



## Historic Preservation Commission

### AGENDA

Tuesday, May 28, 2019

6:00 PM

215 N Broad Street, Monroe, GA 30655

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I. **CALL TO ORDER**

II. **ROLL CALL**

III. **MINUTES OF PREVIOUS MEETING**

[1.](#) Minutes of Previous Meeting - April 23, 2019

IV. **REQUESTS**

[1.](#) Request for COA - 405 Barrett Street

[2.](#) Request for COA - 234 Boulevard

[3.](#) Request for COA to Move House - 211 Boulevard

[4.](#) Request for COA to Move House - 213 Boulevard

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

V. **OLD BUSINESS**

VI. **NEW BUSINESS**

VII. **ADJOURNMENT**

Historic Preservation Commission  
Meeting Minutes  
April 23, 2019

Present: Mitch Alligood  
Crista Carrell  
Fay Brassie

Absent: Susan Brown  
Marc Hammes

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

Visitors: Glen Drother, Scott Cochran, Gail Cochran

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

Chairman Alligood entertained a motion for approval of the minutes from February 26, 2019. Carrell made a motion to approve. Brassie seconded. Motion Carried. Minutes approved.

**The first item of business** is an application for COA for petition # HP-4-2019 at 701 Davis Street for exterior renovation.

Glen Drother, owner, spoke to the request. The goal is to do a similar project as done at 535 Lawrence Street. He will be changing the roof line on the rear of the house and replace siding. Everything else will stay as true as possible it's existing. All architectural features below the roof, front porch preserved and brought back to the original beauty.

Chairman Alligood asked for any questions from the board.

Drother stated they plan to replace all the windows and change the size of a couple on the back and side of the house.

Chairman Alligood: Are you keeping the windows over the doors?

Drother: yes

After more discussion Chairman Alligood asked for any comments from the public.

None

Chairman Alligood entertained a motion. Carrell made a motion to approve as presented. Brassie seconded. Motion Carried. COA granted.

Old Business: None

New Business: None

Chairman Alligood entertained a motion to adjourn. Carrell moved to adjourn. Brassie seconded. Meeting Adjourned at 6:07 pm



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

# Plan Report

Plan NO.: HP-000010-2019

Plan Type: Historic Preservation

Work Classification: Certificate of Appropriateness

Plan Status: Issued

Apply Date: 05/13/2019

**Expiration:**

Location Address

Parcel Number

405 BARRETT ST, MONROE, GA 30655

M0180043

Contacts

JEFFERY LANDRESS Owner/Builder  
 405 Barrett St, Monroe, GA 30655  
 (678)863-7116 kathylandress@bellsouth.net

Description: REQUEST FOR COA FOR ACCESSORY BLDG - 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
<b>Total:</b>	<b>\$10.00</b>

Payments	Amt Paid
<b>Total Fees</b>	<b>\$10.00</b>
Cash	\$10.00
<b>Amount Due:</b>	<b>\$0.00</b>

Condition Name

Description

Comments

*Public Robinson*

Issued By:

May 13, 2019

Date

*JR*

Plan\_Signature\_1

5.13.2019

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 4<sup>th</sup> 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;
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3. Commencement of excavation for construction purposes;
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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

5-12-19  
Date

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS  
MONROE HISTORIC PRESERVATION COMMISSION

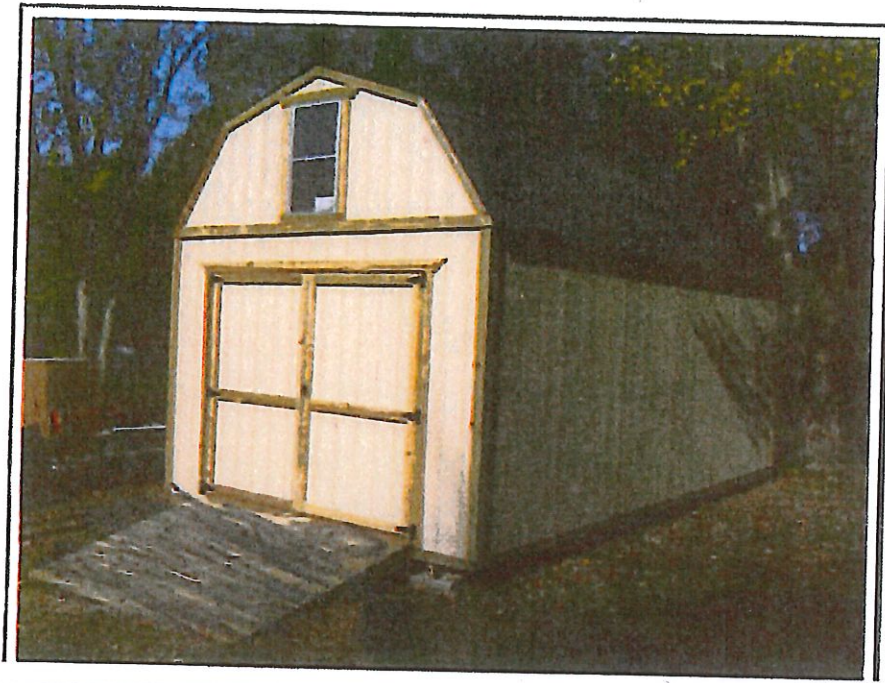
Please read the Historic Preservation Ordinance (Code Sections 8-4-1 through 8-4-91). In addition, please consult with the Code Office to determine if any other Monroe ordinances apply, and if applicable, read those ordinances.

