



Historic Preservation Commission Meeting

AGENDA

Tuesday, November 22, 2022

6:00 PM

215 N Broad St

-
- I. **CALL TO ORDER**
 - II. **ROLL CALL**
 - III. **APPROVAL OF AGENDA**
 - IV. **MINUTES OF PREVIOUS MEETING**
 1. Minutes of Previous Meeting 10-25-22
 - V. **OLD BUSINESS**
 - VI. **NEW BUSINESS**
 1. COA Request - 407 E Church St. - Detached Garage
 2. 2023 Meeting Schedule
 - VII. **ADJOURNMENT**

Historic Preservation Commission
Meeting Minutes—DRAFT
Regular Meeting—October 25, 2022

- Present: Laura Powell, Elizabeth Jones, Susan Brown, Jane Camp, Fay Brassie
- Absent: None
- Staff: Brad Callender, City Planner
Laura Wilson, Code Admin
- Visitors: Lee Wiles, Bonnie Wiles, Vicki Tuttle, Keith Sargent, Rick Huszagh, Chad Draper, Heather Drust

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

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

Motion by Powell. Second by Camp
Motion carried.

Old Business: None

New Business:

The First Item of Business: Request for COA #1663, a request for an awning and signage at 115 N Broad St. for Cottontails (boutique clothing). Heather Drust, owner of the store, spoke in favor of the request. The awning will be ivory fabric with scalloped edges. The awning will be in two sections.

Commission Powell: There is currently no awning, correct?
Drust-Yes

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

Motion to approve as presented
Motion by Brown, Second by Brassie
Motion carried

The Second Item of Business: Request for COA #1666, a request for a rear shed at 122 3rd St. The applicant and owner, Vicki Tuttle spoke in favor of the project. Sheds are common in the mill village. I need more storage as I only have two closets in the house.

Commissioner Brassie: Is there an existing shed?
Tuttle: Yes, in the far back corner of the lot
Commissioner Brassie: Will it be behind the existing shed?
Tuttle: It will be along the back property line; between the house and the fence
Commissioner Brassie: Is it pre-fab?
Tuttle: yes, wood

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

Motion to approve as presented

Motion by Brassie, Second by Camp
Motion carried

The Third Item of Business: Request for COA #1667, a request for exterior changes on the front façade at 208 S. Broad St. The owner and applicant, Chad Draper, spoke in favor of the project. The building was constructed in 1921 for the J.L. McGarity Ford dealership. The goal of the project is to restore the front façade to its original design as seen in the historic photos included in the application. The center of the building was open to the elements originally. It would not be practical to restore the building like that so instead, it will have a recessed center to give the appears of the building being open.

Commissioner Brassie: You are going to recess the entrance?
Draper: Yes, the center as much as possible; Over the front entrance there will also be an awning that extends forward beyond the front edge of the building
Commissioner Brassie: What will be in the building?
Draper: The idea is to divide it up into smaller units for a mixed-use facility

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

Motion to approve as presented

Motion by Brown, Second by Powell
Motion carried

The Fourth Item of Business: Request for COA #1668, a request for a 8’x12’ shed a 123 W 5th St. The owner and applicant, Keith Sargent spoke in favor of the request.

Commissioner Brassie: Is there an existing storage shed?
Sargent: There is an existing 12’x16’ shed that was built in 1989 that will remain. The new shed will be to right of the existing shed and about 10 feet off the property line.

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

Motion to approve as presented

Motion by Camp, Second by Brown
Motion carried

The Fifth Item of Business: Request for COA #1669, a request for a metal awning at 114 N. Broad St. Owners and applicants Crista Carrell and Rick Huszagh spoke in favor of the project. The applicants are requesting to replace the existing curved metal awning with a flat metal awning that was previously on 116 N. Broad St. The applicants believe the current arched awning detracts from the brick work of the building. The new awning would go above the windows (the ones above the doors) and attach to the brick. It would be inline with the flat shed awning over the single door.

