



Historic Preservation Commission Meeting

AGENDA

Tuesday, February 23, 2021

6:00 PM

JOIN ZOOM MEETING: <https://us02web.zoom.us/j/85872056944>

Meeting ID: 858 7205 6944

I. **CALL TO ORDER**

II. **ROLL CALL**

III. **MINUTES OF PREVIOUS MEETING**

1. Minutes of Previous Meeting - January 26, 2021

IV. **REQUESTS**

1. Request for COA - 120 Walton Street

2. Request for COA - 208 Walton Street

3. Request for COA to Demolish House - 315 S Madison Avenue

V. **OLD BUSINESS**

VI. **NEW BUSINESS**

VII. **ADJOURNMENT**

Historic Preservation Commission
Meeting Minutes
January 26, 2021

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

Absent: Susan Brown

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

Visitors: Nan O’Kelley

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

Chairman Carrell asked if there were any changes or corrections to the November 24, 2020 minutes.

To approve as submitted.

Motion by Alligood Second by Jones
Motion carried

The First Item of Business: Request for COA # HP-000086-2021 to add a room at 213 W Highland Avenue. Applicant is Nan O’Kelley owner.

O’Kelley spoke to the request stating she would be adding a 12’ X 12’ bathroom and utility area on the west side of her home. She wants to match the brick if possible but would like to have the option of painting the house if she can’t match to existing brick.

Chairman Carroll asked if there were any questions.

There was more discussion of the alternatives if brick cannot be matched. Painting the house or using hardi plank were discussed.

Chairman Carroll entertained a motion.

To approve with matched brick but if matching brick not available to allow entire house to be painted.

Motion by Brassie. Seconded by Alligood
Motion carried.

Old Business:

Working on the historic survey will continue with a zoom call with HPD on January 27, 2021. They will go over the grant. The grant application will be emailed to all Commission members on Friday, January 29, 2021 for their review before it is submitted. The grant will definitely be submitted on Monday, February 1, 2021.

New Business: None

Chairman Carroll entertained a motion to adjourn.

To adjourn

Motion by Alligood Second by Brassie
Motion carried to adjourn at 6:09 pm



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

Plan Report

Plan NO.: HP-000088-2

4

Plan Type: **Historic Preservation**

Work Classification: **Certificate of Appropriateness**

Plan Status: **In Review**

Apply Date: 02/11/2021

Expiration:

Location Address

Parcel Number

120 WALTON ST, MONROE, GA 30655

M0140004

Contacts

James A And Lynn Laird
 120 Walton ST, Monroe, GA 30655

Owner

Description: REQUEST FOR COA FOR ADDITION TO HOME - HPC MTG 2/23/2021 @ 6:00 PM THIS WILL BE A ZOOM MEETING

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 # 9689	\$10.00
Amount Due:	\$0.00

Condition Name

Description

Comments

Debbie Adkinson

Issued By:

February 11, 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: February 10, 2021

APPLICANT: Jim Laird

APPLICANT'S ADDRESS: 120 Walton Street, Monroe, GA 30655

TELEPHONE NUMBER: 404.386.9240

PROPERTY OWNER: Same as above

OWNER'S ADDRESS: _____

TELEPHONE NUMBER: _____

PROJECT ADDRESS: Same as above

Brief description of project: _____

House addition to back of home. No change to core of existing structure. Addition is approx. 1000 sq.ft. to include expansion of kitchen, master suite and laundry room. Architectural drawing provided.

(Continue on separate sheet, if necessary.)

[Signature]
Applicant

Feb 10, 2021
Date

Revised 6/29/17

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

Feb 10, 2021

 Date

PRICING NOTES

EXTERIOR CONCRETE SLABS & STEPS FINISH:
TBD w/client

INTERIOR FLOOR FINISHES:
see preliminary finish schedule Sheet A.5

INTERIOR WALL FINISHES:
TBD w/client

INTERIOR CEILING FINISHES:
TBD w/client

INTERIOR DOOR HEIGHT:
7'-0" unless noted otherwise

CASINGS, BASEBOARDS, CROWN, DOOR STYLES, ETC.:
Match or similar to existing & per client approval

MECHANICAL & VENTILATION SYSTEMS: coordinate all M&V activity and decisions w/client

- Units to be high-efficiency closed combustion
- Windows & Glazed Doors to be LoE2 Insulated Glass w/
U-value: 0.3 VT: 0.56
SHGC: 0.3 CR: 60
- All bath exhausts to be Panasonic combo light-fan units with time-delayed cut-off switches, 50 cfm.
- Laundry Make-up Air: barometric weighted damper
- Cooktop Make-up Air: barometric weighted damper sized for exhaust hood

WINDOWS & EXTERIOR DOORS:
1) Size & operability specifications have been based on Marvin Windows.

2) Detailed specifications, muntin patterns & profile, & overall quality level TBD w/ client & S.A.S.

PORCH & DECK FLOORING ALTERNATE:
Tropical hardwood on P.T. wood joists on CMU stem walls or piers.

FENCE:
6' Height, Shadowbox Fence

Scope of Work

ADDITION (New Construction: 1002 conditioned s.f.)

- Kitchen Extension
- Bathroom
- Hall
- Laundry
- Master Bedroom
- Master Closet
- Master Bath
- Mudroom
- Covered Porch (129 s.f.)
- Steps (23 s.f.)
- Stoop (34 s.f.)
- Open Deck (100 s.f.)
- Encapsulated crawl space & nonhabitable partial basement (confirm w/ client)

SITE (see landscape documents)
Basement Excavation w/Fill used on-site
West Fence (see Site Plan)
East Fence (see Site Plan)

RENOVATE & REFURBISH

- demo existing bath 1 (35 s.f.)
- replace fixtures in Bath 2
- aid interior door
- widen four cased openings
- kitchen & Passthru Areas (289 s.f.)
- Shore dining room floor
- Repair or replace floor tile in existing side porch (confirm w/ client)

Weatherizing Improvements

- Insulate existing exterior walls (confirm w/ client)
- Encapsulate existing crawl space (confirm w/ client)

CODES USED: International Residential Code 2018 Edition w/GA amendments 2020; International Energy Conservation Code 2015 w/GA Supplements & Amendments 2020.
PROJECT DESCRIPTION: House Addition
OCCUPANCY CLASSIFICATION: Residential
TYPE OF CONSTRUCTION: Wood platform frame
SPRINKLERED/NONSPRINKLERED: NONSPRINKLERED
NUMBER OF STORIES: ONE
ZONING: R-1

ABBREVIATIONS

- A.F.F. above finished floor
- C.F. cement fiber
- C/L centerline
- CLOS., CL. closet
- C.M.U. concrete masonry unit
- C.O. cased opening
- DBL/ACT double acting (door)
- dia. diameter
- dim. dimension
- D/S downspout
- Fin. Fl. finished floor
- ga. gauge
- galv. galvanized
- G.F.C.I. ground-fault circuit interrupt
- G.W.B. gypsum wall board
- H.D.G. hot dip galvanize
- L.V.L. laminated veneer lumber
- M.F.A. metal framing accessory
- mil. millimeter
- n.t.s. not to scale
- o.c. on center
- O/H overhang
- OSB oriented strand board
- psi pounds per square inch
- P.T. pressure preservative treated
- southern yellow pine or approved decay resistant species
- R riser
- R/O rough opening
- S.A.S. Sara Adkins Studio 404-770-6911
- S.D.L. simulated divided light (muntin)
- s.s. stainless steel
- S.O.F. studs on flat
- T tread
- TBD to be determined
- T.D.L. true divided light (muntin)
- T.O.J. top of joist
- T&G tongue and groove (lumber)
- TWL towel cabinet
- w/ with
- w/o without
- @ at
- # pound
- ☼ smoke & carbon monoxide detector
- ☒ exhaust fan

GRAPHIC & DRAFTING CONVENTIONS

DIMENSIONS are marked at the OUTSIDES of exterior walls and ONE SIDE (usually left, or "near") of interior walls.
Windows & Doors are dimensioned to their centerlines
DIMENSIONS are to the nearest inch except as noted & in Details
VANISHED LINE indicates things in front of a viewing plane
HIDDEN LINE indicates things beyond a viewing plane

EXISTING WALLS SHOWN DASHED

COUNTER, STOOP & SHOWER DIMENSIONS are in inches

"Finished Floor" means Top of Subfloor.

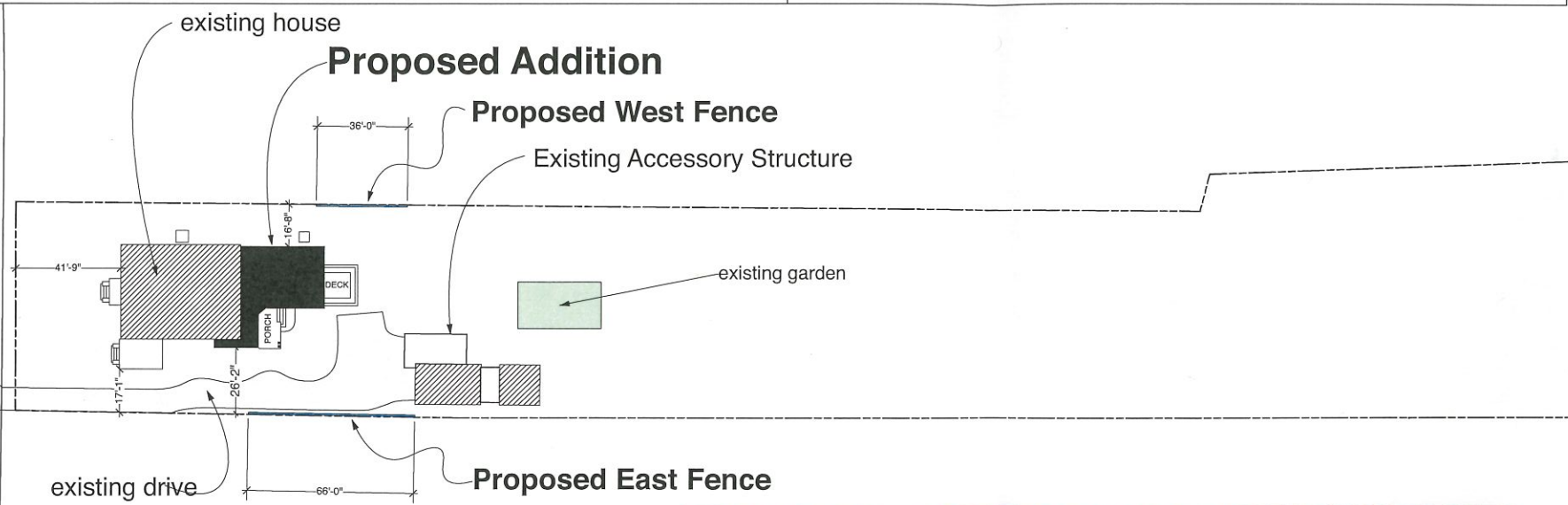
All WINDOWS are Double Hung unless noted.

