

Historic Preservation Meeting

AGENDA

Tuesday, June 27, 2023 6:00 PM 215 N. Broad St. - City Hall

- I. <u>CALL TO ORDER</u>
- II. ROLL CALL
- III. APPROVAL OF AGENDA
- IV. MINUTES OF PREVIOUS MEETING
 - 1. Minutes from Previous Meeting

V. OLD BUSINESS

1. Request for COA - 130 S Broad St - Exterior Changes

VI. <u>NEW BUSINESS</u>

- 1. Request for COA 128 3rd St Fence, deck, & shed
- 2. Request for COA 109 N Broad St Signage
- 3. Request for COA 407 E Church St Fence
- 4. Request for COA 1250 S Madison Ave Demolition
- 5. Request for COA 207 N Madison Ave Fence
- 6. Request for COA 700 S Broad St Exterior Changes
- VII. <u>ADJOURNMENT</u>

Historic Preservation Commission Meeting Minutes Regular Meeting—May 23, 2023—DRAFT

Present: Laura Powell, Elizabeth Jones, Marc Hammes, Fay Brassie

Absent: Jane Camp

Staff: Brad Callender, City Planner Sara Shropshire, Dir. of Community Development Laura Wilson, Code Admin

Visitors: Rob Goudiss, Kelly & Allen Connerley, Chanch Edwards, Shannon Sturgill, Greg Gajownik

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

Motion to approve agenda as submitted

Motion Hammes. Second Powell Motion carried

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

Motion by Hammes, Second by Brassie Motion carried.

Old Business:

<u>The First Item of Old Business</u>: Request for COA #1915, a request to demolish 1251 S. Madison Ave. The request was first heard by the Historic Preservation Commission at the December 27, 2022 regular meeting. Rob Goudiss of Arnold Properties spoke in favor of the request. The request was tabled for the April 2023 meeting at the request of the applicant to allow time for any businesses or citizens interested in purchasing the property. One party expressed interest in the structure but ultimately concluded it was too difficult to move without destroying the structure.

Note: Chairman Jones read Section 54-174 (B) of the Code of Ordinances into the record; these ordinances detail considerations for the demolition and relocation of historic structures. Some of the main concerns of the Commission are

- No detailed plan for the property should the demolition be approved
- Belief that the property could provide reasonable economic return if restored

Discussion continued:

- Goudiss: We are not interested in selling a piece of the property with the structure on it; that might allow a new owner in the future to come in and change the zoning to allow different uses
- Hammes: What are you going to do with the lot after demolition?
 - Goudiss—no development plans; house has been cited as dangerous, not inhabitable by the City Code Department
 - Chairman Jones—is this due to neglect?
 - o Goudiss-that is for someone else to determine; the only plan is to demolish the dwelling

- Goudiss—as we presented early in this process, the cost to renovate the structure with the conditions that would be placed by this Commission is more than we can uphold
 - Chairman Jones—we have heard your estimation of costs but we have not heard what kind of income in could bring in if restored
 - o Goudiss—we are in the rental business; restoration is just not what we do

Chairman Jones: Any questions from the public? None

Commissioner Hammes: What are the future plans for the structure? Are you going to sell it in two months and put apartments on it?

Goudiss: Everything is subject to change but there are no plans for development on that property; I only want to comply with the City Code Department

Callender: Have you had a real estate estimate done of the property to show its value with the proposed improvements?

Goudiss: No

Callender: It could have a much higher value than the cost of the improvements if it is restored

Motion to approve

Motion by Hammes, Second -none Motion dies for lack of a second

Motion to deny because it would ruin the aesthetic of the district 54-174 (b)(2); one the last remaining examples of Victorian architecture with Eastlake trim & original roof 54-174 (b)(4); belief that the property could make a reasonable economic return 54-174 (b)(7);

Motion by Brassie, Second Powell Motion carried 2-1 (Hammes oppose)

Chairman Jones: Motion approved to deny demolition

<u>The Second Item of Old Business</u>: Request for COA #2216, a request for a shed at 120 Mears St.; Kelly and Allen Connerley spoke in favor of the project. The shed will be used for storage; especially during the current renovation project. It will also be used for wheelchair storage.

Commissioner Brassie: Is it temporary?

K. Connerley: We would like to keep it.

Commissioner Hammes: Will you keep it in the same place?

K. Connerley: That is really the only place we have to keep it; the lot is full

Commissioner Brassie: The accessory building on the lot stands out for two reasons; the color of the roof and the shape of the roofline. Generally, you want the accessory structure to mimic the main structure. It may have been denied if you had come to us first because it does not go with your building. If you keep it, you need to make it not stand out. The white trim makes it more visually interesting than your building.

Wilson: (addressed to the commission members) This is an accessory structure, not attached to the building, and not permanent. Additionally, you do not have any say over paint color.

Chairman Jones: We are not going to decide what color you paint it (the accessory structure). Does anyone else have any questions?

Commissioner Powell: Typically, you put a shed in the back where it cannot be seen. That is not an option here but the shed is really in the best place.

Chairman Jones: Any questions from the public-no

Motion to approve

Motion by Hammes, Second Powell Motion carried 2-1 (Brassie opposed)

The Third Item of Old Business: Request for COA #2221, a request for exterior renovations including signage at 134 N. Broad St. Chanch Edwards with Nehemiah Construction 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. Previously there was some questions about the color of brick that will be added in the rear to fill up the hole caused by the smaller door.

Edwards: It will be the best looking back of a building in a terrible looking alley in downtown. Commissioner Brassier: You are removing the shutters? Edwards: Yes

Chairman Jones: Any questions? Wilson: Are you making any changes to the windows? Edwards: Replace the current brown windows (6/6 light pattern) with black windows (1/1) light pattern to match the rest of downtown

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 Old 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 a brief recap of the work done on the property:

- 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

The main items left to be discussed are the front porch pickets and the rear deck.

Commissioner Brassie: I spoke with Pat in the Code Office and Brad (contractor for 314 S. Wayne St.) to try to come up with a plan for the balustrades so that the front porch and back porch are compatible. Perhaps the front could be at 34 inches and the back at 36 inches. The house also had a double newel post on the stairs that needs to be restored.

Sturgill: When I purchased the house, it only had one post Commissioner Brassie: Need to restore both handrails in the front and the one along the side in the back Sturgill: Right now, in the front and along the side we have 33.5" and none of those porches are more than 30" off the ground.

Wilson: We have confirmed with Patrick Kelley, head of the Code Office that the front railings can be less than current code height. The porch in the back must be at code height which is 36".

Sturgill: We can do that

Commissioner Brassie: I was trying to work with Brad to make sure that the transition from the front to the back porch was not so jarring. We still want to have the handrails with the double newel posts.

Chairman Jones: Any questions from the public-no

Motion to approve 34-inch balustrade in the front to go with the 36-inch balustrade in the back, handrails will be same height has the railings with the double newel posts with round caps, and rebuilding the back deck on the same dimensions (with no newel posts)

Motion by Brassie, Second by Powell Motion carried

<u>The Fifth Item of Old Business</u>: Request for COA #2226, a request for exterior changes including signage at 130 S. Broad St. The applicant was not present to speak in favor of the project.

Motion to table until June 27, 2023

Motion by Hammes, Second by Powell Motion carried

New Business

<u>The First Item of New Business</u>: Request for COA #2404, a request for a 10'x16' shed at 110 Mears St. The applicant, Greg Gajownik, executive pastor at Walton Community Church spoke in favor of the project. Walton Community Church is requesting a shed for storage purposes.

Commissioner Hammes: Is this where you plan to keep the shed? Gajownik: Yes, we think that is the best spot. It is as far back on the property as we think we can put it.

Chairman Jones: Any questions from the public-no

Motion to approve as presented

Motion by Hammes, Second by Powell Motion carried

<u>The Second Item of New Business</u>: Request for COA #2405, a request for signage at 100 S. Broad St. for The Roe restaurant. Chad Draper with Bolt Construction spoke in favor of the project. Of the two options, the applicant prefers the option with "THE" centered over the "ROE". The letters will be aluminum and painted black and gold.

Commissioner Brassie: Will the sign be centered on the building? Can you pull the "THE" down into the "ROE" space to give the sign more visual weight on that side so you do not notice the sign is off center? It is about a foot off center if you stand in front of it.

Callender: I think the only way it impacts it, is if you look at the sign from directly across the street. The optics of the photograph are throwing things off a bit.

Commissioner Brassie: Is the size alright? Wilson: The size is well within code requirements.