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

Motion to approve as presented

Motion by Brassie, Second by Powell
Motion carried

The Sixth Item of Business: Request for COA #1670, a request for a rear shed and deck at 225 Boulevard. The owners and applicants Lee and Bonnie Wiles spoke in favor of the project. The existing 10'x14' is being replaced with a 45'x12' deck that will be made out of wood. The shed is pre-existing

Commissioner Brassie: How are you planning on finishing the deck?

Wiles: The deck will have traditional rails with pickets.

Commissioner Brassie: Will there be anything on the bottom?

Callender: I am not aware of anything that specifically states a deck must be enclosed.

Commissioner Brassie: Will the deck extend beyond the side of the house?

Wiles: No

Callender: Be aware that a home office cannot be run out of an accessory building. The city cannot issue a business license for an accessory structure.

Wiles: That's fine

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

Motion to approve the deck as long as it does not extend beyond the side of the house

Motion by Brassie, Second by Powell

Motion carried

Motion to approve shed as presented

Motion by Brown, Second by Camp

Motion carried

Chairman Jones entertained a motion to adjourn.

Motion by Camp. Second by Brassie

Motion carried.

Adjourned at 6:27 pm



City of Monroe

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

HISTORIC PRESERVATION MTG PERMIT

PERMIT #:	1770	DESCRIPTION:	HP- install 14x24 pre-fab detached garage
JOB ADDRESS:	407 EAST CHURCH STREET	LOT #:	
PARCEL ID:	M0150041	BLK #:	
SUBDIVISION:		ZONING:	R-1
ISSUED TO:	TUFF SHED	CONTRACTOR:	TUFF SHED
ADDRESS:	3700 DEKALB TECHNOLOGY PARKWAY	PHONE:	
CITY, STATE ZIP:	DORAVILLE GA 30340	OWNER:	
PHONE:		PHONE:	
PROP.USE:	RESIDENTIAL	DATE ISSUED:	11/15/2022
VALUATION:	\$ 20,000.00	EXPIRATION:	5/14/2023
SQ FT:	336.00		
OCCP TYPE:			
CNST TYPE:			
INSPECTION REQUESTS:	770-207-4674 lwilson@monroega.gov		

FEE CODE	DESCRIPTION	AMOUNT
COA-03	Historic Preservation Regular Meeting	\$ 100.00
FEE TOTAL		\$ 100.00
PAYMENTS		\$ -100.00
BALANCE		\$ 0.00

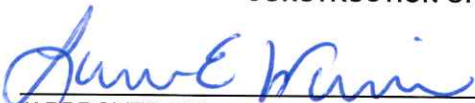
NOTES:

This request for a 14'x24' detached garage at 407 E Church St will be heard by the Monroe Historic Preservation Commission on November 22, 2022 at 6:00pm in the City Council Auditorium located at City Hall, 215 N. Broad St Monroe, GA 30655.

NOTICE

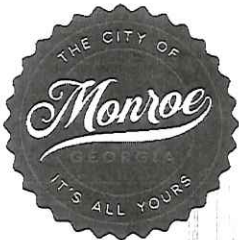
THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 6 MONTHS AT ANY TIME AFTER WORK IS STARTED.

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



(APPROVED BY)

11/15/22
DATE



Certificate of Appropriateness Application—Historic District

Please fill out each section completely and provide all necessary documentation. Incomplete applications will not be accepted.

Under the Zoning Ordinance for the City of Monroe, properties located within a Historic District are required to obtain a Certificate of Appropriateness (COA) from the Historic Preservation Commission for proposed work that will result in material change in the appearance of the historic property, or of a structure, site, or work of art within a historic district.

