



## Historic Preservation Commission Meeting

### AGENDA

Tuesday, July 26, 2022

6:00 PM

215 N Broad St

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I. **CALL TO ORDER**

II. **ROLL CALL**

III. **APPROVAL OF AGENDA**

IV. **MINUTES OF PREVIOUS MEETING**

1. Minutes of Previous Meeting 5/24/2022

V. **OLD BUSINESS**

1. Request for COA - 707 S. Madison St - New Construction
2. Request for COA - 1238 S. Madison Ave. - New Construction
3. Request for COA - 1240 S. Madison Ave - New Construction

VI. **NEW BUSINESS**

1. Request for COA - 115 6th St - New Construction
2. Request for COA - 217 E Marable St - Exterior Addition
3. Request for COA - 122 6th St - Exterior Changes

VII. **ADJOURNMENT**

Historic Preservation Commission  
Meeting Minutes  
Regular Meeting—June 28, 2022—DRAFT

- Present: Jane Camp, Laura Powell, Fay Brassie, Elizabeth Jones
- Absent: Susan Brown
- Staff: Brad Callender, City Planner  
Laura Wilson, Code Admin
- Visitors: Lee Malcom, Lawrence & Lisa Parker, Sarah & Shannon Sturgill, Heather Swanepoel, Chris Collin, Chelsea Ladd

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

Chairman Jones ask for approval of the agenda  
To approved as presented.

Motion by Brassie. Second by Camp  
Motion carried

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

Motion by Camp. Second by Brassie  
Motion carried.

**The First Item of Old Business:** Request for COA #1009, a request for renovation of an existing structure and construction of four new detached houses at 707 S. Madison Ave. The first part portion of the request for the renovation of an existing structure was approved on 5/24/2022. The applicant, Lori Volk requested the remaining portion of the request be tabled to the July meeting.

To table the COA request for additional structures to July 26<sup>th</sup>  
Motion by Powell, Second by Brassie

**The Second Item of Old Business:** Request for COA #1013 for signage at 106 S. Broad St. for Rinse Soap. The applicant and owner of Rinse, Heather Swanepoel spoke in favor of the request. 106 S. Broad St. extends backwards towards S. Wayne St. leaving a section of the exterior that is visible from Spring St. Rinse would like to paint that portion of the building with the story of the company. The wall is approximately 30’x25’. The sign would mostly be text with graphics added of a whimsy nature. Note: Throughout the presentation, the applicant refers to the request as a mural. City Ordinances do recognize the term mural; instead, the request falls under the regulation of signage.

Chairman Jones read the historic district sign ordinance into the record.  
Commissioner Brassie: Because your request has to be treated as a sign, the maximum square footage allowed is 1.5 sq ft of sign per linear ft of building  
Callender: I have that wall measuring at 52 feet which would give you a maximum size of 78 sq ft for a wall sign. Do you know the dimensions of the wall sign you proposed to the commission?  
Swanepoel: No, but it is bigger than that

Callender: As you do not own the property next to you that faces Spring St., there is harm of that person erecting a structure that could block you sign. Technically you do not face a road frontage on that wall even though you and I could go stand on Spring St. and see this wall.

Commissioner Brassie: Do you know how large the sign is on Spring St?

Callender: The one on the coffee shop? Approximately 50-75 ft

Commissioner Brassie: That is about big your sign can be. It cannot be the entire wall

Swanepoel: If we were to take away the Rinse logo, would that take it away from being a sign and make it a mural?

Callender: There is no such thing as a mural. It is treated as a wall sign

Swanepoel: To be clear the big Downtown Monroe sign is considered a wall sign?

Callender: It is a wall sign done by the Downtown Development Authority

Commissioner Brassie: The sign did not come before us. We did not approve it.

Discussion continued amongst commission members.

To table to August 23<sup>rd</sup> meeting

Motion by Brassie. Second by Powell  
Motion carried

**The Third Item of Old Business:** Request for COA #1016, a request for new construction of a single-family house at 1238 S. Madison Ave. The applicants, Lawrence and Lisa Parker spoke in favor of the request.

Chairman Jones: The original house was built around 1920 and is approximately 1500 sq ft. It has a much smaller footprint as many of the houses do in that neighborhood than what you are proposing. These new houses are 3700 sq ft each—correct? What is the square footage of the proposed houses?

Lawrence: This plan here says 2100

Chairman Jones: That does not include the garage and the porches and all the additional space. All of the extra space changes the footprint. Plus, you are replacing a one-story house with a two-story house which does not blend in with the district.

Lawrence: The original house had a garage that has since been torn down. Can you give me a maximum allowable square footage?

Commissioner Brassie: I went up and down that street. They are all single houses, cottages, a couple craftsman. There is only one two-story house and it is way on the other end. The new houses need to fit in the neighborhood. What you are showing us are beach houses which look great in Charleston, not in Monroe.

Commissioner Jones read from the primer the section regarding historic patterns detailing how homes relate to the street and each other

Commission Brassie: Because we have to go by proportion and scale, we need to scale plat showing the proposed houses on the lots.

Lisa Parker showed some other designs to the commission members, including craftsman style.

Motion to table to July 26<sup>th</sup> meeting

Motion by Powell, Second by Camp  
Motion carried

**The Fourth Item of Old Business:** Request for COA #1015, a request for new construction at 1240 S. Madison Ave.

To table to July 26<sup>th</sup> meeting

Motion by Camp. Second by Powell  
Motion carried

New Business:

**The First Item of Business:** Request for COA #1154, a request for signage for Strange Taco located at 127 N. Lumpkin St. Chris Collin, owner of Strange Taco spoke in favor of the request. The sign is smaller than what the size building will allow. The sign is being painted directly on the building and will be lit with regular down lights.

Commissioner Brassie: I think the main concern would be the style of lighting and we like that style. It shouldn't be a problem with your neighbors because it is more concentrated.

Collin: We are thinking of sand blasting the front of the building because someone had sponge painted the front of it and I wanted to get your opinion on that.

Chairman Jones: I would be nervous about that. I'd be scared of damaging the brick.

Motion to approve as presented

Motion by Brassie, Second by Camp  
Motion carried

**The Second Item of Business:** Request for COA #1155, a request to enclose a porch and add a rear deck at 904 S. Broad St. The owner and applicant Lee Malcom spoke in favor of the request. The goal is to increase the footprint of the 800 sq ft cottage by creating a second bedroom. I am going with 6/6 windows on the addition- can they be vinyl clad? I'm not intending to remove the existing windows unless we get into a problem with the kitchen and then I will go with a 6/6 vinyl clad.

Chairman Jones: The request does not hinder the historical integrity. 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 #1156, a request to build a detached garage at 211 Boulevard. The owners and applicants Shannon and Sarah Sturgill spoke in favor of the request. The structure is 35'x50' and would go along the back of the property completely blocking the view of John's from Boulevard. All of the trees will be retained. The garage will block the view of the mechanicals behind John's. There will also only be one driveway.

Commissioner Brassie: What about doing a barrel vault on the dormers to match the front and portico of the house?

Sturgill: I learned when doing the portico that when you do round, it adds more dollars.

Commissioner Brassie: The proportion looks good with house.

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

Motion to approve as presented

Motion by Brassie, Second by Camp  
Motion carried

**The Fourth Item of Business:** Request for COA #1157, a request for signage at Nedza’s at 130 S. Broad St. Chris Collin, the owner of the building spoke in favor of the request. The General Manager Chelsea Ladd is here if you have any questions about the business. The proprietor, Joe Nedza is out of town.

Commissioner Powell: Is it just paint?

Collin: Yes

Commissioner Brassie: It looks so busy and the color palette seems very beachy for a traditional downtown like Monroe.

Collin: Nedza’s is an established business in Athens. He has a branded color scheme and logo that he is working with.

Commissioner Brassie: Can he do a white/cream building with accents like the Blue Rooster?

Collin: I cannot make those decisions. I came to speak the size of the sign. They are scheduled to open the first of August so I know that tabling is not something he is interested in.

Commissioner Brassie: As presented the sign is too big, but if you move the Breakfast, Coffee, and Doughnuts down to the windows it doesn’t count against the sign allotment.

Collin: Chelsea can approve moving the verbiage down to the windows so he does not have to come back.

Chairman Jones: Are there any questions from the public?

Is this only dealing with signage? Jones: yes, we have no say in the color

Motion to approve Nedza’s as presented with Breakfast/Coffee/Doughnuts moving to the bottom of the windows

Motion by Powell, Second by Brassie  
Motion carried

Chairman Jones entertained a motion to adjourn.

Motion by Powell. Second by Camp  
Motion carried.

Adjourned at 6:50 pm



# City of Monroe

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

## HISTORIC PRESERVATION MTG PERMIT

PERMIT #:	1009	DESCRIPTION:	Restoration of 1 house, construction of 4 more
JOB ADDRESS:	707 SOUTH MADISON AVE	LOT #:	
PARCEL ID:	M0190107	BLK #:	
SUBDIVISION:		ZONING:	R-2
ISSUED TO:	Lori Volk	CONTRACTOR:	Lori Volk
ADDRESS:	300 Edwards St	PHONE:	
CITY, STATE ZIP:	Monroe GA 30655	OWNER:	
PHONE:	404-630-2834	PHONE:	
PROP.USE:	RESIDENTIAL	DATE ISSUED:	5/18/2022
VALUATION:	\$ 0.00	EXPIRATION:	11/14/2022
SQ FT:	0.00		
OCCP TYPE:			
CNST TYPE:			
INSPECTION REQUESTS:	770-207-4674 lwilson@monroega.gov		

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

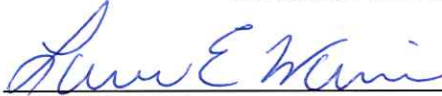
### NOTES:

This request to renovate 1 structure and build 4 new houses at 707 S. Madison Ave will be heard by the Historic Preservation Commission on May 24, 2022 at 6:00pm in the Council Chambers of City Hall at 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)

5/18/22  
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: 707 S. Madison Ave., Monroe, GA 30655 Parcel # M0190107

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

Property Owner: Overlook of Monroe, LLC

Address: 300 Edwards St., Monroe, GA 30655

Telephone Number: 404-630-2834 Email Address: LoriVolk1@gmail.com

Applicant: <u>Lori Volk / Overlook of Monroe, LLC</u>	
Address: <u>300 Edwards St., Monroe, GA 30655</u>	
Telephone Number: <u>404-630-2834</u>	Email Address: <u>LoriVolk1@gmail.com</u>

Estimated cost of project: Unknown due to fluctuation of material cost

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)

Please submit all application materials in hardcopy to the Code Department and digitally at [lwilson@monroega.gov](mailto:lwilson@monroega.gov)

Lori Volk  
Signature of Applicant

4/19/2022  
Date

Prepared for: Historical Preservation Commission

Project: 707 S. Madison Ave, Monroe, GA 30655

Date: 7/15/2022

Prepared by: Lori Volk & Bruce Hendley of The Overlook of Monroe, LLC

In reference to the COA application submitted 4/19/2022 (copy included here), please accept, for your consideration, the attached exterior color pdfs of two house plans which we feel are appropriate for the Mill District and are similar to other structures in the district. These plans comply with the MHDO guidelines regarding building materials, roof pitches and height, and maximum or minimum square footage.

In addition to the two house plans, we are including color pdfs of existing structures that support why we chose these two house plans for the new construction at 707 S. Madison Avenue. The existing structures are the duplex at 707 S. Madison Ave, as well as two 2-story structures located at 705 S. Madison Avenue and 702 Radford Street.

The attachments are as follows:

- 1 – Existing duplex at 707 S. Madison Avenue
- 2 – 2-story structure at 705 S. Madison Avenue
- 3 – 2-story structure at 702 Radford Street
- 4 – Proposed house plan 1
- 5 – Proposed house plan 2
- 6 – Rear of proposed house plan 2

Thank you.

Lori Volk, The Overlook of Monroe, LLC





1 - Existing duplex

2 - 2-story structure at 705 S. Madison Ave

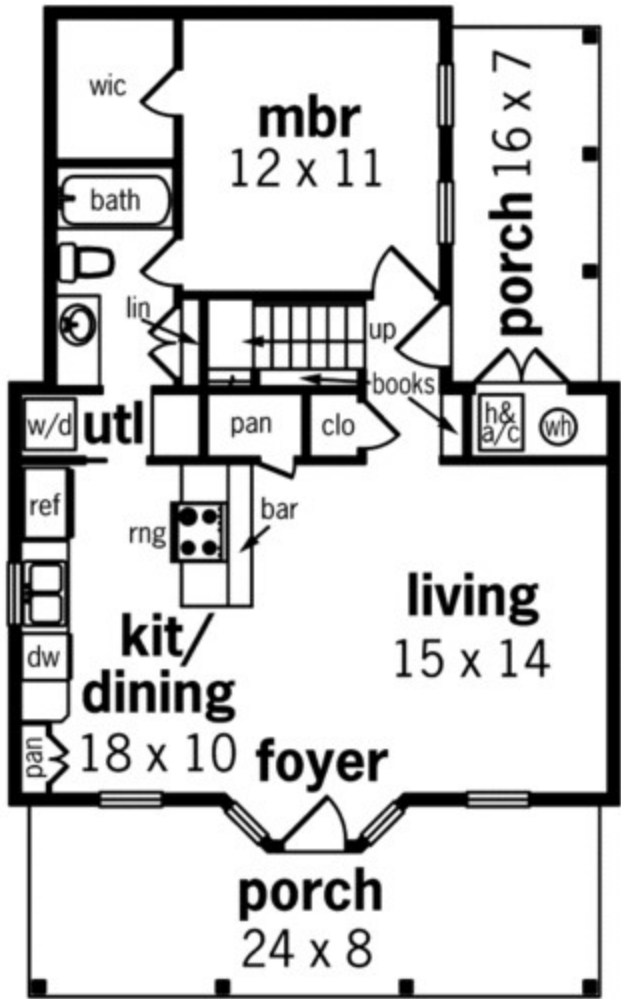


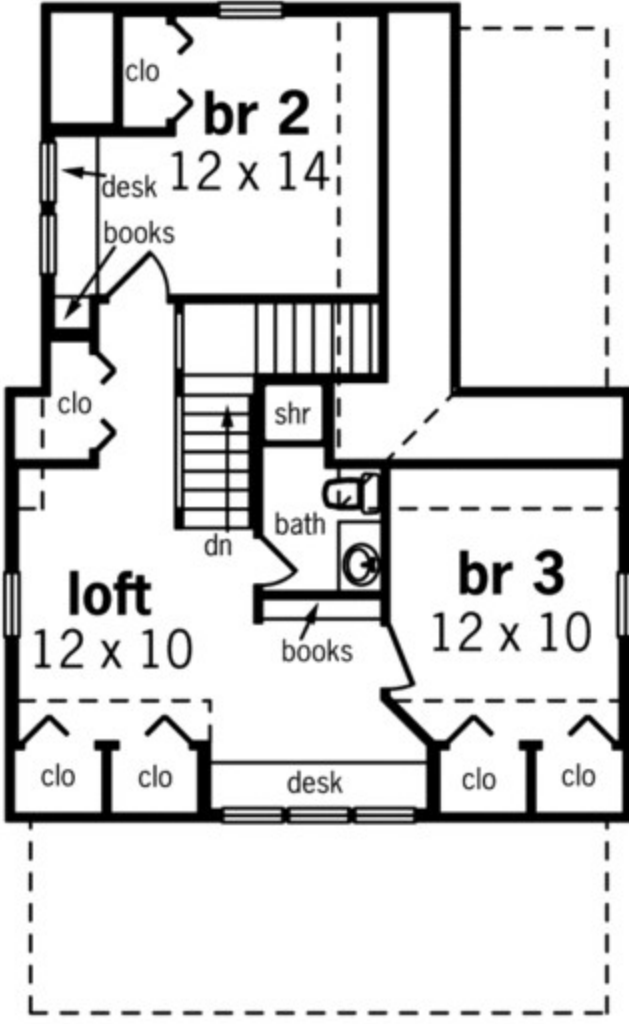
3 - 2-story structure at 702 Radford Street



4 - proposed house plan for 707 S. Madison Ave







**Basic Features**

Bedrooms : 3  
Stories: 2

Baths : 2  
Garages: 0

**Dimension**

Depth : 42'  
Width : 26'

Height : 23'

**Area**

Total : 1655 sq/ft

First Floor: 757 sq/ft height 9'

Porch: 272 sq/ft

Second Floor: 626 sq/ft

*\* Total Square Footage typically only includes conditioned space and does not include garages, porches, bonus rooms, or decks.*

**Ceiling**

Main Ceiling : 9'

Upper Ceiling Ft : 8'

**Roof**

Primary Pitch : 12:12

Roof Framing : stick

Roof Type : Asphalt

Secondary Pitch : 4:12

**Exterior Wall Framing**

Exterior Wall Finish : Siding

Framing : 2"x6"

Insulation : R-19 Walls, R-38 Ceiling

**Bedroom Features**

Main Floor Master Bedroom

Split Bedrooms

Walk In Closet

**Kitchen Features**

Breakfast Nook

Eating Bar

Walk In Pantry Cabinet Pantry

**Additional Room Features**

Office Study Computer

Loft

Storage Area

**Characteristics**

Sited For Corner Lot

Suited For Narrow Lot

**Outdoor Spaces**

Balcony

Covered Front Porch

Covered Rear Porch

More

PROMO CODES

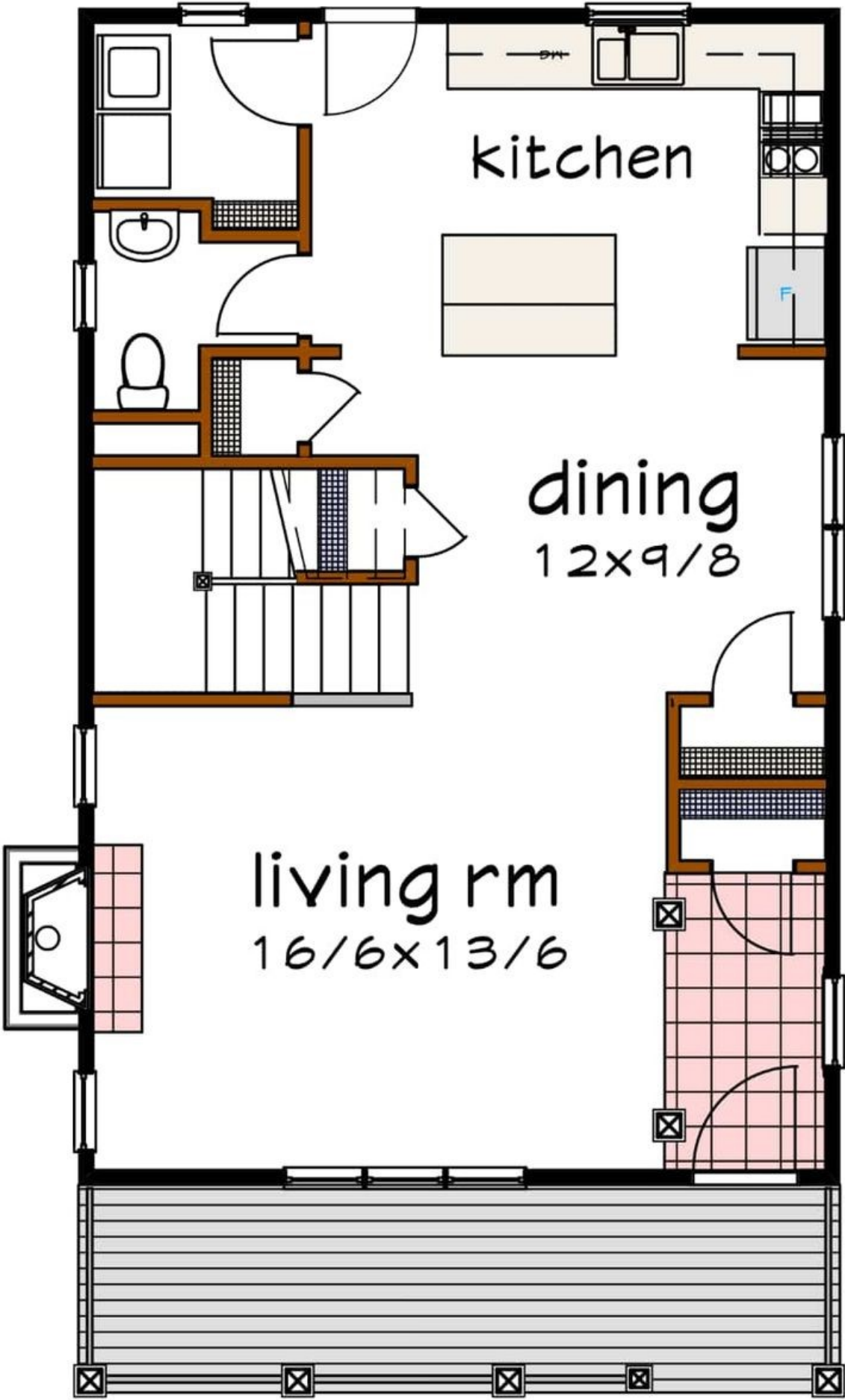
5 - proposed house plan for 707 S. Madison





6 - Rear view of proposed house plan for 707 S. Madison





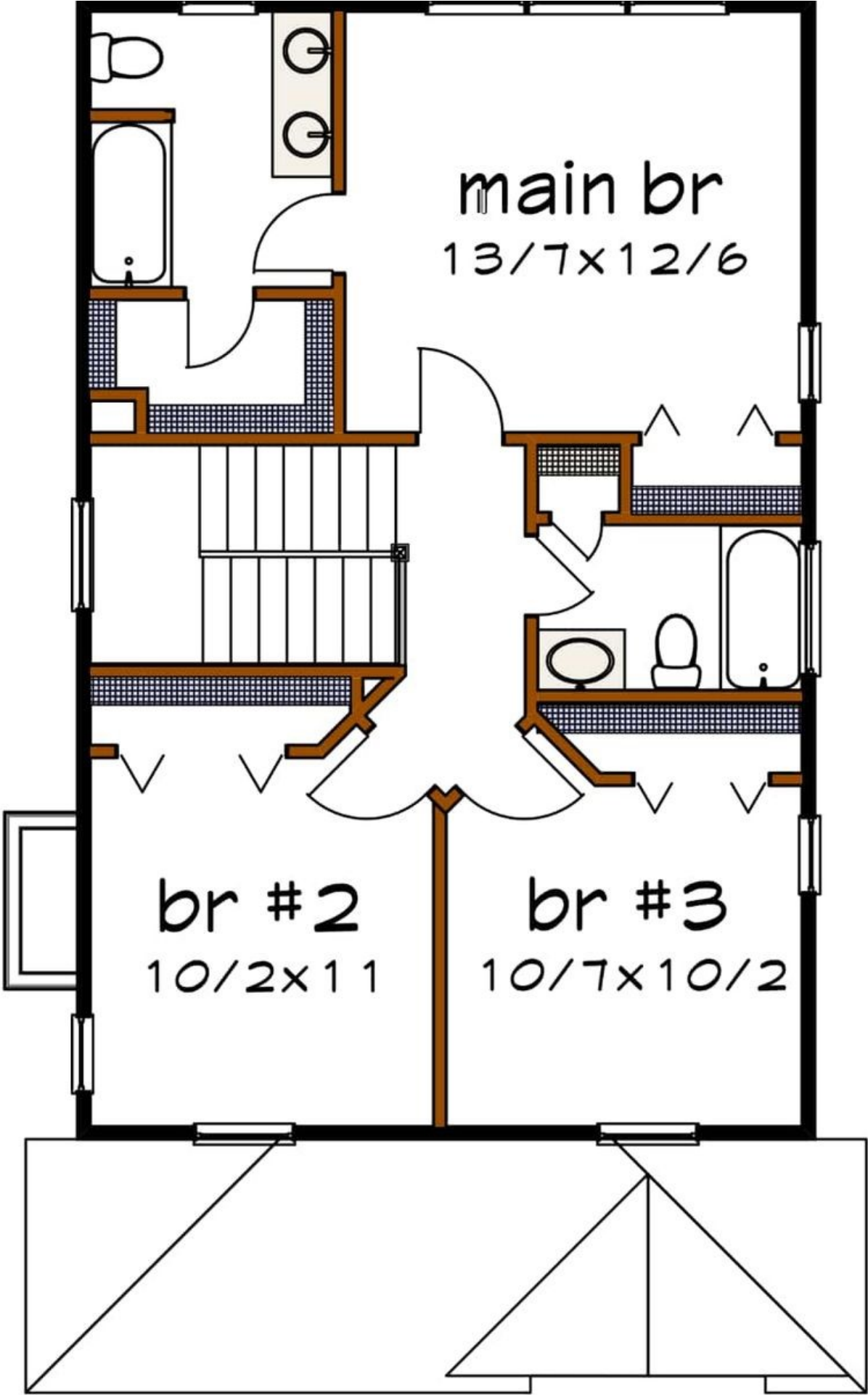
kitchen

dining  
12x9/8

living rm  
16/6x13/6

34'-0"

16'-0"



Three Bedrooms

# Floor 2 plan

## FULL SPECS & FEATURES

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### Basic Features

Bedrooms : 3  
Stories: 2  
Baths : 2.5  
Garages: 0

---

### Dimension

Depth : 40'  
Width : 22'  
Height : 27'

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### Area

Total : 1435 sq/ft  
Main Floor : 748 sq/ft  
Upper Floor : 687 sq/ft  
*\* Total Square Footage typically only includes conditioned space and does not include garages, porches, bonus rooms, or decks.*

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### Ceiling

Main Ceiling : 9'  
Upper Ceiling Ft : 8'

---

### Roof

Primary Pitch : 9:12

---

### Exterior Wall Framing

Framing : 2"x4"

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### Bedroom Features

Upstairs Master Bedrooms  
Walk In Closet

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### Kitchen Features

Kitchen Island  
Walk In Pantry Cabinet Pantry

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### Additional Room Features

at Room Living Room

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### Characteristics

ed For Narrow Lot

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### Outdoor Spaces

Covered Front Porch

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PROMO CODES

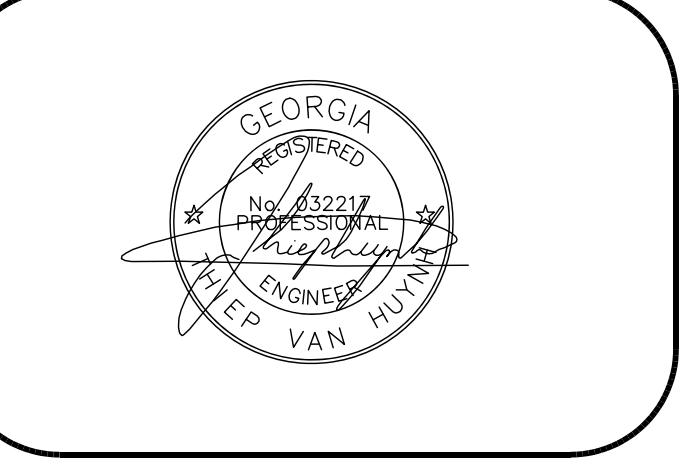


VICINITY MAP  
N.T.S.

