



Historic Preservation Meeting

AGENDA

Tuesday, May 23, 2023

6:00 PM

215 N. Broad St. - City Hall

-
- I. **CALL TO ORDER**
 - II. **ROLL CALL**
 - III. **APPROVAL OF AGENDA**
 - IV. **MINUTES OF PREVIOUS MEETING**
 1. Historic Preservation Commission Minutes 4-25-2023
 - V. **OLD BUSINESS**
 1. Request for COA - Demolition - 1251 S Madison Ave
 2. Request for COA - Shed - 120 Mears St
 3. Request for COA - Exterior Changes & Signage - 134 N. Broad St.
 4. Request for COA - Exterior Changes - 314 S Wayne St
 5. Request for COA - Exterior Changes & Signage - 130 S Broad St
 - VI. **NEW BUSINESS**
 1. Request for COA - shed -110 Mears St
 2. Request for COA - Sign - 100 S. Broad St.
 - VII. **ADJOURNMENT**

Historic Preservation Commission
Meeting Minutes
Regular Meeting—April 25, 2023—DRAFT

- Present: Jane Camp, Elizabeth Jones, Susan Brown, Fay Brassie
- Absent: Laura Powell
- Staff: Brad Callender, City Planner
Laura Wilson, Code Admin
- Visitors: Ashley Thornton, Seth Wilkerson, Chad Draper, Gilbert Lucero, Wes Peters, Shannon Sturgill, Colby Edwards

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

Note: Prior to the agenda being approved, Susan Brown was recognized for her years of service as a member of the Historic Preservation Commission.

Motion to approve agenda as submitted
Motion Camp. Second Brassie
Motion carried

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

Motion by Brown, Second by Brassie
Motion carried.

Old Business: None*

*Prior to the agenda being published the applicant for the demolition of 1251 S. Madison Ave requested the item be tabled until the May 23rd meeting; see file for documentation

New Business:

The First Item of New Business: Request for COA #2298, a request for a shed at 120 Mears St.; Applicant was not present so item was moved to the end of the agenda in case the applicant showed up late; applicant never showed.

Motion to table until May 23, 2023
Motion by Camp, Second Brown
Motion carried

The Second Item of New Business: Request for COA #2221, a request for exterior renovations including signage at 134 N. Broad St. Colby Edwards spoke in favor of the project. The applicant would like to replace the existing windows with single pane to match the surrounding buildings. There will be three lights on the sign and one light on either side of the entrance door.

Chairman Jones: By painting the storefront, do you mean paint the brick?
Commissioner Brassie: Will you be removing the shutters?

Edwards: Yes

Commissioner Brassie: Has the back been painted before or is this something you propose to do?

Edwards: Not sure if the brick is currently painted; confirmed the brick in the back will not be painted

Chairman Jones: For the new brick that is relocated at the rear entrance, how will the new and old masonry come together? Will the new brick be worked into the old brick?

Commissioner Brassie: May need to color the mortar to match

Edwards: The rear door was replaced with a smaller door so new brick will need to be added to fill the void

Commissioner Brassie: What is the horizontal line above the door?

Chairman Jones: That is where the door used to extend

Motion to make a site visit prior to May 23, 2023

Motion by Camp, Second by Brown

Motion carried

The Third Item of Business: Request for COA #2222, a request for exterior changes including a fence at 303 W. Highland Ave. The application was withdrawn by the applicant prior to the meeting date but after the agenda was posted. No action taken

The Fourth Item of New Business: Request for COA #2226, a request for exterior changes including signage at 130 S. Broad St. The business owner Gilbert Lucero spoke in favor of the project. The applicant would like to change the front door to one that is $\frac{3}{4}$ window with a single panel at the bottom. There are several examples of the same door on Broad St. currently. The building will also be repainted.

Wilson: Do you want them to approve your sign as well?

Lucero: Yes, the square-footage of the sign

Commissioner Brassie: What type of restaurant is it?

Lucero: Acai bowls, smoothies

Commissioner Brassie: What about the signage?

Lucero: I just need the square-footage for the sign across the top

Commissioner Brassie: What about the bulls-eye?

Lucero: The circle one is not an option. It will just be the SWEETBERRY

Commissioner Brassie: Does the sign size meet code requirements Brad?

Callender: I'm not sure. I do not see any sizes on the application

Lucero: I believe the building is 23 ft wide

Callender: It will be about 36 sq ft

Lucero: There will be no signage in the windows

Commissioner Brassie: In the doorframe, what are you doing with the existing transom? Is there a transom on the inner door?

Lucero: I would like to take it off and frame it better. I believe that aluminum frame is original with the building. I would frame it out of wood and paint it to match the building. The transom would be gone. Under the wood frame of the windows there is aluminum frame that sits on the brick curb of the storefront.

Commissioner Brassie: It might look good removing it all together—what do you think? (to the other Members)

Commissioner Brown: What is the glass like in the transom?

Lucero: Old and cracked

Chairman Jones: Any questions from the public—no

Wilson: Do you want to approve any part of his request? The sign or the door?

Commissioner Brassie: What is the placement of the signage? You might it centered or off centered depending on what you do with that door.

Lucero: In the brick pattern there is a frame; no matter what the door does, the sign will go there

Commissioner Brown: If you just go with the Sweetberry name, what color will it be?

Lucero: White letters shadowed with pink according to franchise regulations

Motion to make a site visit prior to May 23, 2023

Motion by Brassie, Second by Brown

Motion carried

The Fifth Item of New Business: Request for COA #2227, a request for a shed at 143 W. 5th St. Seth Wilkerson spoke in favor of the project. Wilkerson is requesting an 8'x8' shed to be placed on an existing 10'x12' concrete slab in the backyard. The backyard is already fenced in. There was a pre-existing metal shed on the slab that was disposed of. This will be a Home Depot Tuff shed. The shed will only be a foot or two taller than the fence.

Commissioner Brassie: What does your house look like? Particularly the roof line?

Wilkerson (shows Members pictures of the house on a cell phone)

Commissioner Brassie: It is a gable and you have chosen a gable for the shed

Chairman Jones: Any questions from the public—no

Motion to approve as presented

Motion by Brassie, Second by Camp

Motion carried

The Sixth Item of New Business: Request for COA #2228, a request for a garage addition at 221 Boulevard. The contractor Chad Draper spoke on behalf of the project. The applicants are Jeff and Cici South, owners of the property. The plan is to take an existing two car garage that is located at the rear of the property and add a third bay on the left side. The existing siding will be removed and replaced with siding that matches the existing house.

Commissioner Brassie: Where will this sit?

Draper: It is an existing garage located in the rear and it (the addition) will be on the left side

Commissioner Brassie: Is the project okay code wise with distance from the neighbor?

Callender: Do the garage doors face north?

Draper: If you are looking at it from Boulevard, the garage doors are parallel to Boulevard; What is the setback requirement? Five feet?

Callender: Yes, it is 5 feet. They are well in with meeting the requirements.

Chairman Jones: Any questions from the public—no

Motion to approve as presented

Motion by Brassie, Second by Brown
Motion carried

The Seventh Item of New Business: Request for COA #2229, a request for exterior changes including porches and an addition at 314 S. Wayne St. The applicant and property owner Shannon Sturgill spoke in favor of the project. He provided the Commission an overview of the work done on the property to date:

- When the property was purchased no water or electricity for about 10 years
- Previously used as warehouse
- Rear addition with shed roof had a massive leak—roof replaced by extending the existing gable which resulted in the house increasing by 7.5 sq feet
- 10x16 deck removed—requesting to put back same dimensions
- 2 chimneys taken down; bay window removed

Chairman Jones: The main concern is the balustrades that were put back do not match the ones that were removed

Sturgill: Those were the closest ones we could find. We put back the same amount and the same tread size on the top and bottom

Chairman Jones: What can be done moving forward to find some balustrades that are going to match up to the original ones?

Sturgill: I don't think anyone has seen the original ones in about 20 years due to the bushes

Chairman Jones: If we can find photos, can you find something like that and put them on there?

Sturgill: Do you have pictures and exact dimensions?

Discussion continued regarding the balustrades:

- Possibly adding a second rail to allow for shorter balustrades so that the railing is up to code height requirement but also meets the visual requirement of having shorter balustrades like the originals
- The building permit issued for the house would cover the replacement/repair of any porches or decks
- Photos exist of the steps leading up to the porch illustrating the balustrades

Chairman Brown: Have you thought about putting the front door back where it was?