DATE: 5/12/19  
APPLICANT: Jeffery R. Landress  
APPLICANT'S ADDRESS: 405 Barrett Street  
Monroe, GA 30655  
TELEPHONE NUMBER: 678 863 7116  
PROPERTY OWNER: Jeffery R. Landress  
OWNER'S ADDRESS: Same as above  
TELEPHONE NUMBER: Same as above  
PROJECT ADDRESS: 405 Barrett Street

Brief description of project: 16 x 20 Building with barn roof  
with barn doors installed on 16' side. Two  
One window on each side of barn doors. Windows  
on each 20' side of building. 4 windows total.  
Dimensional shingles to match house. Paint colors to  
(Continue on separate sheet, if necessary.) (cont)

J. R. Landress  
Applicant

5-12-19  
Date



Match house. Bldg to be approximately 12 feet high.  
Building to be 8 feet from <sup>side</sup> ~~back~~ of property line  
and 35 feet from back of property line. The  
building will be used for storage, as a  
workshop and exercise room.

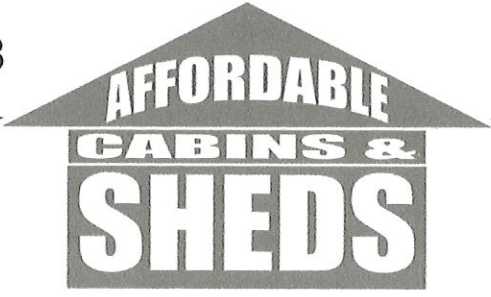


**Office: 1-423-299-9228**

Family Owned & Operated Licensed

**Fax: 1-866-545-3185**

Workman's Comp & Insured



"Alyssa & Jewelia Say"



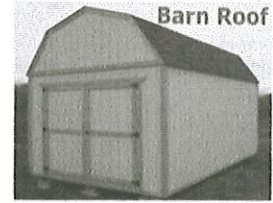
"My Family's # 1 in Building"

**AFFORDABLE  
CABINS &  
SHEDS**

4941 Highway 411  
Cleveland TN, 37323  
MartyFox@AFFORDaSHED.com

www.AFFORDaSHED.com

We Specialize in Cabins



Storage Buildings and Sheds

SUBMITTED TO	Jeff Landress	PHONE 1	(678) 863-7116	DATE	5/7/2019
STREET	405 barrett street	PHONE 2		SALES PERSON	DJ Nelson
CITY,STATE,ZIP	Monroe, GA 30655	FAX		REFERRED BY	Referral
LOCATION	E OF ATLANTA	EMAIL	kathylandress@bellsouth.net		

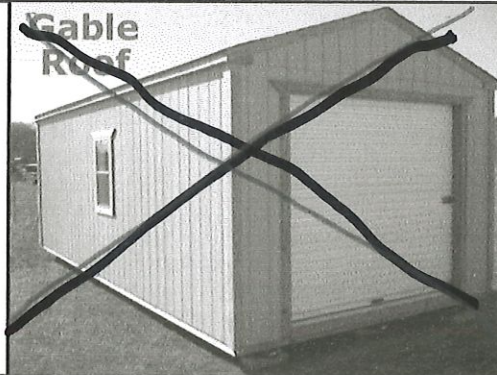
We hereby submit specifications and estimates

**STORAGE BUILDING**

16x20 Barn roof with barn doors and 1 window	\$5825
Barn Doors Installed on the 16' Side	0
3 Extra Windows	\$255
8x16 Loft (2x6 Joists and 3/4" Tru Floor Decking)	\$700
Upgraded Dimensional Shingles (Color: ) #15 Felt	\$240
Ridge Beam, Collar Ties, #15 Felt	\$100
Extended Travel Fee (2Hr 47Min one way)	\$100

**Our Buildings Come Standard With:**


- Site Built on Your Lot
- 2 Year Builder's Warranty
- 3/4" AdvanTech Flooring w/ a 50yr Warranty
- Smart Side Wood Siding w/ a 50 yr Warranty
- 2x6 Pressure Treated Floor Joists on 16" Centers
- 25 yr 3 Tab #1 Quality Algae Resistant Asphalt Shingles
- Pressure Treated 4x4 Skids
- 2x4 Wall Studs
- 93" Side Walls
- Roll-up door or Barn Doors or Entry Door
- 1 Window or Ridge Vent
- Conventional Fasteners
- 12 Block for Leveling
- 4 Corner Posts Set in Concrete



TOTAL:	<b>\$7220.00</b>
3% CREDIT CARD SURCHARGE:	<b>\$216.60</b>
BALANCE DUE AT COMPLETION:	<b>\$7436.60</b>

All work to be completed in a workman like manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. Customer is responsible for any and all permitting, if needed, for storage buildings, tack & livestock buildings or cabins. Owner to carry fire, tornado, & other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance. Customer must paint the sheds/buildings within 3 months to honor 2 year warranty.