**A.C.E.**  
ALCOVY CONSULTING ENGINEERING  
AND ASSOCIATES, LLC.  
P.O.C. TIP HUYNH, P.E.  
485 Edwards Rd.  
Oxford, Georgia 30054  
Phone: 770-466-4002  
tipacell@gmail.com

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**SITE PLAN**

**PROPOSED**

\*  
\*  
\*

PARCEL: M0190107  
LAND LOT: 66  
DISTRICT: 3rd  
707 S MADISON AVE  
CITY OF MONROE, GA

DATE: 12/3/2021  
SCALE: 1"=20'

**OWNER**  
PINEHURST HOMES, LLC.  
DUANE WILSON  
992 HOLLY HILL ROAD  
MONROE, GA 30655

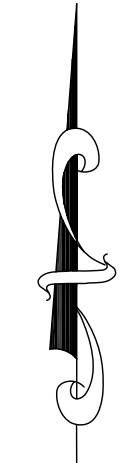
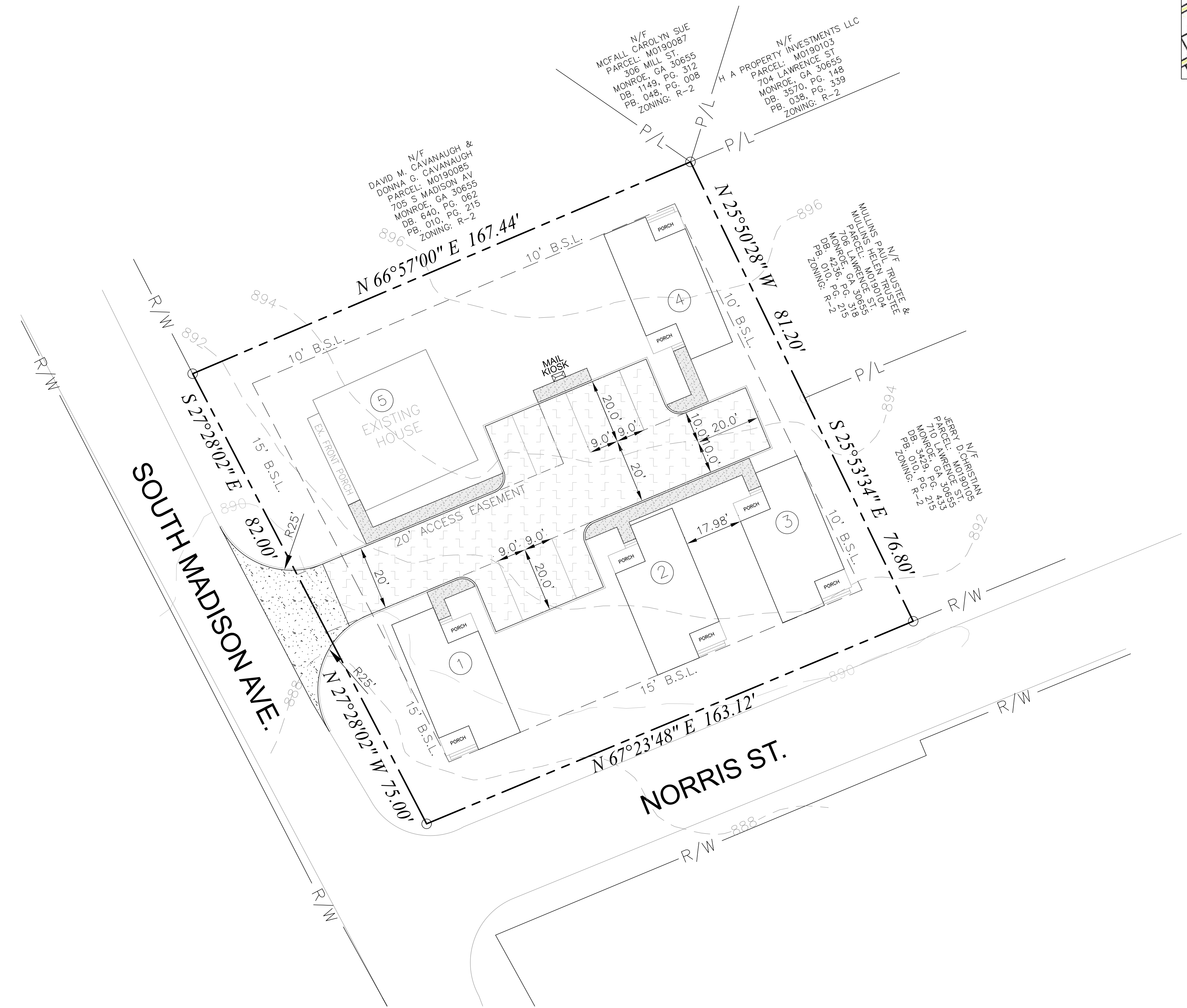
**DEVELOPER**  
NEW LEAF GEORGIA, LLC.  
P O BOX 256  
STATHAM, GA 30666  
BRUCE HENDLEY

24 HOUR - EMERGENCY CONTACT  
BRUCE HENDLEY  
706-424-0999  
bruce@hendleyhomesga.com

**REVISIONS**

NO.	DATE	DESCRIPTION

JOB No. 21-047  
**C-1**

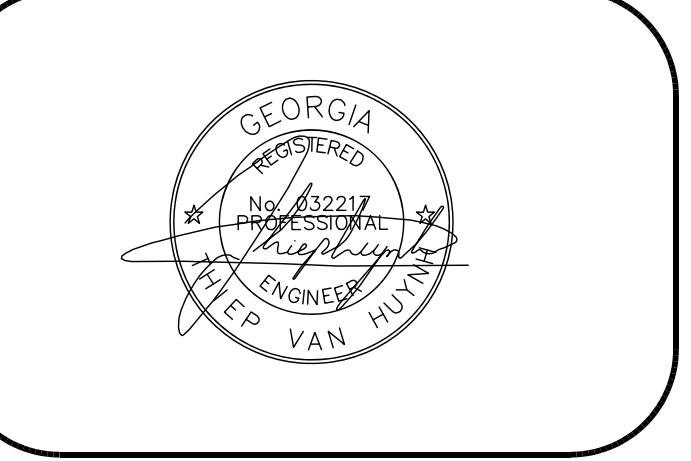






**A.C.E.**  
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**SITE PLAN**

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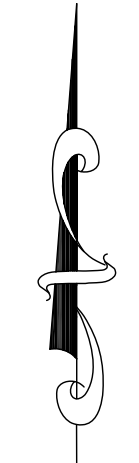
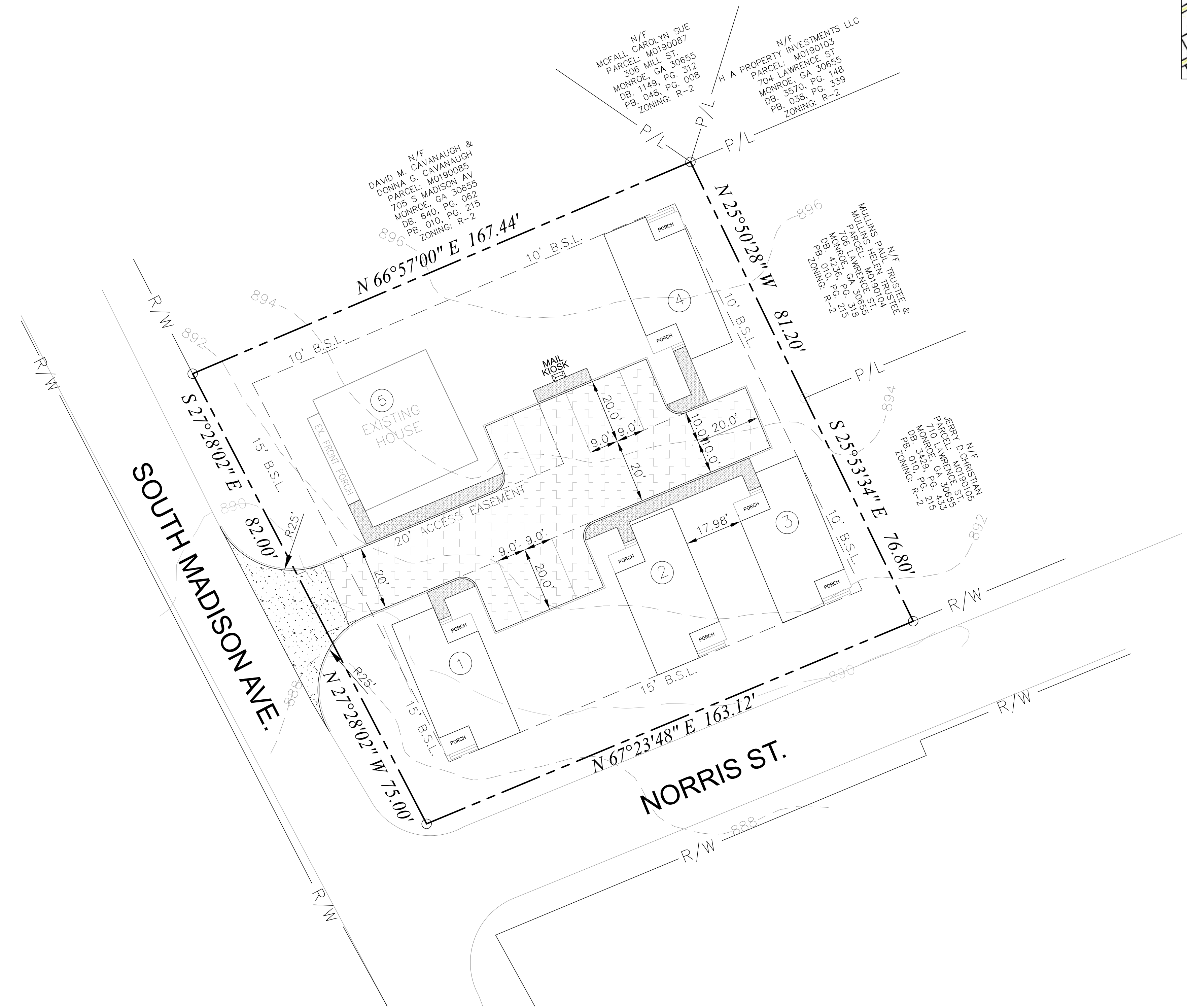
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BRUCE HENDLEY

24 HOUR - EMERGENCY CONTACT  
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bruce@hendleyhomesga.com

**REVISIONS**

NO.	DATE	DESCRIPTION

JOB No. 21-047  
C-1



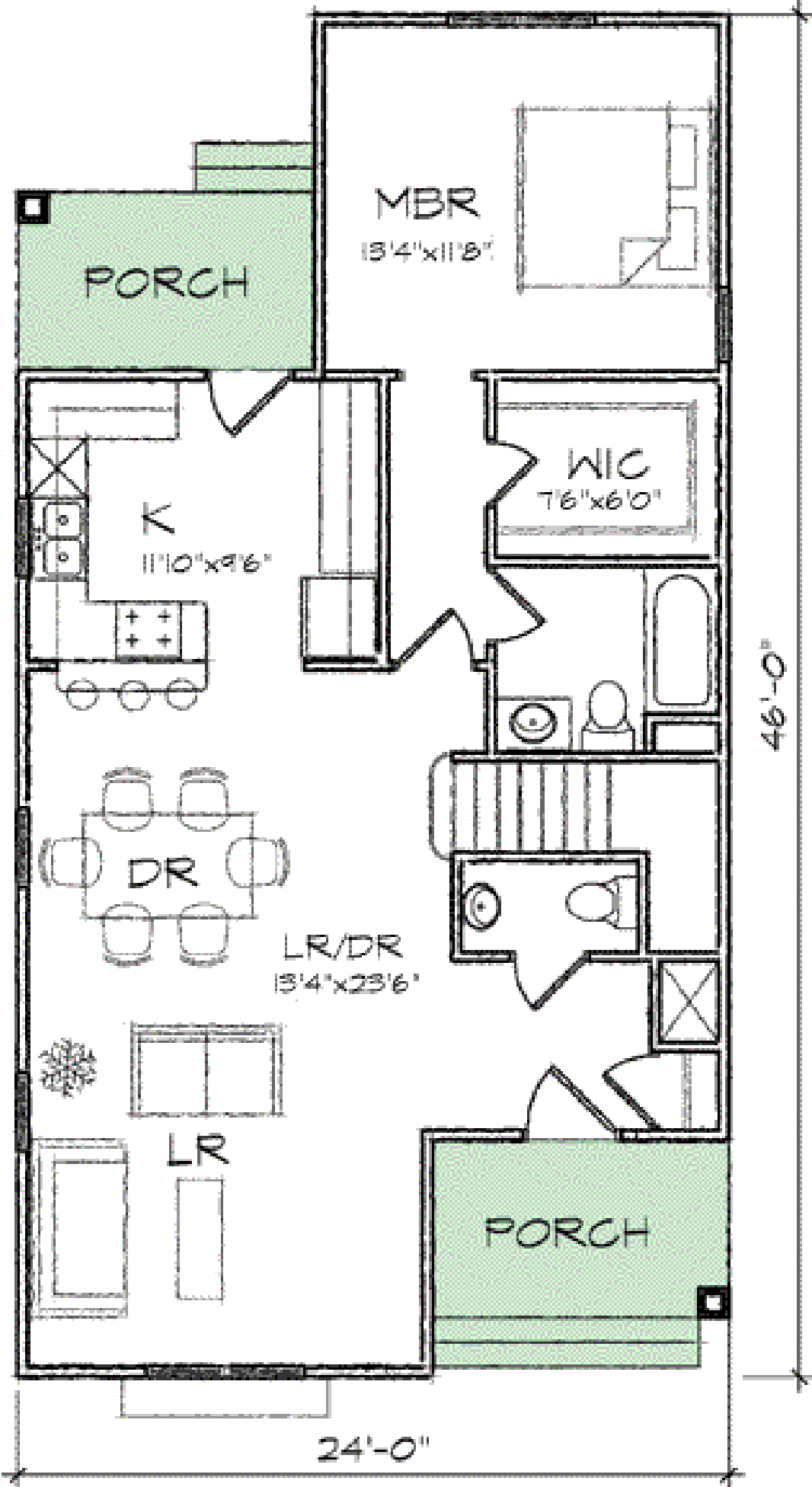


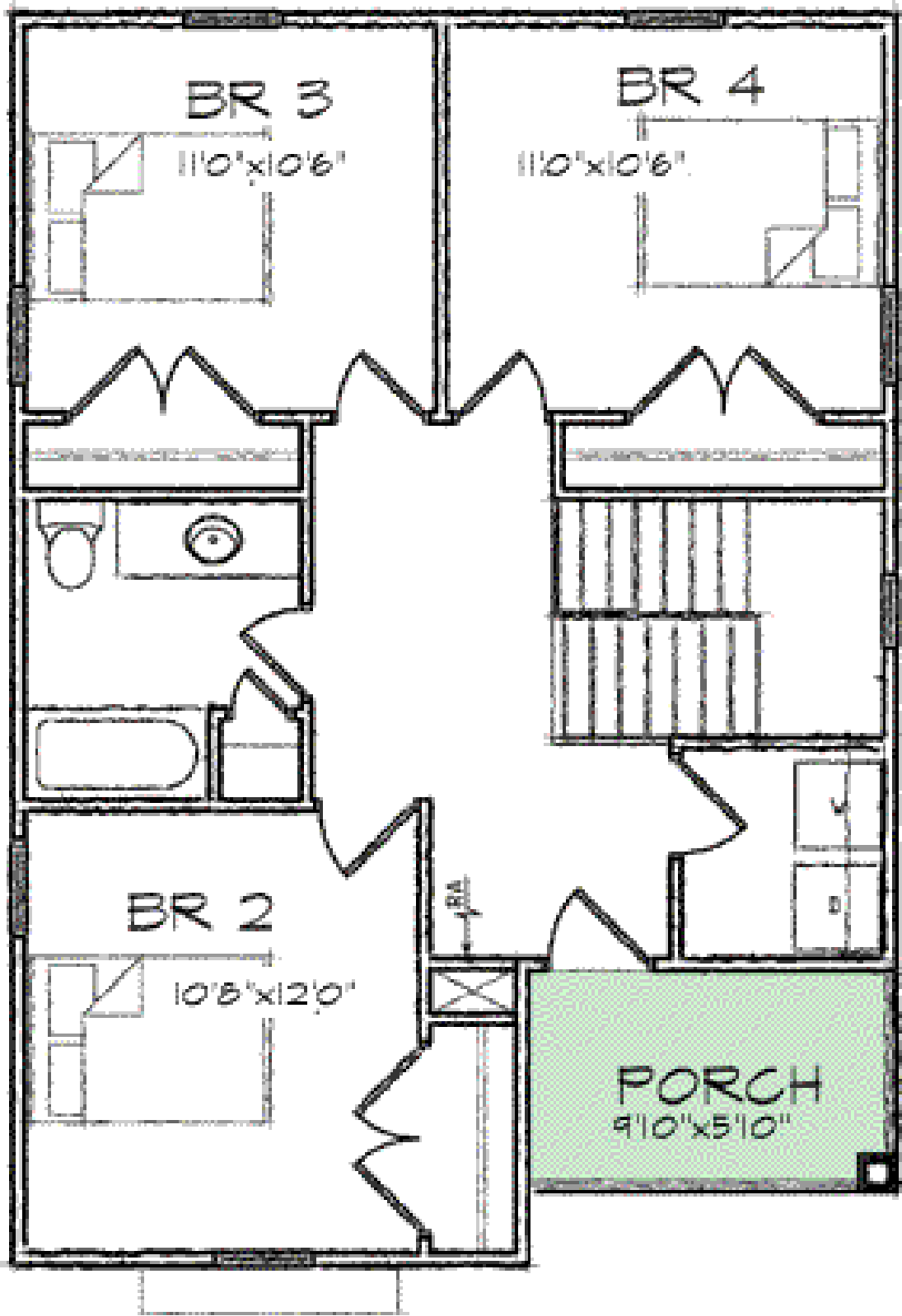














# City of Monroe

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

## HISTORIC PRESERVATION MTG PERMIT

PERMIT #:	1016	DESCRIPTION:	Construction of new single-family residence
JOB ADDRESS:	1238 S MADISON AVE	LOT #:	
PARCEL ID:	M0200218	BLK #:	
SUBDIVISION:		ZONING:	R-1A
ISSUED TO:	Lawrence Parker	CONTRACTOR:	Lawrence Parker
ADDRESS:	320 S. Madison Ave	PHONE:	
CITY, STATE ZIP:	Monroe GA 30655	OWNER:	
PHONE:		PHONE:	
PROP.USE:	RESIDENTIAL	DATE ISSUED:	5/18/2022
VALUATION:	\$ 0.00	EXPIRATION:	11/14/2022
SQ FT:	0.00		
OCCP TYPE:			
CNST TYPE:			
INSPECTION REQUESTS:	770-207-4674 lwilson@monroega.gov		

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

NOTES:

This request for construction of a new single-family residence at 1240 S. Madison Ave will be heard by the Historic Preservation Commission on May 24, 2022 at 6:00pm in the Council Chambers of City Hall, 215 N. Broad St Monroe, GA 30655

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Shane E. Wilson  
(APPROVED BY)

5/18/22  
DATE

Skyview Estates

The living way Fellowship

Camptowne Garden Apartments

Dennis Coker City Park

1238 S Madison Ave,  
Monroe, GA 30655

Ann's Cutting Time

Elite storage solutions Shopping mall



LINE #	BEARING	DISTANCE
L1	S 25°23'07" E	84.90'
L2	S 25°23'07" E	31.38'
L3	S 25°29'11" E	72.51'

**W&A Engineering**

CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE  
TRAFFIC ENGINEERING - SURVEYING  
ECONOMIC DEVELOPMENT

335 Oneta Street, Suite D100  
Athens, GA 30601  
P: (706) 310-0400 • F: (706) 310-0411  
waengineering.com



GA WEST, ZONE  
1002 NAD 83

SITE PLAN FOR:  
**REGEN PROPERTIES LLC**

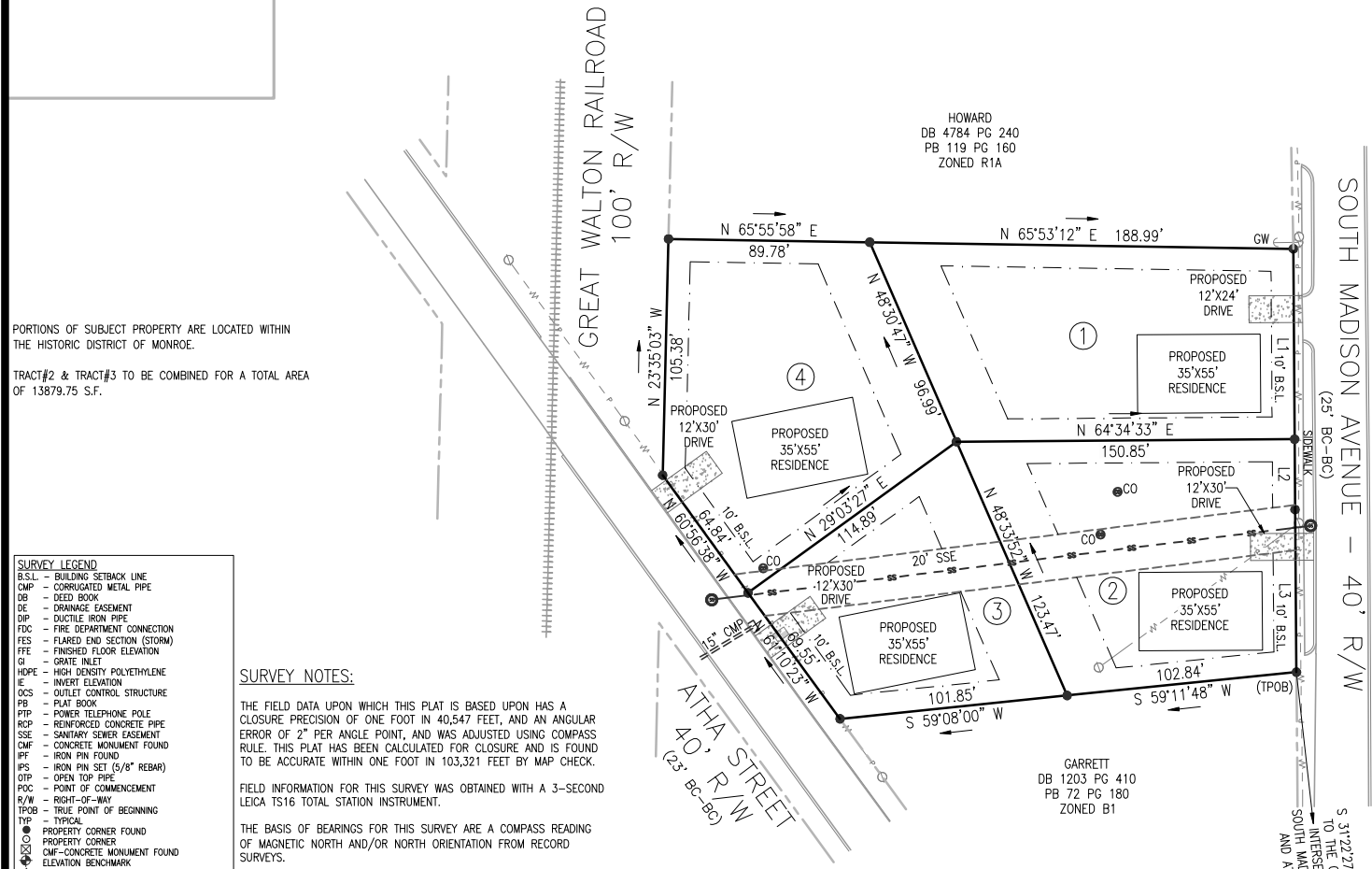
LAND LOT 67, 3RD DISTRICT  
CITY OF MONROE,  
WALTON COUNTY, GEORGIA

REVISED 7/18/2022  
PER CLIENT COMMENTS

DATED: 7/12/2022



21-0956



PORTIONS OF SUBJECT PROPERTY ARE LOCATED WITHIN THE HISTORIC DISTRICT OF MONROE.

TRACT#2 & TRACT#3 TO BE COMBINED FOR A TOTAL AREA OF 13879.75 S.F.

**SURVEY LEGEND**

- B.S.L. - BUILDING SETBACK LINE
- CMP - CORRUGATED METAL PIPE
- DB - DEED BOOK
- DE - DRAINAGE EASEMENT
- DIP - DUCTILE IRON PIPE
- FDC - FIRE DEPARTMENT CONNECTION
- FES - FLARED END SECTION (STORM)
- FFE - FINISHED FLOOR ELEVATION
- GI - GRATE INLET
- HDPE - HIGH DENSITY POLYETHYLENE
- I - INVERT ELEVATION
- OCS - OUTLET CONTROL STRUCTURE
- PB - PLAT BOOK
- PTP - POWER TELEPHONE POLE
- RCP - REINFORCED CONCRETE PIPE
- SSE - SANITARY SEWER EASEMENT
- CMF - CONCRETE MONUMENT FOUND
- IRF - IRON PIN FOUND
- IPS - IRON PIN SET (5/8" REBAR)
- OTF - OPEN TOP PIPE
- POC - POINT OF COMMENCEMENT
- R/W - RIGHT-OF-WAY
- TPOB - TRUE POINT OF BEGINNING
- TYP - TYPICAL
- PC - PROPERTY CORNER FOUND
- PC - PROPERTY CORNER
- CMF - CONCRETE MONUMENT FOUND
- EB - ELEVATION BENCHMARK
- Δ - DELTA (SURVEY CONTROL)
- ACU - AIR CONDITIONING UNIT
- CB - CATCHBASIN
- CO - CLEANOUT
- FO - FIBER OPTIC (MARKER)
- FH - FIRE HYDRANT
- GV - GAS VALVE
- GM - GAS METER
- GM - GAS MARKER
- GW - GUY WIRE/ANCHOR
- HW - HEADWALL
- JB - JUNCTION BOX
- LP - LIGHTPOLE
- MH - MANHOLE
- SMH - SANITARY SEWER MANHOLE
- TPED - TELEPHONE PEDESTAL
- WI - WEIR INLET
- WM - WATER METER
- WV - WATER VALVE
- UP - UTILITY POLE
- UTP - TRANSMISSION UTILITY POLE
- TR - TRANS - POWER TRANSFORMER

FENCE LINE

- OVERHEAD UTILITY - -X- -X- -X- -X-
- OVERHEAD POWER - -AV- -UTL-
- UNDERGROUND POWER - -P- -P-
- OVERHEAD TELEPHONE - -T- -T-
- UNDERGROUND TELEPHONE - -TR- -TR-
- FIBER-OPTIC - -FO- -FO-
- NATURAL GAS - -GAS- -GAS-
- FLOODPLAIN - -FP- -FP-
- SANITARY SEWER - -SS- -SS-
- SEWER FORCEMAIN - -FM- -FM-
- SANITARY SEWER SERVICE - -SWS- -SWS-
- WATERLINE - -W- -W-

**SURVEY NOTES:**

THE FIELD DATA UPON WHICH THIS PLAT IS BASED UPON HAS A CLOSURE PRECISION OF ONE FOOT IN 40,547 FEET, AND AN ANGULAR ERROR OF 2" PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 103,321 FEET BY MAP CHECK.

FIELD INFORMATION FOR THIS SURVEY WAS OBTAINED WITH A 3-SECOND LEICA TS16 TOTAL STATION INSTRUMENT.

THE BASIS OF BEARINGS FOR THIS SURVEY ARE A COMPASS READING OF MAGNETIC NORTH AND/OR NORTH ORIENTATION FROM RECORD SURVEYS.

SUBJECT PROPERTY IS LOCATED WITHIN AREAS HAVING ZONE DESIGNATIONS OF "ZONE X", DETERMINED TO BE OUTSIDE THE SPECIAL FLOODPLAIN BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP NO. 13297C0139E WITH AN EFFECTIVE DATE OF 12/8/2016 FOR COMMUNITY NUMBER 130227, CITY OF MONROE, WALTON COUNTY, GEORGIA.

FIELDWORK COMPLETED: 2/7/2022.

THIS SURVEY WAS PERFORMED WITHOUT A TITLE COMMITMENT AND MAY BE SUBJECT TO LEASES, EASEMENTS, AND RESTRICTIONS OF RECORD NOT REFLECTED UPON THIS SURVEY.

NO EXISTING NATIONAL GEODETIC SURVEY MONUMENT WAS FOUND TO BE WITHIN 500' OF SUBJECT PROPERTY.

THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (OCGA) 15-6-67 AS AMENDED BY HB1004 (2016), IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL.

THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.

TOTAL AREA = 1.221 ACRES (53189.03 S.F.)

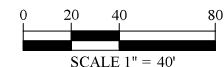
HOWARD  
DB 4784 PG 240  
PB 119 PG 160  
ZONED R1A

GARRETT  
DB 1203 PG 410  
PB 72 PG 180  
ZONED B1

**LOT CHART**

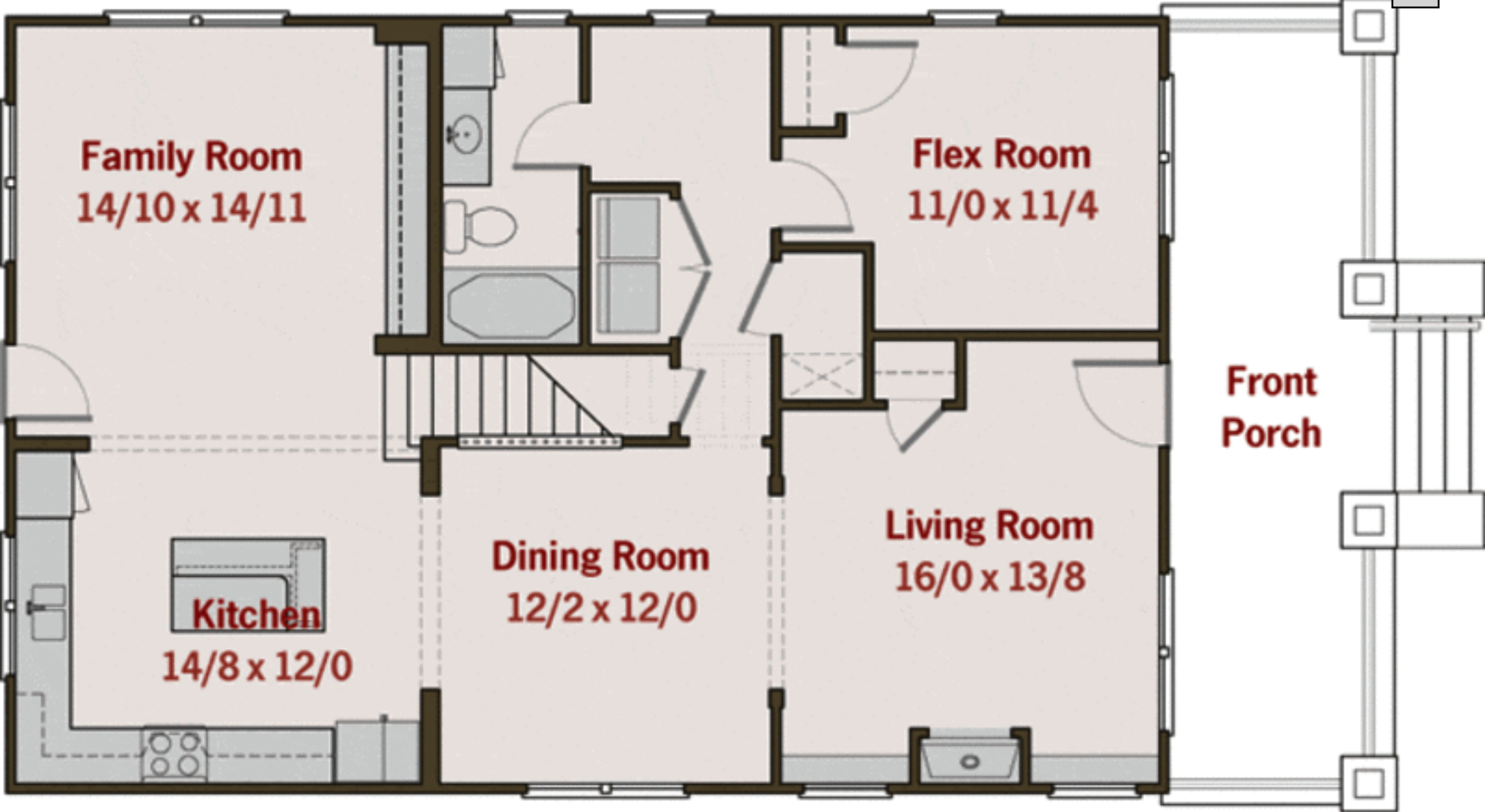
LOT #	AREA (S.F.)	TAX PARCEL	ADDRESS
1	14750.67	M0200218	1238
2	13879.75	M0200218B00	1240
3	9985.44	M0200218A00	227
4	14573.17	M0200218C00	223

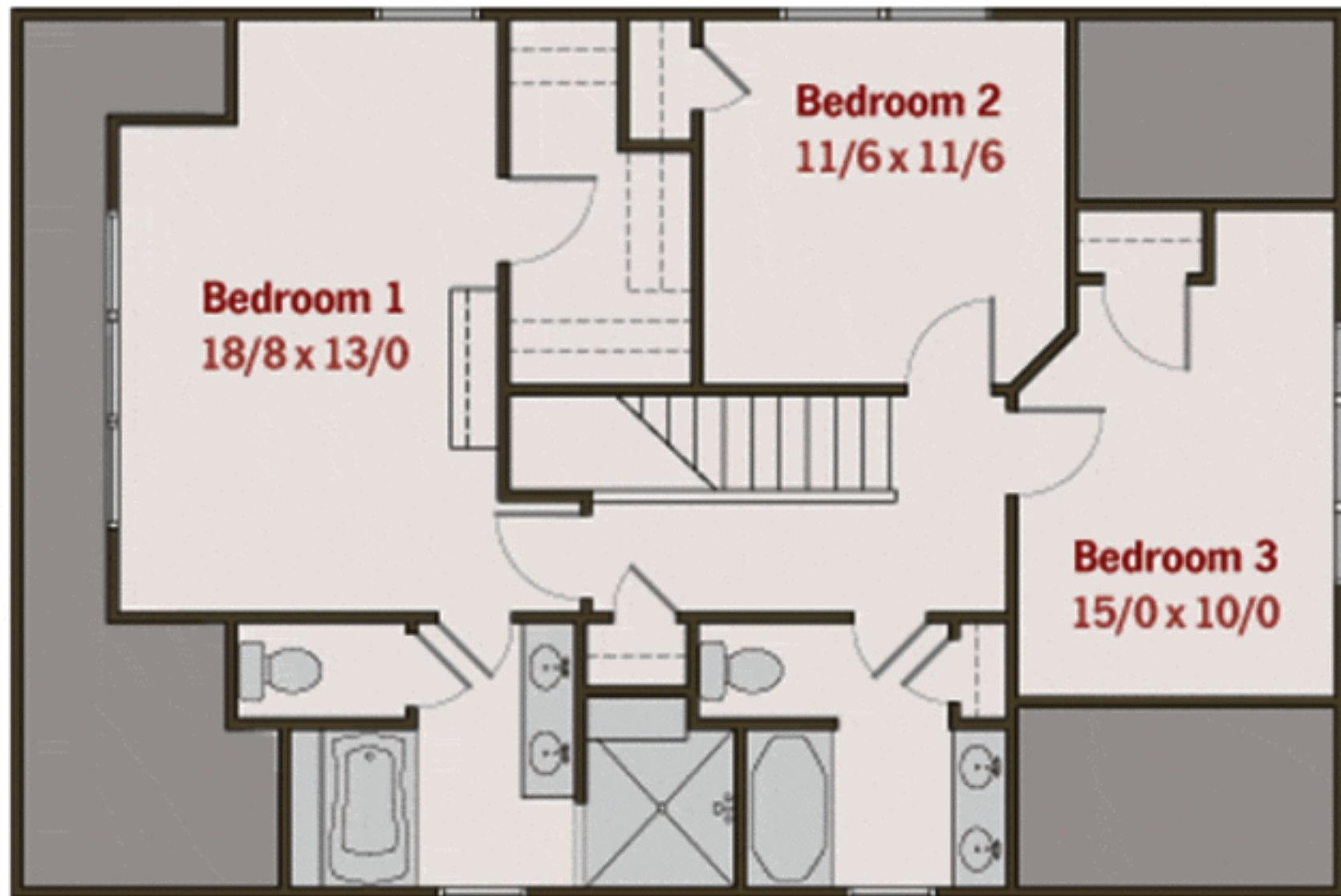
SETBACKS:  
-FRONT: 10'  
-SIDE: 10'  
-REAR: 25'













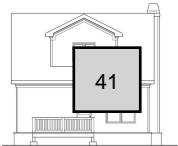


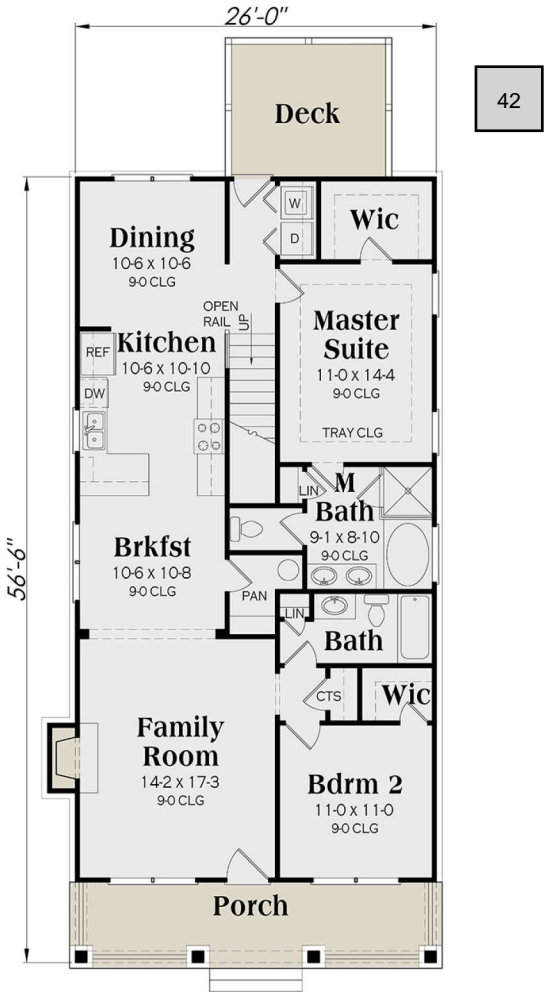






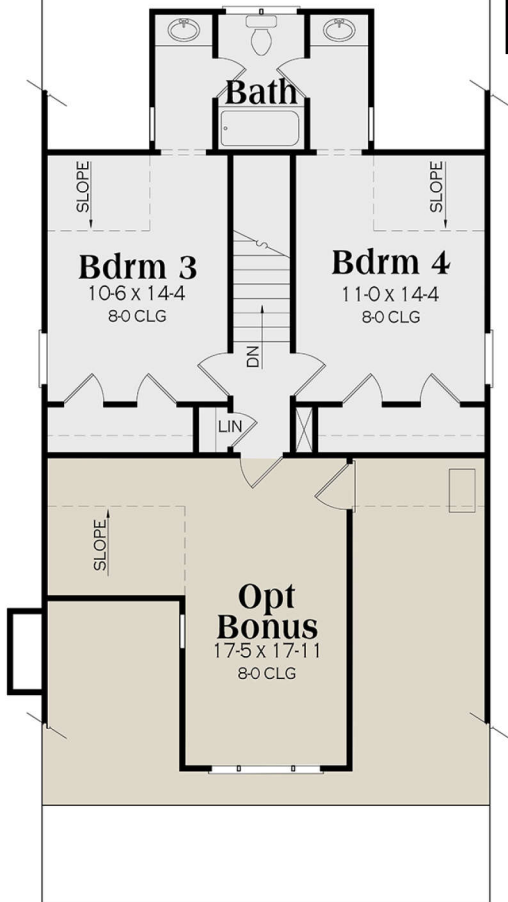


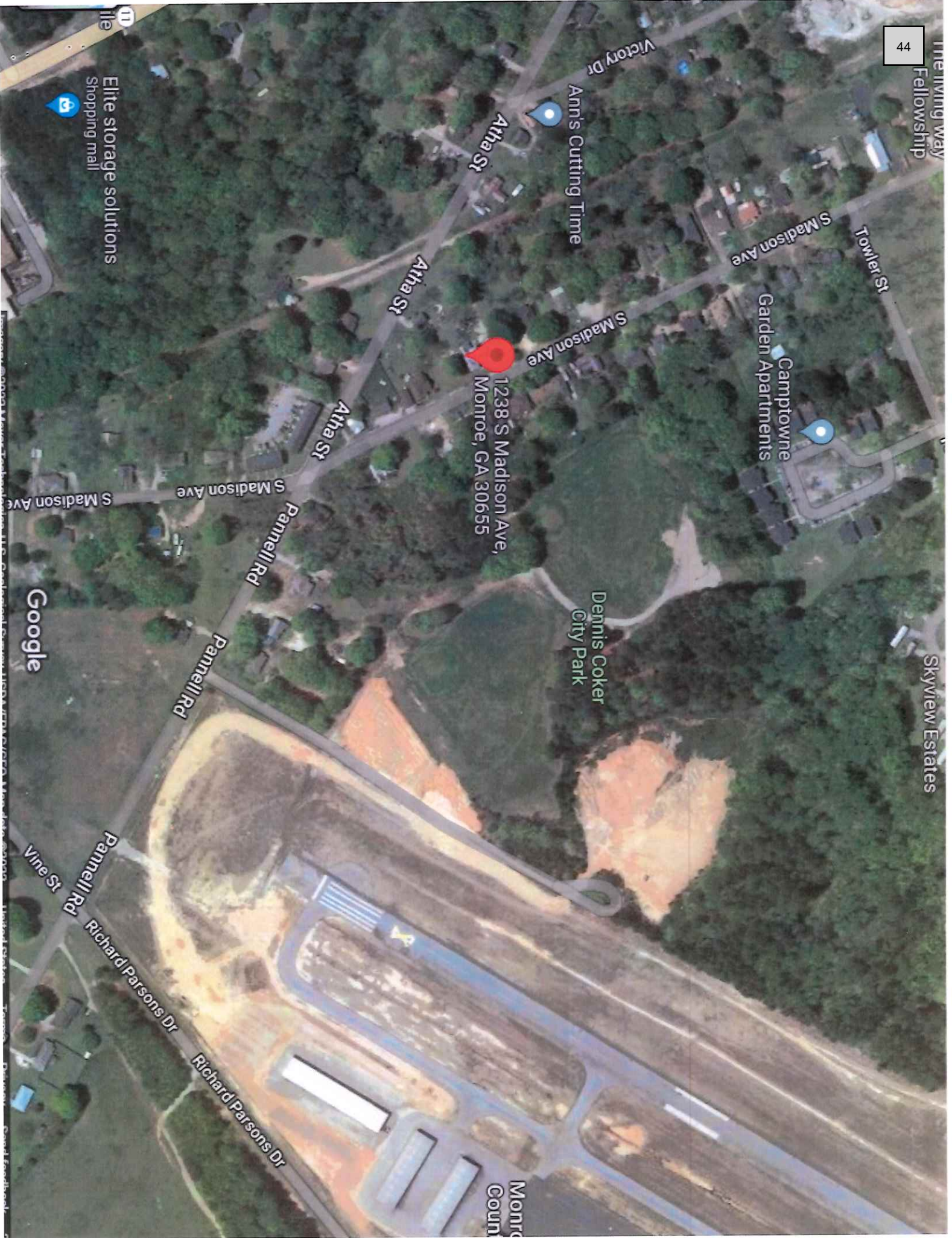




**1ST FLOOR**

43

**2ND FLOOR**



Elite storage solutions  
Shopping mall

1238 S Madison Ave,  
Monroe, GA 30655

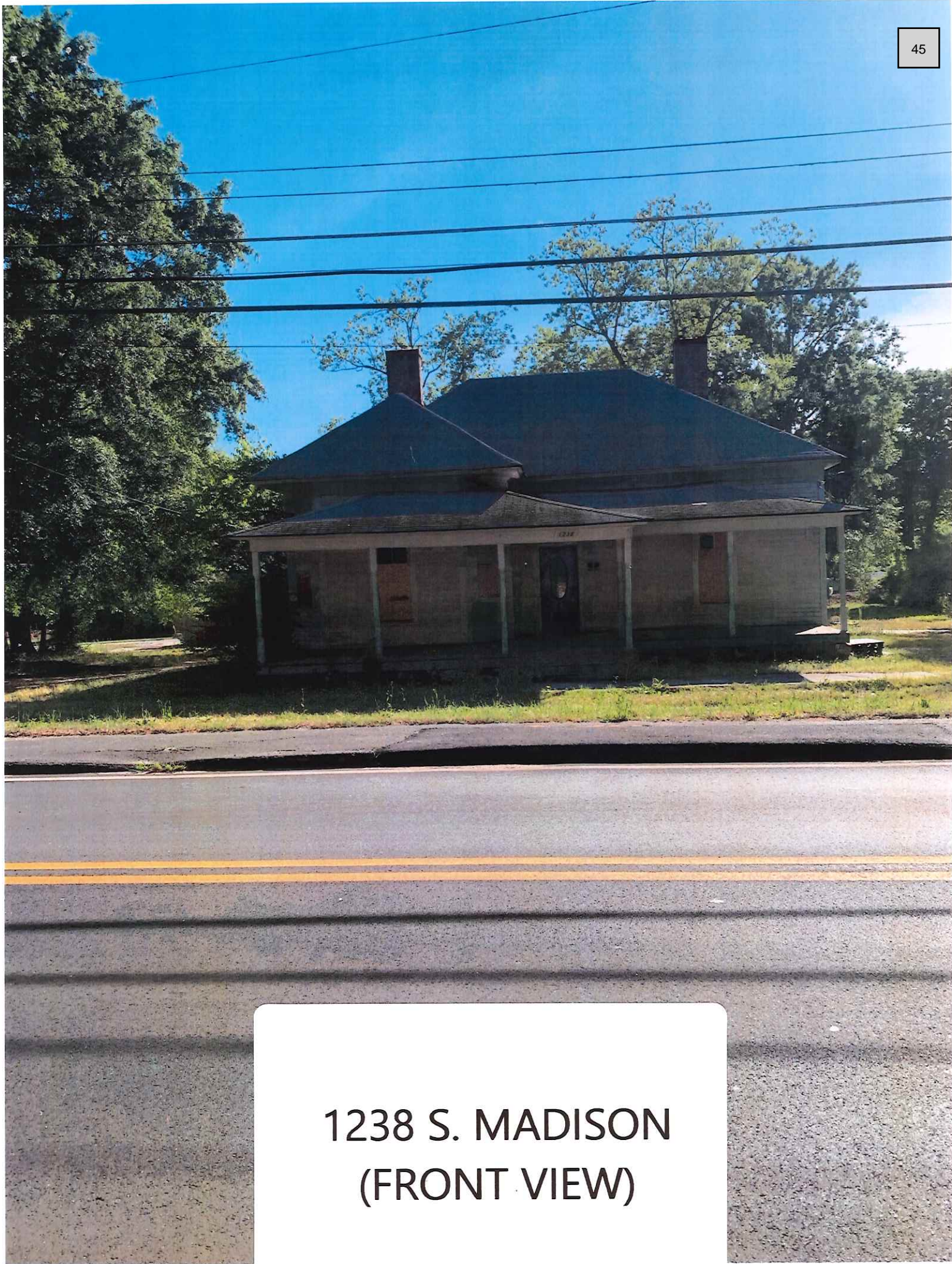
Camplowne  
Garden Apartments

Dennis Coker  
City Park

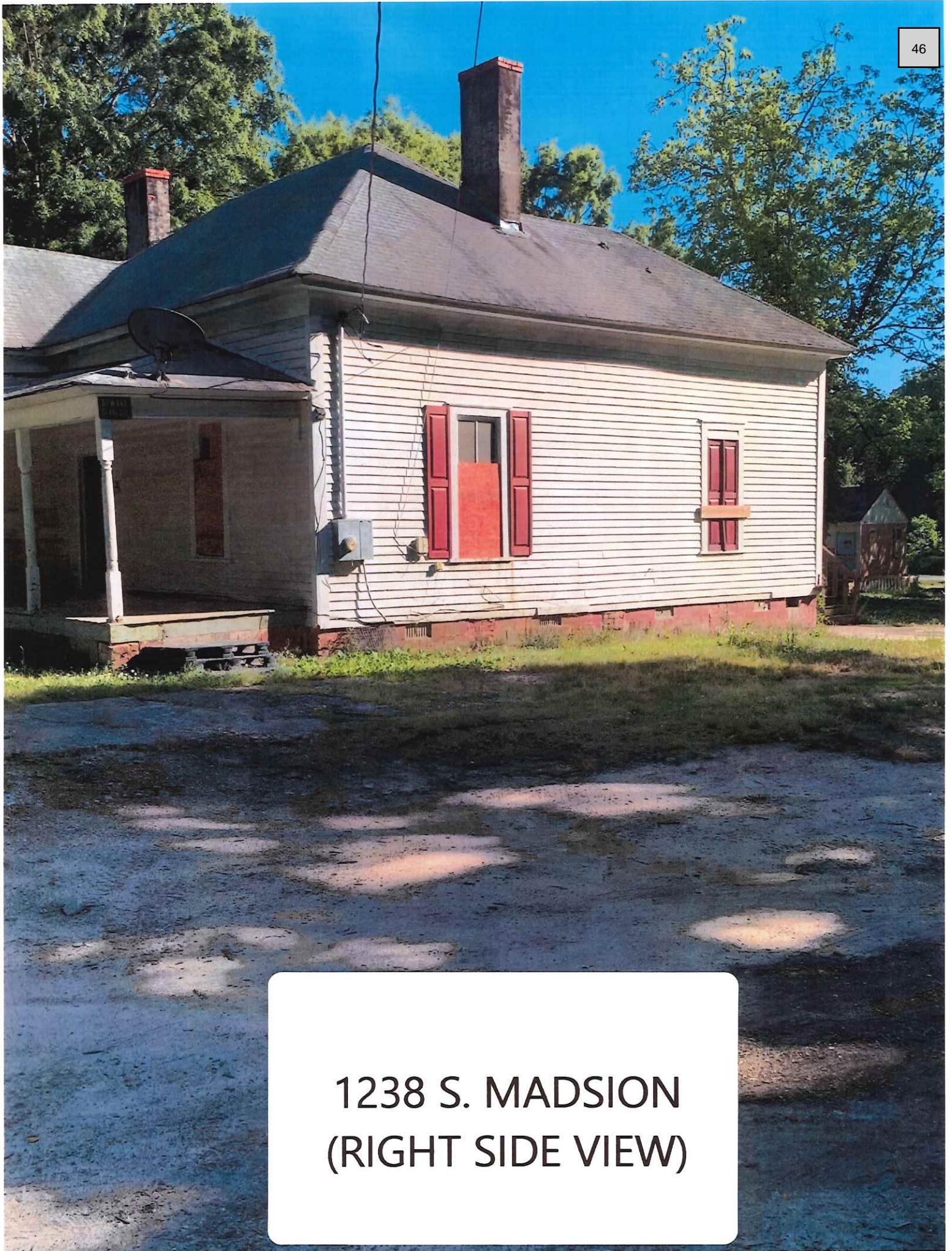
Google

11

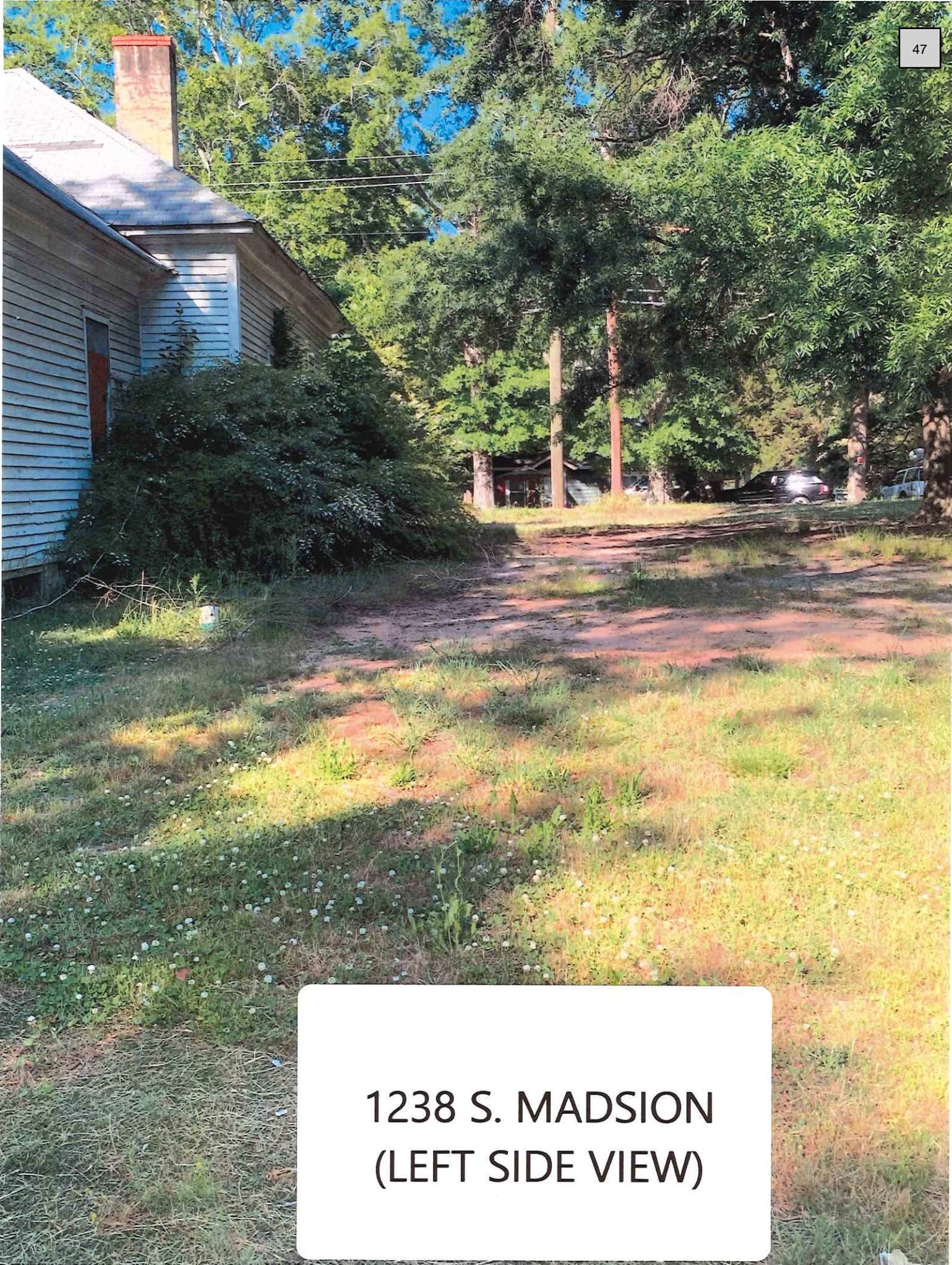
Monro  
Coun



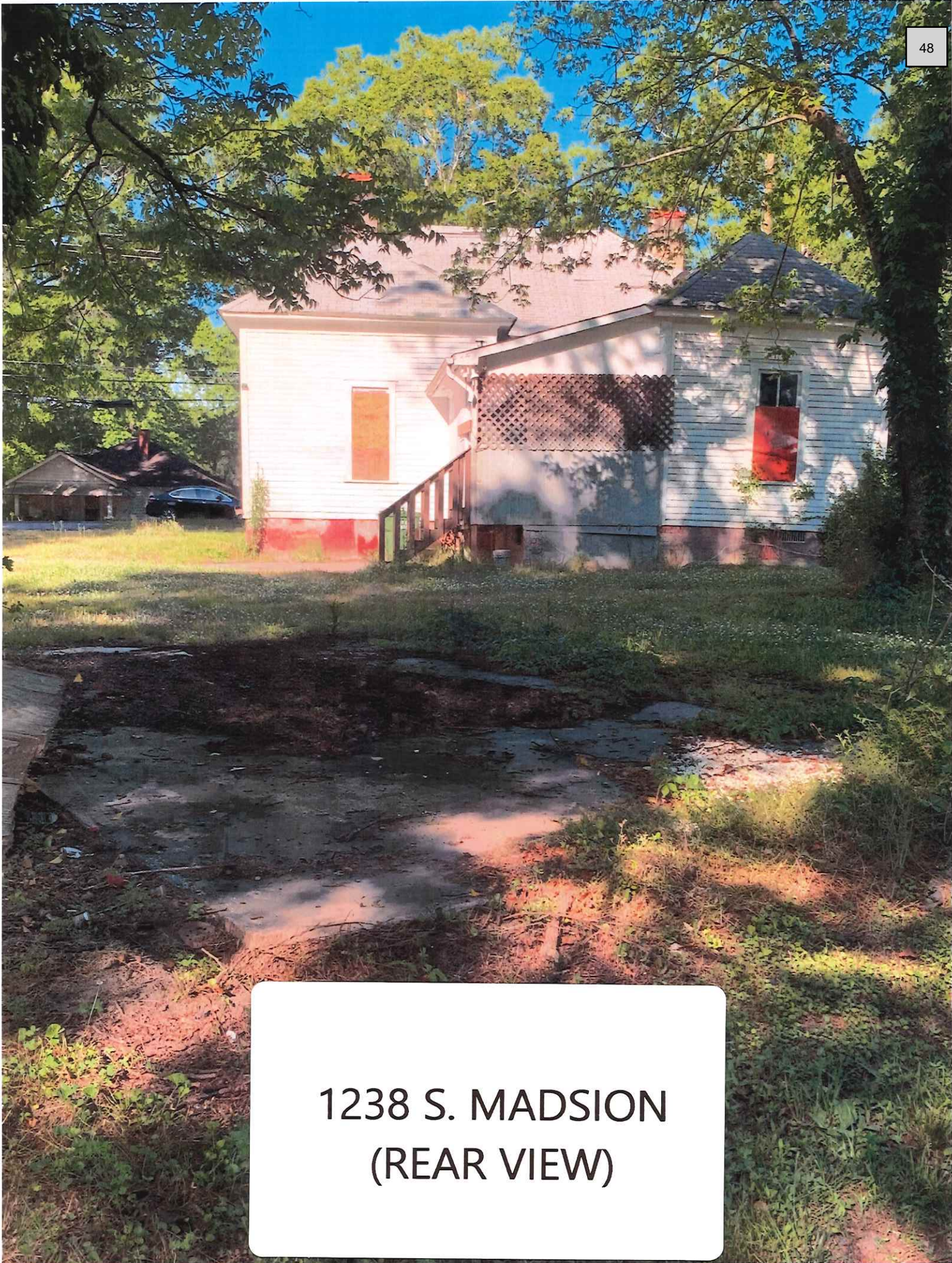
**1238 S. MADISON  
(FRONT VIEW)**



1238 S. MADSION  
(RIGHT SIDE VIEW)



1238 S. MADSION  
(LEFT SIDE VIEW)



**1238 S. MADSION  
(REAR VIEW)**



### Side Porch and a Bonus



**2,148**  
Heated S.F.



**4**  
Beds



**2.5**  
Baths



**2**  
Floors



**2**  
Car Garage

Buy This Plan

PDF - Single-Build  
**\$1,275**

CAD - Single-Build  
**\$1,875**

[View all purchase option online](#)

