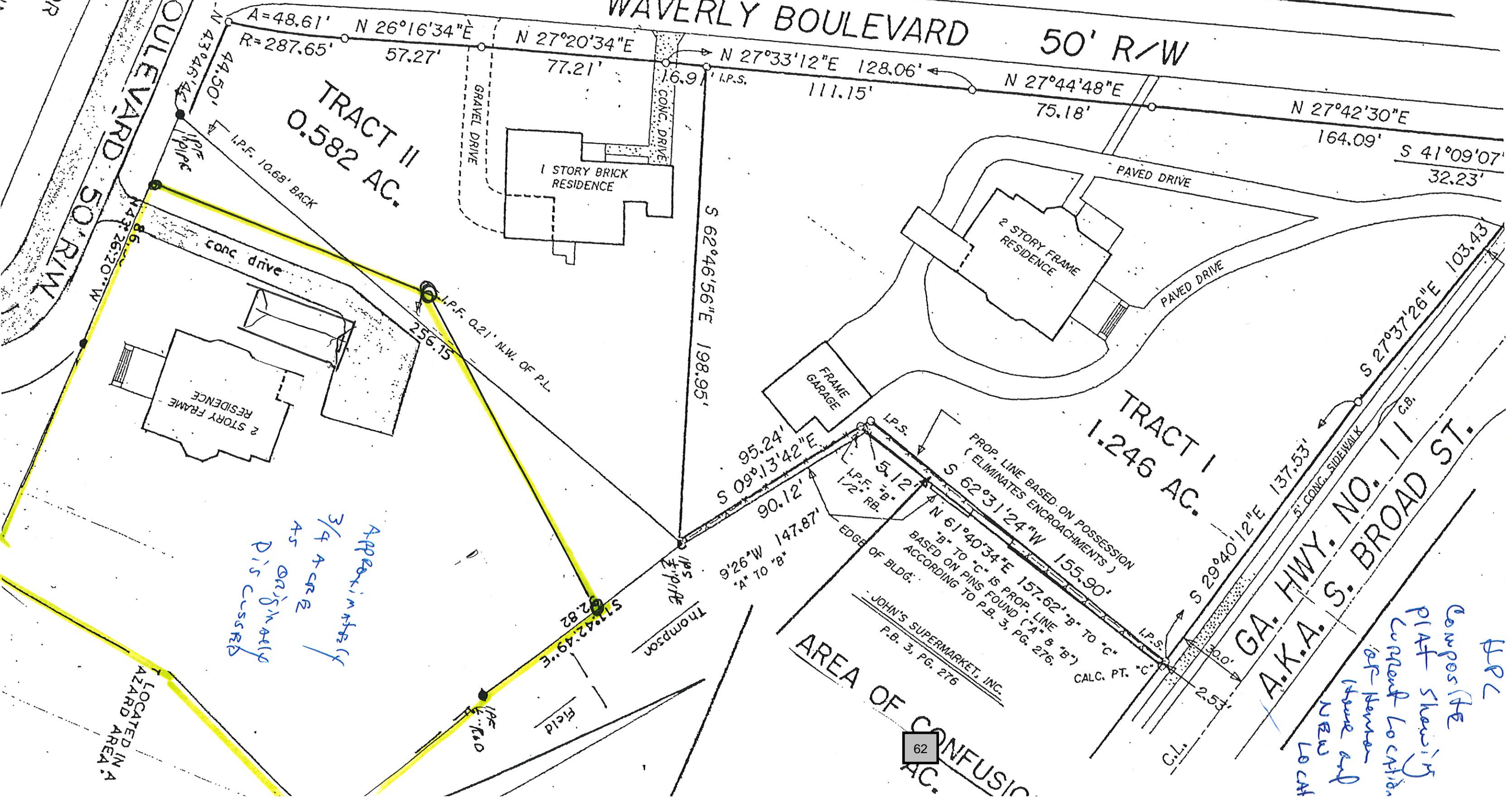
BOULEVARD 50' R/W

WAVERLY BOULEVARD 50' R/W

TRACT II
0.582 AC.

TRACT I
1.246 AC.

GA. HWY. NO. 111
A.K.A. S. BROAD ST.