Project Address: 407 E Church St Parcel # M0150041

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

Property Owner: Edward Hoff

Address: 407 E Church St Monroe GA 30055

Telephone Number: 678-425-5357 Email Address: justhoff20@gmail.com

Applicant: <u>Laura Crenshaw-Tuff Shed</u>	
Address: <u>3700 Dekalb Tech Pkwy C Doraville GA 30340</u>	
Telephone Number: <u>678-228-4975</u>	Email Address: <u>lcrenshaw@tuffshed.com</u>

Estimated cost of project: 20,001-

Please submit the following items with your application:

- Photographs of existing condition of the property to show all areas affected
- Map of the property showing existing buildings, roads, and walkways
- Map of the property showing the location and design of the proposed work
- Façade elevations which illustrate how the finished design will look in relation to the existing structure including rooflines if applicable
- Architectural floorplans (new construction only)
- Written description of the project including proposed materials
- Owner authorization statement, if applicant is not the property owner
- Application Fee \$100 (Additional fees required for demolition)

RECEIVED #1770

Please submit all application materials in hardcopy to the Code Department and digitally at lwilson@monroega.gov

Laura Crenshaw
Signature of Applicant

10/14/22
Date

**407 E Church Street
Monroe, GA 30655**

Homeowner:
Ed Hoff
678-425-5357

ADDITION OF AN ACCESSORY STRUCTURE:
336 square feet

COST OF CONSTRUCTION:
\$20,001.00

SCOPE OF WORK:
Assembly and installation of a pre-fabricated 14x24, 336 sf, ranch-style detached garage on existing slab. This garage is to replace an old garage that burned down. It will be the exact size as the existing slab. There will be no increase in impervious coverage, nor will there be any land disturbance or utility work associated with this permit.

APPLICANT:
Laura Crenshaw – Tuff Shed
3700 Dekalb Technology Parkway C
Doraville, GA 30340
678-228-4975
lcrenshaw@tuffshed.com

CONTRACTOR:
Tom Saurey – Tuff Shed
1777 S Harrison St Suite 600
Denver, CO 80210

October 13, 2022

Laura Crenshaw
Tuff Shed

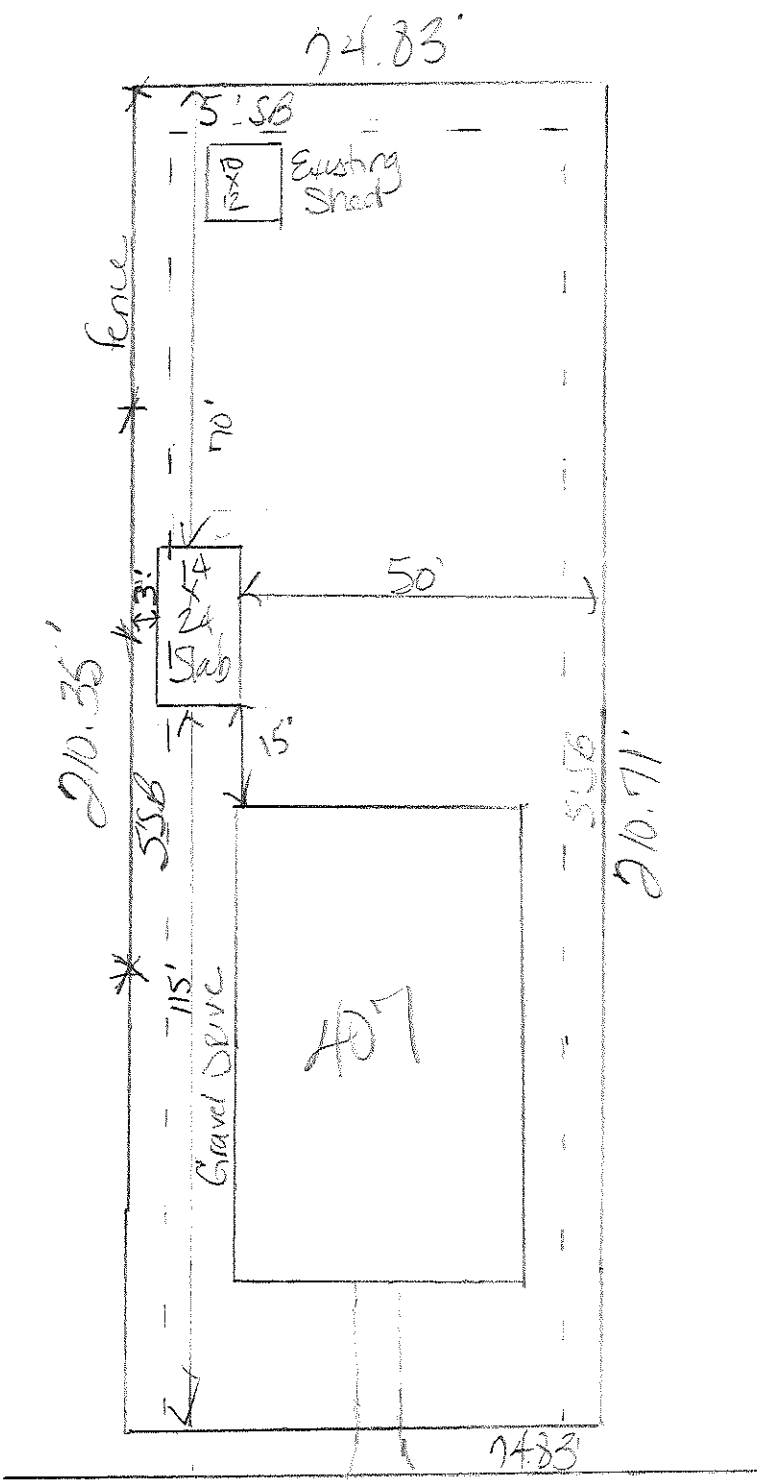
RE: 407 E. Church Street Garage Project No. 1870383

