



Historic Preservation Meeting

AGENDA

Tuesday, September 25, 2018

6:00 PM

215 N Broad Street Monroe, GA 30655

I. **CALL TO ORDER**

II. **ROLL CALL**

III. **MINUTES OF PREVIOUS MEETING**

[1.](#) Minutes of Previous Meeting - August 28, 2018

IV. **REQUESTS**

[1.](#) Request for COA - 113 North Broad Street

[2.](#) Request for COA - 220 Felker Street

[3.](#) Request for COA - 405 Mill Street

V. **OLD BUSINESS**

VI. **NEW BUSINESS**

VII. **ADJOURNMENT**

Historic Preservation Commission
Called Meeting Minutes
August 28, 2018

Present: Mitch Alligood
Marc Hammes
Susan Brown
Fay Brassie

Absent: Crista Carrell

Staff: Patrick Kelley, Director of Code
Debbie Adkinson, Code Dept Assistant

Visitors: Brent Youngblood, Paul Rosenthal, James Draper III

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

Chairman Alligood entertained a motion for approval of the minutes from July 24, 2018. Fay made a motion to approve. Marc seconded. Motion Carried. Minutes approved.

The first item of business is an application for COA for petition # 18-00384 at 310 N Broad Street. The applicant, Baldpates General Contracting, Brent Youngblood requests a COA to allow an extension on the existing gravel parking lot.

Chairman Alligood asked the representative to speak to the request.

Brent Youngblood spoke to the request. He stated he was here to ask forgiveness for adding an extension to the existing graveled parking lot so the cars did not have to park on the grass. He stated he could put a hard border around the parking area to contain the gravel.

Brassie: Patrick what is the code on this?

Kelley: On a small gravel parking area you can have up to ten and then extend it for ten more. I think that he is within the limit and the border will make it better. It is an improvement due to the former parking on the grass which is against code.

After much discussion the three spaces in the front near Bold Springs is for visitor parking and would be graveled and a border placed there. It was discussed that a handicap parking space should be placed with cement for solid base if an ADA space is placed there. This will be left up to the owner of the building.

Chairman Alligood asked for more questions or comments. Being none he entertained a motion. Brown made the motion to accept as requested. Hammes seconded. Motion passed unanimously. COA Granted.

The second item of business is an application for a COA for petition # 18-00390 at 116 Williams Street. The applicant, Paul Rosenthal request a COA to allow changes to the exterior of the house including garage doors, ad a shed off the garage for parking his truck, and garage window changed to a door with sidelights.

Chairman Alligood asked the representative to speak to the request.

The applicant Paul Rosenthal shared that he would like to modify the garage doors to fit the increased size of current vehicles. Also he would like to remove the double windows on the southern face of the garage and replace with a single door with sidelights liken to the other passage door on the northern face of the garage and the front door sidelights. For the final change he would like to add a lean to type car shed to park his truck so he can have cover and entrance out of the elements. This shed would have two columns off brick wall to the rear of the lot, with a raised seam metal roof to match the dark gray architectural shingles with an open rafter tail type.

Brassie asked if they could hear each item separately.

1. After some discussion Hammes made a motion to approve the garage doors. Brassie seconded. Motion passed unanimously. COA Granted
2. Chairman Alligood entertained a motion for the windows being replaced with a door. Brown made a motion to approve. Hammes seconded. Motion passed unanimously. COA granted.
3. With some discussion Brassie is against the lean to. Chairman Alligood entertained a motion. Hammes made a motion to approve the lean to as submitted. Susan seconded. Motion passed 3 to 1. COA Granted.

The Third Item of Business is an application for a COA for petition # 18-00392 at 113 N Broad Street. The applicant, James Draper III requests a COA to add a sign on the rear (Wayne Street) façade. The request is to place a rectangle sign likened to the current sign painted on the front façade and a tenant sign above it with goose neck lighting.

Chairman Alligood asked the representative to speak to the request.

James Draper III spoke asking that they be allowed to change the rectangle sign to a square sign and to place the tenant signs on the enclosure on the porch. These items were brought to the meeting with Mr. Draper and not included in the original request. He also added other items such as flower boxes and a pergola.

Chairman Alligood asked for any questions or comments. With some discussion it was decided that more work needed to be done on the planters.

Chairman Alligood entertained a motion to vote on the rectangle sign and the square sign. Brassie made a motion to vote on the rectangle sign. Hammes seconded. Motion passed unanimously. COA granted. Chairman Alligood entertained a motion to vote on the square sign as an option. Brassie made a motion to deny the square sign. Hammes seconded. Motion to deny tied in 2 to 2. No tie breaker. Motion dies. Chairman Alligood entertained a motion to approve or deny the tenant sign with the goose neck lights. Brassie made a motion to approve. Brown seconded. Motion to use this sign as an option passed unanimously. COA Granted for the gooseneck as an option.