Authorized Signature  DJ Nelson

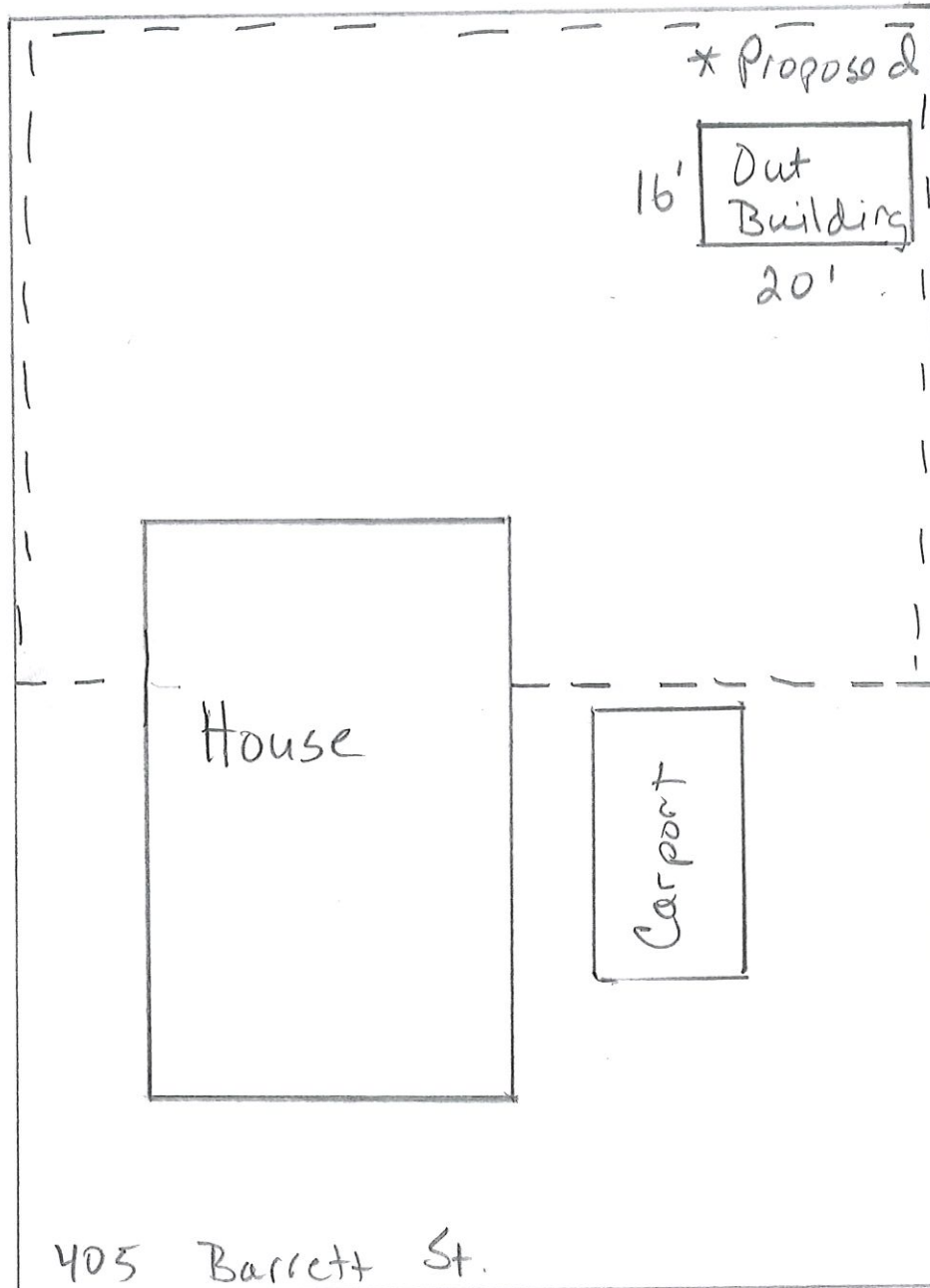
Note: This proposal may be withdrawn by us if not accepted within 15 days

**Acceptance of Proposal** - The above prices, specifications, and conditions are satisfactory and hereby accepted. You are authorized to do work as specified. Payment will be made as outlined above.

Signature X \_\_\_\_\_

Date of Acceptance X \_\_\_\_\_

Fence line - - -



Barrett Street



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

# Plan Report

Plan NO.: HP-000011-2019

Plan Type: Historic Preservation

Work Classification: Certificate of Appropriateness

Plan Status: In Review

Apply Date: 05/14/2019

Expiration:

Location Address

Parcel Number

234 BOULEVARD, MONROE, GA 30655

M0160079

Contacts

Charles F & Reta McDaniel Owner  
2070 Pannell RD, Monroe, GA 30655  
(770)617-3371

Description: REQUEST FOR COA FOR EXTERIOR CHANGES - HPC MTG 5/28/19 @ 6:00 PM  
215 N BROAD ST

Valuation:           \$0.00            
Total Sq Feet:           0.00          

Fees	Amount
Historic Preservation Request	\$10.00
<b>Total:</b>	<b>\$10.00</b>

Payments	Amt Paid
<b>Total Fees</b>	<b>\$10.00</b>
Credit Card	\$10.00
<b>Amount Due:</b>	<b>\$0.00</b>

Condition Name

Description

Comments

*[Red stamp]*

*[Signature]*

Issued By:

*[Signature]*

Plan\_Signature\_1

Plan\_Signature\_2

May 14, 2019

Date

Date

Date

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

  
Signature of Applicant

5-14-19  
Date

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS  
MONROE HISTORIC PRESERVATION COMMISSION

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DATE: 5-14-19

APPLICANT: Beta F. McDaniel

APPLICANT'S ADDRESS: 2070 Pannell Rd.  
Monroe Ga 30655

TELEPHONE NUMBER: 770-267-9250

PROPERTY OWNER: Same

OWNER'S ADDRESS: \_\_\_\_\_

TELEPHONE NUMBER: \_\_\_\_\_

PROJECT ADDRESS: 234 Boulevard  
Monroe Ga 30655

Brief description of project: See attached

(Continue on separate sheet, if necessary.)

