



## Historic Preservation Commission Meeting

### AGENDA

Tuesday, September 27, 2022

6:00 PM

215 N Broad St

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I. **CALL TO ORDER**

II. **ROLL CALL**

III. **APPROVAL OF AGENDA**

IV. **MINUTES OF PREVIOUS MEETING**

1. Minutes of Previous Meeting 8/23/22

V. **OLD BUSINESS**

1. COA request - 115 6th St - New Construction

VI. **NEW BUSINESS**

1. COA request - 104 3rd St - Exterior Changes
2. COA request - 211 Boulevard - Carport, deck, & fence
3. COA request - 511 S. Madison Ave - Fence

VII. **ADJOURNMENT**

Historic Preservation Commission  
Meeting Minutes—**DRAFT**  
Regular Meeting—August 23, 2022

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

Absent: Fay Brassie

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

Visitors: Cindy Smith, Melissa & Vince Marzula, Bill Stone

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

Chairman Jones ask for approval of the agenda  
To approved as presented.

Motion by Powell. Second by Camp  
Motion carried

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

Motion by Powell. Second by Jones  
Motion carried.

**The First Item of Old Business:** Request for COA #1013, a request for signage on the side of 106 S. Broad St. The applicant is Rinse Bath & Body Co. There was no one at the meeting to represent the request. The item was tabled at the June 28, 2022 meeting until August 23<sup>rd</sup> at the request of the applicant. Commissioner Jones read into the record the historic sign ordinance. Under the current sign ordinance, the applicant would be allowed is approximately 78 sq ft of wall signage. The applicant has requested a sign approximately 600 sq ft in size.

Motion to deny because the proposed sign is too large and out of scale with the building  
Motion by Brown, Second by Camp  
Motion carried

New Business:

**The First Item of Business:** Request for COA #1378, a request for exterior changes including windows and siding at 229 Alcovy St. Vince and Melissa Marzula spoke in favor of the request. The vinyl siding was removed and replaced with hardiplank. 6/6 windows were removed and replaced with 1/1 bronze high efficiency windows. The roof was also replaced but no changes to the foot print were made.

Commissioner Brown: Is there the possibility of putting in the snap in mullions so the windows appear 6/6?  
V. Marzula: I've already stated that I would like to do 2/1 windows.

Commissioner Camp: Will the house remain yellow?  
V. Marzula: No that is just the primer. The house will be almost white.  
Commissioner Camp: Why did you decide to change the windows?  
V. Marzula: Personal preference; the windows were rotten and non-insulated

Commissioner Camp: The 6/6 windows look better

Commissioner Brown: Will you be putting the shutters back on? The shutters are not historic

M. Marzula: No, I do not think we are going to put them back; want to keep it plain

Commissioner Brown: The problem with the windows is that 6/6 is what is original to the construction and architecture to the house. There are windows now that are double paned with snap in grids.

Marzulas: There is a cost difference in getting those and there are houses in historic districts that do not have the grids.

Commissioner Camp: You are making great improvement to the house but I have a problem with the 2/1 windows; damages the integrity of the district

V. Marzula: What type of windows would you like to see besides 6/6?

Commissioner Powell: What about 4/1 as a compromise?

Commissioner Brown: I believe you replaced the front door if I'm not mistaken.

V. Marzula: Yes

Commissioner Brown: That was supposed to come before us as well. There is a window in the front door at appears to be 2/2 which is better than what you have right now. If you did 2/2 it would match the front door.

Commissioner Camp: That would look nice and is a good compromise

Motion to approved 2/2 windows

Motion by Powell, Second by Camp

Motion carried

Motion to approved hardiplank siding as vinyl replacement

Motion by Camp, Second by Powell

Motion carried

**The Second Item of Business:** Request for COA #1379, a request for a rear addition at 116 6<sup>th</sup> St. The applicant and owner, Bill Stone spoke in favor of the project. The goal of the project is to create a 12x14 addition on the back of the house to allow for a second bedroom with a hallway and laundry facilities. He did the same project recently at 143 W 5<sup>th</sup> St. The rear addition will be clad with hardiplank. With only one and one bath the house is not functional.

Commissioner Powell: Will the footprint be changing? Are you enclosing the back screened porch

Stone: It will have a 10x14 addition on the rear; the front is not changing

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

Commissioner Camp: Will you leave the columns on the front?

Stone: I will leave the iron columns as it will match the iron railing.

Commissioner Camp: Will you be keeping the door?

Stone: If it is salvageable

Stone: What about windows?

Chairman Jones: It looks like you have 6/6 on the side

Stone: I believe the windows were replaced at some point

Motion to approve as presented with 6/6 windows  
Motion by Brown, Second by Powell  
Motion carried

**The Third Item of Business:** Request for COA #1380, a request for exterior changes 221 Boulevard. The owner and applicant, Cindy South spoke in favor of the request. The applicant would like to create an owner’s suite in the rear of the house, extend the existing roof line in the rear, and enclose the rear back screened porch. The applicant would also like to put a screened porch back for year-round use on the left side of the house that will be enclosed with glass between the brick columns. There would be no panes in the glass, just solid glass panes without dividers. The partial walls between the columns would stay and one would be built across the front to hold the glass.

Commissioner Brown: Do you have pictures of what it will look like?  
South: No

The applicant would also like to put new windows in for more light the where the new kitchen will be. To mimic existing windows on the house, the applicant is requesting a line of casement windows. The new windows will not be visible from the street; they will be located in the rear portion of the house. There will be five windows that open individually. We will be taking a window out during the renovations and if possible, reuse it in the laundry room. The addition will have hardiplank instead of wood.

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

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

Chairman Jones entertained a motion to adjourn.

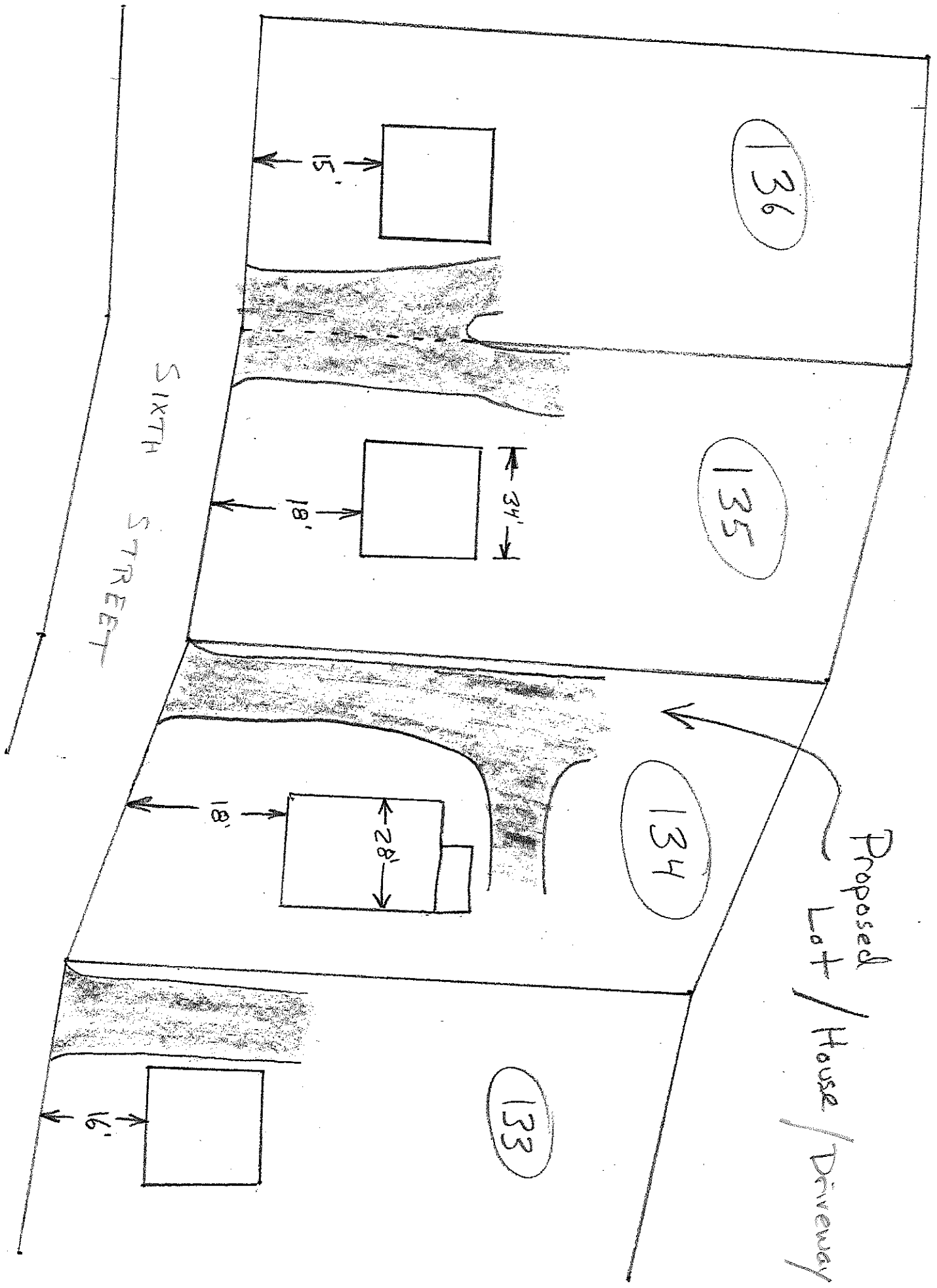
Motion by Camp. Second by Powell  
Motion carried.