## Facade Elevation and Floor Plan

View this and more for this plan by visiting  
[www.architecturaldesigns.com/9737AL](http://www.architecturaldesigns.com/9737AL)

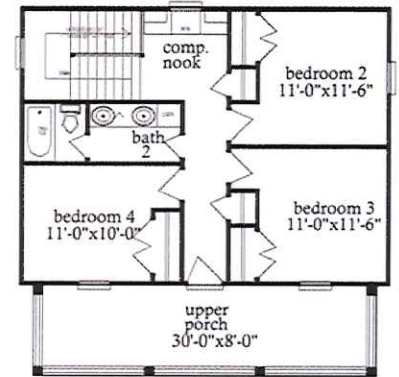
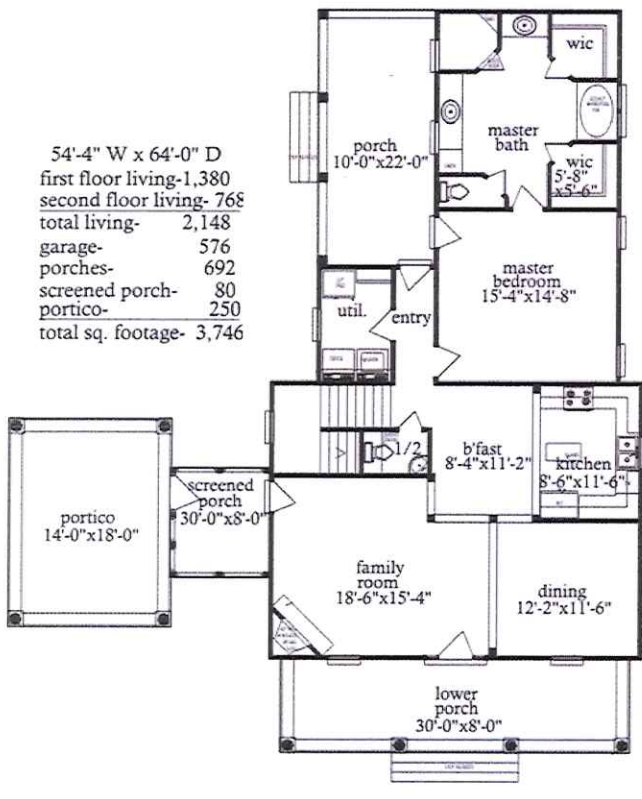
### About This Plan

- Matching lower and upper front porches are just two of the attractions to this Souther-inspired house plan.
- An angled fireplace in the family room is a nice touch. The room has views to the dining room as well as the kitchen.
- The ' suite is on the main level - a great convenience. Note the side porch access and the his and hers walk-ins.
- A screened porch separates the main home from the covered portico.
- Upstairs you'll find three bedrooms plus a work area.
- **Free Bonus:** Plans come with a two-car detached garage at no additional cost.

### Floor Plans

#### Main Level

#### 2nd Floor



## Plan Details

### Square Footage Breakdown

Total Heated Area: <b>2,148 sq. ft.</b>	1st Floor: <b>1,380 sq. ft.</b>	2nd Floor: <b>768 sq. ft.</b>	Screened Porch: <b>80 sq. ft.</b>
Porch, Combined: <b>692 sq. ft.</b>	Porch, Rear: <b>80 sq. ft.</b>		

### Beds/Baths

Bedrooms: <b>4</b>	Full bathrooms: <b>2</b>	Half bathrooms: <b>1</b>
-----------------------	-----------------------------	-----------------------------

### Foundation Type

Standard Foundations: <b>Slab</b>	Optional Foundations: <b>Crawl</b>
--------------------------------------	---------------------------------------

### Exterior Walls

Standard Type(s): <b>2x4</b>
---------------------------------

### Dimensions

Width: <b>54' 4"</b>	Depth: <b>64' 0"</b>	Max ridge height: <b>34' 9"</b>
-------------------------	-------------------------	------------------------------------

### Garage

Type: <b>Detached</b>	Area: <b>576 sq. ft.</b>	Count: <b>2 Cars</b>
--------------------------	-----------------------------	-------------------------

### Ceiling Heights

Floor / Height: <b>First Floor / 10' 0"</b> <b>Second Floor / 9' 0"</b>
---

## Roof

Primary Pitch:

**12 on 12**

---

Framing Type:

**Stick**

---



May 12, 2022

ReGen Properties  
% Lawrence Parker  
1238 and 1240 S. Madison  
Monroe, GA 30062

Re: Building Materials for New Builds

Greetings, Lawrence:

My team has reviewed your request regarding the materials that will be used to construct the properties on S. Madison. As a licensed general contractor, we are committed to delivering the highest quality product possible. As such:

- We will use materials that meet the code requirements for building in a Monroe Historic District community.
- We will also employ the services of a Georgia Licensed architect who is familiar with historic district building requirements

We are available to answer any questions resulting from your application submittal and can be reached at the number below. We look forward to working with your team to complete your new builds.

Regards,

Paul Glassco  
General Contractor/Owner

PROJECT: Monroe New Build  
 ADDRESS: 1238 and 1240 S. Madison, Monroe, GA  
 SCOPE: New Construction  
 DATE: Summer 2022  
 REVISION:

PMG BUILDERS  
 1531 Roswell Rd.  
 Marietta, GA 30062  
 470-776-4135  
 paul@pmgbuilders.com

ITEM #	SUBJECT	QTY.	W.F	T. QTY	UNIT	UNIT MTRL.	UNIT LBR.	MTRL. COST	LBR. COST	EST. COST	On-Site COST	SAVING
<b>03 00 - CONCRETE</b>												
1	Wall Footing - 16"W x 8"H	1	5%	2	cy			\$ -	\$ -	\$ -	\$ -	\$ -
2	Wall Footing - 20"W x 8"H	9	5%	10	cy			\$ -	\$ -	\$ -	\$ -	\$ -
3	Wall Footing - 24"W x 8"H	3	5%	4	cy			\$ -	\$ -	\$ -	\$ -	\$ -
4	3-1/2" Concrete slab - 1445 sq.ft	16	5%	17	cy			\$ -	\$ -	\$ -	\$ -	\$ -
5	4" Concrete slab over - 1127 sq.ft	13	5%	14	cy			\$ -	\$ -	\$ -	\$ -	\$ -
6	6" Thick reinforced concrete wall - 42"H	2	8%	2	cy			\$ -	\$ -	\$ -	\$ -	\$ -
7	8" Thick reinforced concrete wall - 45"H	9	8%	10	cy			\$ -	\$ -	\$ -	\$ -	\$ -
8	8" Thick reinforced concrete wall - 108"H	3	8%	3	cy			\$ -	\$ -	\$ -	\$ -	\$ -
9	8" Thick reinforced concrete wall - 108"H	23	8%	26	cy			\$ -	\$ -	\$ -	\$ -	\$ -
10	10" Thick reinforced concrete wall - 45"H	7	8%	8	cy			\$ -	\$ -	\$ -	\$ -	\$ -
11	<b>TOTAL</b>	<b>85</b>		<b>94</b>	<b>CY</b>							
<b>Misc.</b>												
12	1 Cor.4" curb block	26	5%	28	lf			\$ -	\$ -	\$ -	\$ -	\$ -
13	1 Cor.6" curb block	22	5%	24	lf			\$ -	\$ -	\$ -	\$ -	\$ -
14	1/2" Anchor bolt	160	5%	168	ea			\$ -	\$ -	\$ -	\$ -	\$ -
15	4" washed gravel under S.O.G	29	5%	31	cy			\$ -	\$ -	\$ -	\$ -	\$ -
<b>06 00 - WOOD, PLASTICS &amp; COMPOSITES</b>												
<b>BASEMENT PARTITION AND CEILING FRMAING</b>												
<b>Partition Framing</b>												
16	2x4 #2 SYP - 10'	23	3%	24	ea			\$ -	\$ -	\$ -	\$ -	\$ -
17	2x6 #2 SYP - 10'	53	3%	55	ea			\$ -	\$ -	\$ -	\$ -	\$ -
18	2x4 #2 SYP - 16'	3	3%	3	ea			\$ -	\$ -	\$ -	\$ -	\$ -
19	2x4 Treated #2 SYP - 16'	2	0%	2	ea			\$ -	\$ -	\$ -	\$ -	\$ -
20	2x6 #2 SYP - 16'	8	0%	8	ea			\$ -	\$ -	\$ -	\$ -	\$ -
21	2x6 Treated #2 SYP - 16'	4	0%	4	ea			\$ -	\$ -	\$ -	\$ -	\$ -
22	Header - 1-3/4" x 9-1/2" LSL - 10'	2	10%	3	ea			\$ -	\$ -	\$ -	\$ -	\$ -
23	Header - 1-3/4" x 9-1/2" LSL - 12'	1	0%	1	ea			\$ -	\$ -	\$ -	\$ -	\$ -
24	Header - 1-3/4" x 9-1/2" LSL - 14'	1	0%	1	ea			\$ -	\$ -	\$ -	\$ -	\$ -
25	Header - 2x10 #2 SYP - 14'	1	0%	1	ea			\$ -	\$ -	\$ -	\$ -	\$ -
<b>Future Partition Framing</b>												
26	2x4 #2 SYP - 10'	77	3%	80	ea			\$ -	\$ -	\$ -	\$ -	\$ -
27	2x4 #2 SYP - 16'	9	3%	10	ea			\$ -	\$ -	\$ -	\$ -	\$ -
28	2x4 Treated #2 SYP - 16'	5	10%	5	ea			\$ -	\$ -	\$ -	\$ -	\$ -
29	2x6 #2 SYP - 10'	4	3%	5	ea			\$ -	\$ -	\$ -	\$ -	\$ -
30	Header - 2x10 #2 SYP - 8'	1	0%	1	ea			\$ -	\$ -	\$ -	\$ -	\$ -
31	Header - 2x10 #2 SYP - 10'	1	0%	1	ea			\$ -	\$ -	\$ -	\$ -	\$ -
32	Header - 2x10 #2 SYP - 12'	1	0%	1	ea			\$ -	\$ -	\$ -	\$ -	\$ -
<b>Ceiling Framing</b>												
33	18" Floor Trusses	875	5%	919	lf			\$ -	\$ -	\$ -	\$ -	\$ -
34	18" Rim Board - 16'	10	10%	11	ea			\$ -	\$ -	\$ -	\$ -	\$ -
35	2x12 #2 SYP - 16'	9	10%	10	ea			\$ -	\$ -	\$ -	\$ -	\$ -
36	6x6 Treated #2 SYP - 10'	2	0%	2	ea			\$ -	\$ -	\$ -	\$ -	\$ -
<b>MAIN FLOOR PARTITION AND CEILING FRMAING</b>												
<b>Partition Framing</b>												
37	2x4 #2 SYP - 104-5/8"	128	3%	133	ea			\$ -	\$ -	\$ -	\$ -	\$ -
38	2x4 #2 SYP - 16'	19	10%	22	ea			\$ -	\$ -	\$ -	\$ -	\$ -
39	2x6 #2 SYP - 104-5/8"	194	3%	200	ea			\$ -	\$ -	\$ -	\$ -	\$ -
40	2x6 #2 SYP - 10'	105	3%	109	ea			\$ -	\$ -	\$ -	\$ -	\$ -
41	2x6 #2 SYP - 16'	53	10%	58	ea			\$ -	\$ -	\$ -	\$ -	\$ -
42	Header - 2x10 #2 SYP - 8'	3	0%	3	ea			\$ -	\$ -	\$ -	\$ -	\$ -
43	Header - 2x10 #2 SYP - 10'	5	0%	5	ea			\$ -	\$ -	\$ -	\$ -	\$ -
44	Header - 2x10 #2 SYP - 12'	4	0%	4	ea			\$ -	\$ -	\$ -	\$ -	\$ -
45	Header - 2x10 #2 SYP - 14'	3	0%	3	ea			\$ -	\$ -	\$ -	\$ -	\$ -
46	Header - 1-3/4" x 9-1/2" LSL - 8'	2	0%	2	ea			\$ -	\$ -	\$ -	\$ -	\$ -
47	Header - 1-3/4" x 9-1/2" LSL - 12'	3	0%	3	ea			\$ -	\$ -	\$ -	\$ -	\$ -
48	Header - 1-3/4" x 9-1/2" LSL - 13'	2	0%	2	ea			\$ -	\$ -	\$ -	\$ -	\$ -
49	Header - 1-3/4" x 11-7/8" LSL - 10'	3	0%	3	ea			\$ -	\$ -	\$ -	\$ -	\$ -
50	Header - 1-3/4" x 11-7/8" LSL - 18'	2	0%	2	ea			\$ -	\$ -	\$ -	\$ -	\$ -
51	Header - 1-3/4" x 14" LSL - 10'	3	0%	3	ea			\$ -	\$ -	\$ -	\$ -	\$ -
<b>Ceiling Framing</b>												
52	18" Floor Trusses	1,095	5%	1,150	lf			\$ -	\$ -	\$ -	\$ -	\$ -
53	Girder truss	94	5%	99	lf			\$ -	\$ -	\$ -	\$ -	\$ -
54	18" Rim Board - 16'	10	10%	12	ea			\$ -	\$ -	\$ -	\$ -	\$ -
55	2x12 #2 SYP - 16'	10	10%	11	ea			\$ -	\$ -	\$ -	\$ -	\$ -
<b>UPPER FLOOR PARTITION FRMAING AND SOFFIT FRAMING</b>												
<b>Partition Framing</b>												
56	2x4 #2 SYP - 104-5/8"	233	3%	240	ea			\$ -	\$ -	\$ -	\$ -	\$ -
57	2x4 #2 SYP - 16'	39	10%	43	ea			\$ -	\$ -	\$ -	\$ -	\$ -
58	2x6 #2 SYP - 104-5/8"	208	3%	215	ea			\$ -	\$ -	\$ -	\$ -	\$ -
59	2x6 #2 SYP - 16'	35	10%	39	ea			\$ -	\$ -	\$ -	\$ -	\$ -
60	Header - 2x10 #2 SYP - 8'	2	10%	3	ea			\$ -	\$ -	\$ -	\$ -	\$ -
61	Header - 2x10 #2 SYP - 10'	5	0%	5	ea			\$ -	\$ -	\$ -	\$ -	\$ -
62	Header - 2x10 #2 SYP - 12'	9	0%	9	ea			\$ -	\$ -	\$ -	\$ -	\$ -
63	Header - 2x10 #2 SYP - 14'	4	0%	4	ea			\$ -	\$ -	\$ -	\$ -	\$ -
<b>Soffit Framing</b>												
64	2x6 #2 SYP - 16'	12	10%	14	ea			\$ -	\$ -	\$ -	\$ -	\$ -

PROJECT:  
ADDRESS:

SCOPE:  
DATE:  
REVISION: 00

ITEM #	SUBJECT	QTY.	W.F	T. QTY	UNIT	UNIT MTRL.	UNIT LBR.	MTRL. COST	LBR. COST	EST. COST	On-Site COST	SAVING
65	2x6 pine sub-fascia - 16'	23	10%	25	ea			\$ -	\$ -	\$ -		\$ -
66	2x2 #3 grade - 8'	45	10%	50	ea			\$ -	\$ -	\$ -		\$ -
<b>STAIRS FRAMING</b>												
67	2x8 #2 SYP - 10'	16	5%	17	ea			\$ -	\$ -	\$ -		\$ -
68	Riser - 1x8 #3 pine - 16'	8	0%	8	ea			\$ -	\$ -	\$ -		\$ -
69	Tread - 5/4" x 11-1/2" OSB - 16'	7	0%	7	ea			\$ -	\$ -	\$ -		\$ -
70	Stringer - 1-1/4" x 11-7/8" LSL - 16'	6	0%	6	ea			\$ -	\$ -	\$ -		\$ -
<b>SHEATHING</b>												
71	4'x8'x7/16" OSB exterior wall sheathing	127	8%	138	ea			\$ -	\$ -	\$ -		\$ -
72	4'x8'x3/4" T&G OSB floor sheathing	92	8%	100	ea			\$ -	\$ -	\$ -		\$ -
73	Roof sheathing (Ref: Exclusion #1)	-	0%	-	ea			\$ -	\$ -	\$ -		\$ -
<b>SIDING</b>												
74	8" Lap siding	4,075	10%	4,483	sf			\$ -	\$ -	\$ -		\$ -
75	3/8 in. x 8 in. x 16 ft. Pre-Primed Textured Smart Composite Lap Siding	464	0%	464	ea			\$ -	\$ -	\$ -		\$ -
<b>FINISH CARPENTRY</b>												
76	Baseboard - 9/16 in. x 3-1/4 in. x 144 in. Primed Finger-Jointed Pine Base Moulding	27	5%	29	ea			\$ -	\$ -	\$ -		\$ -
77	Future Baseboard - 9/16 in. x 3-1/4 in. x 144 in. Primed Finger-Jointed Pine Base Moulding	71	5%	75	ea			\$ -	\$ -	\$ -		\$ -
78	Interior door trim - 11/16 in. x 2-1/4 in. x 84 in. Primed Finger-Jointed Casing for door and windows	196	5%	207	ea			\$ -	\$ -	\$ -		\$ -
79	Future Interior door trim - 11/16 in. x 2-1/4 in. x 84 in. Primed Finger-Jointed Casing for door and windows	31	5%	33	ea			\$ -	\$ -	\$ -		\$ -
<b>07 00 - THERMAL AND MOISTURE PROTECTION</b>								\$ -	\$ -	\$ -	\$ -	\$ -
80	Tyvek house wrap	4,075	10%	4,483	sf			\$ -	\$ -	\$ -		\$ -
81	HomeWrap 9 ft. x 150 ft. Roll Housewrap	3	0%	4	ea			\$ -	\$ -	\$ -		\$ -
81	2" R-10 Rigid insulation	1,650	10%	1,815	sf			\$ -	\$ -	\$ -		\$ -
82	4x8 Styrofoam R10.52	57	0%	57	ea			\$ -	\$ -	\$ -		\$ -
82	6 Mil poly vapor barrier	2,572	15%	2,958	sf			\$ -	\$ -	\$ -		\$ -
83	10 ft. x 100 ft. 6 mil Clear Plastic Sheeting	3	0%	3	ea			\$ -	\$ -	\$ -		\$ -
83	Sill sealer - 300 LF	300	10%	330	lf			\$ -	\$ -	\$ -		\$ -
84	FoamSealR 5-1/2 in. x 50 ft.	7	0%	7	ea			\$ -	\$ -	\$ -		\$ -
<b>08 00 - OPENINGS</b>								\$ -	\$ -	\$ -	\$ -	\$ -
85	Interior single door w/ frame Size: 2'-0"W x 7'-0"H	2	0%	2	ea			\$ -	\$ -	\$ -		\$ -
86	Interior single door w/ frame Size: 2'-4"W x 7'-0"H	8	0%	8	ea			\$ -	\$ -	\$ -		\$ -
87	Interior sliding single door w/ frame Size: 2'-4"W x 7'-0"H	4	0%	4	ea			\$ -	\$ -	\$ -		\$ -
88	Interior single door w/ frame Size: 2'-6"W x 7'-0"H	4	0%	4	ea			\$ -	\$ -	\$ -		\$ -
89	Interior single door w/ frame Size: 2'-8"W x 7'-0"H	1	0%	1	ea			\$ -	\$ -	\$ -		\$ -
90	Interior double door w/ frame Size: 4'-0"W x 7'-0" H	2	0%	2	ea			\$ -	\$ -	\$ -		\$ -
91	Interior double door w/ frame Size: 5'-0"W x 7'-0"H	1	0%	1	ea			\$ -	\$ -	\$ -		\$ -
92	Exterior single door w/ frame Size: 3'-0"W x 7'-0"H	1	0%	1	ea			\$ -	\$ -	\$ -		\$ -
93	Exterior double door w/ frame Size: 6'-0"W x 7'-0"H	1	0%	1	ea			\$ -	\$ -	\$ -		\$ -
94	Overhead garage door Size: 9'-0" x 8'-0"	2	0%	2	ea			\$ -	\$ -	\$ -		\$ -
95	Overhead garage door Size: 16'-0" x 8'-0"	1	0%	1	ea			\$ -	\$ -	\$ -		\$ -
<b>Future Openings</b>												
96	Exterior double door w/ frame Size: 6'-0"W x 7'-0"H	1	0%	1	ea			\$ -	\$ -	\$ -		\$ -
97	Interior double door w/ frame Size: 4'-0"W x 7'-0"H	1	0%	1	ea			\$ -	\$ -	\$ -		\$ -
98	Interior single door w/ frame Size: 2'-4"W x 7'-0"H	1	0%	1	ea			\$ -	\$ -	\$ -		\$ -
99	Interior single door w/ frame ize: 2'-6"W x 7'-0"H	4	0%	4	ea			\$ -	\$ -	\$ -		\$ -
<b>SUB TOTAL</b>								\$ -	\$ -	\$ -	\$ -	\$ -

- Note**
- The drawings are scaled as per the mentioned scale on the provided drawings.
  - All lumber is assumed kiln dried #2 S4S southern yellow pine (SYP), U.N.O.
  - Headers are computed in different lengths to minimize the wastage
  - We used 10' stud for partition framing in basement, instead of precut.
  - All doors are assumed 7' High
  -

- Legends**
- W.F = Waste factor
  - m = months
  - sf = square feet
  - lf = linear feet
  - ea = each
  - ea = each

PROJECT:  
ADDRESS:  
SCOPE:  
DATE:  
RIVISION:

ITEM #	SUBJECT	QTY.	W.F	T. QTY	UNIT	UNIT MTRL.	UNIT LBR.	MTRL. COST	LBR. COST	EST. COST	On-Site COST	SAVING
7	Exclusions										cy = cubic yard loc = location ls = lump sum	
1	Roof sheathing due to missing roof plan											

\*Please turn to the next page to see the total lumber order sheet and markups.





May 12, 2022

Laura Wilson  
City of Monroe  
215 N. Broad Street  
Macon, GA 30655

**RE: Disconnection of All Utilities for Monroe and Atha Properties  
\$100.00 Checks for 227 Atha and 1238 S. Madison Ave. Demo**

Laura:

Please consider this my formal authorization for the City of Monroe to disconnect all utilities pertaining to 1238 South Madison Avenue, 1240 South Madison Avenue, 227 Atha Street, and 223 Atha Street.

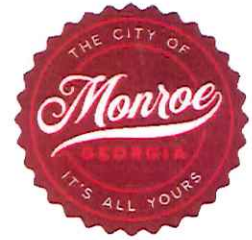
Also enclosed are two checks for \$100.00 each for the demo of 1238 S. Madison Ave. and 227 Atha St.

If you need any additional information, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Lawrence E. Parker", written over a white background.

Lawrence E. Parker  
ReGen Properties, LLC



### Certificate of Appropriateness Application—Historic District

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

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Project Address: 1238 and 1240 S. Madison Ave, Monroe, GA 30655 Parcel # \_\_\_\_\_

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

Property Owner: ReGen Properties, LLC/Lawrence Parker

Address: 1238 and 1240 S. Madison Ave., Monroe, GA 30655

Telephone Number: 678-334-0207 Email Address: lawrence@regenpropertiesllc.com

Applicant:	Lawrence Parker	
Address:	320 S. Madison Ave., Monroe, GA 30655	
Telephone Number:	678-334-0207	Email Address: lawrence@regenpropertiesllc.com

Estimated cost of project: \$270,000 per building

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
- n/a Owner authorization statement, if applicant is not the property owner
- Application Fee \$100 (Additional fees required for demolition)

RECEIVED  
# 1015 &  
# 1016

Please submit all application materials in hardcopy to the Code Department and digitally at [lwilson@monroega.gov](mailto:lwilson@monroega.gov)

Signature of Applicant

5/12/2022

Date

### Side Porch and a Bonus



**2,148**

Heated S.F.



