



Historic Preservation Meeting

AGENDA

Tuesday, April 25, 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. Previous Minutes 3-28-2023

V. **OLD BUSINESS**

VI. **NEW BUSINESS**

1. Request for COA - 120 Mears St. - Shed
2. Request for COA - 134 N. Broad St. - Exterior Changes & Signage
3. Request for COA - 303 W. Highland Ave. - Fence
4. Request for COA - 130 S. Broad St. - Exterior Changes & Signage
5. Request for COA - 143 W. 5th St. - Shed
6. Request for COA - 221 Boulevard - Garage Addition
7. Request for COA - 314 S. Wayne St. - Addition
8. Request for COA - 506 S. Broad St. - Parking lot renovation

VII. **ADJOURNMENT**

Historic Preservation Commission
Meeting Minutes
Regular Meeting—March 28, 2023—DRAFT

Present: Jane Camp, Laura Powell, Elizabeth Jones, Susan Brown, Fay Brassie

Absent: None

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

Visitors: Danielle McCullen, Michael Urquhart, Greg Thompson, Rob Goudiss

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

Motion to amend the agenda to remove item #3 (Violation notice for 314 S. Wayne St.)
Motion Powell. Second Camp
Motion carried

Motion to approve agenda as amended
Motion Brassie. Second Camp
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 Powell
Motion carried.

Old Business:

The First Item of Old Business: Request for COA #1915, a request demolition of 1251 S. Madison Ave. The applicant is Harry Arnold Properties, owner of the property. Rob Goudiss from Arnold Properties was at the meeting to represent the project. He apologized for no one being present at last month's meeting to represent the project. He is petitioning for demolition of 1251 S. Madison Ave.

Chairman Jones: We have received two letters; one from the Walton County Historical Society and one from the Monroe Museum advocating for the preservation of the site. Everyone on the panel has had a chance to review the letters.

Commissioner Brassie: Has he (Rob) read the letters?

Goudiss: I cannot comment on the letters because I have not read them

Commissioner Brassie: Did you get a copy?

Goudiss: I did not

Goudiss shown letters by Callender at the meeting

Chairman Jones: The Historical Society letter is citing the type/style of architecture (with an original tin roof) and demolishing the structure will negatively and substantially impact the historic district. It is the smallest of the districts and cannot afford to lose a structure. The Monroe Museum also cites similar reasons. The Museum and

the Historical Society are looking at the type of architecture and impact on the district because that is something we (HP Commission) looks at when considering demolition—Section 54-174b of the Monroe City Ordinance

Goudiss: I appreciate and respect what the letters have to say.

Brassie: If you are no willing to restore the building yourself, would you consider selling the building?

Goudiss: The corner of S. Madison Ave and Pannell has been in the family many years—it would have to be enough for the land and value of the house

Audience member: I may have someone interested in purchasing it

Goudiss: I am always interested in talking to people but the property is more than just that house; it is connected to land mass around it which has been in the family many years

Commissioner Camp: Does he need more time to review the letters? And give him more time to talk to people who might be willing to sell?

Goudiss: I would love to get a copy of any correspondence related to the letters submitted; I would like to request an additional 30 days to look over the submitted materials.

Motion to table the demolition request until April 25th
Motion by Camp, Second by Powell
Motion carried

New Business:

The First Item of New Business: Request for COA #2203, a request for parking lot expansion at 422 S. Broad St. The applicant is Greg Thompson owner of John’s Supermarket. The request is to pave the existing gravel lot for the apartments that will be built out above John’s. Thompson spoke in favor of the request.

Commissioner Brassie: Will it be any larger?

Thompson: No, it will be confined to the fenced area

Commissioner Powell: This will be private parking?

Thompson: Yes for the apartments and my employees

Chairman Jones: Are there any questions from the public? None

Motion to approve as presented
Motion by Brassie, Second by Camp
Motion carried

The Second Item of New Business: Request for COA #2205, a request for a shed at 511 S. Madison Ave. The owner and applicant of 511 S. Madison Ave, Michael Urquhart, spoke in favor of the request.

Commissioner Brassie: Did you do the work on the house?

Urquhart: No, Matt Jones did the work

Commissioner Brassie: The shed style you have chosen does not go with the style of the house; a gable roof would be more appropriate. The shed is too contemporary for your house.

Urquhart: We plan on putting it behind the house and then running the fence up so the shed would be hidden. The color of the shed would match the house

Audience member: What does a gable look like?

Commissioner Brassie: (making pointed motions to mimic a roof) like the side of your house

Chairman Jones: Are there any questions from the public? None

Motion to approve a shed w/a gable roof

Motion by Brown, Second by Camp

Motion carried

The Third Item of New Business: Historic Resource Survey Phase Two

Discussion—which parcels to consider for the survey; DCA recommends any building over 40 years be surveyed so that the survey stays valid for ten years. There are 900 parcels in phase two that meet the age criteria. There is only grant money to cover half that number of parcels. The Commission needs to decide which streets will be surveyed. The recommended survey area as prepared by staff cover the main streets in phase two (Church, Madison, Milledge, Washington) and then dense neighborhoods that will have intact examples. E. Marable was included because it was left out of previous surveys.

Commissioner Brown: I would like to add Bold Springs Ave; it has some unique architecture; the other one is Bryant Rd because it runs parallel to Glen Iris and it was developed at the same time; To accommodate these two streets, I would take off one the smaller and less populated streets—discussion continued

Commissioner Powell: Any idea when we would be able to survey the rest of Phase 2?

Wilson: The existing survey will take another 2-3 years to complete and DCA recommends resurveying every 10-15 years so it would likely take that long to get the rest of Phase 2

Motion to adjourn

Motion by Camp, Second by Brassie

Adjourned at 6:37 pm



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:

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)

4/19/23
 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: 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:

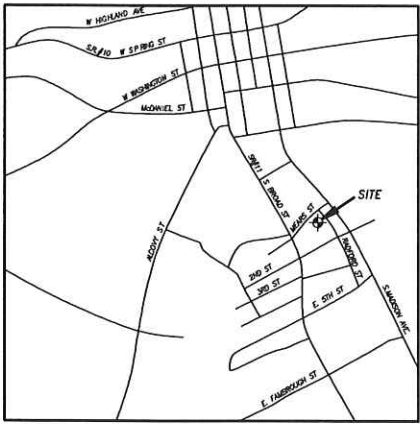
- Photographs of existing condition of the property to show all areas affected
- Map of the property showing existing buildings, roads, and walkways
- Map of the property showing the location and design of the proposed work
- Façade elevations which illustrate how the finished design will look in relation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