Old Business: None

New Business: Brassie brought to the committee that the Jackson Street location had not changed the large lights out. The mural on Katie's diner is too large. Kelley stated he would look into each item. Brown asked about the windows and doors that were installed at 615 E Church Street not matching what was agreed to with the committee. Kelley will work with them to get this corrected.

Chairman Alligood entertained a motion for adjournment. Hammes made a motion. Brown Seconded. Meeting Adjourned at 6:51 P.M.

HISTORIC PRESERVATION REQUEST



215 North Broad Street
 Monroe, GA 30655
 CALLFORINSPECTIONS
 770-207-4674 ... Phone
 dadkinson@monroega.gov

PERMIT NUMBER	DATE ISSUED	VALUATION	FEE	ISSUED BY
18-00428	09/14/2018	\$ 0.00	\$ 10.00	adkinson

NAME + ADDRESSES	LOCATION	113 N Broad St Monroe, GA 30655	USEZONE	B2/CBD	FLOODZONE	No
			PIN	M0014-060-000		
			SUBDIVISION	CORRIDOR OVERLAY DISTRICT		
	CONTRACTOR	Jec Development	LOT			
			BLOCK	0		
		127.5 N Broad St Monroe GA 30655	UTILITIES...			
			Electric			
			Sewer			
			Gas			
	OWNER	Jec Development, 770 267 6545	PROJECTID#	113NBroadSt-180207-1		
	127.5 N Broad St Monroe GA 30655	EXPIRATIONDATE:	09/30/2018			

CHARACTERISTICS OF WORK

DESCRIPTION OF WORK

REQUEST FOR COA FOR SIGNS AND PLANTERS - HPC MEETING 9/25/18 @ 6:00 PM - 215 N BROAD STREET

NATURE OF WORK

Other

CENSUS REPORT CODE

855 - * Historic Preservation Request

DIMENSIONS

	#STORIES	
SQUAREFOOTAGE		Sq. Ft.
	#UNITS	
SINGLE FAMILY ONLY		
	#BATHROOMS	
	#BEDROOMS	
	TOTAL ROOMS	

NOTICE

This permit becomes null and void if work or construction authorized is not commenced within six (6) months, or if construction or work is suspended or abandoned for a period of six (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 provisions of any other state or local law regulating construction or the performance of construction.

Signature of Contractor or Authorized Agent

Debbie Adkinson

Approved By

Date

9-14-18

Date

MANAGE YOUR PERMIT ONLINE

WEB ADDRESS

<http://BuildingDepartment.com/project>

PERMIT NUMBER

18-00428

PERMIT PIN

56997

4

REQUEST FOR A CERTIFICATE OF APPROPRIATENESS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

DEFINITIONS:

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

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

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

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

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

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

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



Signature of Applicant

9-14-18
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: 9-14-18

APPLICANT: JEC Development

APPLICANT'S ADDRESS: 127.5 N Broad St
Monroe GA 30655

TELEPHONE NUMBER: _____

PROPERTY OWNER: JEC Development

OWNER'S ADDRESS: 127.5 N Broad St
Monroe GA 30655

TELEPHONE NUMBER: 770-267-6545

PROJECT ADDRESS: 113 N Broad

Brief description of project: I need square
sign on back

(Continue on separate sheet, if necessary.)

Applicant

Date

Revised 6/29/17



MONROE MERCANTILE CO.

MONROE MERCANTILE CO.



Blue handicapped parking sign with a wheelchair icon.

Fine As Frog Hair
Custom Framing • Painting • Housecleaning

Olive Branch
Antiques & Home Decor

CHEELY'S
GENERAL STORE
& Cafe




MONROE
MERCANTILE
CO.

Olive
Branch
Antiques & Home Decor

CHEELY'S
GENERAL STORE
& Cafe

LA DNW614



MONROE
MERCANTILE
CO.







PARK AVE.
SHOE STORE
SHOES
and
CLOTHING

Park Ave.
SHOES





HISTORIC PRESERVATION REQUEST



215 North Broad Street
 Monroe, GA 30655
 CALL FOR INSPECTIONS
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 dadkinson@monroega.gov

