



Historic Preservation Commission Meeting

AGENDA

Tuesday, October 25, 2022

6:00 PM

215 N Broad St

I. **CALL TO ORDER**

II. **ROLL CALL**

III. **APPROVAL OF AGENDA**

IV. **MINUTES OF PREVIOUS MEETING**

1. Previous Minutes 9/27/2022

V. **OLD BUSINESS**

VI. **NEW BUSINESS**

1. Request for COA - Awning & Signage - 115 N. Broad St.
2. Request for COA - Shed - 122 3rd St
3. Request for COA - Exterior Changes - 208 S. Broad St.
4. Request for COA - shed -123 W 5th St
5. Request for COA - Awning - 114 N. Broad St
6. Request for COA - Deck & Shed - 225 Boulevard

VII. **ADJOURNMENT**

Historic Preservation Commission
Meeting Minutes—DRAFT
Regular Meeting—September 27, 2022

Present: Laura Powell, Elizabeth Jones, Susan Brown, Jane Camp, Fay Brassie

Absent: None

Staff: Brad Callender, City Planner
Laura Wilson, Code Admin

Visitors: Jim Campbell, Sherie Hawkins (by phone), Shannon & Sarah Strugill, Matt Jones

Meeting called to order at 6:01 P.M.

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

Motion by Powell. 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 Powell. Second by Jones
Motion carried.

The First Item of Old Business: Request for COA #1013, a request for signage on the side of 106 S. Broad St. The applicant is Rinse Bath & Body Co. There was no one at the meeting to represent the request. The item was tabled at the June 28, 2022 meeting until August 23rd at the request of the applicant. Commissioner Jones read into the record the historic sign ordinance. Under the current sign ordinance, the applicant would be allowed is approximately 78 sq ft of wall signage. The applicant has requested a sign approximately 600 sq ft in size.

Motion to deny because the proposed sign is too large and out of scale with the building
Motion by Brown, Second by Camp
Motion carried

New Business:

The First Item of Business: Request for COA #1378, a request for exterior changes including windows and siding at 229 Alcovy St. Vince and Melissa Marzula spoke in favor of the request. The vinyl siding was removed and replaced with hardiplank. 6/6 windows were removed and replaced with 1/1 bronze high efficiency windows. The roof was also replaced but no changes to the foot print were made.

Commissioner Brown: Is there the possibility of putting in the snap in mullions so the windows appear 6/6?
V. Marzula: I've already stated that I would like to do 2/1 windows.

Commissioner Camp: Will the house remain yellow?
V. Marzula: No that is just the primer. The house will be almost white.
Commissioner Camp: Why did you decide to change the windows?
V. Marzula: Personal preference; the windows were rotten and non-insulated

Commissioner Camp: The 6/6 windows look better

Commissioner Brown: Will you be putting the shutters back on? The shutters are not historic

M. Marzula: No, I do not think we are going to put them back; want to keep it plain

Commissioner Brown: The problem with the windows is that 6/6 is what is original to the construction and architecture to the house. There are windows now that are double paned with snap in grids.

Marzulas: There is a cost difference in getting those and there are houses in historic districts that do not have the grids.

Commissioner Camp: You are making great improvement to the house but I have a problem with the 2/1 windows; damages the integrity of the district

V. Marzula: What type of windows would you like to see besides 6/6?

Commissioner Powell: What about 4/1 as a compromise?

Commissioner Brown: I believe you replaced the front door if I'm not mistaken.

V. Marzula: Yes

Commissioner Brown: That was supposed to come before us as well. There is a window in the front door at appears to be 2/2 which is better than what you have right now. If you did 2/2 it would match the front door.

Commissioner Camp: That would look nice and is a good compromise

Motion to approved 2/2 windows

Motion by Powell, Second by Camp
Motion carried

Motion to approved hardiplank siding as vinyl replacement

Motion by Camp, Second by Powell
Motion carried

The Second Item of Business: Request for COA #1379, a request for a rear addition at 116 6th St. The applicant and owner, Bill Stone spoke in favor of the project. The goal of the project is to create a 12x14 addition on the back of the house to allow for a second bedroom with a hallway and laundry facilities. He did the same project recently at 143 W 5th St. The rear addition will be clad with hardiplank. With only one and one bath the house is not functional.

Commissioner Powell: Will the footprint be changing? Are you enclosing the back screened porch

Stone: It will have a 10x14 addition on the rear; the front is not changing

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

Commissioner Camp: Will you leave the columns on the front?

Stone: I will leave the iron columns as it will match the iron railing.

Commissioner Camp: Will you be keeping the door?

Stone: If it is salvageable

Stone: What about windows?

Chairman Jones: It looks like you have 6/6 on the side

Stone: I believe the windows were replaced at some point

Motion to approve as presented with 6/6 windows
Motion by Brown, Second by Powell
Motion carried

The Third Item of Business: Request for COA #1380, a request for exterior changes 221 Boulevard. The owner and applicant, Cindy South spoke in favor of the request. The applicant would like to create an owner’s suite in the rear of the house, extend the existing roof line in the rear, and enclose the rear back screened porch. The applicant would also like to put a screened porch back for year-round use on the left side of the house that will be enclosed with glass between the brick columns. There would be no panes in the glass, just solid glass panes without dividers. The partial walls between the columns would stay and one would be built across the front to hold the glass.

Commissioner Brown: Do you have pictures of what it will look like?
South: No

The applicant would also like to put new windows in for more light the where the new kitchen will be. To mimic existing windows on the house, the applicant is requesting a line of casement windows. The new windows will not be visible from the street; they will be located in the rear portion of the house. There will be five windows that open individually. We will be taking a window out during the renovations and if possible, reuse it in the laundry room. The addition will have hardiplank instead of wood.

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

Motion to approve as presented
Motion by Camp, Second by Powell
Motion carried

Chairman Jones entertained a motion to adjourn.

Motion by Camp. Second by Powell
Motion carried.

Adjourned at 7:04 pm



City of Monroe

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

HISTORIC PRESERVATION MTG PERMIT

PERMIT #:	1663	DESCRIPTION:	HISTORIC PRESERVATION
JOB ADDRESS:	115 N BROAD STREET	LOT #:	
PARCEL ID:	M0140059	BLK #:	
SUBDIVISION:		ZONING:	B-2
ISSUED TO:	Heather Durst	CONTRACTOR:	Heather Durst
ADDRESS:	115 N. Broad St.	PHONE:	
CITY, STATE ZIP:	Monroe GA 30655	OWNER:	
PHONE:		PHONE:	
PROP.USE:	COMMERCIAL	DATE ISSUED:	10/17/2022
VALUATION:	\$ 0.00	EXPIRATION:	4/15/2023
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
FEE TOTAL		\$ 100.00
PAYMENTS		\$ -100.00
BALANCE		\$ 0.00


NOTES:

The Historic Preservation Commission will hear your request for an awning and signage at 115 N. Broad St. on October 25, 2022 at 6p.m. 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.



(APPROVED BY)

10/17/22
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: 115 N. Broad Street Parcel # _____

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

Property Owner: Chad Draper / JEC Development

Address: 127.5 NORTH Broad Street Monroe GA 30655

Telephone Number: 503-927-6321 Email Address: chad@placeportland.com

Applicant: <u>Heather DWST (cottontails)</u>	
Address: <u>706 CLUBSIDE Drive Monroe GA 30655</u>	
Telephone Number: <u>2055040410</u>	Email Address: <u>heather@cottontailsmonroe.com</u>

Estimated cost of project: \$3,750

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

Heather DWST
Signature of Applicant

10/11/22
Date



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

Receipt Number: R00437658 7
Cashier Name: LAURA WILSON
Terminal Number: 34
Receipt Date: 10/17/2022 8:30:03 AM

Transaction Code: BP - Building Projects Payment

Payment Method: Check Payn Reference: 0149

Name: Durst, Heather	\$100.00
Total Balance Due:	\$100.00
Amount: \$100.00	
Total Payment Received:	\$100.00
Change:	\$0.00



NOTICE TO THE PUBLIC
Notice of this sign placement shall be made
with the local newspaper of general circulation
and the sign shall be maintained for
at least 30 days after the date of placement.
The sign shall be removed by the sign owner
within 30 days of the date of placement.
If the sign is not removed by the sign owner
within 30 days of the date of placement, the
sign shall be removed by the sign owner.

