



Historic Preservation Commission Meeting

AGENDA

Tuesday, May 25, 2021

6:00 PM

215 N Broad Street Monroe Ga

I. **CALL TO ORDER**

II. **ROLL CALL**

III. **MINUTES OF PREVIOUS MEETING**

[1.](#) Minutes of Previous Meeting - 4/27/2021

IV. **REQUESTS**

[1.](#) Request for COA for Exterior Changes- 315 S Madison Ave.

[2.](#) Request for COA - 127 N Lumpkin St

[3.](#) Request for COA - 706 S Broad St

[4.](#) Request for COA - 808 S Broad St

[5.](#) Request for COA to Change Walkway - 219 Walton St

V. **OLD BUSINESS**

VI. **NEW BUSINESS**

VII. **ADJOURNMENT**

Historic Preservation Commission
Meeting Minutes
April 27, 2021

Present: Crista Carrell, Susan Brown, Mitch Alligood, Fay Brassie, Elizabeth Jones

Absent: None

Staff: Pat Kelley, Director of Planning & Code
Debbie Adkinson, Code Department Assistant
Brad Callender, Planner

Visitors: Chris Collin

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

Chairman Carrell asked if there were any changes or corrections to the March 23, 2021 minutes.

To approve.

Motion by Brassie. Second by Alligood
Motion carried.

The First Item of Business: Request for COA # HP-000101-2021 to remove awning at 107 and 109 N Broad St. The applicant is 2nd Floor LLC, Owner of 109 N Broad. The awning spreads over both 107 and 109’s façade. The owner of 107 has given his consent for Chris Collin of 2nd Floor LLC to request this removal.

Chris Collin spoke to the request. The adjoining awning is not an original. They would like to remove it and paint the brick. They are hoping to be able to paint and make it look similar to the front of Your Pie.

Chairman Carrell asked for questions.

Alligood asked if the building would be left the blue color?

Collin: Yes. He likes the blue.

Chairman Carrell: Will you be looking at the wood that is above the awning?

Collin: Yes, the idea is to remove all of the wood on front of building and expose the brick.

They are using Nehemiah Construction to remove the awning.

Susan Brown had a picture she presented to the Commission, Staff and Mr. Collin showing the buildings in 1947. It showed an awning in that period of time. It also showed the beautiful detail on the brick work behind the Tattoo sign. The building is the “B.S. Walker” building. He was a very prominent may in Monroe at one time.

Chairman Carrell entertained a motion.

To remove awning.

Motion by Alligood. Second by Brown.
Motion Carried. COA Granted.

Old Business:

Chairman Carrell the state has not given any information on the grant. Hope to know something at the next meeting.

Also revisiting the discussion on the Shutters at the former Hester House, the sign at Katie’s Diner, and the façade change on the Roe building. Patrick recommended the Commission composing a letter explaining the lack of a COA and/or the approved COA not being followed and sending to the owners of the business in question. Also, to have to use in the future.

Kelley gave an update on the Katie’s Diner sign that he had spoke to the owner of the building to get the tenant to remove the mural on the window. The Commission Chairman state the mural sign was gone already.

There was discussion about when someone comes into the Historic District and purchases a house, is there a way for them to be notified that they are in the Historic District. It was suggested that a plaque be placed on property.

Brassie was happy to see the front of Addison’s Wonderland had been repainted to clean up the faded flower color.

The Roe – the side of the building and windows are not as approved in the COA granted. The front façade has wood block where the COA was approved for painted concrete. Letter needs to be sent to the owners. Code Department will email packet for original COA request.

New Business:

Training for Commission on May 12th 2021.

Possible educational training for new buyers or existing owners in the Historic District.

There was some discussion about being more visible to the public. It was suggested that the paper be invited to set in on the meetings and write articles showing what the Historic Commission is all about.

Chairman Carrell entertained a motion to adjourn

To adjourn

Motion by Alligood. Second by Brown
Motion carried. Adjourned at 6:35 pm



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

Plan Report

Plan NO.: HP-000105-2021

Plan Type: Historic Preservation

Work Classification: Certificate of Appropriateness

Plan Status: In Review

Apply Date: 05/07/2021

Expiration:

Location Address

Parcel Number

315 S MADISON AVE, MONROE, GA 30655

M0160123

Contacts

SAMUEL DAVIS 507 E CHURCH ST, MONROE, GA 30655 (770)820-3739	Owner S.W.DAVIS@HOTMAIL.COM
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Description: REQUEST FOR COA TO RENOVATE EXTERIOR - HPC MTG 5/25/2021 @ 6:00 PM 215 N BROAD ST

Valuation:	<u> \$0.00 </u>
Total Sq Feet:	<u> 0.00 </u>

Fees	Amount
Historic Preservation Request	\$10.00
Total:	\$10.00

Payments	Amt Paid
Total Fees	\$10.00
Check # 1565	\$10.00
Amount Due:	\$0.00

Condition Name

Description

Comments

Issued By:

May 07, 2021

Date

Plan_Signature_1

Date

Plan_Signature_2

Date

REQUEST FOR A CERTIFICATE OF APPROPRIATENESS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

DEFINITIONS:

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

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

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

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

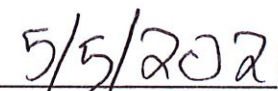
“Exterior environmental features” means all those aspects of the landscape or the development of the site which affect the historical character of the property [Sec. 8-4-2(c)].

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

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



 Signature of Applicant



 Date

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
MONROE HISTORIC PRESERVATION COMMISSION

Please read the Historic Preservation Ordinance (Code Sections 8-4-1 through 8-4-91). In addition, please consult with the Code Office to determine if any other Monroe ordinances apply, and if applicable, read those ordinances.