PERMIT NUMBER	DATE ISSUED	VALUATION	FEE	ISSUED BY
18-00426	09/13/2018	\$ 0.00	\$ 10.00	adkinson

NAME + ADDRESS

LOCATION **220 Felker St**
Monroe, GA 30655

USEZONE **R1**
 PIN **M0017-003-A00** FLOODZONE

SUBDIVISION

CONTRACTOR
Algin Investments, LLC

LOT
 BLOCK

304 N Broad St
Monroe GA 30655

UTILITIES...
 Electric
 Sewer
 Gas

OWNER **Algin Investments, LLC, 770 616 4460**

304 N Broad St
Monroe GA 30655

PROJECTID# **220FelkerSt-180913-1**

EXPIRATIONDATE: **09/30/2018**

CHARACTERISTICS OF WORK

<p>DESCRIPTION OF WORK</p> <p>REQUEST FOR COA - HPC MEETING 9/25/18 @ 6:00 PM 215 N BROAD STREET</p> <p>NATURE OF WORK</p> <p>Other</p> <p>CENSUS REPORT CODE</p> <p>855 - * Historic Preservation Request</p>	<p>DIMENSIONS</p> <p>#STORIES</p> <p>SQUARE FOOTAGE Sq. Ft.</p> <p>#UNITS</p> <p>SINGLE FAMILY ONLY</p> <p>#BATHROOMS</p> <p>#BEDROOMS</p> <p>TOTAL ROOMS</p>
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NOTICE

This permit becomes null and void if work or construction authorized is not commenced within six (6) months, or if construction or work is suspended or abandoned for a period of six (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 provisions of any other state or local law regulating construction or the performance of construction.

Signature of Contractor or Authorized Agent

Approved By

Date

9-13-18

Date

MANAGE YOUR PERMIT ONLINE

WEB ADDRESS

<http://BuildingDepartment.com/project>

PERMIT NUMBER

18-00426

PERMIT PIN

56991

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Signature of Applicant

9/11/18

Date

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
MONROE HISTORIC PRESERVATION COMMISSION

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DATE: 9/11/18

APPLICANT: Algin Investments LLC

APPLICANT'S ADDRESS: 304 N Broad St
Monroe GA 30655

TELEPHONE NUMBER: 7706164460

PROPERTY OWNER: Algin Investments LLC


OWNER'S ADDRESS: 304 N Broad St
Monroe GA 30655

TELEPHONE NUMBER: 7706164460

PROJECT ADDRESS: 220 Felker St. GA
~~615 E Church St~~
Monroe GA 30655

Brief description of project: new construction

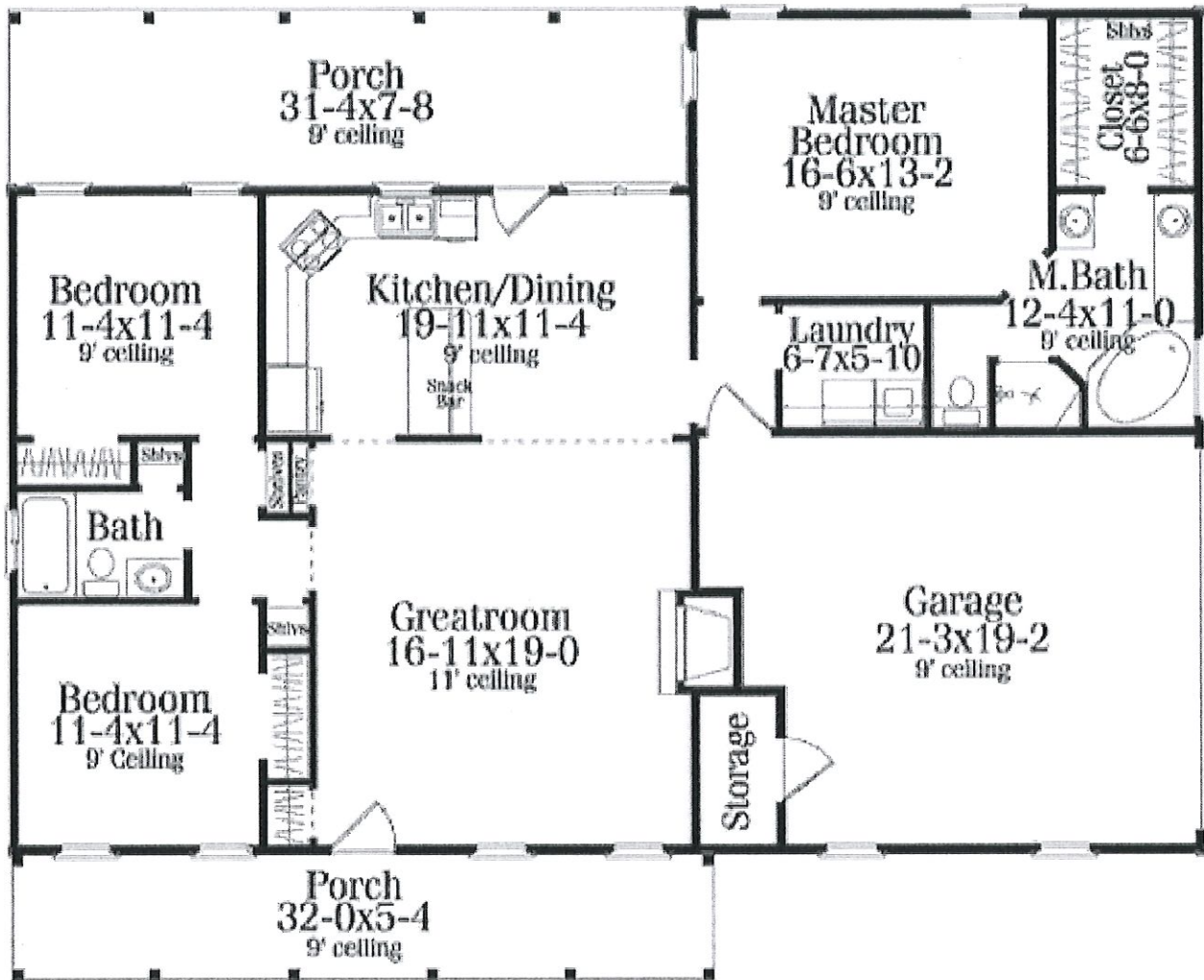
(Continue on separate sheet, if necessary.)