Callender: Is the sign back lit? Draper: No

Motion to approve as presented	
	Motion by Hammes, Second by Powell Motion carried
Motion to adjourn	
	Motion by Hammes, Second by Powell

Adjourned at 7:07 pm



City of Monroe 215 N. Broad Street Monroe, GA 30655

(770) 207-4674

HISTORIC PRESERVATION MTG PERMIT

PERMIT #: 222	6	DESCRIPTION:	HISTORIC PRESERVATION door	signage and
JOB ADDRESS: PARCEL ID: SUBDIVISION:	130 S BROAD ST M0140105	LOT #: BLK #: ZONING:	B-2	
ISSUED TO: ADDRESS CITY, STATE ZIP: PHONE:	Gilbert Lucero 2430 Broach Rd NW Monroe GA 30656	CONTRACTOR: PHONE: OWNER: PHONE:	Gilbert Lucero	
PROP.USE VALUATION: SQ FT OCCP TYPE: CNST TYPE:	COMMERCIAL \$ 2,200.00 0.00	DATE ISSUED: EXPIRATION:	3/29/2023 9/25/2023	
INSPECTION REQUESTS:	770-207-4674 lwilson@monroega.gov			
FEE CODE COA-03	DESCRIPTION Historic Preservation Regular Meeting			AMOUNT \$ 100.00
			FEE TOTAL PAYMENTS BALANCE	\$ 100.00 \$- 100.00 \$ 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

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.

Nan ROVED BY)

9 / 10 / 23 DATE

From:Gilbert Lucero <gilbert@sweetberrybowls.com>Sent:Tuesday, March 7, 2023 3:27 PMTo: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.

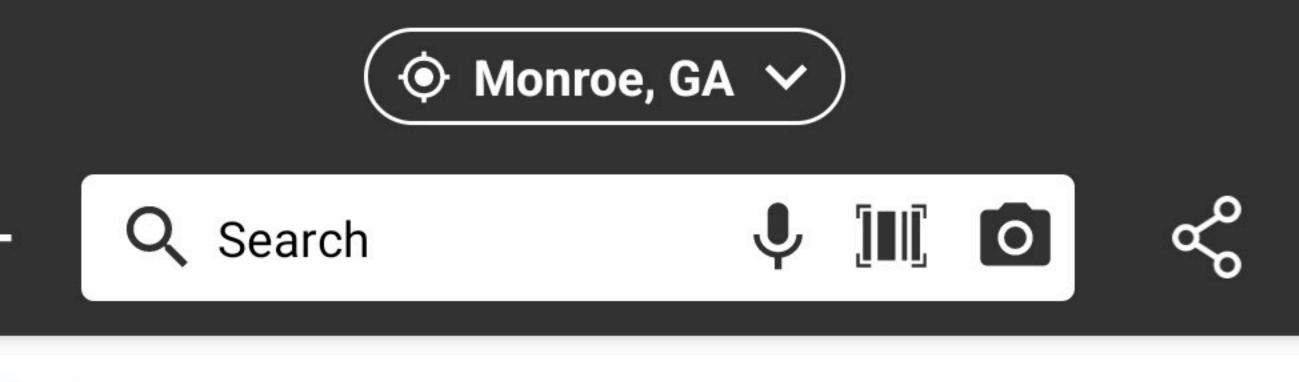








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Back



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HISTORIC PRESERVATION MTG PERMIT

PERMIT #: 2464 DESCRIPTION: HISTORIC PRESERVATION - Fence, deck, shed JOB ADDRESS: 128 3RD ST LOT #: PARCEL ID: M0180096 BLK #: SUBDIVISION: ZONING: R-2 ISSUED TO: Daniel Dryer CONTRACTOR: Daniel Dryer ADDRESS 128 3rd St PHONE: CITY, STATE ZIP: Monroe GA 30655 PHONE: OWNER: PHONE: PROP.USE VALUATION: \$ 23.000.00 DATE ISSUED: 6/15/2023 SQ FT 0.00 EXPIRATION: 12/12/2023 OCCP TYPE: CNST TYPE: INSPECTION 770-207-4674 REQUESTS: lwilson@monroega.gov FEE CODE DESCRIPTION AMOUNT COA-03 Historic Preservation Regular Meeting \$ 0.00 FEE TOTAL \$ 0.00 PAYMENTS \$ 0.00 BALANCE \$ 0.00 NOTES: NOTICE

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Certificate of Appropriateness Application—Historic District

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

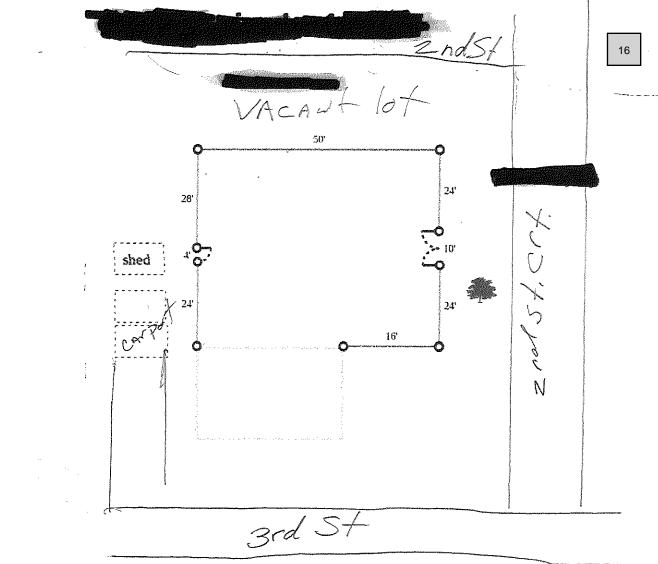
Under the Zoning Ordinance for the City of Monroe, properties located within a Historic District are required to obtain a Certificate of Appropriateness (COA) from the Historic Preservation Commission for proposed work that will result in material change in the appearance of the historic property, or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

2rd Project Address: Parcel # Project Type (circle): New Construction, Renovation of Existing Structure, Signage, Demolition Property Owner: nie Address: Telephone Number: 3/ Email Address: dta Applicant: Address: Telephone Number: Email Address 13.000 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) submit all application materials in hardcopy to the Code Department and digitally at lease wilson amonroegalgov 21/23 Signature of Applicant



REMODELING ESTIMATE

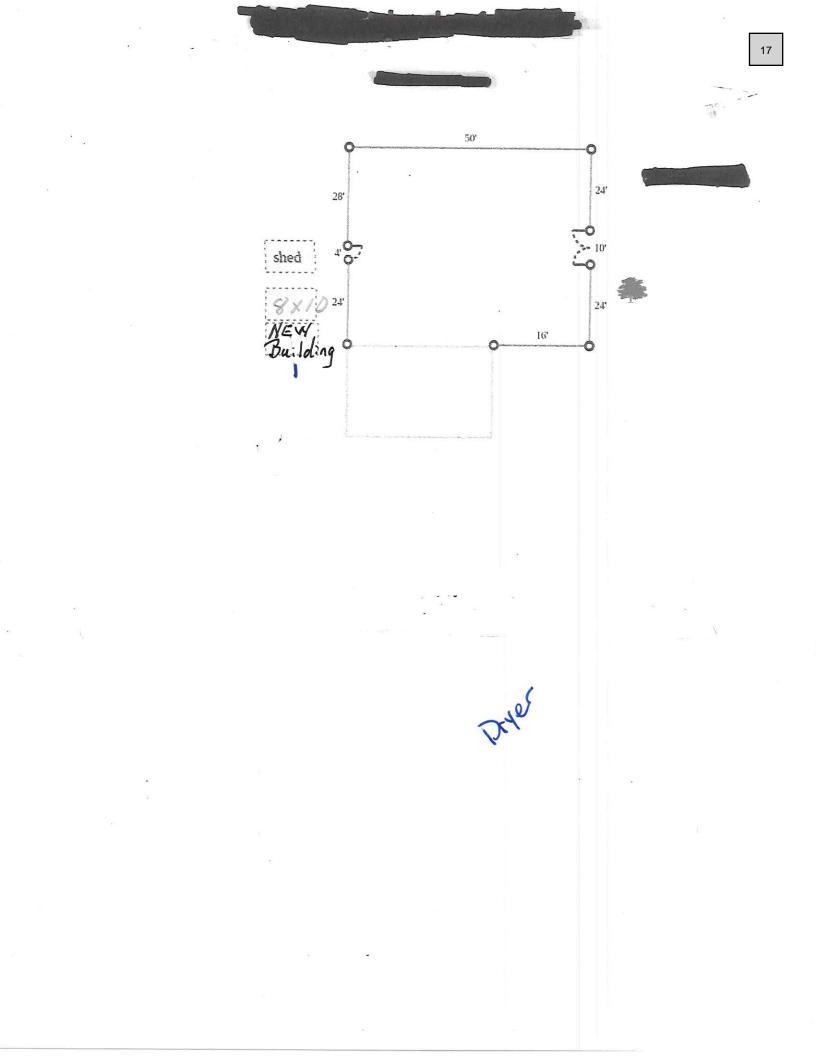
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678-313-2220 / whri3508@gm	and the second	*Install New Deck	
ESTIMATE NUMBER	DATE	*Install Roof (Roof will be tied into existing roof.)	
128 N0415	15-Apr-23	*install 6 X 6 Posts	
JOB NUMBER		* Install Cross Beams To Support Floor Joist	• • •
N04128			
JOB NAME		MATERIAL and LABOR	15,956.0
New Deck Installation With	Roof		· · · · · · · · · · · · · · · · · · ·
JOB LÒCATION	PERIOD	·	
Monroe, GA	Spring	*Please see below final price after discount.	
CUSTOMER NAME			
Dan Dyer			
ADDRESS: 128 3rd St., Monroe	, GA 30655		
CONTACT PERSON			
Dan Dyer	·· ·· · · · · · · · · · · · · · · · ·		
EMAIL	PHONE	: 	
<u>dtdyer9809@gmail.com</u>	470-755-1312		:
JOB DESCRIPTION			
New Deck Installation With	Roof		· · · · · · · · · · · · · · · · · · ·
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include additional expenses	which may be		·
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when work has started.			·····
Please make check payable t	o:	Other	
Walker Home Remodeling &	Improvement		and an
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VALID THROUGH			
04/15/2023 through 05/15/	2023	· · · · · · · · · · · · · · · · · · ·	
PREPARED BY	DATE	Sub Total	15,956.0
Carlton Walker	15-Apr-23	Discount	156.0
REVIEWED & APPROVED BY	DATE		
		Grand Total	15,800.0



