



Historic Preservation Meeting

AGENDA

Tuesday, April 22, 2025

6:00 PM

City Hall

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF AGENDA

IV. MINUTES OF PREVIOUS MEETING

1. Previous Minutes 3-25-2025

V. OLD BUSINESS

VI. NEW BUSINESS

1. 525 S. Madison Ave #3703 - Demolition

2. 308 McDaniel St #3709 - New Accessory Garage

VII. ADJOURNMENT

Historic Preservation Commission
Meeting Minutes
Regular Meeting—March 25, 2025

Present: Chairwoman Elizabeth Jones, Jane Camp, Marc Hammes, Laura Powell, Chuck Bradley

Absent:

Staff: Brad Callender- City Planner
Kaitlyn Stubbs- Executive Assistant

Visitors: Jessica Murphy, Cesar Arellano

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

Chairwoman Jones calls for a motion to approve agenda as submitted,

Motion by Camp,
Second by Powell,
Motion carried unanimously

Chairwoman Jones asked if there were any changes or corrections to the February 25, 2025 minutes. Chairwoman Jones calls for a motion to approve the minutes as submitted,

Motion by Hammes,
Second by Camp,
Motion carried unanimously

Old Business: None

New Business:

The First Item of New Business: Request for COA – 114 S. Broad St – a request for a proposed site change to the rear of the building. The proposal is to have a step down to an area with landscaping and an artificial turf area. There will be a second step down area with brick pavers for golf cart parking.

Chairwoman Jones: Asked if the applicant was present. The applicant was present.

Ms. Murphy shared they want to create a green space that is enjoyable for those that come to Oak and Vine. We want to clean it up and make it pretty. Chairwoman Jones asked about the murals in the windows and Ms. Murphy shared that the pre-existing windows in the back of the building were originally going to have windows put back in them, however due to some structure issues that will not be able to happen. They want to use a mural that creates an illusion that you can see inside the building. Ms. Murphy shared they will be repairing the grade that slopes, with a stone retaining wall. They will also add a fence with stone.

Chairwoman Jones reviewed the list of things they are going to do.

Chairwoman Jones asked if there were any questions. Mr. Bradley shared it would be nice if they could add a ramp for those that are handicapped. Ms. Murphy shared that there will be a man gate between them and Your Pie that would be more accessible.

Mr. Callender suggested adding a planter to prevent big trucks from pulling onto their brick pavers.

Motion to approve as presented,

Motion by Hammes,
Second by Bradley,

Motion carried unanimously

The Second Item of New Business: Request for COA- 401 Mears St. - a request for a proposed fence. The applicant has a chain link fence on all four sides and would like to replace all of it with a 6 in tall dog ear fence.

Chairwoman Jones: Asked if the applicant was present. The applicant was present.

Mr. Arellano shared that he his chain-link fence almost fell down and he wants to improve his house a little bit more while also adding some more privacy.

Chairwoman Jones asked if there were any questions.

Motion to approve as presented,

Motion by Camp,
Second by Bradley,
Motion carried unanimously

Chairwoman Jones calls for a motion to adjourn,

Motion by Camp,
Second by Hammes
Motion carried unanimously

Adjourned at 6:11 p.m.



City of Monroe

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

HISTORIC PRESERVATION MTG PERMIT

PERMIT #:	3703	DESCRIPTION:	HISTORIC PRESERVATION - DEMO
JOB ADDRESS:	525 S MADISON AVE	LOT #:	
PARCEL ID:	M0170106	BLK #:	
SUBDIVISION:		ZONING:	M-1
ISSUED TO:	SHAUNA & CLAYTO MATHIAS	CONTRACTOR:	SHAUNA & CLAYTO MATHIAS
ADDRESS:	302 N MADISON AVE	PHONE:	
CITY, STATE ZIP:	MONROE GA 30655	OWNER:	
PHONE:		PHONE:	
PROP. USE:	COMMERCIAL	DATE ISSUED:	3/21/2025
VALUATION:	\$ 10,000.00	EXPIRATION:	9/17/2025
SQ FT:	0.00		
OCCP TYPE:			
CNST TYPE:			
INSPECTION REQUESTS:	770-207-4674 permits@monroega.gov		