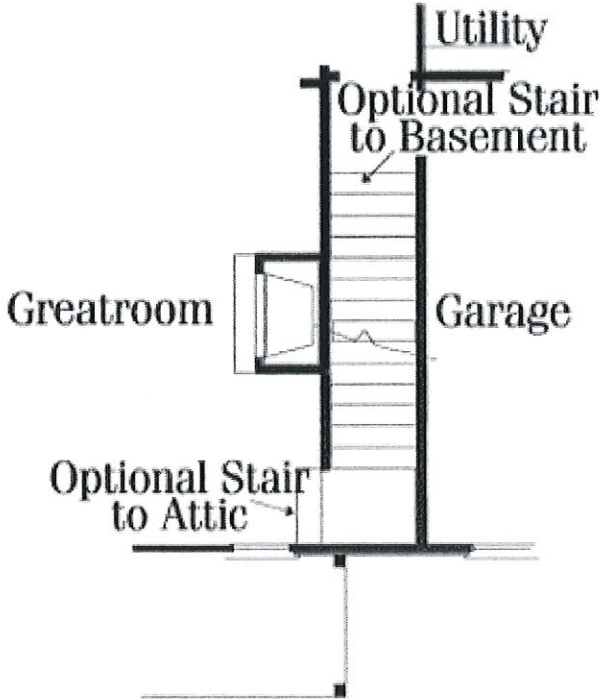

Applicant

9/11/18
Date

Revised 6/29/17

Floor Plan - Main Floor Plan







Questions about this plan? Visit HomePlans.com today or call 1-888-447-1946

You can view this plan at [HomePlans.com/plan/1492-square-feet-3-bedroom-2-00-bathroom-2-garage-sp131530](https://www.HomePlans.com/plan/1492-square-feet-3-bedroom-2-00-bathroom-2-garage-sp131530)

In addition to the house plans you order, you may also need a site plan that shows where the house is going to be located on the property. You might also need beams sized to accommodate roof loads specific to your region. Your home builder can usually help you with this. You may also need a septic design unless your lot is served by a sanitary sewer system. Many areas now have area-specific energy codes that also have to be followed. This normally involves filling out a simple form providing documentation that your house plans are in compliance.

To find out what documents you should expect with your house plans, see <https://www.HomePlans.com/help/faq#faq13>.