DATE: 5/5/2021

APPLICANT: Sam Davis

APPLICANT'S ADDRESS: 507 E Church St
Monroe 30655

TELEPHONE NUMBER: 770-820-3739

PROPERTY OWNER: same

OWNER'S ADDRESS: _____

TELEPHONE NUMBER: _____

PROJECT ADDRESS: 315 S Madison
Monroe GA 30655

Brief description of project: Please see Attached sheet

(Continue on separate sheet, if necessary.)

[Signature]
Applicant

5/5/21
Date

Request for 315 S Madison:

I would like to replace all windows with the style included in the pictures and make all windows match (they currently do not). I included the picture of the new construction home that is on Milledge which is located behind 315 S Madison, that is the style i am going for.

I would like to close in the right side door on the front of the house. I will put in matching siding. The door on the left side, i would like to replace with the style that is included in the pictures. The style door and pics i included are on other historic homes on Church ST.

I would like to replace the columns on the porch with square columns matching the style of the pic I included of the new construction home behind my house.

I also would like to either add a gable above the door on the front porch or raise the porch about a foot (which ever the committee prefers). I would like to put tin on the front porch instead of shingles, this is common on other homes in the historic district.

I would like to close in the back porch with siding (the only way to access the back porch is through a bedroom).

I would like to replace the paneling on the side of the house with siding that matches the rest of the house and add a back door where the paneling is. The back door will just be a solid 6 panel door, I prefer this for security, no windows but you will not be able to see this door from the street.

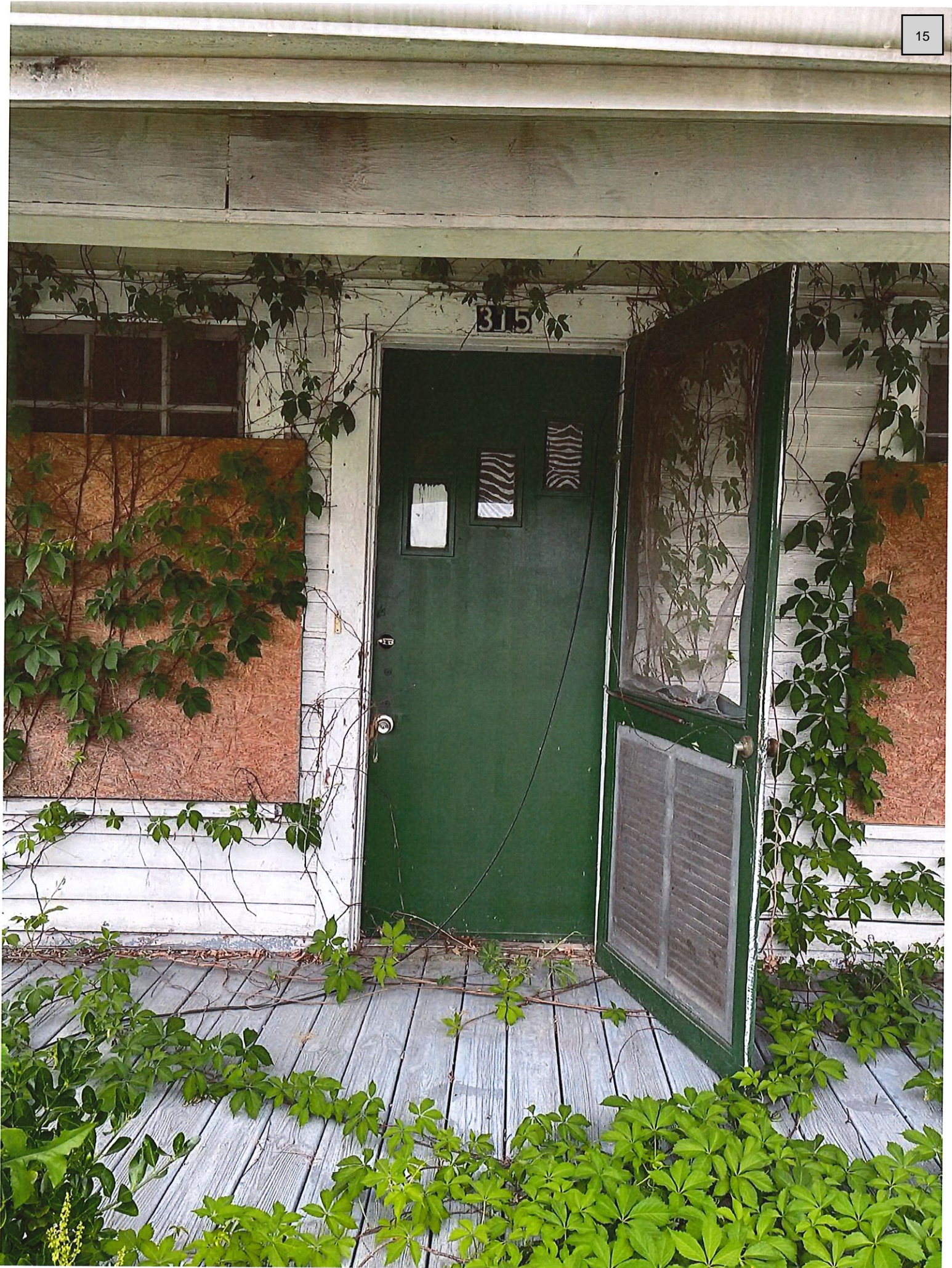














401















3142
Malibu RD.
WELCOME
TO THE
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COME ON IN

2-1
MP

* After recording return to
DICKINSON & WILLIS, LLC
ATTORNEYS AT LAW
338 NORTH BROAD STREET
MONROE, GEORGIA 30655
FILE # 21-166

BK: 4851 FG: 375-376
Filed and Recorded
Apr-27-2021 12:31:13PM
DOC#: D2021-007669
Real Estate Transfer Tax Paid \$70.00
1472021001840

Karen P. David
CLERK OF SUPERIOR COURT Walton County GA.

space above line for recording

LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF WALTON

THIS INDENTURE, Made the 20TH day of April in the year two thousand and twenty one, between **FERNANDO VILLARRUEL and DUCLE VILLARRUEL a/k/a DULCE VILLARRUEL**, of the County of Walton and State of Georgia, as party or parties of the first part, hereinafter called "Grantors," and **SAMUEL DAVIS**, of the County of Walton and State of Georgia, as party or parties of the second part, hereinafter called "Grantee" (the words "Grantors" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantors for and in consideration of the sum of Ten (\$ 10.00) Dollars and other valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee:

All that tract or parcel of land lying and being in the City of Monroe, Walton County, Georgia, which is more particularly described on plat of survey prepared by J.M. Williams, dated November 21, 1947, which is recorded in Plat Book 4, Page 45, Walton County Records. Said plat of survey and the record thereof are incorporated herein by reference for a more complete description of the subject property.