Beta F. McDaniel  
Applicant

5-14-19  
Date

May 14, 2019

Proposed Project for: 234 Boulevard  
Monroe, Georgia 30655

Please see attached photos of existing house and plan for remodel:

1. We would like to remodel by changing the main roof from a hip roof to a gable roof to accomodate bedrooms and bath upstairs.
2. The back of this house has 2 gable side by side which is causing a watershed issue currently.
3. We plan to use Hardie Plank Wood Grained siding on the exterior with brick around foundation with stacked stone for base of porch columns.
4. The "wall" on each side of brick steps will be removed and steps will match brick/stone on front of house. We would like not to use the railing if possible.
5. Front window and door placement will remain unchanged as well as each side of house. If allowed to utilize an upstairs in this house, there will be additional windows in gable ends.
6. The window and the bay window on right side of house will remain as well as the windows and their placement of left side of house.
7. The placement of window(s) and door(s) on back side of the house will be changed.
8. If possible, we would like to wrap the porch around both sides of the house.
9. We also own the lot to the left of the house and would like to move the driveway to that side of the house. If allowed, we would like to put a carport or garage on that side of the property. (see drawing)

Thank you for your consideration.

Reta McDaniel



1-4  
QCD



Deed Doc: QCD Rec#: 179873

Recorded 04/29/2010 02:27PM

Georgia Transfer Tax Paid : \$0.00

KATHY K. TROST  
CLERK SUPERIOR COURT, WALTON COUNTY  
Bk 03149 Pg 0237

Return to:  
Morris|Hardwick|Schneider, LLC  
574 Conyers Road  
Loganville, GA 30052  
File No.: LOG-100300235S

QUIT CLAIM DEED

State of Georgia  
County of Walton

Record Last

THIS INDENTURE, made the 12th day of April, in the year 2010, between  
Charles McDaniel

of the County of Walton, and the State of Georgia, as party or parties of the first part, hereinafter called  
Grantor, and

Charles F. McDaniel and Reta F. McDaniel as Joint Tenants with Rights of Survivorship  
of the County of Walton, and the State of Georgia, as party or parties of the second part, hereinafter called  
Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where  
the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other  
valuable consideration, cash in hand paid at and before the sealing and delivery of these presents, the  
receipt whereof is hereby acknowledged, by these presents does hereby remise, convey and forever QUIT  
CLAIM unto said Grantee,

All that tract or parcel of land lying and being in G.M.D. 419, Walton County, Georgia, being known as  
Lots 35 and 36, of Mondland Place Subdivision, as per plat recorded in Plat Book 23, Page 159, Walton  
County, Georgia records, which reference is made for the purpose of incorporating the same as part  
herein.

For informational purposes only: The APN is shown by the County Assessor as M16-79; source of Title  
is Book 370, Page 179 (recorded 07/17/91).

TO HAVE AND TO HOLD the said described premises to Grantee, so that neither Grantor nor  
any person or persons claiming under Grantor shall at any time, by any means or ways, have, claim or  
demand any right or title to said premises or appurtenances, or any rights thereof.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year first above  
written.

Signed, sealed and delivered in  
the presence of:

Unofficial Witness

Notary Public

My Commission Expires:

  
Charles McDaniel (Seal)

\_\_\_\_\_  
(Seal)



SEAL AFFIXED





















**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
<b>Total:</b>	<b>\$10.00</b>

Payments	Amt Paid
<b>Total Fees</b>	<b>\$10.00</b>
Cash	\$10.00
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Condition Name

Description

Comments

*Abbie Adkins*

Issued By:

May 16, 2019

Date

Plan\_Signature\_1

Date

Plan\_Signature\_2

Date

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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)]

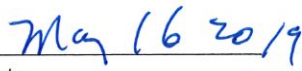
“Exterior architectural features” means the architectural style, general design, and general arrangement of the exterior of a building or other structure, including but not limited to, the kind or texture of the building material and the type and style of all windows, doors, signs, and other appurtenant 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 would me Luck.*

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 14<sup>th</sup>  
By Mayor + Council.*