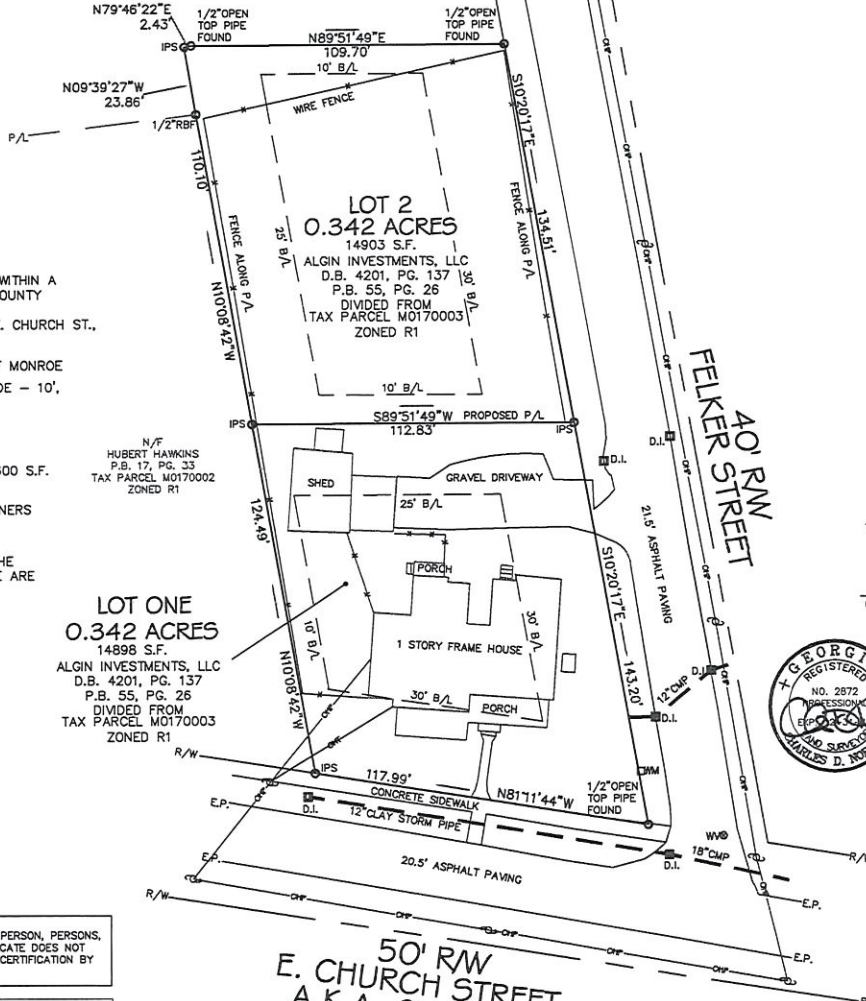
In some regions, there is a second step you will need to take to insure your house plans are in compliance with local codes. Some areas of North America have very strict engineering requirements. Examples of this would be earthquake-prone areas of California and the Pacific Coast, hurricane risk areas of the Florida, Gulf & Carolina Coasts. New York, New Jersey, Nevada, and parts of Illinois require review by a local professional as well. If you are building in these areas, it is most likely you will need to hire a state licensed structural engineer to analyze the design and provide additional drawings and calculations required by your building department. If you aren't sure, building departments typically have a handout they will give you listing all of the items they require to submit for and obtain a building permit.

Additionally, stock plans do not have a professional stamp attached. If your building department requires one, they will only accept a stamp from a professional licensed in the state where you plan to build. In this case, you will need to take your house plans to a local engineer or architect for review and stamping. In addition, plans which are used to construct homes in Nevada are required to be drawn by a licensed Nevada architect.

Note: All sales on house plans are final. No refunds or exchanges can be given once your order has been fulfilled or once we have begun to customize a home plan to your specifications.

CLERK'S FILING STAMP

N/F
LARRY W. MOORE, ET AL
D.B. 2771, PG. 97
P.B. 10, PG. 186
P.B. 17, PG. 33
TAX PARCEL M0150053
ZONED R1



REFERENCES:
D.B. 4201, PG. 137
P.B. 55, PG. 26

NOTES:

- 1) NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A DESIGNATED FLOOD HAZARD AREA PER WALTON COUNTY F.I.R.M. PANEL 13297C0137E, DATED 12/08/16.
- 2) THE SUBJECT PROPERTY IS LOCATED AT 615 E. CHURCH ST., MONROE, GA.
- 3) THE SUBJECT PROPERTY IS ZONED R1, CITY OF MONROE
- 4) THE MINIMUM SETBACKS ARE FRONT - 30', SIDE - 10', REAR - 25'.
- 5) THE MINIMUM LOT AREA IS 14,000 SF.
- 6) THE MAXIMUM BUILDING HEIGHT IS 35'.
- 7) THE MINIMUM BUILDING SQUARE FOOTAGE IS 1600 S.F.
- 8) THE MINIMUM BUILDING WIDTH IS 24'.
- 9) 1/2 INCH REBARs SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED HEREON.
- 10) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION PROVIDED TO THE UNDERSIGNED LAND SURVEYOR. MATTERS OF TITLE ARE EXCEPTED.

LOT ONE
0.342 ACRES
14898 S.F.
ALGIN INVESTMENTS, LLC
D.B. 4201, PG. 137
P.B. 55, PG. 26
DIVIDED FROM
TAX PARCEL M0170003
ZONED R1

A LEICA TS-12 TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 54,214 FEET AND AN ANGULAR ERROR OF .02" PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.

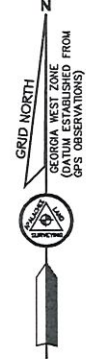
THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1,000,000+ FEET AND CONTAINS 0.884 ACRES.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED IN THE CERTIFICATE HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION.