I hereby grant you permission to get the Historical Preservation approval needed to move this project forward.

Sincerely,

A handwritten signature in black ink, appearing to read "Edward H. J.", with a long horizontal flourish extending to the right.

407 E Church St
Marietta, GA 30055



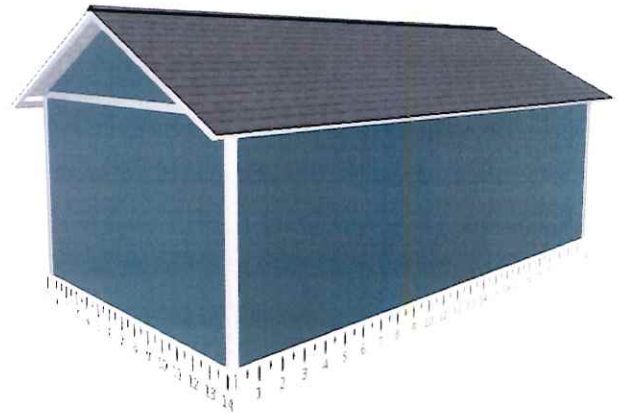
Assembly & Installation
of a pre-fab 14x24
detached garage on
Existing Slab.

Previous garage burned.
Existing Slab is only 3'
off the side line.

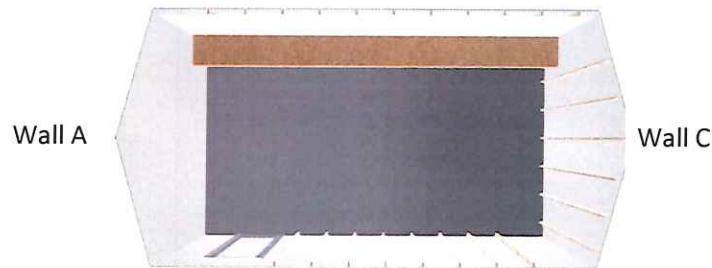
E Church St

1" = 30'

R-1 Zoning



Wall D



Wall B

Base Details

Building Size & Style

Premier Pro Ranch Garage - 14' wide by 24' long

Door

Overhead Garage Door (8' x 7'), ,
 Decorative Door Hardware, Glass Top Panel

Paint Selection

Base: Goblin, Trim: Delicate White

Roof Selection

Weathered Wood Dimensional
 Premium Shingle

Drip Edge

White

Is a permit required for this job?