All DOORS are 7'-0" height unless noted.

SHEET INDEX

- A.1 Title, Site Plan, General Notes, Concrete Notes, Framing Notes, Front Elevation
- A.2 Right Elevation & Kitchen Section
- A.3 Left & Rear Elevations, Master Bath Elevations, Vestibule Section
- A.4 Proposed Floor Plan w/Dims. & Notes
- A.5 Proposed Floor Plan, Master Bedroom Elevations
- A.6 Reflected Ceiling Plan & Gutter Schedule
- A.7 Existing Floor Plan w/Demo
- A.8 Conceptual Foundation Plan
- A.9 Conceptual Floor Framing
- A.10 Conceptual Ceiling Framing
- A.11 Wall Sections

WALTON STREET



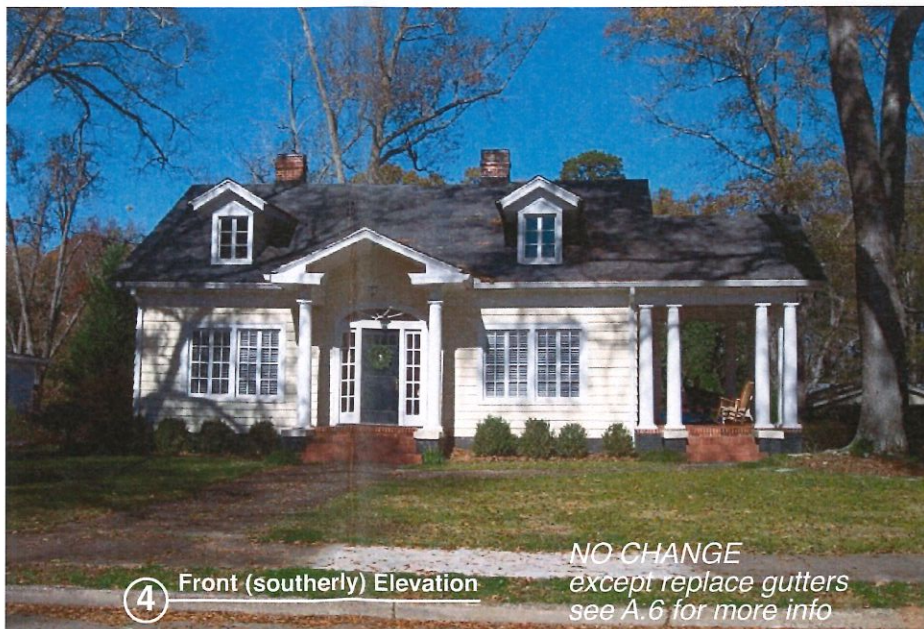
A SITE PLAN
1" = 30 ft

STRUCTURAL WOOD FRAMING NOTES

- ALL workmanship and materials shall conform with the National Design Specification for Wood Construction, published by the National Forest Products Association.
- Lumber for beams, headers, joists and rafters shall be Southern Yellow Pine No. 2 or equal, unless noted otherwise.
- Laminated Veneer Lumber beams shall be MicroLam beams, manufactured by Truss-Joist Macmillan, or equal.
- Provide Simpson Strong-Tie connectors or equal at all locations specified.
- Do not cut framing members for plumbing, electrical, or mechanical without reinforcing the member to its original capacity.
- Lumber for 2x4 and 2x6 studs shall be Stud Grade Spruce-Pine-Fir or equal unless noted otherwise.
- All headers and beams to be supported by built-up 2x's or columns as shown on the plans. Support to be continuous to foundation or other support below.
- All lumber in contact with masonry or concrete to be pressure treated. Provide pressure-treated lumber at all other locations shown on the plans.
- Provide 1x4 diagonal bridging or solid blocking at 8'-0" on center, maximum, in all ceiling joists.
- Provide double joists under all non-load-bearing partitions parallel to the span of the floor joists.
- Interior bearing walls shall be 2x4s at 16" on center, with 2x6s at 16" o.c. as noted. All exterior walls bearing and otherwise shall be 2x6s. Stud walls 10' tall or taller shall be blocked at midpoint.
- Bearing-type connections may be toe-nailed. All other structural connections shall be diagonally braced at 4'-0" on center, maximum.
- All knee wall construction to be diagonally braced at 4'-0" on center, maximum.

GENERAL CONCRETE NOTES

- All material and workmanship shall conform to ACI 318. All detailing, fabrication, accessories, and placement of reinforcing shall conform to the ACI Manual of Standard Practice for Detailing Reinforced Concrete Structures.
- Concrete shall be normal-weight gray concrete and develop a minimum compressive strength of 3000 psi at 28 days.
- Reinforcing bars shall be deformed bars conforming to ASTM A615; use Grade 40 for #3 bars.
- Lap all reinforcing bars 30 bar diameters minimum. Provide one corner bar, lapped 30 diameters each way, for each piece of continuous reinforcing.
- Welded wire fabric reinforcing shall conform to ASTM A185.
- Lap welded wire fabric 6" minimum at all splices.
- Where pipe passes through a foundation, drop the footing to pass below the pipe; provide 1" thick compressible material around the pipe.
- All construction joints shall be rough-surface and cleaned before the next pour. No horizontal construction joints are permitted in walls or slabs.
- Use sawn or formed control joints in all slabs. Locate joints so that the maximum area bounded within the joints is 600 square feet, and the ratio of the sides is no more than 2:1.
- Anchor bolts for sill plate attachment to conform to ASTM A307.



4 Front (southerly) Elevation

NO CHANGE except replace gutters see A.6 for more info

GENERAL NOTES

- All construction shall meet or exceed all building codes and requirements of all authorities having jurisdiction over this project.
- These documents and the construction described herein are subject to inspections by the local Building Official before, during, and after completion of construction.
- These documents indicate the scope of the project only in terms of design concept and major elements. On the basis of the scope indicated, the General Contractor shall furnish and coordinate all items required for the proper execution and completion of the work including but not limited to Heating and Air Conditioning, Plumbing, Electrical, and Security Systems.
- All materials shall be installed per manufacturer's recommendations.
- Sara Adkins Studio shall be the sole judge as to the meaning and interpretation of the documents. All questions pertaining to the documents or to their intent shall immediately be reported in writing to Sara Adkins Studio. Any discrepancies between the plans and the physical conditions of the site, or errors or omissions in the documents shall immediately be reported by the General Contractor in writing to Sara Adkins Studio. Any work done after such discovery, until authorized, shall be at the General Contractor's risk.
- The General Contractor shall be responsible for verification of all existing conditions which might affect the scope of the work, determining that the site is suitable and adequate for the project, and for all site work required before, during, and after construction including but not limited to civil engineering and surveying.
- Structural, Heating and Air conditioning, Plumbing, Electrical, and Security Systems designs shall be the complete responsibility of the General Contractor. The several designs shall be compatible with and conform to the drawings.
- These documents are instruments of service and are the property of Sara Adkins Studio, copyright 2015-2020, and her clients, prepared solely for use at the site indicated. Any other use is strictly prohibited and will be prosecuted to the full extent of the law.
- Do not scale drawings.

Sara Adkins Studio
80 Interlochen Drive
Atlanta, Georgia 30342
saraadkins@gmail.com
404-771-1091

Drawings Prepared for
Lynn & Jim Laird
as instruments of service for the single use of the listed project.
All other uses prohibited.

Residential Addition
120 Walton Street
Monroe, GA 30655

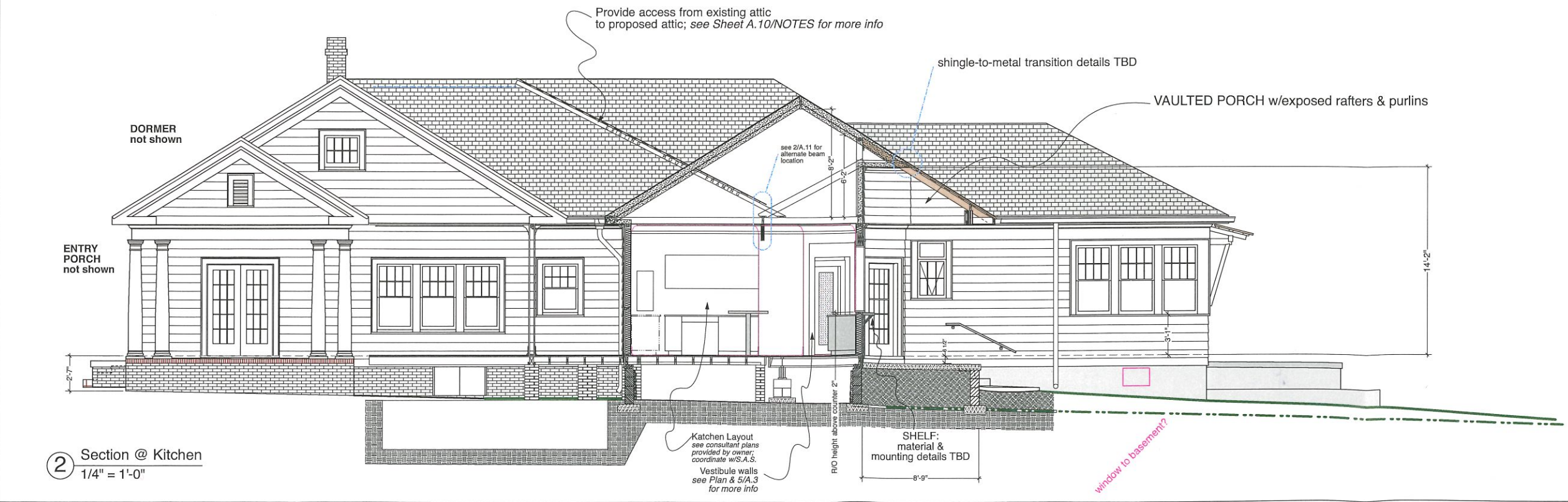
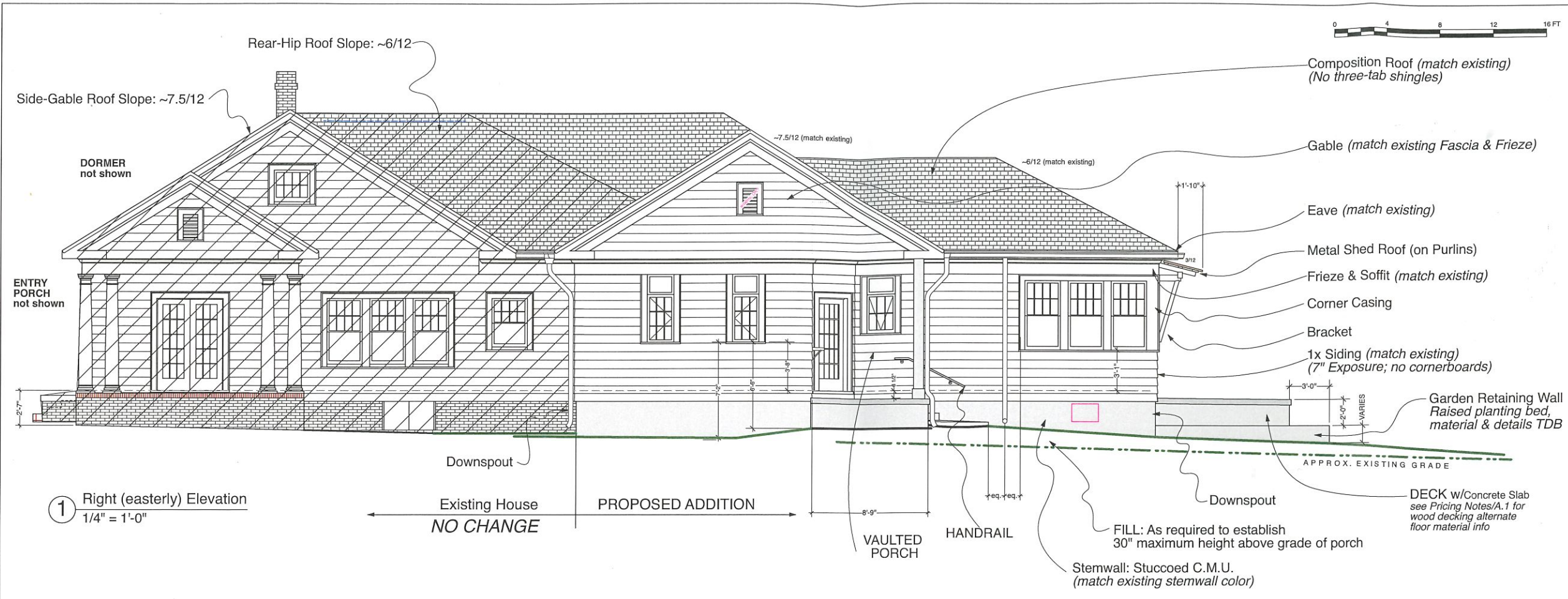
NOT RELEASED FOR CONSTRUCTION