LEGEND	
BLA	BUILDING LINE
CL	CENTER LINE
CMF	CONCRETE MONUMENT FOUND
CP	CONCRETE PIPE
CRP	CRIMP TOP PIPE
DL	DUCTILE IRON PIPE
EL	ELEVATION
EP	EDGE OF PAVEMENT
FE	FINISHED FLOOR ELEVATION
FL	GEORGIA METRA DISTRICT
IC	INVERT ELEVATION
IP	IRON PIN FOUND
IPR	IRON PIN SET
LL	LAND LOT
LLI	LAND LOT LINE
MFE	MINIMUM FINISHED FLOOR ELEV.
N/S	NOT TO SCALE
ND	NEW OR FORMERLY
OP	OPEN TOP PIPE
PL	PROPERTY LINE
PLB	PLAT BOOK
POB	POINT OF BEGINNING
POC	POINT ON LINE
RF	REBAR PIN FOUND
RC	REINFORCED CONCRETE PIPE
R/W	RIGHT OF WAY
STN	STATION
SSER	SANITARY SEWER EASEMENT
TRM	TEMPORARY BENCHMARK
T.P.O.B.	TRUE POINT OF BEGINNING
UTP	UNDERGROUND TELEPHONE PEDESTAL
LP	LIGHT POLE
UP	UTILITY POLE
SW	SANITARY SEWER MANHOLE
WCB	DOUBLE WINE CATCH BASIN
WCB	SINGLE WINE CATCH BASIN
JB	JUNCTION BOX
OS	OUTLET STRUCTURE
WI	WIRE INLET
HW	HEADWALL
DI	DROP INLET
FCS	FLARED END STRUCTURE
WH	WATER HYDRANT
WV	WATER VALVE
WM	WATER METER
GW	GAS VALVE
SW	SWALE
OP	OVERHEAD POWER LINE
UP	UNDERGROUND POWER
OT	OVERHEAD TELEPHONE LINE
UT	UNDERGROUND TELEPHONE LINE
C	CAS LINE
CTV	CABLE TV LINE
UCTV	UNDERGROUND CABLE T.V. LINE
S	SANITARY SEWER LINE
W	WATER LINE
F	FENCE
FL	FLOOD LINE
T	TREE
UTP	UNDERGROUND TELEPHONE PEDESTAL



The Following Governmental Bodies Have Approved this Plat, Map, or Plan for Filing:

City of Monroe Code Department _____ Date _____



As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

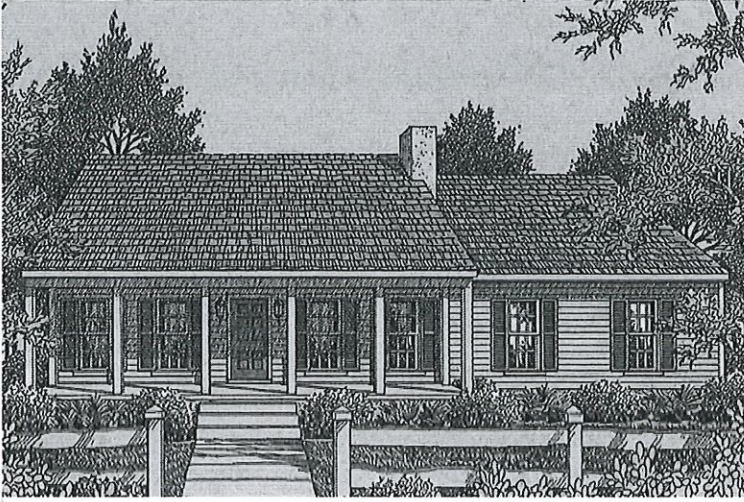
Charles D. Norton
CHARLES D. NORTON, GARS2872

SURVEY FOR:	
ALGIN INVESTMENTS, LLC	
APALACHEE LAND SURVEYING, INC. PROFESSIONAL LAND SURVEYING SERVICES P.O. BOX 2147 LOGANVILLE, GEORGIA 30052 OFFICE 770-466-7720	
DATE: 05/10/18	LAND LOT: TOWN DISTRICT DISTRICT: GMD 419
COUNTY: WALTON, CITY OF MONROE SCALE: 1"=30'	Sheet No.
DRAWN BY: CDN	CHECKED BY: KMT
JOB NUMBER: 18021	DATE OF FIELD WORK: 05/07/18

NO.	DATE:	REVISION:

Questions about this plan? Visit HomePlans.com today or call 1-888-447-1946

You can view this plan at HomePlans.com/plan/1492-square-feet-3-bedroom-2-00-bathroom-2-garage-sp131530