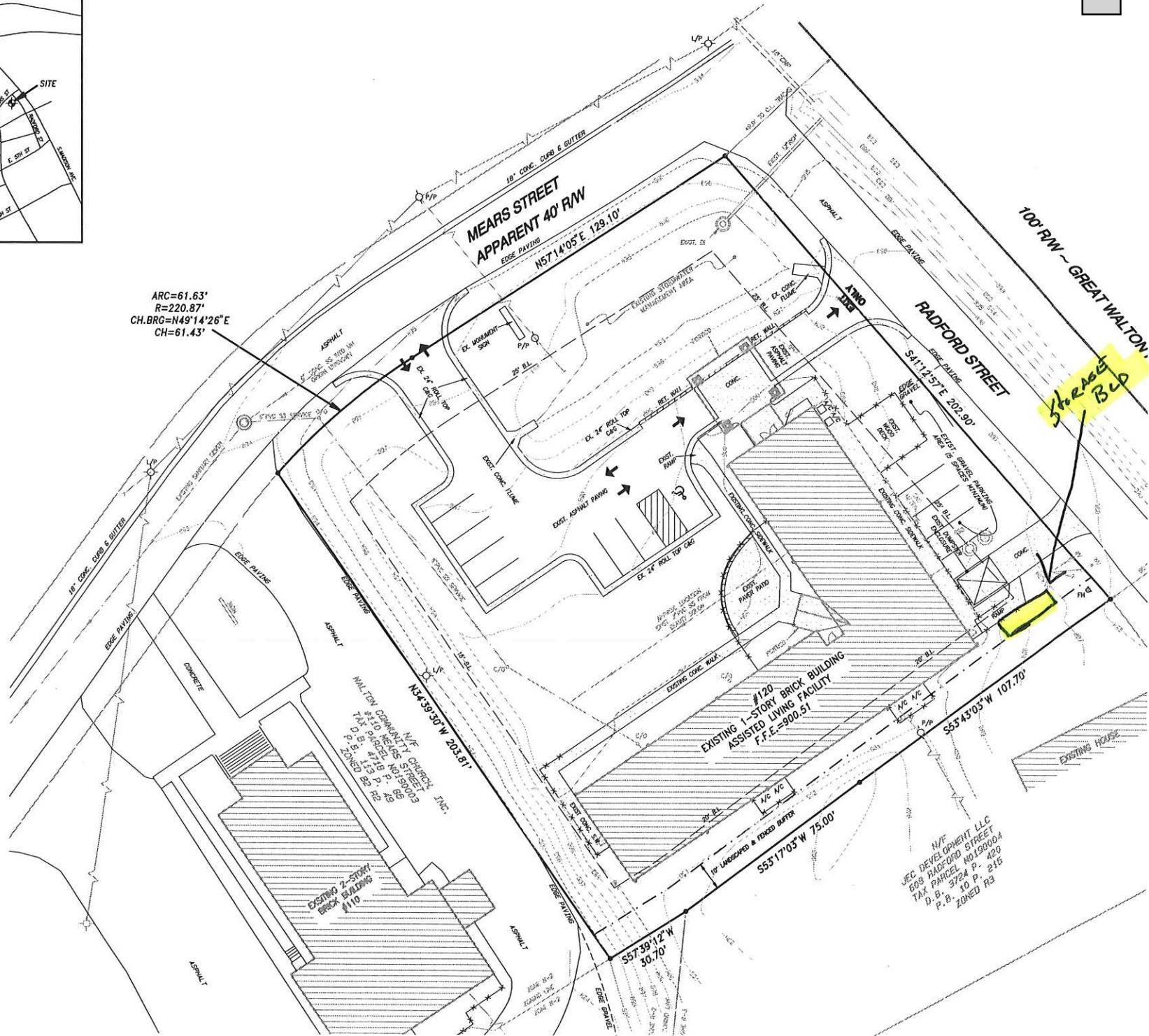
Please submit all application materials in hardcopy to the Code Department and digitally at lwilson@monroega.gov

Kelly Conerley
Signature of Applicant

3-1-23
Date



LOCATION MAP N.T.S.



ARC=61.63'
 R=220.87'
 CH.BRG=N49°14'26\"E
 CH=61.43'

Storage Box

N/E CHURCH, INC.
 N1/2 SEC. 10, T24N, R18E, S10
 P. 8, S. 13, P. 86
 ZONED R2

#120
 EXISTING L-STORY BRICK BUILDING
 ASSISTED LIVING FACILITY
 F.F.E.=900.51

N/E
 JEC DEVELOPMENT LLC
 608 RADFORD STREET
 TAX PARCEL NO 1900104
 D.B. 3724 P. 420
 P. 8, 10 P. 215
 ZONED R2







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

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.

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(APPROVED BY)

4/20/23
DATE



Certificate of Appropriateness Application—Historic District

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

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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

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 #:	2222	W1DESCRIPTION:	HISTORIC PRESERVATION - Exterior changes & a fence
JOB ADDRESS:	303 W HIGHLAND AVE	LOT #:	
PARCEL ID:	M0140045	BLK #:	
SUBDIVISION:		ZONING:	R-1
ISSUED TO:	Laura Powell	CONTRACTOR:	Laura Powell
ADDRESS:	303 W Highland Ave	PHONE:	
CITY, STATE ZIP:	Monroe GA 30655	OWNER:	
PHONE:		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 porches and a fence at 303 W. Highland Ave 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



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Project Address: 303 W. Highland Ave Monroe 30655 Parcel # _____

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

Property Owner: Laura Powell

Address: 303 W. Highland Ave Monroe, GA 30655

Telephone Number: (770) 401-4799 Email Address: lefpowell@gmail.com

Applicant: Laura Powell

Address: 303 W. Highland Ave Monroe, GA 30655

Telephone Number: (770) 401-4799 Email Address: lefpowell@gmail.com

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 #2022

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

Laura Powell
Signature of Applicant

2/28/23
Date

My name is Laura Powell and I reside at 303 W Highland Avenue, Monroe 30655. I am requesting approval for four separate exterior projects. The summary of each project is below.

1. Existing Back Deck

- The deck is rotten and is extremely dangerous. I simply want to replace the deck floor and railings with treated wood. It currently sits on a metal frame, so the job should be completed quickly. No additions or changes to the footprint will occur.

2. Existing Front Porch

- The handrails and spindles are rotten and need to be replaced. There will be no changes in spindles or footprint of the porch. I will just be replacing. The front columns seem to be intact, so I do not believe they need to be replaced at this time.

3. Exterior Paint

- The house needs to be painted and some of the siding replaced due to age and rot. It will be replaced with wood to preserve the integrity of the house.