DRAWN	CHECKED	REVISIONS	DATE
S.G.A.		Preliminary Pricing Set	6 Dec. 2016
		Certificate of Appropriateness	11 Apr. 2017
		Add garage Schematic Section Info	22 June 2017
		Complete final framing & miscellaneous material information	17 July 2017
		Microclimate REVISIONS	March 2020
		PRICING SET	29 June 2020
		Add Framing @ east & west property lines	2 Feb. 2021
		replace fence & windows per client	8 Feb. 2021

DATE
August 2016

TITLE
**Scope of Work
General &
Specific Notes**

SHEET #
A.1



Sara Adkins Studio
 80 Interlochen Drive
 Atlanta, Georgia 30342
 sarastudio@gmail.com
 404-771-6511

Drawings Prepared for
Lynn & Jim Laird
 as instruments of service for the single use of the listed project.
 All other uses prohibited.

Residential Addition
120 Walton Street
Monroe, GA 30655

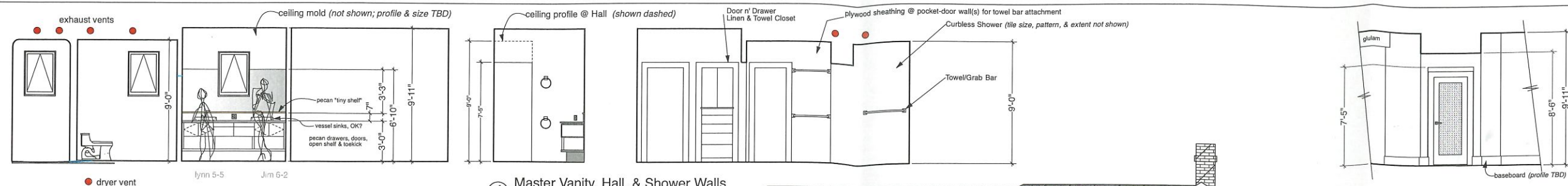
NOT RELEASED FOR CONSTRUCTION

DRAWN	CHECKED	REVISIONS	DATE
C.S.C.	S.G.A.	Preliminary Pricing Set	6 Dec. 2016
BY		Certificate of Appropriateness	11 Apr. 2017
C.S.C.		Add garage Schematic Section Info	22 June 2017
C.S.C.		Clear supplemental framing & miscellaneous material information	17 July 2017
C.S.C.		Miscellaneous REVISIONS	March 2020
C.S.C.		PRICING SET	29 June 2020
C.S.C.		Add Fencing @ east & west property lines	2 Feb 2021
C.S.C.		revis fence & windows per client	8 Feb 2021

DATE
August 2016

SHEET TITLE
EAST ELEVATION & KITCHEN SECTION

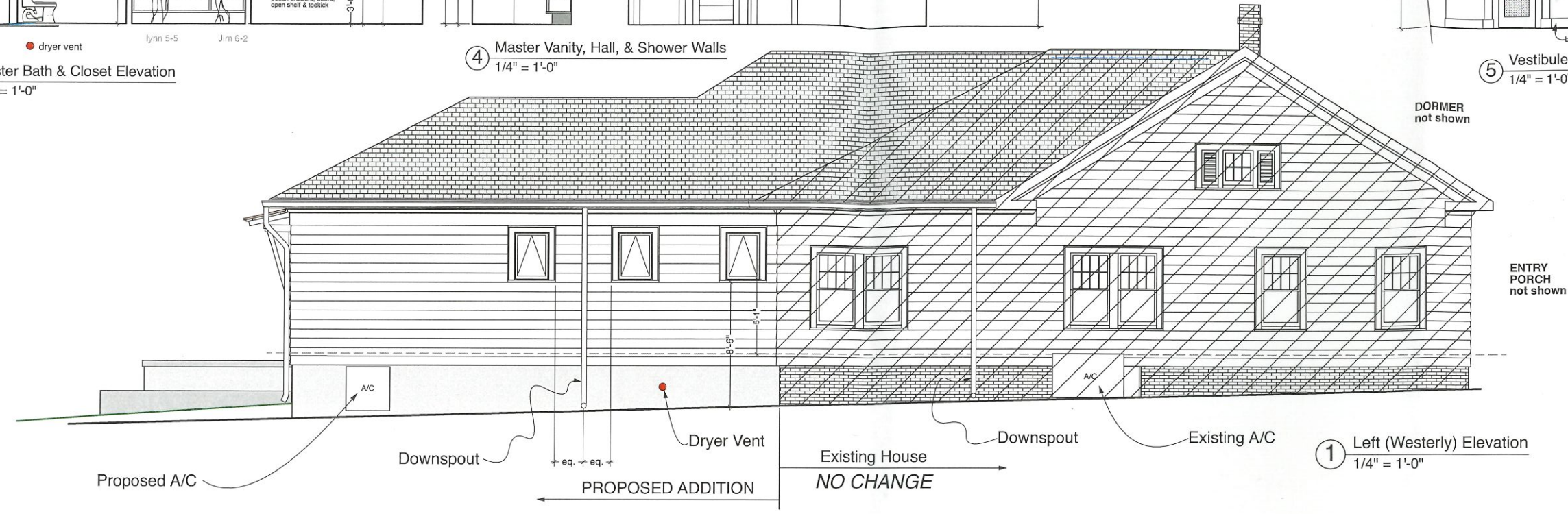
SHEET #
A.2



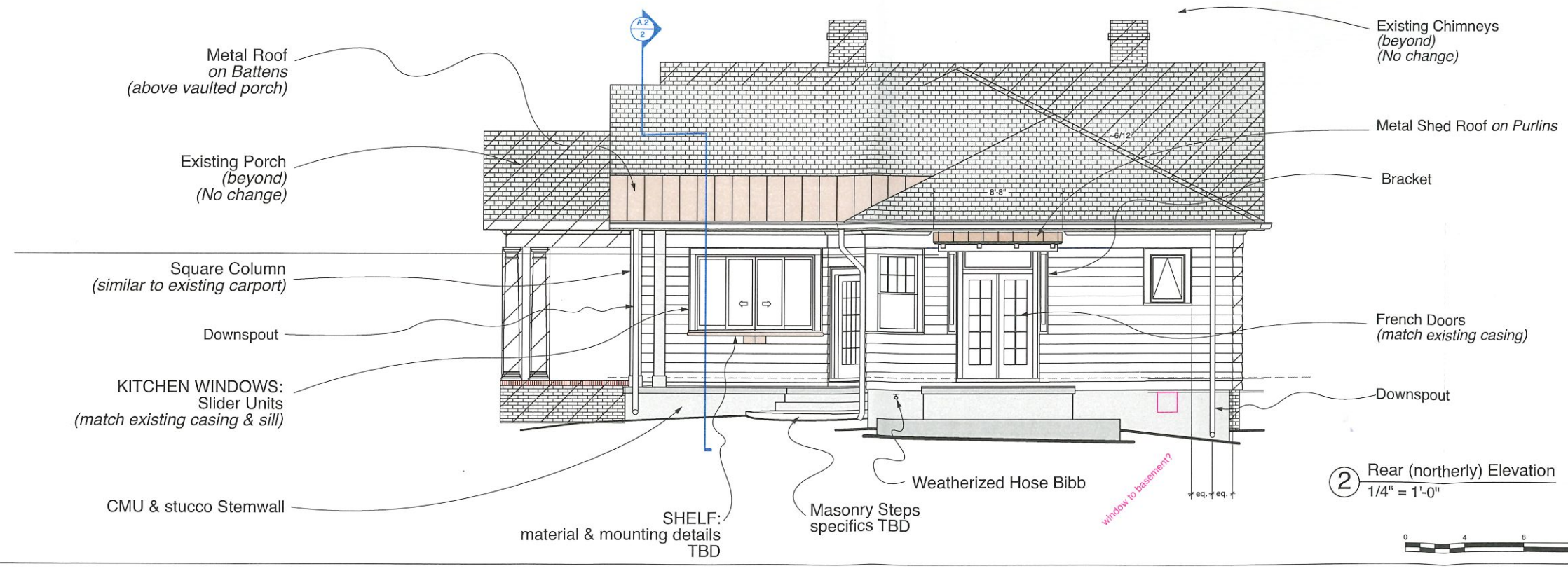
3 Master Bath & Closet Elevation
1/4" = 1'-0"

4 Master Vanity, Hall, & Shower Walls
1/4" = 1'-0"

5 Vestibule Section
1/4" = 1'-0"



1 Left (Westerly) Elevation
1/4" = 1'-0"



2 Rear (northerly) Elevation
1/4" = 1'-0"

Sara Adkins Studio
80 Interlochen Drive
Atlanta, Georgia 30342
sara@adkinsstudio.com
404-771-1821

Drawings Prepared for
Lynn & Jim Laird
as instruments of service for the single use of the listed project.
All other uses prohibited.