Plan #406-132	Pricing
	Plan Set 5 Copy Set \$895.00 8 Copy Set \$945.00 PDF Set \$1000.00 CAD Set \$1800.00
	Foundation Slab +\$0.00 Basement +\$350.00 Crawlspace +\$350.00
<p>1492 sq/ft 3 beds 2 baths 0" wide 0" deep</p>	Material List Each +\$65.00
	Right-Reading Reverse Each +\$255.00
	Additional Construction Sets Each Additional Set +\$55.00/each
	Construction Engineering Guide Each \$39.00
	Home Furniture Planner Each \$19.00
	Lighting Design Each \$100.00
Audio Video Design Each \$100.00	

FULL SPECS & FEATURES

DIMENSION	Depth : 45' 8" Height : 22' Width : 56'
AREA	First Floor: 1492 sq/ft
ROOF	Roof Framing : Stick Primary Pitch : 7:12 Roof Type : Shingle
EXTERIOR WALL FRAMING	Exterior Wall Finish : Siding Framing : 2"x4"
BEDROOM FEATURES	Walk In Closet
KITCHEN FEATURES	Kitchen Island Breakfast Nook
ADDITIONAL ROOM FEATURES	Great Room Living Room
GARAGE FEATURES	Side Entry Garage
LOT CHARACTERISTICS	Suited For Corner Lot Suited For View Lot
OUTDOOR SPACES	Covered Front Porch Covered Rear Porch

HISTORIC PRESERVATION REQUEST



215 North Broad Street
 Monroe, GA 30655
 CALLFORINSPECTIONS
 770-207-4674 ... Phone
 dadkinson@monroega.gov

PERMIT NUMBER	DATE ISSUED	VALUATION	FEE	ISSUED BY
18-00407	09/04/2018	\$ 0.00	\$ 10.00	adkinson

NAME + ADDRESS

LOCATION **405 Mill St**
Monroe, GA 30655

USEZONE **R2**
 PIN **M0019-090-000** FLOODZONE **Yes**

CONTRACTOR **Staling Ramocan**

LOT **44**
 BLOCK **0**

405 Mill St
 Monroe GA 30655

UTILITIES...
 Electric
 Sewer
 Gas

OWNER **RAMONA VERNON ()**

PROJECTID# **405MillSt-180509-1**

1577 MOUNTAIN CREEK CHURCH Rd
 Monroe GA 30656

EXPIRATIONDATE: **09/30/2018**

CHARACTERISTICS OF WORK

DESCRIPTION OF WORK

REQUEST FOR COA FOR A FENCE - HPC
MEETING 9/25/18 @ 6:00 PM 215 N BROAD
STREET

NATURE OF WORK

Other

CENSUS REPORT CODE

855 - * Historic Preservation Request

DIMENSIONS

#STORIES

SQUAREFOOTAGE Sq. Ft.

#UNITS

SINGLEFAMILYONLY

#BATHROOMS

#BEDROOMS

TOTALROOMS

NOTICE

This permit becomes null and void if work or construction authorized is not commenced within six (6) months, or if construction or work is suspended or abandoned for a period of six (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 provisions of any other state or local law regulating construction or the performance of construction.

Signature of Contractor or Authorized Agent

Date

Approved By

Date

MANAGE YOUR PERMIT ONLINE

WEBADDRESS

<http://BuildingDepartment.com/project>

PERMITNUMBER

18-00407

PERMITPIN

56928

30

REQUEST FOR A CERTIFICATE OF APPROPRIATENESS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

DEFINITIONS:

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

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

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

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

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

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

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



Signature of Applicant

09/03/18

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: 09/03/18

APPLICANT: Staling Ramoan

APPLICANT'S ADDRESS: 405 Mill Street.

Monroe Georgia 30655

TELEPHONE NUMBER: 470-226-4145

PROPERTY OWNER: Ramona Vernon

OWNER'S ADDRESS: 1577 Mountain Creek Church

Road. Monroe Georgia 30656

TELEPHONE NUMBER: 609-353-7556

PROJECT ADDRESS: 405 Mill Street

Monroe Georgia 30655

Brief description of project: A request to install a privacy fence using 6x8 pregab dog eared fence panel sold at Home Depot. This will not change the shape or dimension of the land or affect the house in anyway.

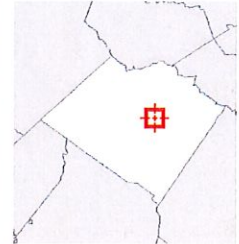
(Continue on separate sheet, if necessary.)