Adjourned at 7:04 pm



SITE PLAN

Jim P Campbell



Proposed Lot / House / Driveway

SIXTH STREET

136

135

134

133

JOHN TEE, ARCHITECT



## PLAN SPECIFICATIONS

2 bedrooms | 2 baths

Living Area (sq ft):

Main Floor: 1,269

Total Living Area: 1,269

Porches: 313

Exterior Wall Framing: 2x4

Foundation: Crawlspace

## PLAN PRICING

5 sets: \$1,170

Additional Sets, each: \$60

PDF Plan Set: \$1,620

Pricing Set: \$900

## ABOUT THIS PLAN

These days you need every square foot in your house to count, just like each dollar of your paycheck. Our Holly Grove plan offers a modest 1,269 square feet, and this design is as straightforward as it is charming. Based on a shotgun house (so named because you can see clear from the front door to the back), Holly Grove boasts a combined living, dining, and kitchen area that's suited to today's casual lifestyles. Two bedrooms and baths round out the other half of the house.

For great looks and space-savvy rooms, Architect John Tee designed this plan to give you the biggest bang for your buck!

### COPYRIGHT NOTICE

Copy Restrictions and Copyrights Information: All Southern Living House Plans are protected under the United States Copyright Law. Plans may not be resold or used for the construction of more than a single residence. When you purchase a home from Southern Living House Plans, you have been licensed the right to build only one residence.

Southern Living designers and architects retain all rights, title and ownership to the original design and documents.

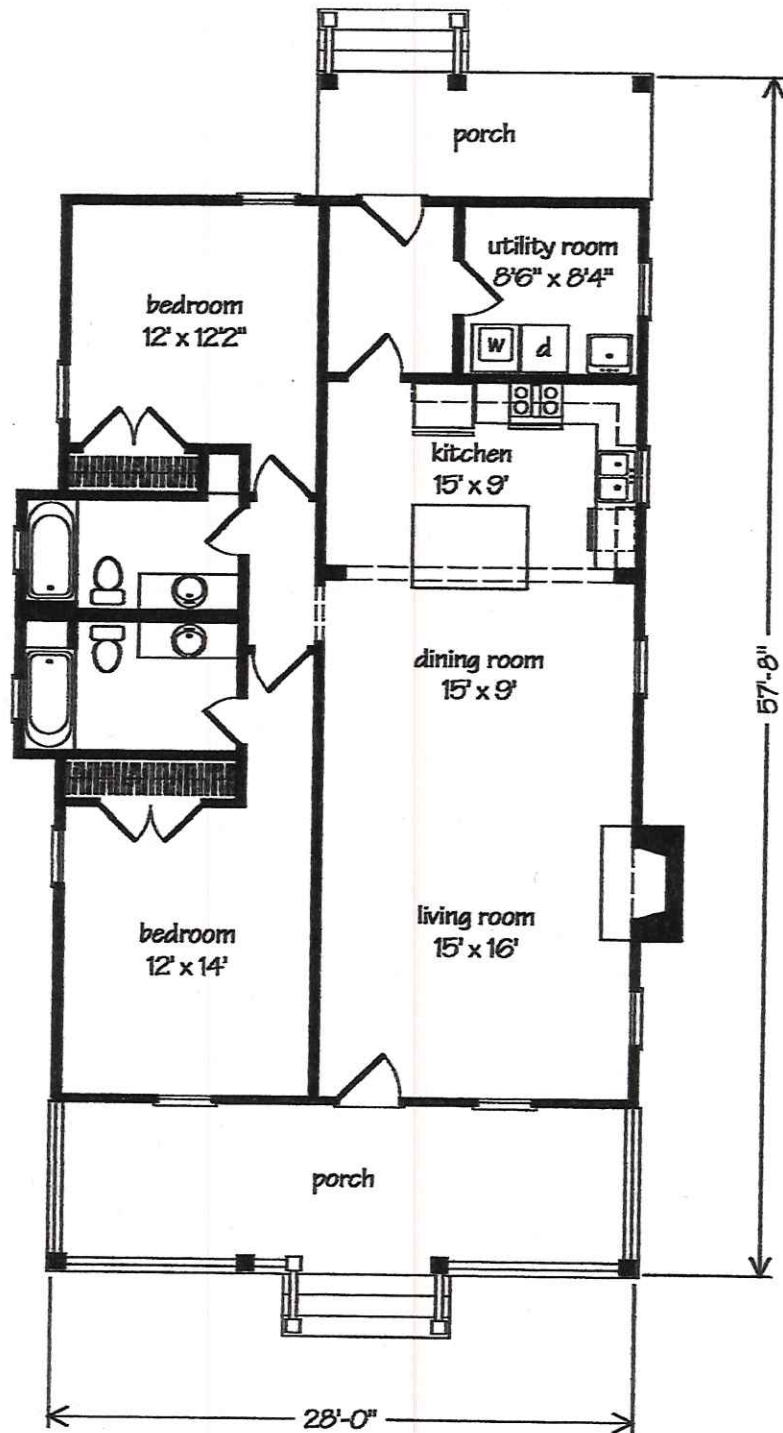
TO ORDER CALL TOLL-FREE 866.892.3507

OR VISIT [www.SouthernLivingHousePlans.com](http://www.SouthernLivingHousePlans.com)



FLOOR PLANS

MAIN FLOOR



ELEVATIONS

FRONT  
ELEVATION



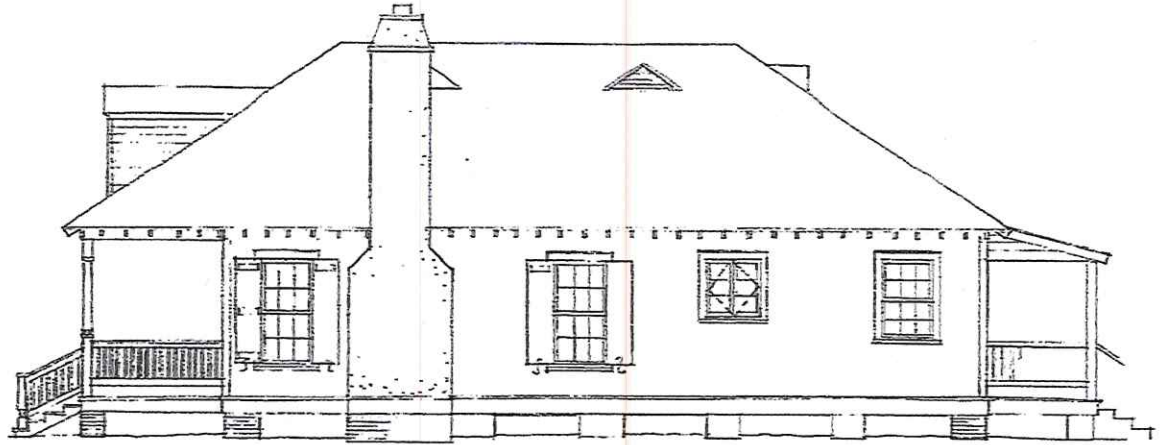
REAR  
ELEVATION





ELEVATIONS

RIGHT SIDE  
ELEVATION



LEFT SIDE  
ELEVATION





# City of Monroe

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

## HISTORIC PRESERVATION COMMISSION MTG

PERMIT #:	1279	DESCRIPTION:	COA- HISTORIC PRES New Construction
JOB ADDRESS:	115 6TH ST	LOT #:	
PARCEL ID:	M0200110	BLK #:	
SUBDIVISION:		ZONING:	R-1A
ISSUED TO:	Hoback Properties LLC	CONTRACTOR:	Hoback Properties LLC
ADDRESS:	2580 Double Springs Ch Rd	PHONE:	
CITY, STATE ZIP:	Monroe GA 30656	OWNER:	
PHONE:	770-652-1188	PHONE:	
PROP.USE:	RESIDENTIAL	DATE ISSUED:	7/20/2022
VALUATION:	\$ 0.00	EXPIRATION:	1/16/2023
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
<b>FEE TOTAL</b>		\$ 100.00
<b>PAYMENTS</b>		\$ -100.00
<b>BALANCE</b>		\$ 0.00


### NOTES:

Please be advised this request for new construction at 115 6<sup>th</sup> St will be heard by the City of Monroe Historic Preservation Commission on July 26, 2022 at 6:00pm in the City Hall Council Chambers at 215 N. Broad St Monroe, GA 30655

### NOTICE

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

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

  
\_\_\_\_\_  
(APPROVED BY)

  
\_\_\_\_\_  
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: 115 Sixth St, Monroe, GA 30655 Parcel # \_\_\_\_\_

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

Property Owner: Jim P. Campbell dba Hoback Properties, LLC

Address: 2580 Dable Springs Church Rd, Monroe, GA, 30656

Telephone Number: 770-652-1188 Email Address: jpcampbell1@windstream.net

Applicant: Jim P. Campbell

Address: 2580 Dable Springs Church Rd, Monroe

Telephone Number: 770-652-1188 Email Address: jpcampbell1@windstream.net

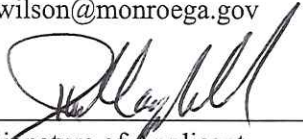
Estimated cost of project: \$170,000

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 #1299

Please submit all application materials in hardcopy to the Code Department and digitally at [lwilson@monroega.gov](mailto:lwilson@monroega.gov)

