



Historic Preservation Commission

AGENDA

Tuesday, April 23, 2019

6:00 PM

215 N Broad Street, Monroe, GA 30655

I. CALL TO ORDER

II. ROLL CALL

III. MINUTES OF PREVIOUS MEETING

1. Minutes of Previous Meeting - February 26, 2019

IV. REQUESTS

1. Request for COA for Exterior Renovation - 701 Davis Street

V. OLD BUSINESS

VI. NEW BUSINESS

VII. ADJOURNMENT

Historic Preservation Commission
Meeting Minutes
February 26, 2019

Present: Mitch Alligood
Marc Hammes
Susan Brown
Crista Carrell
Fay Brassie

Absent: None

Staff: Patrick Kelley, Director of Code & Development
Debbie Adkinson, Code Department Administrative Assistant

Visitors: Kolby Hansen, Kyle Harrison, Steve Gray, Cindy Gray, David Dickinson

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

Chairman Alligood entertained a motion for approval of the minutes from January 29, 2019. Hammes made a motion to approve. Carroll seconded. Motion Carried. Minutes approved.

The first item of business is an application for COA for petition # 19-00170 at 700 East Church Street. The applicant, Georgia Steven & Cindy Gray request a COA to build a new Victorian cottage style house on the property...

Steve & Cindy Gray spoke to the request. The new house will be Southern Living plan. The house will be extended to be 1626 sq ft with a rear garage. It will have Hardi plank siding and architectural shingle roof. There will be two fences, front will be white picket fence and the rear will be black vinyl clad which will not be seen from the street.

Brassie: how does this compare to the square footage next door to you

Gray: no idea

Kelley: It complies with the R1 zoning which is 1600 sq ft. which is acceptable.

Chairman Alligood asked for comments from the public.

David Dickinson spoke to some changes he would like to see to the plans. He is not in opposition of the house. He would like to see the actual plans of the house. This would show the roof pitch and garage opening direction. He was concerned with it being built on slab as opposed to crawl space. He requests that there be an exception to the rail height being 36". Historic heights are usually around 30" tall.

Kelley: this is a new house being built under code in place now. He will search for an exception of possible.

Gray: since this is being built on a slab there would be no need for rails. We can eliminate those.

Brassie: is there a way to have the drawings and make this contingent on the drawings being to spec.

Kelley: you could table for next meeting if they can get them by then. If a house is not over 5000 sq ft it is not required to have a design professional or be submitted for construction.

After more discussion Chairman Alligood entertained a motion.

Carroll made the motion to approve as submitted with the contingency that the elevation, windows and doors be approved administratively or through consensus. Hammes seconded. Motion passed unanimously. COA granted for design of the house.

The Second item of business is an application for a COA for petition # 19-00228 at 118 Bold Springs Avenue. The applicant Kolby Hansen requests a COA to replace all windows.

Kolby Hansen spoke to the request. He would like to replace all windows because they are not fully sealed and are beginning to mold on the inside. He brought a sample of one of the windows he wanted to use. There are two sash replacements, one is a wood and one is a vinyl. Both would require the siding and the frame to be replaced as well. The box of the sample he presented would fit into the existing frame and will add the half inch of frame to it and the grid styles will match exactly what the existing styles.

Brassie: which windows are you replacing?

Hansen: all of them

Brassie: All of them will be the same?

Hansen: yes the grid pattern will match the existing

After more discussion of the grid pattern that should be used as opposed to what is there now, Chairman asked for comments from the public.

Kyle Harrison shared that the house was once a store before it was moved to this location.

Chairman Alligood entertained a motion. Hammes motioned to approve the windows with the model window with the 4 over 2 grid style with muntins on the outside. Susan seconded. Motion passed unanimously. COA granted.

Old Business: Crista brought to the table an email from Jim Laird concerning the lighting on the building at 100 S Broad Street. He feels the lighting is too bright. What is the plan for the lights?

Kelley: The lights are temporary. They will have permanent lights that will when the façade and renovation is complete.

Chairman Alligood asked about the lights on Jackson Street.

Kelley: the smaller lights are on sight at the project and they will be running gas lines to the lights before changing them out. They will be changed out before the project receives a CO.