Residential Addition
120 Walton Street
Monroe, GA 30655

NOT RELEASED FOR CONSTRUCTION

DRAWN	CHECKED	REVISIONS	DATE
C.S.C.	S.G.A.	BY	DATE
		C.S.C.	6 Dec. 2016
		C.S.C.	11 Apr. 2017
		C.S.C.	22 June 2017
		C.S.C.	17 July 2017
		C.S.C.	March 2020
		C.S.C.	29 June 2020
		C.S.C.	2 Feb. 2021
		C.S.C.	8 Feb. 2021

DATE
August 2016

SHEET TITLE
WEST & NORTH
ELEVATIONS
Master Bath
Elevations
& Vestibule Section

SHEET #
A.3



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

Plan Report

Plan NO.: HP-000089-2

10

Plan Type: Historic Preservation

Work Classification: Certificate of Appropriateness

Plan Status: In Review

Apply Date: 02/11/2021

Expiration:

Location Address

Parcel Number

208 WALTON ST, MONROE, GA 30655

M0140007

Contacts

JOHN COWN
 160 BEXLEY HEATH DR, ATHENS, GA 30607
 (770)843-8632

Applicant

Description: REQUEST FOR COA FOR EXTERNAL CHANGES - HPC MTG 2/23/2021 @ 6:00 PM THIS WILL BE A ZOOM MEETING

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 # 1001	\$10.00
Amount Due:	\$0.00

Condition Name

Description

Comments

Issued By:

February 11, 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. *What about the tree at fence*
- [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)].

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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

2/10/2021
 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: 2/10/2021

APPLICANT: John Cown

APPLICANT'S ADDRESS: 160 Bexley Heath Drive
Athens GA 30607

TELEPHONE NUMBER: 770-843-8632

PROPERTY OWNER: Dr. Darin Wasileski

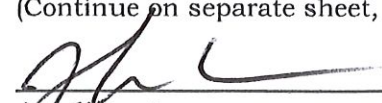
OWNER'S ADDRESS: _____

TELEPHONE NUMBER: 770 833 9693

PROJECT ADDRESS: 208 Walton Street
Monroe GA 30655

Brief description of project: see attached

(Continue on separate sheet, if necessary.)


Applicant

2/10/2021
Date

PROJECT: 208 Walton Street Monroe GA

HISTORICAL HOME TYPE: Bungalow

OWNER: Dr Darin and Theresa Wasileski

CHILDREN: Gage 8, Gannon 6.5, Grant 5, and a new little girl due May 28th!

CONTRACTOR: Leshoyt Contractors

SCOPE OF WORK:

EXTERIOR Relocation replacement of windows
 (2 windows) right side back- relocation in same wall for remodel benefit
 (1 window) front dormer- rotten and does not meet safety code for a bedroom
 (1 window) left side second floor-rotten and does not meet safety code for a bedroom

Repair of siding
 replacemnt of damaged siding areas with "best matching look" shingle siding
 repair of damaged cornice and Fascia - period correct style
 full paint cornice siding and windows :
 Body- Extra White SW 7006, Trim 7006,
 Windows and doors Indigo Batik 7602

Porch
 Change columns to period correct style
 Flooring of porch- remove, install waterproof pan, replace with "period look" KDAT Flooring
 Add period correct railings for childrens safety/ current code

Roof
 Cover current roof with standing seam metal (see attcahed white front view of home)

INTERIOR Complete interior remodel (see attached Plan)

MAGNOLIA

SHOP

inside MAGNOLIA



MAGNOLIA NETWORK

search

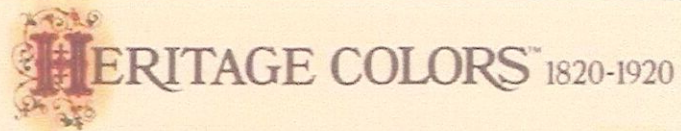


REQUESTED NAME COLOR
AND ROOF STYLE

CLASSIC WHITE ON EXTERIOR

Sherwin-Williams proudly presents Heritage Colors™—40 historic Nineteenth Century hues that capture the grace and elegance of another era.
Heritage Colors have been authenticated by Dr. Roger Moss, and documented in his book, *Century of Color: Exterior Decoration for American Buildings, 1820-1920*.

Restore classic beauty to your Traditional or Victorian styled home with a selection from this distinguished collection — the best of America's past.
Heritage Colors are available in:
• SUPERPAINT™ Exterior Latex House & Trim Paint
• The best paint ever made by Sherwin-Williams
• SWP® Gloss House & Trim Paint (Oil Base)