  
Signature of Applicant

6-28-22  
Date



COA Historic District Supplemental Information Packet

1. The Historic Preservation Commission meets on the fourth Tuesday of each month in the Council Chambers at City Hall (215 N. Broad St Monroe, GA 30655) at 6:00pm.
2. To be placed on the agenda for that month, a completed application must be turn in **at least 10 days prior** to the meeting date. For example, if the meeting is scheduled for January 25<sup>th</sup>, all applications must be turned in by January 14<sup>th</sup>.
3. It is recommended the applicant appear at the meeting on the scheduled time and day to make a presentation to the Commission members.
4. In review of COA applications, the Historic Preservation Commission shall take into account The Secretary of the Interior’s Standards for Rehabilitation and the following elements to ensure the exterior form and appearance of the structure is consistent with the historical and visual character of the District:
  - The height of the building in relation to the average height of the nearest adjacent and opposite buildings.
  - The setback and placement of the building on the lot in relation to the average setback and placement of the nearest adjacent and opposite buildings.
  - Exterior construction materials including textures and patterns.
  - Architectural detailing such as lintels, cornices, brick bond, and foundation materials
  - Roof shapes, forms, and materials
  - Proportions, shapes, positioning and locations, patterns and sizes of any elements of fenestration
5. The Code Office will post a notice which will notify all affected property owners of the material change being requested not less than seven days prior to the meeting at which the request for the COA is to be considered. The applicant and the affected property owners will be given an opportunity to be heard at the meeting in which the application is presented.
6. Ordinary maintenance or repair of any exterior architectural feature in or on a historic property that does not involve a material change in design, material, or outer appearance is excluded from review.
7. In review of COA applications, the Historic Preservation Commission shall not consider interior arrangements or use having no effect on exterior architectural features.

**DEFINITIONS:**

1. “Material change in appearance” means a change that will affect either the exterior architectural or environmental features of a historic property or any structure, site, or work of art within a historic district and may include one or more of the following:
  - a. A reconstruction or alteration of the size, shape, or façade including any of the architectural elements or details
  - b. Demolition





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

Receipt Number: R00405271  
Cashier Name: LAURA WILSON  
Terminal Number: 34  
Receipt Date: 7/20/2022 9:42:20 AM

13

**Transaction Code: BP - Building Projects Payment**

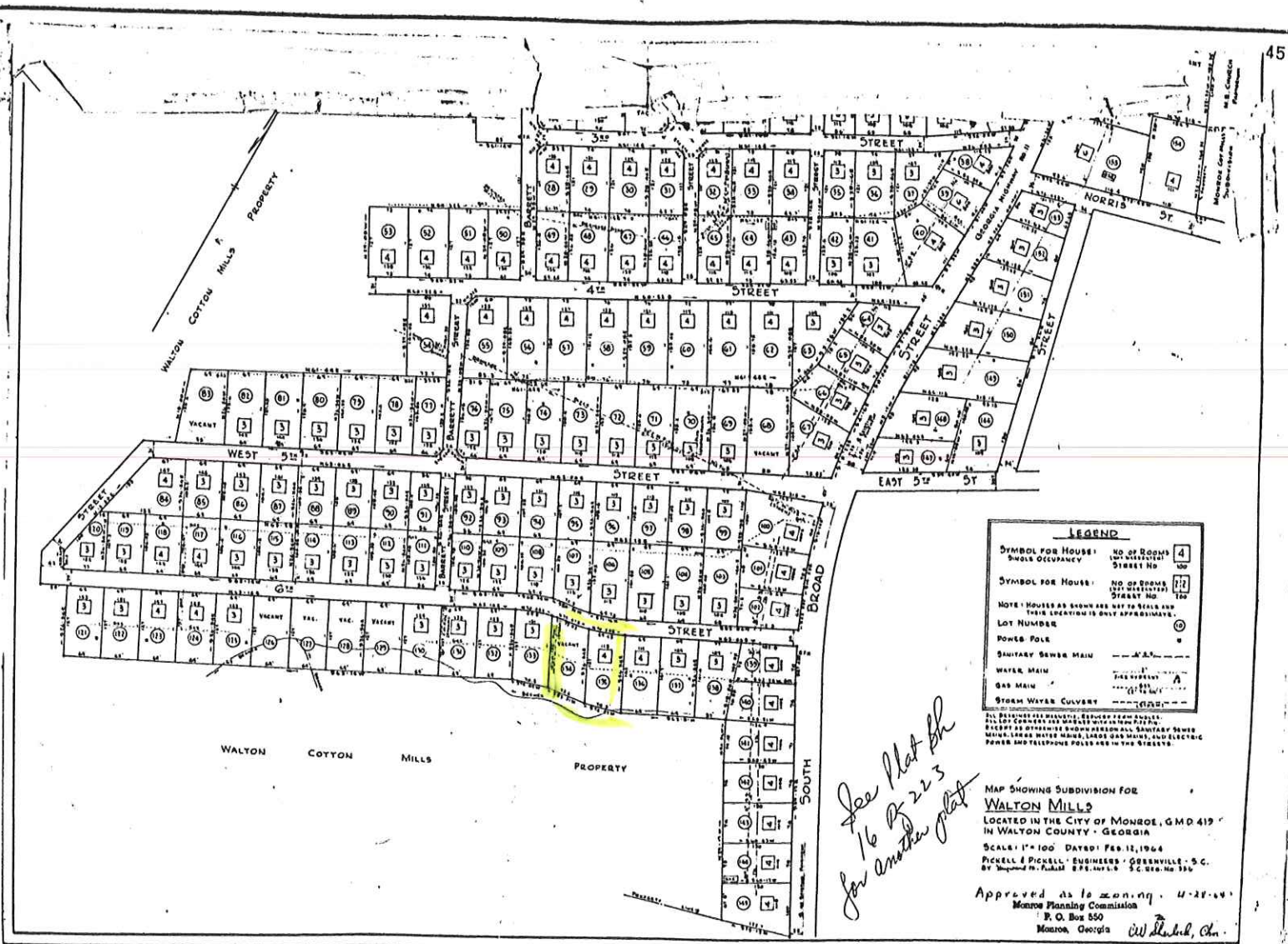
Payment Method: Check Payn Reference: 1780

<b>Name: Hoback Properties LLC</b>	<b>\$100.00</b>
<b>Total Balance Due:</b>	<b>\$100.00</b>
Amount:	\$100.00
<b>Total Payment Received:</b>	<b>\$100.00</b>
<b>Change:</b>	<b>\$0.00</b>

Members of the Walton Co Historical Society,

My request is that I am able to separate the existing lot at address 115 Sixth St. in Monroe into two lots. My intention would be to eventually build another home on the additional lot that would have a similar floor plan and that would look like the rest of the mill houses on the street.

Thank you,  
JP Campbell



*See Plat for  
16 of 223  
for another plat*

**LEGEND**

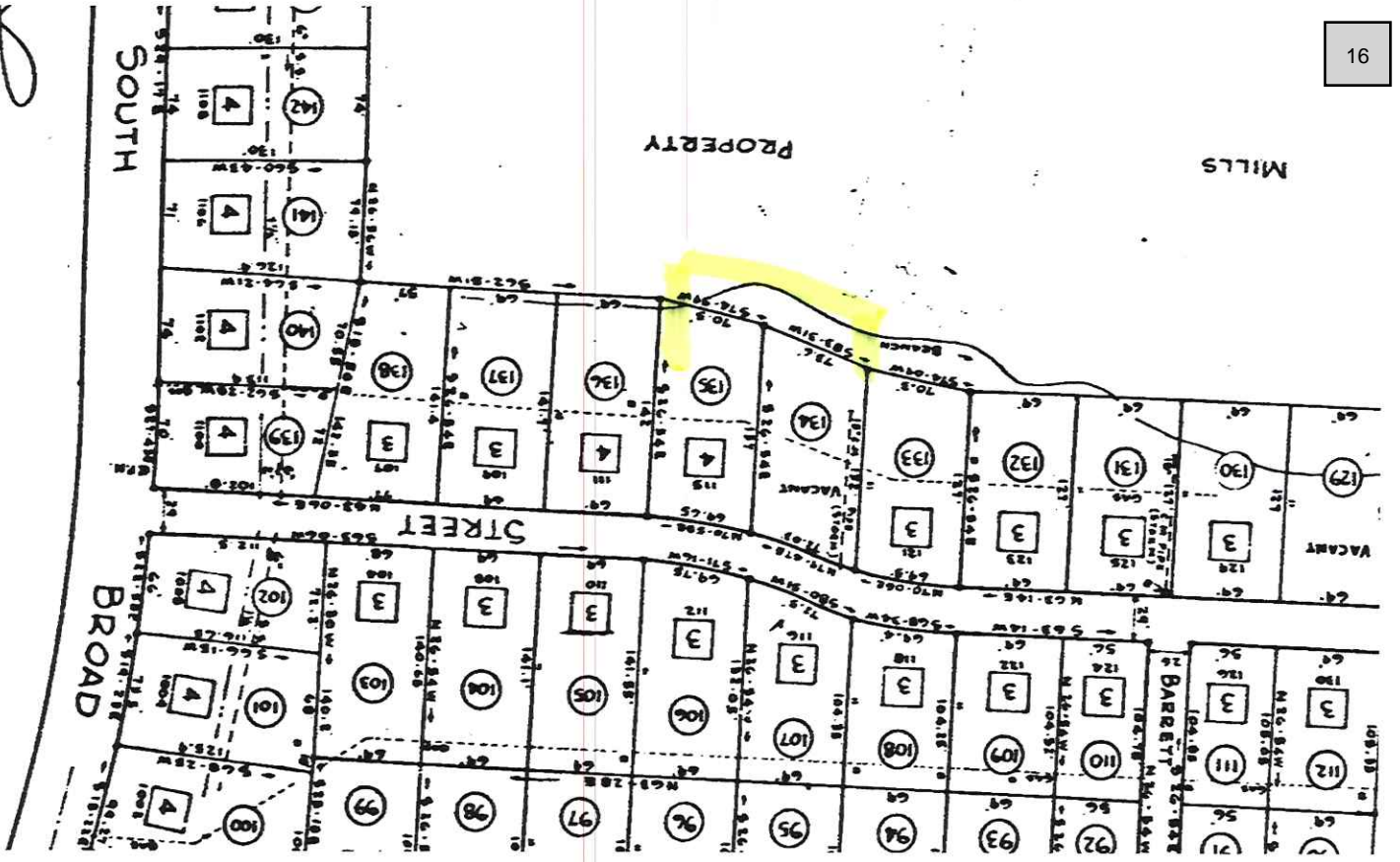
SYMBOL FOR HOUSE: SINGLE OCCUPANCY	NO. OF ROOMS (BY OCCUPANCY)	STREET NO.
SYMBOL FOR HOUSE: MULTI OCCUPANCY	NO. OF ROOMS (BY OCCUPANCY)	STREET NO.
NOTE: HOUSES AS SHOWN ARE NOT TO SCALE AND THEIR LOCATIONS IS ONLY APPROXIMATE.		
LOT NUMBER		
POWERS POLE		
SANITARY SEWER MAIN		
WATER MAIN		
GAS MAIN		
STORM WATER CULVERT		