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

NOTES: The Historic Preservation Commission will hear your request for a DEMO at 525 S Madison Ave on APRIL 22, 2025 at 6p.m. in the Council Chambers at City Hall: 215 N Broad St. Monroe, GA 30655

NOTICE

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

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

Kathleen Lewi
(APPROVED BY)

3/21/25
DATE

#3703

#3703

5

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: 525 S. Madison Ave. Monroe, GA 30655 Parcel # M0170100

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

Property Owner: 1017 Monroe LLC

Address: 302 N. Madison Ave. Monroe, GA 30655

Telephone Number: 404-358-0801 Email Address: claytonmathias@gmail.com

Applicant: <u>Clayton Mathias / 1017 Monroe LLC</u>	
Address: <u>302 N. Madison Ave. Monroe, GA 30655</u>	
Telephone Number: <u>404-358-0801</u>	Email Address: <u>claytonmathias@gmail.com</u>

Estimated cost of project: \$10,000.00

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

Date

[Handwritten Signature]

01/06/2025

525 S. Madison Ave. - Historic Preservation Committee

My wife Shauna and I are not strangers to construction and renovation by any means. We have remodeled our home at 302 N. Madison Ave., 410 Mill St., and 239 E. Marable St. since moving to downtown Monroe in 2017 and have built new construction homes at 339 N. Madison Ave., 310 N. Madison Ave., and 312 N. Madison Ave. Our mission is and always has been to create the highest and best use with the properties we've tackled while maintaining the charm and character of Monroe because that is what brought us to Monroe. After our analysis of Section 54-174 (Relocation and Demolition Considerations) and as it pertains to 525 S. Madison Ave., we provide the following responses for the Committee's approval of our plan to demolish the existing structure as we feel that it meets the necessary qualifications to do so.

A decision by the historic preservation commission approving or denying a certificate of appropriateness for the demolition of buildings, structures, sites, or objects shall be guided by:

1. The historic, scenic or architectural significance of the building, structure, site, or object;

The existing building has no significance in its architecture nor does it have any historical significance. Mr. Steve Brown of the Monroe Museum has no historical records or photographs of this property.

2. The importance of the building, structure, site, or object to the ambiance of the historic district;

The existing building has been altered multiple times by its previous owners and has been allowed to deteriorate. The foundation is a composition of cheap plywood flooring, random cinder blocks, multiple/various patches, and random poured concrete additions. The exterior has been altered with aluminum and vinyl siding, inoperable rollup garage doors, exterior doors, and the windows have been added/replaced to accommodate window air conditioning units. The interior of the building is composed of more modern paneling, and ceiling tiles. Poorly constructed bathrooms have also been added.

3. The difficulty or impossibility of reproducing such a building, structure, site, or object because of its design, texture, material, detail, or unique location;

The existing building has no significance in its architecture nor does it have any historical significance. The existing building has been altered multiple times by its previous owners and has been allowed to deteriorate.

4. Whether the building, structure, site, or object is one of the last remaining examples of its kind in the historic district;

The existing building has no significance in its architecture nor does it have any historical significance.

5. Whether there are definite plans for use of the property if the proposed demolition is carried out, and what the effect of those plans on the character of the surrounding area would be;

We intend on utilizing and adhering to the newly adopted Form-Based Code and specifically the SD-M zoning that is intended for this parcel. We have provided the included conceptual drawing that shows the building plan(s) for 525 S. Madison as well as the neighboring parcels at 305 Knight St. and 309 Knight St. The intent is to restore this corner to improve the historic Mill area with homes and buildings that contribute to the character of this special area of town, not detract from it like what currently exists.

6. Whether reasonable measures can be taken to save the building, structure, site, or object from collapse; and

The existing building has no significance in its architecture nor does it have any historical significance. The existing building has been altered multiple times by its previous owners and has been allowed to deteriorate.