J.E.C Development LLC
127.5 N Broad St
Monroe, Ga 30655
503.927.6321

To whom it may concern,

JEC Development gives Heather Drust with Cottontails permission to install the cloth awning that she has proposed at 115 N Broad St. We feel that it is an enhancement to the overall look of the building and is of the proper proportion and profile to fit the storefront.

Thank you,



Chad Draper
JEC Development LLC

@ time of lease signing



design for awning, color will be cream





Fabritat

• AWNINGS • GRAPES • ENCLOSURES • TENSION STRUCTURES • WIND BREAKS • ORNAMENTAL IRON • COMMERCIAL SEATING •

PAH Designs By: Fabritat Architectural Accents, LLC.

2392 Hancock Drive • Social Circle, GA 30025

Office: 404-877-8339

Personal: 678-446-5541

Email: paul@pahdesigns.com

INVOICE

Bill To: Attention: HEATHER DRUG
COTTONTAILS LLC
115 N. BROAD

Date: 9/12/22
Terms: Deposit / COD
Ship Via: Installed
Schedule: OCTOBER
Salesman: JANIS BROOK

QTY	DESCRIPTION	UNIT PRICE	AMOUNT
2	awnings as per DIVIDE AT wood " IVORY AQUA LON "	125, per Foot	
ILLUSTRATION			
		SUBTOTAL	3,750
		SALES TAX (Material Only)	
		TOTAL	
		DEPOSIT 50%	1,750
		BALANCE DUE	2,000
		Upon Delivery <input type="checkbox"/>	
		10 Days <input type="checkbox"/>	
		30 Days <input type="checkbox"/>	

Approval _____

Date _____

INVOICE

Signs and Wonders
407 S. Madison Ave
Monroe, GA 30655

1signsandwonders@gmail.com
+1 4702699306



Cottontails

Bill to
Cottontails

Invoice details
Invoice no. : 1108
Invoice date : 9/15/22
Due date : 9/24/22

Product or service	Amount
1. Services Cottontails Logo on Glass	\$280.00
2. Services Suite Numbers and Tint Cleaning	\$75.00
Total	\$355.00

Ways to pay

BANK

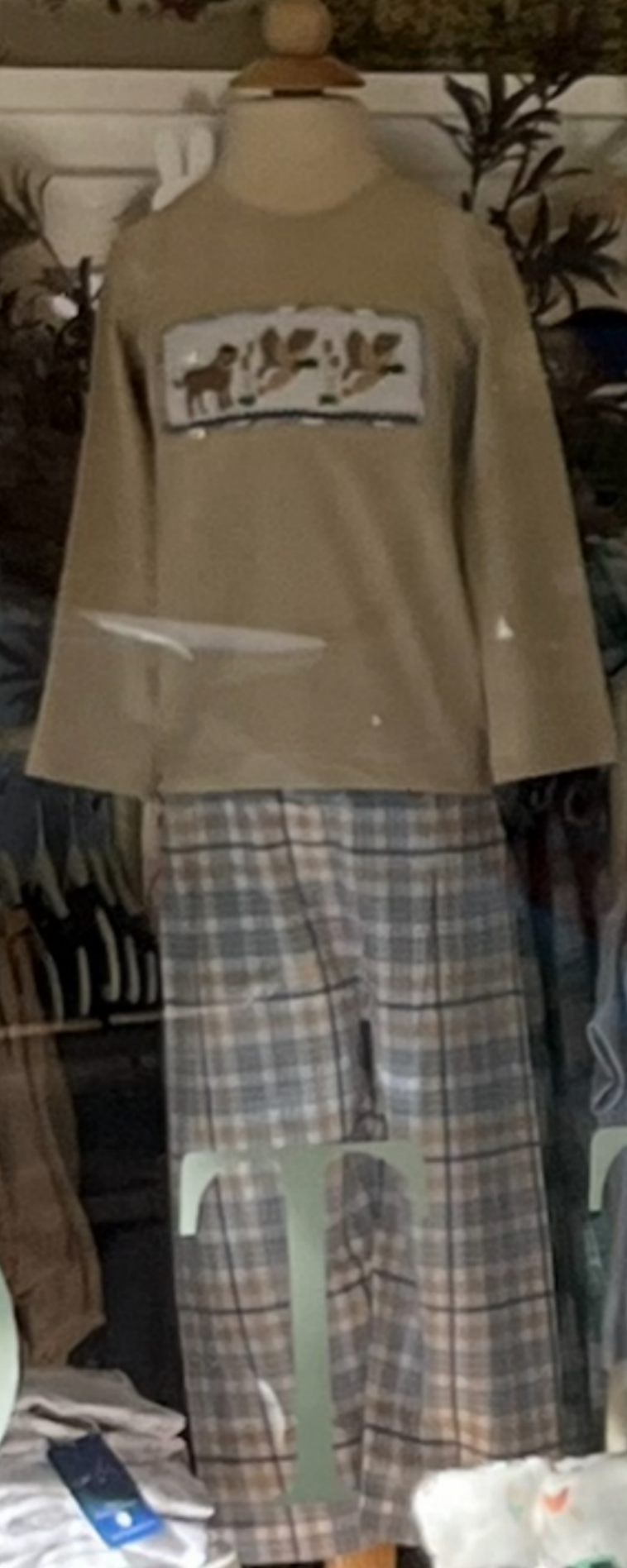
Note to customer

Thank you for your business.



COTTON TAILS

BY DREAM





City of Monroe

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

HISTORIC PRESERVATION MTG PERMIT

PERMIT #:	1666	DESCRIPTION:	HISTORIC PRESERVATION
JOB ADDRESS:	122 3RD ST	LOT #:	
PARCEL ID:	M0180097	BLK #:	
SUBDIVISION:		ZONING:	R-2
ISSUED TO:	Vicki Tuttle	CONTRACTOR:	Vicki Tuttle
ADDRESS:	122 3rd St	PHONE:	
CITY, STATE ZIP:	Monroe GA 30655	OWNER:	
PHONE:		PHONE:	
PROP.USE:	RESIDENTIAL	DATE ISSUED:	10/17/2022
VALUATION:	\$ 0.00	EXPIRATION:	4/15/2023
SQ FT:	0.00		
OCCP TYPE:			
CNST TYPE:			
INSPECTION REQUESTS:	770-207-4674 lwilson@monroega.gov		

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FEE TOTAL		\$ 100.00
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BALANCE		\$ 0.00

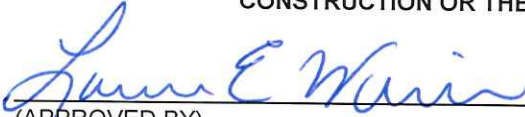
NOTES:

The Historic Preservation Commission will hear your request for a 10'x12' shed at 122 3rd St. on October 25, 2022 at 6p.m. in the Council Chambers at City Hall; 215 N. Broad St. Monroe, GA 30655

NOTICE

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(APPROVED BY)

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Project Address: 122 3rd St. Parcel # MO180097

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

Property Owner: Vicki B. Tuttle

Address: 122 3rd St Monroe, GA - 30655

Telephone Number: 770-617-6473 Email Address: vicktuttle@att.net

Applicant:	<u>Vicki B Tuttle</u>
Address:	<u>122 3rd St Monroe, GA - 30655</u>
Telephone Number:	<u>770-617-6473</u> Email Address: <u>vicktuttle@att.net</u>

Estimated cost of project: \$3775

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)

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

Vicki B Tuttle

10/13/22

Signature of Applicant

Date

122 3rd St. Application

I would like to put a 10x12 storage shed in my back yard. My house does not have any attic or basement storage and I would rather purchase my own storage shed rather than continue to pay rent on a storage unit. The majority of homes in the mill village have outdoor storage units due to the lack of storage in these homes. My house only has the original two small closets, making additional storage necessary. Many homes in the mill village have more than one storage unit, including both of my neighbors. I have been renovating 122 3rd St. for the past two years and do not believe a storage shed will detract from the value or general aesthetics of the house or neighborhood.