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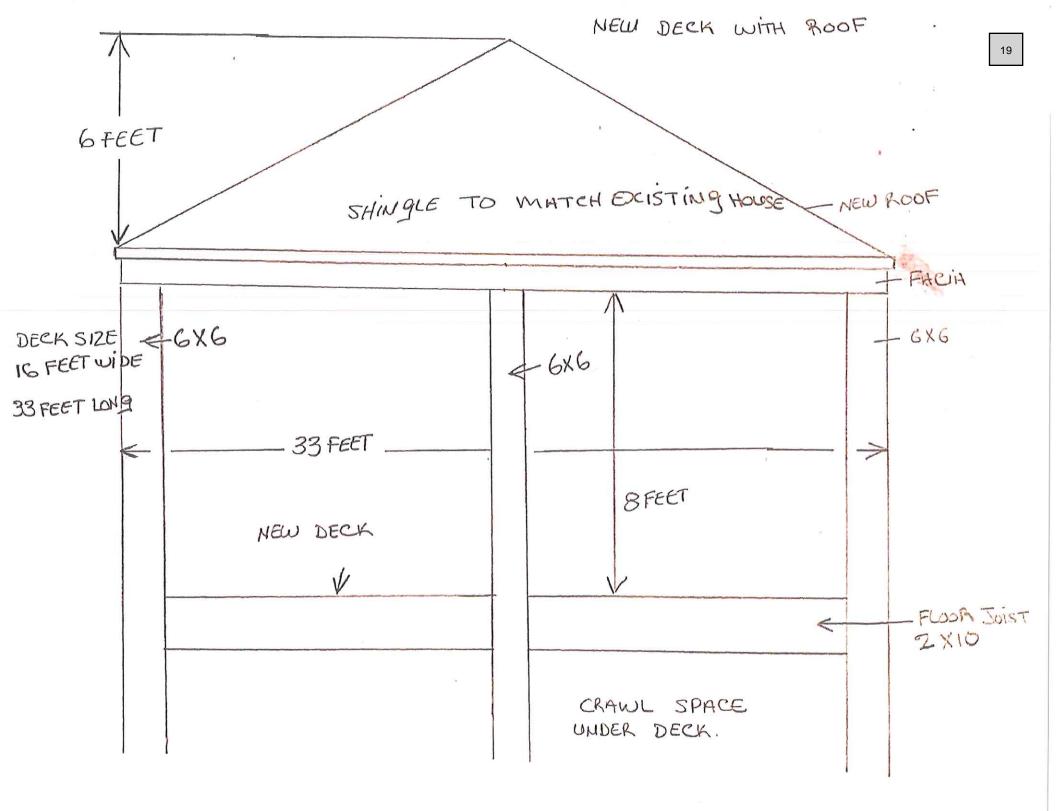
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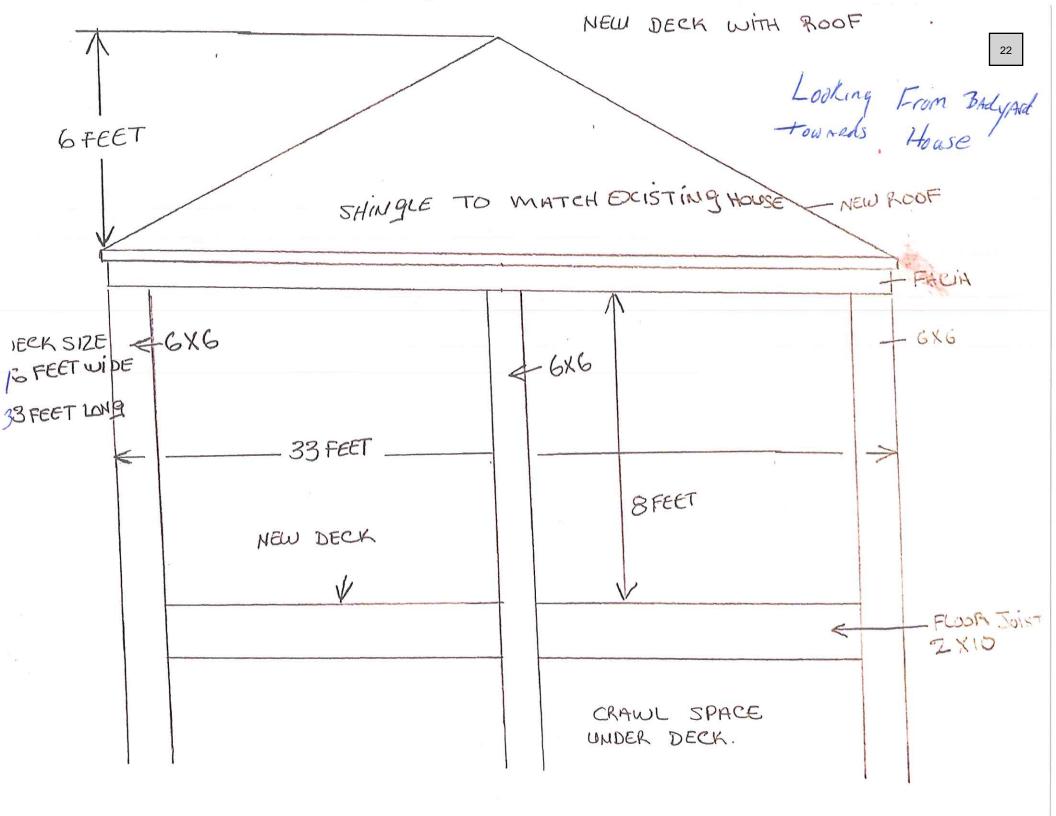


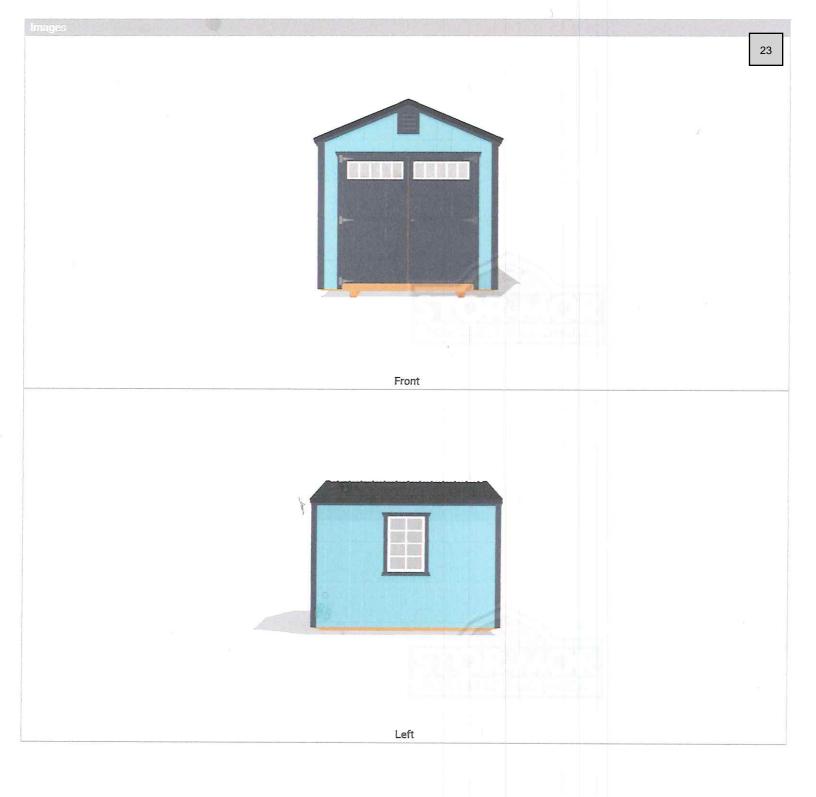
Woodgrain Heartwood Vinyl Privacy Fence













City of Monroe

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

HISTORIC PRESERVATION MTG PERMIT

PERMIT #: 2465	i	DESCRIPTION:	HISTORIC PRESERVATION - SIGNAGE
JOB ADDRESS: PARCEL ID: SUBDIVISION:	109 N BROAD ST M0140061	LOT #: BLK #: ZONING:	65
ISSUED TO: ADDRESS CITY, STATE ZIP: PHONE: PROP.USE	Matthew Mewbourne 109 N Broad St Monroe GA 30655	CONTRACTOR: PHONE: OWNER: PHONE:	Matthew Mewbourne
VALUATION: SQ FT OCCP TYPE: CNST TYPE:	\$ 725.00 0.00	DATE ISSUED: EXPIRATION:	6/15/2023 12/12/2023
INSPECTION REQUESTS:	770-207-4674 lwilson@monroega.gov		
FEE CODE COA-03	DESCRIPTION Historic Preservation Regular Meeting		AMOUNT \$ 100.00
			FEE TOTAL \$ 100.00 PAYMENTS \$ -100.00 BALANCE \$ 0.00