Sturgill: The door was not like that when I bought it; so no, it is not something I considered

Callender: There maybe code requirements that prevent the door from being moved back to its original location

Sturgill: Where the door is now, you walk into a grand central hallway so it proper for the house

Chairman Jones: Any questions from the public—no

Motion to make a site visit prior to May 23, 2023

Motion by Camp, Second by Brown
Motion carried

The Eighth Item of New Business: Request for COA #2231, a request for parking lot renovations at 506 S. Broad St. The applicant and owner of the property is 81 Investment Company. Wes Peters from 81 Investment Company presented the project. At the old Avondale/Felker offices the intent is to update the flow of the current parking lot. As it is, the parking is on the outside of the drive and the lot will be reconfigured so the

parking is on the inside. The brick area in the front will be turned into a roundabout that someone can turn around in. The building is currently vacant.

Commissioner Brassie: The changes are to code?

Callender: The project will have to go through another COA to show they meet the requirements.

Callender: Is there anything on signage?

Peters: No, just the parking lot

Motion to approve as presented

Motion by Camp, Second by Brassie
Motion carried

Motion to adjourn

Motion by Brown, Second by Camp

Adjourned at 7:07 pm



City of Monroe

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

HISTORIC PRESERVATION MTG PERMIT

PERMIT #:	1915	DESCRIPTION:	HISTORIC PRESERVATION - DEMOLITION
JOB ADDRESS:	1251 S MADISON AVE	LOT #:	
PARCEL ID:	M0200190	BLK #:	
SUBDIVISION:		ZONING:	R-1
ISSUED TO:	ROB GOUDISS	CONTRACTOR:	ROB GOUDISS
ADDRESS:	PO BOX 391	PHONE:	
CITY, STATE ZIP:	MONROE GA 30655	OWNER:	
PHONE:		PHONE:	
PROP.USE:	RESIDENTIAL	DATE ISSUED:	12/19/2022
VALUATION:	\$ 0.00	EXPIRATION:	6/17/2023
SQ FT:	0.00		
OCCP TYPE:			
CNST TYPE:			
INSPECTION REQUESTS:	770-207-4674 lwilson@monroega.gov		

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

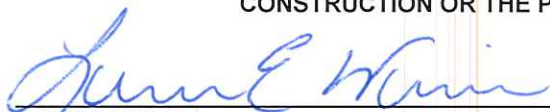
NOTES:

The Historic Preservation Commission will hear your request for demolition at 1251 S. Madison Ave on December 27, 2022 at 6p.m. in the Council Chambers at City Hall; 215 N. Broad St. Monroe, GA 30655

NOTICE

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

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



(APPROVED BY)

12/19/22
DATE



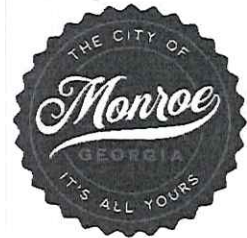
215 North Broad Street
Monroe, GA 30655
Tel (770) 267-3429
Fax (770) 267-3698

Receipt Number: R00460581 8
Cashier Name: LAURA WILSON
Terminal Number: 34
Receipt Date: 12/19/2022 11:11:37 AM

Transaction Code: BP - Building Projects Payment

Payment Method: Cash Payment Reference:

Name: GOUDISS, ROB	\$100.00
Total Balance Due:	\$100.00
Amount: \$100.00	
Total Payment Received:	\$100.00
Change:	\$0.00



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: 1251 South Madison Avenue Parcel # 110200190

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

Property Owner: H.A. Commons, LLC / Arnold Property

Address: P.O. Box 391, Monroe, GA 30655

Telephone Number: 404-277-4661 Email Address: rgarnoldprop@gmail.com

Applicant:	<u>Rob Goudiss</u>
Address:	<u>P.O. Box 391 Monroe, GA 30655</u>
Telephone Number:	<u>404-277-4661</u> Email Address: <u>rgarnoldprop@gmail.com</u>

Estimated cost of project: _____

Please submit the following items with your application:

- ____ Photographs of existing condition of the property to show all areas affected
- ____ Map of the property showing existing buildings, roads, and walkways
- ____ Map of the property showing the location and design of the proposed work
- ____ Façade elevations which illustrate how the finished design will look in relation to the existing structure including rooflines if applicable
- ____ Architectural floorplans (new construction only)
- ____ Written description of the project including proposed materials
- ____ Owner authorization statement, if applicant is not the property owner
- ____ Application Fee \$100 (Additional fees required for demolition)