WINDOW CHANGED
TO MEET EGRESS

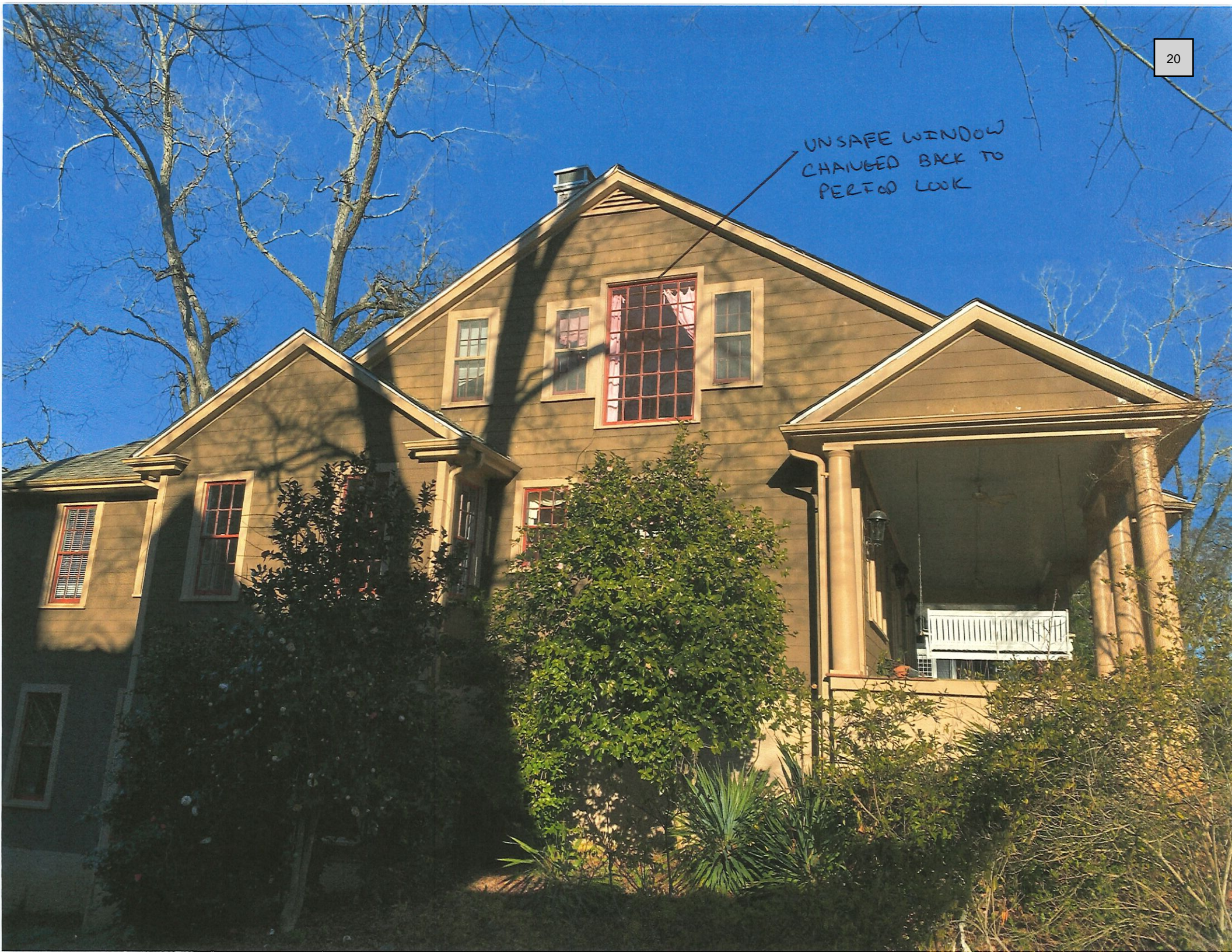


APPROXIMATE
NEW LOCATION

CURRENT WINDOWS WE
REQUEST TO MOVE

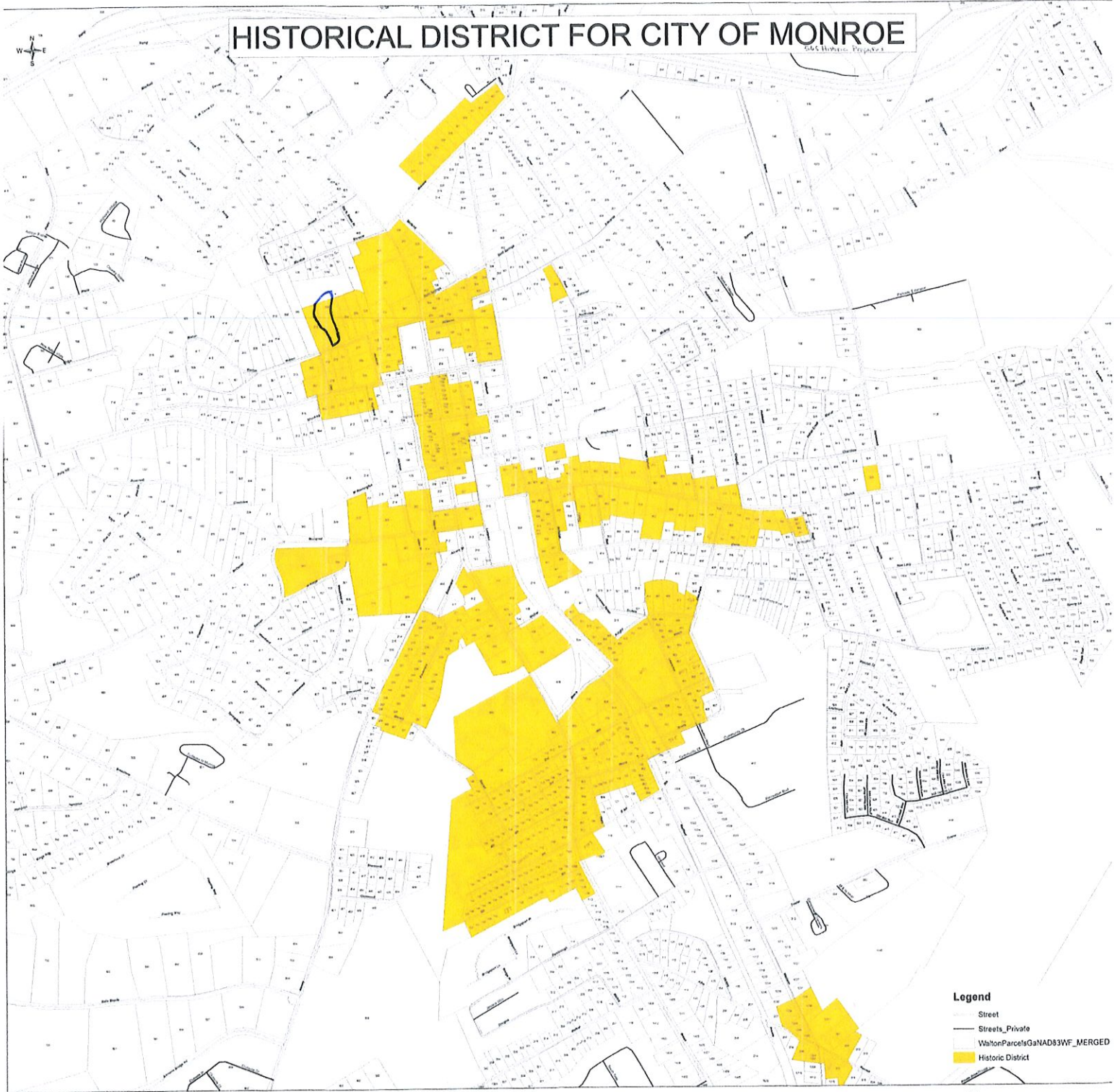


UNSAFE WINDOW
CHANGED BACK TO
PERFECT LOOK



HISTORICAL DISTRICT FOR CITY OF MONROE

GIS Historic Project

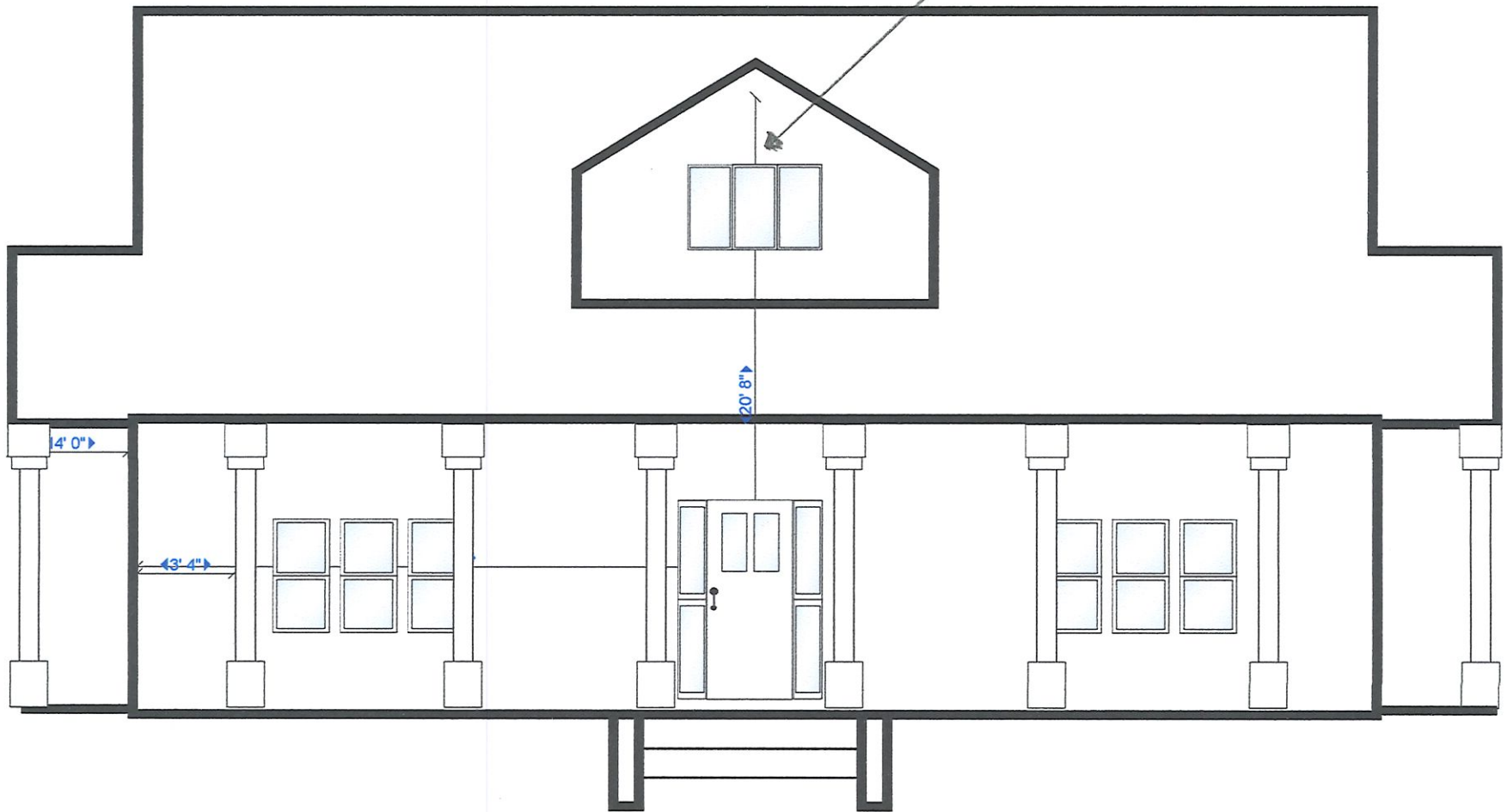


Plan 2 City Development/General Ordinance City of Monroe 2013.mxd
Data Source: 3/12/2013 9:41:17 AM

- Legend**
- Street
 - Streets_Private
 - WaltonParcelsGaNAD83WF_MERGED
 - Historic District