New Business: Kyle Harrison asked about changing out two windows that are leaking and sashes are fogged up. They are clear 24" x 18" windows. Should he go back with clear or grid?

The commission suggested he go back with what is there now.

Chairman Alligood entertained a motion to adjourn. Brown moved to adjourn. Hammes seconded. Meeting Adjourned at 6:37 pm



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

Plan Report

Plan NO.: HP-000004-2019

Plan Type: Historic Preservation

Work Classification: Historic Preservation Request

Plan Status: Issued

Apply Date: 04/12/2019

Expiration:

Location Address

Parcel Number

701 DAVIS ST, MONROE, GA 30655

M0170144

Contacts

BENJAMIN BARISH
2776 RAVEN WOOD DR, SNELLVILLE, GA 30078
(678)334-6910

Owner/Builder

GLEN P DROTHLER
3435 LAKE CARLTON RD, LOGANVILLE, GA 30052
(678)334-6910

Applicant

Description: REQUEST FOR COA FOR EXTERIOR RENOVATION - HPC MEETING 4/23/19 @ 6:00 PM 215 N BROAD STREET

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

Condition Name

Description

Comments

Issued By: Debbie Adkinson

Plan_Signature_1

Plan_Signature_2

April 12, 2019

Date

Date

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: 2/26/19

APPLICANT: GLEN P. DROTHIER

APPLICANT'S ADDRESS: 3435 LAKE CARLTON RD
LOGANVILLE, GA. 30052

TELEPHONE NUMBER: 678-334-6910

PROPERTY OWNER: BEN BARISH

OWNER'S ADDRESS: 2776 RAVENWOOD DR
SNELLVILLE, GA. 30078

TELEPHONE NUMBER: 404-955-9700

PROJECT ADDRESS: 701 DAVIS ST
MONROE, GA 30655

Brief description of project: RENOVATE HOME FOR RESALE. MAINTAIN
EXTERIOR IN "AS ORIGINAL" APPEARANCE AS POSSIBLE.
REMODEL INTERIOR FOR 3 BEDROOM / 2.5 BATH,
LIVING, DINING, KITCHEN AND LAUNDRY. UPDATE ALL
M.E.P. TO CURRENT CODE. REMOVE OLD "CARPET"
(Continue on separate sheet, if necessary.) ON REND.