**4**

Beds



**2.5**

Baths



**2**

Floors



**2**

Car Garage

Buy This Plan

PDF - Single-Build  
**\$1,275**

CAD - Single-Build  
**\$1,875**

View all purchase option online

## Facade Elevation and Floor Plan

View this and more for this plan by visiting  
[www.architecturaldesigns.com/9737AL](http://www.architecturaldesigns.com/9737AL)



# City of Monroe

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

## HISTORIC PRESERVATION MTG PERMIT

PERMIT #:	1015	DESCRIPTION:	Construction of new single-family residence
JOB ADDRESS:	1240 S MADISON AVE	LOT #:	
PARCEL ID:	M0200218B00	BLK #:	
SUBDIVISION:		ZONING:	R-1A
ISSUED TO:	Lawrence Parker	CONTRACTOR:	Lawrence Parker
ADDRESS:	320 S. Madison Ave	PHONE:	
CITY, STATE ZIP:	Monroe GA 30655	OWNER:	
PHONE:		PHONE:	
PROP. USE:	RESIDENTIAL	DATE ISSUED:	5/18/2022
VALUATION:	\$ 0.00	EXPIRATION:	11/14/2022
SQ FT:	0.00		
OCCP TYPE:			
CNST TYPE:			
INSPECTION REQUESTS:	770-207-4674 lwilson@monroega.gov		

FEE CODE	DESCRIPTION	AMOUNT
COA-03	Historic Preservation Regular Meeting	\$ 100.00
<b>FEE TOTAL</b>		\$ 100.00
<b>PAYMENTS</b>		\$ <del>0.00</del>
<b>BALANCE</b>		\$ 100.00

NOTES:

This request for construction of a new single-family residence at 1240 S. Madison Ave will be heard by the Historic Preservation Commission on May 24, 2022 at 6:00pm in the Council Chambers of City Hall, 215 N. Broad St Monroe, GA 30655

*paid*

**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.

*Ann E. Warren*  
\_\_\_\_\_  
(APPROVED BY)

*5/18/22*  
\_\_\_\_\_  
DATE

LINE #	BEARING	DISTANCE
L1	S 25°23'07" E	84.90'
L2	S 25°23'07" E	31.38'
L3	S 25°29'11" E	72.51'

**W&A**  
Engineering

CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE  
TRAFFIC ENGINEERING - SURVEYING  
ECONOMIC DEVELOPMENT

335 Oneta Street, Suite D100  
Athens, GA 30601  
P: (706) 310-0400 • F: (706) 310-0411  
waengineering.com



GA WEST, ZONE  
1002 NAD 83

SITE PLAN FOR:  
**REGEN PROPERTIES LLC**

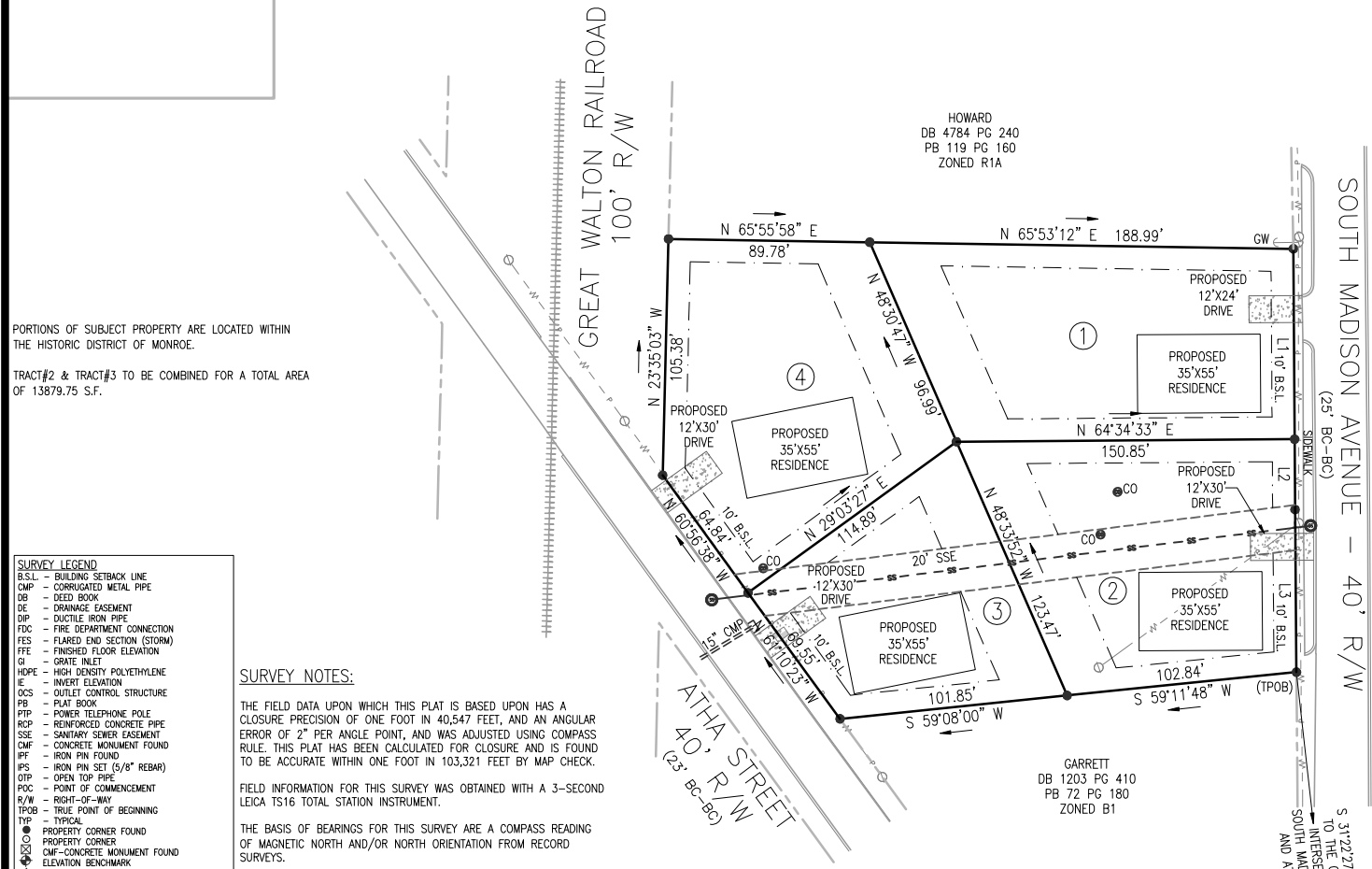
LAND LOT 67.3RD DISTRICT  
CITY OF MONROE,  
WALTON COUNTY, GEORGIA

REVISED 7/18/2022  
PER CLIENT COMMENTS

DATED: 7/12/2022



21-0956



PORTIONS OF SUBJECT PROPERTY ARE LOCATED WITHIN THE HISTORIC DISTRICT OF MONROE.

TRACT#2 & TRACT#3 TO BE COMBINED FOR A TOTAL AREA OF 13879.75 S.F.

- SURVEY LEGEND**
- B.S.L. - BUILDING SETBACK LINE
  - CMP - CORRUGATED METAL PIPE
  - DB - DEED BOOK
  - DE - DRAINAGE EASEMENT
  - DIP - DUCTILE IRON PIPE
  - FDC - FIRE DEPARTMENT CONNECTION
  - FES - FLARED END SECTION (STORM)
  - FFE - FINISHED FLOOR ELEVATION
  - GI - GRATE INLET
  - HDPE - HIGH DENSITY POLYETHYLENE
  - I - INVERT ELEVATION
  - OCS - OUTLET CONTROL STRUCTURE
  - PB - PLAT BOOK
  - PTP - POWER TELEPHONE POLE
  - RCP - REINFORCED CONCRETE PIPE
  - SSE - SANITARY SEWER EASEMENT
  - CMF - CONCRETE MONUMENT FOUND
  - CMF - IRON PIN FOUND
  - IPS - IRON PIN SET (5/8" REBAR)
  - OTP - OPEN TOP PIPE
  - POC - POINT OF COMMENCEMENT
  - R/W - RIGHT-OF-WAY
  - TPOB - TRUE POINT OF BEGINNING
  - TYP - TYPICAL
  - PC - PROPERTY CORNER FOUND
  - PC - PROPERTY CORNER
  - CMF - CONCRETE MONUMENT FOUND
  - EB - ELEVATION BENCHMARK
  - Δ - DELTA (SURVEY CONTROL)
  - ACU - AIR CONDITIONING UNIT
  - CB - CATCHBASIN
  - CO - CLEANOUT
  - FO - FIBER OPTIC (MARKER)
  - FH - FIRE HYDRANT
  - GV - GAS VALVE
  - GM - GAS METER
  - GM - GAS MARKER
  - GW - GUY WIRE/ANCHOR
  - HW - HEADWALL
  - JB - JUNCTION BOX
  - LP - LIGHTPOLE
  - MH - MANHOLE
  - SMH - SANITARY SEWER MANHOLE
  - TPED - TELEPHONE PEDESTAL
  - WI - WEIR INLET
  - WM - WATER METER
  - WV - WATER VALVE
  - UP - UTILITY POLE
  - UTP - TRANSMISSION UTILITY POLE
  - TR - TRANS - POWER TRANSFORMER
- FENCE LINE
- OVERHEAD UTILITY - -X- -X- -X-
  - OVERHEAD POWER - -AV- -UTL-
  - UNDERGROUND POWER - -P- -P-
  - OVERHEAD TELEPHONE - -T- -T-
  - UNDERGROUND TELEPHONE - -TR- -TR-
  - FIBER-OPTIC - -FO- -FO-
  - NATURAL GAS - -GAS- -GAS-
  - FLOODPLAIN - -FP- -FP-
  - SANITARY SEWER - -SS- -SS-
  - SEWER FORCEMAIN - -FM- -FM-
  - SANITARY SEWER SERVICE - -SWS- -SWS-
  - WATERLINE - -W- -W-

**SURVEY NOTES:**

THE FIELD DATA UPON WHICH THIS PLAT IS BASED UPON HAS A CLOSURE PRECISION OF ONE FOOT IN 40,547 FEET, AND AN ANGULAR ERROR OF 2" PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 103,321 FEET BY MAP CHECK.

FIELD INFORMATION FOR THIS SURVEY WAS OBTAINED WITH A 3-SECOND LEICA TS16 TOTAL STATION INSTRUMENT.

THE BASIS OF BEARINGS FOR THIS SURVEY ARE A COMPASS READING OF MAGNETIC NORTH AND/OR NORTH ORIENTATION FROM RECORD SURVEYS.

SUBJECT PROPERTY IS LOCATED WITHIN AREAS HAVING ZONE DESIGNATIONS OF "ZONE X", DETERMINED TO BE OUTSIDE THE SPECIAL FLOODPLAIN BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP NO. 13297C0139E WITH AN EFFECTIVE DATE OF 12/8/2016 FOR COMMUNITY NUMBER 130227, CITY OF MONROE, WALTON COUNTY, GEORGIA.

FIELDWORK COMPLETED: 2/7/2022.

THIS SURVEY WAS PERFORMED WITHOUT A TITLE COMMITMENT AND MAY BE SUBJECT TO LEASES, EASEMENTS, AND RESTRICTIONS OF RECORD NOT REFLECTED UPON THIS SURVEY.

NO EXISTING NATIONAL GEODETIC SURVEY MONUMENT WAS FOUND TO BE WITHIN 500' OF SUBJECT PROPERTY.

THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (OCGA) 15-6-67 AS AMENDED BY HB1004 (2016), IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL.

THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.

TOTAL AREA = 1.221 ACRES (53189.03 S.F.)

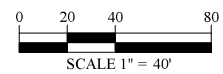
HOWARD  
DB 4784 PG 240  
PB 119 PG 160  
ZONED R1A

GARRETT  
DB 1203 PG 410  
PB 72 PG 180  
ZONED B1

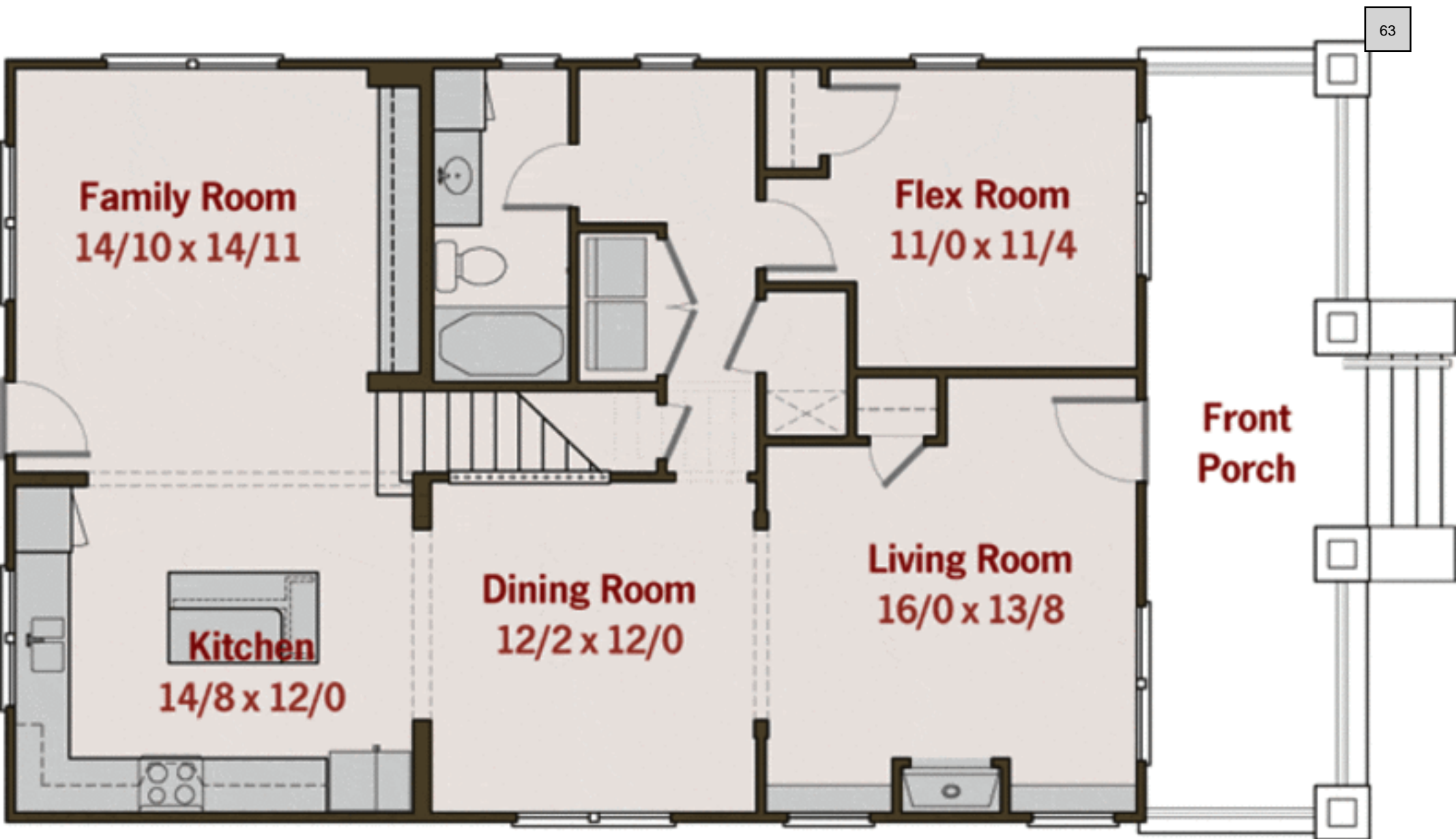
**LOT CHART**

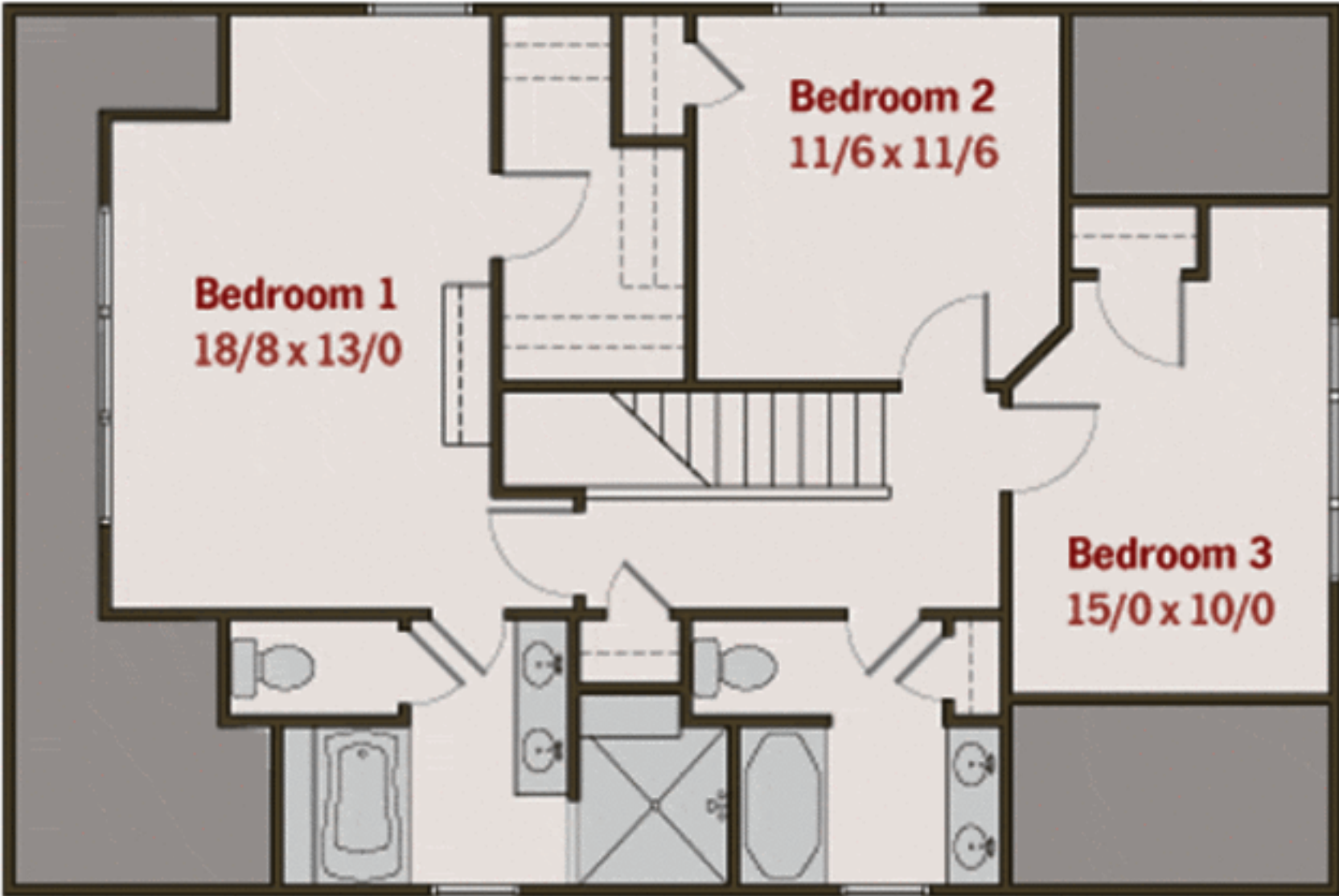
LOT #	AREA (S.F.)	TAX PARCEL	ADDRESS
1	14750.67	M0200218	1238
2	13879.75	M0200218B00	1240
3	9985.44	M0200218A00	227
4	14573.17	M0200218C00	223

SETBACKS:  
-FRONT: 10'  
-SIDE: 10'  
-REAR: 25'











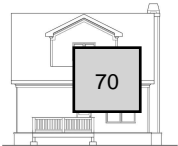


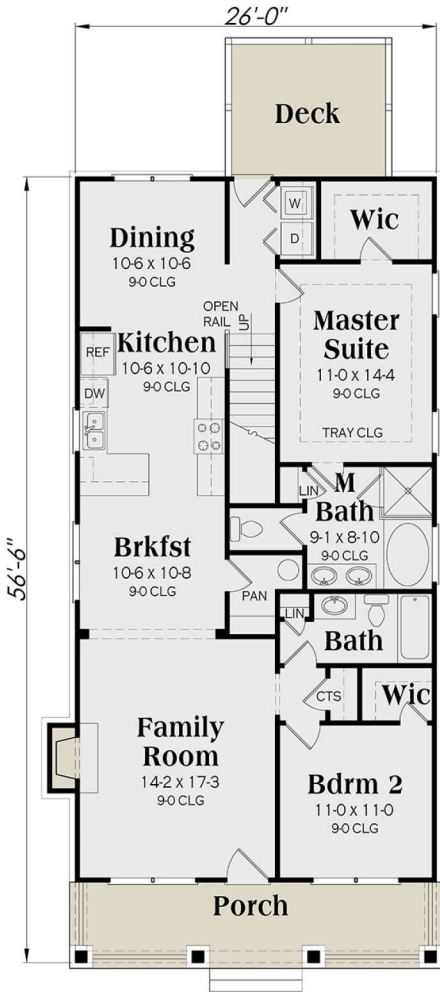








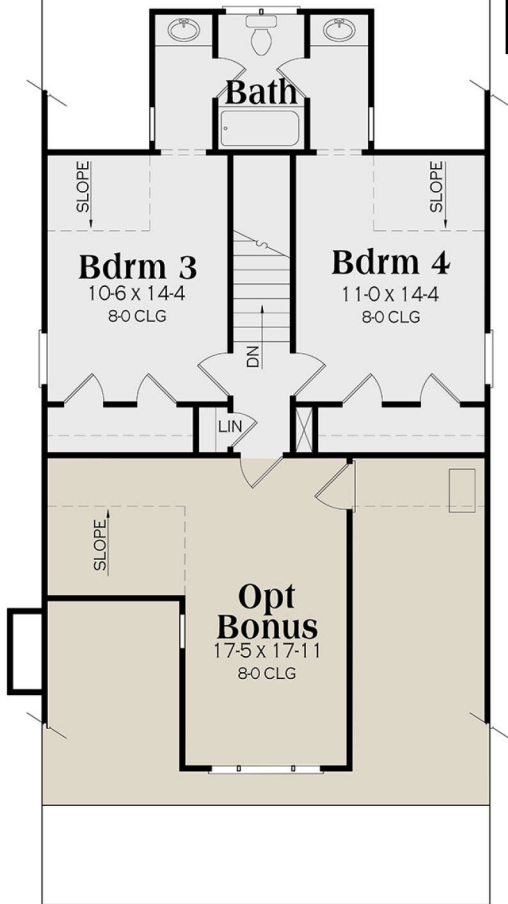




71

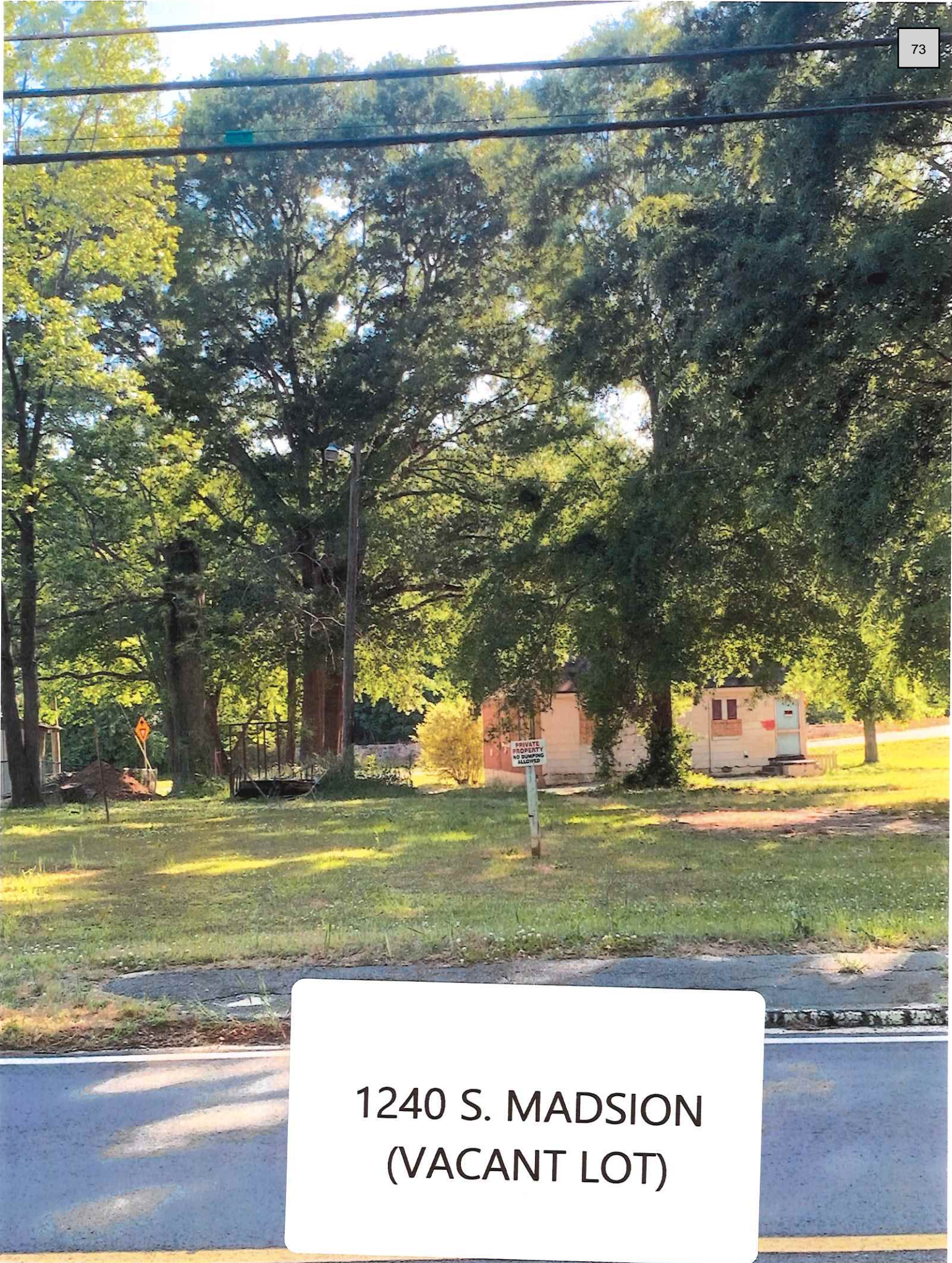
**1ST FLOOR**

72



**2ND FLOOR**





1240 S. MADSION  
(VACANT LOT)



**Certificate of Appropriateness Application—Historic District**

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Telephone Number: 678-334-0207 Email Address: lawrence@regenpropertiesllc.com

Applicant:	Lawrence Parker
Address:	320 S. Madison Ave., Monroe, GA 30655
Telephone Number:	678-334-0207
Email Address:	lawrence@regenpropertiesllc.com

Estimated cost of project: \$270,000 per building

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- Application Fee \$100 (Additional fees required for demolition)

RECEIVED  
# 1015 &  
# 1016

Please submit all application materials in hardcopy to the Code Department and digitally at [lwilson@monroega.gov](mailto:lwilson@monroega.gov)

Signature of Applicant

5/12/2022

Date

### Side Porch and a Bonus



**2,148**

Heated S.F.



**4**

Beds



**2.5**

Baths



**2**

Floors



**2**

Car Garage

Buy This Plan

PDF - Single-Build  
**\$1,275**

CAD - Single-Build  
**\$1,875**

[View all purchase option online](#)

## Facade Elevation and Floor Plan

View this and more for this plan by visiting  
[www.architecturaldesigns.com/9737AL](http://www.architecturaldesigns.com/9737AL)

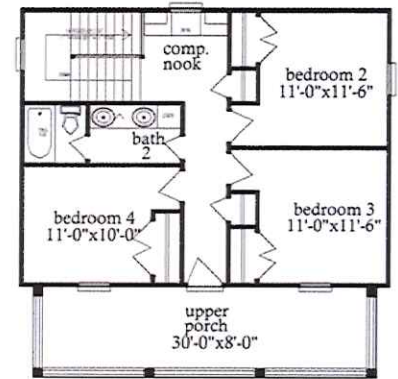
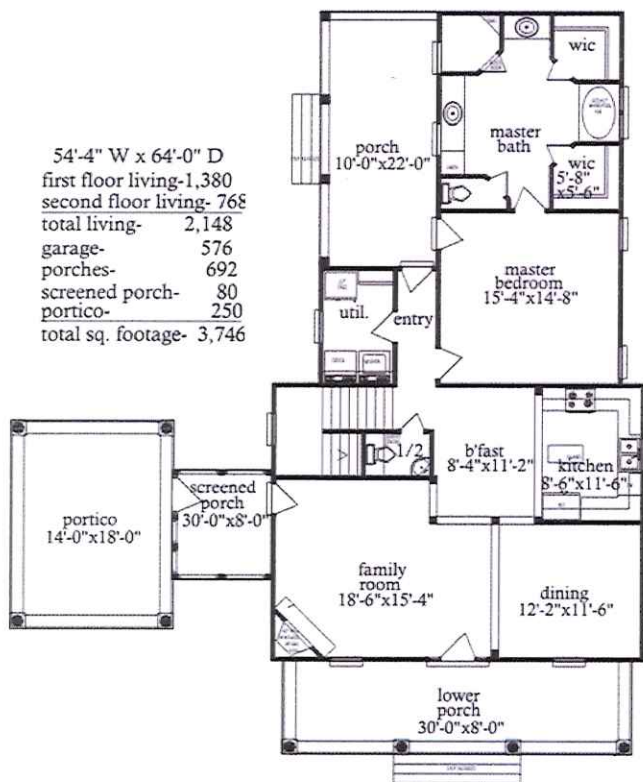
### About This Plan

- Matching lower and upper front porches are just two of the attractions to this Souther-inspired house plan.
- An angled fireplace in the family room is a nice touch. The room has views to the dining room as well as the kitchen.
- The ' suite is on the main level - a great convenience. Note the side porch access and the his and hers walk-ins.
- A screened porch separates the main home from the covered portico.
- Upstairs you'll find three bedrooms plus a work area.
- **Free Bonus:** Plans come with a two-car detached garage at no additional cost.

### Floor Plans

#### Main Level

#### 2nd Floor



## Plan Details

### Square Footage Breakdown

Total Heated Area: <b>2,148 sq. ft.</b>	1st Floor: <b>1,380 sq. ft.</b>	2nd Floor: <b>768 sq. ft.</b>	Screened Porch: <b>80 sq. ft.</b>
Porch, Combined: <b>692 sq. ft.</b>	Porch, Rear: <b>80 sq. ft.</b>		

### Beds/Baths

Bedrooms: <b>4</b>	Full bathrooms: <b>2</b>	Half bathrooms: <b>1</b>
-----------------------	-----------------------------	-----------------------------

### Foundation Type

Standard Foundations: <b>Slab</b>	Optional Foundations: <b>Crawl</b>
--------------------------------------	---------------------------------------

### Exterior Walls

Standard Type(s): <b>2x4</b>
---------------------------------

### Dimensions

Width: <b>54' 4"</b>	Depth: <b>64' 0"</b>	Max ridge height: <b>34' 9"</b>
-------------------------	-------------------------	------------------------------------

### Garage

Type: <b>Detached</b>	Area: <b>576 sq. ft.</b>	Count: <b>2 Cars</b>
--------------------------	-----------------------------	-------------------------

### Ceiling Heights

Floor / Height: <b>First Floor / 10' 0"</b> <b>Second Floor / 9' 0"</b>
---

## Roof

Primary Pitch:

**12 on 12**

---

Framing Type:

**Stick**

---



May 12, 2022

ReGen Properties  
% Lawrence Parker  
1238 and 1240 S. Madison  
Monroe, GA 30062

Re: Building Materials for New Builds

Greetings, Lawrence:

My team has reviewed your request regarding the materials that will be used to construct the properties on S. Madison. As a licensed general contractor, we are committed to delivering the highest quality product possible. As such:

- We will use materials that meet the code requirements for building in a Monroe Historic District community.
- We will also employ the services of a Georgia Licensed architect who is familiar with historic district building requirements

We are available to answer any questions resulting from your application submittal and can be reached at the number below. We look forward to working with your team to complete your new builds.

Regards,

Paul Glassco  
General Contractor/Owner

---

1531 Roswell Rd, Marietta GA 30062  
(470) 776-4135

PROJECT: Monroe New Build  
 ADDRESS: 1238 and 1240 S. Madison, Monroe, GA  
 SCOPE: New Construction  
 DATE: Summer 2022  
 REVISION:

PMG BUILDERS  
 1531 Roswell Rd.  
 Marietta, GA 30062  
 470-776-4135  
 paul@pmgbuilders.com

ITEM #	SUBJECT	QTY.	W.F	T. QTY	UNIT	UNIT MTRL.	UNIT LBR.	MTRL. COST	LBR. COST	EST. COST	On-Site COST	SAVING
<b>03 00 - CONCRETE</b>												
1	Wall Footing - 16"W x 8"H	1	5%	2	cy			\$ -	\$ -	\$ -	\$ -	\$ -
2	Wall Footing - 20"W x 8"H	9	5%	10	cy			\$ -	\$ -	\$ -	\$ -	\$ -
3	Wall Footing - 24"W x 8"H	3	5%	4	cy			\$ -	\$ -	\$ -	\$ -	\$ -
4	3-1/2" Concrete slab - 1445 sq.ft	16	5%	17	cy			\$ -	\$ -	\$ -	\$ -	\$ -
5	4" Concrete slab over - 1127 sq.ft	13	5%	14	cy			\$ -	\$ -	\$ -	\$ -	\$ -
6	6" Thick reinforced concrete wall - 42"H	2	8%	2	cy			\$ -	\$ -	\$ -	\$ -	\$ -
7	8" Thick reinforced concrete wall - 45"H	9	8%	10	cy			\$ -	\$ -	\$ -	\$ -	\$ -
8	8" Thick reinforced concrete wall - 108"H	3	8%	3	cy			\$ -	\$ -	\$ -	\$ -	\$ -
9	8" Thick reinforced concrete wall - 108"H	23	8%	26	cy			\$ -	\$ -	\$ -	\$ -	\$ -
10	10" Thick reinforced concrete wall - 45"H	7	8%	8	cy			\$ -	\$ -	\$ -	\$ -	\$ -
11	<b>TOTAL</b>	<b>85</b>		<b>94</b>	<b>CY</b>							
<b>Misc.</b>												
12	1 Cor.4" curb block	26	5%	28	lf			\$ -	\$ -	\$ -	\$ -	\$ -
13	1 Cor.6" curb block	22	5%	24	lf			\$ -	\$ -	\$ -	\$ -	\$ -
14	1/2" Anchor bolt	160	5%	168	ea			\$ -	\$ -	\$ -	\$ -	\$ -
15	4" washed gravel under S.O.G	29	5%	31	cy			\$ -	\$ -	\$ -	\$ -	\$ -
<b>06 00 - WOOD, PLASTICS &amp; COMPOSITES</b>												
<b>BASEMENT PARTITION AND CEILING FRMAING</b>												
<b>Partition Framing</b>												
16	2x4 #2 SYP - 10'	23	3%	24	ea			\$ -	\$ -	\$ -	\$ -	\$ -
17	2x6 #2 SYP - 10'	53	3%	55	ea			\$ -	\$ -	\$ -	\$ -	\$ -
18	2x4 #2 SYP - 16'	3	3%	3	ea			\$ -	\$ -	\$ -	\$ -	\$ -
19	2x4 Treated #2 SYP - 16'	2	0%	2	ea			\$ -	\$ -	\$ -	\$ -	\$ -
20	2x6 #2 SYP - 16'	8	0%	8	ea			\$ -	\$ -	\$ -	\$ -	\$ -
21	2x6 Treated #2 SYP - 16'	4	0%	4	ea			\$ -	\$ -	\$ -	\$ -	\$ -
22	Header - 1-3/4" x 9-1/2" LSL - 10'	2	10%	3	ea			\$ -	\$ -	\$ -	\$ -	\$ -
23	Header - 1-3/4" x 9-1/2" LSL - 12'	1	0%	1	ea			\$ -	\$ -	\$ -	\$ -	\$ -
24	Header - 1-3/4" x 9-1/2" LSL - 14'	1	0%	1	ea			\$ -	\$ -	\$ -	\$ -	\$ -
25	Header - 2x10 #2 SYP - 14'	1	0%	1	ea			\$ -	\$ -	\$ -	\$ -	\$ -
<b>Future Partition Framing</b>												
26	2x4 #2 SYP - 10'	77	3%	80	ea			\$ -	\$ -	\$ -	\$ -	\$ -
27	2x4 #2 SYP - 16'	9	3%	10	ea			\$ -	\$ -	\$ -	\$ -	\$ -
28	2x4 Treated #2 SYP - 16'	5	10%	5	ea			\$ -	\$ -	\$ -	\$ -	\$ -
29	2x6 #2 SYP - 10'	4	3%	5	ea			\$ -	\$ -	\$ -	\$ -	\$ -
30	Header - 2x10 #2 SYP - 8'	1	0%	1	ea			\$ -	\$ -	\$ -	\$ -	\$ -
31	Header - 2x10 #2 SYP - 10'	1	0%	1	ea			\$ -	\$ -	\$ -	\$ -	\$ -
32	Header - 2x10 #2 SYP - 12'	1	0%	1	ea			\$ -	\$ -	\$ -	\$ -	\$ -
<b>Ceiling Framing</b>												
33	18" Floor Trusses	875	5%	919	lf			\$ -	\$ -	\$ -	\$ -	\$ -
34	18" Rim Board - 16'	10	10%	11	ea			\$ -	\$ -	\$ -	\$ -	\$ -
35	2x12 #2 SYP - 16'	9	10%	10	ea			\$ -	\$ -	\$ -	\$ -	\$ -
36	6x6 Treated #2 SYP - 10'	2	0%	2	ea			\$ -	\$ -	\$ -	\$ -	\$ -
<b>MAIN FLOOR PARTITION AND CEILING FRMAING</b>												
<b>Partition Framing</b>												
37	2x4 #2 SYP - 104-5/8"	128	3%	133	ea			\$ -	\$ -	\$ -	\$ -	\$ -
38	2x4 #2 SYP - 16'	19	10%	22	ea			\$ -	\$ -	\$ -	\$ -	\$ -
39	2x6 #2 SYP - 104-5/8"	194	3%	200	ea			\$ -	\$ -	\$ -	\$ -	\$ -
40	2x6 #2 SYP - 10'	105	3%	109	ea			\$ -	\$ -	\$ -	\$ -	\$ -
41	2x6 #2 SYP - 16'	53	10%	58	ea			\$ -	\$ -	\$ -	\$ -	\$ -
42	Header - 2x10 #2 SYP - 8'	3	0%	3	ea			\$ -	\$ -	\$ -	\$ -	\$ -
43	Header - 2x10 #2 SYP - 10'	5	0%	5	ea			\$ -	\$ -	\$ -	\$ -	\$ -
44	Header - 2x10 #2 SYP - 12'	4	0%	4	ea			\$ -	\$ -	\$ -	\$ -	\$ -
45	Header - 2x10 #2 SYP - 14'	3	0%	3	ea			\$ -	\$ -	\$ -	\$ -	\$ -
46	Header - 1-3/4" x 9-1/2" LSL - 8'	2	0%	2	ea			\$ -	\$ -	\$ -	\$ -	\$ -
47	Header - 1-3/4" x 9-1/2" LSL - 12'	3	0%	3	ea			\$ -	\$ -	\$ -	\$ -	\$ -
48	Header - 1-3/4" x 9-1/2" LSL - 13'	2	0%	2	ea			\$ -	\$ -	\$ -	\$ -	\$ -
49	Header - 1-3/4" x 11-7/8" LSL - 10'	3	0%	3	ea			\$ -	\$ -	\$ -	\$ -	\$ -
50	Header - 1-3/4" x 11-7/8" LSL - 18'	2	0%	2	ea			\$ -	\$ -	\$ -	\$ -	\$ -
51	Header - 1-3/4" x 14" LSL - 10'	3	0%	3	ea			\$ -	\$ -	\$ -	\$ -	\$ -
<b>Ceiling Framing</b>												
52	18" Floor Trusses	1,095	5%	1,150	lf			\$ -	\$ -	\$ -	\$ -	\$ -
53	Girder truss	94	5%	99	lf			\$ -	\$ -	\$ -	\$ -	\$ -
54	18" Rim Board - 16'	10	10%	12	ea			\$ -	\$ -	\$ -	\$ -	\$ -
55	2x12 #2 SYP - 16'	10	10%	11	ea			\$ -	\$ -	\$ -	\$ -	\$ -
<b>UPPER FLOOR PARTITION FRMAING AND SOFFIT FRAMING</b>												
<b>Partition Framing</b>												
56	2x4 #2 SYP - 104-5/8"	233	3%	240	ea			\$ -	\$ -	\$ -	\$ -	\$ -
57	2x4 #2 SYP - 16'	39	10%	43	ea			\$ -	\$ -	\$ -	\$ -	\$ -
58	2x6 #2 SYP - 104-5/8"	208	3%	215	ea			\$ -	\$ -	\$ -	\$ -	\$ -
59	2x6 #2 SYP - 16'	35	10%	39	ea			\$ -	\$ -	\$ -	\$ -	\$ -
60	Header - 2x10 #2 SYP - 8'	2	10%	3	ea			\$ -	\$ -	\$ -	\$ -	\$ -
61	Header - 2x10 #2 SYP - 10'	5	0%	5	ea			\$ -	\$ -	\$ -	\$ -	\$ -
62	Header - 2x10 #2 SYP - 12'	9	0%	9	ea			\$ -	\$ -	\$ -	\$ -	\$ -
63	Header - 2x10 #2 SYP - 14'	4	0%	4	ea			\$ -	\$ -	\$ -	\$ -	\$ -
<b>Soffit Framing</b>												
64	2x6 #2 SYP - 16'	12	10%	14	ea			\$ -	\$ -	\$ -	\$ -	\$ -



PROJECT:  
ADDRESS:

SCOPE:  
DATE:  
REVISION: 00

ITEM #	SUBJECT	QTY.	W.F	T. QTY	UNIT	UNIT MTRL.	UNIT LBR.	MTRL. COST	LBR. COST	EST. COST	On-Site COST	SAVING
65	2x6 pine sub-fascia - 16'	23	10%	25	ea			\$ -	\$ -	\$ -		\$ -
66	2x2 #3 grade - 8'	45	10%	50	ea			\$ -	\$ -	\$ -		\$ -
<b>STAIRS FRAMING</b>												
67	2x8 #2 SYP - 10'	16	5%	17	ea			\$ -	\$ -	\$ -		\$ -
68	Riser - 1x8 #3 pine - 16'	8	0%	8	ea			\$ -	\$ -	\$ -		\$ -
69	Tread - 5/4" x 11-1/2" OSB - 16'	7	0%	7	ea			\$ -	\$ -	\$ -		\$ -
70	Stringer - 1-1/4" x 11-7/8" LSL - 16'	6	0%	6	ea			\$ -	\$ -	\$ -		\$ -
<b>SHEATHING</b>												
71	4'x8'x7/16" OSB exterior wall sheathing	127	8%	138	ea			\$ -	\$ -	\$ -		\$ -
72	4'x8'x3/4" T&G OSB floor sheathing	92	8%	100	ea			\$ -	\$ -	\$ -		\$ -
73	Roof sheathing (Ref: Exclusion #1)	-	0%	-	ea			\$ -	\$ -	\$ -		\$ -
<b>SIDING</b>												
74	8" Lap siding	4,075	10%	4,483	sf			\$ -	\$ -	\$ -		\$ -
75	3/8 in. x 8 in. x 16 ft. Pre-Primed Textured Smart Composite Lap Siding	464	0%	464	ea			\$ -	\$ -	\$ -		\$ -
<b>FINISH CARPENTRY</b>												
76	Baseboard - 9/16 in. x 3-1/4 in. x 144 in. Primed Finger-Jointed Pine Base Moulding	27	5%	29	ea			\$ -	\$ -	\$ -		\$ -
77	Future Baseboard - 9/16 in. x 3-1/4 in. x 144 in. Primed Finger-Jointed Pine Base Moulding	71	5%	75	ea			\$ -	\$ -	\$ -		\$ -
78	Interior door trim - 11/16 in. x 2-1/4 in. x 84 in. Primed Finger-Jointed Casing for door and windows	196	5%	207	ea			\$ -	\$ -	\$ -		\$ -
79	Future Interior door trim - 11/16 in. x 2-1/4 in. x 84 in. Primed Finger-Jointed Casing for door and windows	31	5%	33	ea			\$ -	\$ -	\$ -		\$ -
<b>07 00 - THERMAL AND MOISTURE PROTECTION</b>								\$ -	\$ -	\$ -	\$ -	\$ -
80	Tyvek house wrap	4,075	10%	4,483	sf			\$ -	\$ -	\$ -		\$ -
81	HomeWrap 9 ft. x 150 ft. Roll Housewrap	3	0%	4	ea			\$ -	\$ -	\$ -		\$ -
81	2" R-10 Rigid insulation	1,650	10%	1,815	sf			\$ -	\$ -	\$ -		\$ -
82	4x8 Styrofoam R10.52	57	0%	57	ea			\$ -	\$ -	\$ -		\$ -
82	6 Mil poly vapor barrier	2,572	15%	2,958	sf			\$ -	\$ -	\$ -		\$ -
83	10 ft. x 100 ft. 6 mil Clear Plastic Sheeting	3	0%	3	ea			\$ -	\$ -	\$ -		\$ -
83	Sill sealer - 300 LF	300	10%	330	lf			\$ -	\$ -	\$ -		\$ -
84	FoamSealR 5-1/2 in. x 50 ft.	7	0%	7	ea			\$ -	\$ -	\$ -		\$ -
<b>08 00 - OPENINGS</b>								\$ -	\$ -	\$ -	\$ -	\$ -
85	Interior single door w/ frame Size: 2'-0"W x 7'-0"H	2	0%	2	ea			\$ -	\$ -	\$ -		\$ -
86	Interior single door w/ frame Size: 2'-4"W x 7'-0"H	8	0%	8	ea			\$ -	\$ -	\$ -		\$ -
87	Interior sliding single door w/ frame Size: 2'-4"W x 7'-0"H	4	0%	4	ea			\$ -	\$ -	\$ -		\$ -
88	Interior single door w/ frame Size: 2'-6"W x 7'-0"H	4	0%	4	ea			\$ -	\$ -	\$ -		\$ -
89	Interior single door w/ frame Size: 2'-8"W x 7'-0"H	1	0%	1	ea			\$ -	\$ -	\$ -		\$ -
90	Interior double door w/ frame Size: 4'-0"W x 7'-0" H	2	0%	2	ea			\$ -	\$ -	\$ -		\$ -
91	Interior double door w/ frame Size: 5'-0"W x 7'-0"H	1	0%	1	ea			\$ -	\$ -	\$ -		\$ -
92	Exterior single door w/ frame Size: 3'-0"W x 7'-0"H	1	0%	1	ea			\$ -	\$ -	\$ -		\$ -
93	Exterior double door w/ frame Size: 6'-0"W x 7'-0"H	1	0%	1	ea			\$ -	\$ -	\$ -		\$ -
94	Overhead garage door Size: 9'-0" x 8'-0"	2	0%	2	ea			\$ -	\$ -	\$ -		\$ -
95	Overhead garage door Size: 16'-0" x 8'-0"	1	0%	1	ea			\$ -	\$ -	\$ -		\$ -
<b>Future Openings</b>												
96	Exterior double door w/ frame Size: 6'-0"W x 7'-0"H	1	0%	1	ea			\$ -	\$ -	\$ -		\$ -
97	Interior double door w/ frame Size: 4'-0"W x 7'-0"H	1	0%	1	ea			\$ -	\$ -	\$ -		\$ -
98	Interior single door w/ frame Size: 2'-4"W x 7'-0"H	1	0%	1	ea			\$ -	\$ -	\$ -		\$ -
99	Interior single door w/ frame Size: 2'-6"W x 7'-0"H	4	0%	4	ea			\$ -	\$ -	\$ -		\$ -
<b>SUB TOTAL</b>								\$ -	\$ -	\$ -	\$ -	\$ -

**Note**

- The drawings are scaled as per the mentioned scale on the provided drawings.
- All lumber is assumed kiln dried #2 S4S southern yellow pine (SYP), U.N.O.
- Headers are computed in different lengths to minimize the wastage
- We used 10' stud for partition framing in basement, instead of precut.
- All doors are assumed 7' High
- 

**Legends**

- W.F = Waste factor
- m = months
- sf = square feet
- lf = linear feet
- ea = each
- ea = each

PROJECT:  
ADDRESS:  
SCOPE:  
DATE:  
RIVISION:

ITEM #	SUBJECT	QTY.	W.F	T. QTY	UNIT	UNIT MTRL.	UNIT LBR.	MTRL. COST	LBR. COST	EST. COST	On-Site COST	SAVING
7	Exclusions										cy = cubic yard loc = location ls = lump sum	
1	Roof sheathing due to missing roof plan											

\*Please turn to the next page to see the total lumber order sheet and markups.



May 12, 2022

Laura Wilson  
City of Monroe  
215 N. Broad Street  
Macon, GA 30655

**RE: Disconnection of All Utilities for Monroe and Atha Properties  
\$100.00 Checks for 227 Atha and 1238 S. Madison Ave. Demo**

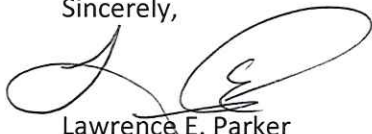
Laura:

Please consider this my formal authorization for the City of Monroe to disconnect all utilities pertaining to 1238 South Madison Avenue, 1240 South Madison Avenue, 227 Atha Street, and 223 Atha Street.

Also enclosed are two checks for \$100.00 each for the demo of 1238 S. Madison Ave. and 227 Atha St.

If you need any additional information, please do not hesitate to contact me.

Sincerely,



Lawrence E. Parker  
ReGen Properties, LLC



# City of Monroe

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

## HISTORIC PRESERVATION COMMISSION MTG

PERMIT #:	1279	DESCRIPTION:	COA- HISTORIC PRES New Construction
JOB ADDRESS:	115 6TH ST	LOT #:	
PARCEL ID:	M0200110	BLK #:	
SUBDIVISION:		ZONING:	R-1A
ISSUED TO:	Hoback Properties LLC	CONTRACTOR:	Hoback Properties LLC
ADDRESS:	2580 Double Springs Ch Rd	PHONE:	
CITY, STATE ZIP:	Monroe GA 30656	OWNER:	
PHONE:	770-652-1188	PHONE:	
PROP.USE:	RESIDENTIAL	DATE ISSUED:	7/20/2022
VALUATION:	\$ 0.00	EXPIRATION:	1/16/2023
SQ FT:	0.00		
OCCP TYPE:			
CNST TYPE:			
INSPECTION REQUESTS:	770-207-4674 lwilson@monroega.gov		

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


### NOTES:

Please be advised this request for new construction at 115 6<sup>th</sup> St will be heard by the City of Monroe Historic Preservation Commission on July 26, 2022 at 6:00pm in the City Hall Council Chambers at 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)

  
\_\_\_\_\_  
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: 115 Sixth St, Monroe, LA 70655 Parcel # \_\_\_\_\_

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

Property Owner: Jim P. Campbell dba Hoback Properties, LLC

Address: 2580 Double Springs Church Rd, Monroe, LA, 70656

Telephone Number: 770-652-1188 Email Address: jpcampbell1@windstream.net

Applicant: Jim P. Campbell

Address: 2580 Double Springs Church Rd, Monroe

Telephone Number: 770-652-1188 Email Address: jpcampbell1@windstream.net

Estimated cost of project: \$170,000

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 #1299

Please submit all application materials in hardcopy to the Code Department and digitally at [lwilson@monroega.gov](mailto:lwilson@monroega.gov)

[Signature]  
Signature of Applicant

6-28-22  
Date



## COA Historic District Supplemental Information Packet

1. The Historic Preservation Commission meets on the fourth Tuesday of each month in the Council Chambers at City Hall (215 N. Broad St Monroe, GA 30655) at 6:00pm.
2. To be placed on the agenda for that month, a completed application must be turn in **at least 10 days prior** to the meeting date. For example, if the meeting is scheduled for January 25<sup>th</sup>, all applications must be turned in by January 14<sup>th</sup>.
3. It is recommended the applicant appear at the meeting on the scheduled time and day to make a presentation to the Commission members.
4. In review of COA applications, the Historic Preservation Commission shall take into account The Secretary of the Interior's Standards for Rehabilitation and the following elements to ensure the exterior form and appearance of the structure is consistent with the historical and visual character of the District:
  - The height of the building in relation to the average height of the nearest adjacent and opposite buildings.
  - The setback and placement of the building on the lot in relation to the average setback and placement of the nearest adjacent and opposite buildings.
  - Exterior construction materials including textures and patterns.
  - Architectural detailing such as lintels, cornices, brick bond, and foundation materials
  - Roof shapes, forms, and materials
  - Proportions, shapes, positioning and locations, patterns and sizes of any elements of fenestration
5. The Code Office will post a notice which will notify all affected property owners of the material change being requested not less than seven days prior to the meeting at which the request for the 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.
6. 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.
7. In review of COA applications, the Historic Preservation Commission shall not consider interior arrangements or use having no effect on exterior architectural features.

### **DEFINITIONS:**

1. "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 one or more of the following:
  - a. A reconstruction or alteration of the size, shape, or façade including any of the architectural elements or details
  - b. Demolition



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

Receipt Number: R00405271  
Cashier Name: LAURA WILSON  
Terminal Number: 34  
Receipt Date: 7/20/2022 9:42:20 AM

87

**Transaction Code: BP - Building Projects Payment**

Payment Method: Check Payn Reference: 1780

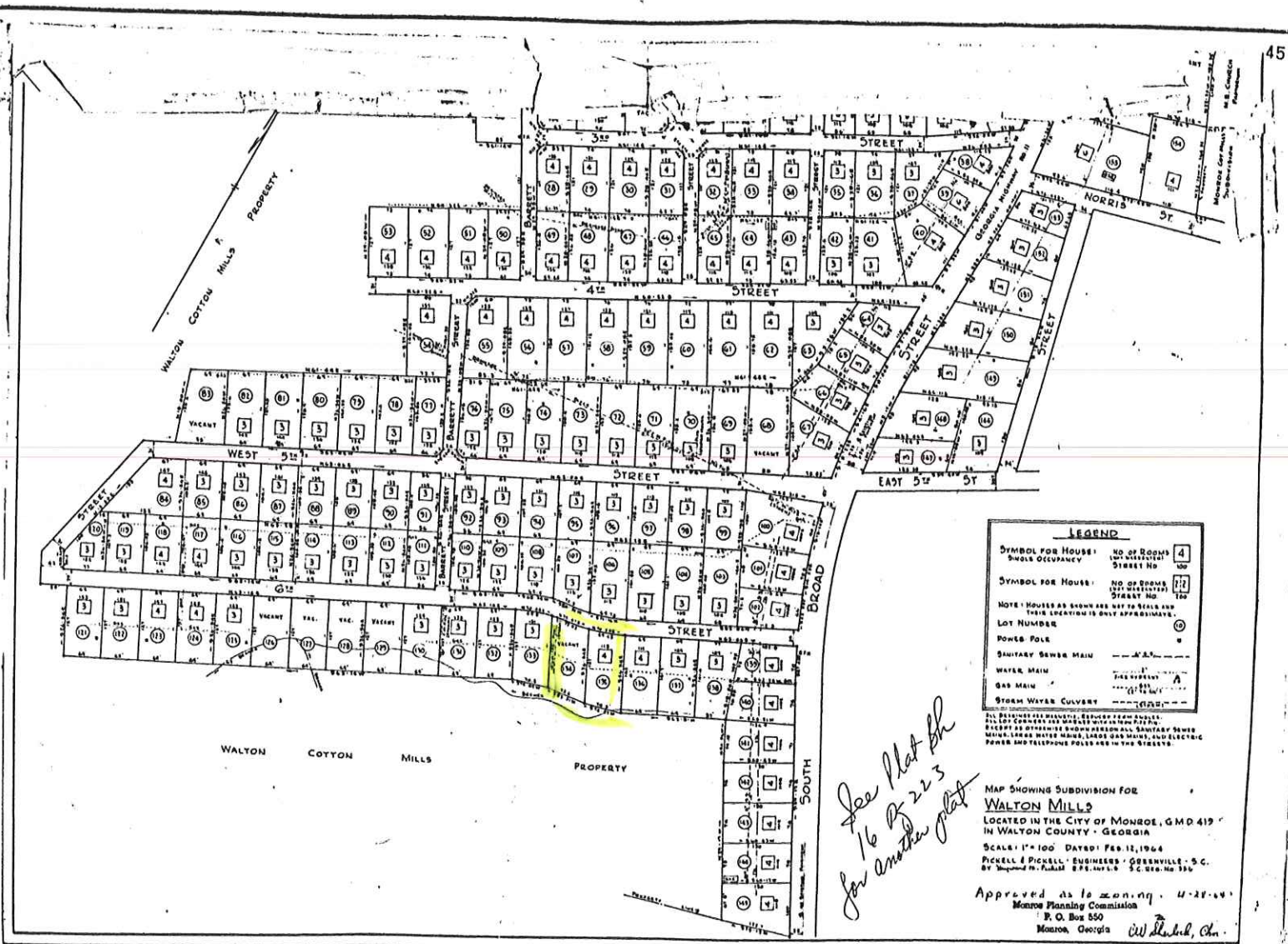
<b>Name: Hoback Properties LLC</b>	<b>\$100.00</b>
<b>Total Balance Due:</b>	<b>\$100.00</b>
Amount:	\$100.00
<b>Total Payment Received:</b>	<b>\$100.00</b>
<b>Change:</b>	<b>\$0.00</b>

Members of the Walton Co Historical Society,

My request is that I am able to separate the existing lot at address 115 Sixth St. in Monroe into two lots. My intention would be to eventually build another home on the additional lot that would have a similar floor plan and that would look like the rest of the mill houses on the street.

Thank you,  
JP Campbell





**LEGEND**

SYMBOL FOR HOUSE: 4 ROOM OCCUPANCY	NO. OF ROOMS (BY OCCUPANCY) STREET NO.	4 100
SYMBOL FOR HOUSE: 12 ROOM OCCUPANCY	NO. OF ROOMS (BY OCCUPANCY) STREET NO.	12 100
NOTE: HOUSES AS SHOWN ARE NOT TO SCALE AND THEIR LOCATIONS IS ONLY APPROXIMATE.		
LOT NUMBER		⊙
POWER POLE		⊙
MUNICIPAL SEWER MAIN		—S.S.—
WATER MAIN		—W.M.—
GAS MAIN		—G.M.—
STORM WATER CULVERT		—C.S.—

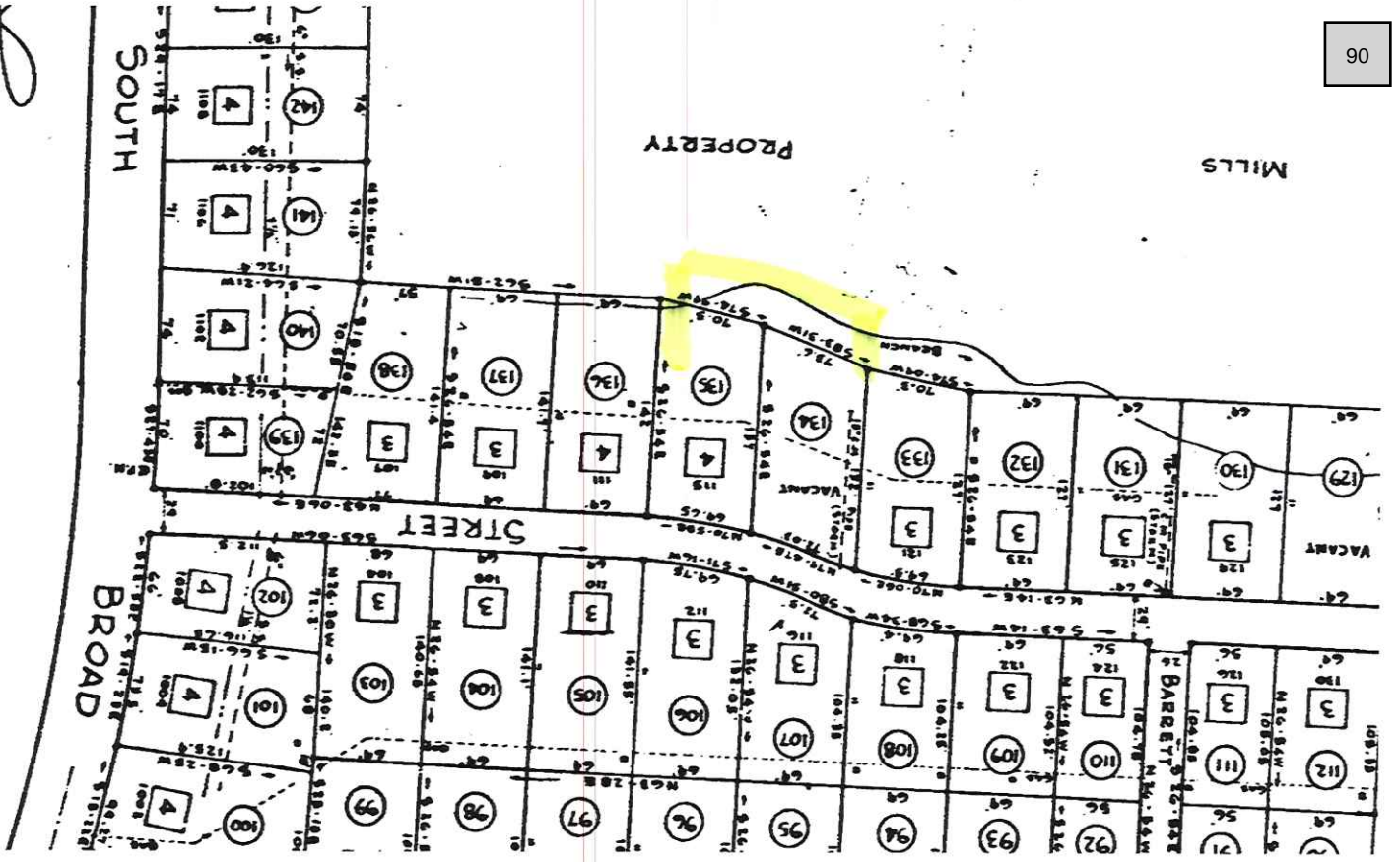
MAP SHOWING SUBDIVISION FOR  
**WALTON MILLS**  
 LOCATED IN THE CITY OF MONROE, G.M.D. 419  
 IN WALTON COUNTY - GEORGIA  
 SCALE: 1" = 100' DATED: FEB. 12, 1964  
 PICKELL & PICKELL - ENGINEERS - GREENVILLE - S.C.  
 BY: M. P. PICKELL, S.P.E., M.P.E. S.C. REG. NO. 559

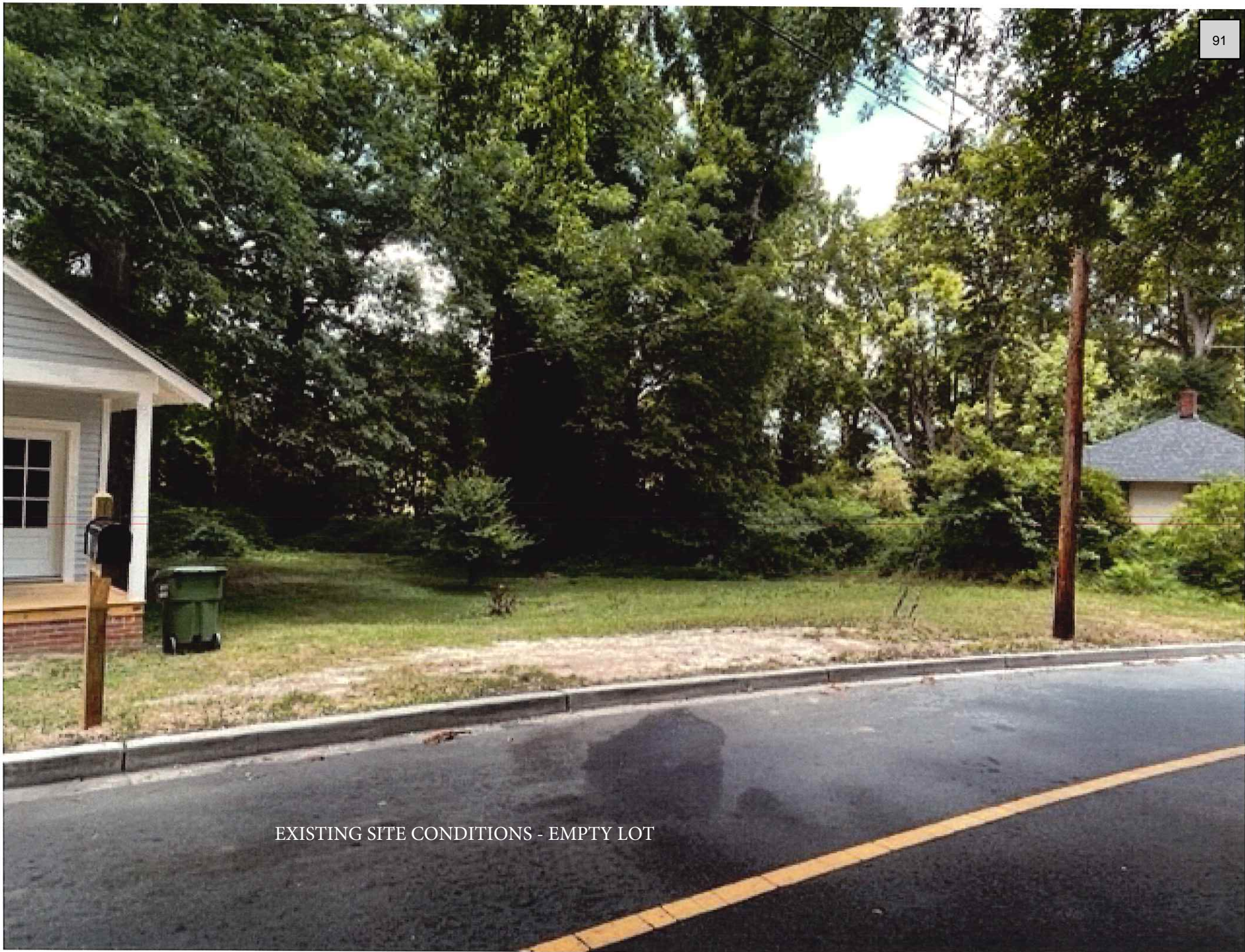
Approved as to zoning: 4-22-64  
 Monroe Planning Commission  
 P. O. Box 850  
 Monroe, Georgia  
*W. L. L. L.*

*See Plat for  
 16 of 22 3  
 for another plat*

Recorded: July 25, 1964

Enna Lee Luster, Clerk





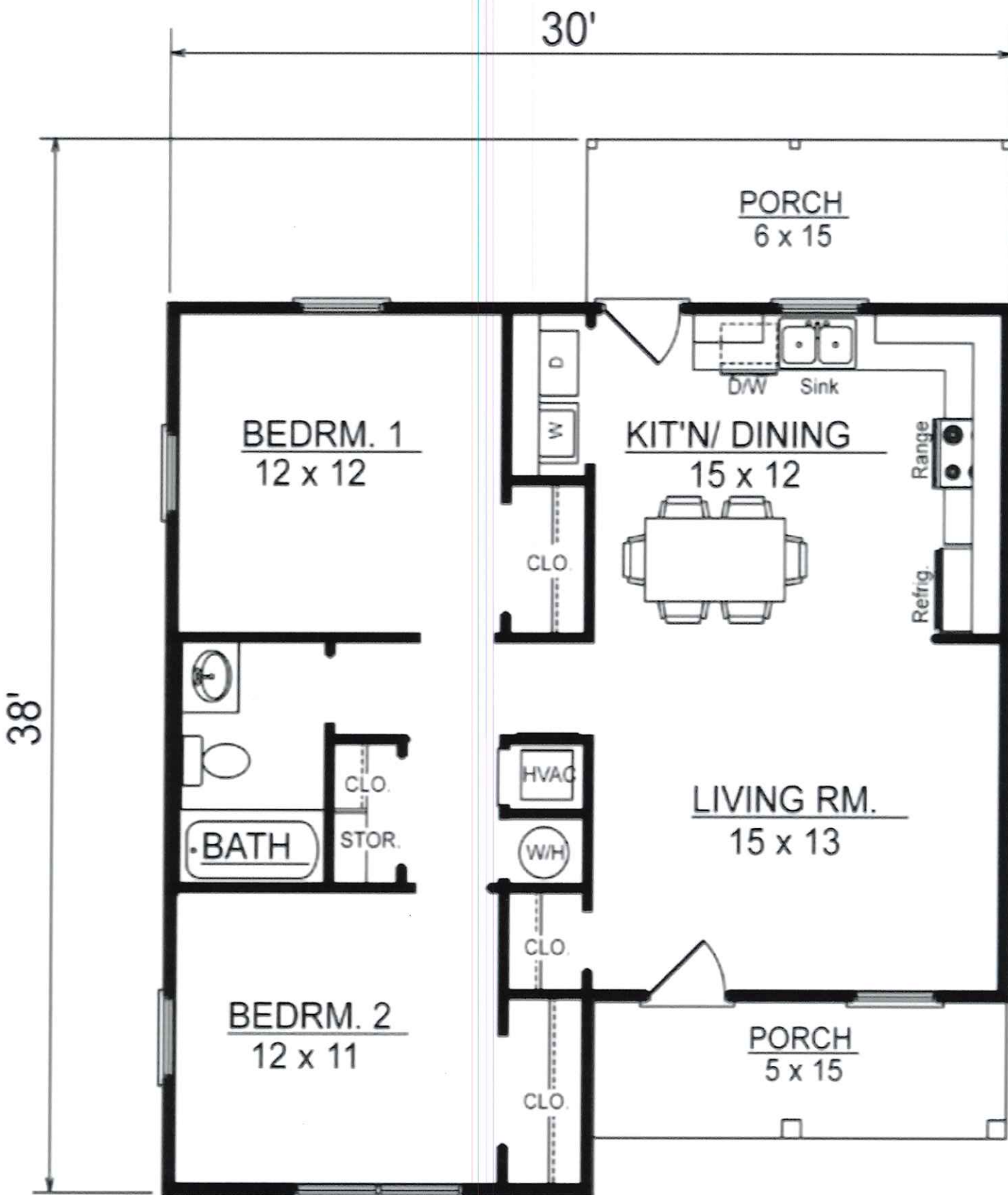
EXISTING SITE CONDITIONS - EMPTY LOT



EXISTING NEIGHBORING HOUSE THAT WILL BE THE MODEL FOR THE NEW HOUSE



EXISTING HOUSE NEXT DOOR





# City of Monroe

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

## HISTORIC PRESERVATION MTG

PERMIT #: 1280	DESCRIPTION: HISTORIC PRESERVATION
JOB ADDRESS: 217 E MARABLE ST	LOT #:
PARCEL ID: M0120165	BLK #:
SUBDIVISION:	ZONING: R-2
ISSUED TO: Clairissa Pequigot	CONTRACTOR: Clairissa Pequigot
ADDRESS: 217 E Marable St	PHONE:
CITY, STATE ZIP: Monroe GA 30655	OWNER:
PHONE: 770-354-9676	PHONE:
PROP.USE: RESIDENTIAL	DATE ISSUED: 7/20/2022
VALUATION: \$ 0.00	EXPIRATION: 1/16/2023
SQ FT: 0.00	
OCCP TYPE:	
CNST TYPE:	
INSPECTION REQUESTS: 770-207-4674 lwilson@monroega.gov	

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


### NOTES:

Please be advised your request for an exterior addition at 217 E Marable St will be heard by the City of Monroe Historic Preservation Commission on July 26, 2022 at 6:00pm in the Council Chambers at City Hall, 215 N. Broad St. Monroe, GA 30655

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\_\_\_\_\_  
(APPROVED BY)

7/20/22  
DATE



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

Receipt Number: R00405301

Cashier Name: LAURA WILSON

Terminal Number: 34

Receipt Date: 7/20/2022 10:30:04 AM

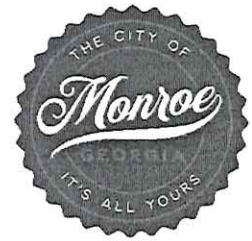
96

Transaction Code: BP - Building Projects Payment

Payment Method: Check Payn Reference: 1375

Name: Pequigot, Clairissa	\$100.00
<b>Total Balance Due:</b>	<b>\$100.00</b>
Amount: \$100.00	
<b>Total Payment Received:</b>	<b>\$100.00</b>
<b>Change:</b>	<b>\$0.00</b>





**Certificate of Appropriateness Application—Historic District**

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

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Project Address: 217 East Marable Street Parcel # \_\_\_\_\_

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

Property Owner: CLAIRISSA PEQUIGNOT

Address: 217 East Marable Street

Telephone Number: 770-354-9676 Email Address: CLAIRPE0611@gmail.com

Applicant:	<u>CLAIRISSA PEQUIGNOT</u>
Address:	<u>217 East Marable Street Monroe LA 70655</u>
Telephone Number:	<u>770-354-9676</u> Email Address: _____

Estimated cost of project: New construction 25,000.00 / Renovation of Existing 125,000.00

Please submit the following items with your application:

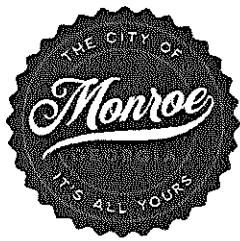
- Photographs of existing condition of the property to show all areas affected
- Map of the property showing existing buildings, roads, and walkways
- Map of the property showing the location and design of the proposed work
- Façade elevations which illustrate how the finished design will look in relation 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  
# 1280

Please submit all application materials in hardcopy to the Code Department and digitally at [lwilson@monroega.gov](mailto:lwilson@monroega.gov)

Clairissa Pequignot  
Signature of Applicant

7/15/2022  
Date



COA Historic District Supplemental Information Packet

1. The Historic Preservation Commission meets on the fourth Tuesday of each month in the Council Chambers at City Hall (215 N. Broad St Monroe, GA 30655) at 6:00pm.
2. To be placed on the agenda for that month, a completed application must be turn in **at least 10 days prior** to the meeting date. For example, if the meeting is scheduled for January 25<sup>th</sup>, all applications must be turned in by January 14<sup>th</sup>.
3. It is recommended the applicant appear at the meeting on the scheduled time and day to make a presentation to the Commission members.
4. In review of COA applications, the Historic Preservation Commission shall take into account The Secretary of the Interior’s Standards for Rehabilitation and the following elements to ensure the exterior form and appearance of the structure is consistent with the historical and visual character of the District:
  - The height of the building in relation to the average height of the nearest adjacent and opposite buildings.
  - The setback and placement of the building on the lot in relation to the average setback and placement of the nearest adjacent and opposite buildings.
  - Exterior construction materials including textures and patterns.
  - Architectural detailing such as lintels, cornices, brick bond, and foundation materials
  - Roof shapes, forms, and materials
  - Proportions, shapes, positioning and locations, patterns and sizes of any elements of fenestration
5. The Code Office will post a notice which will notify all affected property owners of the material change being requested not less than seven days prior to the meeting at which the request for the 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.
6. 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.
7. In review of COA applications, the Historic Preservation Commission shall not consider interior arrangements or use having no effect on exterior architectural features.

**DEFINITIONS:**

1. “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 one or more of the following:
  - a. A reconstruction or alteration of the size, shape, or façade including any of the architectural elements or details
  - b. Demolition

- c. New construction
  - d. A change in the location of advertising visible from the public right-of-way
  - e. 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
2. "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
3. "Exterior environmental features" means all those aspects of the landscape or the development of the site which affect the historical character of the property.



217  
EAST MARBLE  
STREET

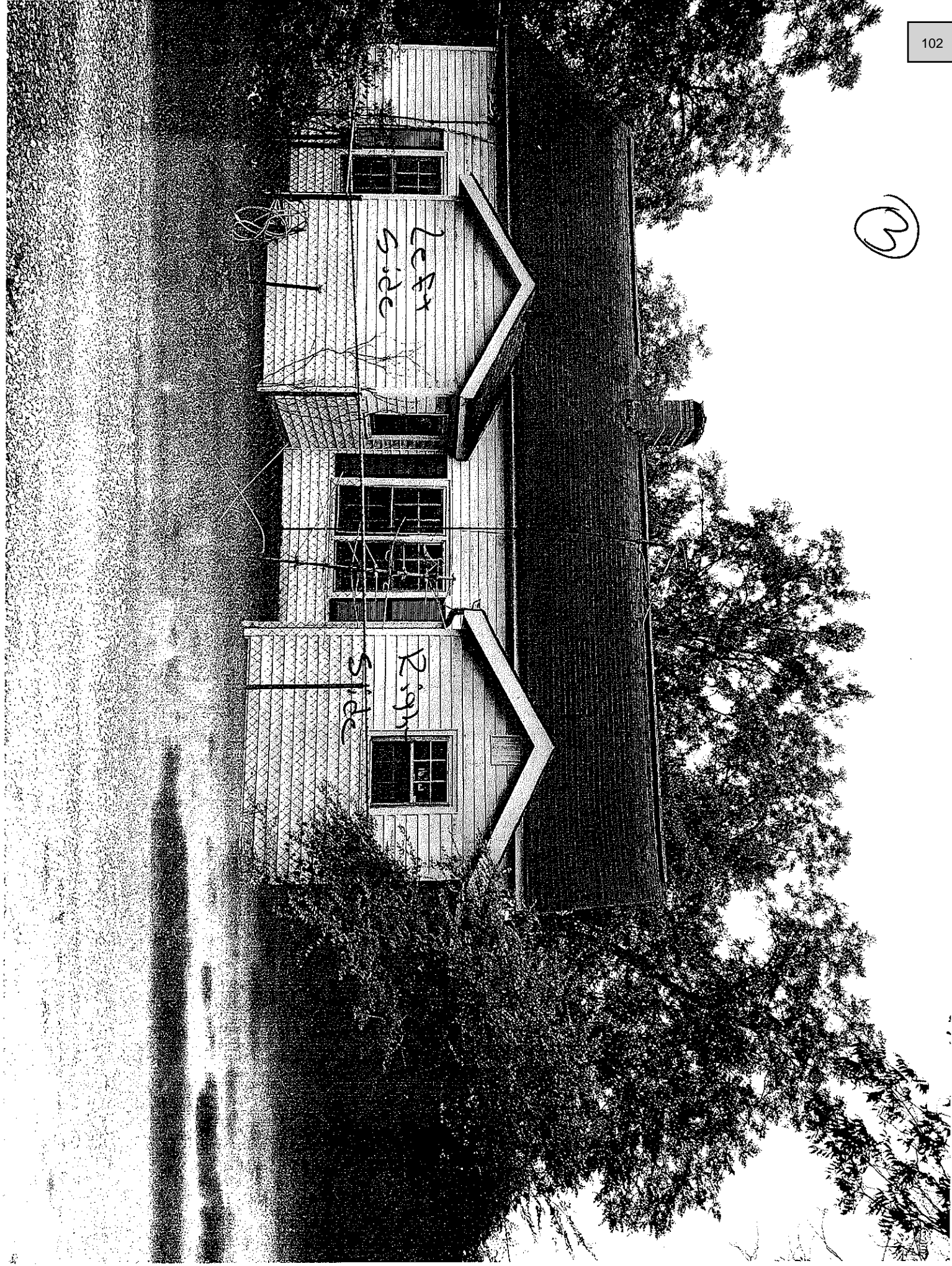


2022

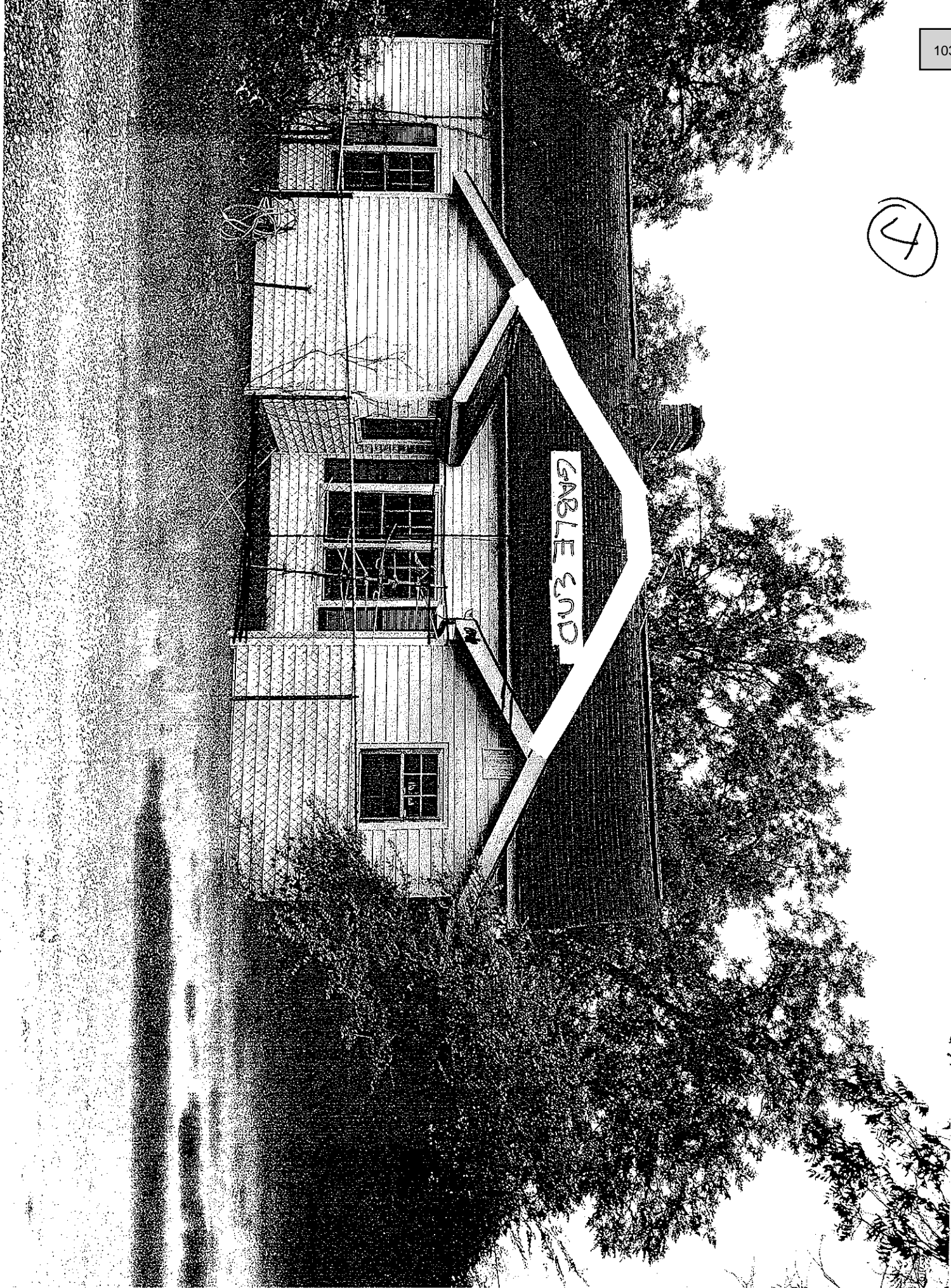
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(2)

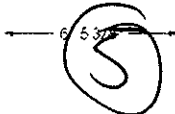


7



9' 3 3/4"

4' 7 5/8" 3' 10 5/8"



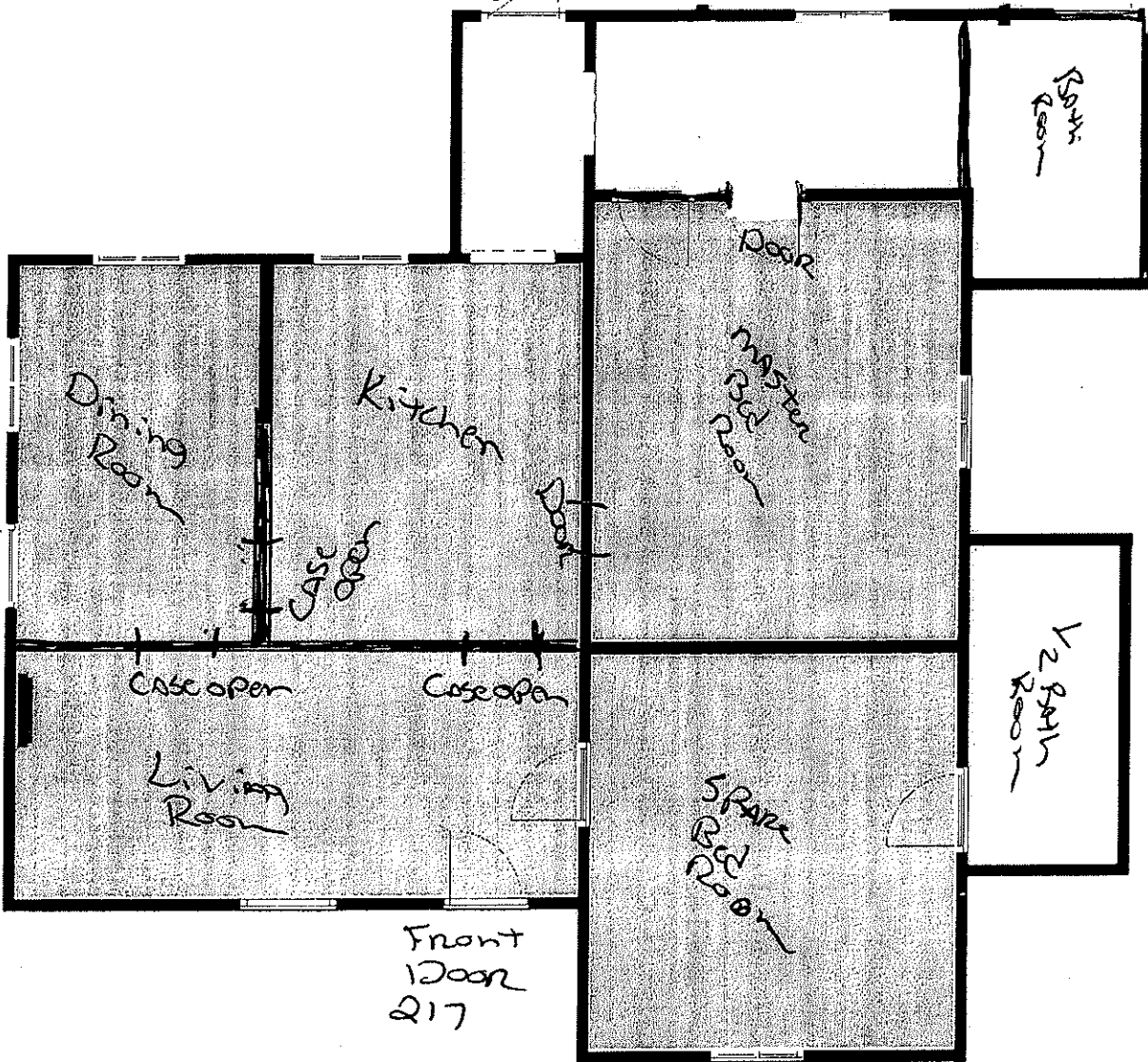
# Original House Plan

BACK DOOR

8' 10 1/4"

24' 2 7/8"

5' 7 5/8"



5' 4 5/8"

9' 10 7/8"

12' 2 1/8"

21' 6 1/4"

13' 11 3/4"

15' 5 3/4"

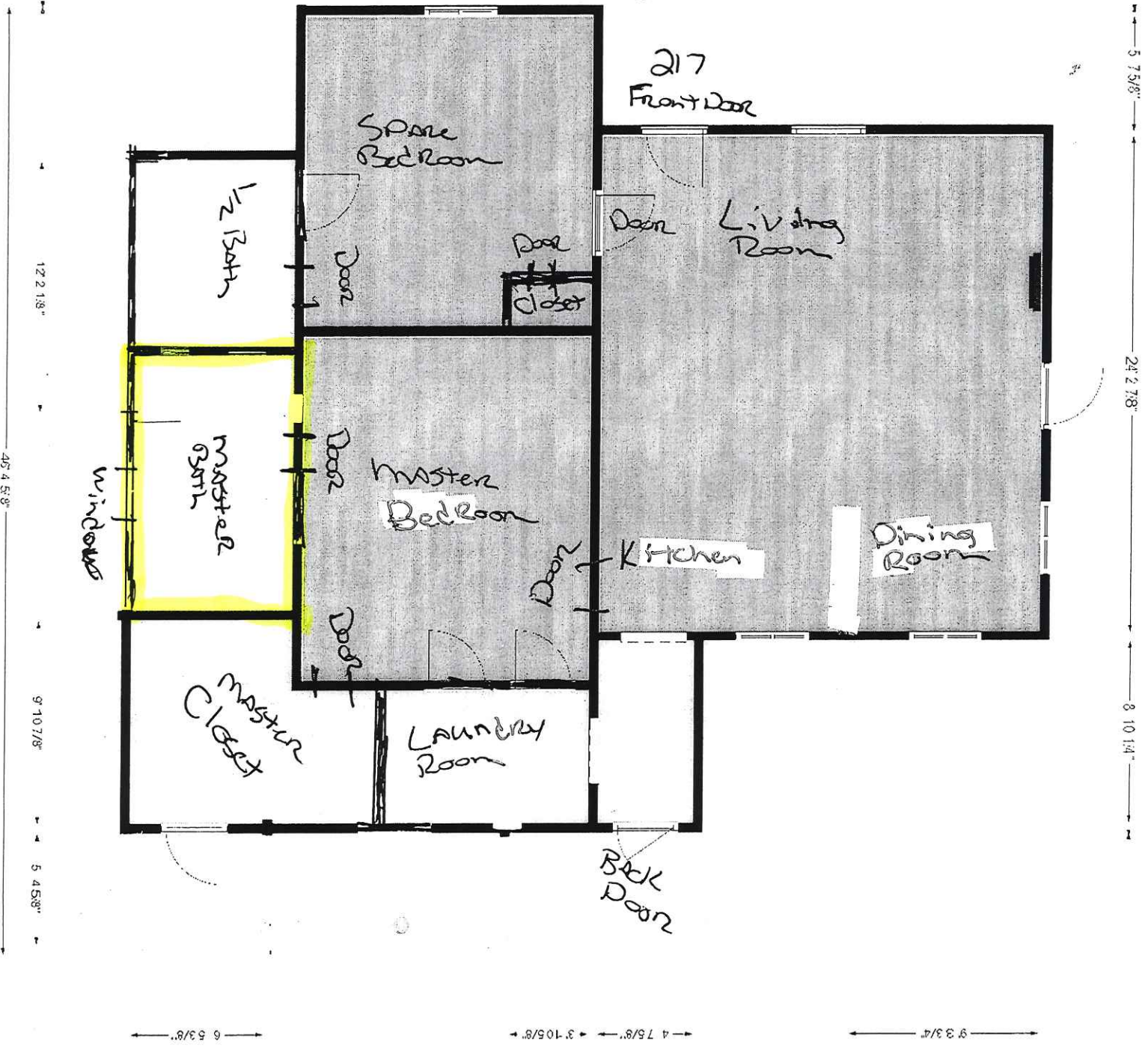
EAST MARABLE STREET

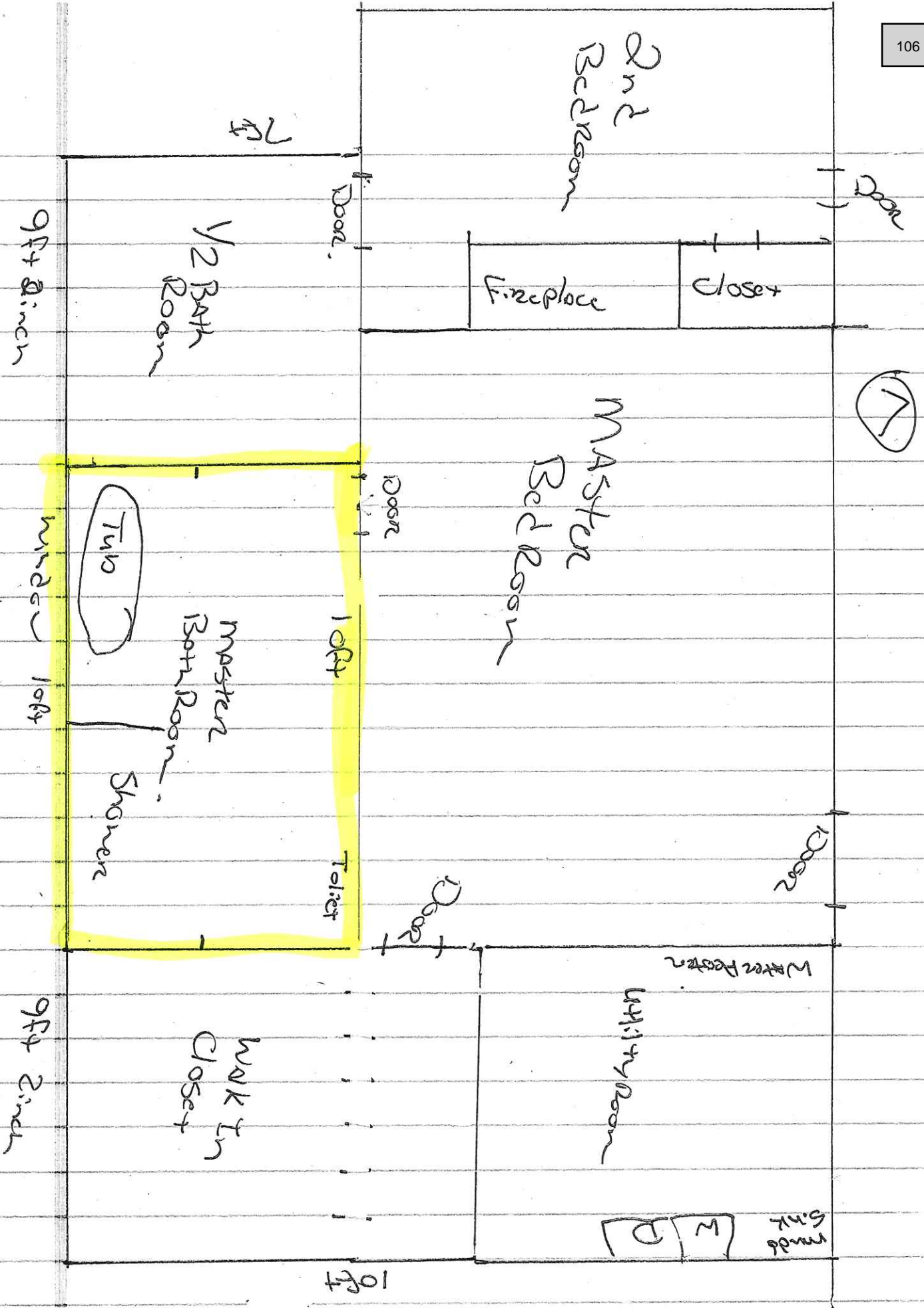


6

East morable Street

# Renovation Plans





217 East Marade Street -

Plan #1 Page 3

Tie Two Small Gable Ends To  
one Gable End.

making Left side  $\frac{1}{2}$  Bath

middle Master Bath Room

& Right side A Master Closet.

Plan #2 Complete Renovation Inside.

Bring Everything up To Code.

New Wiring, A/C, Plumbing, Framing As  
Needed. New Insulation, Sleet Rock, Trim,  
Cabinets, Refinish Hardwoods, New Bathrooms.

New Inside Paint, New Lights,

Plan #3 outside Renovation

New Windows That match Grids pattern

from Original, Low E, Tempered window As Needed,

Tear off Vinyl Siding, Vinyl Soffits,

To the Original Siding & Soffit. That's Under

neath the Vinyl. Fix All old Siding & Soffit.

That is Needed, pressure wash, putty, CLANK,

primer, Paint.



# City of Monroe

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

## HISTORIC PRESERVATION MTG

PERMIT #:	1281	DESCRIPTION:	HISTORIC PRESERVATION
JOB ADDRESS:	122 6TH ST	LOT #:	
PARCEL ID:	M0200132	BLK #:	
SUBDIVISION:		ZONING:	R1-A
ISSUED TO:	Angela Zeis	CONTRACTOR:	Angela Zeis
ADDRESS:	1030 Persimmon Creek Dr	PHONE:	
CITY, STATE ZIP:	Bishop GA 30621	OWNER:	
PHONE:	256-473-0781	PHONE:	
PROP.USE		DATE ISSUED:	7/20/2022
VALUATION:	\$ 0.00	EXPIRATION:	1/16/2023
SQ FT	0.00		
OCCP TYPE:			
CNST TYPE:			
INSPECTION REQUESTS:	770-207-4674 lwilson@monroega.gov		

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

### NOTES:

Please be advised, your request for exterior renovations at 122 6<sup>th</sup> St will be heard by the City of Monroe Historic Preservation Commission on July 26, 2022 at 6:00pm in the Council Chambers 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.

Janet Davis  
(APPROVED BY)

7/20/22  
DATE



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

Receipt Number: R00405368

Cashier Name: LAURA WILSON

Terminal Number: 34

Receipt Date: 7/20/2022 11:41:59 AM

109

Transaction Code: BP - Building Projects Payment

Name: Zeis, Angela \$100.00

Total Balance Due: \$100.00

Payment Method: Check Payn Reference: 1145

Amount: \$100.00

Total Payment Received: \$100.00

Change: \$0.00



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: 122 16th St Monroe GA 30655 Parcel # M0200132

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

Property Owner: ZIP LLC

Address: 1030 Persimmon Creek DR Bishop GA 30621

Telephone Number: 256-473-0781 Email Address: zeis.angela@gmail.com

Applicant: <u>Angela Zeis</u>
Address: <u>1030 Persimmon Creek DR Bishop GA 30621</u>
Telephone Number: <u>256-473-0781</u> Email Address: <u>zeis.angela@gmail.com</u>

Estimated cost of project: \_\_\_\_\_

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 No change - using existing house.
- N/A Façade elevations which illustrate how the finished design will look in relation to the existing structure including rooflines if applicable
- N/A Architectural floorplans (new construction only)
- Written description of the project including proposed materials
- N/A Owner authorization statement, if applicant is not the property owner
- Application Fee \$100 (Additional fees required for demolition) No demo

RECEIVED #1281

Please submit all application materials in hardcopy to the Code Department and digitally at [ilwilson@monroega.gov](mailto:ilwilson@monroega.gov)

Angela Zeis  
Signature of Applicant

7-14-2022  
Date

122 6<sup>th</sup> St  
Monroe GA 30655

**Plan for Exterior Remodel**

Remove fake masonry from around the front door.

Replace all windows with same size, wooden, double hung windows from Tucker Windows (Classic series 1100).

Replace all necessary siding with 4" wooden lap siding. Cover back right corner addition with siding to match existing.

Paint all siding (SW0048 Bunglehouse Blue), white trim, sealed wood porch rails. Retain current front porch floor, refinish and seal. See pictures for porch rails.

Replace wooden deck in back of house. Close in back door on right side of back of house and move door to existing window on left side of back of house.

No change to placement, setback or height of home.

No change to current footprint of home or existing foundation.

No change to roof shape or form – architectural shingle in dark gray will be used for replacement.

No change to trees on property.

Owner: ZIP LLC (Angela and Jeremiah Zeis, Co-owners)

Contact: Angela Zeis 1030 Persimmon Creek Dr. Bishop GA 30621

[Zeis.angela@gmail.com](mailto:Zeis.angela@gmail.com) cell: 256-473-0781

General Contractor: Anjer Construction

Contact: Brian Zeis [anjercon@gmail.com](mailto:anjercon@gmail.com) ph: 678-472-5733



~~APPROX~~  
 Before  
 FIRE IN AUGUST  
 2021

No plans for  
 change in  
 roofline, placement  
 or foundation.

This shows  
 sidewalk.

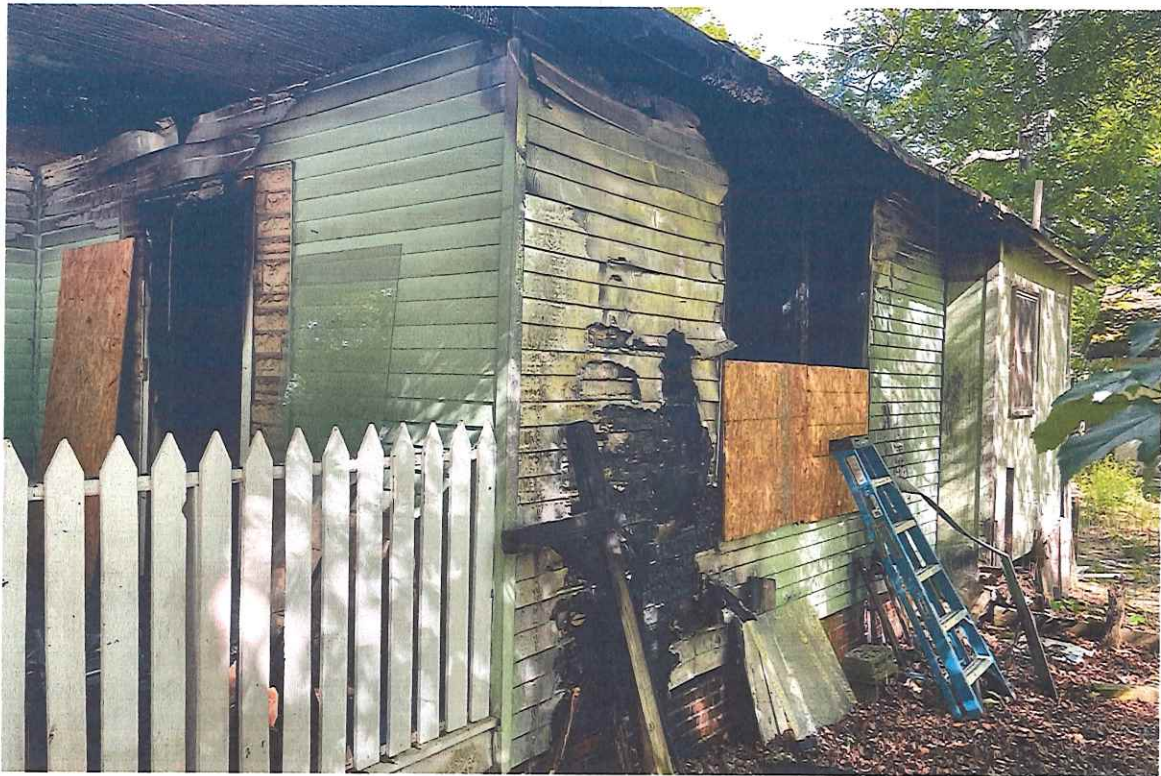


Remove fake masonry around door.



Replace w/matching 4" wood siding.

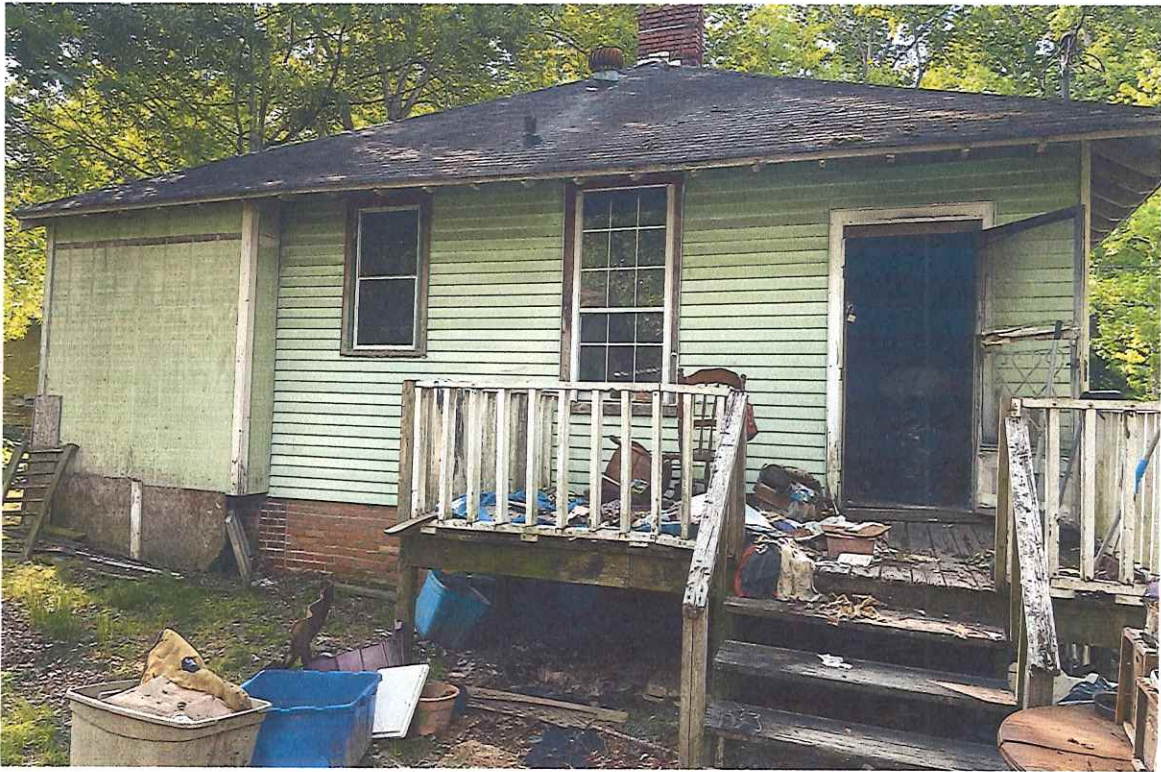
Remove porch Rails.



Replace all windows with same size: wooden double hung windows. No change in size or placement

Cover addition on rear w/matching wooden siding.

Cover  
w/ wooden  
siding to  
match rest  
of house



Replace back  
deck w/  
new  
wooden  
deck.



Remove  
fake  
masonry  
around  
door and  
fill w/  
wood  
siding

No changes needed.





Overview



Legend

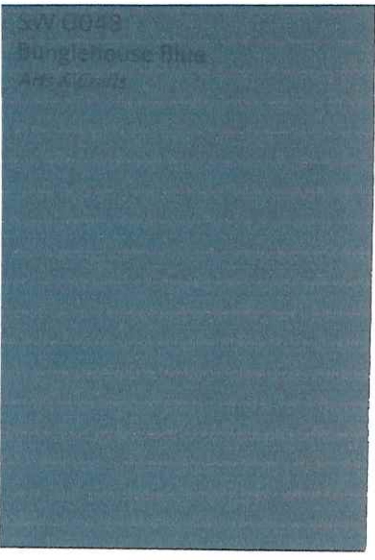
- Parcels
- Roads

<p>Parcel ID M0200132                  Class Code Residential                  Taxing District Monroe                  Acres 0.16</p>	<p>Owner HOWARD DIANE HESTER &amp;                  HESTER DONNA LYNN                  1035 HARMONY CHURCH RD NE                  MONROE, GA 30655                  Physical Address 122 6TH ST                  Appraised Value Value \$75800</p>	<p>Last 2 Sales</p> <table border="0"> <thead> <tr> <th>Date</th> <th>Price</th> <th>Reason</th> <th>Qual</th> </tr> </thead> <tbody> <tr> <td>9/11/2003</td> <td>0</td> <td>UI</td> <td>U</td> </tr> <tr> <td>9/11/2003</td> <td>0</td> <td>UI</td> <td>U</td> </tr> </tbody> </table>	Date	Price	Reason	Qual	9/11/2003	0	UI	U	9/11/2003	0	UI	U
Date	Price	Reason	Qual											
9/11/2003	0	UI	U											
9/11/2003	0	UI	U											

(Note: Not to be used on legal documents)

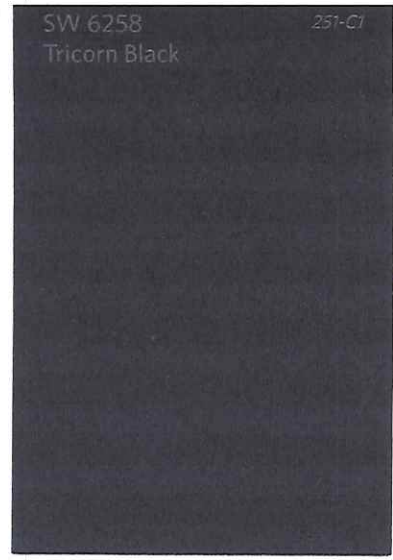
Date created: 7/13/2022  
 Last Data Uploaded: 7/13/2022 6:31:47 AM

Developed by Schneider  
 GEOSPATIAL



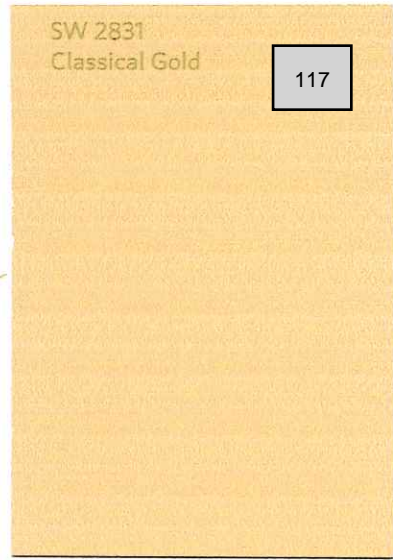
SW 7006  
Extra White

257-C1



SW 6258  
Tricorn Black

251-C1



SW 2831  
Classical Gold

117

EXTERIOR  
SIDING

TRIM

SHUTTERS

DOOR

WOOD STAIN IS CANYON BROWN SW 3559

## CLASSIC SERIES 1100

Need a traditional double hung window in a classic look? Built with the same wide stile sash as our Traditional Series, but with a natural and stainable finish. The Classic Series is a tough and rugged architectural window that will perform for years in a multitude of demanding environments. Several designs and options are available to meet any style that you prefer.

### STANDARD FEATURES

- 1 • 6/4 wide stile sash parts for strength, durability, insulating values.
  - Treated with Wood Life 111 water repellent and wood preservative.
- 2 • Natural exterior and interior ready for staining
- 3 • Continuous routed finger lift for easy operation
- 4 • Cardinal Low-e 270 12/16" Insulated Glass
  - Boot Glaze sashes designed to keep the gathering of moisture
  - Sashes are designed to be easily reglazed in case of broken glass
  - Adjustable foam filled weather stripping for a weather tight fit
  - Dial action sash locks with adjustable keeper for better security
  - Tilt in sashes for ease of cleaning
  - Full 4-9/16" lambs for better strength and performance
- 5 • Standard 2" Wood brick mould for easy installation
  - Tan heavy duty bridge back compression jamb liners to meet or exceed performance codes
- 6 • Bronze Sash Locks



### OPTIONAL FEATURES

- White Boat Glaze
- White or Tan Sash Locks
- GBC bars: White or Tan
- SGL Options - 7/8" & 1-1/8" profile bars
- Cardinal Low-e 366 glazes
- Argon Glass
- Custom Sizes Available
- Factory applied exterior trim: 5/4x4, 5/4x6, 1x4 BB trim
- Extension Lambs
- Full Length Screens
- DPSO Performance Upgrades
- Fixed Windows Available



4 | CLASSIC SERIES 1100 - STAIN GRADE WOOD

## STAIN GRADE WINDOW