Thank You-

Vicki Tuttle

Here's Your Custom Shed Design and Estimate! (#1665158474464273)

From: info@georgiayardbarns.com (info@georgiayardbarns.com)

To: vickituttle@att.net

Date: Friday, October 7, 2022 at 12:01 PM EDT



Design, Floorplan & Materials

Georgia Yard Barns
855-985-0500
info@georgiayardbarns.com

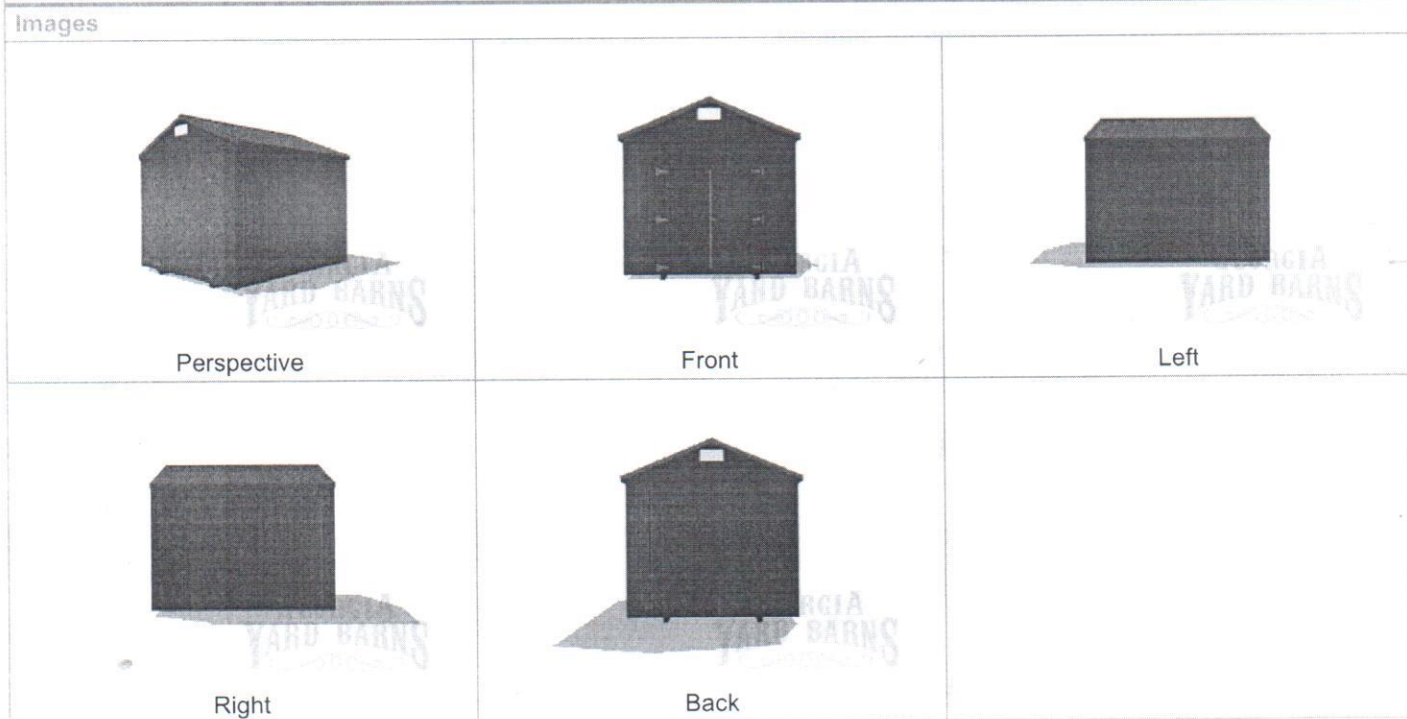
Customer Order - Oct 7, 2022

Ship To		
Customer Name <u>Vicki Tuttle</u>	Order # <u>1665158474464273</u>	
Installation Address <u>122 3rd St</u>		
City <u>Monroe</u>	State _____	Zip Code <u>30655</u>
Email <u>vickituttle@att.net</u>	Phone <u>770-617-6673</u>	Mobile _____

Building Info		Size	Color	
Style: <u>Utility</u>		10x12 8' Walls Sidewall Height	Roof	<u>Charcoal</u> <input type="checkbox"/>
Roof Material: <u>29 Gauge Z-Metal</u>			Trim	<u>Chestnut - Urethane</u> <input checked="" type="checkbox"/>
Siding <u>LP® SmartSide®</u>			Siding	<u>Chestnut - Urethane</u> <input checked="" type="checkbox"/>

Design Link & Notes
Design Link <https://idearoom.georgiayardbarns.com/?lng=en-US#27c33a372ec58797075311b52212c5f2>

County* Walton



Description	Quantity	Amount
Structure Details		
Style: Utility	1	\$3,775
Sidewall Height: 8' Walls	1	Included
Size: 10x12	1	Included

Description	Quantity	Amount
Siding: LP® SmartSide®	1	Included
Roof Pitch: Standard	1	Included
Siding Color: Chestnut - Urethane	1	Included
Trim Color: Chestnut - Urethane	1	Included
Roof Color: Charcoal	1	Included
Roof Material: 29 Gauge Z-Metal	1	Included
Doors & Ramps		
72" Shop-Built Double Door	1	Included
Flooring & Interior		
Flooring: 5/8" Flooring	1	Included
Vents		
Metal Roof Trim	1	Included
Subtotal:		\$3,775
Sales Tax:		-
Total Order Amount:		\$3,775
Final Balance Due at Installation:		\$3,775

Signatures

Customer Signature:	
Date	
Desired Delivery Date:	
Delivery Notes:	

Dealer or Manufacturer Signature:	
Date	

Pricing Table (For Internal Use): - Service Area

This estimate is provided by Georgia Yard Barns for use by customers of Georgia Yard Barns only.