NOTES:

The Historic Preservation Commission will hear your request for signage at 109 N. Broad St on June 20, 2023 at 6p.m. in the Council Chambers at City Hall; 215 N. Broad St. Monroe, GA 30655

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ha (APPROVED BY)

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: 109 N Brogd St, Monroe, 6A, 30655 Parcel #_____ Project Type (circle): New Construction, Renovation of Existing Structure, Signage, Demolition Property Owner: Chris Collins, 2nd Floor LLC Address: 411 St Ives Walk, Monroe, GA, 30655 Telephone Number: 678 516 0461 Email Address: Chris@thelocalrepublic.com Applicant: Matthew Mewbourne, Rekindle Condle Co. Address: 109 N Broad St, Monroe, 6A, 30655 Telephone Number: 404-368-7644 Email Address: hell@rek;ndlecandle.co Estimated cost of project: \$725 Please submit the following items with your application: \checkmark Photographs of existing condition of the property to show all areas affected (Exh. 1) (Exh: 1; 1; 2) 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 RECEIVED Architectural floorplans (new construction only) Written description of the project including proposed materials Owner authorization statement, if applicant is not the property owner $(E_{\lambda}h. 4)$

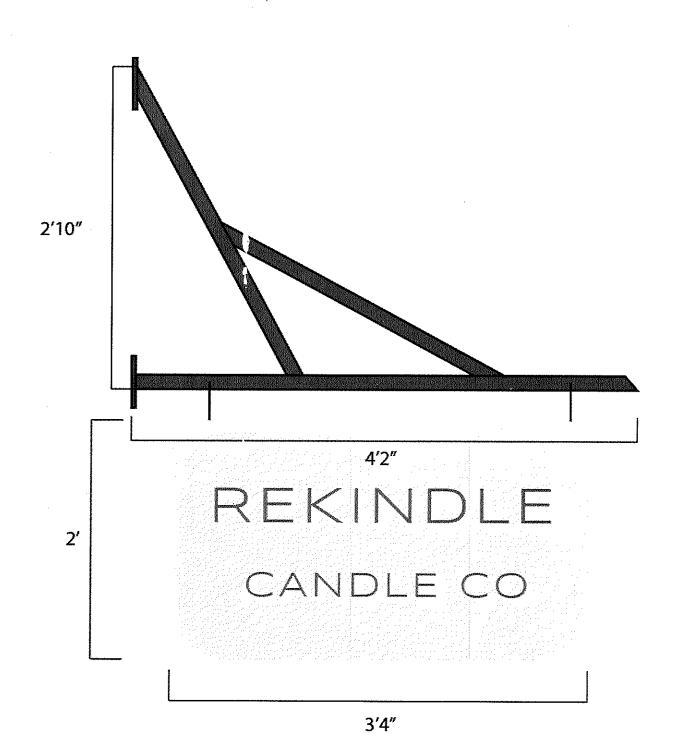
Application Fee \$100 (Additional fees required for demolition)

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

Signature of Applicant

4-25-23

25



Christopher Hooper (BLUERAVENstudios) · a year ago Images may be subject to copyright



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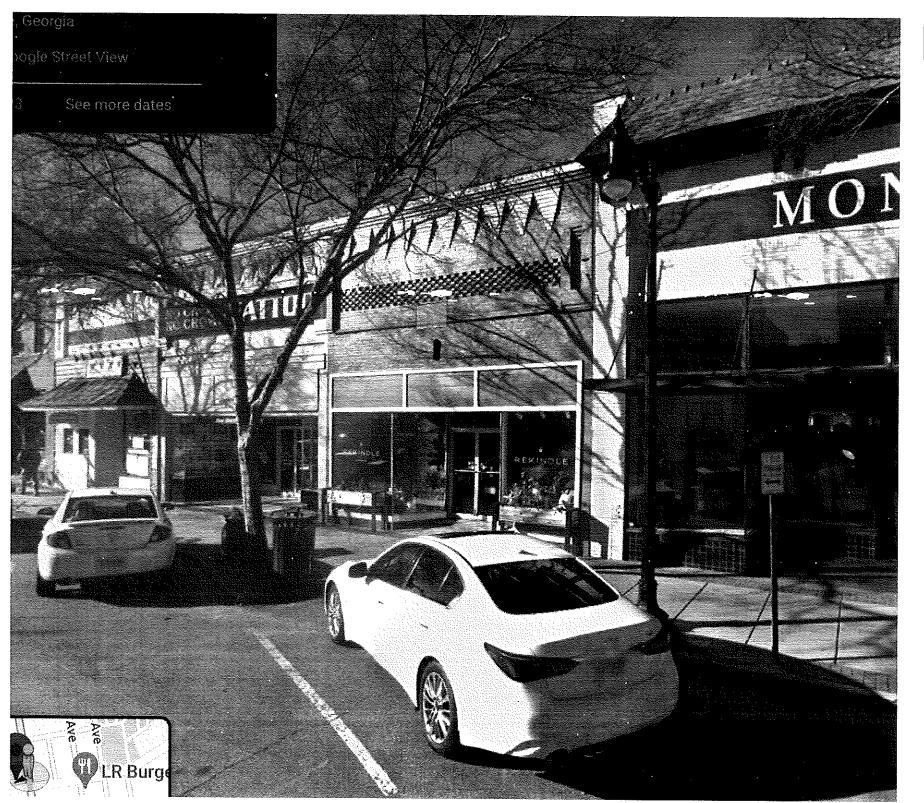


Exhibit 3

Rekindle Candle Co 109 N Broad Street Monroe, GA 30655

Signage Proposal for 109 N Broad St

Herein is a proposal for an ornamental display sign for Rekindle LLC (D.B.A. Rekindle Candle Co) to be added to the brick façade of said business's retail building located at 109 North Broad Street, Monroe, GA.

The sign is to be constructed of metal and will be suspended 12-15 feet off the ground. Sign will be mounted to brick façade via screws drilled into said brick. Actual sign will be suspended from metal bracket that is mounted onto aforementioned brick. Total dimension of sign and mounted bracket is approximately 4'x4' (see attached proof for further dimensional information).

Sign will be out of reach of pedestrians and clear of other elevated structures including tree limbs and branches. Sign will also be weather and wind resistant.

Artist and muralist, Levi Dilley, will be the crafter and installer of said sign. Levi has several years of experience in the sign and mural business. He has done numerous jobs in and around Monroe along with large scale, complex jobs in Atlanta, Athens, and Watkinsville.

This document serves as a proposal by Matthew Mewbourne (Business Owner) on behalf of Rekindle LLC (D.B.A. Rekindle Candle Co) along with consent of building owner Chris Collins of 2nd Floor LLC.

Business Owner **Building Owner A**Date

Exhibit 4



HISTORIC PRESERVATION MTG PERMIT

(770) 207-4674

PERMIT #: 246	6	DESCRIPTION:	HISTORIC PRESERVATION - Fence
JOB ADDRESS: PARCEL ID: SUBDIVISION:	407 EAST CHURCH STREET M0150041	LOT #: BLK #: ZONING:	R-1
ISSUED TO: ADDRESS CITY, STATE ZIP: PHONE:	HOFF EDWARD 407 E CHURCH ST MONROE GA 30655	CONTRACTOR: PHONE: OWNER: PHONE:	HOFF EDWARD
PROP.USE VALUATION: SQ FT OCCP TYPE: CNST TYPE:	RESIDENTIAL \$ 2,000.00 0.00	DATE ISSUED: EXPIRATION:	6/15/2023 12/12/2023
INSPECTION REQUESTS:	770-207-4674 lwilson@monroega.gov		
FEE CODE COA-03	DESCRIPTION Historic Preservation Regular Meeting		AMOUNT \$ 100.00
			FEE TOTAL \$ 100.00 PAYMENTS \$ -100.00 BALANCE \$ 0.00
NOTES:			

The Historic Preservation Commission will hear your request for a fence at 407 E. Church St. on June 20, 2023 at 6p.m. in the Council Chambers at City Hall; 215 N. Broad St. Monroe, GA 30655

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Wan (APPROVED BY)

015123 DATE

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Project Address: 407 E. Church ST.