RECEIVED #1915

Reason for Demolition - Economic Feasibility

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

RAJoli
Signature of Applicant

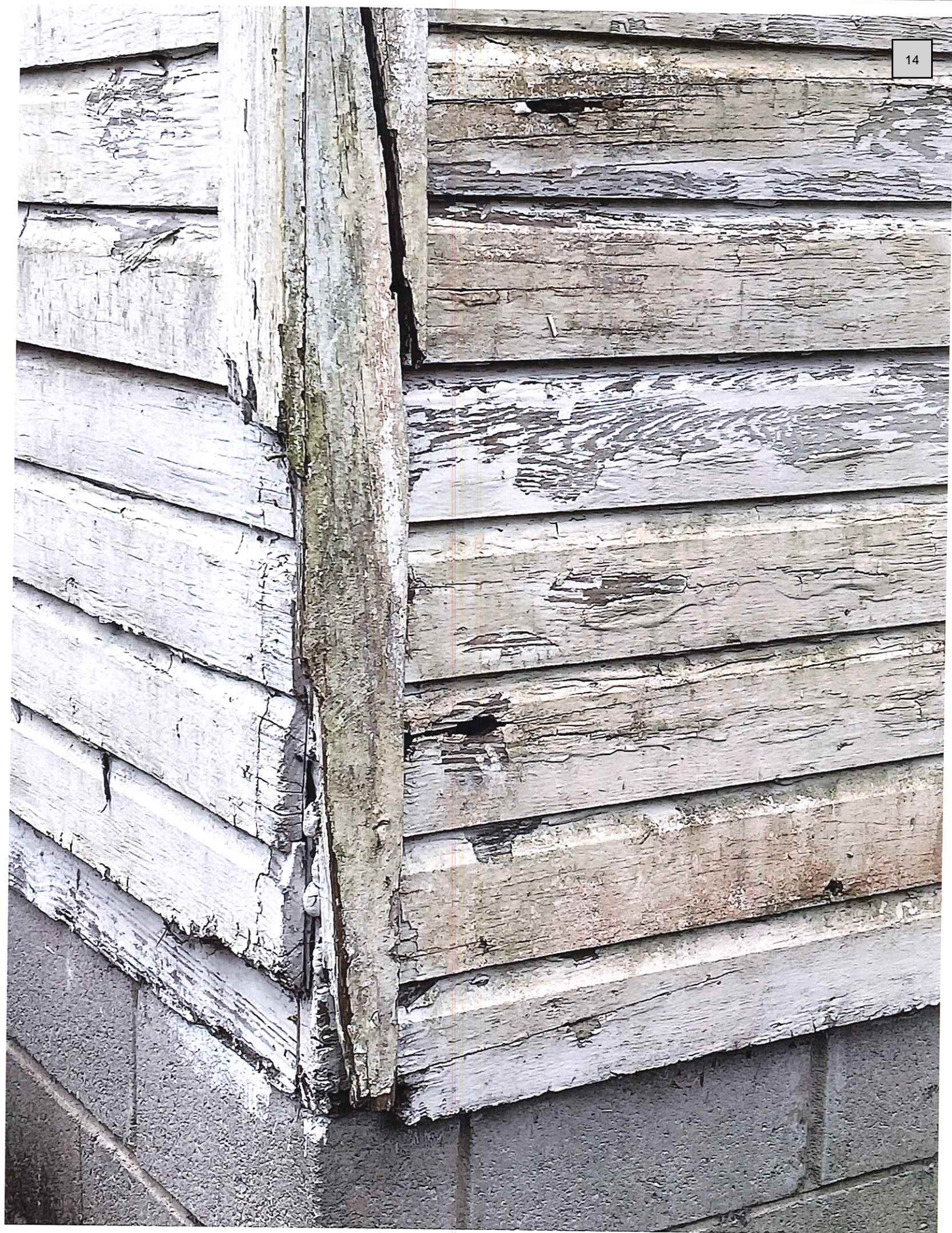
12/16/2022
Date







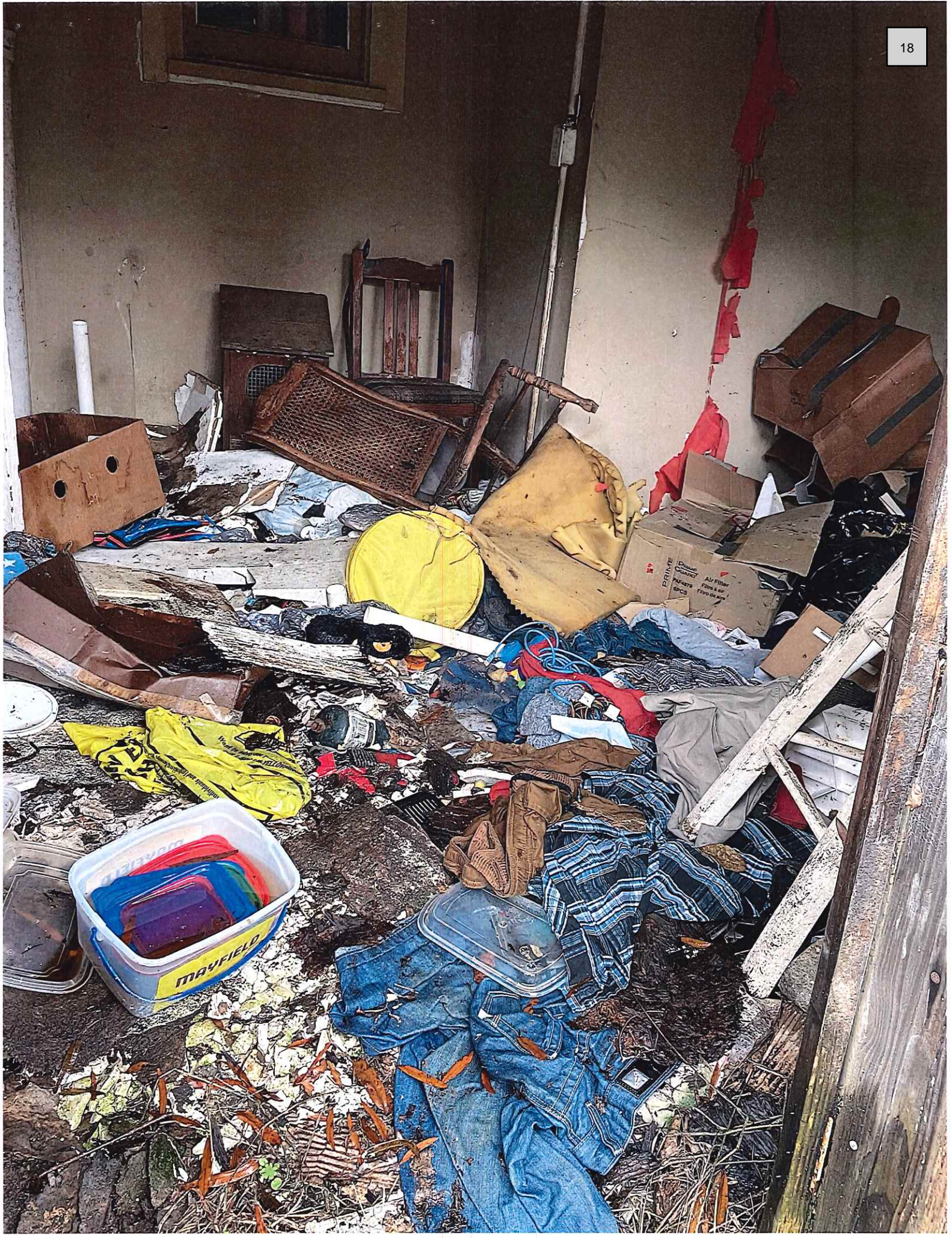




















Laura Wilson

From: P DEXTER Adams <dexadams@uga.edu>
Sent: Wednesday, March 15, 2023 7:41 PM
To: Laura Wilson
Subject: Walton Historical Society Letter

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Ms. Wilson--

I believe you have received a copy of a letter of concern and opposition from the Historical Society of Walton County regarding H.A. Properties request to demolish the house at 1251 S. Madison Avenue. Please submit our letter that it may be presented/read at Historic Preservation Committee and/or City Council meetings which concern this matter.

Thank you.

Dexter Adams, Vice-President
Historical Society of Walton Co.

Dexter Adams, ASLA
607 Highway 11, South
Monroe, GA 30655
[770-267-8380](tel:770-267-8380)
cell: [706-424-6437](tel:706-424-6437)



The Historical Society of Walton County, Inc.

Post Office Box 1733
Monroe, Georgia 30655

February 13, 2023

Monroe Historic Preservation Committee
215 South Broad Street
Monroe GA 30655

Dear Committee Members,

It has come to the attention of the Historical Society of Walton County that HA Properties has approached the Historic Preservation Committee of Monroe to request that the home at 1251 South Madison be demolished. The Society would like to voice its concern over this request.

The home at 1251 South Madison lies in the South Madison/Pannell Historic District and was built in 1910. It is a lovely example of Late Victorian architecture. It is one of only two surviving homes in the City with its original tin-shingled roof.

The owner of the property has claimed that he has no plans for development of the property and that the lot will remain green space. The Society would like to instead see the home saved and possibly sold to someone who will perform necessary repairs and make it a functional single-family residence.

At a time when the City of Monroe is undergoing remarkable revitalization, the Society feels that demolition of this house would substantially and negatively impact the South Madison/Pannell Historic District. This District is the smallest of the City's nine Historic Districts and cannot afford to lose a historic home.

Thank you for your attention to this matter. Please let the Society know how we may be of service to you in your endeavors.

Sincerely,

Al Stephens
President

Dexter Adams
Vice President

Jennifer Mata
Secretary

Gail Huie Smith
Treasurer

Steve Brown
Board Member

Susan Brown
Board Member

Dianne Cown
Board Member

Wes Peters
Board Member

Laura Wilson

From: Dawn Griffin <dbgriff52@gmail.com>
Sent: Wednesday, March 15, 2023 12:20 PM
To: Laura Wilson
Subject: Historic Preservation

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Laura, you have received the Museum’s letter stating our disagreement with Harry Arnold Properties request to demolish the house at 1251 S. Madison Ave. Our reasons are stated in my letter dated February 27, 2023.

Please make public note of our letter at any pertinent Historic Preservation Committee meetings as well as any pertinent City Council Meetings.

Thank you.

Dawn Griffin

--

Sent from Gmail Mobile



February 27, 2023

Monroe Historic Preservation Commission
215 South Broad Street
Monroe, GA 30655

To Whom It May Concern,

The Monroe Museum would like express concern for the request by HA Properties to demolish the home at 1251 South Madison.

Steve Berry, Founder of History Matters sums it up best; *"For most people, history starts with simply learning about their family or their community. A concerted effort to preserve our heritage is a vital link to our cultural, education, aesthetic, inspirational and economic legacies...all of the things that quite literally make us who we are."* The Monroe Museum exists to preserve and share the history and culture of Monroe, Georgia. Our *Mission* is to gather, display, and offer for research artifacts of Monroe and the surrounding communities. Our *Purpose* is to help foster a greater awareness and appreciation of Monroe's culture and history by promoting interaction with our collection and the communities historic landscape. Part of the historic landscape to be shared is the architecture that can be found in our community.

As you are aware in the "Georgia Historic Preservation Act," The General Assembly states that the historical, cultural, and aesthetic heritage of this state is among its most valued and important assets and that the preservation of this heritage is essential to the promotion of the health, prosperity, and general welfare of the people. (Ga. L. 1980, p. 1723, section 1, 44-10-21). A statement that the Monroe Museum also holds to be true. Furthermore, the Georgia Historic Preservation Act (Section 44-10-22) under *Definitions* states... "Historic property" means a structure, site or work of art, including the adjacent area necessary for the proper appreciation or use thereof, deemed worthy of preservation by reason of its value to the municipality, county, state, or region for one or more of the following reasons:

- (A) It is an outstanding example of a structure representative of its era;
- (B) It is one of the few remaining examples of a past architectural style.

Although, there are other reasons cited within the *Definitions*, these reasons alone demonstrate the value for our community in preserving this property.

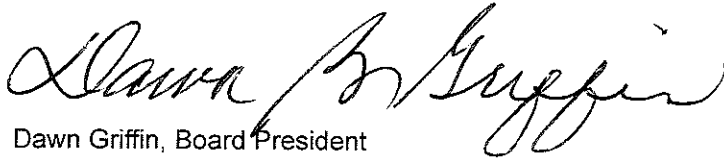
The home at 1251 South Madison lies in the South Madison/Pannell Historic District and was built in 1910. It is an example of the late Victorian architecture and is **one of only two** remaining homes in the city with its original tin-shingled roof. Preservation of the home on 1251 South Madison and other artifacts allows Monroe the opportunity to provide an authentic historic experience for citizens and visitors like no other. Being able to offer a live view of an historic artifact is priceless and significantly contributes to making Monroe, the region and the state unique.