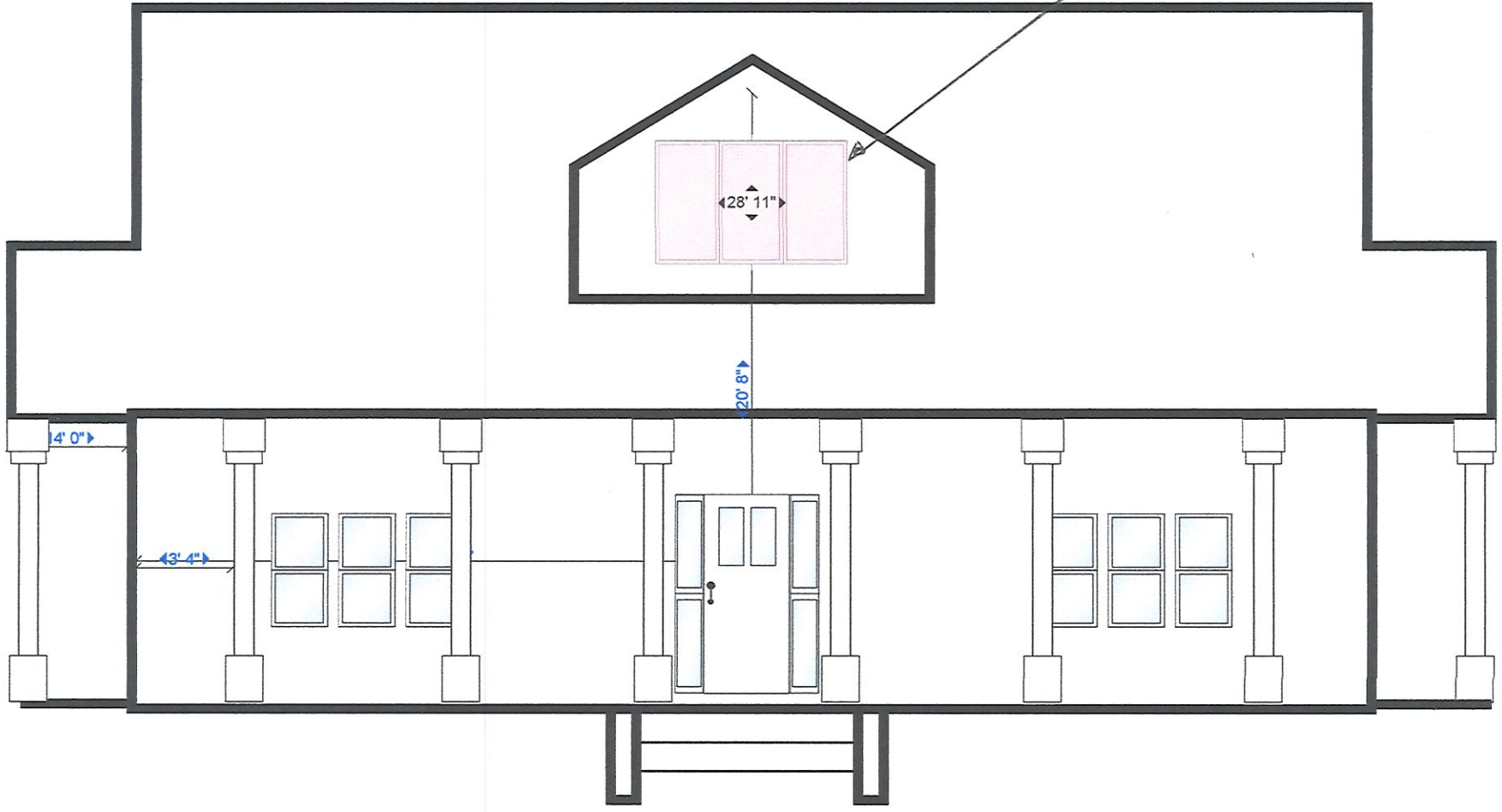
FRONT NOW

CURRENT DOES NOT MEET CODE



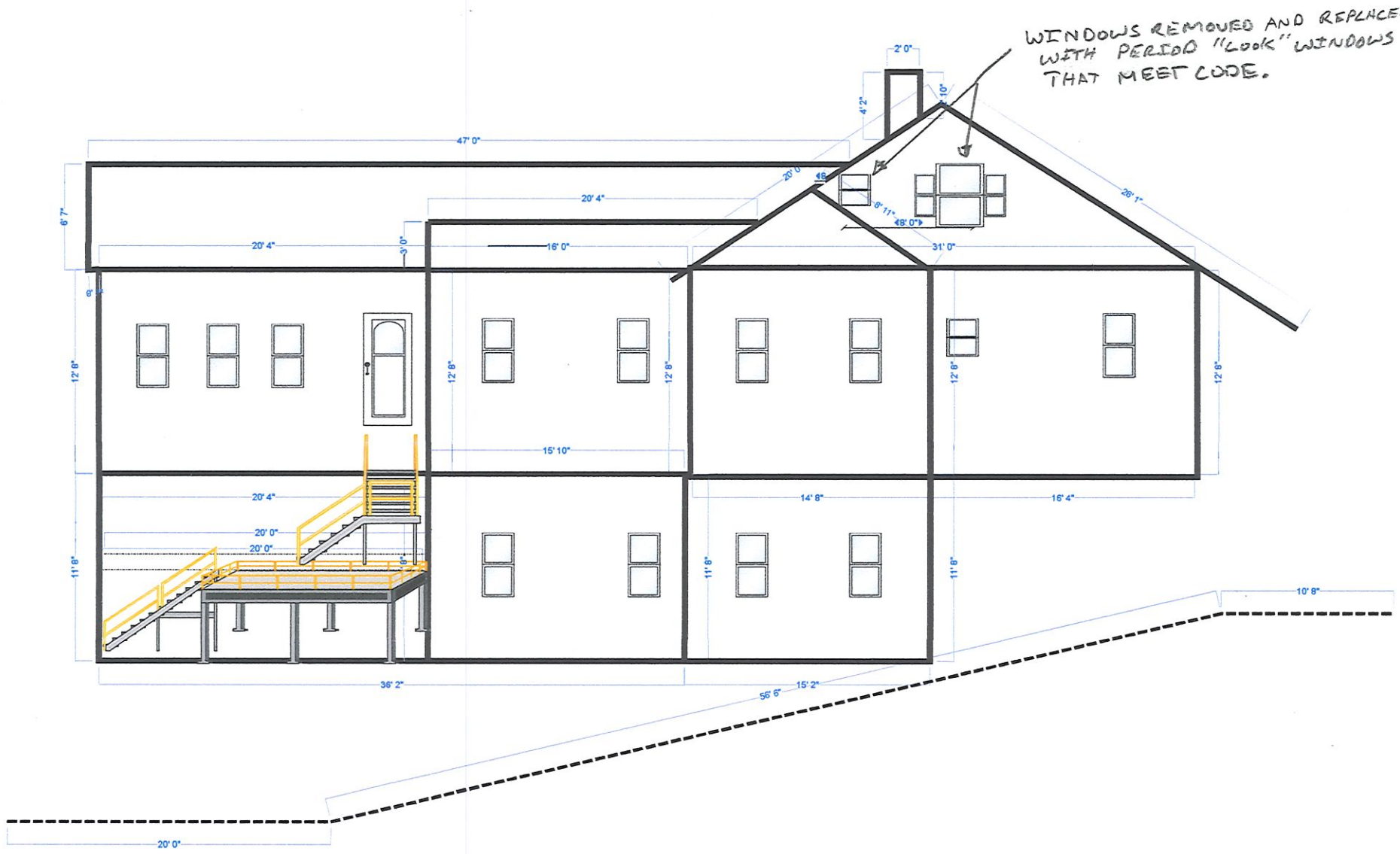
FRONT REQUESTED

NEW WINDOW
TO CODE
MATCH TO CURRENT
WINDOW

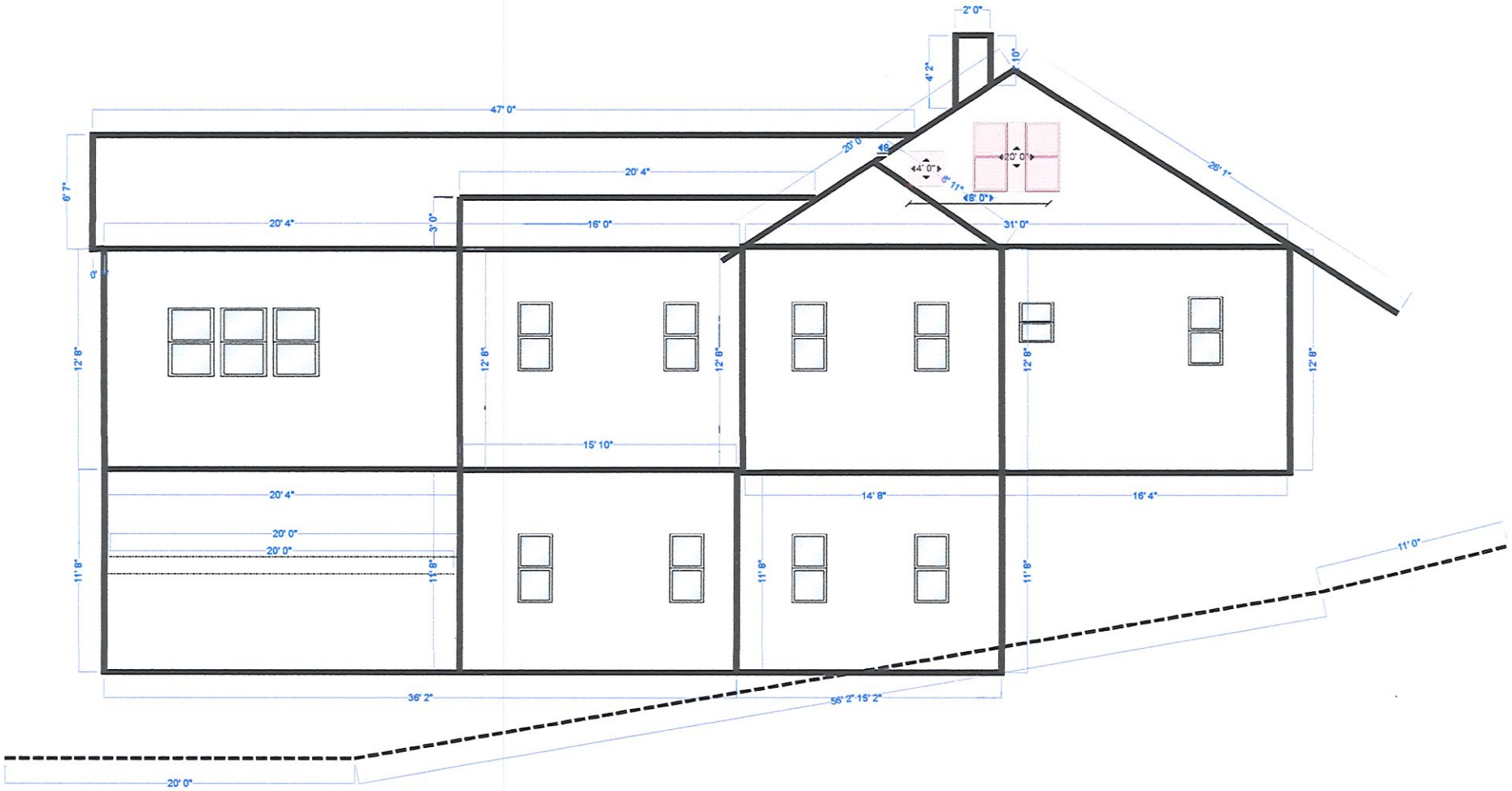


LEFT SIDE NOW

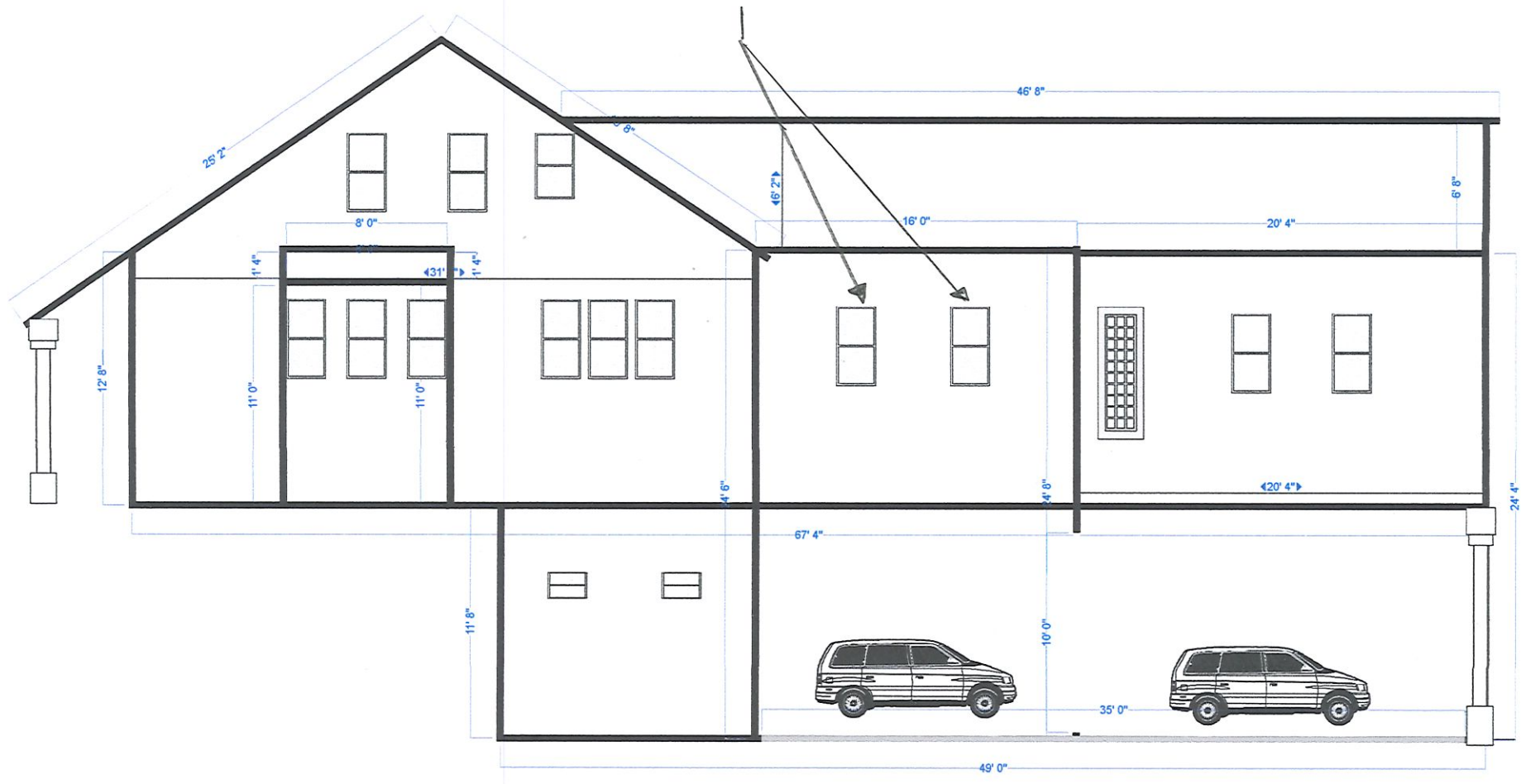
WINDOWS REMOVED AND REPLACED WITH PERIOD "LOOK" WINDOWS THAT MEET CODE.