Subject to all Easements and Restrictions of Record.

F.V. 



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

Plan Report

Plan NO.: HP-000104-2021

Plan Type: Historic Preservation

Work Classification: Certificate of Appropriateness

Plan Status: In Review

Apply Date: 05/04/2021

Expiration:

Location Address

Parcel Number

127 N LUMPKIN ST, MONROE, GA 30655

M0140187B00

Contacts

STRANGE TACO BAR MONROE
614 ST IVES WALK, MONROE, GA 30655
(678)939-4702

Applicant

chris@thelocalrepublic.com

Description: REQUEST FOR COA TO ADD WINDOWS AND CHANGE DOOR - HPC MTG.
5/25/2021 @ 6:00 PM 215 N BROAD ST

Valuation: \$0.00

Total Sq Feet: 0.00

Fees	Amount
Historic Preservation Request	\$10.00
Total:	\$10.00

Payments	Amt Paid
Total Fees	\$10.00
Check # 1008	\$10.00
Amount Due:	\$0.00

Condition Name

Description

Comments

Issued By:

May 04, 2021

Date

Plan_Signature_1

Date

Plan_Signature_2

Date

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
MONROE HISTORIC PRESERVATION COMMISSION

Please read the Historic Preservation Ordinance (Code Sections 8-4-1 through 8-4-91). In addition, please consult with the Code Office to determine if any other Monroe ordinances apply, and if applicable, read those ordinances.

DATE: 4-27-21

APPLICANT: Strange Taco Bar Monroe (Chris Collin)

APPLICANT'S ADDRESS: 127 North Lumpkin Street Monroe GA 30655

TELEPHONE NUMBER: 678-939-4702

PROPERTY OWNER: 127 North Lumpkin LLC (Chris Collin)

OWNER'S ADDRESS: 614 Saint Ives Walk Monroe GA 30655

TELEPHONE NUMBER: 678-939-4702

PROJECT ADDRESS: 127 North Lumpkin Street Monroe GA 30655

Brief description of project: We are turning the property into a restaurant. We would like to add some windows to the front of the building and replace the existing garage door with a glass door. We are also looking to add a mechanical platform if we can not get an easement to put our hvac units. (See attached rendering)

(Continue on separate sheet, if necessary.)

Chris Collin

Applicant

4-27-21

Date

1. A reconstruction or alteration of the size, shape, or façade, including any of the architectural elements or details;
2. Demolition;
3. Commencement of excavation for construction purposes;
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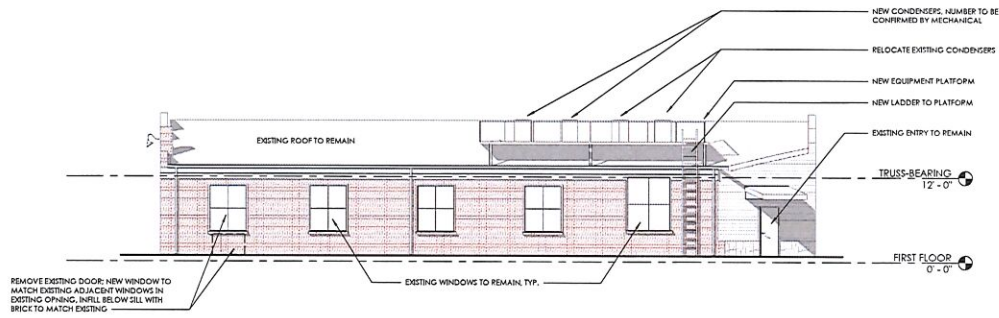
I acknowledge that I have read this material and will abide by the ordinances set forth.