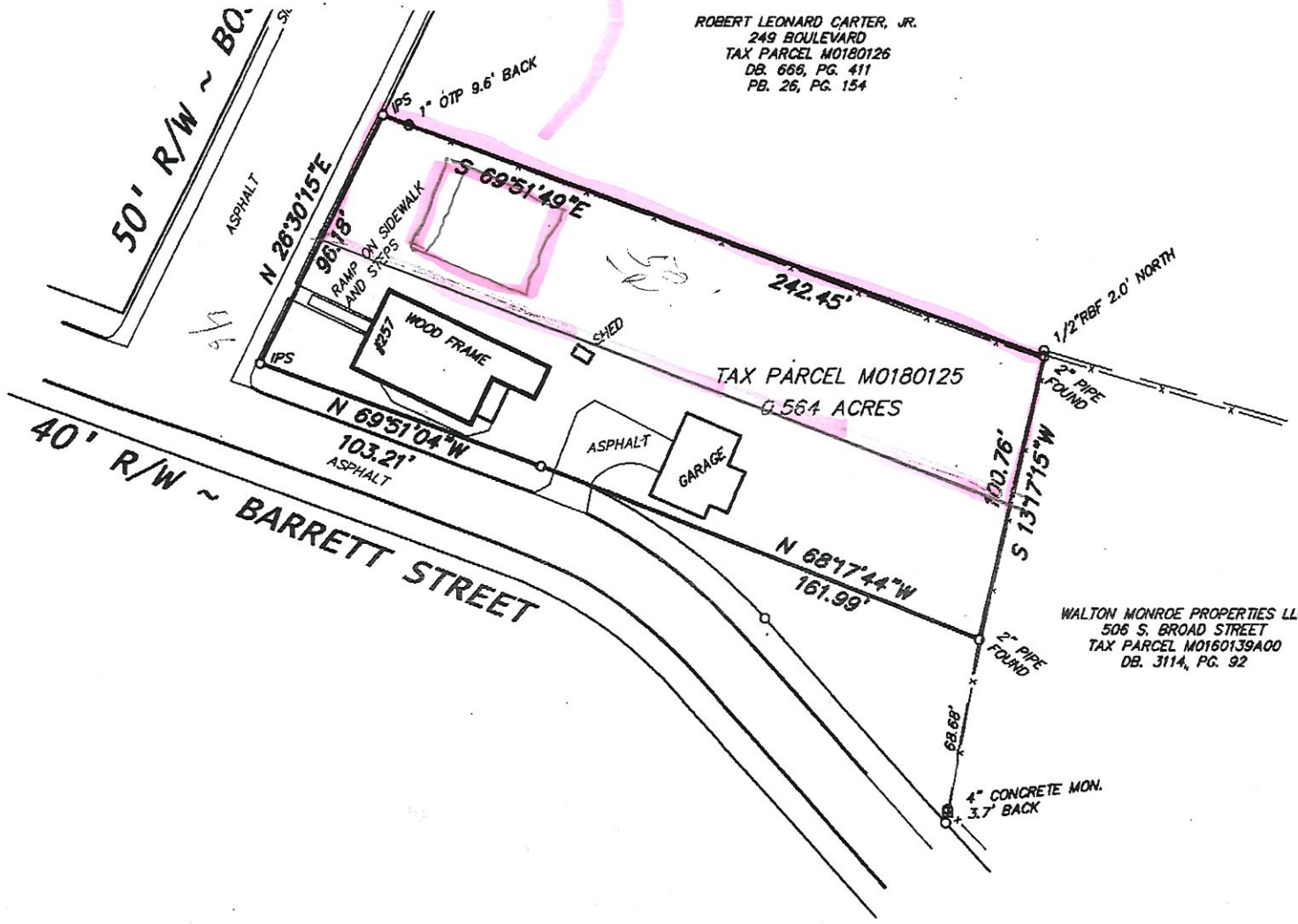
---

*Rec'd  
MAY 16<sup>th</sup> 2015*

Location of  
House presently at 211 Blvd.

- POWER POLE
- POWER LINE
- FENCE LINE
- WATER LINE
- GAS LINE
- VALVE

ROBERT LEONARD CARTER, JR.  
249 BOULEVARD  
TAX PARCEL M0180126  
DB. 666, PG. 411  
PB. 26, PG. 154



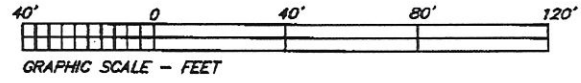
WALTON MONROE PROPERTIES LLC  
506 S. BROAD STREET  
TAX PARCEL M0160139A00  
DB. 3114, PG. 92

**GRID NORTH GA. WEST ZONE**

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

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).