Address: 227 South Broad Street, Monroe, GA 30655 | Mailing Address: PO Box 506, Monroe, GA 30655

STORIES FROM OUR COMMUNITY THAT MOVE & MAKE US

Thank you for the opportunity for us to share our request to preserve this home. If you have any questions or we may be of assistance, please contact Steve Brown, Historian (stevebrownmonroega@gmail.com).

Sincerely,

A handwritten signature in cursive script that reads "Dawn Griffin". The signature is written in black ink and is positioned above the typed name.

Dawn Griffin, Board President
Monroe Museum

cc: Steve Brown, Historian
Monroe Museum Board
Kim Smith



City of Monroe

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

HISTORIC PRESERVATION MTG PERMIT

PERMIT #:	2216	DESCRIPTION:	HISTORIC PRESERVATION 10x20 shed
JOB ADDRESS:	120 MEARS ST	LOT #:	66
PARCEL ID:	M0190003A00	BLK #:	
SUBDIVISION:		ZONING:	B-2
ISSUED TO:	THE GRACEFUL MANOR SENIOR CARE	CONTRACTOR:	THE GRACEFUL MANOR SENIOR CARE
ADDRESS:	120 MEARS ST	PHONE:	
CITY, STATE ZIP:	MONROE GA 30655	OWNER:	
PHONE:	678-635-3346 BUSINESS	PHONE:	
PROP. USE:	COMMERCIAL	DATE ISSUED:	3/28/2023
VALUATION:	\$ 0.00	EXPIRATION:	9/24/2023
SQ FT:	0.00		
OCCP TYPE:			
CNST TYPE:			
INSPECTION REQUESTS:	770-207-4674 lwilson@monroega.gov		


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

NOTES:

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 (APPROVED BY)

4/19/23
 DATE

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Project Address: 120 MEARS ST Parcel # _____

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

Property Owner: GRACEFUL MANOR

Address: 120 MEARS ST

Telephone Number: 404-845-6699 Email Address: the manor homes@yahoo.com

Applicant:	<u>GRACEFUL MANOR</u>	
Address:	<u>120 MEARS ST</u>	
Telephone Number:	<u>404-845-6699</u>	Email Address: <u>themanorhomes@yahoo.com</u>

Estimated cost of project: 3000⁰⁰

Please submit the following items with your application:

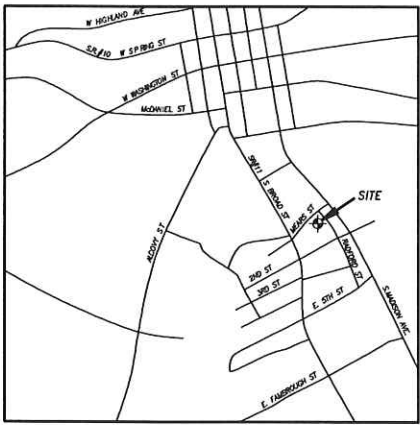
- Photographs of existing condition of the property to show all areas affected
- Map of the property showing existing buildings, roads, and walkways
- Map of the property showing the location and design of the proposed work
- Façade elevations which illustrate how the finished design will look in relation to the existing structure including rooflines if applicable
- Architectural floorplans (new construction only)
- Written description of the project including proposed materials
- Owner authorization statement, if applicant is not the property owner
- Application Fee \$100 (Additional fees required for demolition)

RECEIVED
#2216

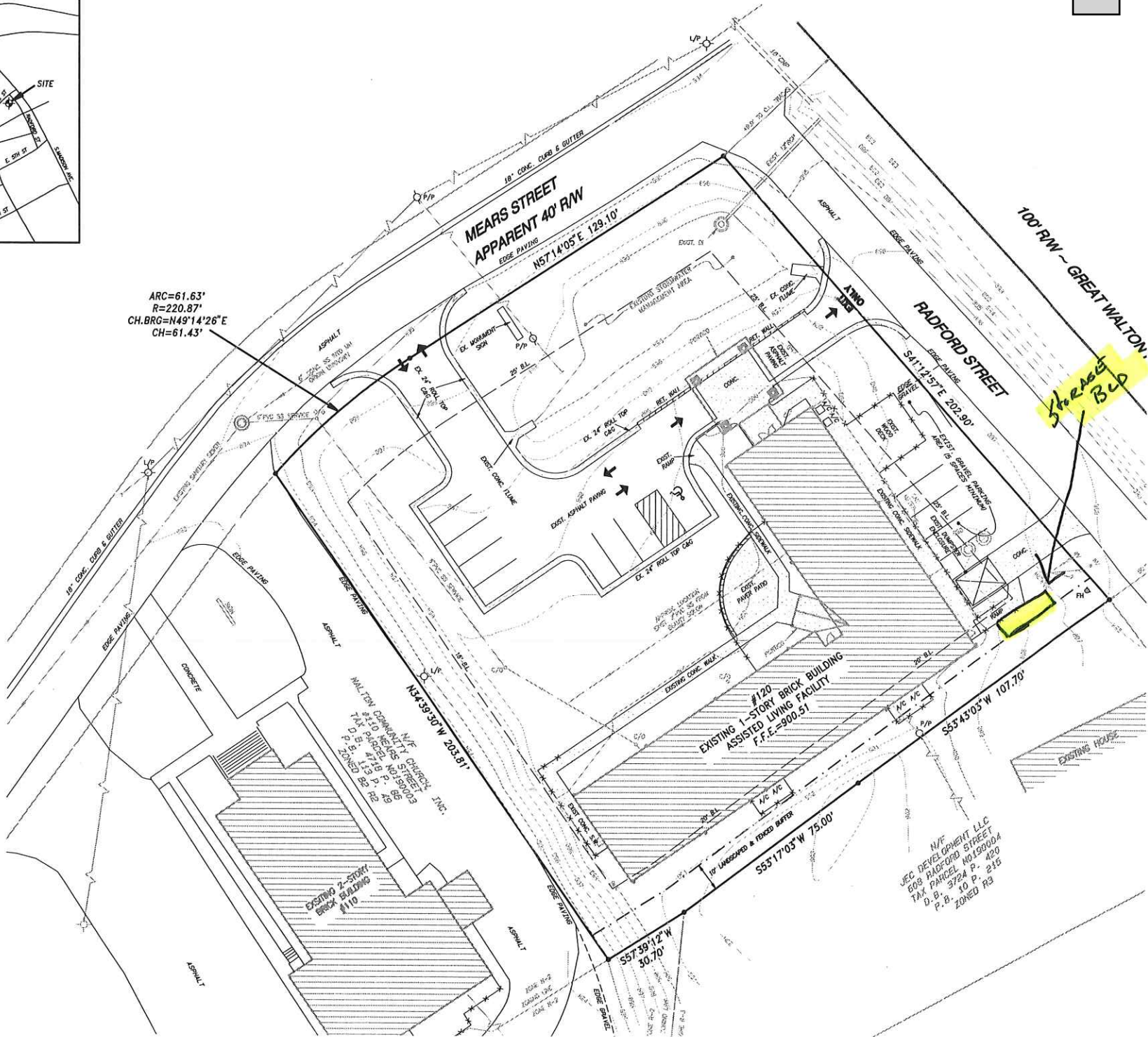
Please submit all application materials in hardcopy to the Code Department and digitally at lwilson@monroega.gov

Kelly Conerley
Signature of Applicant

3-1-23
Date



LOCATION MAP N.T.S.









City of Monroe

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

HISTORIC PRESERVATION MTG PERMIT

PERMIT #:	2221	DESCRIPTION:	HISTORIC PRESERVATION - Exterior Renovation
JOB ADDRESS:	134 N BROAD ST	LOT #:	65
PARCEL ID:	M0140162	BLK #:	
SUBDIVISION:		ZONING:	
ISSUED TO:	Chanch Edwards	CONTRACTOR:	Chanch Edwards
ADDRESS:	139 N. Midland AVE.	PHONE:	
CITY, STATE ZIP:	Monroe GA 30655	OWNER:	
PHONE:	770-530-5293	PHONE:	
PROP. USE VALUATION:	\$ 0.00	DATE ISSUED:	3/28/2023
SQ FT:	0.00	EXPIRATION:	9/24/2023
OCCP TYPE:			
CNST TYPE:			
INSPECTION REQUESTS:	770-207-4674 lwilson@monroega.gov		

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

NOTES:

The Historic Preservation Commission will hear your request for exterior changes including windows and signage at 134 N. Broad St. on April 25, 2023 at 6p.m. in the Council Chambers at City Hall; 215 N. Broad St. Monroe, GA 30655

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(APPROVED BY)

4/20/23
DATE



Certificate of Appropriateness Application—Historic District

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Project Address: 134 N. Broad St. Monroe, GA 30655 Parcel # _____