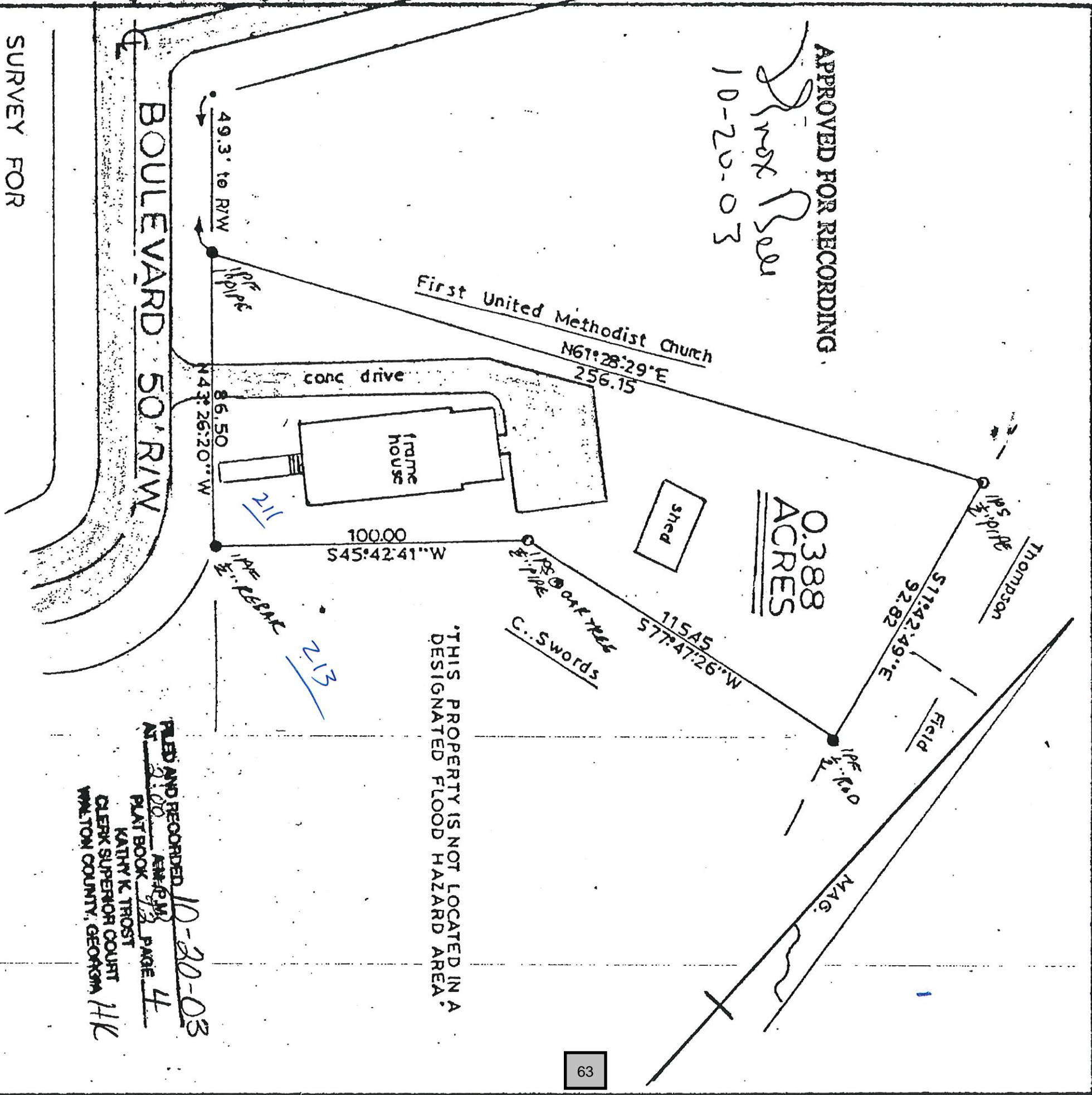
Approximately
3/4 acre
as originally
discussed

APL
Compos the
plat showing
current location
of corner
(house and
new
locat

AREA OF CONFUSION
AC.
JOHN'S SUPERMARKET, INC.
P.B. 3, PG. 276

PLAT Showing 211 house & lot 213 AND Lot 213

APPROVED FOR RECORDING
Frank Ross
10-20-03



THIS PROPERTY IS NOT LOCATED IN A DESIGNATED FLOOD HAZARD AREA.