MAP SHOWING SUBDIVISION FOR  
**WALTON MILLS**  
LOCATED IN THE CITY OF MONROE, G.M.D. 419  
IN WALTON COUNTY - GEORGIA  
SCALE: 1" = 100' DATED: FEB. 12, 1964  
BY PICKELL & PICKELL, ENGINEERS, GREENVILLE - S.C.  
MONROE, GEORGIA

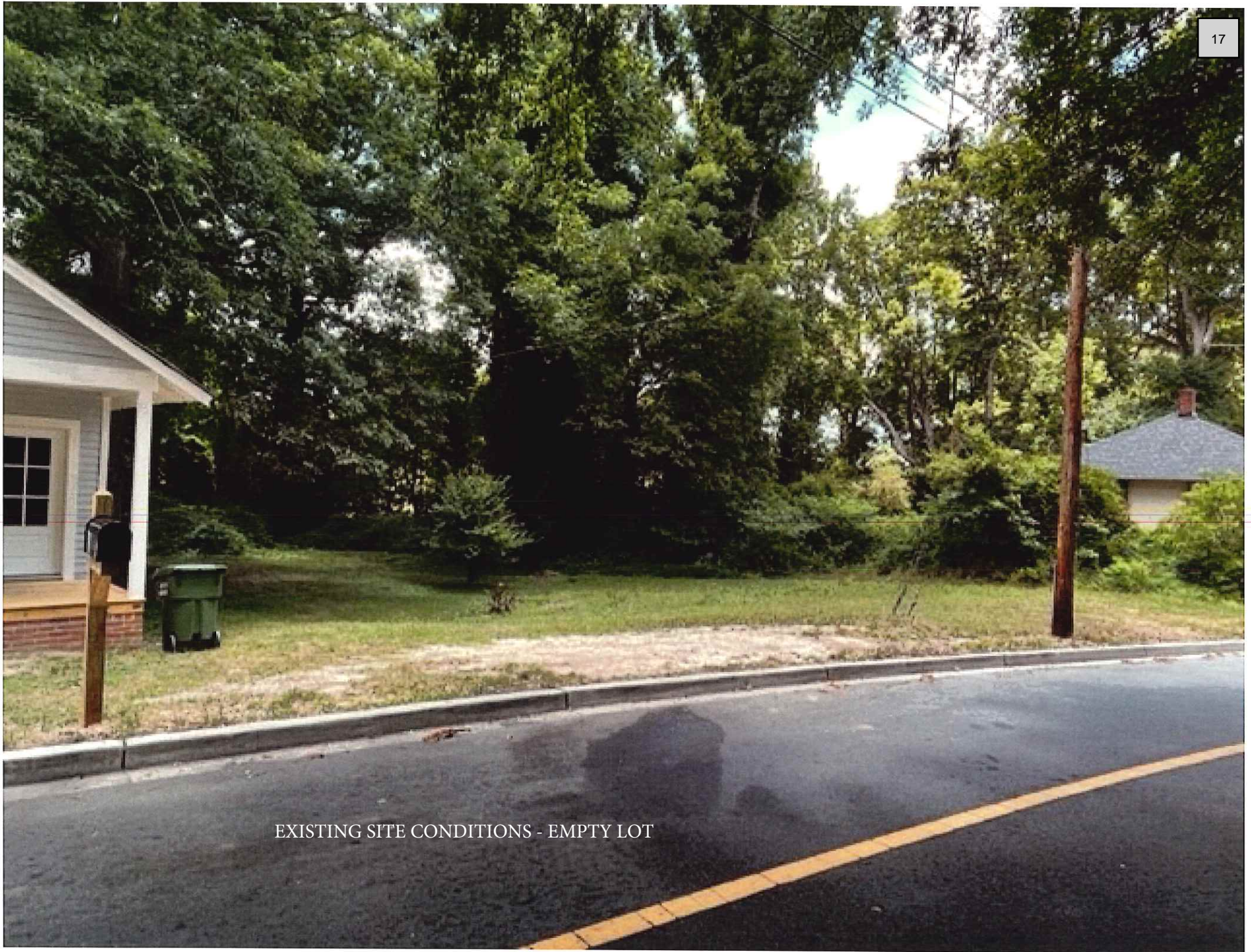
Approved 4-28-64  
Monroe Planning Commission  
P. O. Box 850  
Monroe, Georgia  
*W. L. L. L.*