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

Property Owner: Brian Perdue

Address: 2037 Grayson Hwy. Grayson, GA 30017

Telephone Number: 404-642-4680 Email Address: fcosper@salon124.com

Applicant: <u>Chanch Edwards</u>	
Address: <u>139 N. Midland Ave. Monroe, GA 30655</u>	
Telephone Number: <u>770-530-5293</u>	Email Address: <u>rehamiah.office1@gmail.com</u>

Estimated cost of project: \$150,000

Please submit the following items with your application:

- Photographs of existing condition of the property to show all areas affected
- Map of the property showing existing buildings, roads, and walkways
- Map of the property showing the location and design of the proposed work
- Façade elevations which illustrate how the finished design will look in relation to the existing structure including rooflines if applicable
- Architectural floorplans (new construction only)
- Written description of the project including proposed materials
- Owner authorization statement, if applicant is not the property owner
- Application Fee \$100 (Additional fees required for demolition)

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

Chanch Edwards

Signature of Applicant

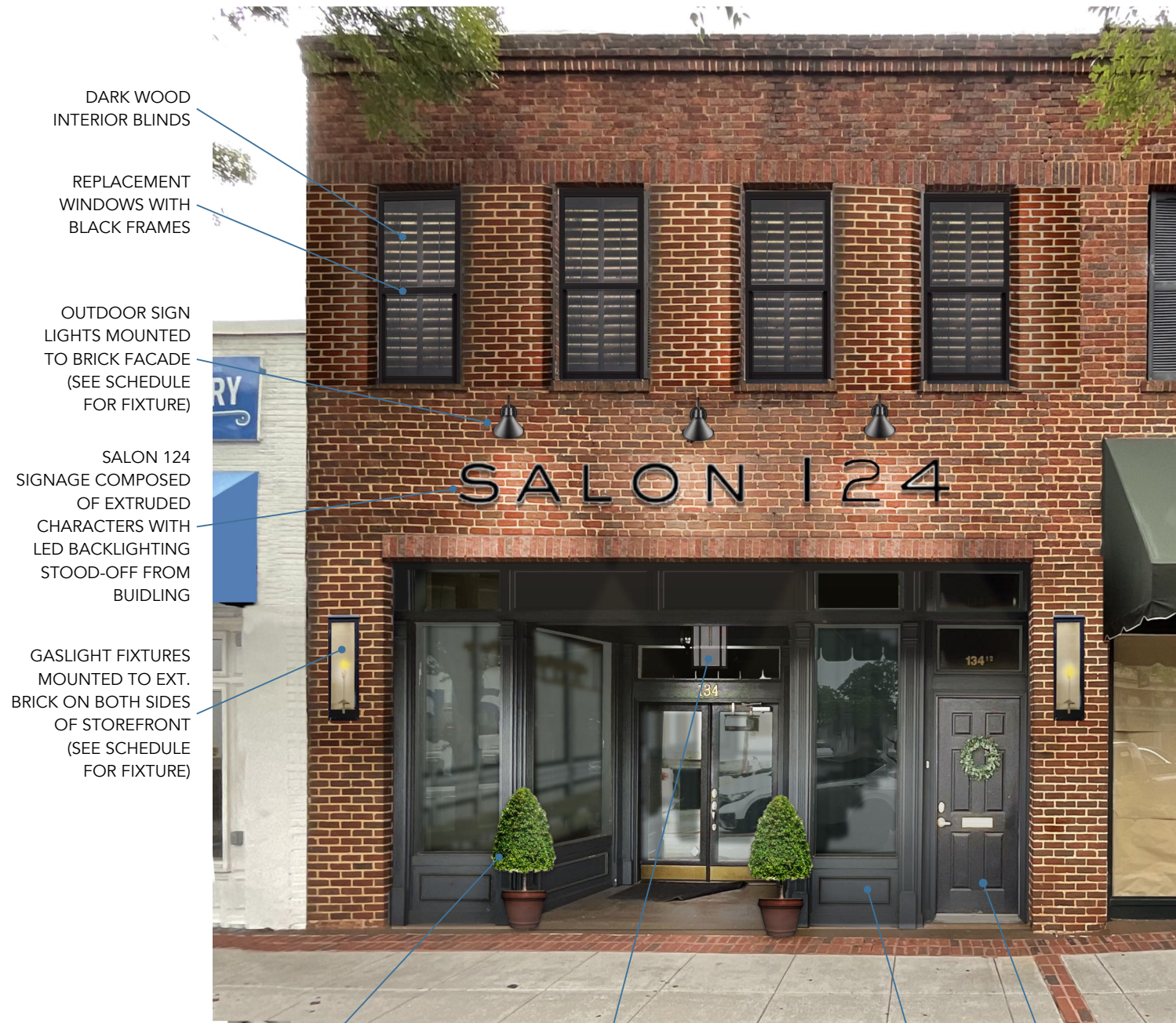
03/01/2023

Date

ELEVATION: Salon Exterior, Front

SCALE: n/a

SL-M E-F1



DARK WOOD
INTERIOR BLINDS

REPLACEMENT
WINDOWS WITH
BLACK FRAMES

OUTDOOR SIGN
LIGHTS MOUNTED
TO BRICK FACADE
(SEE SCHEDULE
FOR FIXTURE)

SALON 124
SIGNAGE COMPOSED
OF EXTRUDED
CHARACTERS WITH
LED BACKLIGHTING
STOOD-OFF FROM
BUILDING

GASLIGHT FIXTURES
MOUNTED TO EXT.
BRICK ON BOTH SIDES
OF STOREFRONT
(SEE SCHEDULE
FOR FIXTURE)

LIVE TOPIARY IN
CERAMIC POTS

NEW PENDANT FIXTURE IN
VESTIBULE OF STOREFRONT
(SEE SCHEDULE FOR FIXTURE)

EXISTING EXTERIOR
TRIM, PANELING, & DOORS
PAINTED ROCK BOTTOM
(FINISH: PT-R-S1)

ELEVATION: Salon Exterior, Rear

SCALE: n/a

SL-M E-F2



REPLACEMENT
WINDOWS WITH
BLACK FRAMES

EXISTING
AWNING PAINTED
ROCK BOTTOM
(FINISH: PT-R-S1)

DARK WOOD
INTERIOR BLINDS

OUTDOOR FESTOON
LIGHTS SUSPENDED
FROM AWNING

NEW DOORS, TRIM,
& PANELING PAINTED
ROCK BOTTOM
(FINISH: PT-R-S1)

GASLIGHT FIXTURES
MOUNTED TO EXT.
BRICK ON BOTH SIDES
OF REAR ENTRANCE
(SEE SCHEDULE
FOR FIXTURE)

LIVE TOPIARY IN
CERAMIC POTS

NEW BRICK RELOCATES
REAR ENTRANCE

ALL MATERIALS, CONSTRUCTION & FINISHES MUST COMPLY WITH THE MOST STRINGENT APPLICABLE FEDERAL & LOCAL SAFETY CODES!

THIS DRAWING & ALL THE IDEAS, ARRANGEMENTS, DESIGNS & PLANS CONTAINED HEREIN OR REPRESENTED THEREBY ARE OWNED & REMAIN THE PROPERTY OF CIVIL CREATIVE AGENCY & HAVE BEEN CREATED & DEVELOPED FOR USE ON, & IN CONNECTION WITH, THE PROJECT SPECIFIED. NEITHER THIS DRAWING, NOR ANY OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE APPROPRIATED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY USE WHATSOEVER, EXCEPT BY SPECIFIC & WRITTEN PERMISSION OF CIVIL CREATIVE AGENCY.

WRITTEN DIMENSIONS ON DRAWINGS SHALL HAVE AUTHORITY OVER SCALED. CONTRACTORS & MANUFACTURERS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS & CONDITIONS ON THE JOB, & SHALL INFORM THIS OFFICE OF ALL VARIATIONS FROM DRAWINGS PRIOR TO PERFORMING THE WORK. THIS OFFICE SHALL FIRST SEE & APPROVE CONTRACTOR'S FULL SIZE DETAILS BEFORE ANY FABRICATION IS BEGUN.

THESE DRAWINGS REPRESENT VISUAL CONCEPTS & CONSTRUCTION SUGGESTIONS ONLY. THE DESIGNER & HIS/HER EMPLOYEES & ASSISTANTS ARE NOT QUALIFIED TO DETERMINE THE STRUCTURAL APPROPRIATENESS OF THESE DESIGNS, & WILL NOT ASSUME RESPONSIBILITY FOR IMPROPER ENGINEERING, CONSTRUCTION AND/OR HANDLING OF THE SCENERY REPRESENTED HEREIN.