LEFT SIDE REQUESTED

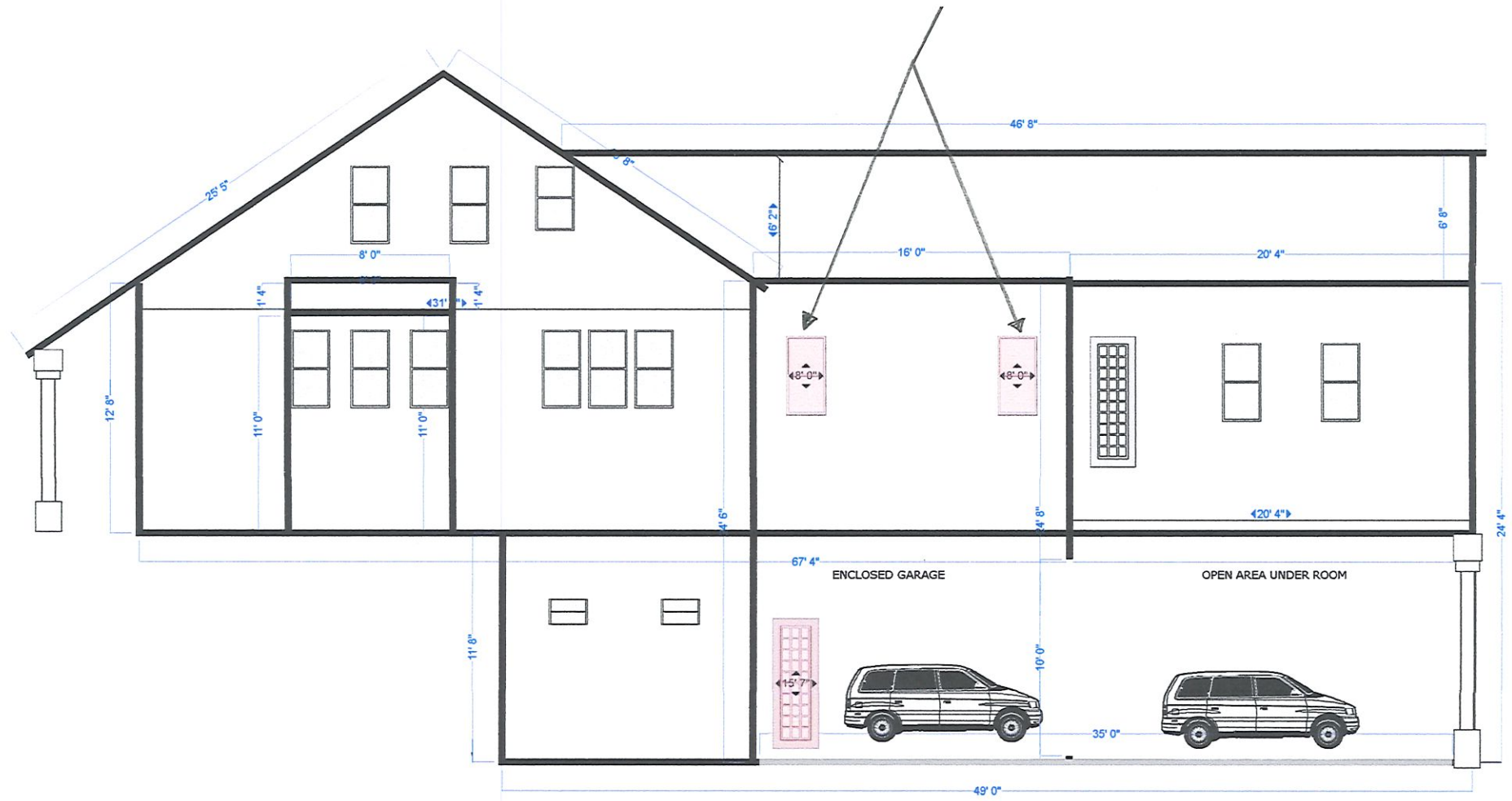


RIGHT SIDE NOW

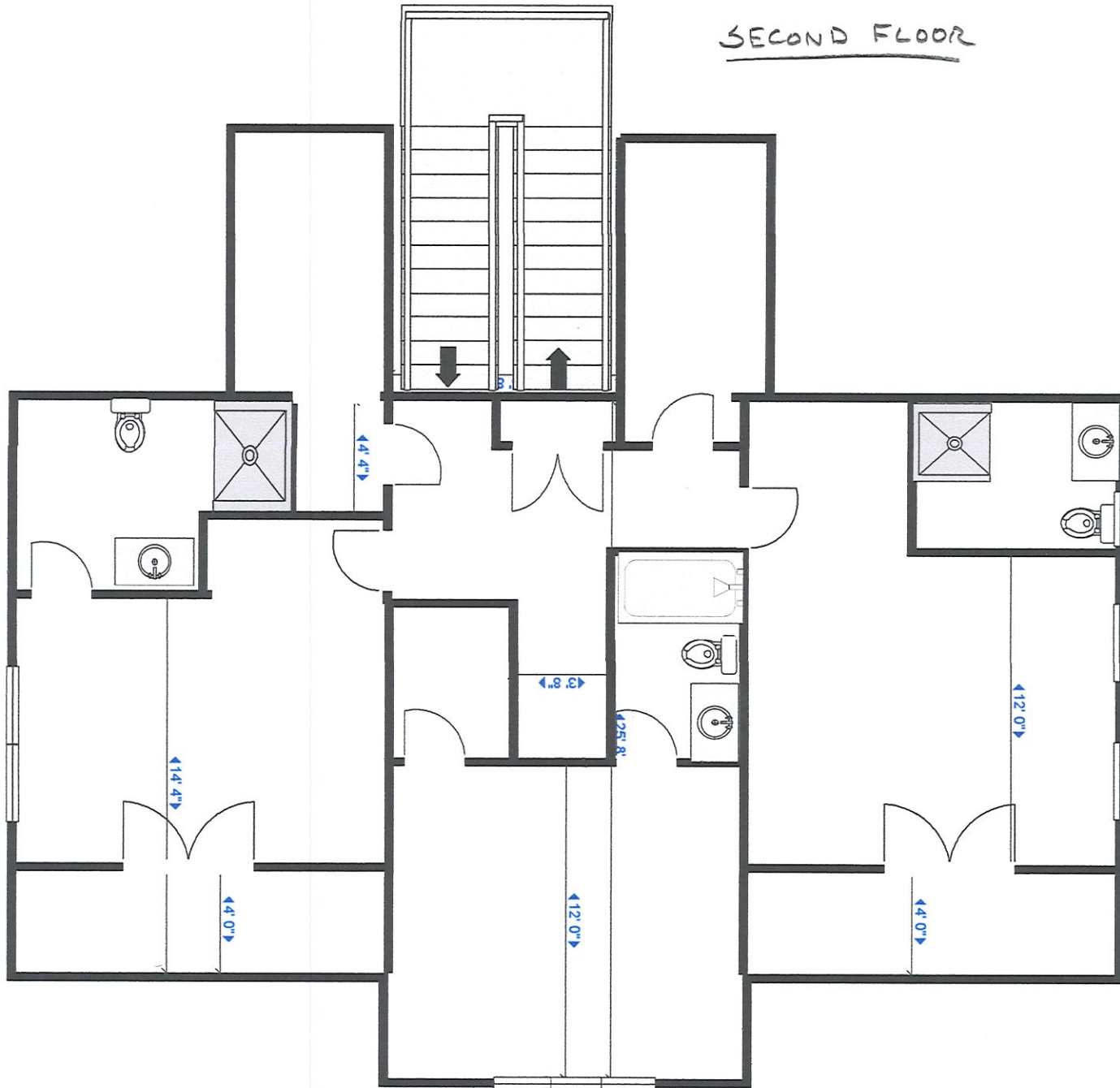


RIGHT SIDE REQUESTED

REQUESTING RELOCATION OF THE TWO WINDOWS TO THIS LOCATION



SECOND FLOOR



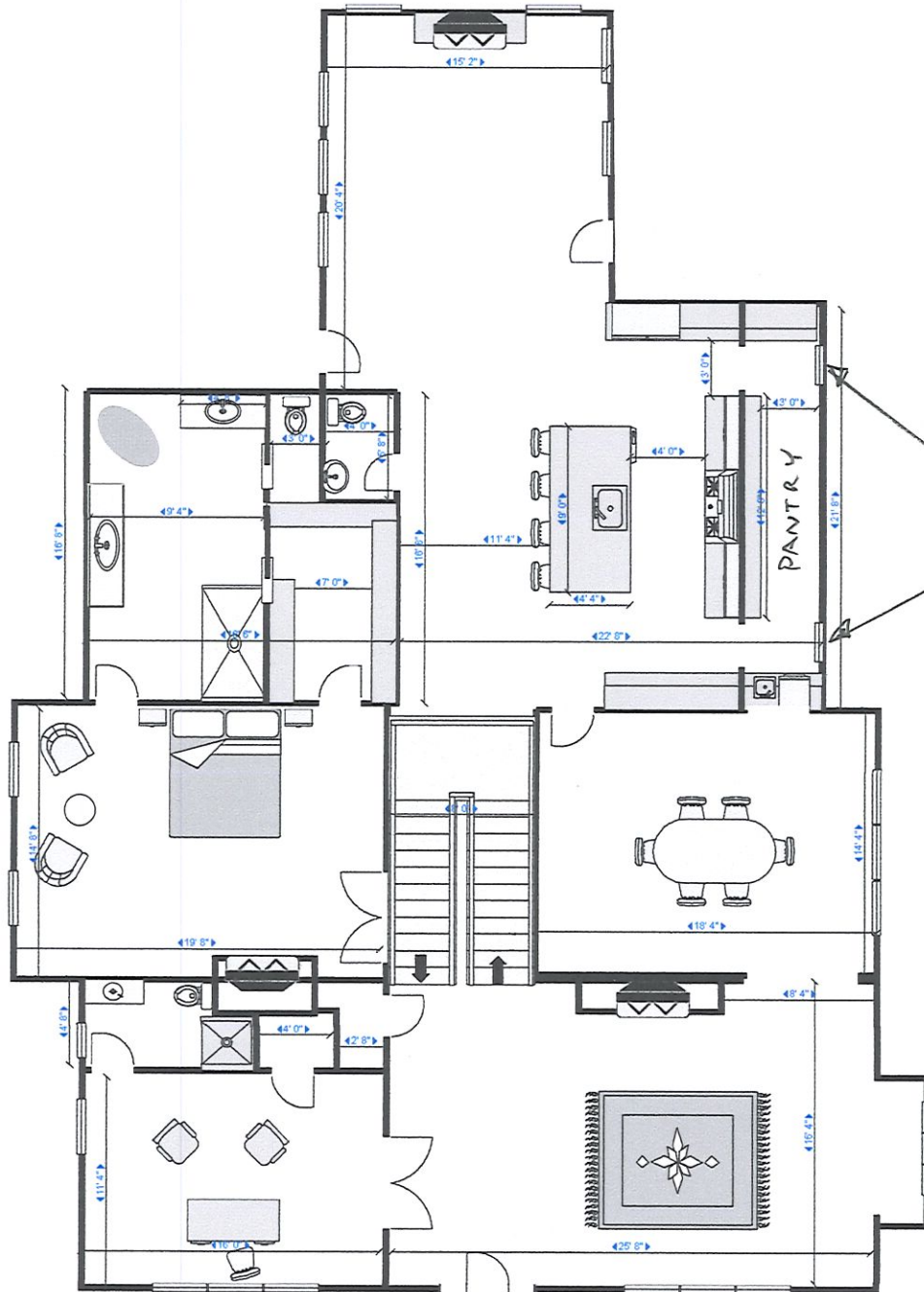
CHANGE TO PERIOD CORRECT "LOOK" WINDOWS

CURRENT WINDOW IS DANGEROUS AND DOES NOT MEET CODE

* SEE LEFT SIDE

CHANGE TO SAME STYLE WINDOW BUT ONE THAT MEETS EGRESS CODES

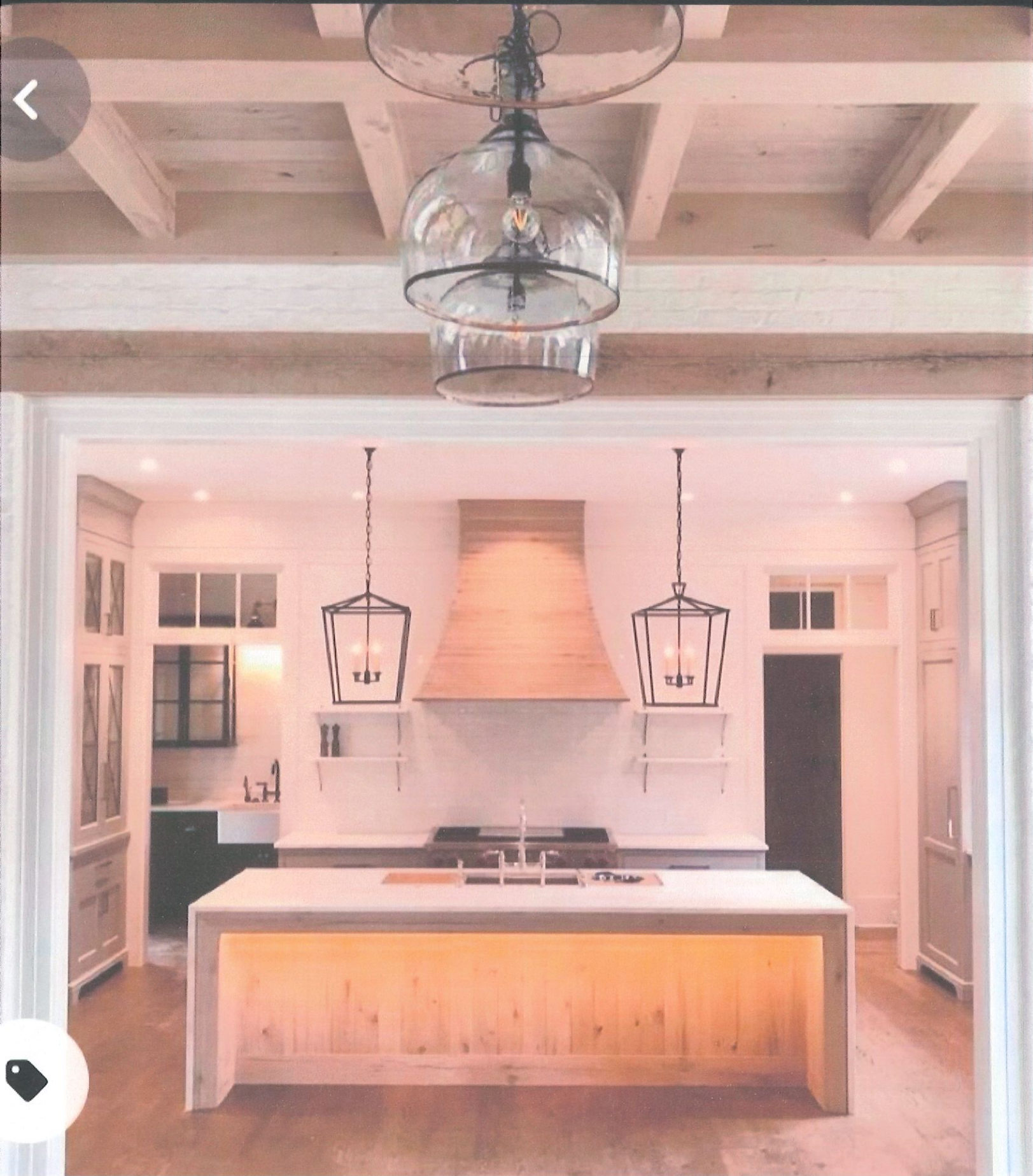
* SEE FRONT



ADJUST WINDOW
POSITION FOR
WALKTHRU PANTRY

MAIN FLOOR

FRONT DOOR



EXAMPLE OF WALK THRU PANTRY



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

Plan Report

Plan NO.: HP-000092-2

31

Plan Type: Historic Preservation

Work Classification: Certificate of Appropriateness

Plan Status: In Review

Apply Date: 02/15/2021

Expiration:

Location Address

Parcel Number

315 S MADISON AVE, MONROE, GA 30655

M0160123

Contacts

FERNANDO VILLARRUEL **Owner**
 1100 JOHN DEERE RD, MONROE, GA 30656
 (630)605-3165 fvillarr@ciena.com

Description: REQUEST FOR COA TO DEMOLISH HOUSE - HPC MEETING 2/23/2021 @ 6:00 PM THIS WILL BE A VIRTUAL ZOOM MEETING

Valuation: \$ 0.00

Total Sq Feet: 0.00

Fees	Amount
Historic Preservation Demolition/Relocations	\$50.00
Total:	\$50.00

Payments	Amt Paid
Total Fees	\$50.00
Cash	\$50.00
Amount Due:	\$0.00

Condition Name

Description

Comments

Issued By:

February 15, 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

2-11-21
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: 2-11-21

APPLICANT: Fernando (Fred) Villarruel / Dulce Villarruel

APPLICANT'S ADDRESS: 1100 John Deere Rd.
Monroe GA 30656

TELEPHONE NUMBER: 630 605 3165

PROPERTY OWNER: Fernando / Dulce Villarruel

OWNER'S ADDRESS: 1100 John Deere Rd
Monroe GA 30656

TELEPHONE NUMBER: 630 605 3165

PROJECT ADDRESS: _____
315 S. Madison Ave, Monroe GA 30655

Brief description of project: _____
See attached paper

(Continue on separate sheet, if necessary.)

Fernando Villarruel
Applicant

2-11-21
Date

Re: Permit for demolition of 315 S. Madison Ave.