Parcel #

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

Property Owner: Edward and Julie Hoff

Address: 407 E. Church St Monroe Ga. 30655

Telephone Number: 678-425-5357 Email Address: justhoff20@gmail.com

Applicant: Edward and Julie Hoff

Address: 407 E. Church St, Monroe, GA. 30655

Telephone Number: 678-425-5357

Email Address: justhoff20@gmail.com

Estimated cost of project: \$2,000.00

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 Fcc \$100 (Additional fees required for demolition)

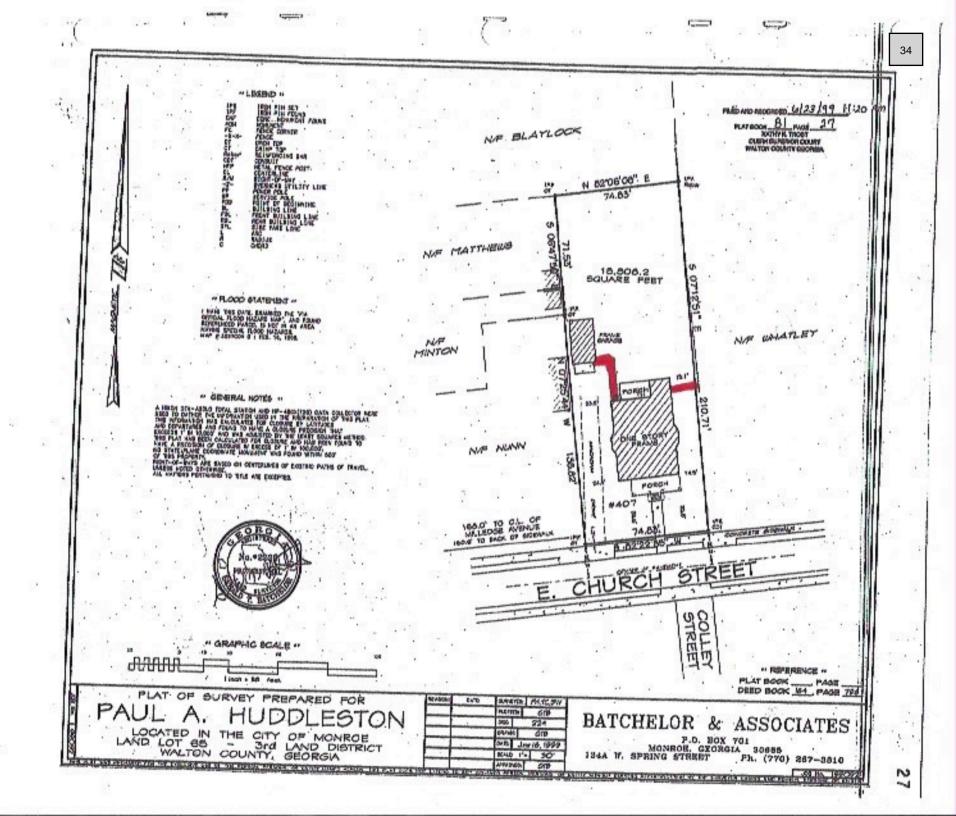
Please submit all application materials in hardcopy to the Code Department and digitally at lwilson@monroega.gov

May 9, 2023 Zenard ~ Julie Signature of Applicant

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ABOUT RESIDENTIAL FENCE STYLES COMMERCIAL SERVICE AREAS CONTACT

The Monroe Fence

HOME / WOOD PICKET FENCING / THE MONROE FENCE

The Monroe - Wood Picket Fence

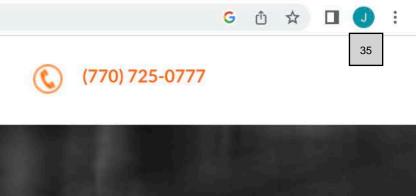
Precision Fenceworks installs all of its wood picket fences on-site so that we may take into account the variance in the land elevations and so that we can create a fence that is not only aesthetically pleasing to the eye, but always functional. We have so many styles from which to choose it may be hard to make a choice.



About this fence

Check out the images above for some examples of this Wood Picket Fence we offer.

Like with all of our fencing products, Precision Fenceworks guarantees its fences and its installation. We are here to serve the people of Georgia and you can trust us to make your project, our project.





Estimate

Date	Estimate #	Sales Rep
4/25/2023	26034	Frank

1041 Commerce Ct Bogart, GA 30622

Name / Address

Ed Hoff 407 E Church St Monroe, GA 30655

Description		Qty	Rate	Total
Remove and dispose of approx 47' of 4' tagate	all chain link fence and	1	120.00	120.00
Supply and install approx 43' of 4' tall CA fence fully constructed with pressure trea concreted 4x4 posts, [2] 2x4 horizontal fi red cedar roof top pickets with a 3 1/2" sp Supply and install [1] 4' tall x 4' wide sin with concreted 6x6 posts and western red Included]	ted pine lumber with rame rails and 4" western pacing. gle swing gate to match	1	1,630.00	1,630.00
Included				
5 YEAR WORKMANSHIP WARRANT	-			0.00
Customer will pay in full upon completio agreeing to these terms.	n. By signing this estimate t	the customer is	Total	\$1,750.00
Phone #	E-mail		Web	Site
7707250777	zack@precisionfenceworks.com		www.precisionf	enceworks.com



Monroe, GA 30655

(770) 207-4674

HISTORIC PRESERVATION MTG PERMIT

PERMIT #: 2467 **DESCRIPTION:** HISTORIC PRESERVATION - request for demolition JOB ADDRESS: 1250 S MADISON AVE LOT #: PARCEL ID: M0200216 BLK #: SUBDIVISION: ZONING: **R-1A** ISSUED TO: NEHEMIAH CONSTRUCTION CONTRACTOR: NEHEMIAH CONSTRUCTION LLC ADDRESS 139 N MIDLAND AVE PHONE: CITY, STATE ZIP: MONROE GA 30655 PHONE: 770-702-0179 OWNER: PHONE: PROP.USE VALUATION: 8,000.00 DATE ISSUED: \$ 6/15/2023 SQ FT 0.00 EXPIRATION: 12/12/2023 OCCP TYPE: CNST TYPE: INSPECTION 770-207-4674 **REQUESTS:** 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 1250 S. Madison Ave on June 27, 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.

Wan

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: 1250 S. Madison Are, Monroe, GA 30655 Parcel #
Project Type (circle): New Construction, Renovation of Existing Structure, Signage, Demolition
Property Owner: Charch Edwards
Address: 139 N. Midland Are. Monroe, GH 30655
Telephone Number: 770-702-0179 Email Address: nehemiahoffice @ gmail, com
Applicant: Chanch Edwards
Address: 139 N. midland Are. Monroe, GA 30655
Telephone Number: 770-530-5293 Email Address: nehemiakoffice lagmail-Com
Estimated cost of project: 3,000
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)
Architectural floorplans (new construction only) Written description of the project including proposed materials Owner authorization statement, if applicant is not the property owner
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

unch Eswande

Signature of Applicant

5/26/23 Date









Written Description

Demoing single family residence and rebuilding single family residence with the same floorpan as the existing structure.



Chanch Edwards <chanch@nehemiahremodeling.com>

1250 S Madison Ave

cortiz ironwoodcg.com <cortiz@ironwoodcg.com> To: chanch@nehemiahconstruction.com <chanch@nehemiahconstruction.com>

The estimate to re-build the home at 1250 S Madison Ave is \$250,000.

· · · · · · · · · · · · · · · · · · ·	Clay Ortiz
	Managing Member
2	
	678-300-6001
	cortiz@ironwoodcg.com
	PO Box 1742
	Buford, Ga 30518
	www.ironwoodcg.com

Fri, Jun 16 at 12:07 PM

44

Estimate for 1250 S. Madison Ave. Monroe, GA 30655

There are a ton of variables as you know to establish a price to remodel a home. Without having a predetermined scope of work it is hard to give you a precise quote. To fully remodel the home from top to bottom, with all new foundation, utilities, mechanicals etc it could be in the \$250,000 range.

Chad Draper The Eulalia Group Bolt Construction Group JEC Development chad@theeulaliagroup.com 503.927.6321

					×	
	Construction Cost	Estimate			NEHEMI CONSTRUCTION	AH
					BUILD RCBUILD B	
					1st floor	1000
1250 S Madison					2nd floor	800
					Conditioned Total:	1800
original estimate date:6/15/23					Porches	120
					garage	
revised:					Total:	1920
	Description/Sub-Contractor	Quantity	Unit	Cost Basis	Rate	TOTAL
Jobsite Setup and Maintenance					ta	
Sanitary Facilities Dumpster		6	monthly	Allowance	\$85.00	\$510.00
General site clean up						\$2,500.00
Jobsite supervision						
Permits						\$2,500.00
Site Work						
Site Survey	Already completed					
Tree protection/ erosion controls		1	LF	estimate		\$500.00
house staking				ogtiment -		
clearing and site demolition Pad or base fill material and placement, site cut and removal		1		estimate		
Foundation (all bids subject to revisions based on fir	al engineered foundation drawi	ngs and soil cond	litions		i	
Foundation Slab -		1		Allowance	\$12,000.00	\$12,000.00
Floor System - Attic Deck						.
Termite Prevention		1		estimate		\$0.00
Framing						
Framing Lumber Package (includes 20% contingency)		1		Estimate		\$40,000.00
Framing Labor (including fasteners)		1		Estimate		\$23,560.00
Truss Package		1		Estimate		
Architectural Beams - Material - New Rough Sawn, Antique Hand Hewn, Antique Rough Sawn						
Architectural Beams - Installation						
Stairway						\$3,500.00
Roofing				Tetimete		<u> </u>
Roofing - Architectual Shingles Gutters - galvalume plumb cut		1		Estimate		\$8,500.00
Lighting Protection						φ2,000.00
Masonry, Stucco & Fireplaces						
Masonry stone labor and material		1				
Fireplaces - Firerock Masonry (36") Fireplace Mantle						\$1,000.00
r neprace manue						\$350.00
Plumbing & Electrical						
Plumbing Labor, rough in/top out materials		1				\$10,300.00
Plumbing Fixture Selections		1		Allowance		\$4,500.00
Electrical Labor & rough in materials		1				\$12,000.00
Lighting (recess, UCL) Decorative Lighting fixtures		1		Allowance	\$3,500.00	\$1,000.00
TV/Internet/Security Pre-Wire (no audio)		1		Estimate	φ3,500.00	\$500.00
Central Vac System						10
Energy Audit (required by law)						
IN/AC & Insulation						
HVAC & Insulation HVAC						\$15,000.00
Insulation Labor/Material		1		Estimate		\$8,500.00
Insulation Labor/Material						- 3,355.00
Windows & Doors						
Windows & Doors Windows		1		Estimate	\$8,000.00	\$3,500.00
Windows & Doors Windows Skylights					\$8,000.00	
Windows & Doors Windows Skylights Entry Door Unit		1		Estimate		\$1,200.00
Windows & Doors Windows Skylights			each		\$8,000.00 \$700.00 \$200.00	\$3,500.00 \$1,200.00 \$700.00 \$2,600.00