G.P. Drothier
Applicant

2/26/19
Date

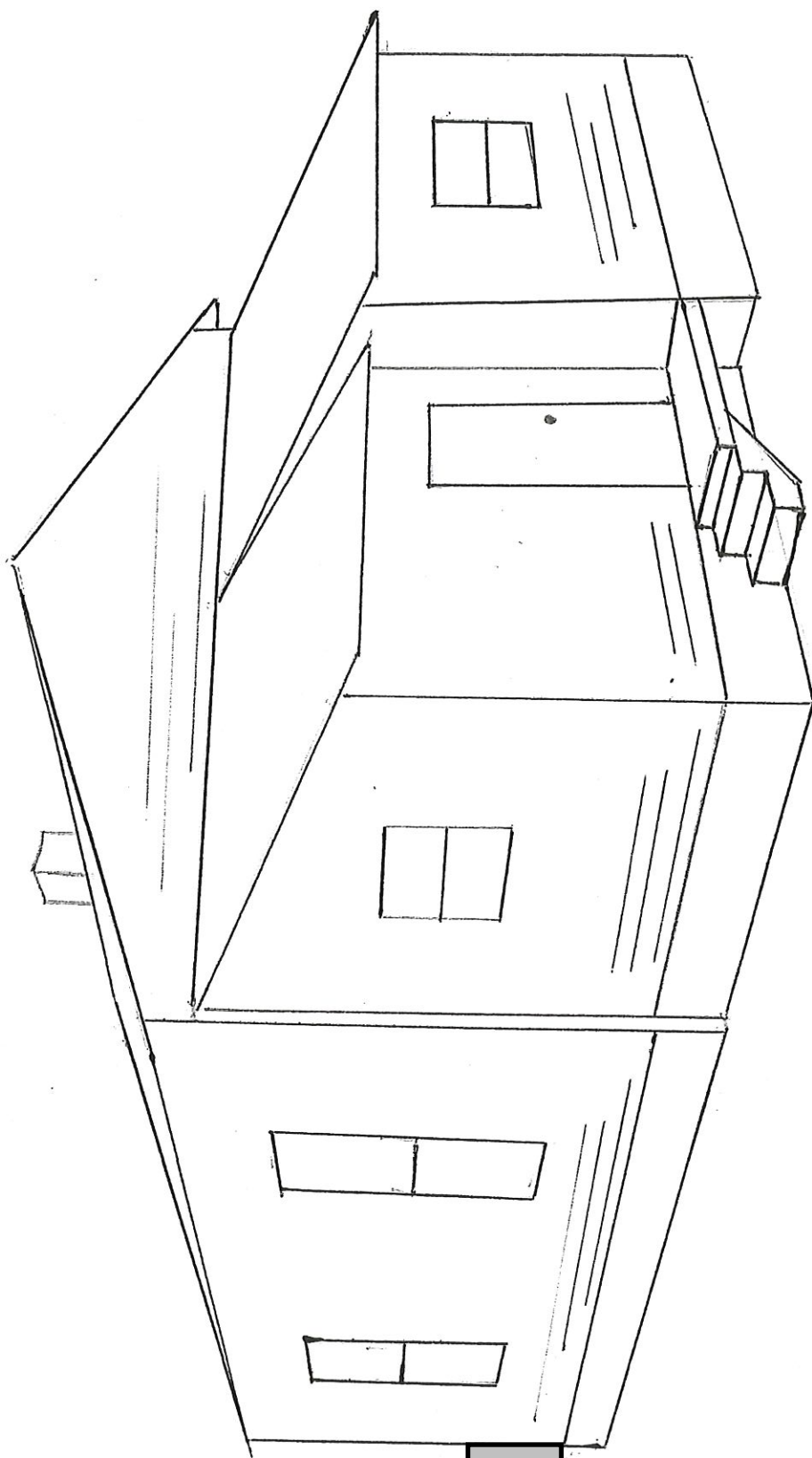
Rehabilitation Plan for 701 Davis St, Monroe GA

The overall intent is to maintain the structure's original appearance as much as possible, while improving the interior layout and bringing the systems into the 21st century. The following is proposed:

- 1) Maintain original wood siding as allowed. Replace existing fiberboard siding with Hardiplank, installed at the same offset (4 ½") as the original wood siding. Some original material will be salvaged from later additions on the rear of the house, to be reused on their replacements. Exterior paint is anticipated to be a cream, with white trim, all exterior architectural features to be maintained.
- 2) Replace all windows with double-pane, insulated windows of same size/similar style.
- 3) Replace existing roof with architectural, asphalt shingles of appropriate color.
- 4) Refurbish front porch, including replacing wood decking, but maintaining existing posts and architectural features.
- 5) All MEP will be brought to current code, including the addition of central HVAC.
- 6) One stained glass window to be moved along exterior wall so it will be featured in new bedroom/office (previously had been "buried" in a closet constructed by previous owner).
- 7) Remove "open carport" on rear of home as it is in poor condition and not in keeping with original architecture of the home.
- 8) Rebuild Rear Entry/Laundry room addition in rear of home as it is structurally unsound and inefficient. Roof line to be replaced with shed roof and incorporated with roof above kitchen, more in keeping with other additions seen in the historic district of Monroe. This will also allow for more efficient shedding of rainwater away from the house structure, which shows a history of moisture issues.
- 9) Detached garage is to be repainted and roof replaced. Remove two awkward "lean-to's" on the rear of garage structure.
- 10) Replace one short section of chain link fence along front of house with "white picket fence" and gate.







701 DAVIS ST.
PROPOSED CHANGES TO REAR

535 LAWRENCE ST
BEFORE

DEBBIE S. JONES
678-725-3812
FOR SALE
Heritage Realty
Representing you
770-867-6121
www.atlantahomesfinder-ga.com

535 LAWRENCE ST.
AFTER