7. Whether the building, structure, site, or object is capable of earning reasonable economic return on its value, as appraised by a qualified real estate appraiser.

The existing building has been altered multiple times by its previous owners and has been allowed to deteriorate. The left side of the property, which are 3 of the 4 total units, are not economically viable and are not suitable for occupancy. The right side of the property, has had the original siding replaced with vinyl, has had its foundation modified in multiple areas, and has had doors and windows added as well as its front facade changed.



S Madison Ave

Kemper St

STOP











Small purple sign on the left wall of the building.



FAITH HOPE
BAPTIST CHURCH
Sunday School 10am
Worship Service 11am
Pastor: Rev. Dr. J. L. Smith
6242G South Madison





Brightech
SKY LED
Torchiere Floor Lamp

Shea & Company
Realtors
Claudette Shea
(760) 601-7222

COUGAR









held in the Council Chambers located at 4303 Lawrenceville Road. The public is invited.

City of Loganville
Planning & Development
P.O. Box 39
4303 Lawrenceville Road
Loganville, GA 30052
ph.: 770-466-2633

121752

**ABANDONED
MOTOR VEHICLE
ADVERTISEMENT
NOTICE
(TOWING OR
STORAGE
COMPANY)**

You are hereby notified, in accordance with OCGA 40-11-19(a)(2), that the above-referenced vehicle is subject to a lien and a petition may be filed in court to foreclose a lien for all amounts owed. If the lien is foreclosed, a court shall order the sale of the vehicle to satisfy the debt.

The vehicle is currently located at 417 East Spring St, Monroe, Ga 30655

Anyone with an ownership interest in this vehicle should contact the following business immediately:

Taylor's 24HR Wrecker Service
417 East Spring St
Monroe, GA 30655
(770)207-5666

2004 Saturn Ion -
1G8AF52F74Z189419

121753

PUBLIC NOTICE

Notice is given that the under-signed A-Model Self-Storage intends to sell the property below to enforce a lien imposed on said property under the Georgia Storage Act. The under-signed will sell, on Storageauctions.com bidding starts on /after April 17th 2025.

Sylvie Hawkins B-218

121760

**ABANDONED
MOTOR VEHICLE
PETITION
ADVERTISEMENT**

Vehicle Make: Hyundai
Year: 2017
Model: Santa Fe
Vehicle ID #: 5XYZW4LA3HG499514
Vehicle License #: CWH7620
State Ga

Present location of vehicle: Jimmy James Towing
3880 Hwy 81 Loganville Ga 30052.

You are hereby notified that a petition was filed in the Magistrate Court of County to foreclose a lien for all amounts owed. If the lien is foreclosed, a court shall order the sale of the vehicle to

satisfy the debt. Anyone with an ownership interest in this vehicle may file an answer to this petition on or before: 05/02/2025

Answer forms may be found in the Magistrate Court Clerk's office located at:

303 S Hammond Dr
Monroe Ga 30655

Forms may also be obtained online at www.georgiamagistratecouncil.com.

121754

**NOTICE TO THE
PUBLIC
CITY OF MONROE**

A Certificate of Appropriateness permit application has been filed with the City of Monroe requesting a property located at 525 S.

Madison Ave., inside the Monroe and Walton Mills Historic District, to be allowed to demolish and remove the existing buildings on the property, and redevelop the property with new residential dwellings and a mixed-use building.

A public hearing will be held before the City of Monroe Historic Preservation Commission and a decision will be made at the City Hall Auditorium at 215 N. Broad Street on April 22, 2025 at 6:00 P.M. All those having an interest should be present to voice their interest at said public meetings.