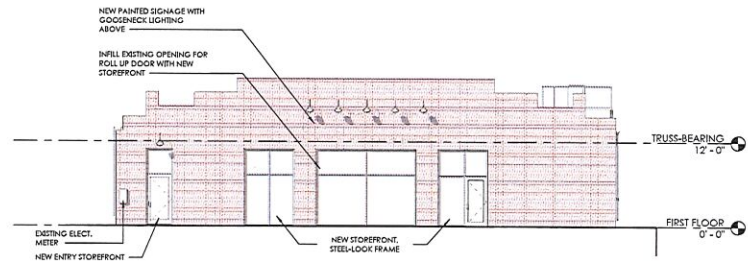
 Signature of Applicant

4-27-21

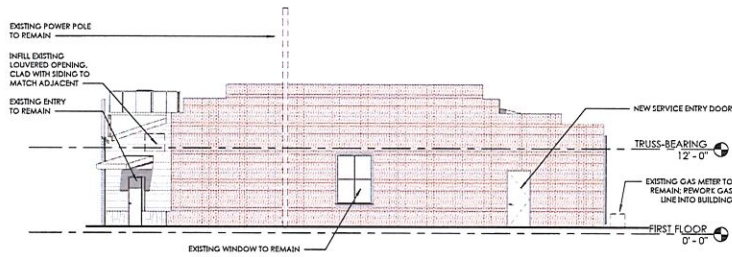
 Date



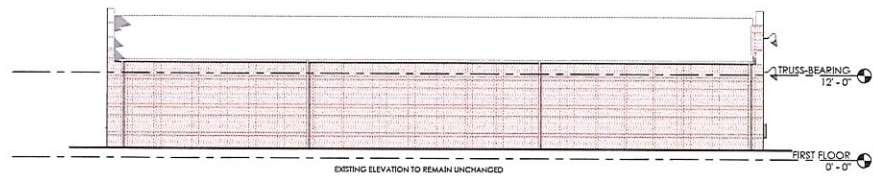
1 1/8" = 1'-0" NORTH ELEVATION



3 1/8" = 1'-0" STREET ELEVATION



2 1/8" = 1'-0" REAR ELEVATION



4 1/8" = 1'-0" WEST ELEVATION



STRANGE TACO MONROE
127 N. LUMPKIN ST.
MONROE, GA 30655

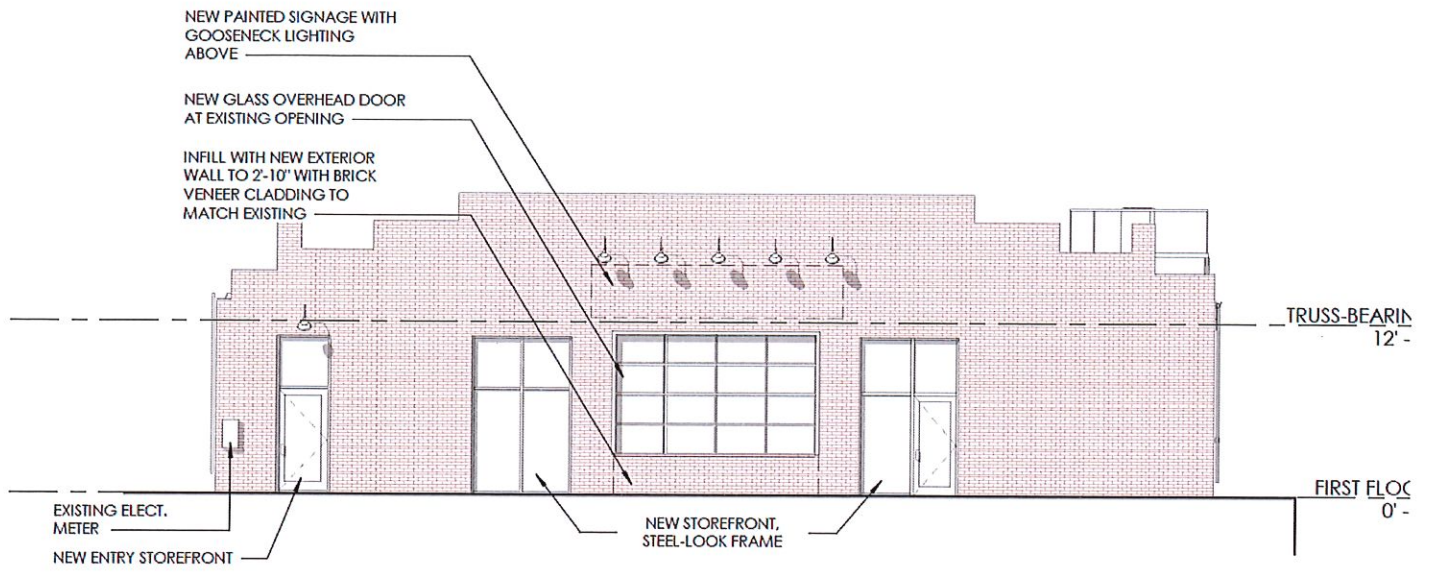
ISSUANCE SCHEDULE

REVISION SCHEDULE
MAKE | DATE | DESCRIPTION

Project ID: 2020
Drawn By: A.C.
Checked By: C.L.
Sheet Title:

ELEVATIONS

Drawing No.: A-3.1
Paper Size: 24" x 36"





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

Plan Report

Plan NO.: HP-000103-2021

Plan Type: Historic Preservation

Work Classification: Certificate of Appropriateness

Plan Status: In Review

Apply Date: 05/04/2021

Expiration:

Location Address

Parcel Number

706 S BROAD ST, MONROE, GA 30655

M0190031

Contacts

SHERIE HAWKINS **Owner**
173 SOCIAL CIRCLE FAIRPLAY RD, SOCIAL CIRCLE, GA 30025
(404)784-6809 sherie@hopespringsmindbodyspirit.com

Description: REQUEST FOR COA FOR EXTERIOR CHANGES - HPC MTG 5/25/2021 @ 6:00 PM 215 N BROAD ST

Valuation: \$0.00
Total Sq Feet: 0.00

Fees	Amount
Historic Preservation Request	\$10.00
Total:	\$10.00

Payments	Amt Paid
Total Fees	\$10.00
Check # 1332	\$10.00
Amount Due:	\$0.00

Condition Name

Description

Comments

Issued By:

May 04, 2021

Date

Plan_Signature_1

Date

Plan_Signature_2

Date

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OF APPROPRIATENESS

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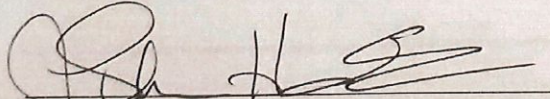
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 Signature of Applicant

4-25-21

 Date

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
MONROE HISTORIC PRESERVATION COMMISSION

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DATE: 4-25-21

APPLICANT: Sherie Hawkins

APPLICANT'S ADDRESS: 173 Social Circle Fairplay Rd.
Social Circle, Ga. 30025

TELEPHONE NUMBER: 404-784-6809

PROPERTY OWNER: Sherie Hawkins

OWNER'S ADDRESS: Same as above

TELEPHONE NUMBER: _____

PROJECT ADDRESS: 706 S. Broad St.
Monroe, Ga. 30655

Brief description of project: Permission requested to update the property aesthetics. Exterior changes to include yard maintenance including installing a driveway on backside of property. Exterior paint color to white, black metal roof, black shutters, paint porch, update lights and replace lattice underpinning with slats (horizontal)
(Continue on separate sheet, if necessary.)