Yes

Who is pulling the permit?

Tuff Shed

Options Details

Doors

Full-Lite Residential Door (3' x 6'8")
 (Left Hand Inswing),

Windows

3 Ea 3'x2' Insulated Horizontal Sliding
 Window

Roof

460 Sq Ft Roof - 6/12 Roof Pitch
 Upgrade

Interior

24 Lin Ft 24" Workbench
 117 Sq Ft Pegboard
 24 Lin Ft Shelving - 12" deep

Workbench And Pegboard And Shelf

Locations

Workbench on Side D at 39".
 Shelf on Side D at 20".
 Half Wall Pegboard on Side D at 39".

Jobsite/Installer Details

Do you plan to insulate this building after Tuff Shed installs it?

No

Is there a power outlet within 100 feet of installation location?

Yes

The building location must be level to properly install the building. How level is the install location?

Slab provided by customer will be within 1/4" tolerance on square, level, exterior dimensions to match the building size (per customer agreement).

Will there be 18" of unobstructed workspace around the perimeter of all four walls?

Yes

Can the installers park their pickup truck & trailer within approximately 200' of your installation site?

Yes

Substrate Shed will be installed on?

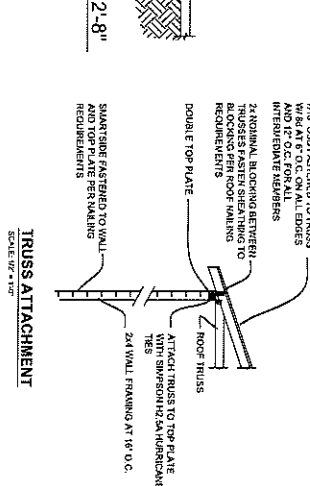
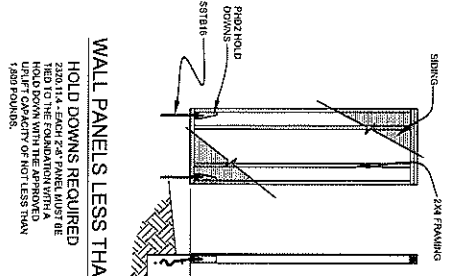
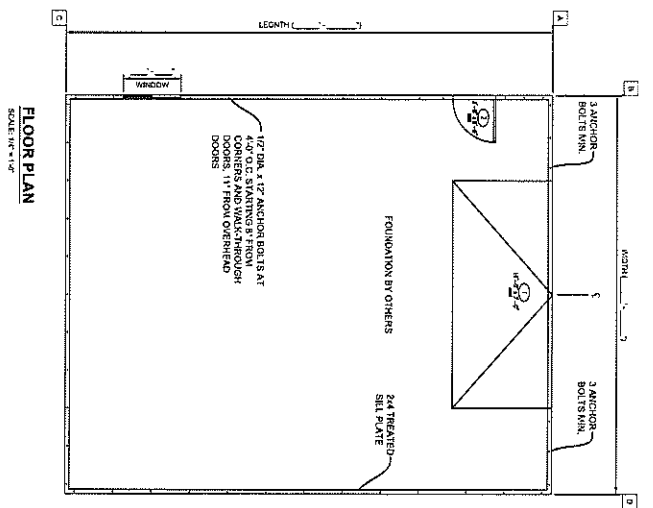
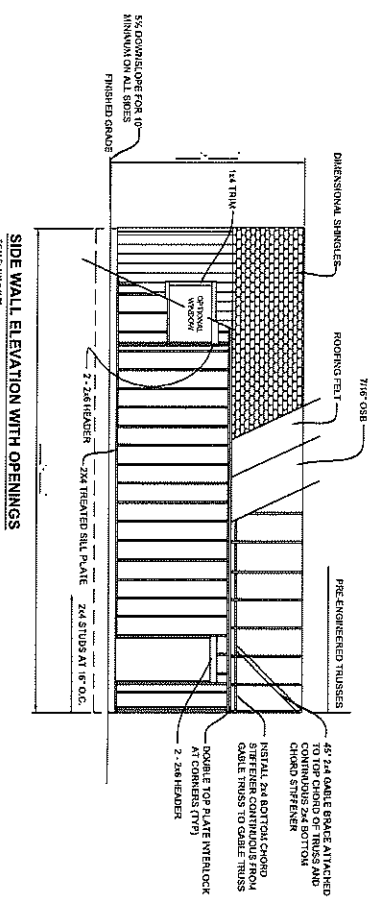
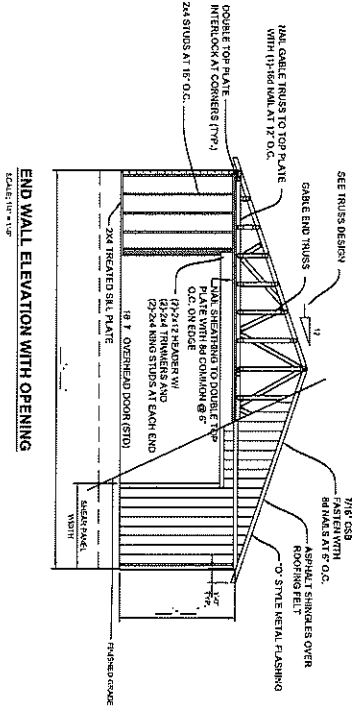
Concrete without Shed Floor