*[Signature]*



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

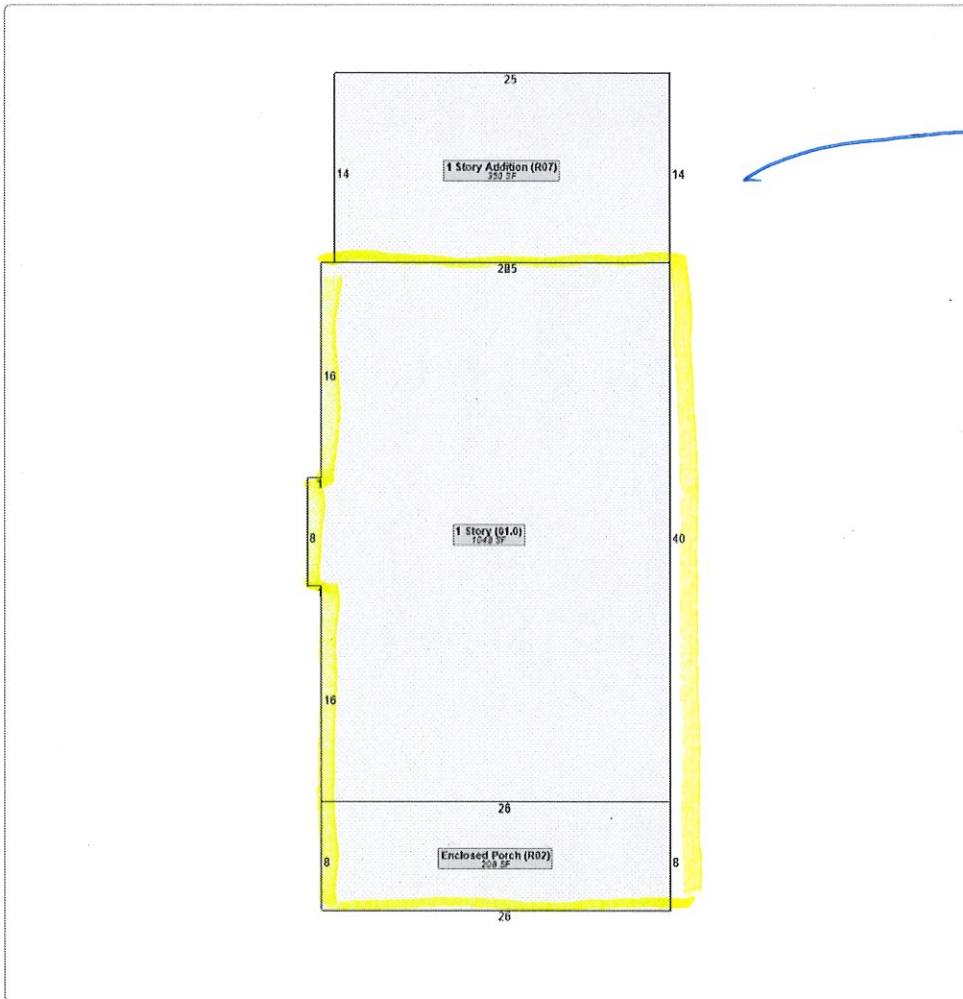


BOUNDARY SURVEY FOR  
**THE ESTATE OF ERASMUS WEBB**





Sketches



THE ADDITION  
 IS ON SLAB  
 AND WONT  
 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





**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 (S0)  
 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 J W	DICKINSON MARY ANN
	029 386	NPR	\$0	Unqualified Sale		DICKINSON J W

**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**



**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
<b>Total:</b>	<b>\$0.00</b>

Payments	Amt Paid
Total Fees	
<b>Amount Due:</b>	

Condition Name                      Description                                      Comments

*Abbie Adkins*

Issued By:

*James B. H.A.*

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.

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 4<sup>th</sup> 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)]

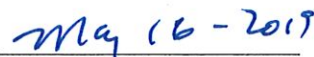
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**I acknowledge that I have read this material and will abide by the ordinances set forth.**

  
\_\_\_\_\_  
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: Houma - 1st Methodist Church

OWNER'S ADDRESS: Alcorn St Monroe

LAND - 200 Alcorn St. owner 1st Methodist Church

TELEPHONE NUMBER: 770-689-9818 pastor DAME

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

Brief description of project: Houma  
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

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 HEUSON 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 <sup>(200 ACOVY)</sup> 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 -  
ON Alcony 30 - 40 FT  
HOME MAY BE  
FURTHER DUE  
TO SIZE + SCALE.  
THE 203 BLD HOUSE WOULD BE SAT BACK AS WELL

FUTURE USE ON LAND  
RETAINED BY THE CHURCH



LOT FOR 203 BLD

LOT FOR 404 S. BROAD

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

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 (50)  
 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

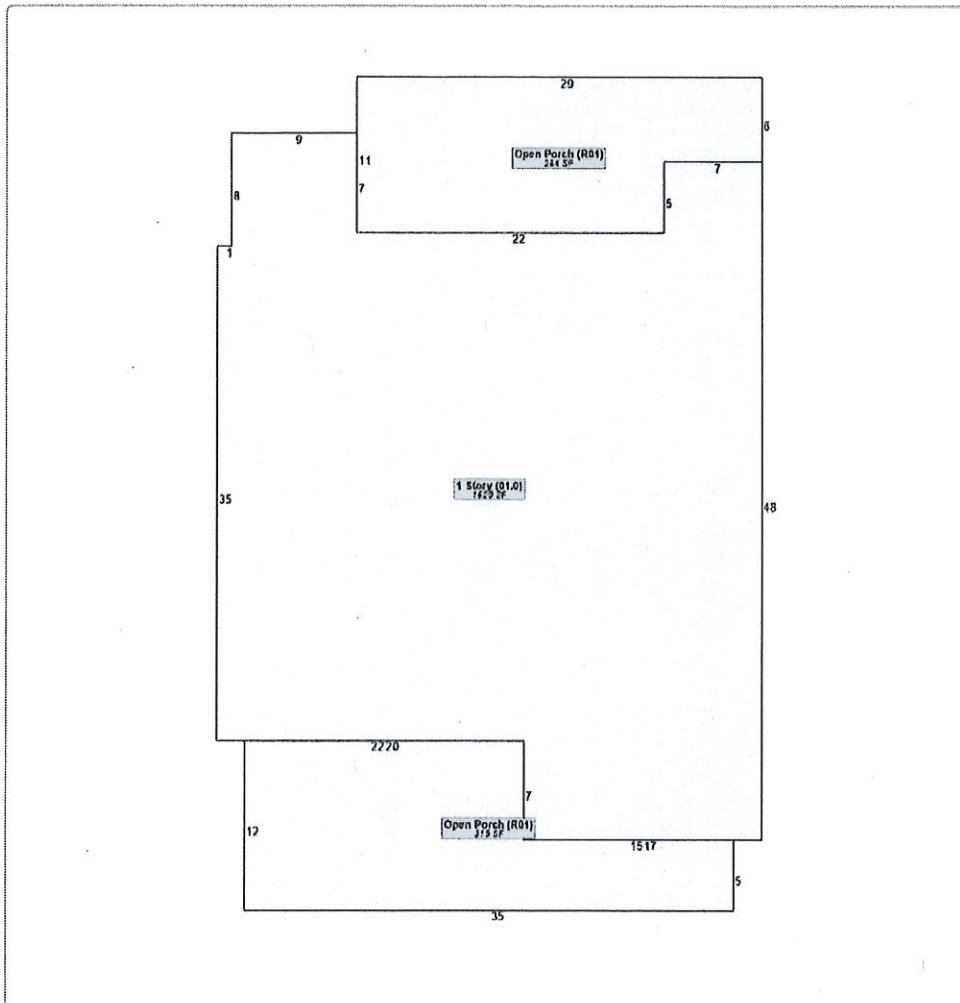
	2018	2017	2016	2015
Previous Value	\$105,900	\$80,300	\$72,900	\$52,800
Land Value	\$25,000	\$25,000	\$17,500	\$17,500
+ Improvement Value	\$80,900	\$80,900	\$62,700	\$55,300
+ Accessory Value	\$0	\$0	\$100	\$100
= Current Value	\$105,900	\$105,900	\$80,300	\$72,900