[Signature]
Applicant

4-25-21
Date

Revised 6/29/17

Please see attached Interior Designer's renderings.
4



REFRESHED SPACES

REFRESH • REORGANIZE • REDECORATE



706 S. Broad
Monroe, GA

Exterior Paint Color (Siding)

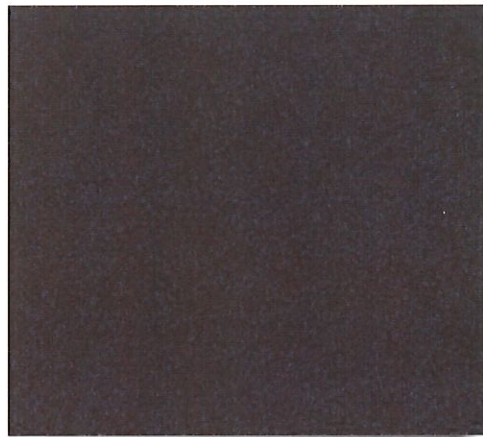


SW 7008

Alabaster

Interior / Exterior

Exterior Paint Color (Trim/Shutters)

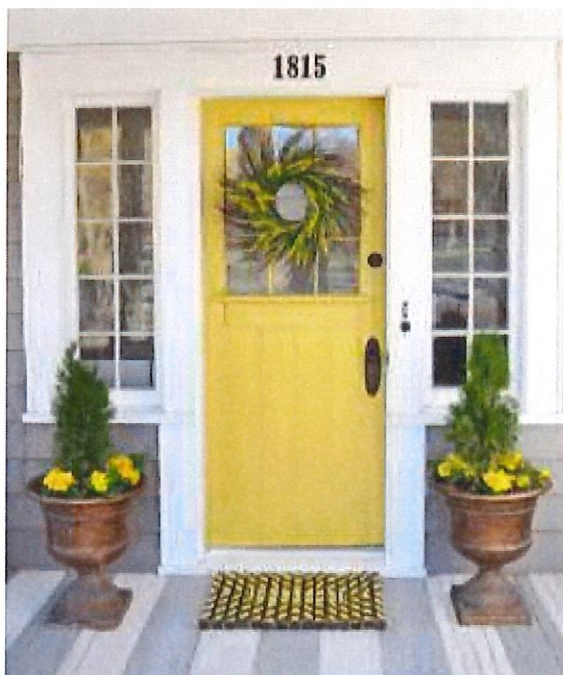


SW 7069

Iron Ore

Interior / Exterior

Exterior Paint Colors (Doors)



Exterior Paint Colors (Doors)



Exterior Porch Stain

SOLID STAINS
TINTES SÓLIDOS



Smoke Tree SW 3019	Antique Gray SW 3060	Shale SW 3076	Gray Birch SW 3013
Tobacco SW 3039	Wet Clay SW 3063	Chesapeake SW 3061	Traditional Stone Hedge SW 3081
Misty Mauve SW 3073	Flagstone SW 3023	Juniper Blue SW 3014	Mercury SW 3071
River Birch SW 3004	Stone SW 3073	Hedgebrook SW 3012	Driftwood SW 3027
Caribou SW 3025	Woodsmoke Gray SW 3010	Hudson Gray SW 3067	King's Canyon SW 3080
Black Alder SW 3022	Woodland SW 3042	Forest Drw SW 3066	Charcoal SW 3065



