



Historic Preservation Meeting

AGENDA

Thursday, December 21, 2023

6:00 PM

City Hall - 215 N. Broad St.

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF AGENDA

IV. MINUTES OF PREVIOUS MEETING

1. Previous Minutes 11-28-2023

V. OLD BUSINESS

VI. NEW BUSINESS

1. Request for COA - 331 N Broad St - Fence

VII. ADJOURNMENT

Historic Preservation Commission
Meeting Minutes
Regular Meeting—November 28, 2023

Present: Fay Brassie, Laura Powell, Elizabeth Jones

Absent: Marc Hammes, Jane Camp

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

Visitors: Jake & Jamie Lill, Chad Draper, Rachel Buzzard, Gary Nicholson

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

Motion to approve agenda as submitted

Motion Powell. Second Brassie
Motion carried

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

Motion by Powell, Second by Brassie
Motion carried.

To approve November minutes as submitted.

Motion by Powell, Second by Brassie
Motion carried.

Old Business: None

New Business:

The First Item of New Business: Request for COA #2764, a request for exterior signage and a new door at 116 S. Wayne St. The applicants, Jake and Jamie Lill spoke in favor of the request. The new door will go on the Wayne St side and be decorative. The main access to get in the building will be from the rear door. A black iron sign is proposed to go above that new door. On the backside of the building, the applicant would like to paint a replica of the "Felker Horses & Mules" sign.

Jake Lill: Can we put our family name on it instead of Felker?

Chairman Jones: We would prefer you keep the Felker name to keep with the history of the city.

Callender: Is the mule a brand?

Jake Lill: It is just for reference because the building is called the mule barn.

Commissioner Brassie: Will it be an office building?

Jake Lill: No, it will be used for storage

Chairman Jones: Any questions from the public? No

Motion to approve as presented

Motion by Brassie, Second by Powell

Motion carried

The Second Item of New Business Request for COA #2765, a request for façade improvements at 208 S. Broad St. The applicant Chad Draper spoke in favor of the project. The project is a 17,000 sq ft mixed use development and the applicant will be applying for historic preservation tax credits through Georgia DCA and National Park Service. All of the work will have to be approved by those organizations as well. The drawings presented are conceptual.

Note: There was discussion between Draper, Callender, and the commission members about how to approve the project while waiting final approval from DCA and NPS. Due to the tax credit, NPS and DCA have final approval. If any changes are made, Draper can provide the Code Office a copy of the updated approval.

Commissioner Brassie: Are you planning on leaving the J.L. McGarity Ford signage?

Draper: We are open to it but we have not talked to the family about it yet.

Chairman Jones: Any questions from the public? No

Motion to approve as presented with the condition that if changes are mandated by DCA or NPS, a copy of the changes is submitted to the Code Office

Motion by Brassie. Second by Powell

Motion carried.

The Third Item of New Business Request for COA #2766, a request for a shed at 108 Williams St. The property owner Rachel Buzzard spoke in favor of the request. The new shed will replace an existing shed and will not be visible from the street.

Chairman Jones: Any questions from the public? No

Motion to approve as presented

Motion by Brassie. Second by Powell

Motion carried.

The Fourth Item of New Business Request for COA #2767, a request for exterior changes including new windows at 200 Barret St. The applicants and property owners, Jake and Jamie Lill spoke in favor of the project. The end goal of the project is to create approximately 40 apartments in the building with the bottom floor being devoted to office space. The applicants would like to open the window spaces back up and put back industrial looking windows that would have been in the building originally. They would also like to replace the roof in the atrium with glass like it would have been.

Chairman Jones: Have you applied for historic tax credits? I strongly encourage you to do so and contact the state to get your project approved.

Jake Lill: We have just learned about the tax credits and will look into it.

Callender: This work with the windows is independent of the other work (referring to the apartment conversion)?

Jake Lill: Yes

Chairman Jones: Any questions from the public? No

Motion to approve as presented

Motion by Powell. Second by Brassie

Motion carried.

The Fifth Item of New Business Request for COA #2768, a request for signage at 105 N. Broad St. for the Monroe Pizzeria & Eatery. The applicant and owner of the restaurant, Kurt Duel was not present at the meeting. The request signs had already been installed at the time of the meeting.

Chairman Jones: Any questions from the public? No

Motion to approve as presented

Motion by Brassie. Second by Powell

Motion carried.

The Sixth Item of New Business Request for COA #2769, a request for a rear addition at 807 S. Broad St as well as new windows, front door, and porch railings. The applicant Wes Peters spoke in favor of the project. The existing rear addition would be removed and replaced with a larger rear addition. The existing porch on the right side will be opened back up and the vinyl siding on the house has been removed.

Commissioner Brassie: 6/6 windows are standard in the Mill Village; the Xs on the balustrade are not appropriate; they need to be straight and painted

Peters: The porch will be painted. I have already purchased the windows but I can add the mullions to make them 6/6 windows.

Commissioner Brassie: The rear addition is fine because it is staying within the confines of the existing roof line.

Chairman Jones: Any questions from the public? No

Motion to approve as presented with two conditions - 6/6 windows and painted straight porch pickets

Motion by Brassie. Second by Powell

Motion carried.

The Seventh Item of New Business Request for approval of the 2024 meeting schedule

Motion to approve as presented

Motion by Brassie. Second by Powell

Motion carried.

Motion to adjourn

Motion by Brassie, Second by Powell

Motion carried

Adjourned at 6:68 pm



City of Monroe

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

HISTORIC PRESERVATION MTG PERMIT

PERMIT #:	2824	DESCRIPTION:	HISTORIC PRESERVATION - fence
JOB ADDRESS:	331 N BROAD ST	LOT #:	
PARCEL ID:	M0120071A00	BLK #:	
SUBDIVISION:		ZONING:	R-1
ISSUED TO:	DANIEL G & LIND SOUTH	CONTRACTOR:	DANIEL G & LIND SOUTH
ADDRESS:	109 WILLIAMS ST	PHONE:	
CITY, STATE ZIP:	MONROE GA 30655	OWNER:	
PHONE:		PHONE:	
PROP. USE:	RESIDENTIAL	DATE ISSUED:	12/18/2023
VALUATION:	\$ 0.00	EXPIRATION:	6/15/2024
SQ FT:	0.00		
OCCP TYPE:			
CNST TYPE:			
INSPECTION REQUESTS:	770-207-4674 lwilson@monroega.gov		

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

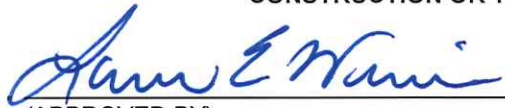
NOTES:

The Historic Preservation Commission will hear and make a decision on this request for a fence at 331 N. Broad St. on December 21, 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)

12/18/23
DATE

RECEIVED
2824



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: 331 North Broad Street Parcel # _____

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

Property Owner: Daniel and Lindsey South

Address: 331 North Broad Street

Telephone Number: 678-300-1717 Email Address: Daniel@blkstocks.com


Applicant:	<u>Daniel and Lindsey South</u>
Address:	<u>109 Williams Street Monroe GA 30655</u>
Telephone Number:	<u>678-300-1717</u>
Email Address:	<u>Daniel@blkstocks.com</u>

Estimated cost of project: \$2,000

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


Signature of Applicant

11/15/23
Date