Photos



213  
BLVD

Sketches



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

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Version 2.2.7



213  
BLVD

**Summary**

Parcel Number M0160086  
 Location Address 213 BOULEVARD  
 Legal Description LOT(.55AC)  
 (Note: Not to be used on legal documents)  
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 (Note: This is for tax purposes only. Not to be used for zoning.)  
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 Tax District Monroe (District 01)  
 Millage Rate 39.382  
 Acres 0.55  
 Neighborhood Monroe/Alcovy St & Boulevard - 00221 25K base (00221)  
 Homestead Exemption No (S0)  
 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	

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Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
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	134 479	NPR	\$0	Unqualified Sale		SWORDS CARLTON H

**Valuation**

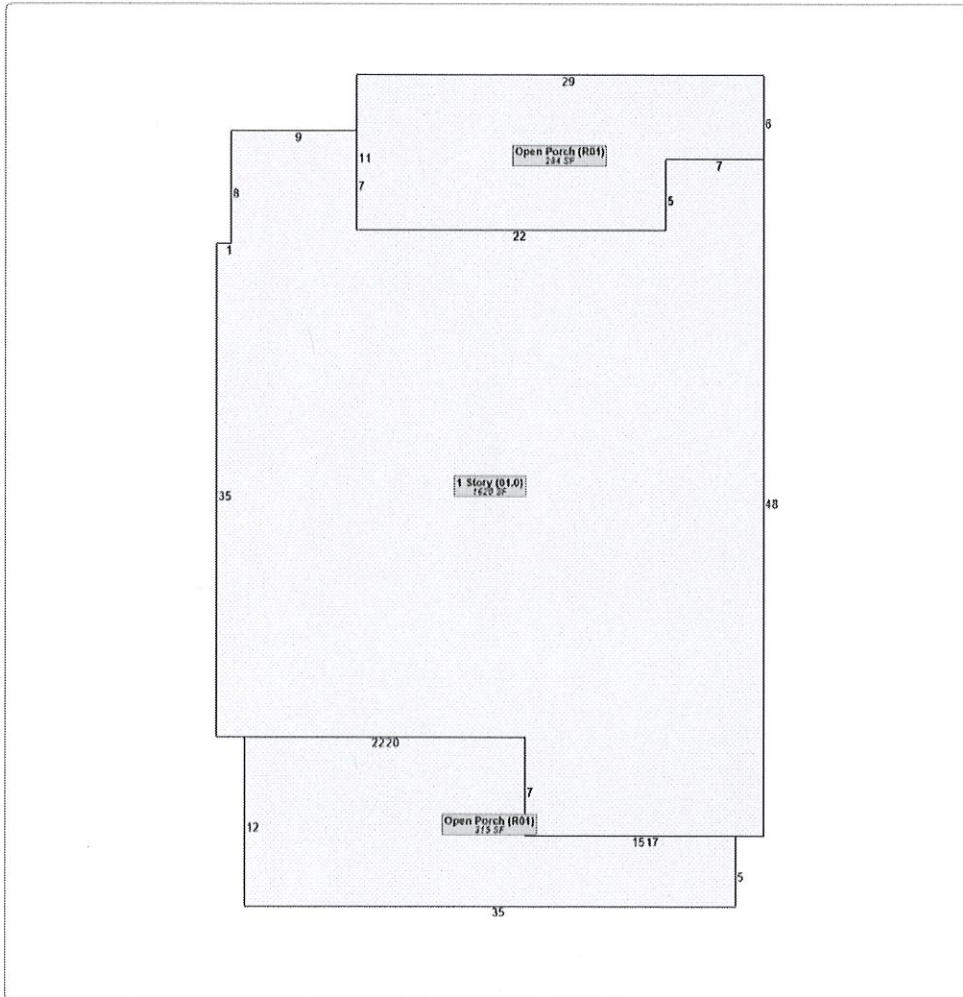
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**Photos**



213  
BLVD

Sketches



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

# Plan Report

Plan NO.: HP-000013-2019

Plan Type: Historic Preservation

Work Classification: Historic Preservation Request

Plan Status: Issued

Apply Date: 05/16/2019

**Expiration:**

**Location Address**

**Parcel Number**

404 S BROAD ST, MONROE, GA 30655

M0160149

**Contacts**

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

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

**Valuation:**           \$0.00            
**Total Sq Feet:**           0.00          

Fees	Amount
Historic Preservation Request	\$10.00
<b>Total:</b>	<b>\$10.00</b>

Payments	Amt Paid
<b>Total Fees</b>	<b>\$10.00</b>
Cash	\$10.00
<b>Amount Due:</b>	<b>\$0.00</b>

Condition Name                      Description                                      Comments

*Public Admin*

Issued By:

*James R Holder*

Plan\_Signature\_1

Plan\_Signature\_2

May 16, 2019

Date

Date

Date

## REQUEST FOR A CERTIFICATE OF APPROPRIATENESS

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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 4<sup>th</sup> 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.
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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.