Shutters



STANDARD



Z-BAR



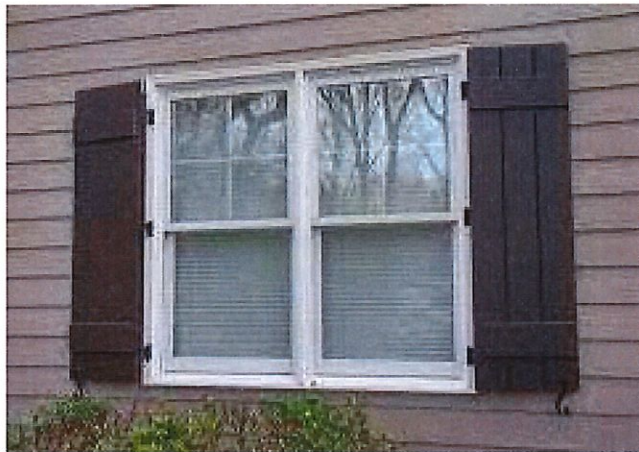
EXTRA BATTEN



NO BATTENS



ARCH OR RADIUS TOP



Porch Lighting



Home Depot - LNC
Lantern Sconce

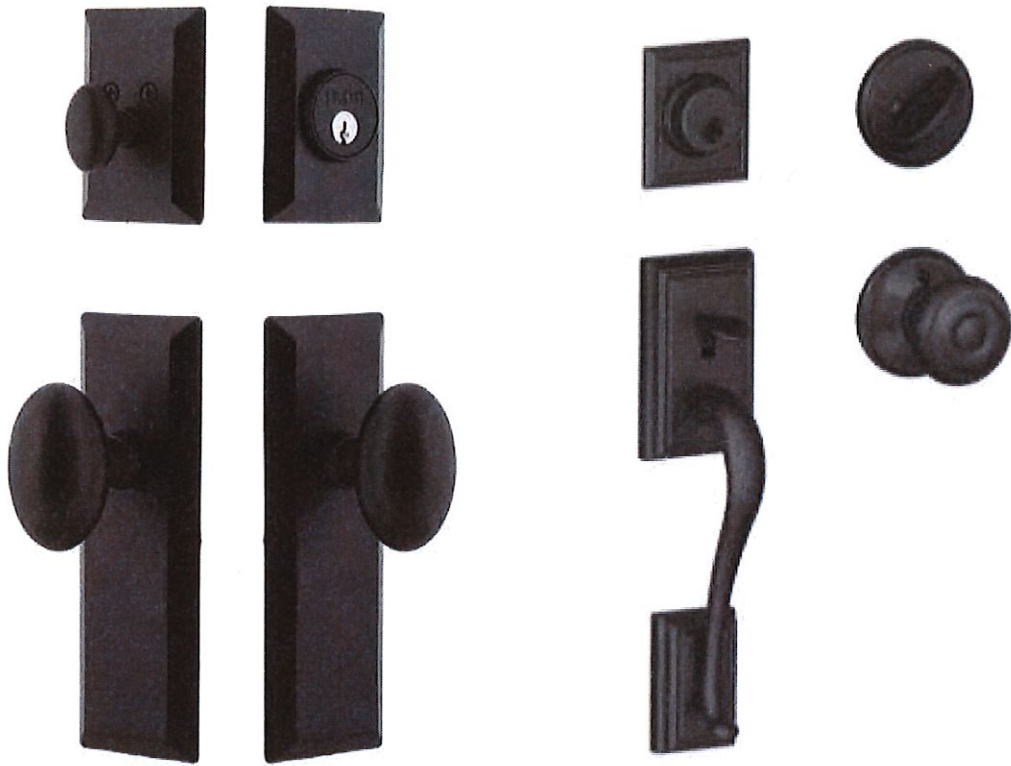
\$50.59

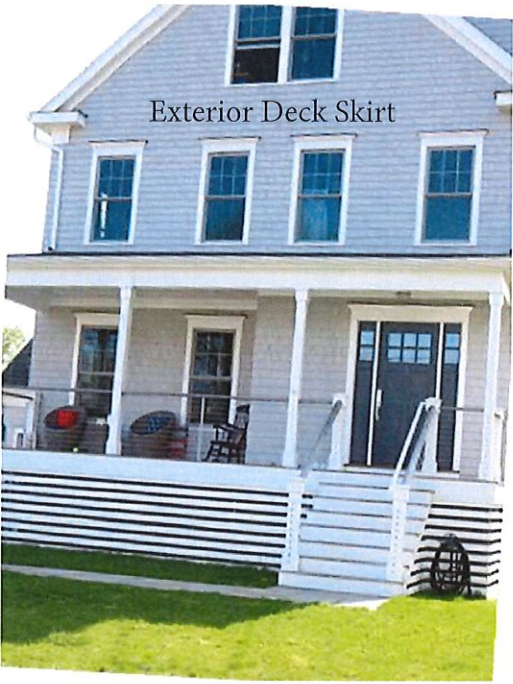


Home Depot - LNC
Lantern Sconce

\$79.99

Door Hardware







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

Plan Report

Plan NO.: HP-000102-2021

Plan Type: Historic Preservation

Work Classification: Certificate of Appropriateness

Plan Status: In Review

Apply Date: 05/04/2021

Expiration:

Location Address

Parcel Number

808 S BROAD ST, MONROE, GA 30655

M0190034

Contacts

Andrea Campbell **Owner**
508 WALTON ST, MONROE, GA 30655
(678)227-0990 andreamalcom@gmail.com

Description: REQUEST FOR COA FOR EXTERIOR CHANGES - HPC MTG 5/25/2021@ 6:00 PM 215 N BROAD ST

Valuation: \$0.00
Total Sq Feet: 0.00

Fees	Amount
Historic Preservation Request	\$10.00
Total:	\$10.00

Payments	Amt Paid
Total Fees	\$10.00
Credit Card	\$10.00
Amount Due:	\$0.00

<u>Condition Name</u>	<u>Description</u>	<u>Comments</u>
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Issued By: Debbie Adkinson

May 04, 2021

Date

Plan_Signature_1

Date

Plan_Signature_2

Date

REQUEST FOR A CERTIFICATE OF APPROPRIATENESS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

DEFINITIONS:

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

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

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

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

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

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

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

Andrea Malcom Campbell
Signature of Applicant

4-19-21
Date

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
MONROE HISTORIC PRESERVATION COMMISSION

Please read the Historic Preservation Ordinance (Code Sections 8-4-1 through 8-4-91). In addition, please consult with the Code Office to determine if any other Monroe ordinances apply, and if applicable, read those ordinances.

DATE: 4-19-21

APPLICANT: Andrea Malcom Campbell

APPLICANT'S ADDRESS: 508 Walton Street
Monroe GA 30655

TELEPHONE NUMBER: 678-227-0990

PROPERTY OWNER: Andrea Malcom Campbell

OWNER'S ADDRESS: 508 Walton Street Monroe GA 30655

TELEPHONE NUMBER: 6782270990

PROJECT ADDRESS: 808 S Broad St Monroe GA 30655

Brief description of project: Paint exterior as noted in photos attached.

~~REDACTED SECTION~~

Replace roof w black shingle composition roof.

Upon inspection (see attached photos from inspection report) the interior and exterior chimneys are in need of repair. Neither are operable. I am asking permission to remove the interior exposed chimney at the time i reroof the house. The exterior chimney will need to be rebuilt from ground up. I want to use the money to rework this chimney do as go preserve the integrity of the house.