Signature: _____ Date: _____





RANCH GARAGE- 12'X12' UP TO 24'X24'
 X' = SQ FT



STRUCTURAL NOTES
 REFERENCE: 2012 IRC AND IBC WITH AMENDMENTS PER LOCAL BUILDING DEPARTMENT HAVING JURISDICTION OVER THIS PROJECT.
 15 PSF MIN. WIND EXPOSURE C

LUMBER:
 1. ALL LUMBER SHALL BE PER GRADE NO. 2 OR BETTER, UNLESS OTHERWISE SPECIFIED.
 2. ALLOWABLE EXISTING FIBER BENDING STRESS FOR MEMBERS (F_b) OF 850 PSI, ETC., UNLESS OTHERWISE NOTED.
 3. REFER TO THE TRUSS DESIGN FOR DESIGN INFORMATION.

560-RG-10

<p>TUFF SHED Storage Buildings & Garages TUFF SHED, INC. 1777 S. HARRISON STREET DENVER, COLORADO 80210 (303) 733-TUFF</p>	<p>PO No. _____ Inv No. _____</p> <p>Customer: RANCH GARAGE</p> <p>Description: RANCH GARAGE</p> <p>Area: _____ SQ FT</p> <p>Site Address: _____</p>	<p>STRUCTURAL DRAWINGS BY:</p> <p>TUFF SHED</p> <p>IN HOUSE DRAFTING DEPARTMENT</p> <p>1777 S. HARRISON STREET DENVER, COLORADO 80210 (303) 733-TUFF</p>
	<p>DATE: _____</p> <p>BY: _____</p> <p>CHECKED BY: _____</p> <p>SCALE: 1/4" = 1'-0"</p>	<p>STANDARD RANCH GARAGE END WALL</p>







2023 Historic Preservation Commission Meeting Schedule—DRAFT

January 24, 2023

February 28, 2023

March 28, 2023

April 25, 2023

May 23, 2023

June 27, 2023

July 25, 2023

August 22, 2023

September 26, 2023

October 24, 2023

November 28, 2022

December 21, 2022