121761



City of Monroe

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

HISTORIC PRESERVATION MTG PERMIT

PERMIT #:	3709	DESCRIPTION:	HISTORIC PRESERVATION - GARAGE
JOB ADDRESS:	308 MCDANIEL ST	LOT #:	
PARCEL ID:	M0160010	BLK #:	
SUBDIVISION:		ZONING:	R-3
ISSUED TO:	CHRIS BARBER	CONTRACTOR:	CHRIS BARBER
ADDRESS:	308 MCDANIEL ST	PHONE:	
CITY, STATE ZIP:	MONROE GA 30655	OWNER:	
PHONE:		PHONE:	
PROP. USE:	RESIDENTIAL	DATE ISSUED:	3/21/2025
VALUATION:	\$ 300,000.00	EXPIRATION:	9/17/2025
SQ FT:	3,600.00		
OCCP TYPE:			
CNST TYPE:			
INSPECTION REQUESTS:	770-207-4674 permits@monroega.gov		

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

NOTES: The Historic Preservation Commission will hear your request for a GARAGE at 308 McDaniel St on APRIL 22, 2025 at 6p.m. in the Council Chambers at City Hall: 215 N Broad St. Monroe, GA 30655.

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Yathleen Lewis
(APPROVED BY)

3 / 21 / 25
DATE

3709

3709



Certificate of Appropriateness Application—Historic District

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Project Address: 308 McDaniel St. Parcel # _____

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

Property Owner: Chris Barber

Address: Same

Telephone Number: 710-337-6757 Email Address: barberchris@me.com

Applicant: <u>Chris Barber</u>	
Address: _____	
Telephone Number: <u>710-337-6757</u>	Email Address: <u>barberchris@me.com</u>

Estimated cost of project: \$300,000

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 ~~twilson@monroega.gov~~

Chris Barber
Signature of Applicant

4/19/25
Date

Subject Property:

308 McDaniel St

Monroe GA 30655

Owner :

Chris and Mindy Barber

Proposal

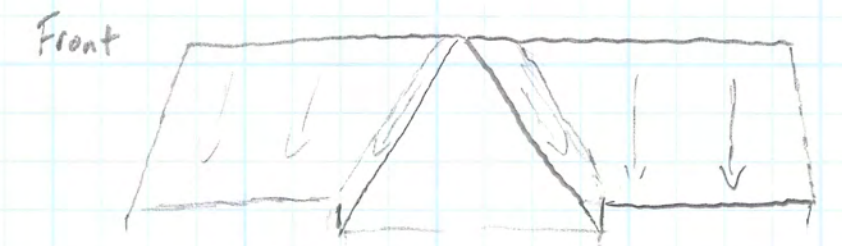
Garage Addition;

1. Footprint of garage will be 75 feet wide by 48 feet deep
2. Garage doors will be on south side facing existing driveway. There will be 2 10x8 garage doors on left and right side of a 12x14 garage door center of building.
3. There will be a side entry door on the west side facing existing carriage house and a breezeway roof connecting new garage to carriage house. A door will be added to carriage house to have access under breezeway.
4. The height of garage will match the elevation of the carriage house.
5. The roof line will be a gable roof running east to west to match carriage house roof with a gable roof facing south over center garage.
6. Roof material will be asphalt shingle to match existing roof of main house and carriage house.
7. Exterior Material will consist of brick lower portion to match design of brick on carriage house and main house . All siding above brick will be siding to match that of the carriage house and main house as closely as possible. Such as clap board or fiber cement siding cornice also all gable ends will have shake to match that of existing structures as possible.
8. Garage doors will be carriage style.

Hardscape:

1. Additional parking to east of tennis court in concrete
2. Walk way from parking pad to front door.

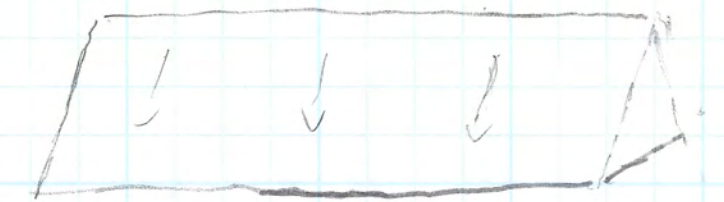
Roof: Pitch to match carriage house



Sides

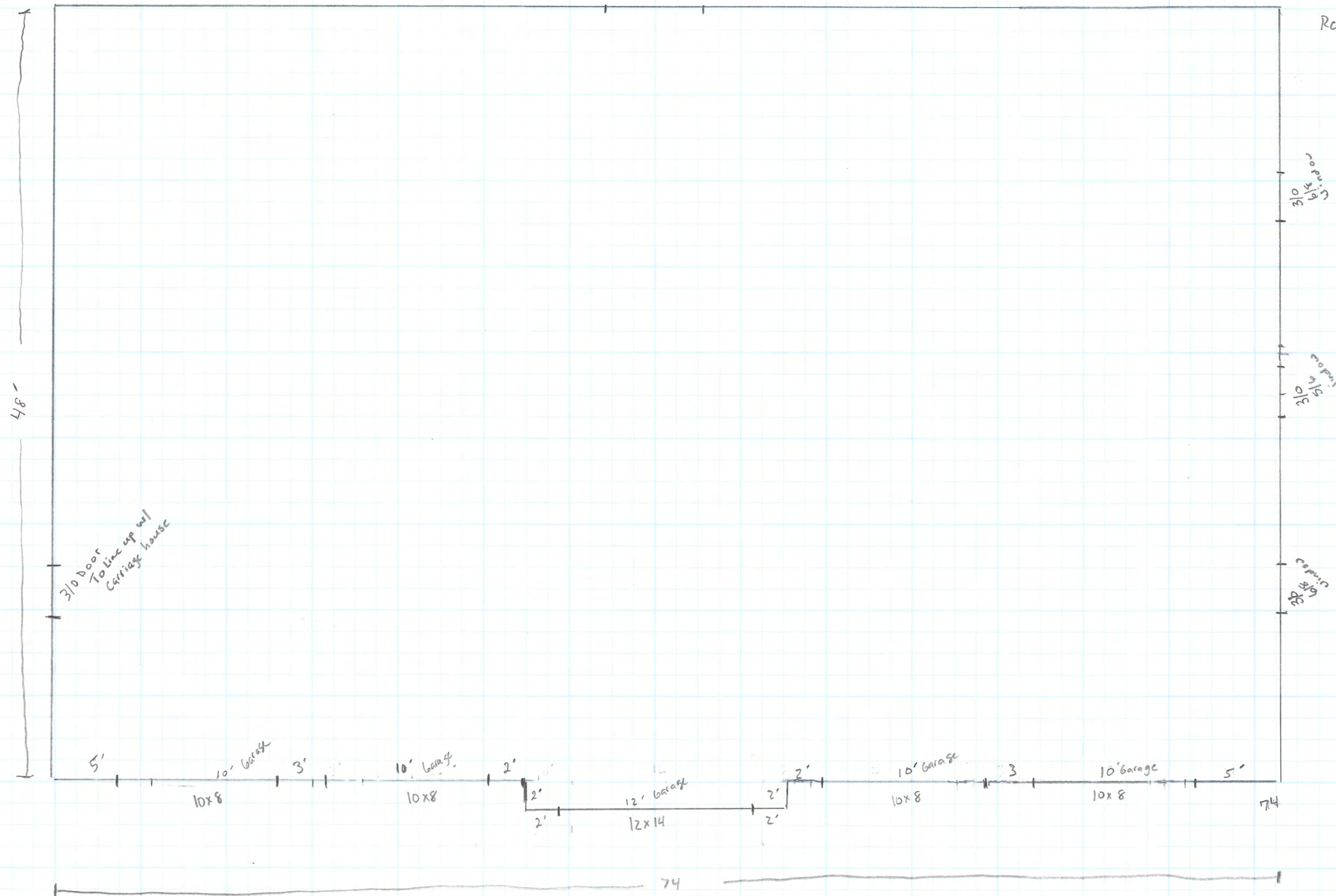


Rear



Wall height 14'
Roof line and facade to match carriage house

6'0" 8'0" Double Door



3/16" = 1'



