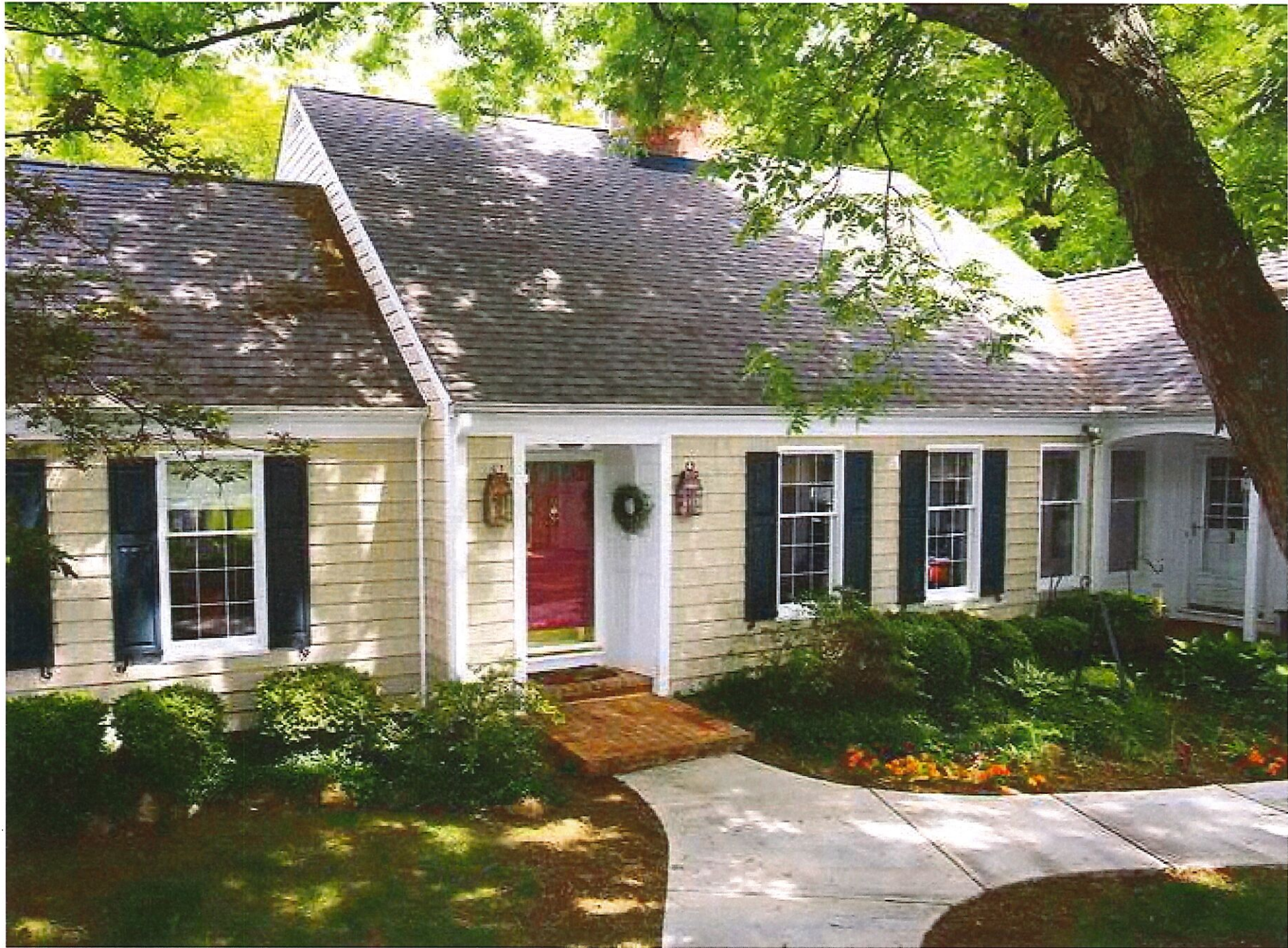
(Continue on separate sheet, if necessary.)

Andrea Malcom Campbell
Applicant

4-19-21
Date

Revised 6/29/17







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

Plan Report

Plan NO.: HP-000109-2021

Plan Type: Historic Preservation

Work Classification: Certificate of Appropriateness

Plan Status: In Review

Apply Date: 05/17/2021

Expiration:

Location Address

Parcel Number

219 WALTON ST, MONROE, GA 30655

M0140017

Contacts

David Newman II & Denise Newman **Owner**
219 WALTON ST, MONROE, GA 30655
(770)616-8732

Description: REQUEST FOR COA FOR CHANGING WALKWAY AND FRONT SLOPE - HPC
MTG 5/25/2021 @6:00 PM 215 N BROAD ST

Valuation: \$0.00
Total Sq Feet: 0.00

Fees	Amount
Historic Preservation Request	\$10.00
Total:	\$10.00

Payments	Amt Paid
Total Fees	\$10.00
Check # 1350	\$10.00
Amount Due:	\$0.00

<u>Condition Name</u>	<u>Description</u>	<u>Comments</u>
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Issued By:

May 17, 2021

Date

Plan_Signature_1

Date

Plan_Signature_2

Date

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
MONROE HISTORIC PRESERVATION COMMISSION

Please read the Historic Preservation Ordinance (Code Sections 8-4-1 through 8-4-91). In addition, please consult with the Code Office to determine if any other Monroe ordinances apply, and if applicable, read those ordinances.

DATE: 5/13/2021

APPLICANT: David & Denise Newman

APPLICANT'S ADDRESS: 219 Walton St
Monroe, GA 30655

TELEPHONE NUMBER: 678-410-2040 (Denise)

PROPERTY OWNER: Dave & Denise Newman

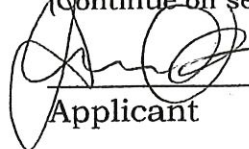
OWNER'S ADDRESS: 219 Walton St.
Monroe, GA 30655

TELEPHONE NUMBER: 678-410-2040

PROJECT ADDRESS: Regrade & replace sidewalk to
road from porch steps.

Brief description of project: Remove current sidewalk &
steps, regrade slope, add new sidewalk & two
piers (possibly, depending on price), add
Irrigation & sod & foundation plantings.
(See photo from 1922)

(Continue on separate sheet, if necessary.)