Esteemed members of the Historical Preservation Committee and code department,

We are beginning a process that will ultimately build a new house on 315 S. Madison Ave. that we believe will fit the visual scape of the local community. Our first step will be to apply for a demolition permit. Though not specific, below is a sketch rendering of the type of house we have in mind. Your feedback is welcome.

With regards to fully fixing the current structure, (also shown below,) in various discussions with contractors we have assessed a cost of between \$90,000 and \$110,000.

We look forward to working with you in this process,

Please let us know of any questions,

Fernando (Fred) and Dulce Villarruel

630 605 3165



Figure 1 Possible New House

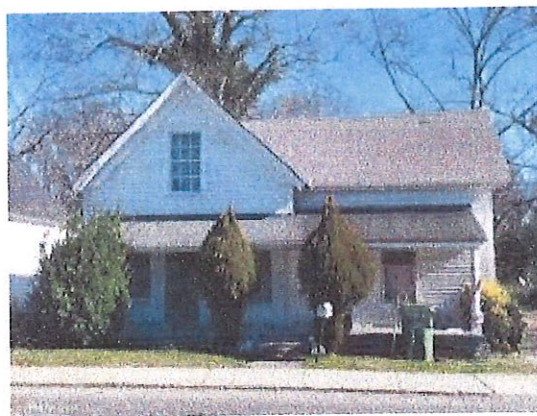


Figure 2 Current House



215 North Broad Street · P.O. Box 725 · Monroe, Georgia 30655
(770) 207-4674 email: dadkinson@monroega.gov

APPLICATION FOR DEMOLITION FOR RESIDENTIAL AND COMMERCIAL
(Please Print Legible)

Project Address: 315 S. Madison Ave, Monroe GA 30655

24 Hour Contact Name: Fred Villarruel Phone # 630 605 3165

General Contractor: Timber Max Tree Service

Address: 1491 Price Mill Rd

City: Bishop State: GA Zip Code: 30621

Phone # 706 474 7071 Cell # 770 289 7213 Email: timbermaxtrees@gmail.com

Property Owner: Fred Villarruel Phone#: 6306053165 Email: villarfx75@gmail.com

Address: 1100 John Deere R City: Monroe State: GA Zip: 30656

Residential Commercial

Total Square Footage: 1030 Number of Floors: 1

Value of Project: \$7500

APPLICANT, CONTRACTOR AND AGENT MUST SIGN THE FOLLOWING

As the contractor, builder or authorized agent, I hereby apply for a permit to demolish structure as described herein. If the permit is granted, I shall take it according to the laws of City of Monroe. I also understand that the structure authorized by the permit shall have all power, sewer, gas and water disconnected and capped. Applicant must hold a valid business license for the type of construction to be permitted.

Fernando Villarruel
Signature of Applicant

Fernando (Fred) Villarruel
Print Name

2/11/21
Date