4. Fence

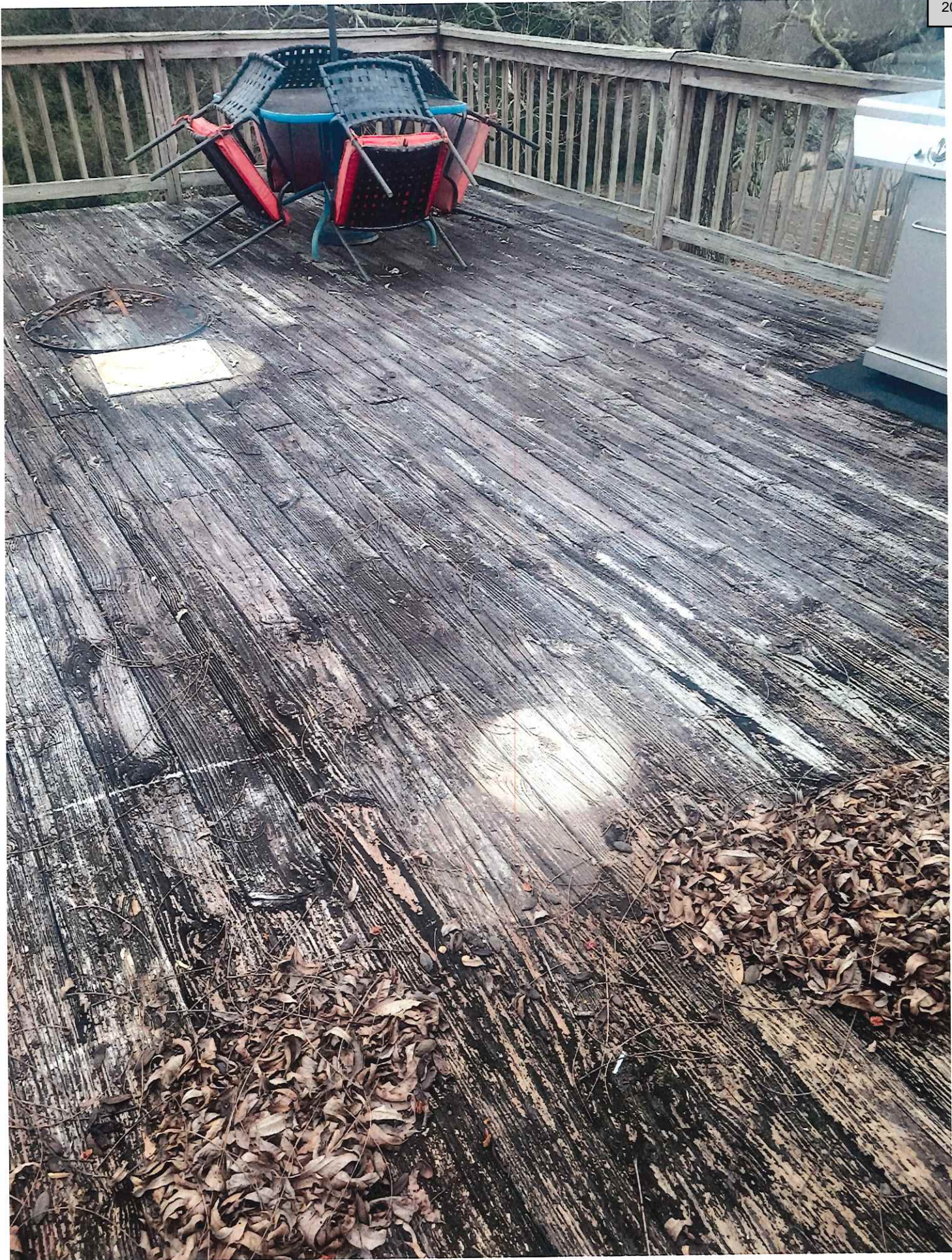
- I would like to fence the backyard. I am interested in a wooden picket fence, similar to the attached image.

This is an extensive list, and all these items cannot be completed immediately. However, my intention is to get the projects approved, so I can start work when feasible.

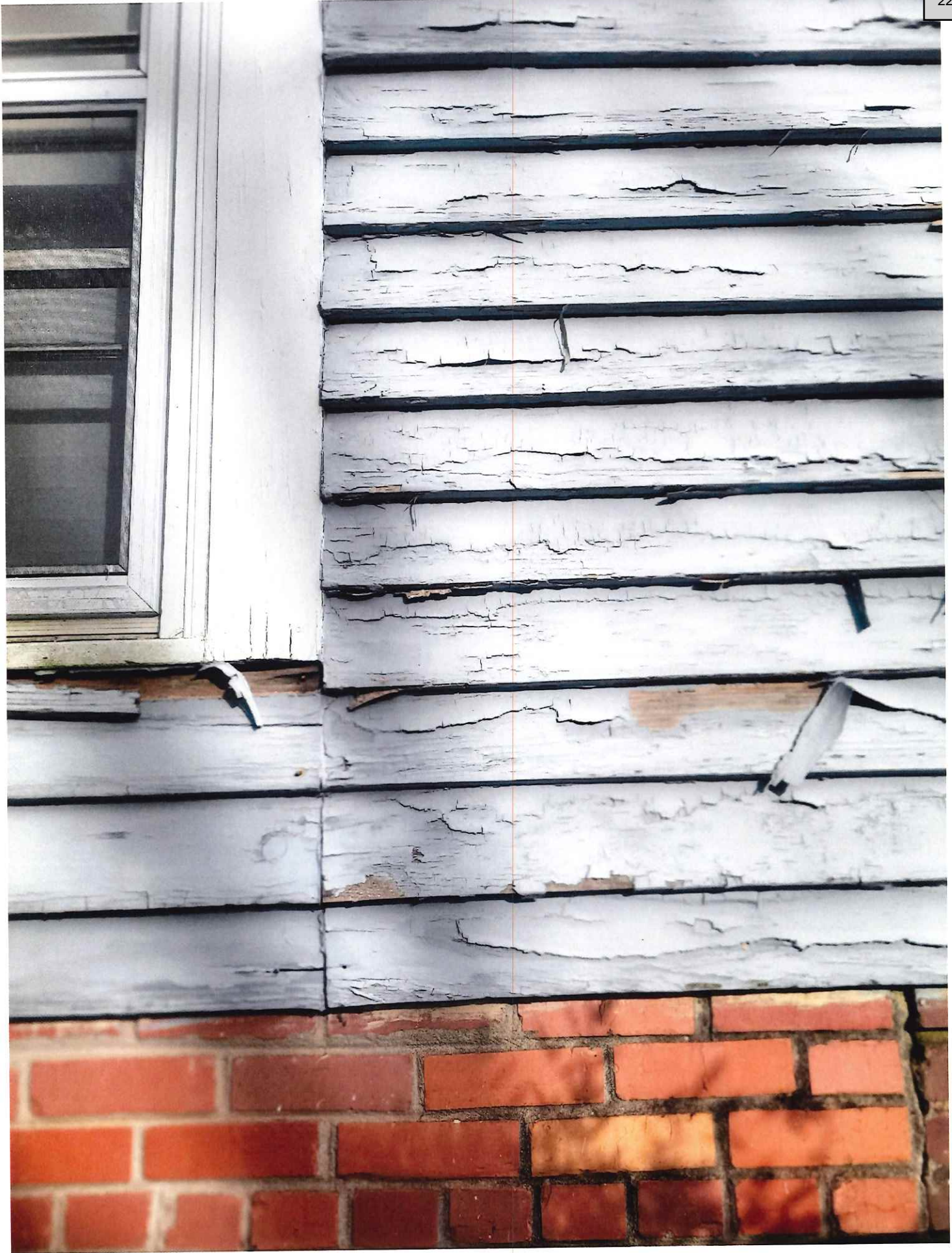
I appreciate the committee's time and attention.

Thank you,

Laura Powell









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

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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 #:	2227	DESCRIPTION:	HISTORIC PRESERVATION - shed
JOB ADDRESS:	143 W 5th St	LOT #:	
PARCEL ID:	M0200151	BLK #:	
SUBDIVISION:		ZONING:	R-1A
ISSUED TO:	Ashley Thorton	CONTRACTOR:	Ashley Thorton
ADDRESS:	143 W 5th St	PHONE:	
CITY, STATE ZIP:	Monroe GA 30655	OWNER:	
PHONE:		PHONE:	
PROP.USE:	RESIDENTIAL	DATE ISSUED:	3/29/2023
VALUATION:	\$ 3,000.00	EXPIRATION:	9/25/2023
SQ FT:	64.00		
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 143 W 5th St. 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



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: 143 W 5th Street, Monroe, GA, 30655 Parcel # N/A

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

Property Owner: Ashley Thornton

Address: 143 W 5th Street, Monroe, GA, 30655

Telephone Number: 404 723 7245 Email Address: ashleythornton3@gmail.com

Applicant: Ashley Thornton	
Address: 143 W 5th Street, Monroe, GA, 30655	
Telephone Number: 404 723 7245	Email Address: ashleythornton3@gmail.com

Estimated cost of project: \$3000

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
#2227

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

Ashley Thornton

March 13, 2023

Signature of Applicant

Date

143 W 5th Street, Monroe, GA, 30655
Ashley Thornton

Description- Purchase of an 8x8 shed to put on an existing concrete slab that once had a shed on it before is rotted down. The shed will be built by Home Depot and delivered to the house upon completion and placed on the concrete slab that is already there. The concrete slab is a 12x10 slab but we are just putting in a 8x8 shed so we will have a little bit of concrete surface around the shed to stack things if needed.

Proposed Materials- Built shed by HomeDepot 8x8 (Tuff Shed)(KR-600)



Web Quote Number #: 2904324

Created: Mar 13, 2023 7:01:26 PM



Customer Information

Seth Wilkerson
143 w 5th street
Monroe, GA 30655
Sethwilky@gmail.com

Shipping Information

Seth Wilkerson
143 w 5th street
Monroe, GA 30655

Description	Qty	List Price	Discount	Ext Net Price
KR-600 8 x 8	1/Ea	\$2127.00	\$0.00	\$2127.00
4' x 6'2" Single Shed Door	1/Ea	\$0.00	\$0.00	\$0.00
Paint - Dover Gray	193/Sq Ft	\$0.00	\$0.00	\$0.00
Paint - Delicate White	1/Sq Ft	\$0.00	\$0.00	\$0.00
PAINT SR-600 MR-450 KR-600 8' WIDE	1/Ea	\$200.00	\$0.00	\$200.00
Charcoal Lifetime	71/Sq Ft	\$0.00	\$0.00	\$0.00
Lifetime Shingle Upgrade	71/Sq Ft	\$1.65	\$0.00	\$117.15
Ridge Vent	8/Lin Ft	\$11.00	\$0.00	\$88.00
16"x8" Wall Vent - White	1/Ea	\$23.00	\$0.00	\$23.00
Leveling 0"-4"	1/Ea	\$0.00	\$0.00	\$0.00
Delivery Fee	1/Ea	\$0.00	\$0.00	\$0.00
Fuel Surcharge	1/ea	\$20.00	\$0.00	\$20.00
List Price				\$2575.15 USD
Discount				\$0.00 USD
Subtotal				\$2575.15 USD

Tuff Shed Inc. 1777 S Harrison St Denver, CO 80210 | 1-888 TUFF SHED (683-3743) | Page 1 of 2

Pricing for this quote is based on the delivery zip: 30655

Prices shown in the online Design and Price process are subject to change without notice, do not reflect custom quote selections or any local taxes, and will be verified at time of order. Online customers selecting the Buy Now option will have appropriate local taxes added to their order. In the case of a pricing discrepancy, the market-specific prices shown in the Home Depot point-of-sale system take precedent. While Tuff Shed makes every effort to ensure correct information is included in the online Design and Price process, Tuff Shed is not responsible for technical malfunction of any telephone network, telephone or data lines, computer online systems, servers, internet providers, computer equipment, or software that may result in a pricing error or other discrepancy with the online Design and Price process.

Delivery of Tuff Shed buildings purchased at The Home Depot is free within 30 miles of A) the Home Depot store where product is purchased or B the nearest Home Depot store that offers Tuff Shed buildings in the case of an online purchase. For installation sites beyond the 30 mile radius a delivery charge of \$2 per mile for any one-way miles will apply. Additional delivery charges and / or sales taxes may apply for out of state customers.

Building price is based on level lot and does not include any engineering fees or building permits unless otherwise indicated on order. Customer is responsible for site preparation. Engineered plans may be required for permit application, and are not included in above prices. Engineering charges are relative to style and size of building. Cancelled orders are subject to a restocking fee.

This saved quote includes any applicable promotional discounts, which have limitations and expiration dates.

The price quoted is valid through the expiration date of the promotion. Once an order has been placed, pricing is guaranteed for up to 12 months. If the installation is not completed within 12 months for any reason, Tuff Shed has the right to modify the order pricing. You will be notified regarding any price adjustment prior to installation or incurring any additional charges.

12:45
Gmail



5G 49

888tuffshed.com



TUFF SHED



Your Delivery Zip: 30655 | Find a Store
1-888 TUFF SHED (883-3743)

KR-600
8' wide by 8' long

\$2,370.00 USD

Details



?
Need Help

VIEW YOUR QUOT

PROCEED TO CHECKOUT









City of Monroe

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

HISTORIC PRESERVATION MTG PERMIT

PERMIT #:	2228	DESCRIPTION:	HISTORIC PRESERVATION Garage addition
JOB ADDRESS:	221 BOULEVARD	LOT #:	
PARCEL ID:	M0160084	BLK #:	
SUBDIVISION:		ZONING:	R-1
ISSUED TO:	Cindy South	CONTRACTOR:	Cindy South
ADDRESS:	221 Boulevard	PHONE:	
CITY, STATE ZIP:	Monroe GA 30655	OWNER:	
PHONE:	770-652-2233	PHONE:	
PROP.USE:	RESIDENTIAL	DATE ISSUED:	3/30/2023
VALUATION:	\$ 25,000.00	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 a garage addition at 221 Boulevard 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



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: 221 Boulevard Parcel # _____

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

Property Owner: Jeff + Cindy South

Address: 221 Boulevard

Telephone Number: 770 652 2233 Email Address: luv2bcici@yahoo.com

Applicant: <u>Cindy South</u>
Address: <u>221 Boulevard</u>
Telephone Number: <u>770 652 2233</u> Email Address: <u>luv2bcici@yahoo.com</u>

Estimated cost of project: 25,000

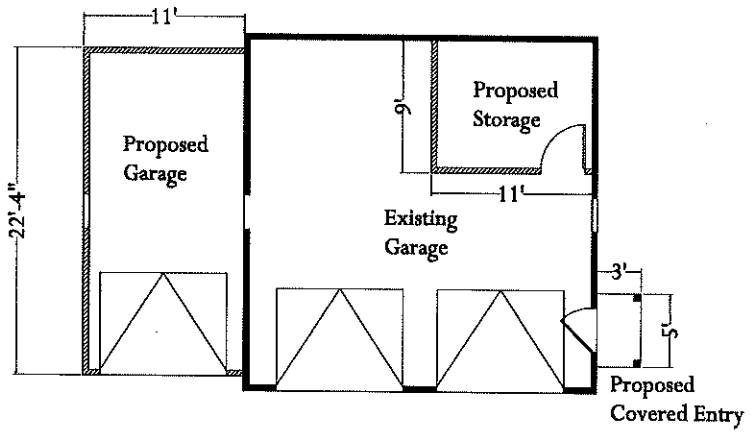
Please submit the following items with your application:

- 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)

RECEIVED
#228

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

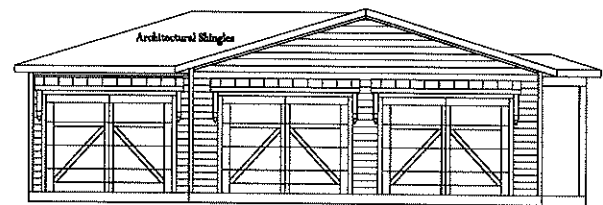
Signature of Applicant Cindy L. South Date 3/20/23



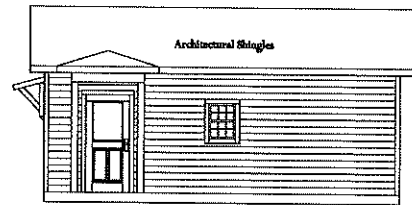
221 Boulevard Garage Addition

March 20, 2023

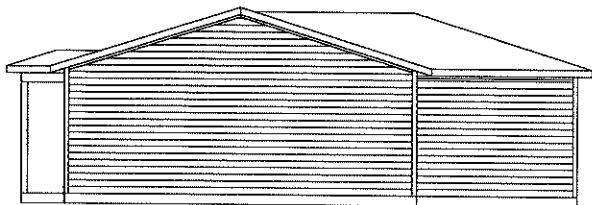
Scale: 1/8" = 1'-0"



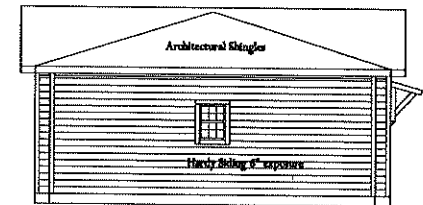
North Elevation



West Elevation



South Elevation



East Elevation

Description:

221 Boulevard Garage Addition

Proposal for Garage improvement:

- Add car space
- Replace/Add mechanical garage doors
- Add Covered Entry to West side door
- Replace rotted door
- Add Awnings over garage doors to prevent water damage
- Replace siding with Hardy Plank

Submitted by Cindy South













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

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(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