UPDATED:
2/24/23

DRAWN BY: MA

PROJECT NO.:
CV-220702

Monroe, GA

SALON 124 - MONROE LOCATION
**EXTERIOR: Signage,
Paint Treatments & Light Fixtures**

Written description of the project including proposed materials

Project Description

- Replace window sashes
- Paint frames
- Add 2 gas light fixtures to front
- Paint store front
- Put new pendant fixture in vestibule of store front
- Replace windows
- Paint door

Materials

- Goose neck lights
- Metal letters for salon 124 sign
- Gas light fixtures
- Blinds
- Brick

Laura's Notes

- 1. Goose neck lights added to front
- 2. Gas lights on rear
- 3. New rear doors



SALON 124

Wednesday, March 1, 2023

Please accept this application and permission request to renovate the space purchased at 134 N Broad Street in Monroe. Existing space will be renovated into an upscale hair salon.

Thank you,

A handwritten signature in blue ink that reads "Brian Perdue". The signature is fluid and cursive, with the first name being more prominent.

Brian Perdue
CEO & Owner
Salon 124 Group
2037 Grayson Hwy
Grayson, Ga 30017

ER BAKE SHOP And EATERY EST. 2001

Custom Cakes
BIRTHDAY
ANNIVERSARY
BABY SHOWER
WEDDING

134

134¹²

COMING SOON

SALON 124

COMING SOON

SALON 124

COMING SOON

SALON 124

COMING SOON

SALON 124





City of Monroe

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

HISTORIC PRESERVATION MTG PERMIT

PERMIT #:	2229	DESCRIPTION:	HP COA addition, windows, porch rails
JOB ADDRESS:	314 S WAYNE ST	LOT #:	
PARCEL ID:	M0160053	BLK #:	
SUBDIVISION:		ZONING:	R-1
ISSUED TO:	Shannon Sturgill	CONTRACTOR:	Shannon Sturgill
ADDRESS:	PO Box 650	PHONE:	
CITY, STATE ZIP:	Monroe GA 30655	OWNER:	
PHONE:	404-391-7572	PHONE:	
PROP. USE:	RESIDENTIAL	DATE ISSUED:	3/30/2023
VALUATION:	\$ 0.00	EXPIRATION:	9/26/2023
SQ FT:	0.00		
OCCP TYPE:			
CNST TYPE:			
INSPECTION REQUESTS:	770-207-4674 lwilson@monroega.gov		

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

NOTES:

The Historic Preservation Commission will hear your request for exterior changes including porches and an addition at 314 S. Wayne St. on April 25, 2023 at 6p.m. in the Council Chambers at City Hall; 215 N. Broad St. Monroe, GA 30655

NOTICE

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

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



(APPROVED BY)

4/20/23
DATE

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
MONROE PLANNING COMMISSION

Please read the Zoning Ordinance (Corridor Sections 643-1 through 643A.6). In addition, please consult with the Code Office to determine if any other Monroe ordinances apply, and if applicable, read those ordinances.

RECEIVED
#2229

DATE: 1-30-22

APPLICANT: Shannon Sturgill

APPLICANT'S ADDRESS: P.O. 650 Monroe, Ga. 30655

TELEPHONE NUMBER: 404-391-7572

PROPERTY OWNER: Shannon Sturgill

OWNER'S ADDRESS: 211 Boulevard Monroe, Ga. 30655

TELEPHONE NUMBER: 404-391-7572

PROJECT ADDRESS: 314 S. Wayne St. Monroe

Brief description of project: Remove and repair or replace rear area of house consisting mostly of the master bath, Hall bath, and back of kitchen area due to water damage from years of neglect by previous owner. Portions of the roof, walls, and floors must be replaced in these areas. Rear of house was expanded 1.5' x 5' in order to utilize original roof line for
(Continue on separate sheet, if necessary.) Proper Run off. 7.5 S.F. Total

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.

From: Shannon Sturgill <shannonsturgill32@gmail.com>

Date: 3/23/2023, 11:59 AM

To: shannon Sturgill <shannonsturgill32@gmail.com>

— IMG_8173.jpg —



Back section of house was exposed and rained in for several years.

Sent from my iPhone

— Attachments: —

IMG_8173.jpg

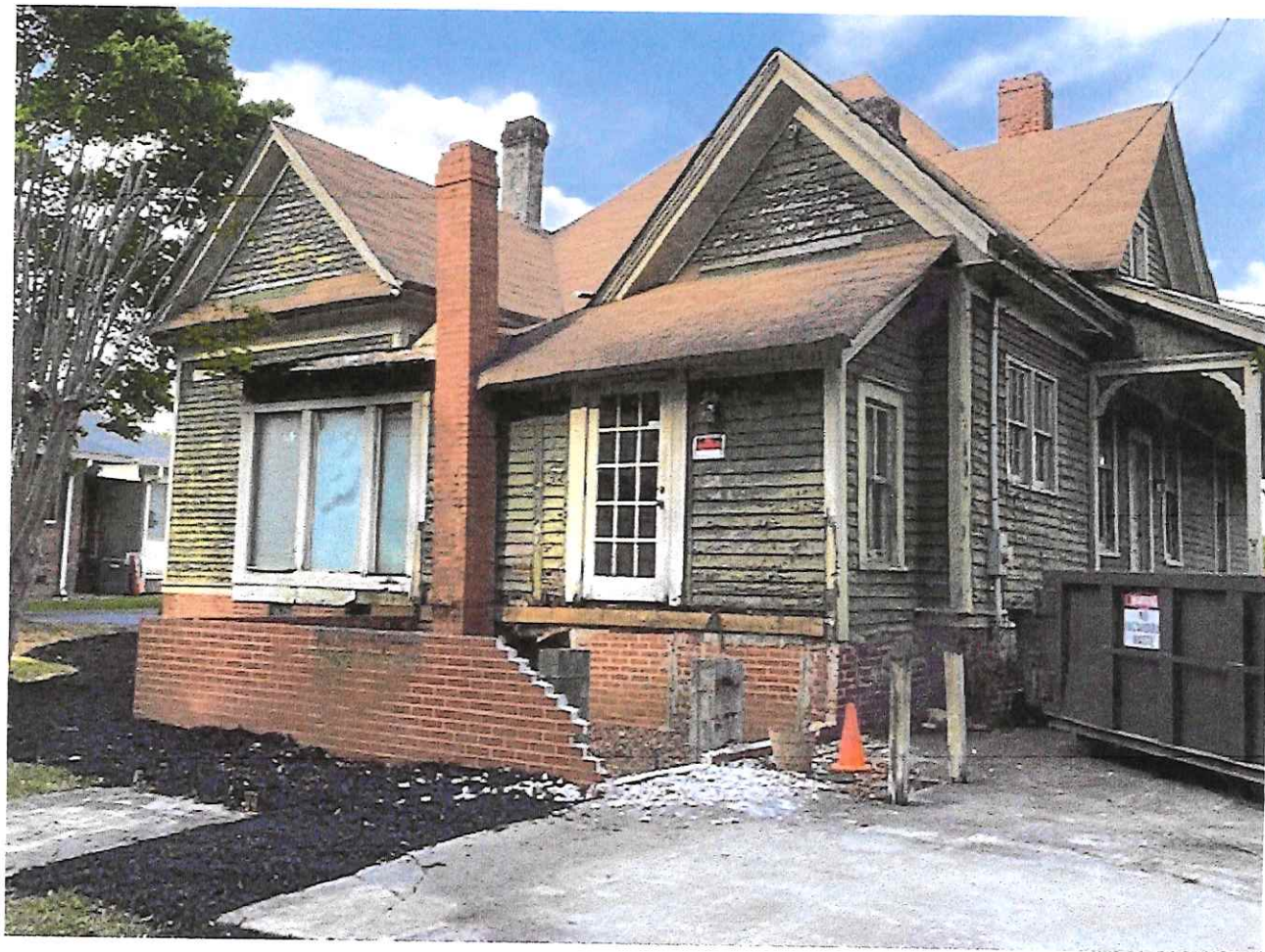
185 KB

From: Shannon Sturgill <shannonsturgill32@gmail.com>

Date: 3/23/2023, 12:00 PM

To: shannon Sturgill <shannonsturgill32@gmail.com>

— IMG_8617.jpg —



Sent from my iPhone

— Attachments: —

IMG_8617.jpg

135 KB

From: Shannon Sturgill <shannonsturgill32@gmail.com>

Date: 3/23/2023, 11:56 AM

To: shannon Sturgill <shannonsturgill32@gmail.com>

— IMG_8850.jpg



Roof, Floors, foundation were destroyed by years
of rain water and dis repair from previous
owner.

Sent from my iPhone

— Attachments:

IMG_8850.jpg

171 KB

From: Shannon Sturgill <shannonsturgill32@gmail.com>

Date: 3/23/2023, 11:57 AM

To: shannon Sturgill <shannonsturgill32@gmail.com>

—IMG_0073.jpg



Addition to match roof line.