Recorded: July 25, 1964

Enna Lee Luster, Clerk







EXISTING SITE CONDITIONS - EMPTY LOT





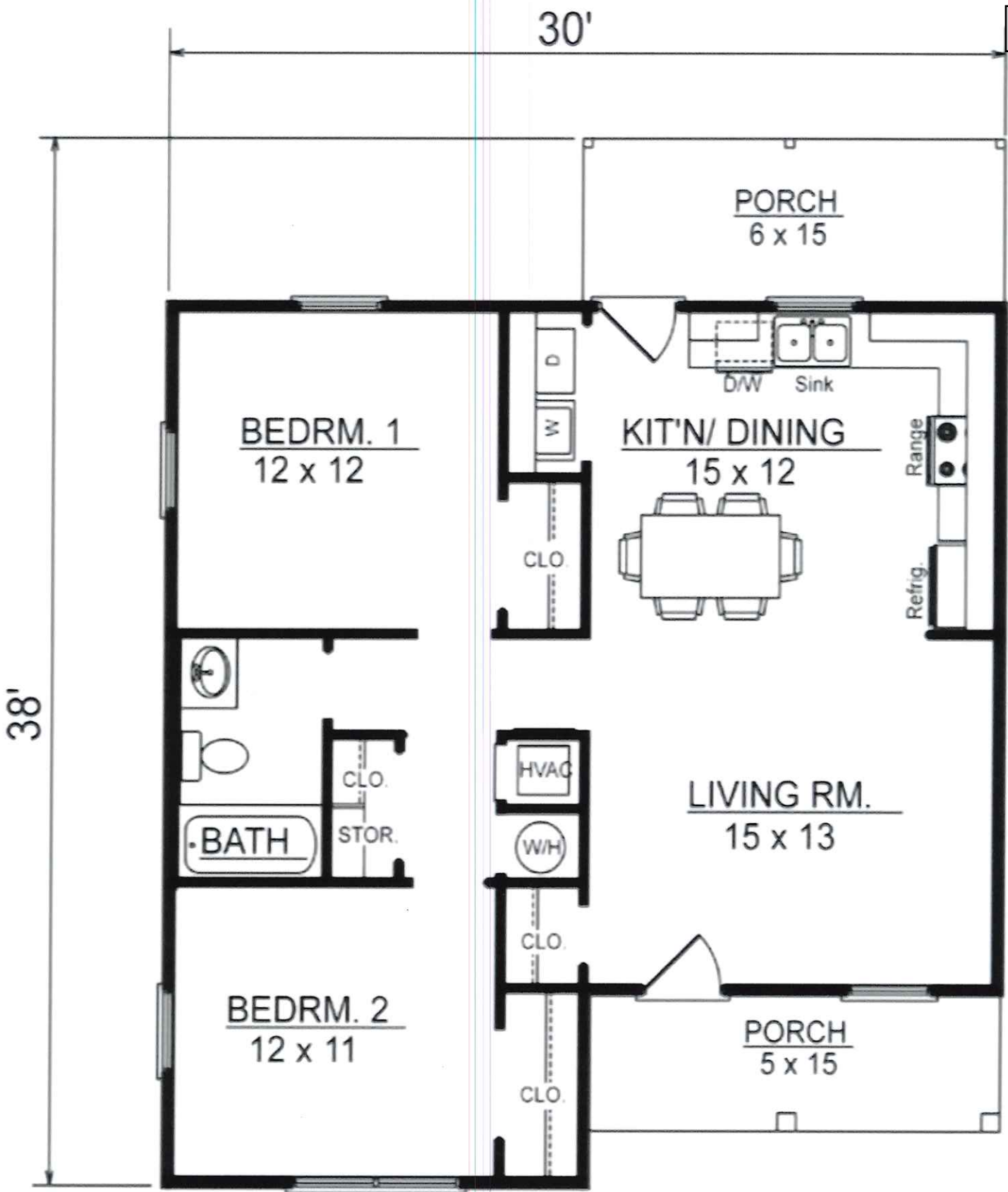
EXISTING NEIGHBORING HOUSE THAT WILL BE THE MODEL FOR THE NEW HOUSE





EXISTING HOUSE NEXT DOOR









# City of Monroe

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

## HISTORIC PRESERVATION MTG PERMIT

PERMIT #:	1505	DESCRIPTION:	HISTORIC PRESERVATION
JOB ADDRESS:	104 3RD ST	LOT #:	
PARCEL ID:	M0180103	BLK #:	
SUBDIVISION:		ZONING:	R-2
ISSUED TO:	Sherie Hawkins	CONTRACTOR:	Sherie Hawkins
ADDRESS:	173 Social Circle Fairplay Rd	PHONE:	
CITY, STATE ZIP:	Social Circle GA 30025	OWNER:	
PHONE:	404-784-6809	PHONE:	
PROP.USE:	RESIDENTIAL	DATE ISSUED:	9/22/2022
VALUATION:	\$ 0.00	EXPIRATION:	3/21/2023
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
<b>FEE TOTAL</b>		\$ 100.00
<b>PAYMENTS</b>		\$ -100.00
<b>BALANCE</b>		\$ 0.00

### NOTES:

The Historic Preservation Commission will hear your request for exterior changes at 104 3<sup>rd</sup> St. on September 27, 2022 at 6p.m. in the Council Chambers at City Hall; 215 N. Broad St. Monroe, GA 30655

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*Laura E. Harris*  
(APPROVED BY)

9/22/22  
DATE



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

Receipt Number: R00428419 22  
 Cashier Name: LAURA WILSON  
 Terminal Number: 34  
 Receipt Date: 9/22/2022 12:46:14 PM

**Transaction Code: BP - Building Projects Payment**

<b>Name: Hawkins, Sherie</b>	<b>\$100.00</b>
<b>Total Balance Due:</b>	<b>\$100.00</b>
Amount: \$100.00	
<b>Total Payment Received:</b>	<b>\$100.00</b>
<b>Change:</b>	<b>\$0.00</b>

Payment Method: Check Payn Reference:



SPEED  
LIMIT  
25



104

# NOTICE TO THE PUBLIC

THE OWNER OF THIS PROPERTY HAS FILED AN APPLICATION WITH THE HISTORIC PRESERVATION COMMISSION, REQUESTING A CERTIFICATE OF APPROPRIATENESS TO PERMIT EXTERIOR CHANGES TO THIS PROPERTY.

A PUBLIC HEARING WILL BE HELD AT CITY HALL ON 9-27-22 AT 6:00 P.M.

ALL THOSE HAVING AN INTEREST IN THE PROPOSED CHANGE(S) SHOULD BE PRESENT TO VOICE THEIR INTEREST.



### 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: 104 3<sup>rd</sup> St. Monroe, Ga. 30655 Parcel # 4M0180103

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

Property Owner: Sherie Hawkins

Address: 173 Social Circle Fairplay Rd. Social Circle, Ga 30025

Telephone Number: 404-784-6809 Email Address: Sherie@hopespringscounseling.org

Applicant: <u>Same as above</u>	
Address:	
Telephone Number:	Email Address:

Estimated cost of project: \$40,000

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](mailto:lwilson@monroega.gov)

Sherie Hawkins

Signature of Applicant

8-19-22

Date

Addendum to Certificate of Appropriateness Application- Historic District

104 3<sup>rd</sup> St. Monroe, Ga. 30655

Description of Project:

Remove all trees and shrubbery from around the house and lot with the exception of the large Oak tree which will be limbed. The shrubbery and trees directly on the property line on the left side of the property and the back side of the property will remain intact as a visual barrier.

Replace front porch with same style of railings.

Stain porch and steps

Add small porch on the right side of the house to replace the middle window with a door. (See picture of porch example and door).

Enclose back corner of house (open stoop currently) to create enclosed storage room. Add matching vinyl siding to cover enclosure.

Add small porch and door on the backside of the house to replace kitchen window.

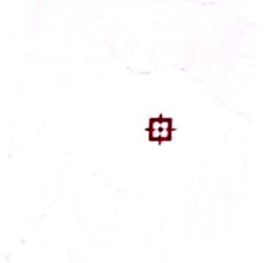
Replace coach lights at door to match the lights at 706 S. Broad. St.

The exterior of 104 3<sup>rd</sup> St. will match the exterior design of 706 S. Broad St.





Overview



Legend

- Parcels
- Roads



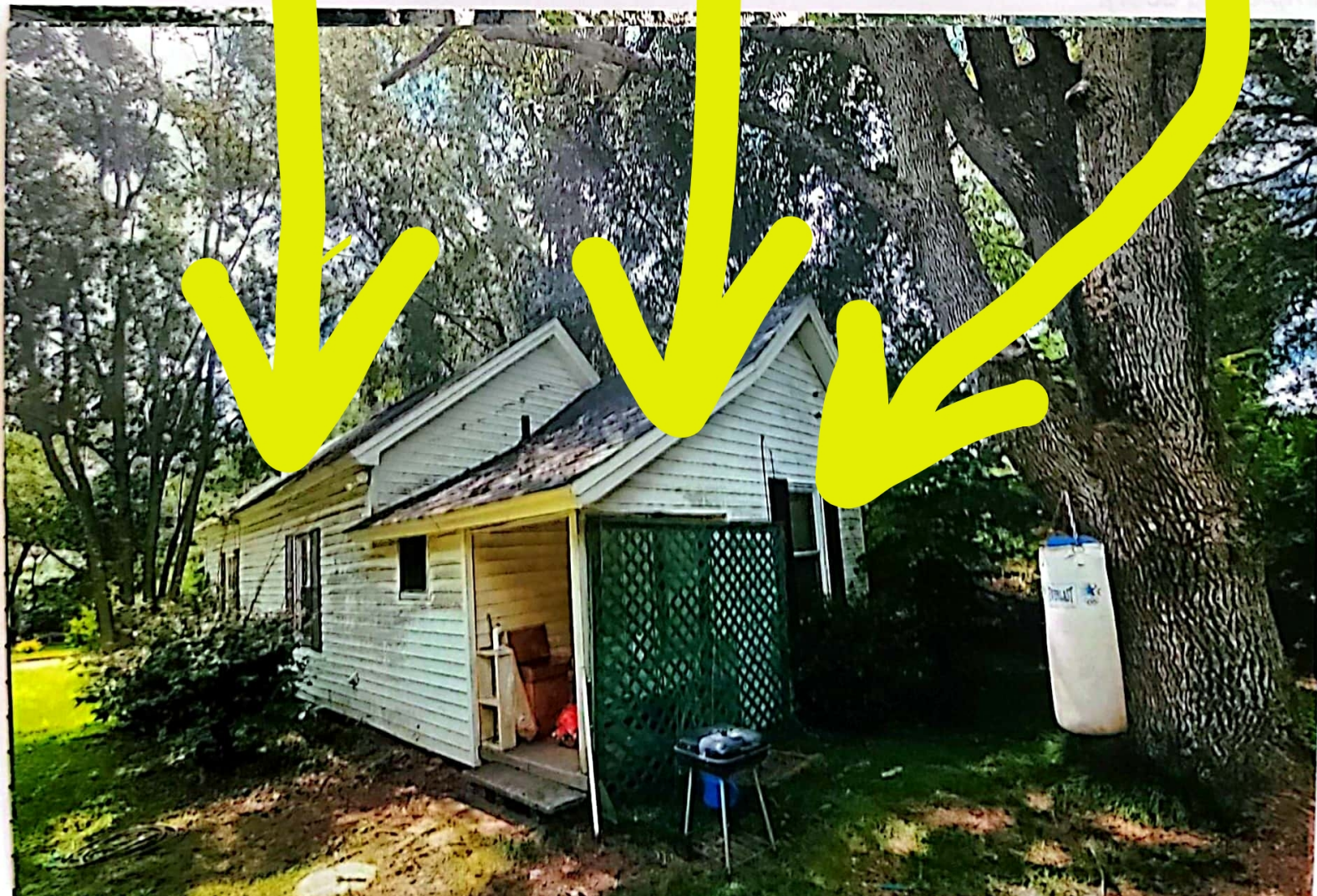




Add door in place of window on back of house

Enclose back corner porch for storage room.  
Add vinyl siding to match.

Add door and small porch on side of house  
in place of window.





Another view of side of house to be improved.