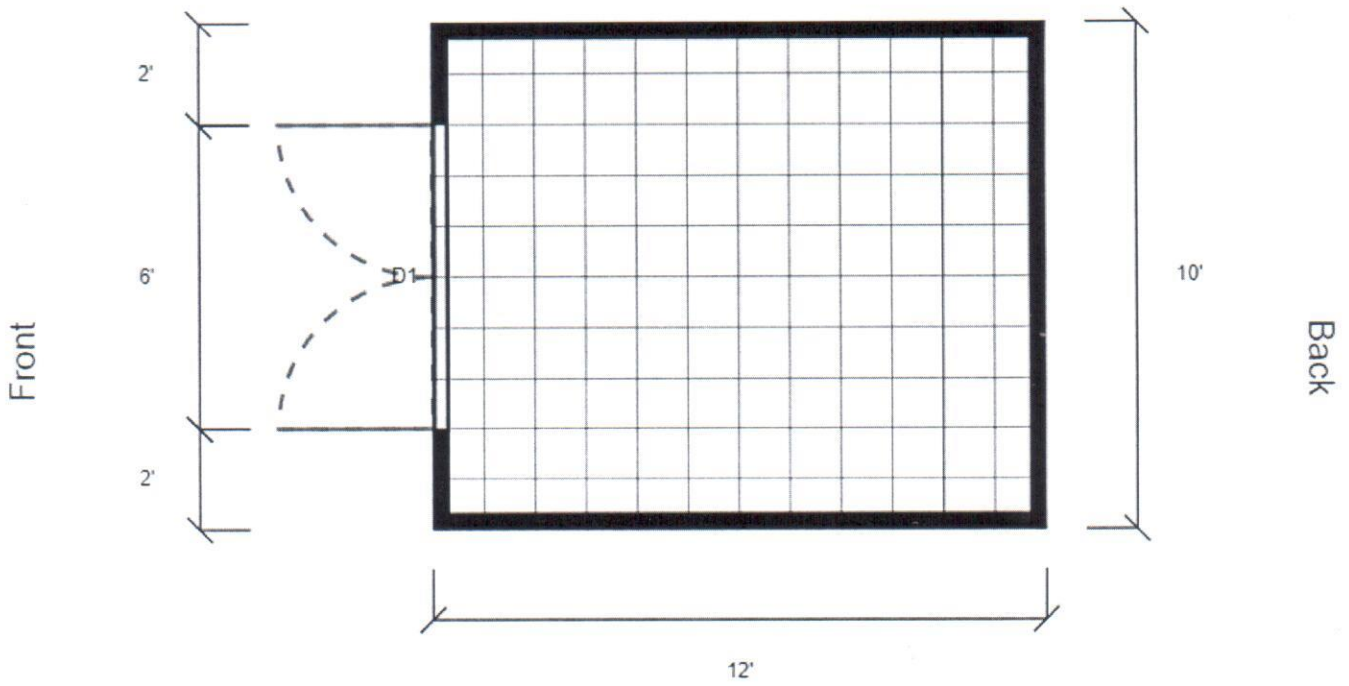


Georgia Yard Barns
855-985-0500
info@georgiayardbarns.com

FL
O
O
RP
LA
N



Left



Right

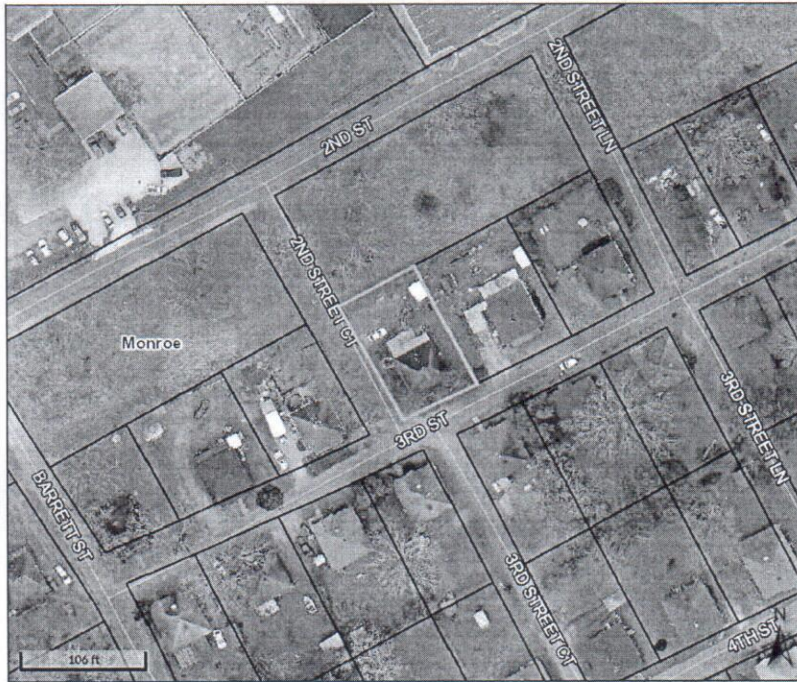
SYMBOL LEGEND		
D1	72" Shop-Built Double Door	Closed Wall

GEORGIA
YARD BARNNS

Plat Map

Borrower	Victoria Tuttle				
Property Address	122 3rd St				
City	Monroe	County	Walton	State	GA
Lender/Client	Paramount Residential Mortgage Group, Inc.				
				Zip Code	30655

qPublic.net™ Walton County, GA



Overview



Legend

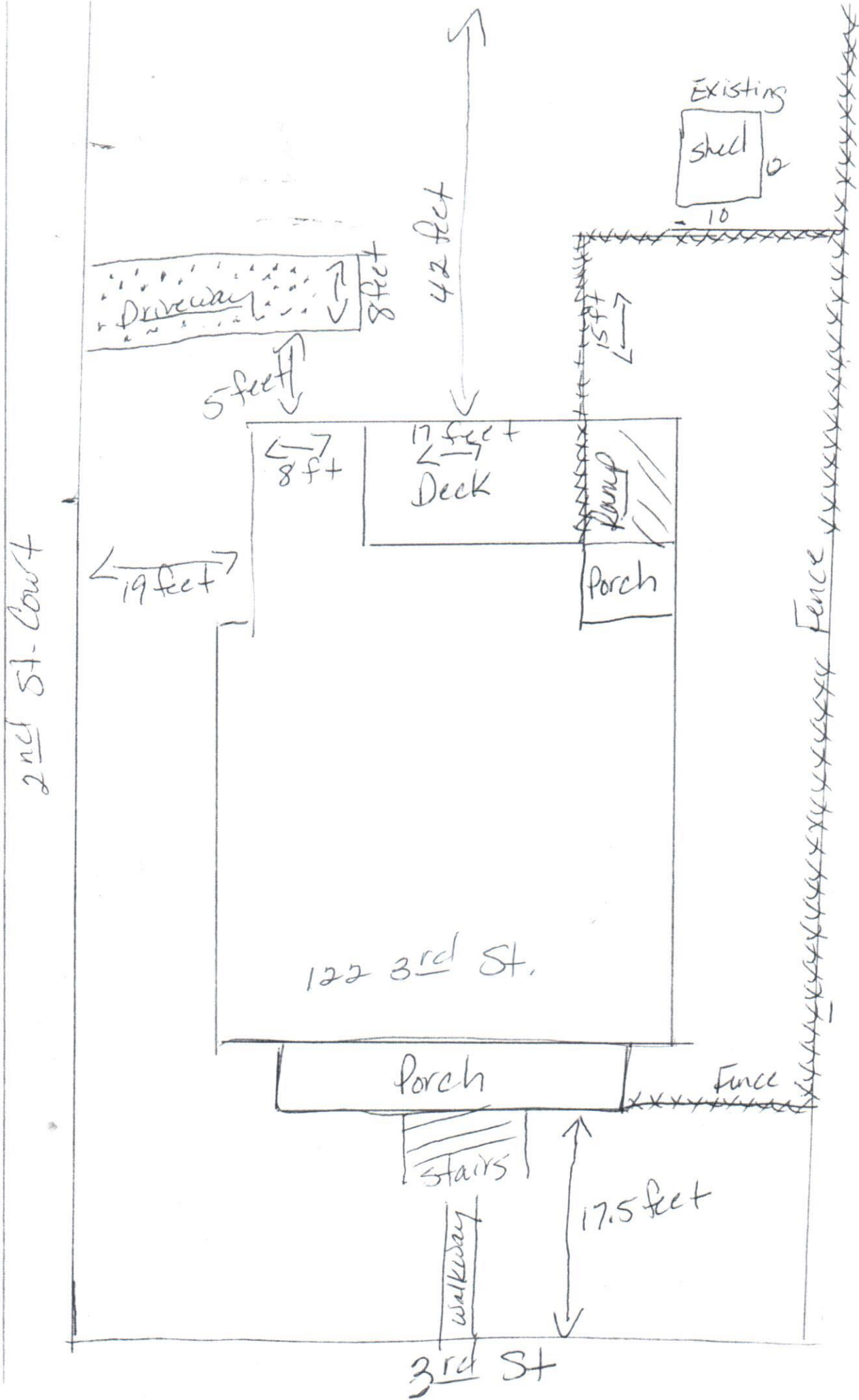
- Parcels
- Roads

Parcel ID	M0180097	Owner	TUTTLE VICTORIA BALDWIN	Last 2 Sales			
Class Code	Residential		122 THIRD ST	Date	Price	Reason	Qual
Taxing District	Monroe		MONROE, GA 30655	8/10/2021	\$100000	FM	Q
Acres	0.17	Physical Address	122 3RD ST	2/25/2019	\$24500	OS	U
		Appraised Value	Value \$100000				