[Signature]
Applicant

09/03/18
Date



Overview



Legend

Parcels

Parcel ID	M0190090	Owner	VERNON RAMONA	Last 2 Sales			
Class Code	Residential		1577 MOUNTAIN CREEK CHURCH RD	Date	Price	Reason	Qual
Taxing District	Monroe		MONROE GA 30656	2/20/2015	\$30000	FM	Q
	Monroe	Physical Address	405 MILL STREET	n/a	0	n/a	n/a
Acres	0.3	Assessed Value	Value \$57680				

(Note: Not to be used on legal documents)

Date created: 8/24/2018
 Last Data Uploaded: 8/24/2018 6:29:02 AM

Developed by  Schneider
 GEOSPATIAL

Diagram shows the shape and dimension of the property and where the fence will be installed at the front. (marked with black pen ink)



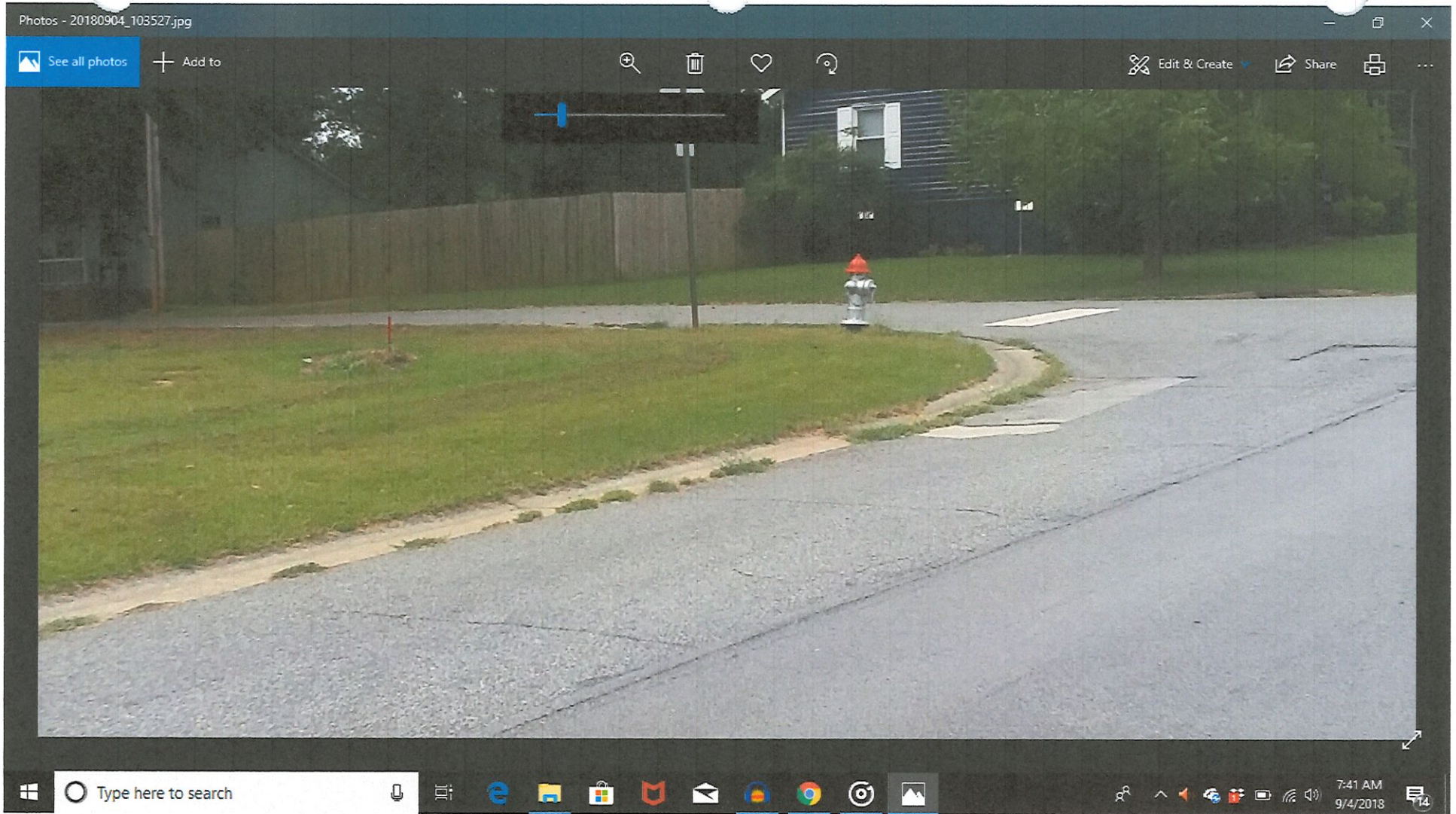
Grey lines represents the intended start of the fence on the left side of the house behind the electric meter.



Grey lines showing the intended start of the fence on the right side of the house.



The black lines on this diagram represents the intended start of the fence. It is my intention to use 6ft pine wood to make a perimeter fence. This house has been robbed twice with two years and so I feel that a fence will give my family and I some form of security.



This is a picture of the neighbour's fence. Our fence will be of similar height and shape.