Sent from my iPhone

—Attachments:

IMG_0073.jpg

152 KB

House sits on same foot print excluding the 18" additions.

From: Shannon Sturgill <shannonsturgill32@gmail.com>

Date: 3/23/2023, 11:57 AM

To: shannon Sturgill <shannonsturgill32@gmail.com>

—IMG_0032.jpg—



New addition

Sent from my iPhone

—Attachments:—

IMG_0032.jpg

160 KB

From: Shannon Sturgill <shannonsturgill32@gmail.com>

Date: 3/23/2023, 12:03 PM

To: shannon Sturgill <shannonsturgill32@gmail.com>

— IMG_0830.jpg —



Sent from my iPhone

— Attachments: —

IMG_0830.jpg

136 KB

City of Monroe

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



HISTORIC PRESERVATION MTG PERMIT

PERMIT #:	2226	DESCRIPTION:	HISTORIC PRESERVATION signage and door
JOB ADDRESS:	130 S BROAD ST	LOT #:	
PARCEL ID:	M0140105	BLK #:	
SUBDIVISION:		ZONING:	B-2
ISSUED TO:	Gilbert Lucero	CONTRACTOR:	Gilbert Lucero
ADDRESS:	2430 Broach Rd NW	PHONE:	
CITY, STATE ZIP:	Monroe GA 30656	OWNER:	
PHONE:		PHONE:	
PROP.USE:	COMMERCIAL	DATE ISSUED:	3/29/2023
VALUATION:	\$ 2,200.00	EXPIRATION:	9/25/2023
SQ FT:	0.00		
OCCP TYPE:			
CNST TYPE:			
INSPECTION REQUESTS:	770-207-4674 lwilson@monroega.gov		

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

NOTES:

The Historic Preservation Commission will hear your request for exterior changes including signage and doors on April 25, 2023 at 6p.m. in the Council Chambers at City Hall; 215 N. Broad St. Monroe, GA 30655

NOTICE

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(APPROVED BY)

4/20/23
DATE

Laura Wilson

From: Gilbert Lucero <gilbert@sweetberrybowls.com>
Sent: Tuesday, March 7, 2023 3:27 PM
To: Laura Wilson

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hp Commission,

SWEETBERRY MONROE is requesting to paint the front of 130 s broad st. We are wanting painted signage, "sweetberry " across the top of the building. The building would be like colors seen in downtown Monroe, the brick would be "iron ore" and signage "extra white" and "Eros pink".

The last upgrade we would like to accomplish, replacing the front door with a style that fits the downtown scene a little better. We have selected a full glass metal door 36x 80 painted the same color as building, iron ore.

SWEETBERRY

DELI & GRILL
BUTCHER BLOCK

OPEN





SWEETBERRY





SW 7006
Extra White

CR 11



 **Monroe, GA** 

 Search   



[Back](#)



Pinch Image to Zoom In



City of Monroe

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

HISTORIC PRESERVATION MTG PERMIT

PERMIT #:	2404	DESCRIPTION:	HISTORIC PRESERVATION - 10x16 shed
JOB ADDRESS:	110 MEARS ST	LOT #:	
PARCEL ID:	M0190003	BLK #:	
SUBDIVISION:		ZONING:	B-2/R-2
ISSUED TO:	WALTON COMMUNITY CHURCH/HOPE S	CONTRACTOR:	WALTON COMMUNITY CHURCH
ADDRESS:	110 MEARS ST	PHONE:	
CITY, STATE ZIP:	MONROE GA 30655	OWNER:	
PHONE:		PHONE:	
PROP. USE:	COMMERCIAL	DATE ISSUED:	5/15/2023
VALUATION:	\$ 5,500.00	EXPIRATION:	11/11/2023
SQ FT:	160.00		
OCCP TYPE:			
CNST TYPE:			
INSPECTION REQUESTS:	770-207-4674 lwilson@monroega.gov		

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

NOTES:

The Historic Preservation Commission will hear your request for a shed at 110 Mears St on May 23, 2023 at 6p.m. in the Council Chambers at City Hall; 215 N. Broad St. Monroe, GA 30655

NOTICE

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Hermin E. Wilson

(APPROVED BY)

5/17/23

DATE

Sunday, April 2, 2023

To Whom It May Concern,

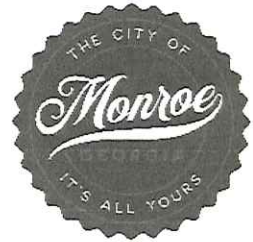
Walton Community Church is need of adding an outside storage shed for the storage needs of our church. We were told by the company that we purchased the shed from that a permit was not needed because there was no power to the storage building. We apologize for the misunderstanding and currently have the storage building sitting on the back part of our church property. All of this occurred before we received a Code Department notice.

I have included the Building Permit application, the Certificate of Appropriateness application, ~~plans~~ ~~of the storage building in place and from the street~~, and the \$100.00 application fee.

Please let me know if there is any further information that you need.

Thank you,

Greg Gajownik
404-513-7380



Certificate of Appropriateness Application

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

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

Project Address: 110 MERRS ST. Parcel # _____

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

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

Property Owner: WALTON COMMUNITY CHURCH

Address: 110 MERRS ST. MONROE, GA 30655

Telephone Number: 678-345-0998 Email Address: GGASOWNIK@GMAIL.COM
404-513-7380

Applicant: GREG GATOWNIK

Address: 619 BREEDLOVE CT.

Telephone Number: 404-513-7380 Email Address: GGATOWNIK@GMAIL.COM

Estimated cost of project: \$ 5,500.00

Please submit the following items with your application:

Photographs of existing condition of the property to show all areas affected

Plans, sketches, drawings, and diagrams of the project which detail the materials that will be used

Written description of the project

N/A Owner authorization statement, if applicant is not the property owner

Application Fee \$100

RECEIVED
#2404

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

Greg Gatownik Signature of Applicant 4/2/23 Date

CITY OF MONROE
ACCESSORY BUILDING PERMIT APPLICATION

Phone: (770) 207-4674 Email: lwilson@monroega.gov
OFFICE PERMITTING HOURS: 8:00 a.m. – 4:00 p.m.

Property Owner: WALTON COMMUNITY CHURCH Phone: 404-513-9380

Current Address: 110 MEARS ST.

City: MONROE State: GA Zip: 30655 Email: GGAJGOWNIK@gmail.com

General Contractor: N/A

Address _____ City _____ State _____ Zip _____

Phone # _____ Cell # _____ Email: _____

Construction Address _____

CLASS OF WORK: Residential Commercial

<u>Square Footage</u>	<u>Height</u>	<u>Dimensions</u>
STORAGE SHED Bldg: <u>160</u>	<u>14</u>	<u>10 x 16</u>

Accessory Bldg: htd: Unhtd:

Number of Existing Accessory Bldgs: 0 Size of existing Accessory Bldgs: N/A

Valuation \$5,500.00

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

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

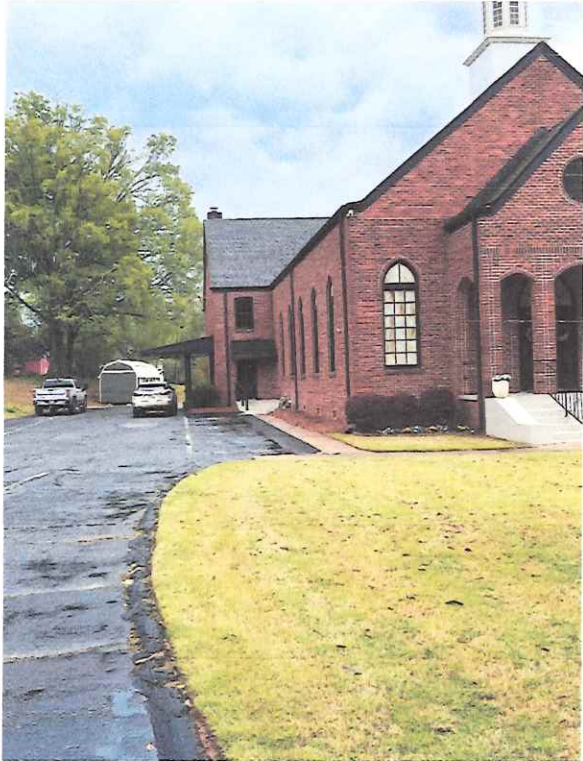
All of the above information is true and correct.