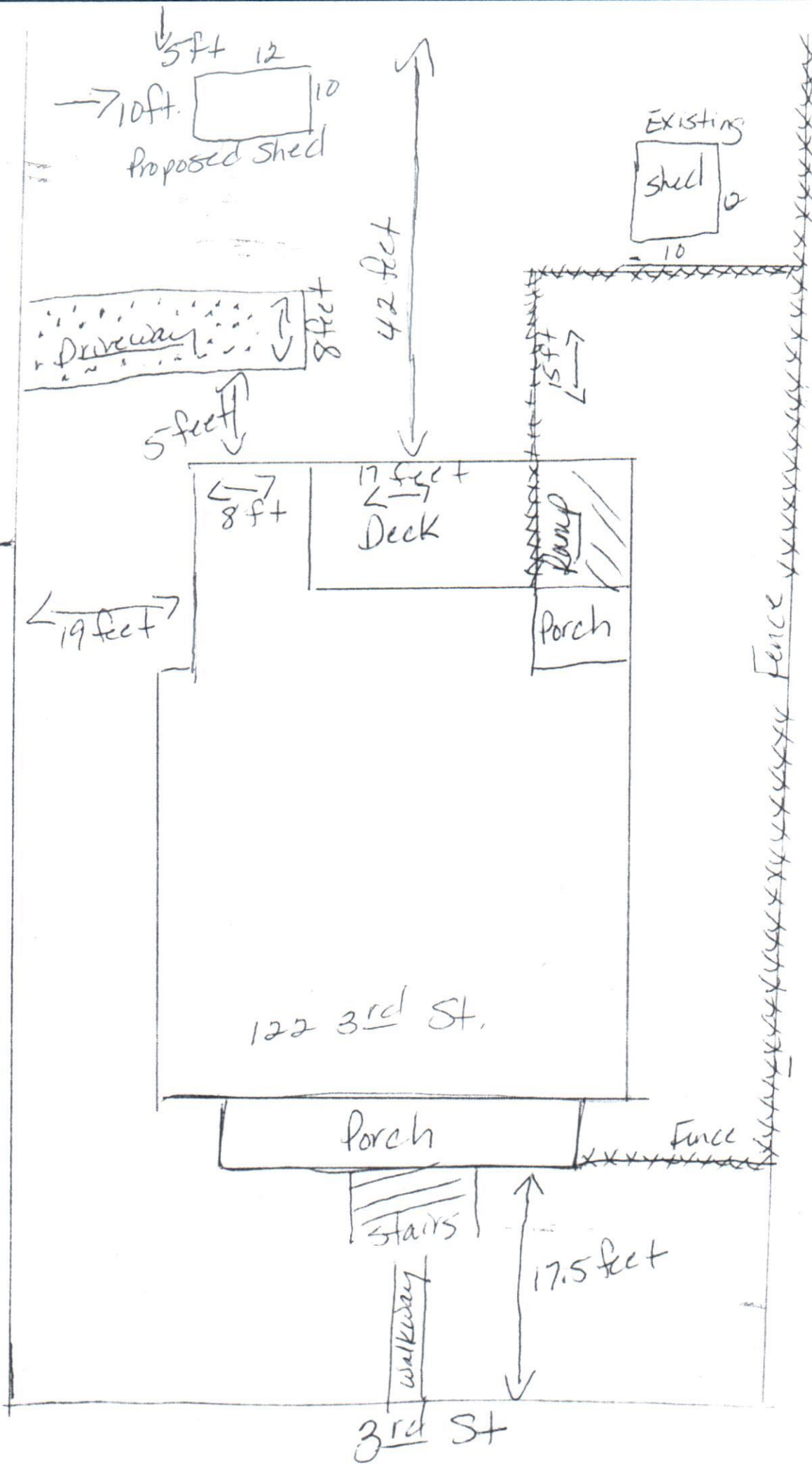
(Note: Not to be used on legal documents)

Date created: 9/28/2022
 Last Data Uploaded: 9/28/2022 6:27:11 AM

Developed by Schneider
 GEOSPATIAL



2nd St. Court





CS87785





136



City of Monroe

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

HISTORIC PRESERVATION MTG PERMIT

PERMIT #:	1667	DESCRIPTION:	HISTORIC PRESERVATION
JOB ADDRESS:	208 S BROAD STREET	LOT #:	
PARCEL ID:	M0140103	BLK #:	
SUBDIVISION:		ZONING:	B-2
ISSUED TO:	JEC DEVELOPMENT LLC	CONTRACTOR:	JEC DEVELOPMENT LLC
ADDRESS:		PHONE:	
CITY, STATE ZIP:	MONROE GA 30655	OWNER:	
PHONE:	770-267-6545	PHONE:	
PROP. USE:	COMMERCIAL	DATE ISSUED:	10/17/2022
VALUATION:	\$ 0.00	EXPIRATION:	4/15/2023
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
FEE TOTAL		\$ 100.00
PAYMENTS		\$ -100.00
BALANCE		\$ 0.00


NOTES:

The Historic Preservation Commission will hear your request for exterior changes including windows at 208 S. Broad St. on October 25, 2022 at 6p.m. in the Council Chambers at City Hall; 215 N. Broad St. Monroe, GA 30655

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(APPROVED BY)

10 / 17 / 22
DATE



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Project Address: 208 S BROAD STREET Parcel # M0140103

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

Property Owner: JEC DEVELOPMENT LLC

Address: 127 1/2 N BROAD ST Monroe GA 30655 SUITE 5

Telephone Number: 503 927 6321 Email Address: CHAD@PLACEBOGROUND.COM

Applicant:	<u>CHAD MANER - JEC DEVELOPMENT LLC</u>	
Address:	<u>127 1/2 N BROAD ST SUITE 5</u>	
Telephone Number:	<u>503 927 6321</u>	Email Address: <u>CHAD@PLACEBOGROUND</u>

Estimated cost of project: \$30,000 FACADE ONLY

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~~) FACADE 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
#11267

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

[Signature]
Signature of Applicant

10-14-2022
Date



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

Receipt Number: R00437785
Cashier Name: LAURA WILSON
Terminal Number: 34
Receipt Date: 10/17/2022 10:50:09 AM

29

Transaction Code: BP - Building Projects Payment

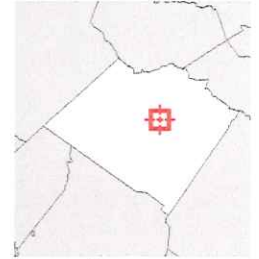
Payment Method: Check Payn Reference: 1168

Name: JEC DEVELOPMENT LLC	\$100.00
Total Balance Due:	\$100.00
Amount:	\$100.00
Total Payment Received:	\$100.00
Change:	\$0.00