Siding-Material and labor					
					\$18,500.00
Cabinets, Counters, & Trim					
Cabinets - Standared Finish	1		Estimate		\$12,000.0
Granite Countertops - level 1-3	1		Estimate		\$6,500.0
Frim Material - Paint grade or Stain grade	1		Estimate		\$6,000.0
Frim Labor - install baseboards, window/door trim, closet finish			Louinate		<i></i>
but, install interior doors, door and cabinet hardware installation	1		Estimate		\$4,000.0
					1 1/2
Drywall & Painting					
Drywall/Tape/Float/Texture - finish level	1		Estimate		\$15,000.00
Painting Labor & Materials - Interior & Exterior 2 color palette	1		Estimate		\$8,000.00
Floor Coverings & Other Tile					
File Flooring, Shower and tub areas, backsplashes	1		Estimate		\$4,500.0
Shan: Simon install/sand/finish - 5.00 sf screen/finish - 2.00 sf					
Nood Flooring (Labor & Materials)	1		Estimate		\$10,000.00
Stained Concrete: Honing/polishing/finishing/staining/seal					
Carpet					
Appliances					
Appliances (includes installation)	1		Allowance		\$4,500.00
Glass & Hardware					
Cabinet Hardware			Allowance	\$150.00	\$0.0
Bath Hardware			Estimate	\$50.00	\$0.0
Door Hardware		each	Estimate	\$35.00	\$0.0
Aisc Builders Hardware		Lach	Loumate	φ35.00	φ0.0
			E ation at a	A	A
Shower Glass	1		Estimate	\$1,500.00	\$1,500.00
Airrors	3	each	Allowance	\$150.00	\$450.0
et 11					
Viscellaneous					
Aisc. Equipment					
All Terrain Fork lift Rental					
nspections - Third Party					
Finish Work					
Punch Out & Miscellaneous					
Subtotal House					\$251,170.00
7.75 Overhead					
Subtotal					\$251,170.00
0.75% Margin					
Fire-Wind-Theft Ins. (BR)					\$2,500.00
Fotal Estimate - House	l				\$253,670.00
		P	rice per SF	\$132.12	, 00) /
nfrastructure					
Septic	1		Estimate	\$10,000.00	
Vater service			Estimate	\$10,000.00	
Clectric Service to house		1.5	Fatimat	¢1 =00 c =	¢=00.5
	1	LF	Estimate	\$1,500.00	\$500.0
andscaping and sprinkler system					\$5,000.0
Driveway	1		Estiamate	\$7,000.00	\$5,000.00
					.
Subtotal Infrastructure					\$10,500.00
7.75% Overhead					
					A
Subtotal Infrastructure					\$10,500.00
0.75% margin					.
Total Estimate - Infrastructure					\$10,500.00
	TOTAL PR	ROJECT - HO	USE & INFI	RASTRUCTURE	\$264,170.00
			T • • •	·	par la companya de la
		r own outside o	or structure of the scope o		
Additional/Upgrade Options: Items in this category are additional upgrades to the pro- tems considered additional items to the typical construction of the home. Homeowners may o be completed by Nehemiah Construction, LLC, they will be moved above the margin lines			··		
tems considered additional items to the typical construction of the home. Homeowners may o be completed by Nehemiah Construction, LLC, they will be moved above the margin lines					
tems considered additional items to the typical construction of the home. Homeowners may o be completed by Nehemiah Construction, LLC, they will be moved above the margin lines Make Ready cleaning					
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*** This Estimated Cost Spreadsheet was developed by Nel Spreadsheet is CONFIDENTIAL data belonging to the Build party except as agreed to by the Builder. All negotiations w	er. The Owner, by receipt of this E	stimated Cost Spre	eadsheet, agr	ees not to d	
** For the purposes of this estimate, "Construction Costs" equired to complete the construction of the improvements cost of any listed category.					

***Many of the estimates carry a 'valid for 30-90 day' gaurantee only because the fluctuations in the market and reflective product/material price changes

***If conditions such as rock formations, high water tables, tree roots or other unknown or unforeseen conditions are encountered in the construction of the foundation excavation or utility trenching, additional costs and time may be incurred which will be an addition to the Estimated Contract Price.



June 13, 2023

Dear Mr. Edwards,

In accordance with your request, I have formulated an opinion of value for 1250 S. Madison Ave, Monroe, GA 30655. This opinion of value was prepared for the purpose of expressing an opinion of the market value of the fee-simple interest in the property, subject to normal limitations, including typical financing as of June 2023. Within the parameters of the preceding statements, it is my opinion that the improved market value, with the construction of a single family dwelling per below specifications, in fee-simple as of June 2023, is reasonably expressed by the amount of:

> ...THREE HUNDRED FIFTY THOUSAND DOLLARS... (\$350,000.00)

Sincerely, Susan Sykes

Associate Broker RE/MAX Center GA License #351147

426 W Highland Ave, Suite A, Monroe, GA 30655 Office: 770-982-5655 Cell: 678-858-9253

SUBJECT PROPERTY 1250 S Madison Ave, Monroe, GA 30655 Proposed 1,800 SF, 3 Bedroom, 2 Bathroom Similar floor plan to Comp 1 (711 Lawrence Street, Monroe, GA 30655). HardiePlank lap siding construction on crawlspace. 0.08 Acres



<u>COMPARABLE 1</u> 711 Lawrence Street, Monroe, GA 30655 1,800 SF, 3 Bedroom, 2.5 Bathroom 0.210 Acres Sold for \$295,000 June 2021



<u>COMPARABLE 2</u> 122 6th St, Monroe, GA 30655 864 SF, 2 Bedroom, 1 Bathroom 0.160 Acres Sold for \$240,000 June 2023



<u>COMPARABLE 3</u> 1001 Davis Street, Monroe, GA 30655 1,500 SF, 3 Bedroom, 2.5 Bathroom 0.23 Acres Sold for \$295,000 October 2022