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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)]

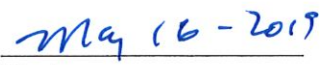
“Exterior architectural features” means the architectural style, general design, and general arrangement of the exterior of a building or other structure, including but not limited to, the kind or texture of the building material and the type and style of all windows, doors, signs, and other appurtenant 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: Hewner - 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: Hewner  
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 <sup>(200 ACOU)</sup> 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 Set Backs  
on Alcony 30 - 40 FT  
THR NERSON HOME MAY BE  
SET BACK FURTHER DUE  
TO SIZE + SCALE.  
THE 213 BND 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  
PRAYER GARDEN

LOT FOR 213 BND

LOT FOR 404 S. BROAD

404 S BROAD



**Summary**

Parcel Number M0160149  
 Location Address 404 S BROAD STREET  
 Legal Description 1.45AC  
 (Note: Not to be used on legal documents)  
 Class E2-Exempt  
 (Note: This is for tax purposes only. Not to be used for zoning.)  
 Zoning B2  
 Tax District Monroe (District 01)  
 Millage Rate 39.382  
 Acres 1.45  
 Neighborhood 09141-MONROE NBHD/SPOT (09141)  
 Homestead Exemption No (S0)  
 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
Exempt	09141-MONROE NBHD/SPOT	Square Feet	63,162	0	0	1.45	1

**Residential Improvement Information**

Style Single Family  
 Heated Square Feet 4242  
 Interior Walls Plywood  
 Exterior Walls Wood Siding  
 Foundation Masonry  
 Attic Square Feet 0  
 Basement Square Feet 197 Unfinished  
 Year Built 1906  
 Roof Type Composite Shingle  
 Flooring Type Pine  
 Heating Type Central Heat/ AC  
 Number Of Rooms 0  
 Number Of Bedrooms 0  
 Number Of Full Bathrooms 3  
 Number Of Half Bathrooms 0  
 Value \$252,800  
 Condition Average  
 Fireplaces\Appliances Standard Fireplace 2

**Sales**

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
9/30/1997	774 307	074 198	\$210,000	Fair Market - Improved	HENSON C W SR MRS	FIRST UNITED METHODIST
	020 489		\$0	Unqualified Sale		HENSON C W SR MRS

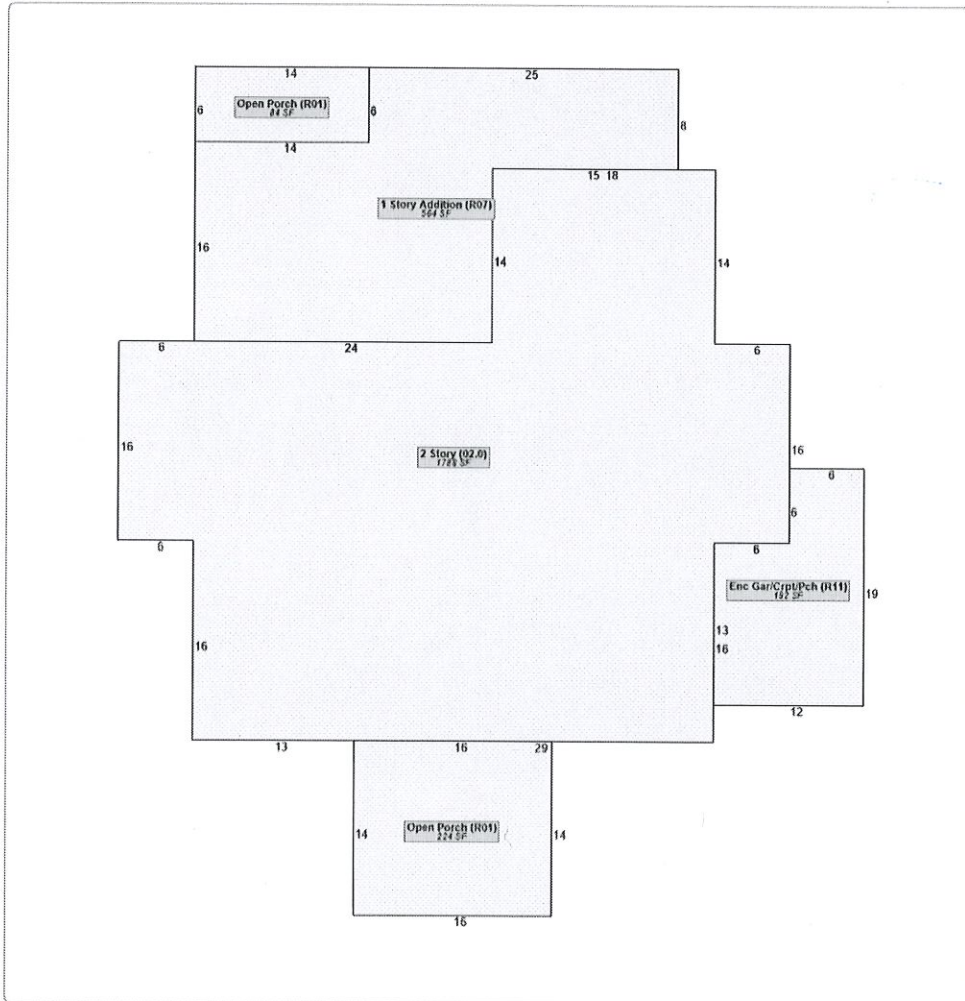
**Valuation**

	2018	2017	2016	2015
Previous Value	\$322,700	\$288,700	\$288,700	\$297,700
Land Value	\$69,900	\$69,900	\$69,900	\$69,900
+ Improvement Value	\$252,800	\$252,800	\$218,800	\$218,800
+ Accessory Value	\$0	\$0	\$0	\$0
= Current Value	\$322,700	\$322,700	\$288,700	\$288,700

**Photos**



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.

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