Greg Gajownik
Signature of Applicant

GREG GAJOWNIK
Print Name

4/2/23
Date

Revised 8/11/2021





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

Receipt Number:

R00516095

59

Cashier Name:

LAURA WILSON

Terminal Number:

34

Receipt Date: 5/15/2023 8:51:31 AM

Transaction Code: BP - Building Projects Payment

Payment Method: Check Payn Reference: 1054

Name: WALTON COMMUNITY CHUR \$100.00

Total Balance Due: \$100.00

Amount: \$100.00

Total Payment Received: \$100.00

Change: \$0.00



City of Monroe

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

HISTORIC PRESERVATION MTG PERMIT

PERMIT #:	2405	DESCRIPTION:	HISTORIC PRESERVATION - SIGN
JOB ADDRESS:	100 S BROAD ST	LOT #:	65
PARCEL ID:	M0140093	BLK #:	
SUBDIVISION:		ZONING:	
ISSUED TO:	BEEZUS ENTERPRISES LLC	CONTRACTOR:	BEEZUS ENTERPRISES LLC
ADDRESS:	804 BILL RUTLEDGE RD	PHONE:	
CITY, STATE ZIP:	WINDER GA 30680	OWNER:	
PHONE:	678-635-8483 BUSINESS	PHONE:	
PROP. USE:	COMMERCIAL	DATE ISSUED:	5/15/2023
VALUATION:	\$ 2,500.00	EXPIRATION:	11/11/2023
SQ FT:	0.00		
OCCP TYPE:			
CNST TYPE:			
INSPECTION REQUESTS:	770-207-4674 lwilson@monroega.gov		

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

NOTES:

The Historic Preservation Commission will hear your request for a sign at 100 S. Broad St. on May 23, 2023 at 6p.m. in the Council Chambers at City Hall; 215 N. Broad St. Monroe, GA 30655

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(APPROVED BY)

5/17/23
DATE



Certificate of Appropriateness Application—Historic District

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

Under the Zoning Ordinance for the City of Monroe, properties located within a Historic District are required to obtain a Certificate of Appropriateness (COA) from the Historic Preservation Commission for proposed work that will result in material change in the appearance of the historic property, or of a structure, site, or work of art within a historic district.

Project Address: 100 S Broad St. Monroe, GA 30655 Parcel # _____

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

Property Owner: LTD Holdings Inc

Address: 804 Bill Rutledge Rd.

Telephone Number: 770-867-8000 Email Address: daniel@blkstocks.com

Applicant: <u>Beezus Enterprises DBA The Roe</u>	
Address: <u>100 S Broad St Monroe, GA 30655</u>	
Telephone Number: <u>6783001717</u>	Email Address: <u>Lindsey@theroe.com</u>

Estimated cost of project: \$2500

Please submit the following items with your application:

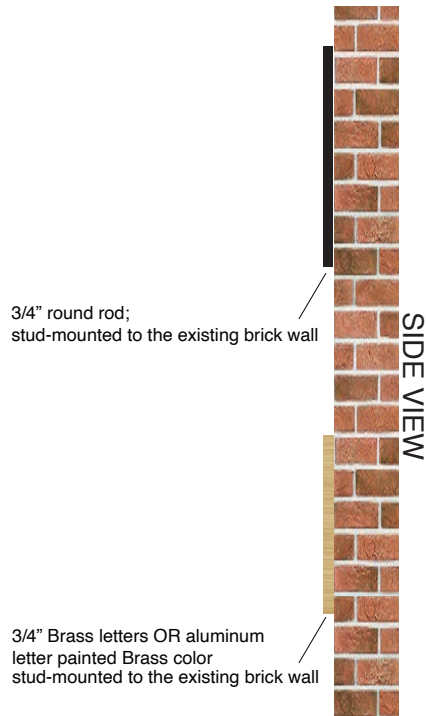
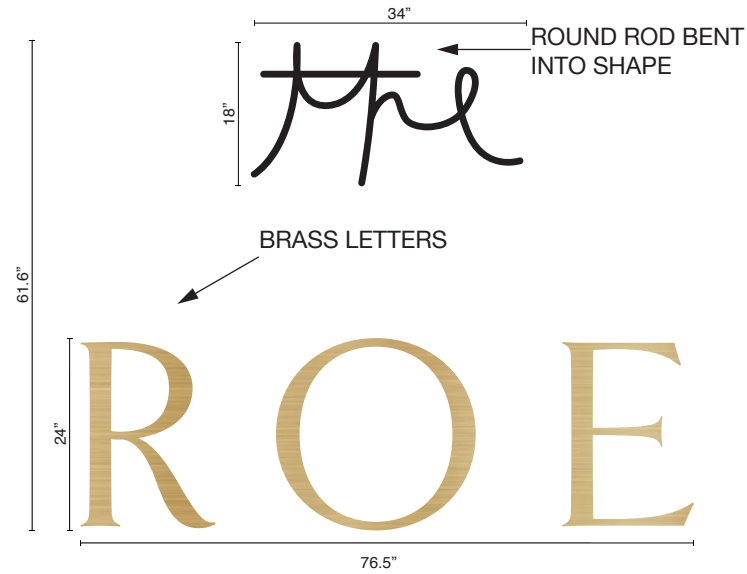
- Photographs of existing condition of the property to show all areas affected
- Map of the property showing existing buildings, roads, and walkways
- Map of the property showing the location and design of the proposed work
- Façade elevations which illustrate how the finished design will look in relation 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

April 13, 2023

Date



CUSTOMER:

The Roe

62

DATE:

20 Mar 2023

JOB #:

0166

REVISION:

3

SALESPERSON:

Mark Benson

TITLE:

The Roe Dimensional Letters
- larger

SIZE: 18" x 34";
24" x 76.5"

QUANTITY: 1

SIDES: single

MATERIAL:
Brass

COMMENTS:

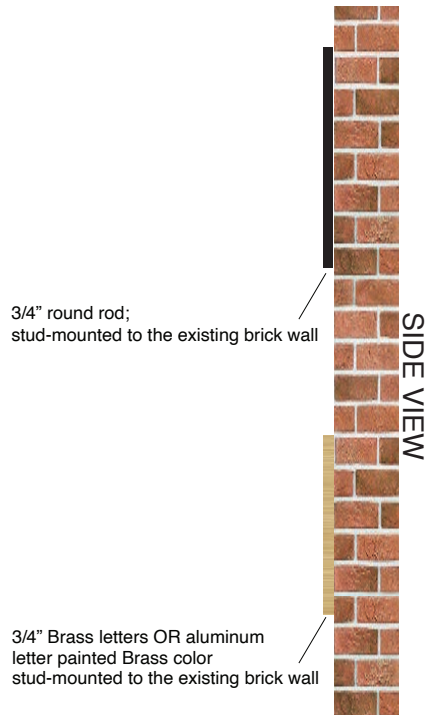
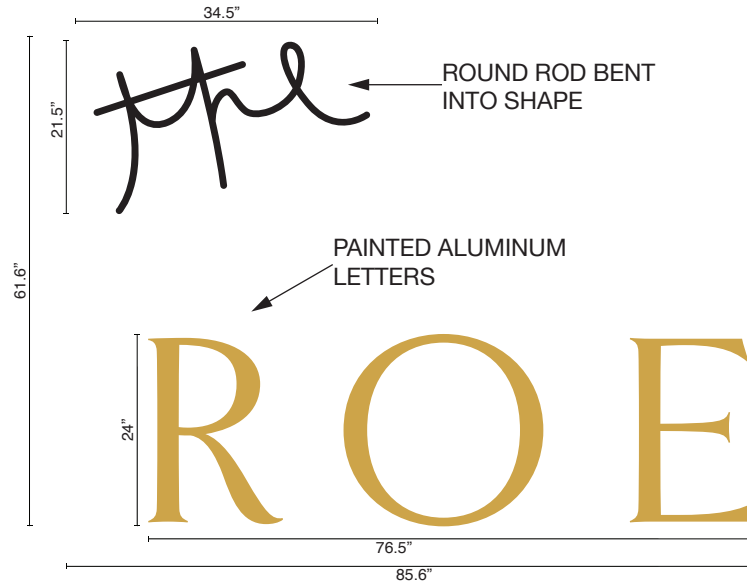
"the" 3/4" round rod bent
into shape

"Roe" options: Brass letters

Davis™

SIGN & AWNING

1040 Commerce Court • Bogart, Georgia 30622
Phone: 706-543-5401 • www.davissignathens.com



CUSTOMER:

The Roe

63

DATE:

20 Mar 2023

JOB #:

0166

REVISION:

3

SALESPERSON:

Mark Benson

TITLE:

The Roe Dimensional Letters
- larger

SIZE:21.5" x 34.5";
24" x 76.5"

QUANTITY:1

SIDES:single

MATERIAL:
Painted Aluminum

COMMENTS:

"the" 3/4" round rod bent into shape

"Roe" options: painted aluminum letters



SIGN & AWNING

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