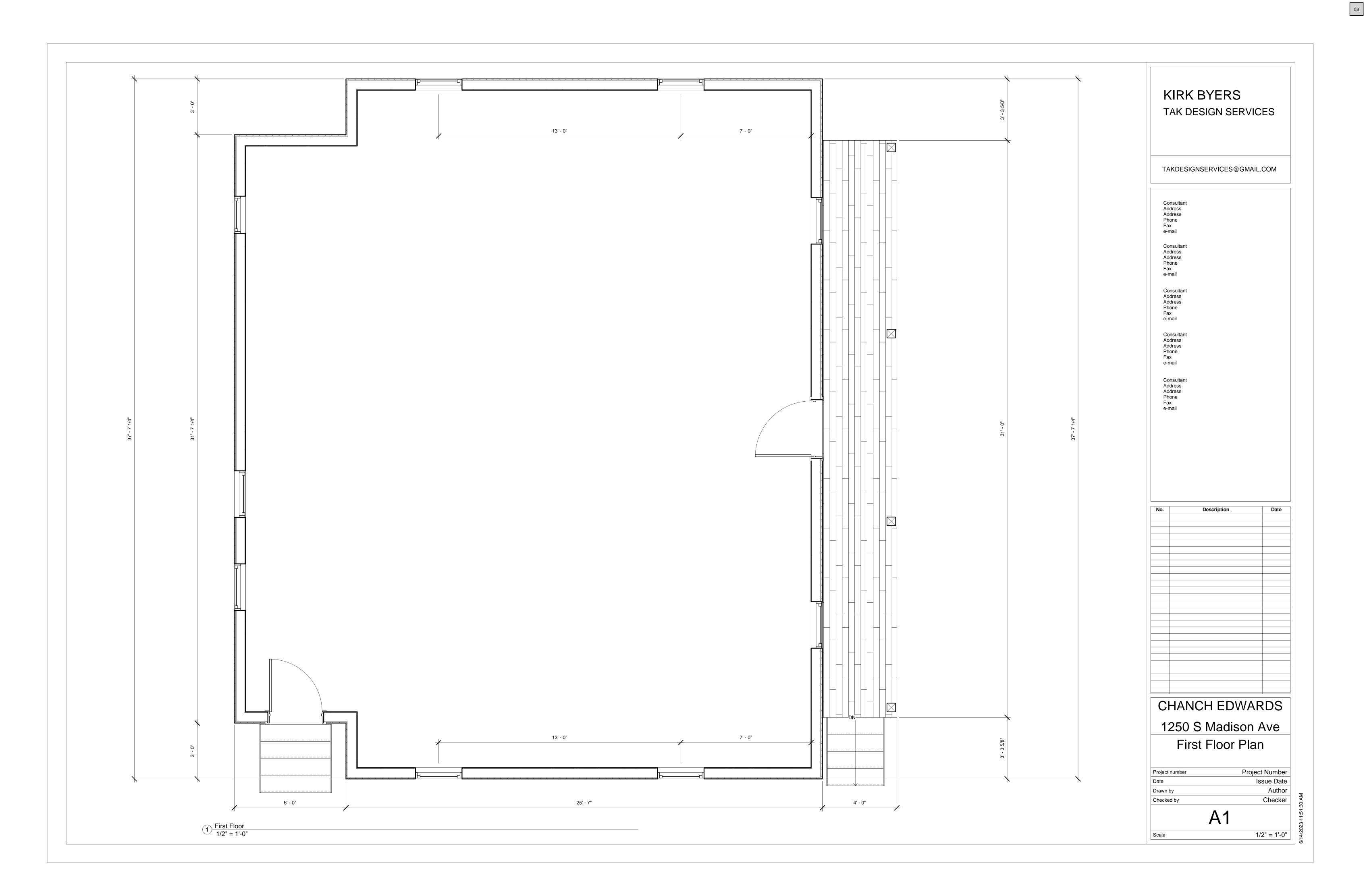


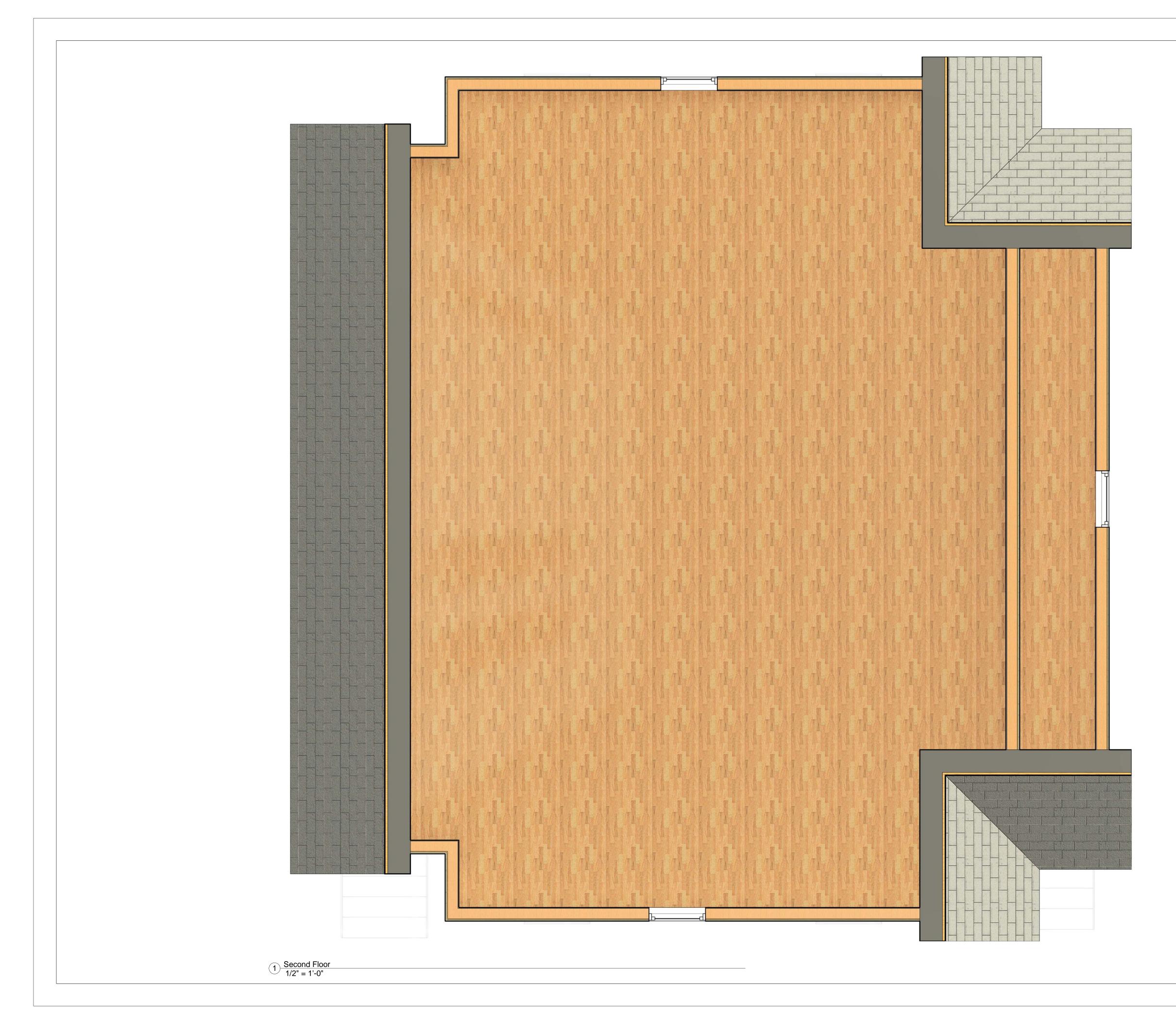
<u>COMPARABLE 4</u> 534 Meadows Farm Drive, Monroe, GA 30655 , 1,800 SF, 3 Bedroom, 2.5 Bathroom 0.30 Acres Sold for \$336,900 April 2023



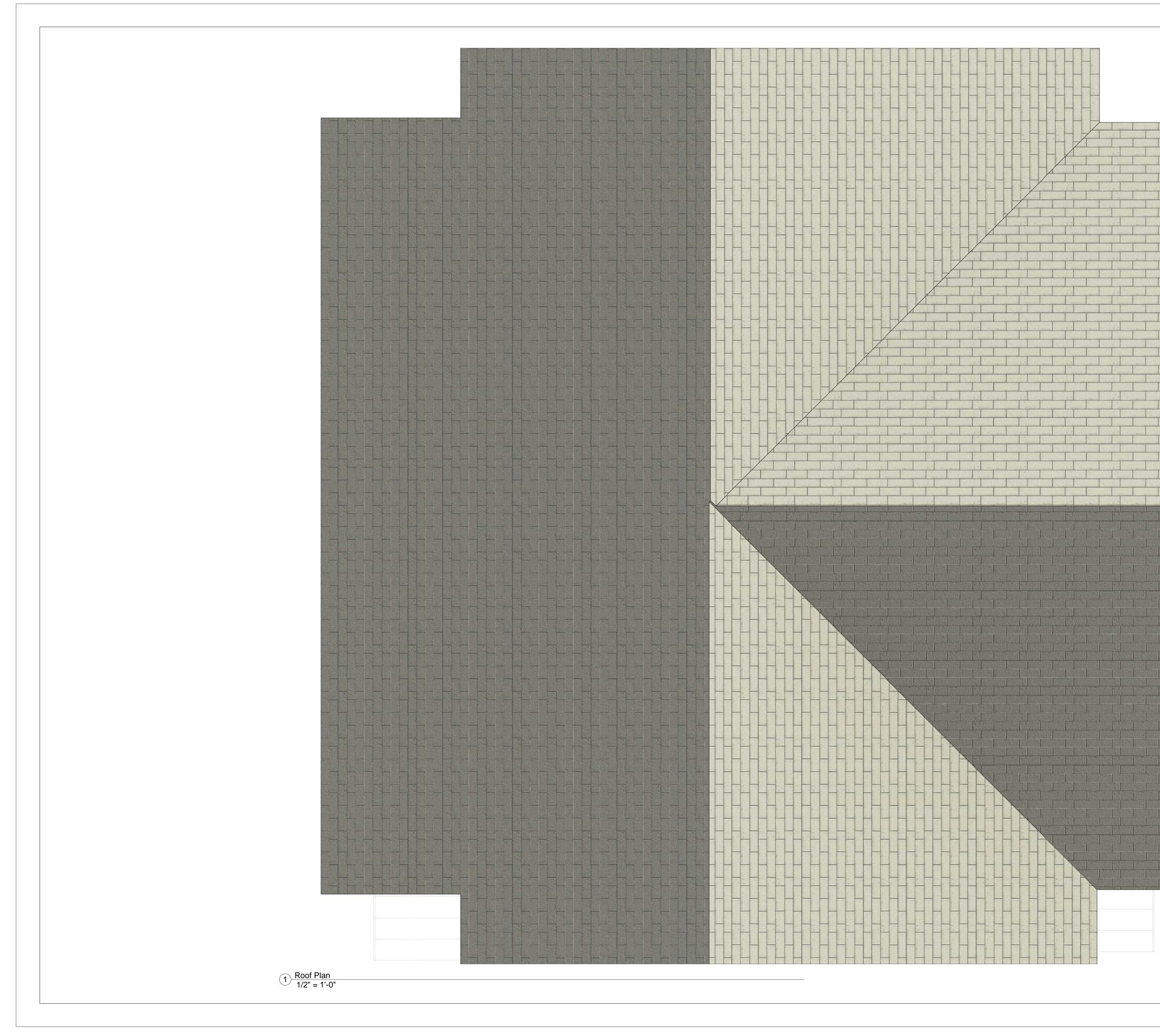
<u>COMPARABLE 5</u> 309 Milledge Ave, Monroe, GA 30655 2,000 SF, 3 Bedroom, 2.5 Bathroom 0.110 Acres Sold for \$394,000 January 2023