Overview



Legend

- Parcels
- Roads

Parcel ID M0140103
 Class Code Commercial
 Taxing District Monroe
 Acres 0.3

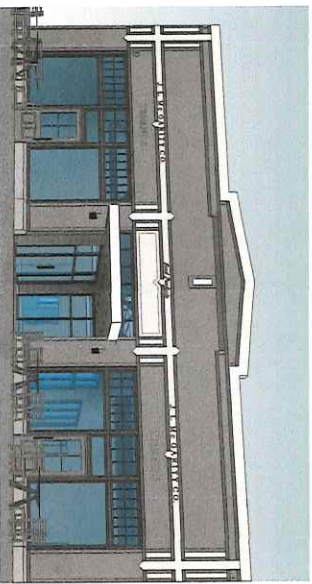
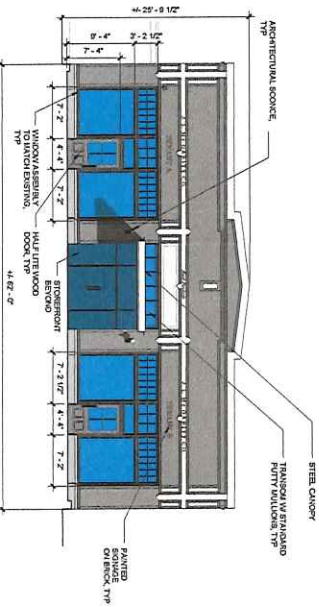
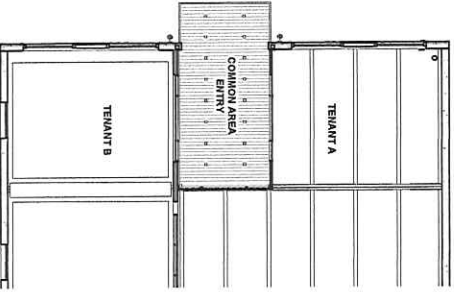
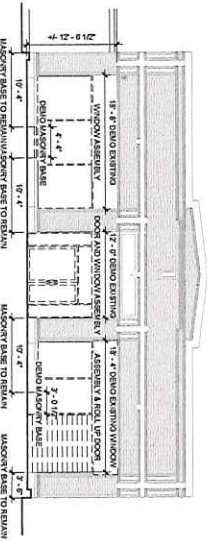
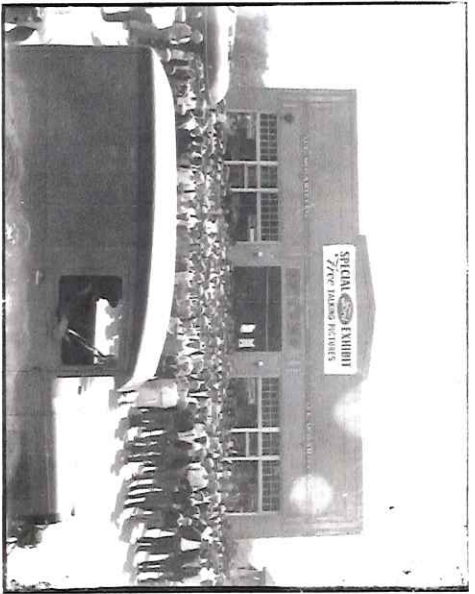
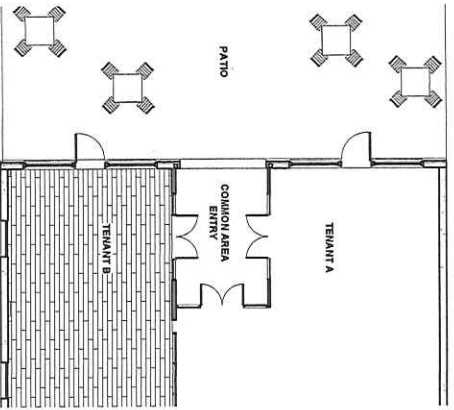
Owner JEC DEVELOPMENT LLC
 P O BOX 1124
 MONROE, GA 30655
 Physical Address 208 S BROAD ST
 Appraised Value Value \$272460

Last 2 Sales		Date	Price	Reason	Qual
		6/8/2022	\$1150000	MP	U
		7/24/1990	\$105000	FM	Q

(Note: Not to be used on legal documents)

Date created: 10/14/2022
 Last Data Uploaded: 10/14/2022 6:35:52 AM

Developed by Schneider
 GEOSPATIAL



THIS DRAWING IS THE PROPERTY OF E. S. ARCHITECTURE & INTERIORS, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF E. S. ARCHITECTURE & INTERIORS, INC. THIS DRAWING IS THE PROPERTY OF E. S. ARCHITECTURE & INTERIORS, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF E. S. ARCHITECTURE & INTERIORS, INC. THIS DRAWING IS THE PROPERTY OF E. S. ARCHITECTURE & INTERIORS, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF E. S. ARCHITECTURE & INTERIORS, INC.

Ford Building
208 S. Broad Street
Monroe, GA 30655

Scale	
Sheet No.	
Date	
Drawn by	
Checked by	
Project Name	
Client	
Project No.	
Revision	
Project Manager	
Project Start	
Project End	

307 PRINCE AVE. SUITE 200
ALPHARETTA, GA 30201
404.485.4400

E S ARCHITECTURE & INTERIORS

Doing the Historic Review Presentation

10/1/2023

2023-231

A-1.0

**J.E.C Development LLC
127.5 N Broad St St. 6
Monroe, Ga 30655
503.927.6321**

10/14/2022

Historic Preservation Commission

RE: 208 S Broad St Monroe, Ga 30655

This building was built around 1921 by the Ford Motor Company and housed the J.L. McGarity Ford Dealership. We have obtained multiple historic photos of the building. It is our intention to restore the façade to the original condition of the photos as much as possible. The façade is actually largely intact. For the most part, the new façade work will be removing the existing non historic storefront assemblies and replacing them with wood framing and either wood or Hardi Plank trim. The brickwork is intact and may need some minor repairs. The goal is to match it exactly. We intend to apply for federal and state historic tax credits so all work will meet the standards of the department of the interior to the best of our ability.

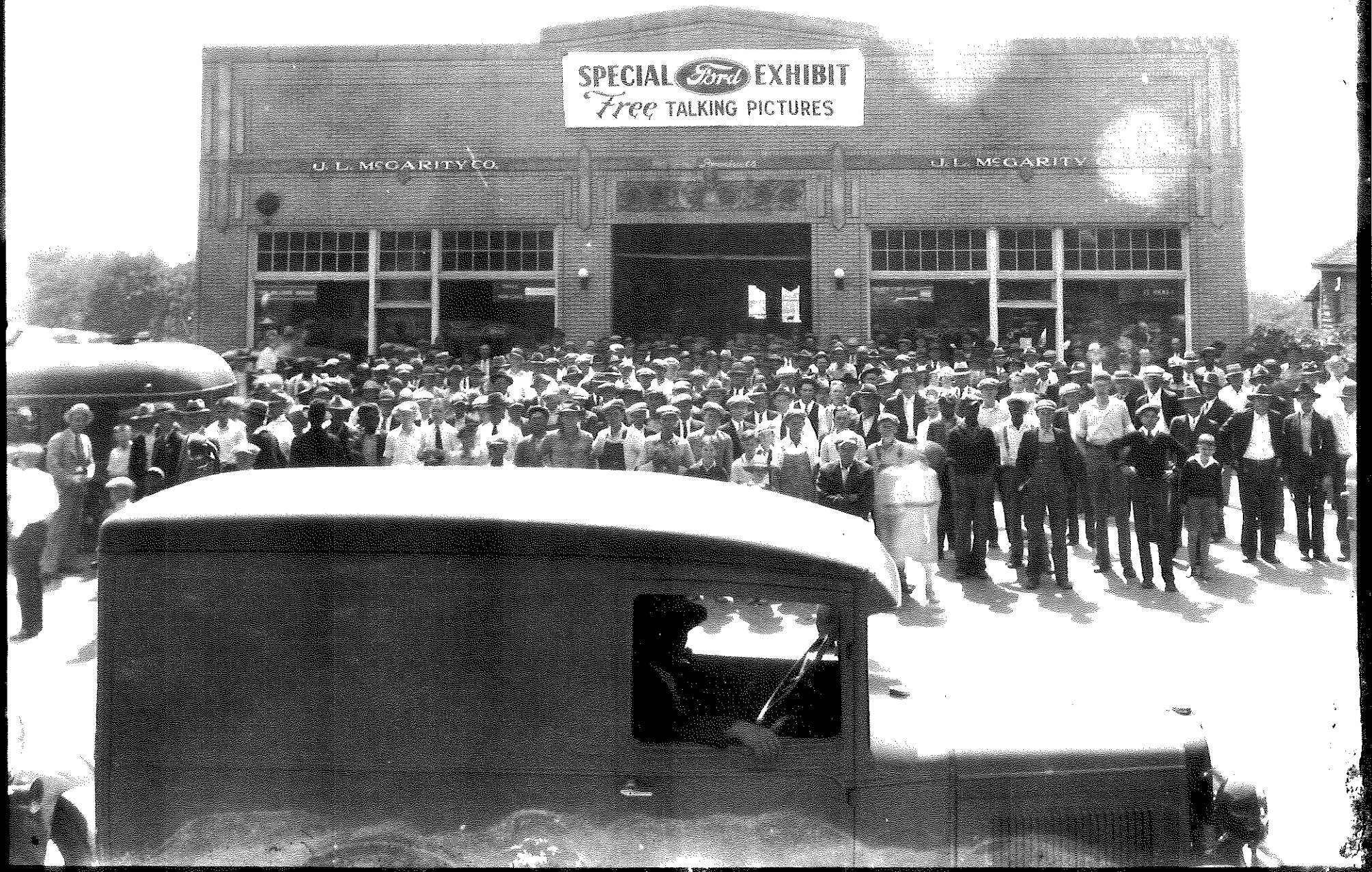
We intend to restore the entire exterior of the building to similar standards listed above. This application is for the purposes of the front façade only. Due to the timeline associated with construction drawings, engineering, securing tenants, city approvals, etc we wanted to apply to do the front façade work as a phase one of the project.

Our request is simply to allow us to begin work on the façade with the intention of making every effort to replicate the historic photos.

Chad Draper

JEC Development LLC











City of Monroe

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

HISTORIC PRESERVATION MTG PERMIT

PERMIT #:	1668	DESCRIPTION:	HISTORIC PRESERVATION
JOB ADDRESS:	123 W 5TH ST	LOT #:	
PARCEL ID:	M0200144	BLK #:	
SUBDIVISION:		ZONING:	R-1A
ISSUED TO:	Keith Sargent	CONTRACTOR:	Keith Sargent
ADDRESS:	123 W 5th St	PHONE:	
CITY, STATE ZIP:	Monroe GA 30655	OWNER:	
PHONE:		PHONE:	
PROP.USE:	RESIDENTIAL	DATE ISSUED:	10/17/2022
VALUATION:	\$ 0.00	EXPIRATION:	4/15/2023
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
FEE TOTAL		\$ 100.00
PAYMENTS		\$ -100.00
BALANCE		\$ 0.00


NOTES:

The Historic Preservation Commission will hear your request for 8'x12' shed at 123 W 5th St. on October 25, 2022 at 6p.m. 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.

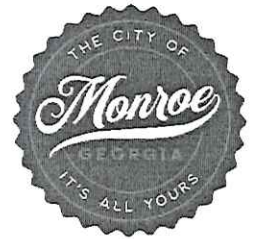


(APPROVED BY)

10/17/22
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: 123 W 5TH ST Parcel # M0200144

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

Property Owner: KEITH & LINDA SARGENT

Address: 123 W 5TH ST

Telephone Number: 770-267-7402 Email Address: KEITH.SARGENT@CO.WALTON.GA.US

Applicant:
Address:
Telephone Number: _____ Email Address: _____

Estimated cost of project: \$1000.00

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
#1628

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

Keith Sargent
Signature of Applicant

10/14/22
Date



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

Receipt Number: R00437883
Cashier Name: LAURA WILSON
Terminal Number: 34
Receipt Date: 10/17/2022 11:32:45 AM

40

Transaction Code: BP - Building Projects Payment

Payment Method: Check Payn Reference: 281

Name: Sargent, Keith	\$100.00
Total Balance Due:	\$100.00
Amount: \$100.00	
Total Payment Received:	\$100.00
Change:	\$0.00



Legend
 □ Parcels
 □ Roads

Parcel ID M0200144
 Class Code Residential
 Taxing District Monroe
 Acres 0.17

Owner SARGENT KEITH
 123 W 5TH ST
 MONROE, GA 30655
 Physical Address 123 W 5TH ST
 Appraised Value Value \$90810

Last 2 Sales			
Date	Price	Reason	Qual
n/a	0	n/a	n/a
n/a	0	n/a	n/a

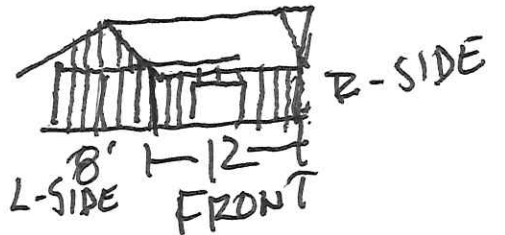
(Note: Not to be used on legal documents)

Date created: 10/14/2022
 Last Data Uploaded: 10/14/2022 6:35:52 AM

Developed by Schneider GEOSPATIAL

8'x12'

6/12 ROOF
 SHINGLE ROOF
 8x12 shed



NOTE: HOMEOWNER IS BUILDING SHED ONSITE; THE SHED PICTURED BELOW IS AN EXAMPLE OF SIZE (8'X12') AND ROOF DESIGN; ACTUAL SHED WILL NOT HAVE ANY WINDOWS





City of Monroe

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

HISTORIC PRESERVATION MTG PERMIT

PERMIT #:	1669	DESCRIPTION:	HISTORIC PRESERVATION
JOB ADDRESS:	114 N BROAD ST	LOT #:	
PARCEL ID:	M0140157	BLK #:	
SUBDIVISION:		ZONING:	B-2
ISSUED TO:	MOUNTAIN CREEK ENTERPRISES, IN	CONTRACTOR:	MOUNTAIN CREEK ENTERPRISES, IN
ADDRESS	630 RIVERBEND ROAD	PHONE:	
CITY, STATE ZIP:	MONROE GA 30655	OWNER:	
PHONE:	678-638-9348	PHONE:	
PROP.USE	COMMERCIAL	DATE ISSUED:	10/17/2022
VALUATION:	\$ 0.00	EXPIRATION:	4/15/2023
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
FEE TOTAL		\$ 100.00
PAYMENTS		\$ -100.00
BALANCE		\$ 0.00

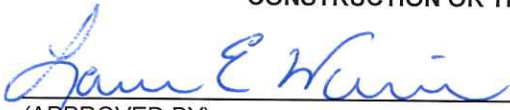
NOTES:

The Historic Preservation Commission will hear your request for an awning at 114 N. Broad St. on October 25, 2022 at 6p.m. in the Council Chambers at City Hall; 215 N. Broad St. Monroe, GA 30655

NOTICE

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(APPROVED BY)

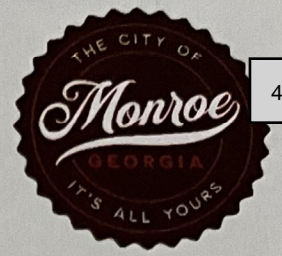
10/17/22
DATE



**2 HOUR
PARKING**
Mon - Sat 7:00 AM to 7:00 PM
← →
City of Columbus

**NO
PARKING**
**ON
SIDEWALK**

NOTICE TO THE PUBLIC
The City of Columbus is committed to providing a safe and healthy environment for all residents. We are currently reviewing the rules and regulations governing the use of public spaces. We will be posting the results of our review on this sign in the near future. Thank you for your patience and understanding.



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: 114 N Broad St Parcel # _____

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

Property Owner: Mountain Creek Enterprises

Address: 630 Riverbend Rd Monroe, GA 30655

Telephone Number: (Rick) 678-522-6560 Email Address: crista@mountaincreekfarm.com

Applicant:	<u>Rick Muszagh & Crista Carrell</u>
Address:	<u>630 Riverbend Rd Monroe GA 30655</u>
Telephone Number:	<u>678-522-6560 - Rick</u> <u>678-638-9348 - Crista</u>
Email Address:	<u>crista@mountaincreekfarm.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
- 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)

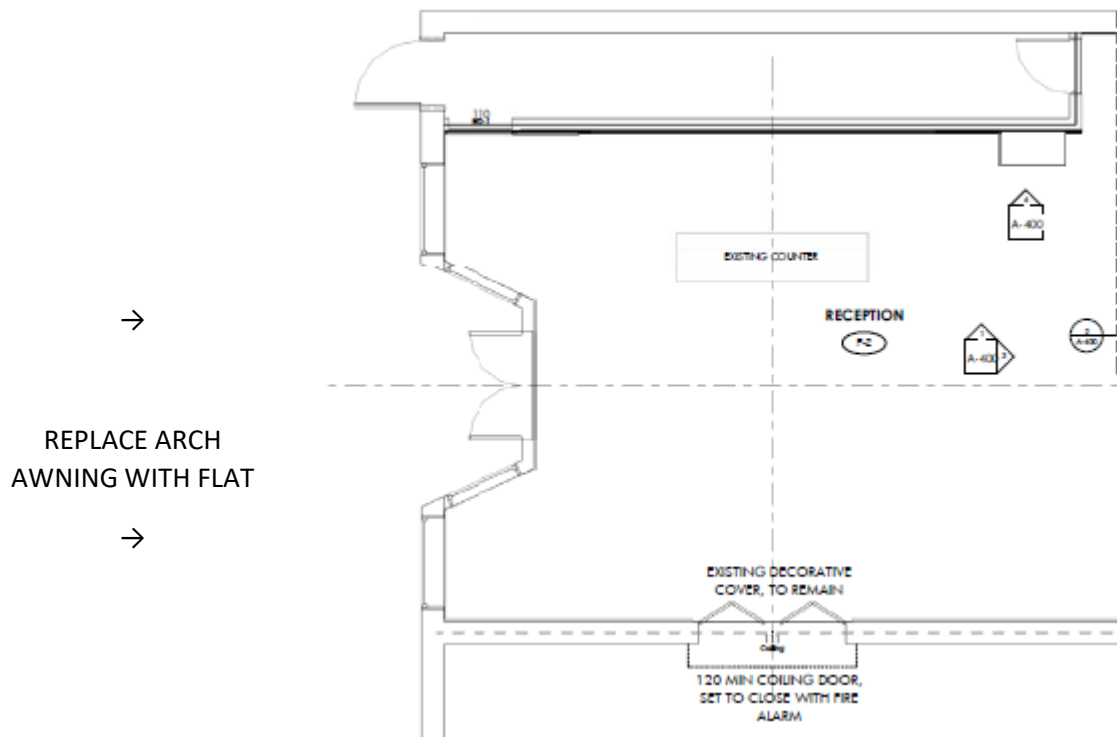
Please submit all application materials in hardcopy to the Code Department and digitally at lwilson@monroega.gov

Crista Carrell
Signature of Applicant

10/14/22
Date

**Mountain Creek Enterprises
for
114 North Broad Street**

We're requesting a COA to change the awning on the front of 114 North Broad Street. The current awning is a metal arch with glass inserts. We want to replace it with a flat metal awning with glass inserts. The replacement awning was removed from 116 North Broad (see attached photo of the awnings). The replacement would be installed at the same level that it was on 116 North Broad.



Crista Carrell & Rick Huszagh
Mountain Creek Enterprises
10/14/22







City of Monroe

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

HISTORIC PRESERVATION MTG PERMIT

PERMIT #:	1670	DESCRIPTION:	HISTORIC PRESERVATION
JOB ADDRESS:	225 BOULEVARD	LOT #:	
PARCEL ID:	M0160083	BLK #:	
SUBDIVISION:		ZONING:	R-1
ISSUED TO:	Lee Wiles	CONTRACTOR:	Lee Wiles
ADDRESS:	225 Boulevard	PHONE:	
CITY, STATE ZIP:	Monroe GA 30655	OWNER:	
PHONE:		PHONE:	
PROP.USE:	RESIDENTIAL	DATE ISSUED:	10/17/2022
VALUATION:	\$ 0.00	EXPIRATION:	4/15/2023
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
FEE TOTAL		\$ 100.00
PAYMENTS		\$ -100.00
BALANCE		\$ 0.00

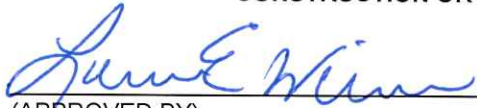
NOTES:

The Historic Preservation Commission will hear your request for shed and rear deck at 225 Boulevard on October 25, 2022 at 6p.m. 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.

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(APPROVED BY)

10/17/22
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: 225 Boulevard Monroe GA 30655 Parcel # _____

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

Property Owner: Lewis

Address: 225 Boulevard Monroe GA 30655

Telephone Number: 864-420-2550 Email Address: wileslee@gmail.com

Applicant: <u>Lee Wiles</u>	
Address: <u>Same</u>	
Telephone Number: <u>Same</u>	Email Address: <u>Same</u>

Estimated cost of project: 35k

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

[Handwritten Signature]
Signature of Applicant

9/20/2022
Date



Overview



Legend

- Parcels
- Roads

<p>Parcel ID M0160083</p> <p>Class Code Residential</p> <p>Taxing District Monroe</p> <p>Acres 0.39</p>	<p>Owner WILES LEE</p> <p>225 BOULEVARD</p> <p>MONROE, GA 30655</p> <p>Physical Address 225 BOULEVARD</p> <p>Appraised Value Value \$343500</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>4/30/2021</td> <td>\$343500</td> <td>FM</td> <td>Q</td> </tr> <tr> <td>3/11/2016</td> <td>\$133000</td> <td>FM</td> <td>Q</td> </tr> </tbody> </table>	Date	Price	Reason	Qual	4/30/2021	\$343500	FM	Q	3/11/2016	\$133000	FM	Q
Date	Price	Reason	Qual											
4/30/2021	\$343500	FM	Q											
3/11/2016	\$133000	FM	Q											

(Note: Not to be used on legal documents)

Map created: 9/20/2022
 Last Data Uploaded: 9/20/2022 6:19:58 AM

Developed by Schneider
 GEOSPATIAL

Laura Wilson

From: Lee Wiles <wileslee.a@gmail.com>
Sent: Tuesday, September 20, 2022 12:51 PM
To: Laura Wilson
Subject: Fwd: Lee Wiles 225 Boulevard Monroe GA. 30655
Attachments: Stubbed Attachments.htm

This message's contents have been archived by the Barracuda Message Archiver.
[Document.pdf](#) (545.9K)

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good Afternoon,

New deck on the back of the house that is 45x12 with a 6 foot staircase.

Top deck will be made of trex composite.
Replacing the existing deck and extending it.

Put a 12x28 shed in the back yard for a home office.

Has been painted drywalled.