Door and porch here

Enclose



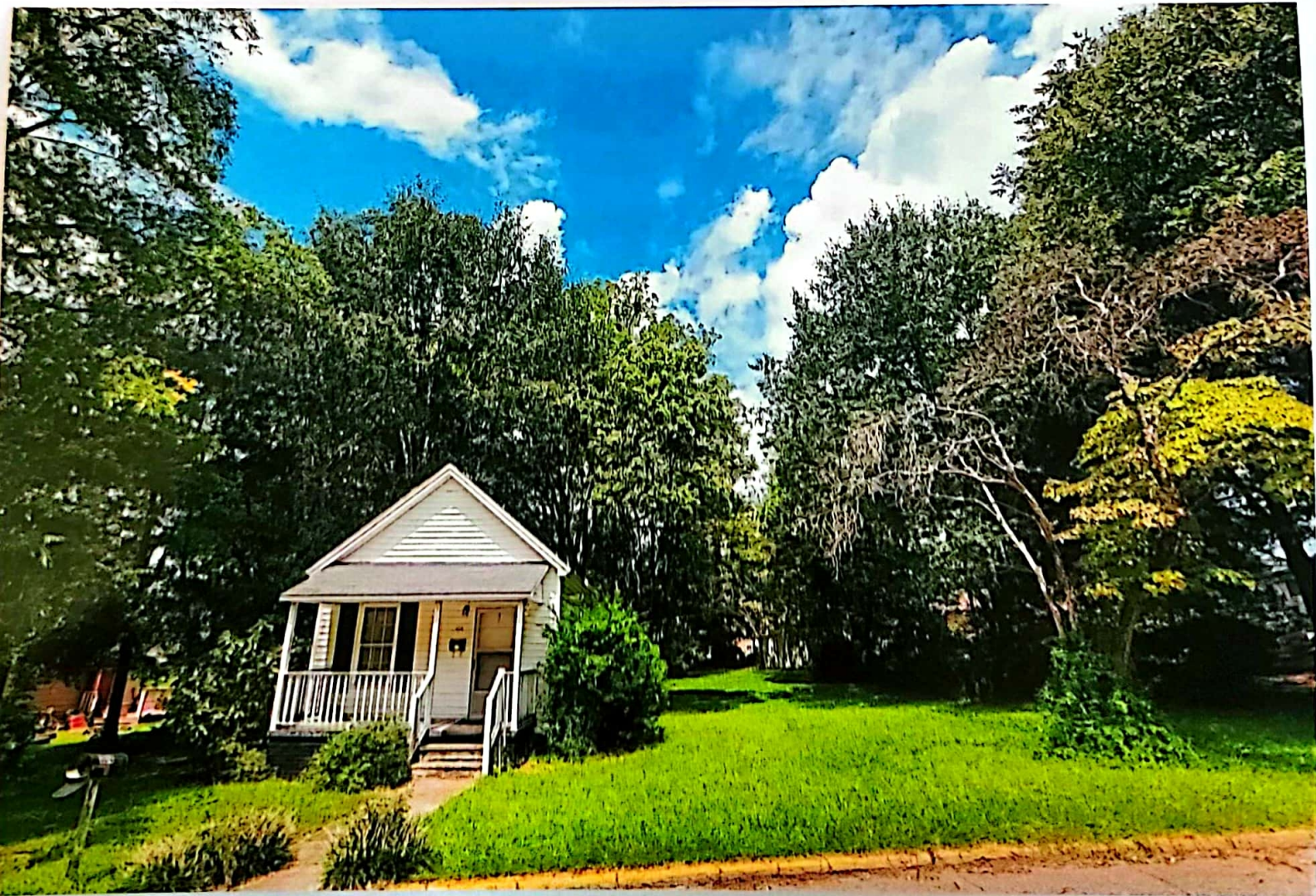


# Close-up of area to be improved





Existing front porch to be replaced with same look. Stain concrete on porch and steps (SW3063 Charcoal Solid Stain). SW7069 Iron Ore Trim around windows and SW7008 Alabaster on railings. (All to match 706 S. Broad St house).







104 3rd St remodel to match style/ colors of the remodel that we completed on 706 S. Broad St in January 2022.







Door and exterior light to match these





# City of Monroe

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

## HISTORIC PRESERVATION MTG PERMIT

PERMIT #:	1506	DESCRIPTION:	HISTORIC PRESERVATION
JOB ADDRESS:	211 BOULEVARD	LOT #:	
PARCEL ID:	M0160087	BLK #:	
SUBDIVISION:		ZONING:	R-1/R-2
ISSUED TO:	Shannon Sturgill	CONTRACTOR:	Shannon Sturgill
ADDRESS:	681 Hillside Dr	PHONE:	
CITY, STATE ZIP:	Grayson GA 30017	OWNER:	
PHONE:	404-391-7572	PHONE:	
PROP.USE:	RESIDENTIAL	DATE ISSUED:	9/22/2022
VALUATION:	\$ 0.00	EXPIRATION:	3/21/2023
SQ FT:	0.00		
OCCP TYPE:			
CNST TYPE:			
INSPECTION REQUESTS:	770-207-4674 lwilson@monroega.gov		

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COA-03	Historic Preservation Regular Meeting	\$ 100.00
<b>FEE TOTAL</b>		\$ 100.00
<b>PAYMENTS</b>		\$ 0.00
<b>BALANCE</b>		\$ 100.00

NOTES:

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**NOTICE**

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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.

*Samuel Wilson*  
\_\_\_\_\_  
(APPROVED BY)

*9/22/22*  
\_\_\_\_\_  
DATE



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

Receipt Number: R00428432  
 Cashier Name: LAURA WILSON  
 Terminal Number: 34  
 Receipt Date: 9/22/2022 1:05:20 PM

35

Transaction Code: BP - Building Projects Payment

Name: Sturgill, Shannon	\$100.00
<b>Total Balance Due:</b>	<b>\$100.00</b>
Amount: \$100.00	
<b>Total Payment Received:</b>	<b>\$100.00</b>
<b>Change:</b>	<b>\$0.00</b>

Payment Method: Cash Payment Reference:



**NOTICE TO THE PUBLIC**  
THE OWNER OF THIS PROPERTY HAS FILED AN APPLICATION WITH THE HISTORIC PRESERVATION COMMISSION, REQUESTING A CERTIFICATE OF APPROPRIATENESS TO PERMIT EXTERIOR CHANGES TO THIS PROPERTY.  
A PUBLIC HEARING WILL BE HELD AT CITY HALL ON 9-27-22 AT 6:00 P.M.  
ALL THOSE HAVING AN INTEREST IN THE PROPOSED CHANGE(S) SHOULD BE PRESENT TO VOICE THEIR INTEREST.







### 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: 211 Boulevard Parcel # \_\_\_\_\_

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

Property Owner: Shannon W. Sturgill

Address: ~~211~~ P.O. 650 Monroe 30655

Telephone Number: 404-391-7572 Email Address: Shannonsturgill132@gmail.com

Applicant: <u>Owner</u>	
Address:	
Telephone Number:	Email Address:

Estimated cost of project: 50,000<sup>00</sup>

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](mailto:lwilson@monroega.gov)

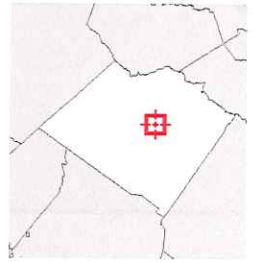
*[Handwritten Signature]*  
Signature of Applicant

9-7-22  
Date

**RECEIVED**  
# 15006



Overview



Legend

- Parcels
- Roads

Parcel ID	M0160086	Owner	STURGILL SHANNON & PROPE SARAH	Last 2 Sales			
Class Code	Residential	Physical Address	681 HILLSIDE DR SW	Date	Price	Reason	Qual
Taxing District	Monroe	Appraised Value	213 BOULEVARD	10/18/2021	0	DG	U
Acres	0.73		GRAYSON, GA 30017	10/18/2021	\$360000	FM	Q

(Note: Not to be used on legal documents)

Date created: 9/7/2022  
 Last Data Uploaded: 9/7/2022 6:28:54 AM

Developed by Schneider GEOSPATIAL

A = Carport  
 B = Deck  
 C = Fence





20' x 30' Deck on right rear of house.