		DESK	
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City of Monroe 215 N. Broad Street

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

HISTORIC PRESERVATION MTG PERMIT

PERMIT #: 2468 DESCRIPTION: HISTORIC PRESERVATION - Fence & Shed JOB ADDRESS: 207 N MADISON AVE LOT #: PARCEL ID: M0140199B00 BLK #: SUBDIVISION: ZONING: B-2 ISSUED TO: FORREST SPAIN CONTRACTOR: FORREST SPAIN ADDRESS 207 N Madison Ave PHONE: CITY, STATE ZIP: Monroe GA 30655 PHONE: OWNER: PHONE: PROP.USE VALUATION: \$ 0.00 DATE ISSUED: 6/15/2023 SQ FT 0.00 **EXPIRATION:** 12/12/2023 OCCP TYPE: CNST TYPE: INSPECTION 770-207-4674 **REQUESTS:** lwilson@monroega.gov FEE CODE DESCRIPTION AMOUNT COA-03 Historic Preservation Regular Meeting \$ 100.00 FEE TOTAL \$ 100.00 PAYMENTS \$ 0.00 BALANCE \$ 100.00 NOTES:

The Historic Preservation Commission will hear your request for fence and shed at 207 N. Madison Ave on June 27, 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.

Win (ED BY)

0 151 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: 207 N. Madison Avenue Parcel # MD14D199
Project Type (circle): New Construction, Renovation of Existing Structure, Signage, Demolition
Property Owner: Forrest : Jennifer Spain
Address: 207 N Madison Avenue
Telephone Number: 404-276-3647 Email Address: FSpainir@icloud.com
Applicant: Forrest Spain
Address: 207 N Madison Avenue
Telephone Number: 404-276-3647 Email Address: FSpain Maicloud. 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
NA Architectural floorplans (new construction only) Written description of the project including proposed materials
Written description of the project including proposed materials
NA 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

59



Approx design of storage Shed, However it will only have 3 windows at the top of building to allow natural light.



Fence on neighbor's property at the rear of our house, Design will match to ensure uniformity in area.

61



r Red Line indicates fence location



A Red Line indicates fence location

63



City of Monroe 215 N. Broad Street Monroe, GA 30655

(770) 207-4674

HISTORIC PRESERVATION MTG PERMIT

PERMIT #: 2469 **DESCRIPTION:** HISTORIC PRESERVATION JOB ADDRESS: 700 SOUTH BROAD ST LOT #: PARCEL ID: M0180104 BLK #: SUBDIVISION: ZONING: PRD ISSUED TO: 81 Investment Company LLC CONTRACTOR: 81 Investment Company LLC ADDRESS PO Box 2655 PHONE: CITY, STATE ZIP: Loganville GA 30052 PHONE: 770-715-2800 OWNER: PHONE: PROP.USE VALUATION: 0.00 DATE ISSUED: 6/15/2023 \$ SQ FT 0.00 EXPIRATION: 12/12/2023 OCCP TYPE: CNST TYPE: INSPECTION 770-207-4674 **REQUESTS:** 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.

Wan ED BY)

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: 700 S. BRUAD ST Parcel # MO180104
Project Type (circle): New Construction, Renovation of Existing Structure, Signage, Demolition
Property Owner: 81 INVESTMENT COMPANY LLC
Address: PO B . x 2655 LOGANVILLE GA 30052
Address: PO B * 2655 LOGANVILLE GA 30052 Telephone Number: 708534417 Email Address: wpeters @ relienthumes. com
Applicant: SI TNUESTDENT COMPANY IIC
Address: PO BX 2655 LOGANVILLE GA 30052
Address: POBX 2655, LOGAWVILLE GA 30052 Telephone Number: 70 8534417 Email Address: Wy244150 relienthumes.
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 floorplane (new construction only)
Architectural floorplans (new construction only)
Written description of the project including proposed materials
9wner 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

Historic Preservation Committee:

Project: 700 S Broad Street

Our current request to the committee is for 700 S Broad Street. We intend to pressure wash the building to hopefully bring the existing historic brick back to life. We will be removing the existing awnings and replacing them with black iron awnings as shown in the pictures included. We also intend to square up/level the current concrete front porch stoop and install a railing down the front like the pictures included in the package.

Wes Peters

Representative for 81 Investment Company LLC

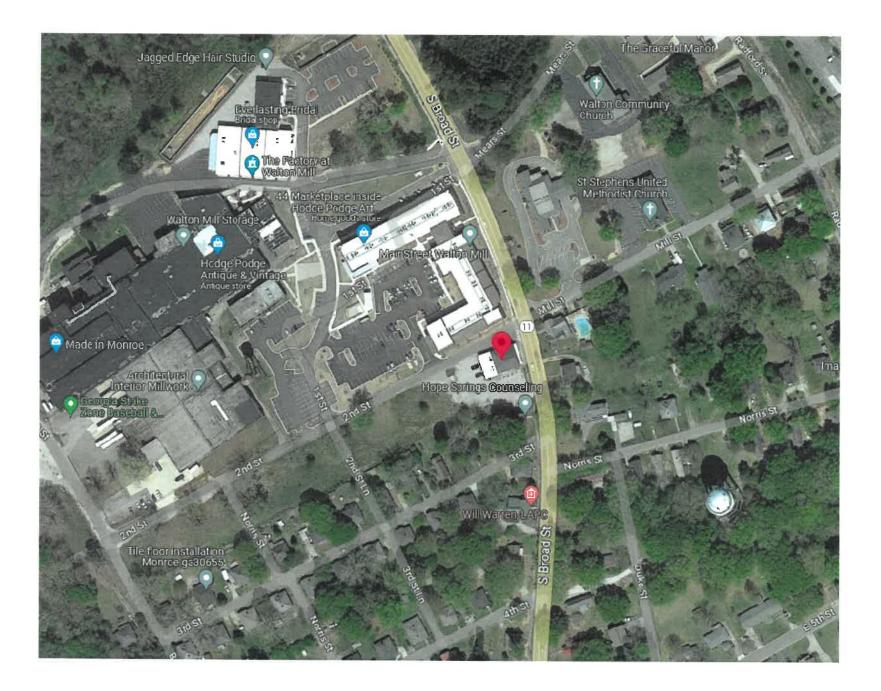
Owner Authorization Statement

Project: 700 S Broad Street

I, Darrell McWaters, managing member of 81 Investment Company, LLC which owns 700 S Broad Street in Monroe GA, authorizes Wes Peters to act on behalf of the company in getting all necessary approvals from the HPC for alterations to the property.

men MMA

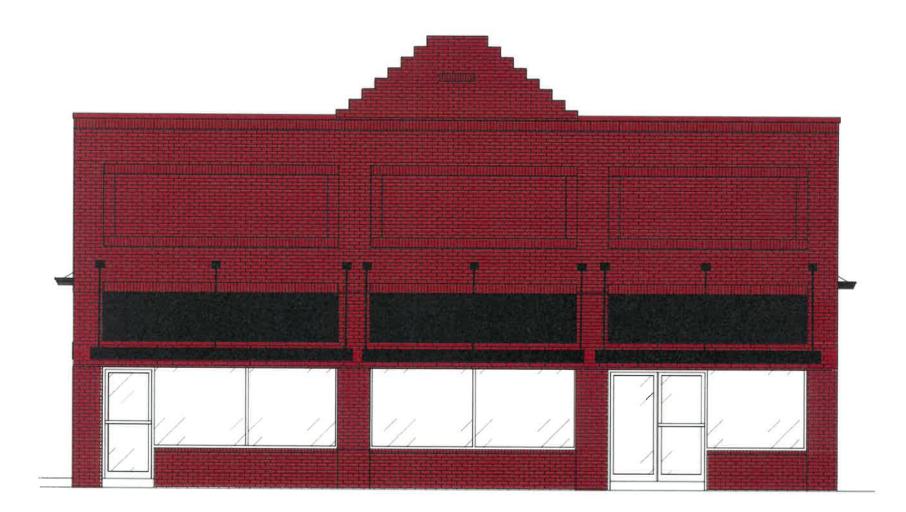
Darrell McWaters Managing Member, 81 Investment Company LLC











700 S BROAD STREET

Awning Example:





Railing Example:

