



Historic Preservation Commission Meeting

AGENDA

Tuesday, April 27, 2021

6:00 PM

215 N Broad Street Monroe Ga

I. **CALL TO ORDER**

II. **ROLL CALL**

III. **MINUTES OF PREVIOUS MEETING**

[1.](#) Minutes of Previous Meeting - March 23, 2021

IV. **REQUESTS**

[1.](#) Request for COA to Remove Awning - 107 & 109 N Broad St

V. **OLD BUSINESS**

VI. **NEW BUSINESS**

VII. **ADJOURNMENT**

Historic Preservation Commission
Meeting Minutes
March 23, 2021

Present: Crista Carrell, Susan Brown, Fay Brassie, Elizabeth Jones,

Absent: Mitch Alligood

Staff: Pat Kelley, Director of Planning & Code
Debbie Adkinson, Code Department Assistant
Brad Callender, Planner

Visitors: Fernando Villarruel, Dulce Villarruel, Sam Davis

Meeting called to order at 6:04 P.M.

Chairman Carrell asked if there were any changes or corrections to the February 23, 2021 minutes.

To approve with date correction.

Motion by Jones Second by Brassie
Motion carried. Minutes Approved with correction.

The First Item of Business: Request for COA # HP-000094-2021 for exterior changes at 507 E Church St. The applicant is Samuel Davis, Owner.

Mr. Davis spoke to the request. He has three items he would like to do to the exterior of the house. (1.) He is asking to remove the stairwell from the front porch and secure the balcony by closing it off. (2.) They want to make the side room into a sunroom with a door. (3). To remove the existing steps where the sunroom will be. (4.) They would like to change the front door to be a double door and remove the side lights.

Chairman Carrell asked for questions.

Chairman Carrell asked if the balcony would be removed?

Davis: No, it would stay.

Brown: Would you remove the stone steps on the front.

Davis: No, those would be cleaned up and painted.

Brown: why would you want to change the doors as is to double doors.

Davis: The transom would stay. They wanted to replace the doors due to draftiness.

There was more discussion of the windows for the sun room. The suggestion was to make sure all of the windows had the crown molding over the top of them.

Chairman Carrell entertained a motion.

Motion to approve windows for the sun room with the condition that the Cornish on the windows match the original windows.

Motion by Brown. Second by Jones
Motion carried. COA Granted

Motion to remove the stairs and secure the balcony by closing off.

Motion by Brassie. Second by Brown
Motion carried. COA Granted

Motion to deny the changing of the door from single to double.

Motion by Brassie. Second by Jones.
Motion Carried. COA Denied

Motion to remove steps on side of house.

Motion by Brassie. Second by Brown.
Motion carried. COA Granted

Old Business:

Revisit of 315 S Madison Avenue Demolition request for COA.

Fred and Dulce Villarruel spoke to the request. They have more information on the condition of the house and what it would cost to get back to a livable structure. A Code inspection was done by the Code Department inspector. They had a home inspector do a thorough inspection on the entire house. There are a number of significant structural issues with the house. The approximate renovation number would be \$135,000. This is the number the house inspector derived at. A contractor friend gave them an estimate of \$110,000.

Kelley: Tim Wilkins, the inspector for the City, went by and did the check list for what needed to be done. It does seem to be cost prohibitive to restore.

Chairman Carrell asked if there were any questions for the owners.

There was much discussion on the house and the closeness of the property lines. It was stated the house was only 4 feet from the property line on both sides. There would be no place for a driveway or parking on this property. They also discussed when a new house would be built. The outlook is within a year. They discussed the previous demolition of three other houses to the south side of the property.

Chairman Carrell entertained a motion.

There was more discussion of why it should be restored. Jones brought to their attention the State Tax Credit that pays out 25% of cost to restore. Brassie feels the amount stated was not an

unreasonable amount for repairs. There was concerned about the front of the house being close to the street. This house is an existing non-conforming property therefore would not be a problem.

Chairman Carrell entertained a motion once more.

To Deny Demolition

Motion by Brassie. Seconded by Brown.
Motion passed. COA Denied

The applicant asked what his next steps would be. He was informed of the permits needed for renovation, the option to appeal to the City Council within 30 days of decision and he was given information on the State Tax Credit.

Other old business:

Brown brought to the table the outside walls of the building at 100 S Broad Street having the stucco partially removed and exposed brick. The commission feels they should come back before them to discuss the look and technique and get approval.

Brassie brought to the table the Addison Wonderland faded flower color still on the wall.
Kelley: they intend to repaint.

Brassie: Katy’s Diner window painting needs to be removed. It exceeds the window size.
Kelley: we will check into it.

Brassie: did the Hester house come before the commission about the fence?
Chairman Carrell doesn’t remember anything in reference to the house.

New Business:

Brassie: The Hester house now has shutters that look like western motif.
Kelley asked for a list of things to be looked into.

Chairman Carrell announced a possible decision on the grant in April 2021.

Chairman Carrell entertained a motion to adjourn

To adjourn

Motion by Brown. Second by Jones
Motion carried. Adjourned at 7:14 pm



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

Plan Report

Plan NO.: HP-000101-2021

Plan Type: Historic Preservation

Work Classification: Certificate of Appropriateness

Plan Status: In Review

Apply Date: 04/19/2021

Expiration:

Location Address

Parcel Number

107 & 109 N BROAD ST, MONROE, GA 30655

M0140062

Contacts

2ND FLOOR LLC
614 St Ives Walk, Monroe, GA 30655
(678)939-4702

Applicant

chris@LRGRP.com

Description: REQUEST FOR COA TO REMOVE AWNING - HPC MTG 4/27/2021 @ 6:00 PM
215 N BROAD ST

Valuation: \$0.00

Total Sq Feet: 0.00

Fees	Amount
Historic Preservation Request	\$10.00
Total:	\$10.00

Payments	Amt Paid
Total Fees	\$10.00
Check # 5069	\$10.00
Amount Due:	\$0.00

Condition Name

Description

Comments

Issued By:

April 19, 2021

Date

Plan_Signature_1

Date

Plan_Signature_2

Date

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
MONROE HISTORIC PRESERVATION COMMISSION

Please read the Historic Preservation Ordinance (Code Sections 8-4-1 through 8-4-91). In addition, please consult with the Code Office to determine if any other Monroe ordinances apply, and if applicable, read those ordinances.

DATE: 4-15-2021

APPLICANT: Chris Collin

APPLICANT'S ADDRESS: 614 Saint Ives Walk Monore Ga 30655

TELEPHONE NUMBER: 678-939-4702

PROPERTY OWNER: Chris Collin and Abhiram Garapati

OWNER'S ADDRESS: 614 Saint Ives Walk Monore Ga 30655

TELEPHONE NUMBER: 678-939-4702

PROJECT ADDRESS: 109 and 107 North Broad Street

Brief description of project: Remove rotten cedar awning and restore buildings to the original look. Paint brick under awning to match building.

(Continue on separate sheet, if necessary.)

Chris Collin
Applicant

4-15-2021
Date

1. A reconstruction or alteration of the size, shape, or façade, including any of the architectural elements or details;
 2. Demolition;
 3. Commencement of excavation for construction purposes;
 4. A change in the location of advertising visible from the public right-of-way; and
 5. The erection, alteration, restoration, or removal of any building or other structure within a historic property or district, including walls, fences, steps and pavements, or other appurtenant features.
- [Sec. 8-4-2(f)]

“Exterior architectural features” means the architectural style, general design, and general arrangement of the exterior of a building or other structure, including but not limited to, the kind or texture of the building material and the type and style of all windows, doors, signs, and other appurtenant architectural fixtures, features, details, or elements relative to the foregoing [Sec. 8-4-2(b)].

“Exterior environmental features” means all those aspects of the landscape or the development of the site which affect the historical character of the property [Sec. 8-4-2(c)].

Ordinary maintenance or repair of any exterior architectural feature in or on a historic property that does not involve a material change in design, material, or outer appearance is excluded from review. [Sec. 8-4-81]

I acknowledge that I have read this material and will abide by the ordinances set forth.



 Signature of Applicant

4-15-2021

 Date





YOUR PIE PIZZA



2 HOUR
PARKING
& WAITING
NO PARKING
ON SIDEWALKS

TREET

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Wow - 11

CHOOSE
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