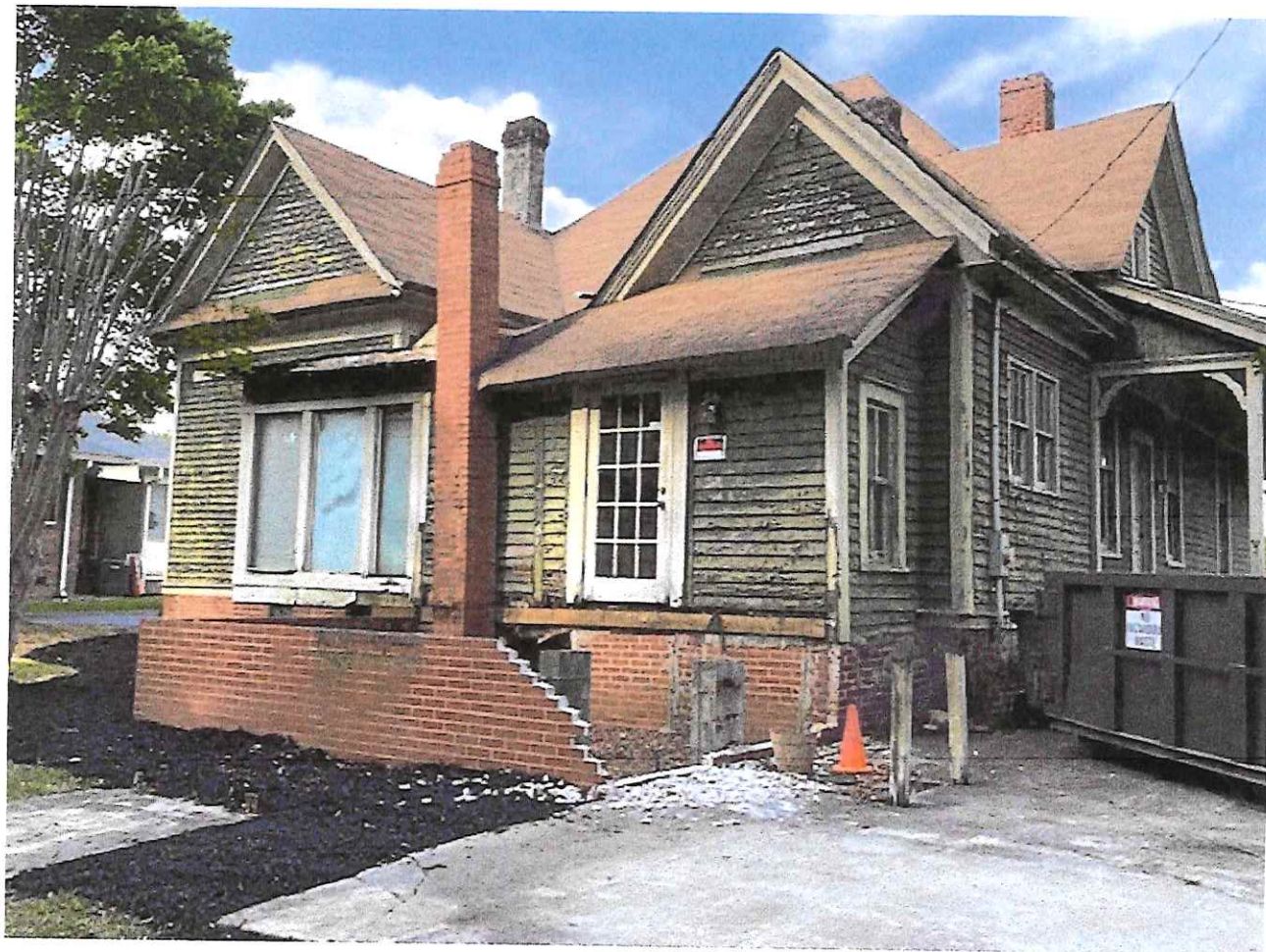
185 KB

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

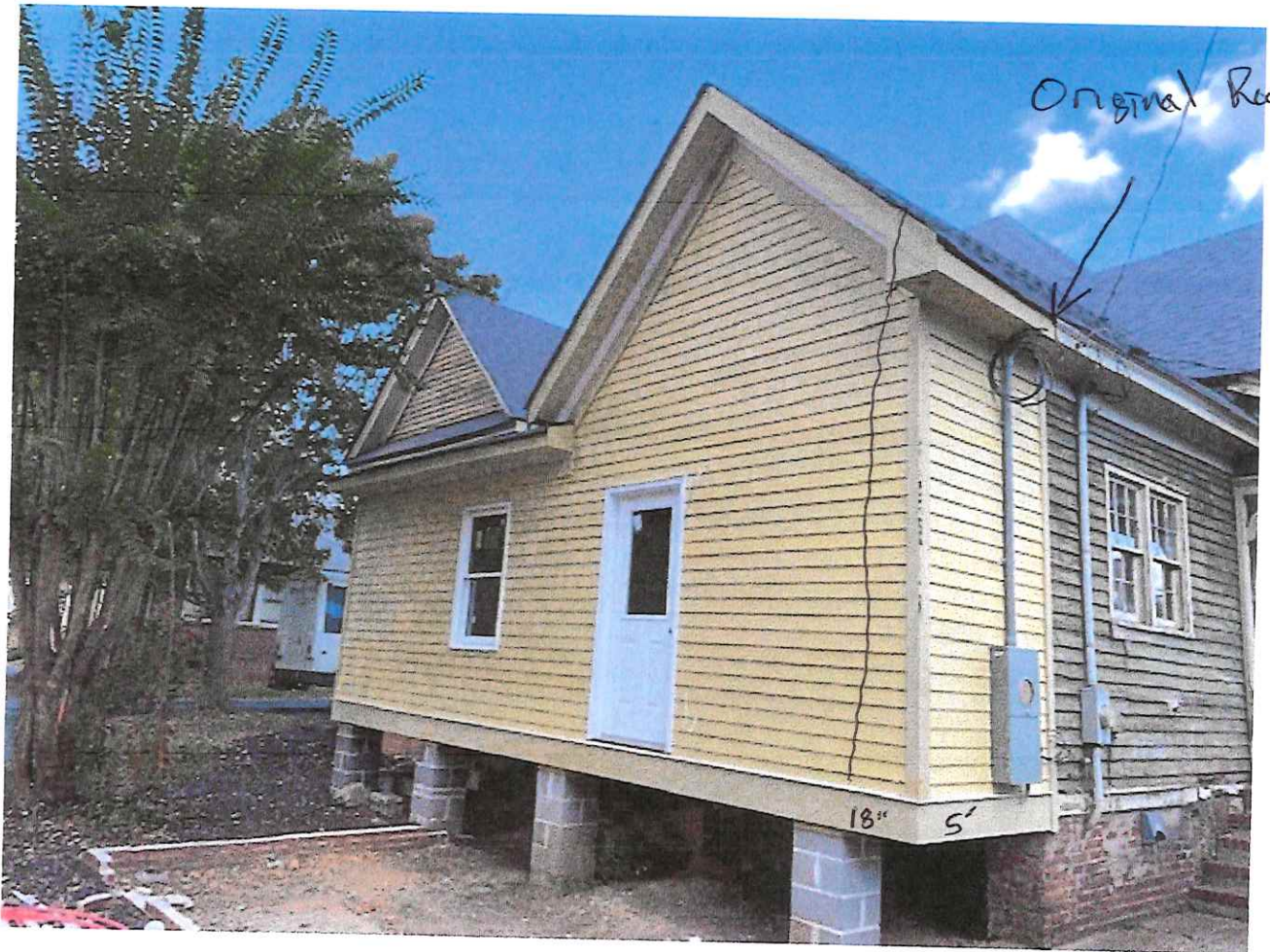
171 KB

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 #:	2231	DESCRIPTION:	HISTORIC PRESERVATION - Parking lot renovation
JOB ADDRESS:	506 S BROAD ST	LOT #:	66
PARCEL ID:	M0160139A00	BLK #:	
SUBDIVISION:		ZONING:	
ISSUED TO:	81 Investment Company LLC	CONTRACTOR:	81 Investment Company LLC
ADDRESS:	PO Box 2655	PHONE:	
CITY, STATE ZIP:	Loganville GA 30052	OWNER:	
PHONE:	770-715-2800	PHONE:	
PROP. USE VALUATION:	\$ 0.00	DATE ISSUED:	3/30/2023
SQ FT:	0.00	EXPIRATION:	9/26/2023
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 parking lot renovations at 506 S. Broad St. 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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Ann C. Harris