Applicant

5/13/2021
Date

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

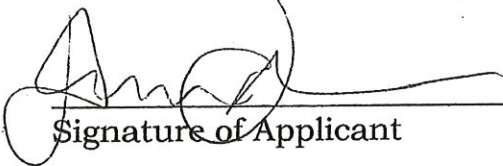
[Sec. 8-4-2(f)]

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

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

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

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



 Signature of Applicant

5/13/21

 Date

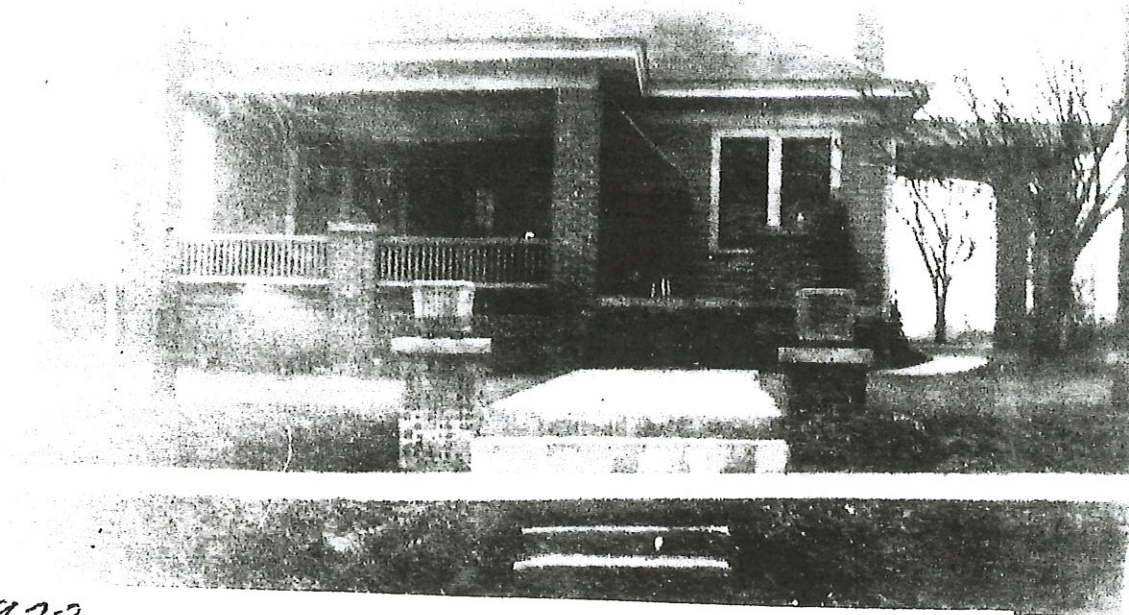
Proposal for
219 Walton Street
Monroe, GA 30655

The photo from 1922 (page 1) shows the original sidewalk and steps from the house to the city sidewalk. In 1936, or shortly thereafter, Street Improvement Bonds were used to pave and widen the road. As a result, the city sidewalk was lowered and a portion of the property was lost, resulting in a steeper grade at the steps and requiring four steps, instead of two, to the city sidewalk.

We are proposing to re-grade the front yard (pages 2 & 3) so that the slope will be more gradual, similar to our two neighbors (Holley and Brassie-pages 11 & 12). Two steps would be added to the sloping sidewalk and two steps would be at the end of the sidewalk adjacent to the city sidewalk (page 3). We would love to be able to reconstruct the two piers, as shown in the 1922 photo (page 1), at the base of the sidewalk adjacent to the city sidewalk. The addition of the piers would be dependent on the cost of re-construction as shown in the photo. Since all the original brick on the house has been painted by previous owners, we would plan to use historic brick that matches the current piers and paint the piers like all the other brick.

We are not requesting to destroy historic property. That was already done in 1936 by the city when the road was widened and paved. We are attempting to restore the original integrity of the exterior front hardscape from 1922 and to stop the erosion of the yard by growing grass on a gentler slope, as seen in the photo. Photos of current exterior issues and damage are visible on pages 4-10. A photo similar to what we hope to achieve is on page 13. Keep in mind that we won't have as many steps as are shown in this photo. The grade will only require 4 steps to reach street grade. We prefer to space out the four steps on the slope rather than having 4 in one location as currently exists.

Just a side note, if anyone has contact with Elizabeth Williams in Atlanta who stated on the 1922 photo page that she "has the original concrete flower pots on her front porch", please let her know that we would love to have the pots to put back on the piers again. If she's interested in parting with them, have her contact us. 😊



1922

COPY OF A "SNAP
SHOT" MADE IN
1922. I BELEIVE
DADDY & HIS PARENTS
MOVED INTO THIS
HOUSE IN 1919. THOSE
CONCRETE FLOWER POTS
ARE ON MY FRONT
PORCH & DEFINITELY
LOOK 83 YEARS OLD!

(Photo courtesy of Elizabeth Williams)

N 74°04'01"E

99.9 57

SIDEWALK

+/- 28" DROP TO SIDEWALK

32.9'

30' B.S.L.

PORCH

19.7'

#219

0.44 ACRE
19,166 SQ.F.

EXISTING
1-STORY
FRAME DWELLING

25.8'

37.1'

EXISTING PLAN

30' R/W ~ NAV STREET

192.16'

N 09°58'19"W

N 74°04'01"E

99.9'

58

SIDEWALK

HISTORIC COLUMNS

2 STEPS

1 STEP

1 STEP

NEW SOD

± 28" DROP TO SIDEWALK

32.9' NEW SOD

30' B.S.L.

PORCH

PLANTING AREAS

19.7'

0.44 ACRE
19,166 SQ.F.

#219

EXISTING 1-STORY FRAME DWELLING

25.8'

37.1'

PROPOSED PLAN

30' R/W ~ NAV STREET

192.16'

N 09°58'19"W





Erosion due to loss of trees that were deceased or dead











Sidewalk from house to street
Broken in many areas



Holley House (215 Walton St.)
(Yard)

2 steps at base of sidewalk



Brassie Yard (305 Warton St.)
Gentle slope to street



Page 13 (More steps than we need)



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

Receipt Number: R00231970

69

Cashier Name: Debbie Adkinson

Terminal Number: 33

Receipt Date: 5/17/2021 11:55:42 AM

Transaction Code: EG - EnerGov

Name: Newman II & Denise Newmar \$10.00

Total Balance Due: \$10.00

Payment Method: Check Payn Reference: 1350

Amount: \$10.00

Total Payment Received: \$10.00

Change: \$0.00