Materials = Lifetime composite Decking - Cedar Posts - Brick surround -

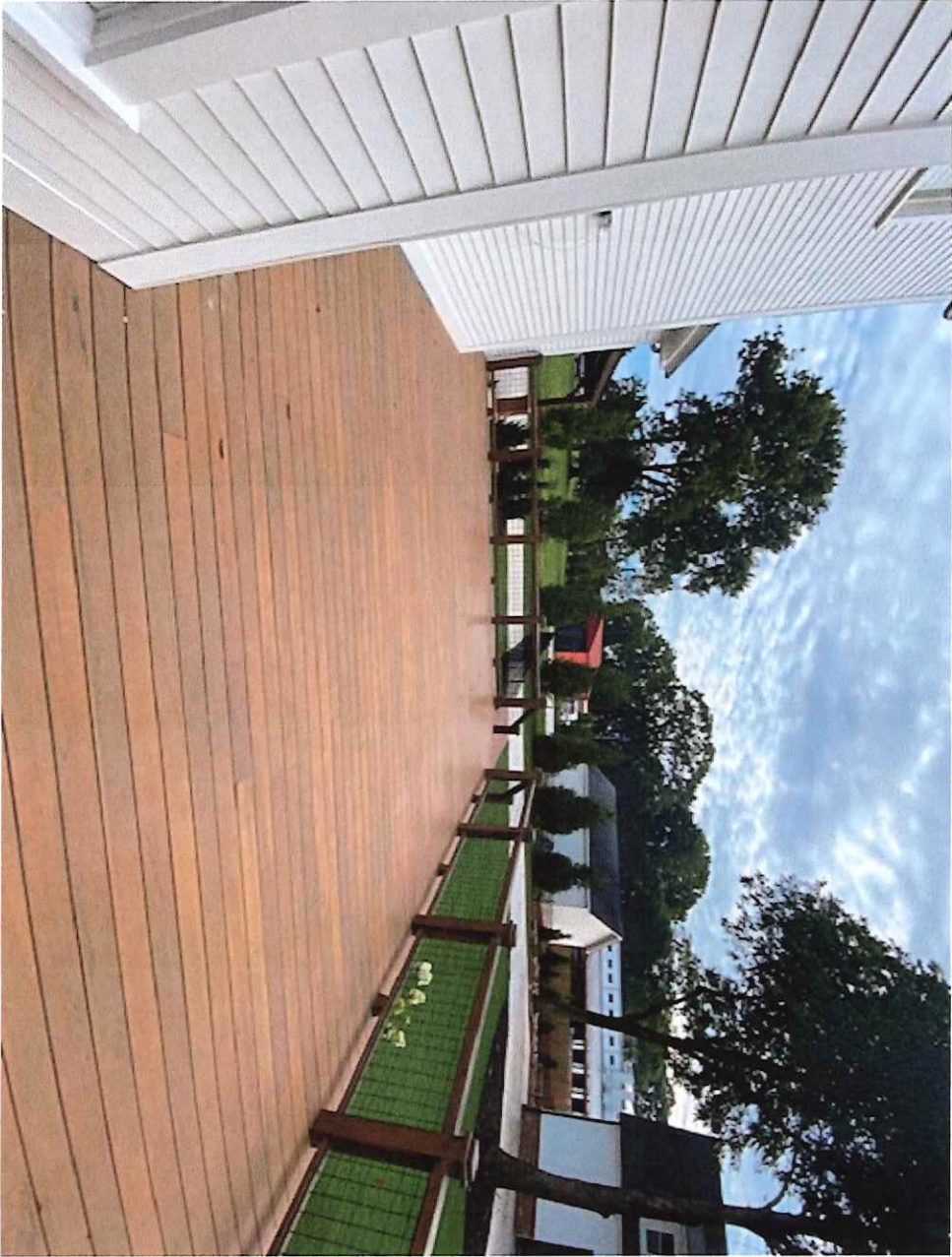
Price = 30,000<sup>00</sup>

Note = Not visible from road.



Deck





*Deck*

From: Shannon Sturgill <shannonsturgill32@gmail.com>

Date: 9/7/2022, 9:34 AM

To: shannon Sturgill <shannonsturgill32@gmail.com>

—IMG\_9799.jpg



Sent from my iPhone

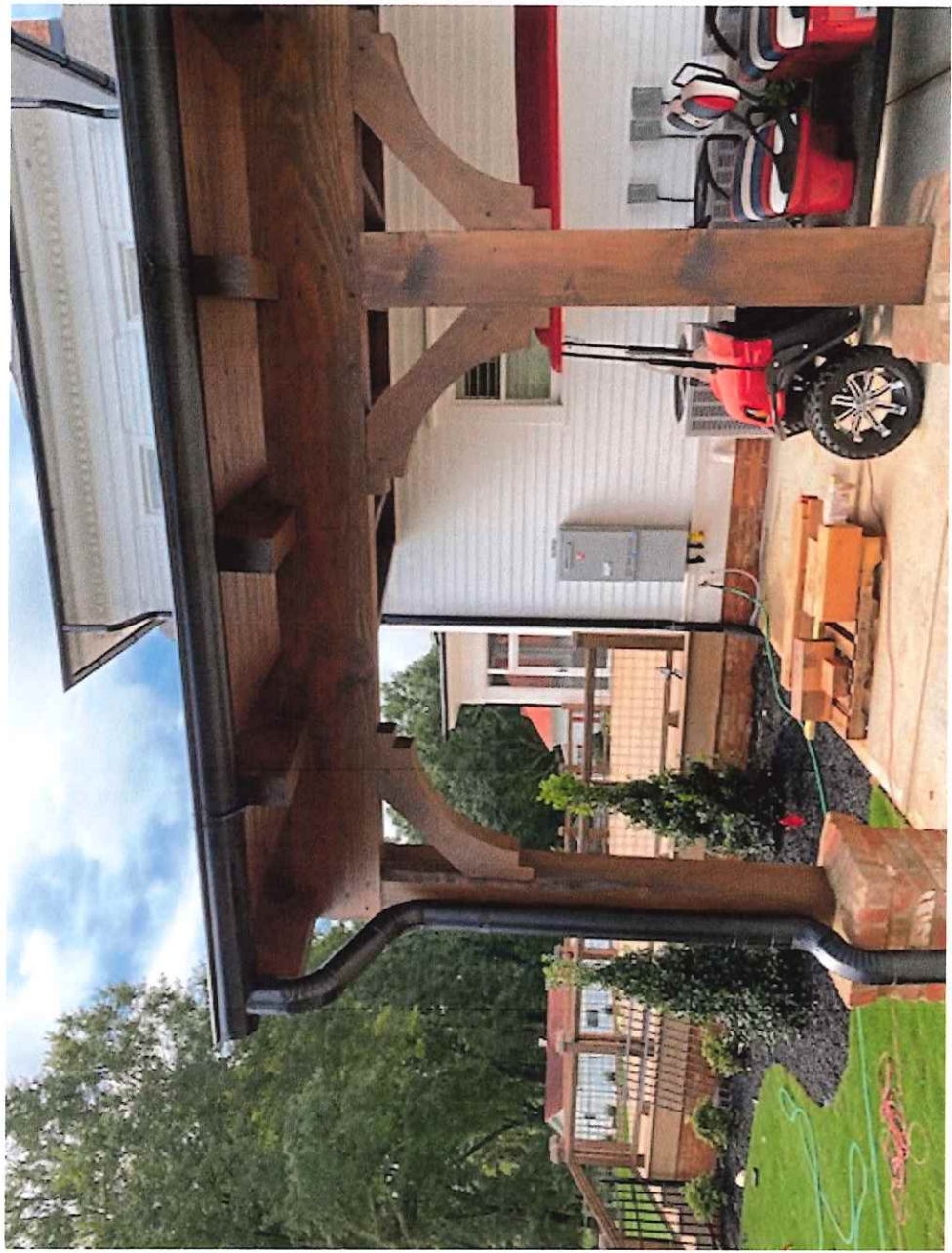
—Attachments:

IMG\_9799.jpg

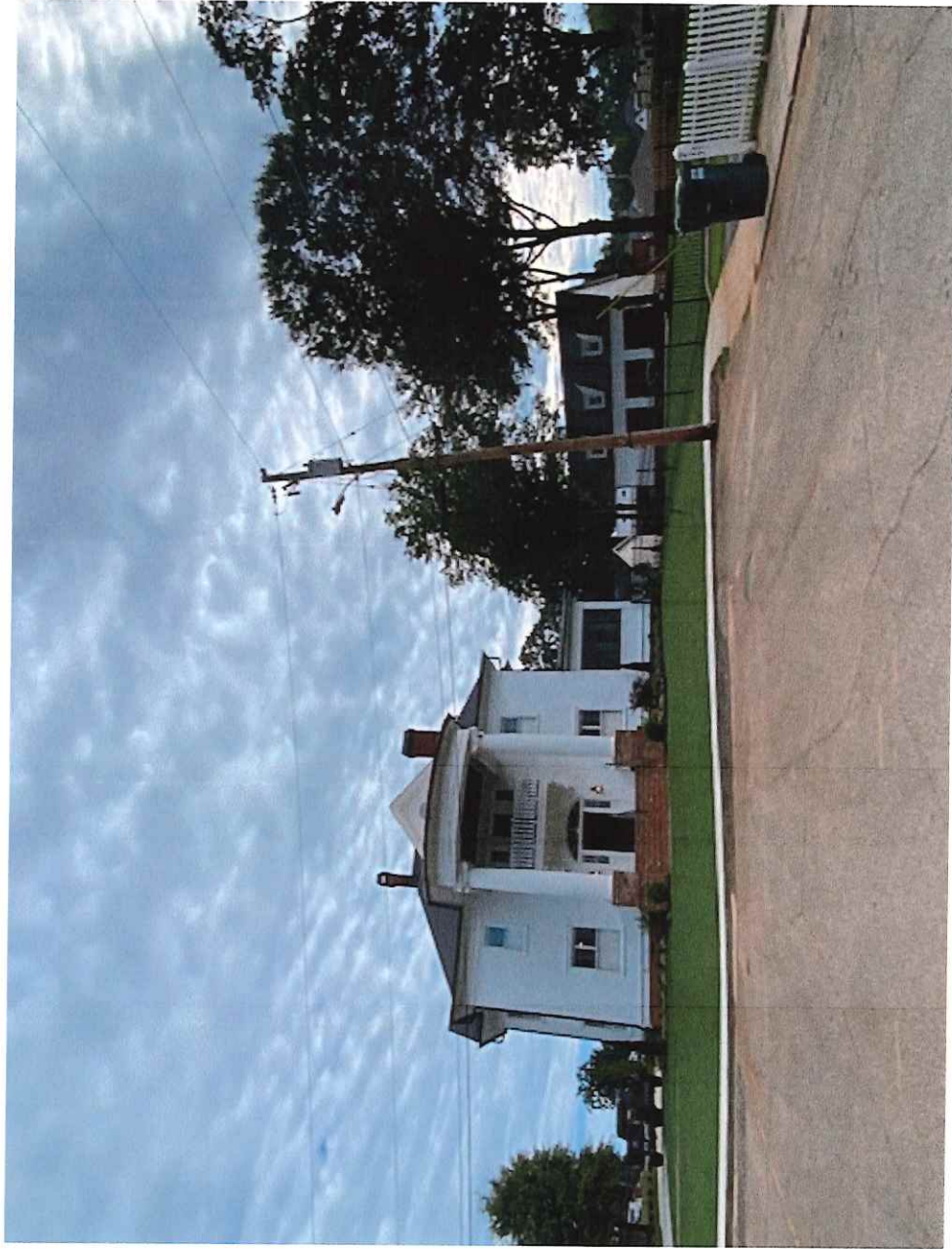
113 KB

17' x 20' Carport on rear of house  
Materials = Fraser Fur - Brick - Metal roof  
Cost = 21,000<sup>00</sup>  
Note = Not visible from the street.