(APPROVED BY)

4/20/23
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: 506 S. BROAD STREET Parcel # MO160139A00

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

Property Owner: 81 INVESTMENT COMPANY LLC

Address: P O BOX 2655, LOGANVILLE GA 30052

Telephone Number: 770 8534417 Email Address: wpeters@relianthomes.com

Applicant: WES PETERS (81 INVESTMENT COMPANY LLC)

Address: P O BOX 2655, LOGANVILLE GA 30052

Telephone Number: 770 8534417 Email Address: wpeters@relianthomes.com

Estimated cost of project: TBD

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

[Handwritten Signature]
Signature of Applicant

3/27/2023
Date

Historic Preservation Committee:

Project: 506 S Broad Street

Our current request to the committee is to reconfigure the parking lot design at 506 S Broad Street. The current parking lot configuration was completed when the building was originally built in the late 80's. Our intent is to keep a somewhat similar concept and feel the new layout is much more efficient and better suited for any business that may occupy the building today.



Wes Peters

Representative for 81 Investment Company LLC

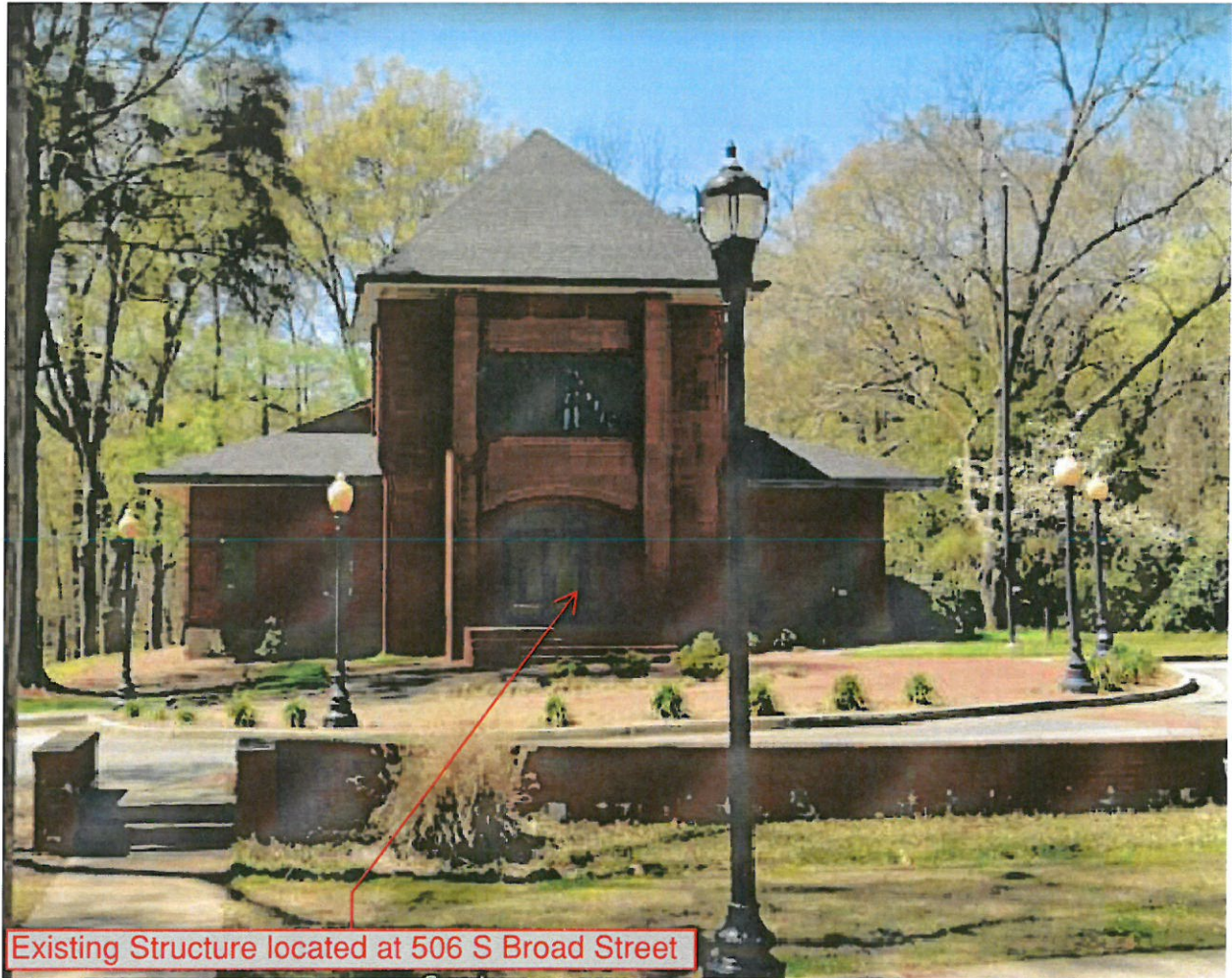
Owner Authorization Statement

I, Darrell McWaters, managing member of 81 Investment Company, LLC which owns 506 S Broad Street in Monroe GA, do authorize Wes Peters to act on behalf of the company in getting all necessary approvals from the HPC for alterations to the property.