SURVEY FOR

FIRST UNITED METHODIST CHURCH

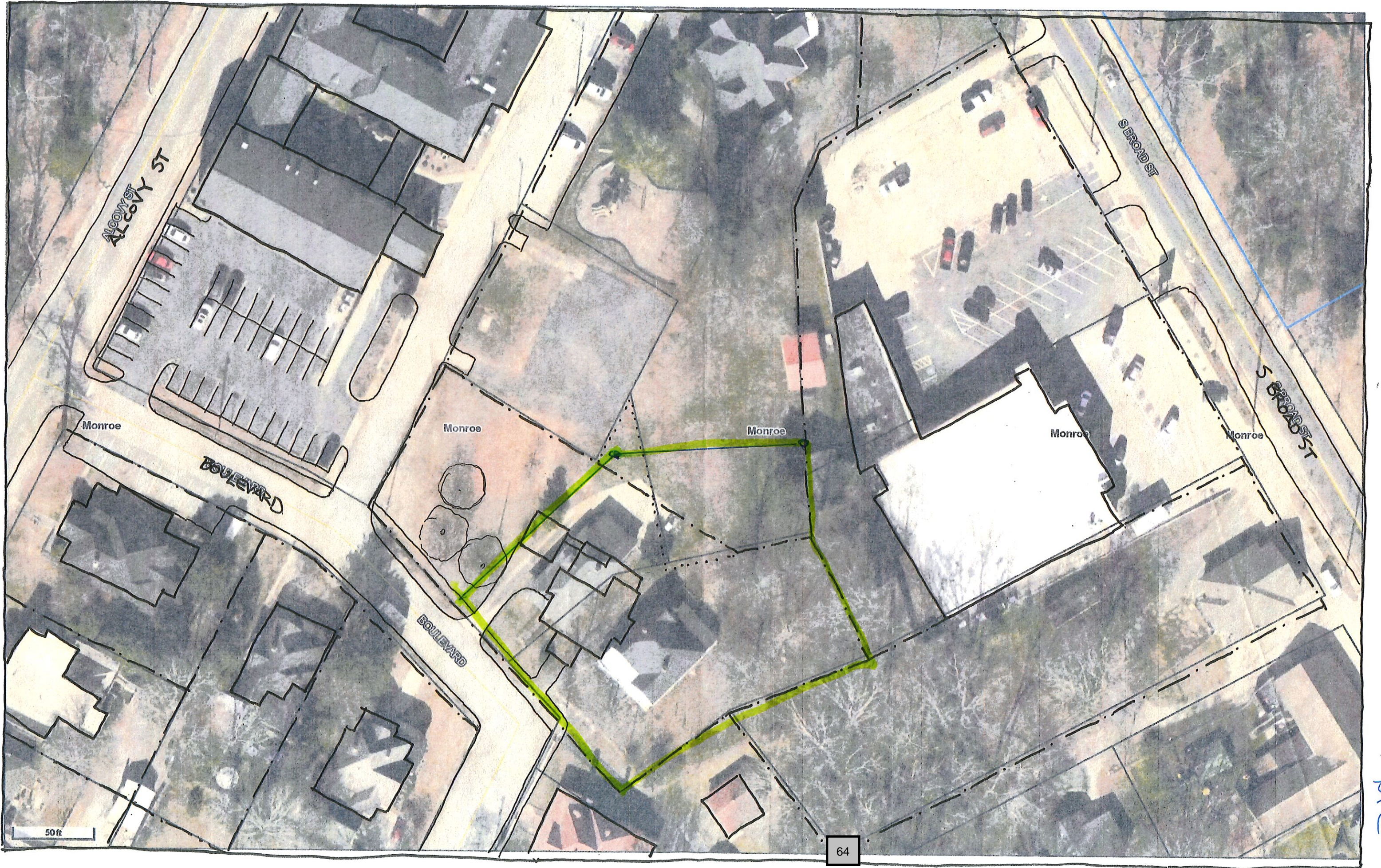
LOCATED IN L165-3RD LAND DISTRICT,
MONROE TOWN G.M.D. 419,
WALTON COUNTY, GEORGIA
SURVEYED BY:
SIMS SURVEYING CO.

SCALE: 1"=40' OCT. 15, 2003



FILED AND RECORDED **10-20-03**
 AT 2:00 AM P.M. PAGE **4**
 PLAT BOOK
 KATHY K. TROST
 CLERK SUPERIOR COURT
 WALTON COUNTY, GEORGIA **HK**



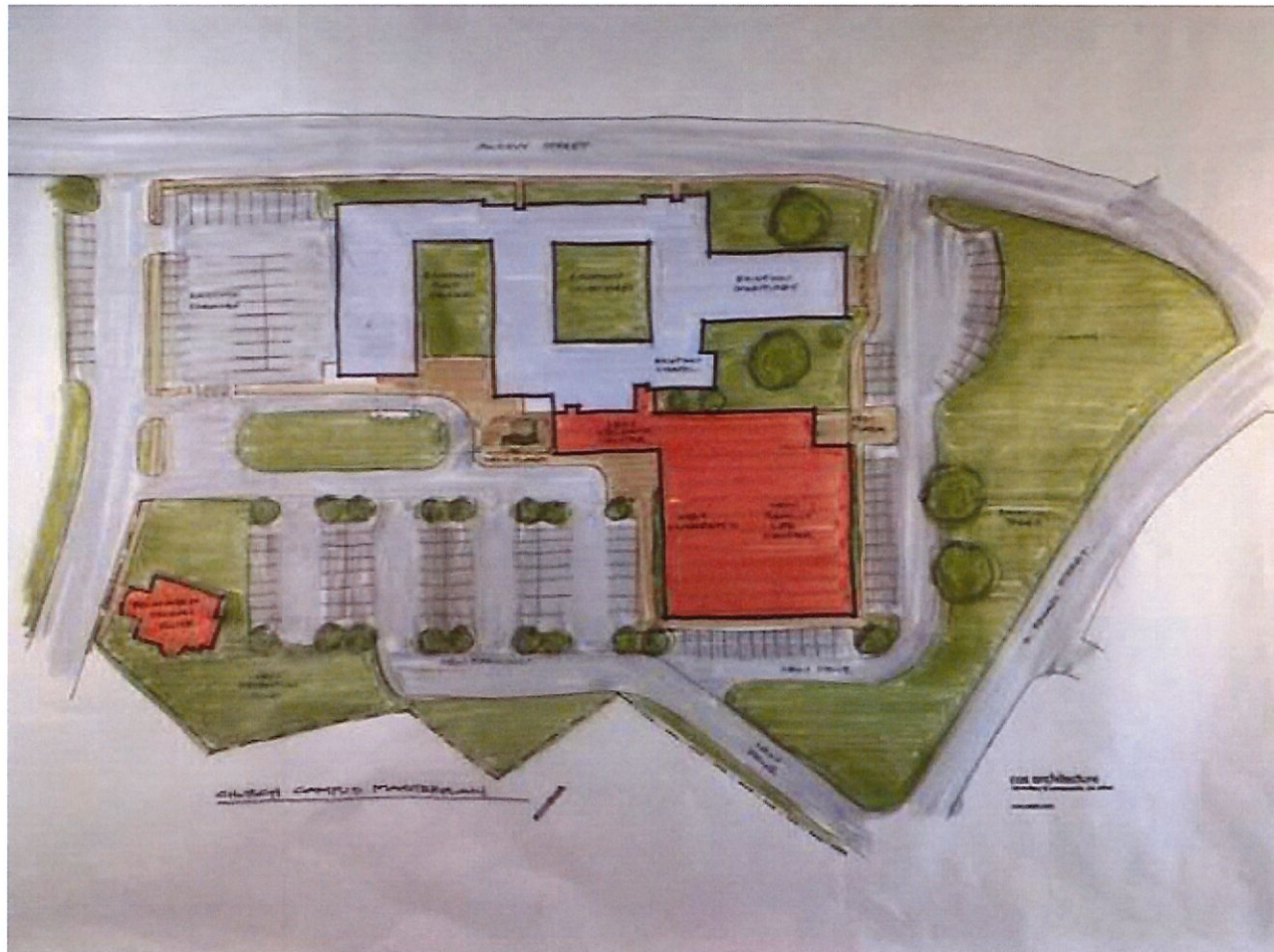


APC
7/21

Debbie Adkinson

From: Rick Holder <j.rickholder@gmail.com>
Sent: Monday, July 15, 2019 1:44 PM
To: Debbie Adkinson
Subject: methodist plan

This conceptual plan shows the house placement and the over all plan. It doesn;t show the playground as that will be adjusted with the parking to the side of the house and to the rear. A larger lot for the house is depicted on the composite plat and the aerial view already in the application package. this is a better and clearer presentation of the overall master plan.



Current Church

EXISTING

NEW CONSTRUCTION

- New Entry Plaza
- New Welcome Center
- New Family Life Center
- New Classrooms
- Remodel Children's Classroom for Administrative Area
- Remodel Offices for Music Space and Library
- Additional Parking
- Master Defender Pond

CAJ architecture

City of Monroe, LA
Architecture, Planning, and Urban Design

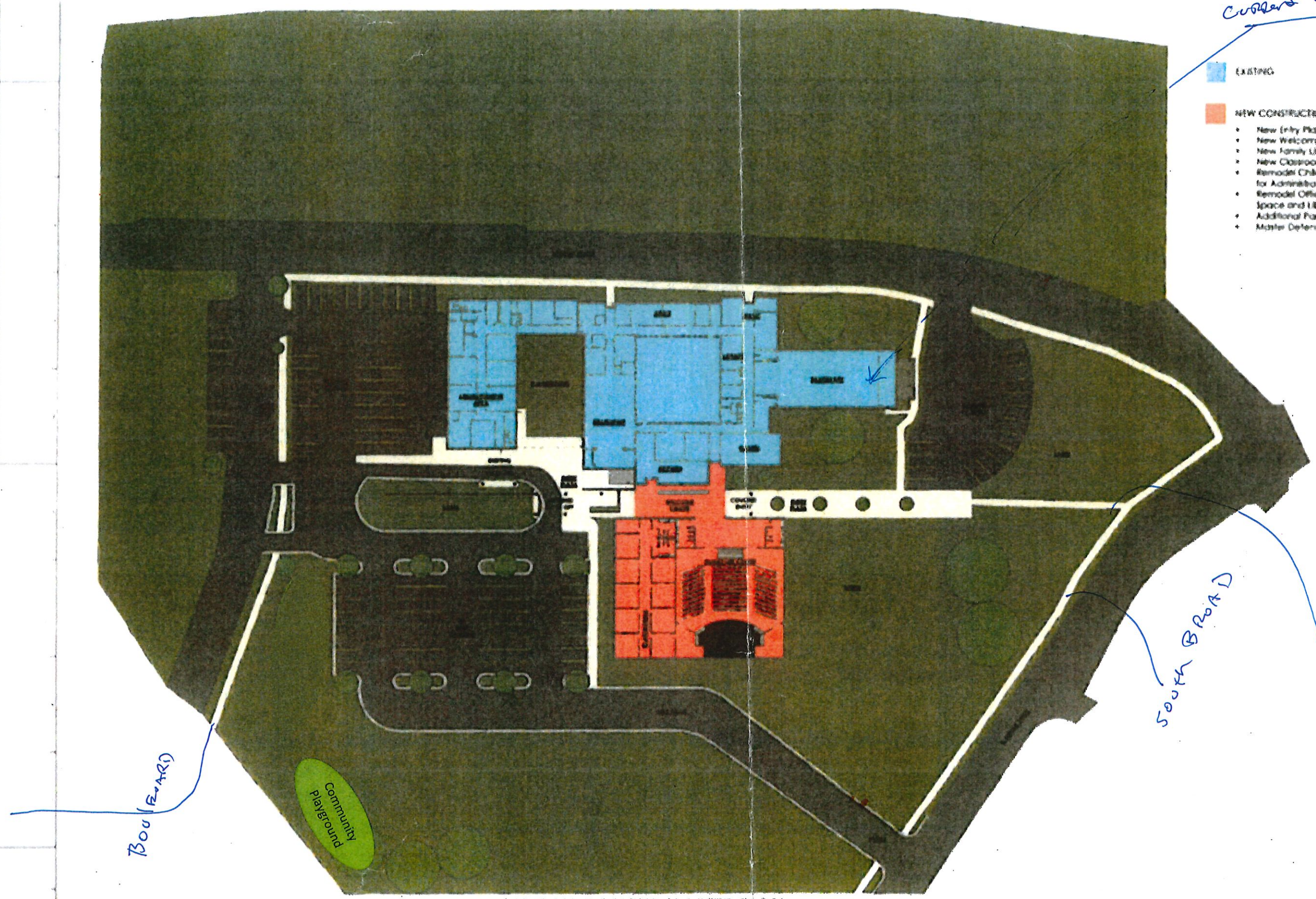
NOT FOR CONSTRUCTION
PLEASE DO NOT COPY

FIRST UNITED METHODIST CHURCH OF MONROE

400 SOUTH BROAD STREET
MONROE, LOUISIANA 70002

THIS PLAN IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THIS PLAN IS THE PROPERTY OF CAJ ARCHITECTURE AND IS NOT TO BE REPRODUCED OR COPIED WITHOUT THE WRITTEN CONSENT OF CAJ ARCHITECTURE.

A103



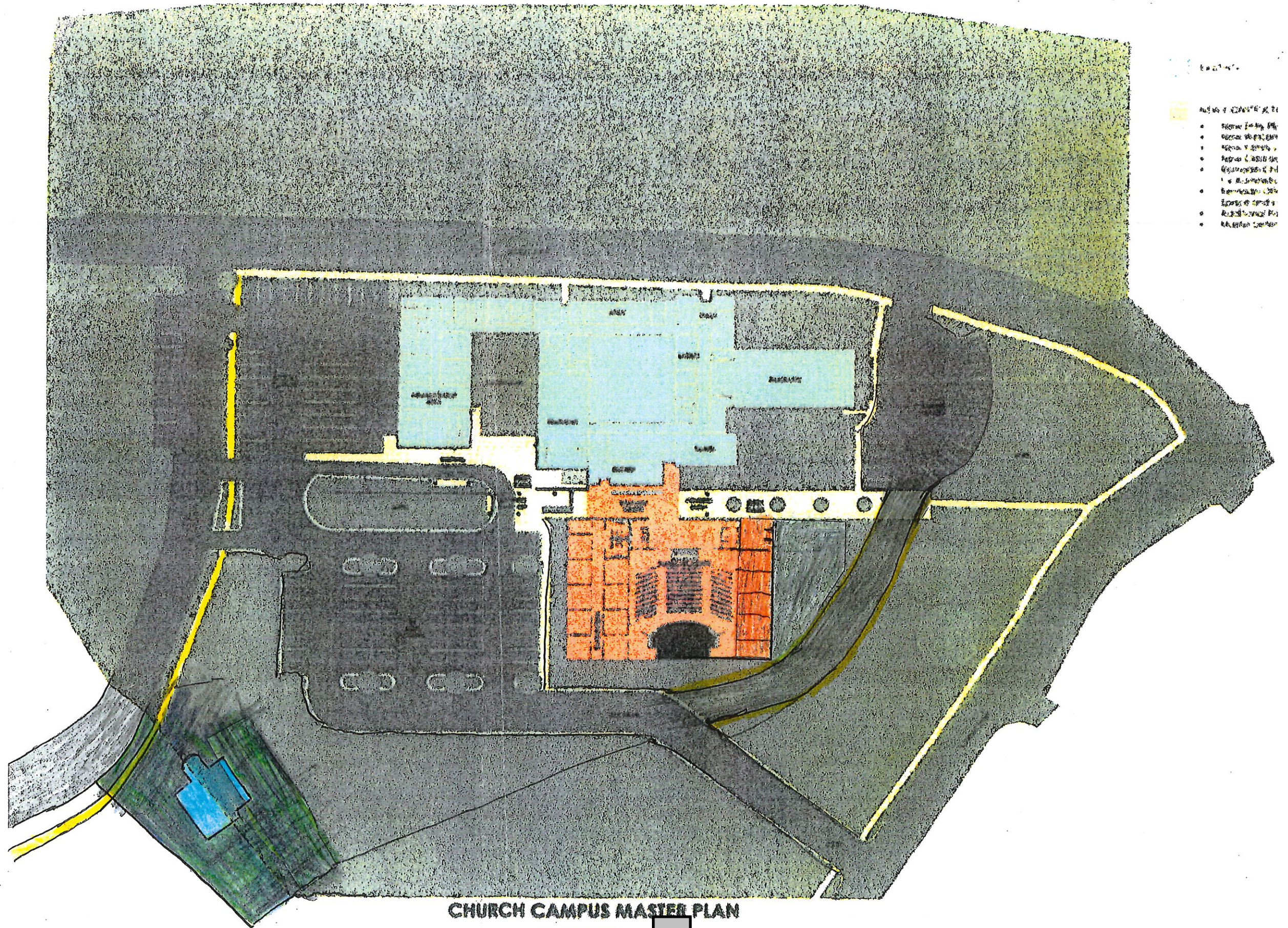
BOULEVARD

SOUTH BROAD

STREET CLOSED

CHURCH CAMPUS MASTER PLAN

CAJ ARCHITECTURE



- Legend
- [Yellow Box] Existing Building
 - [Blue Box] New Building
 - [Grey Box] Parking
 - [Dark Grey Box] Lawn
 - [Orange Box] Existing Building
 - [Green Box] Landscaping
 - [Red Box] Existing Building
 - [Black Box] Existing Building
 - [White Box] Existing Building
 - [Light Blue Box] Existing Building

CHURCH CAMPUS MASTER PLAN

CAS ARCHITECTURE

**NOTICE TO THE PUBLIC
CITY OF MONROE**

The City of Monroe has received a request for a Certificate of Appropriateness to relocate the house at 404 South Broad Street. A public hearing will be held on June 25, 2019 before the Historic Preservation Committee, at 6:00 P. M.

The meeting will be held in City Hall Meeting Room, 215 North Broad Street. All those having an interest should be present.

Please run on the following date:

June 9, 2019



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

Plan Report

Plan NO.: HP-000019-2019

Plan Type: Historic Preservation

Work Classification: Certificate of Appropriateness

Plan Status: In Review

Apply Date: 07/12/2019

Expiration:

Location Address

Parcel Number

410 MILL ST, MONROE, GA 30655

M0190096

Contacts

Shauna Mathias Applicant
 302 N MADISON AVENUE, MONROE, GA 30655
 (770)825-3009

Description: REQUEST FOR COA FOR EXTERIOR CHANGES- HPC MEETING 7/23/19 @ 6:00 PM 215 N BROAD ST

Valuation: \$0.00
 Total Sq Feet: 0.00

Fees	Amount
Historic Preservation Request	\$10.00
Total:	\$10.00

Payments	Amt Paid
Total Fees	\$10.00
Cash	\$10.00
Amount Due:	\$0.00

Condition Name Description Comments

Debbie Adkinson

Issued By: Debbie Adkinson

July 12, 2019

Date

Plan_Signature_1

Date

Plan_Signature_2

Date

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
MONROE HISTORIC PRESERVATION COMMISSION

Please read the Historic Preservation Ordinance (Code Sections 8-4-1 through 8-4-91). In addition, please consult with the Code Office to determine if any other Monroe ordinances apply, and if applicable, read those ordinances.

DATE: 7/12/19

APPLICANT: Shauna Mathias

APPLICANT'S ADDRESS: 302 N Madison Ave
Monroe, LA 70655

TELEPHONE NUMBER: 770 825 3009

PROPERTY OWNER: Shauna Mathias


OWNER'S ADDRESS: 302 N Madison Ave
Monroe, LA 70655

TELEPHONE NUMBER: 770 825 3009

PROJECT ADDRESS: 410 Mill St
Monroe, LA 70655

Brief description of project: we are replacing windows
with Double hung Clear glass and railings
and posts are rotted and need to be
replaced. roof replacement

(Continue on separate sheet, if necessary.)


Applicant

7/12/19
Date

Revised 6/29/17

1. A reconstruction or alteration of the size, shape, or façade, including any of the architectural elements or details;
2. Demolition;
3. Commencement of excavation for construction purposes;
4. A change in the location of advertising visible from the public right-of-way; and
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I acknowledge that I have read this material and will abide by the ordinances set forth.



Signature of Applicant

7/12/19

Date



410 Mill St. (current) - 07/12/2019



Front Right / window #1 (current) - 07/12/2019



Right Side/Driveway/Window #2 (current) - 07/12/2019



Rear Kitchen/Window #3 (current) - 07/12/2019



410 Mill St. Rear (current) - 07/12/2019



Front Porch / Missing & Rotted Railing (current) - 07/12/2019



411 Mill St. (clear windows & modified railing) - 07/12/2019