Context = Exposed frame for beams & Posts



Compost and debris can not be seen from the street.





Aluminum fencing added on rt. side of house -  
Extends to neighbors chain link fence and to  
Johns privacy fence.





Installed by Academy Fence.

Cost = 10,300<sup>00</sup>





Image capture: Apr 2022 © 2022 Google

← 211 Boulevard

All

Street View & 360°

Note = Chain Link fence directly to  
 left of our house belonging to  
 the church-

Monroe, Georgia

Google

Street View - Apr 2022





Image capture: Apr 2022 © 2022 Google



211 Boulevard

All

Street View & 360°

Note = Same style fence used in  
 the front of neighbors house -  
 Same material and fence company -

Monroe, Georgia

Google

Street View - Apr 2022







Image capture: Apr 2022 © 2022 Google



211 Boulevard

All

Street View & 360°

Note - House next door -  
Wood Picket fence at the street.

Monroe, Georgia

Google

Street View - Apr 2022





# City of Monroe

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

## HISTORIC PRESERVATION MTG PERMIT

PERMIT #:	1507	DESCRIPTION:	HISTORIC PRESERVATION
JOB ADDRESS:	511 S MADISON AVE	LOT #:	
PARCEL ID:	M0170108	BLK #:	
SUBDIVISION:		ZONING:	MH
ISSUED TO:	Matthew Jones	CONTRACTOR:	Matthew Jones
ADDRESS:	511 S Madison Ave	PHONE:	
CITY, STATE ZIP:	Monroe GA 30655	OWNER:	
PHONE:	706-540-6331	PHONE:	
PROP. USE:	RESIDENTIAL	DATE ISSUED:	9/22/2022
VALUATION:	\$ 0.00	EXPIRATION:	3/21/2023
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
<b>FEE TOTAL</b>		<b>\$ 100.00</b>
<b>PAYMENTS</b>		<b>\$ -100.00</b>
<b>BALANCE</b>		<b>\$ 0.00</b>


NOTES:

The Historic Preservation Commission will hear your request for a fence at 511 S Madison Ave on September 27, 2022 at 6p.m. in the Council Chambers at City Hall; 215 N. Broad St. Monroe, GA 30655

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\_\_\_\_\_  
(APPROVED BY)

9/22/22  
DATE





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

Receipt Number: R00428449  
Cashier Name: LAURA WILSON  
Terminal Number: 34  
Receipt Date: 9/22/2022 1:35:11 PM

51

Transaction Code: BP - Building Projects Payment

Name: Jones, Matthew \$100.00  
Total Balance Due: \$100.00  
Amount: \$100.00  
Total Payment Received: \$100.00  
Change: \$0.00

Payment Method: Check Payn Reference:





**NOTICE TO THE PUBLIC**  
IN ORDER TO BE PROTECTED BY THE PROVISIONS OF THE FEDERAL HOME LOAN BANK ACT AND THE FEDERAL HOUSING ADMINISTRATION ACT, YOU MUST OBTAIN A COPY OF THE NOTICE OF INTENT TO SELL AND THE NOTICE OF INTENT TO LEASE FROM THE FEDERAL HOUSING ADMINISTRATION. FOR MORE INFORMATION, CONTACT THE FEDERAL HOUSING ADMINISTRATION AT 1-800-551-0811.

**MIFF JONES**  
706-540-8331  
BUNDLEY & ASSOCIATES  
706-353-8593





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Project Address: 510 South Madison Ave Parcel # M0170108

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

Property Owner: Matthew Jones

Address: 2224 Gentry Lane Statham GA 30666

Telephone Number: 706-540-6331 Email Address: mjonesmtg@gmail.com

Applicant: Matthew Jones

Address: 2224 Gentry Ln Statham GA 30666

Telephone Number: 706-540-6331 Email Address: mjonesmtg@gmail.com

Estimated cost of project: \$6,000

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
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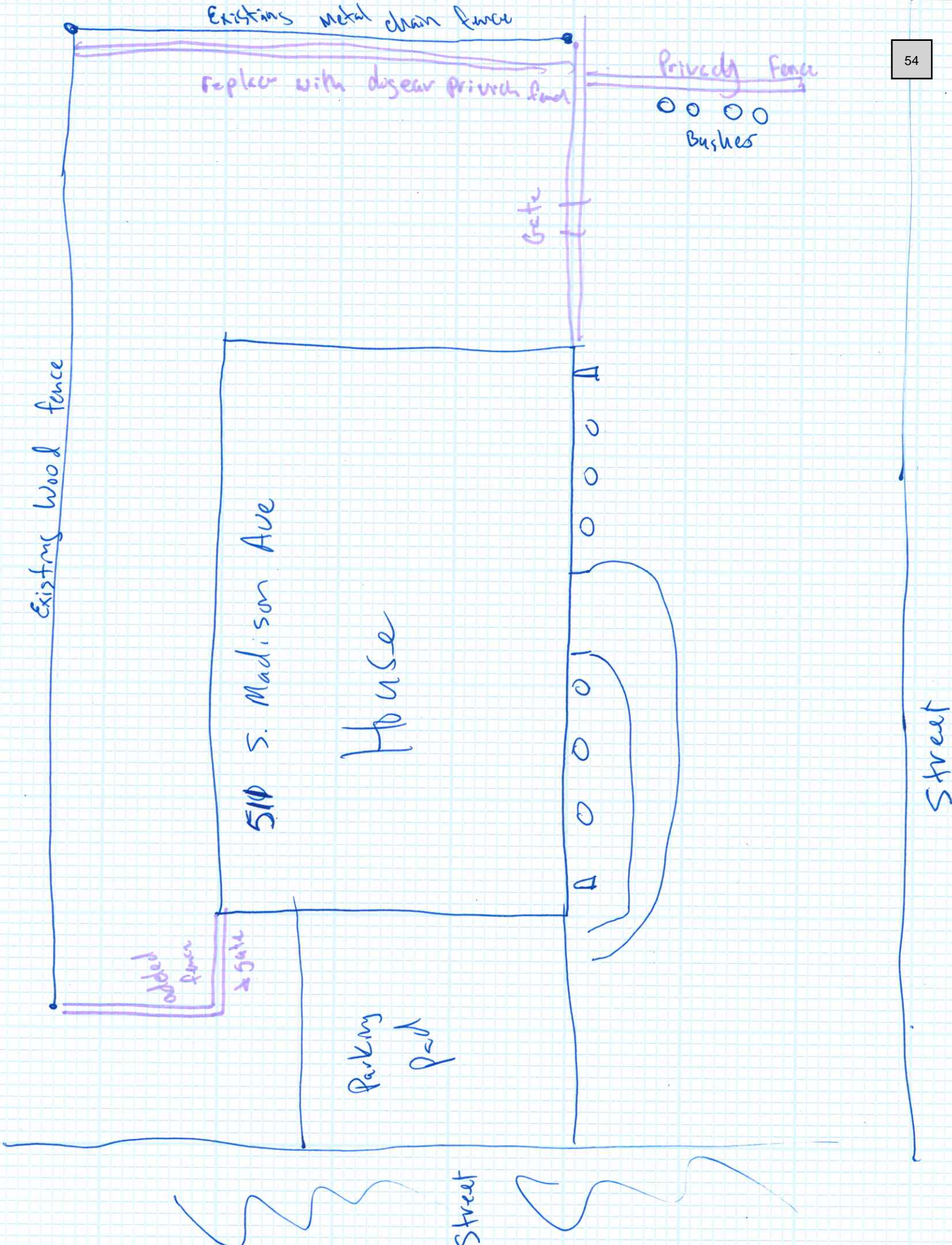
RECEIVED #1507

Please submit all application materials in hardcopy to the Code Department and digitally at [lwilson@monroega.gov](mailto:lwilson@monroega.gov)

Matthew Jones  
Signature of Applicant

9/11/22  
Date







Proposed fence for 511 South Madison Ave

Application is to put a 6 foot dogeared wood fence at 511 South Madison Ave.

The left side I will attach the fence from the current dogeared fence to the house with a 5 ft wide gate that will face toward Madison St.

Of the right side of the house a plan to remove the chain link fence and replace with a dogeared fence.

I will also attach the fence to the side of the house and add a double 5 foot gate. I also will add the fence to go all the way to the end of the bushes on right side of the property to help add with privacy.