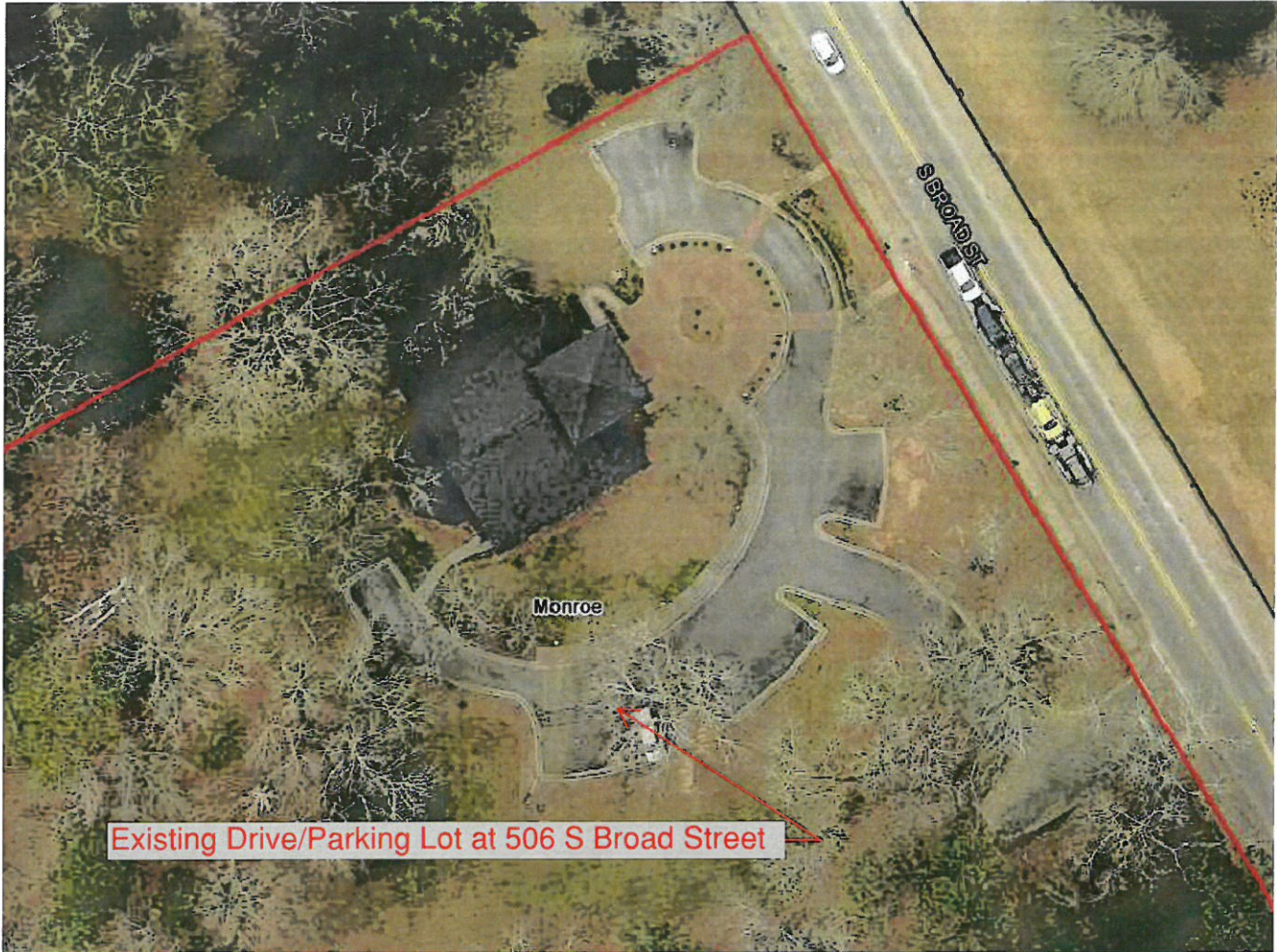


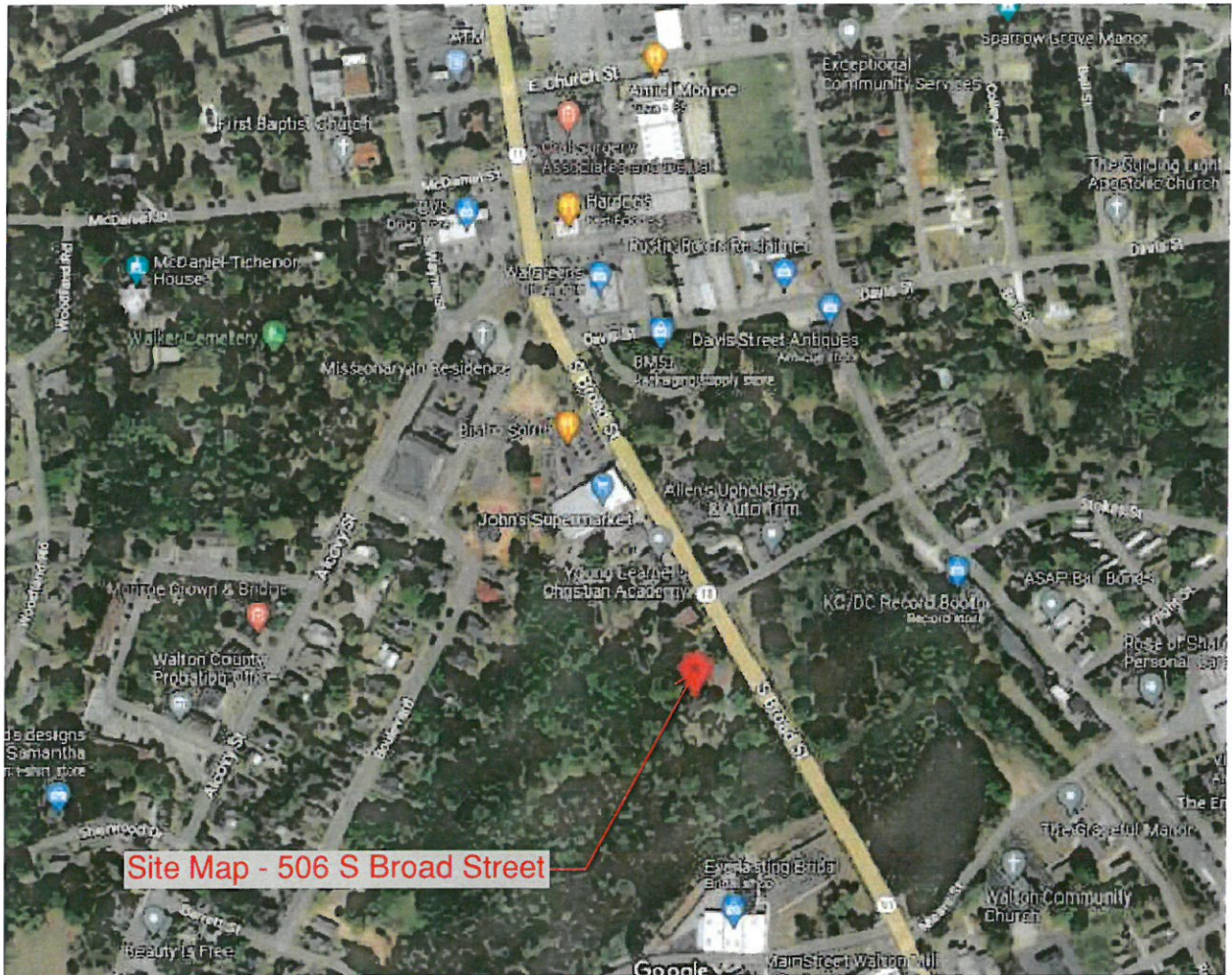
Darrell McWaters

Managing Member, 81 Investment Company LLC



Existing Structure located at 506 S Broad Street





Existing Office - Conceptual Site Plan

506 S Broad St | Monroe, GA

