



## Historic Preservation Commission

### AGENDA

Tuesday, September 24, 2019

6:00 PM

215 N Broad Street, Monroe, GA 30655

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I. **CALL TO ORDER**

II. **ROLL CALL**

III. **MINUTES OF PREVIOUS MEETING**

[1.](#) Minutes of Previous Meeting - August 27, 2019

IV. **REQUESTS**

[1.](#) Request for COA for Facade Changes - 133 South Broad Street

V. **OLD BUSINESS**

VI. **NEW BUSINESS**

VII. **ADJOURNMENT**

Historic Preservation Commission  
Meeting Minutes  
August 27, 2019

Present: Crista Carrell, Fay Brassie, Susan Brown, Marc Hammes

Absent: Mitch Alligood

Staff: Debbie Adkinson, Code Department Assistant  
Patrick Kelley, Director of Code & Development  
Darrell Stone, Director of Planning & Development

Visitors: Ramona Lopretto, Ron Lopretto, Denise Newman, Dave Newman

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

Acting Chairman Carrell entertained a motion for approval of the minutes from July 23, 2019. Hammes made a motion to approve. Brassie seconded. Motion Carried. Minutes approved.

**The first item of business** is an application for COA for petition # HP-000021-2019 at 208 S Broad St to make to place signs of the same type in location on front wall for new business.

Acting Chairman Carrell asked for a representative to speak.

The applicant and owner, Ramona Lopretto spoke to the request. She stated that the signs would be 32 sq. ft on left sign "Play Center", 16 sq. ft on the middle sign "Timeless Moments", and 32 sq. ft on the right sign "Reception Hall" for a total of 80 sq. ft. which is about 10% smaller than the former signs. The name of the new business is "Timeless Moments Event Center."

Acting Chairman Carrell asked for any questions. There were none. She asked for any comments from the public. There were none.

Acting Chairman Carrell entertained a motion.

Hammes made a motion to accept. Brown seconded.  
Motion passed unanimously. COA Granted.

**The seconded item of business** is an application for COA # HP-000027-2019 for 219 Walton Street to add a detached garage to the rear and landscaping changes and fencing around the yard. The Garage will have a single car carport on the side. Denise and David Newman are the owners and the applicants.

Acting Chairman Carrell asked a representative to speak.

David Newman, the owner spoke to the request. They have lived at this location since 2005. They have torn the old carport on the rear of the house down. They provided a complete detailed write up on what they would like to do and the history of the house. He asked if there were any questions for them.

Acting Chairman Carrell asked if the Commission had any questions.  
Brassie asked if the front of the garage would be facing day street. She also questioned the door going into the garage from the carport.

Newman answered yes. He explained that they want to place corbels that match the former porta cache corbels on the end of the carport side of the garage. They would like to place the porta cache back in the original location but it would not pass the set backs due to being too close to Day Street.

Acting Chairman Carrell asked if there were any other questions.

Brassie made a motion to approve. Brown Seconded.  
Motion passed unanimously. COA Granted.

Mr. Newman asked how to handle the time line for completing this project. He stated it would take longer than 6 months to complete.

Kelley stated if the permit expires it can be extended.

Old Business: None

New Business: Acting Chairman stated there would be a work shop with the Council per the Mayor. This should happen in September.

Acting Chairman Carrell entertained a motion to adjourn. Brown made a motion to adjourn. Hammes seconded. Meeting Adjourned at 6:10 pm



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

# Plan Report

Plan NO.: HP-000030-2019

Plan Type: Historic Preservation

Work Classification: Certificate of Appropriateness

Plan Status: In Review

Apply Date: 09/16/2019

**Expiration:**

Location Address

Parcel Number

133 S BROAD ST, MONROE, GA 30655

M0140111

Contacts

EPIPHANY  
 1571 SPARTAN LANE, ATHENS, GA 30606  
 (706)202-1656

Applicant

Description: REQUEST FOR COA FOR FACADE CHANGES - HPC MTG 9/24/19 @ 6:00 PM - 215 N BROAD STREET

Valuation:           \$0.00          

Total Sq Feet:           0.00          

Fees	Amount
Historic Preservation Request	\$10.00
<b>Total:</b>	<b>\$10.00</b>

Payments	Amt Paid
<b>Total Fees</b>	<b>\$10.00</b>
Check # 216	\$10.00
<b>Amount Due:</b>	<b>\$0.00</b>

Condition Name

Description

Comments

*Debbie Adkinson*

Issued By: Debbie Adkinson

*[Signature]*

Plan\_Signature\_1

September 16, 2019

Date

Date

Date

Plan\_Signature\_2

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: 8/12/19

APPLICANT: Epiphany - Dara Buczynsky, owner:

APPLICANT'S ADDRESS: 133 South Broad Street | 1571 Spartan Lane  
Monroe, GA 30655 | Athens, GA 30606

TELEPHONE NUMBER: 706 202 1656

PROPERTY OWNER: Abhiram Garapati

OWNER'S ADDRESS: 13032 Hymeadow Dr.  
Austin, Texas 78729

TELEPHONE NUMBER: 512 912 6129

PROJECT ADDRESS: 133 South Broad St

Monroe, GA 30655

Brief description of project: - Attached -

(Continue on separate sheet, if necessary.)

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, positionings 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]

  
Applicant

Date: 8/12/19

2/99 MGG

## Description of Proposal:

- **Structural:** We would like to remove the plywood that is currently above the front door/windows and replace it with glass windows like at South on Broad.
- **Facade:** We would like to build a removable facade, constructed from smooth textured Hardie Boards, to cover the existing structure. The facade would be attached to the concrete and existing wall using removable fasteners that would be covered with trim. The entire facade would be painted white, and trim-work details in black would be hand-painted by a local artist.
- **Lighting:** We would like to add two simple down lights to the existing structure. (There is currently no exterior lighting.)
- **Door:** We would like to replace the existing modern commercial door with a vintage wooden door reminiscent of the type of door that may have been used on the original dry goods shop that occupied the space when it was built around 1910. The door will be painted and the grids that are shown in the photo below have since been removed so that the door is more of a commercial style.

## Current Structure:





**Current Door:**



**Proposed Door (Before Paint):**



Examples of the hand-painted facade technique:



**Proposed Facade:**

