



Historic Preservation

AGENDA

Tuesday, June 23, 2020

6:00 PM

215 N Broad Street Monroe Ga 30655

I. CALL TO ORDER

II. ROLL CALL

III. MINUTES OF PREVIOUS MEETING

[1.](#) Minutes of Previous Meeting - April 30, 2020

IV. REQUESTS

[1.](#) Request for COA for Addition - 706 S Broad Street

[2.](#) Request for COA to Add Handicap Ramp - 427 S Broad Street

V. OLD BUSINESS

VI. NEW BUSINESS

VII. ADJOURNMENT

Historic Preservation Commission
Meeting Minutes
April 28, 2020

Present: Crista Carrell, Mark Hammes, Susan Brown, Fay Brassie

Absent: None

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

Visitors: JT Anderson and Daniel & Lindsey South

Meeting called to order at 5:58 P.M.

Chairman Carrell entertained a motion for approval of the minutes from February 25, 2020 Meeting. Hammes made motion to approve. Brassie seconded. Motion Carried. Minutes approved.

The first item of business is an application for a COA for petition # HP-000050-2020 at 101 N Broad St. Ste B to allow a mural sign to be painted on the south side of the building. The applicant is JT Anderson the co-owner of the businesses located here.

JT Anderson spoke to the request. He stated they would like to paint a mural to advertise their businesses.

Chairman Carrell asked if there were any questions.

Brassie asked what the sign size would be and if it would be more than allowed in town.

Kelley stated the mural would be advertising three businesses as opposed to just one. Taking that three businesses are represented, this could be taken into consideration in their deliberations on their determination.

Chairman Carrell asked if there were any more questions. Being none; she entertained a motion.

Hammes made a motion to approve. Brown second.
Motion carried. COA granted.

The second item of business is an application for a COA for petition # HP-000051-2020 at 331 N Broad St. to allow a new house to be built. The applicants are Daniel & Lindsey South.

Daniel & Lindsey South spoke to the request. They stated they would like to build their new home here on broad based on the pictures included in the application.

Chairman Carrell asked fi there were any questions.

Brassie asked if the drive on broad would be removed.

Souths stated it would be used for front entrance and they would have a shared drive off W Marable.

With no other discussion Chairman Carrell entertained a motion.

Hammes made a motion to approve. Brown Second
Motion Carried. COA Granted.

Old Business: None

New Business: None

Chairman Carroll entertained a motion to adjourn.

Brassie made a motion to adjourn. Hammes second.
Meeting adjourned at 6:09 pm



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

Plan Report

Plan NO.: HP-000058-2020

Plan Type: Historic Preservation

Work Classification: Certificate of Appropriateness

Plan Status: In Review

Apply Date: 06/15/2020

Expiration:

Location Address

Parcel Number

706 S BROAD ST, MONROE, GA 30655

M0190031

Contacts

ROBERT & VICKI GRAFE 1843 Alcovy Mountain Rd SE, Monroe, GA 30655 (706)614-4013	Applicant robgrafe@gmail.com
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Description: REQUEST FOR COA FOR ADDITIONS - HPC MEETING 6/23/2020 @ 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
Credit Card	\$10.00
Amount Due:	\$0.00

<u>Condition Name</u>	<u>Description</u>	<u>Comments</u>
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 Issued By:

June 15, 2020

 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: 5/15/2020

APPLICANT: Robert & Vicki Graft

APPLICANT'S ADDRESS: 1843 ALCOY MOUNTAIN ROAD SE
MONROE, GA 30655

TELEPHONE NUMBER: 706-614-4013

PROPERTY OWNER: UNKNOWN - House on the

OWNER'S ADDRESS: Market for-Sale

TELEPHONE NUMBER: _____

PROJECT ADDRESS: 706 South Broad Street
MONROE, GA. 30655

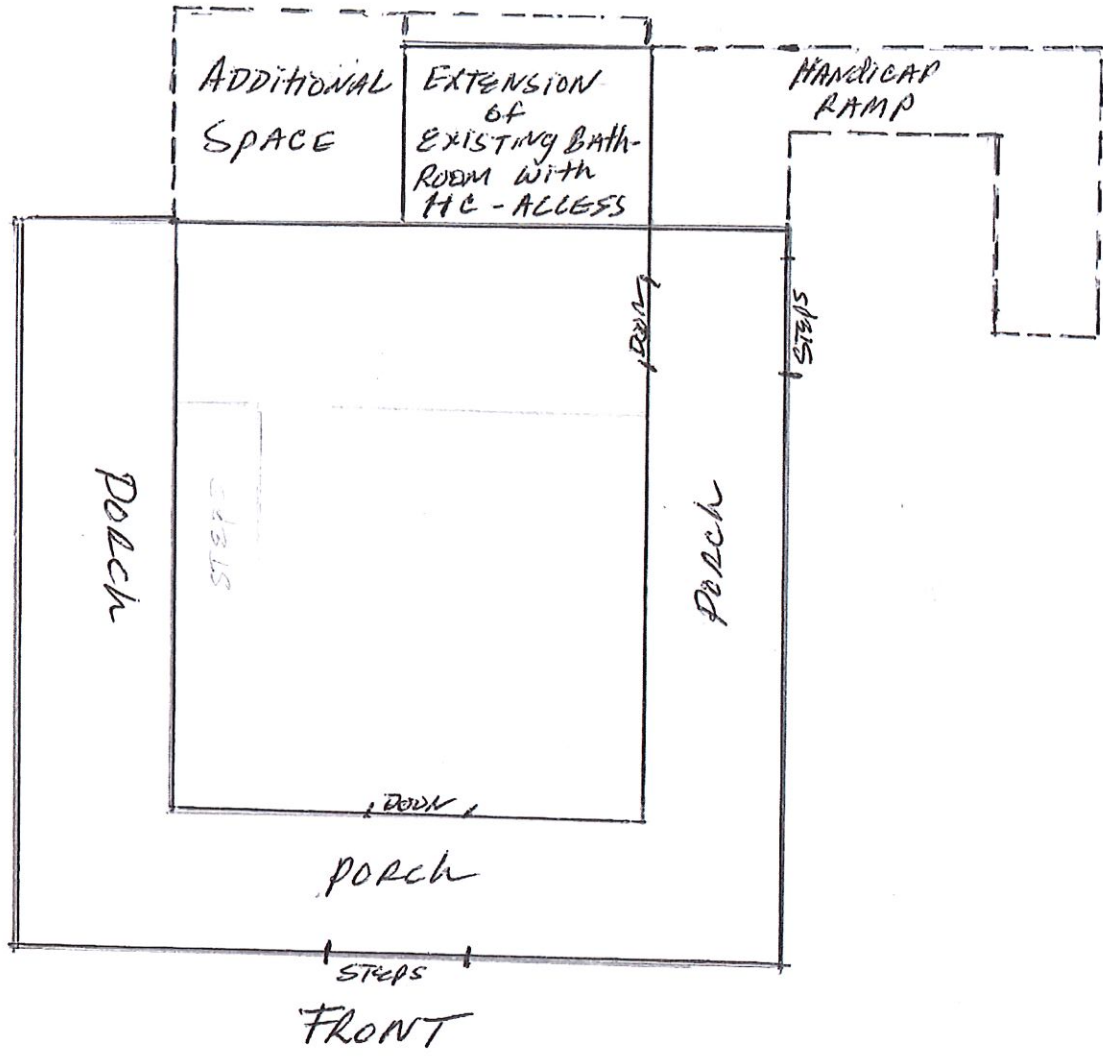
Brief description of project: Extend the rear of the house
to accommodate Handicap Bathroom
& ADD ADDITIONAL SPACE.
ALSO - ADD Handicap Ramp &
BATHROOM ACCESS

(Continue on separate sheet, if necessary.)

Attach photograph(s) of existing condition of property necessary to show all areas affected.

Attach plans, sketches, drawings, and diagrams of the project and detail the materials that will be used.

REAR



————— = EXISTING

- - - - - = PROPOSED CHANGES

MATERIALS - HANDI-CAP RAMP
 PT FRAMING LUMBER
 5/4 WOOD DECKING
 WOOD RAILINGS

MATERIALS-ADDITION
 FRAMING LUMBER
 OSB
 DRYPACK & INSULATION
 WOOD SIDING
 ASPHALT SHINGLES

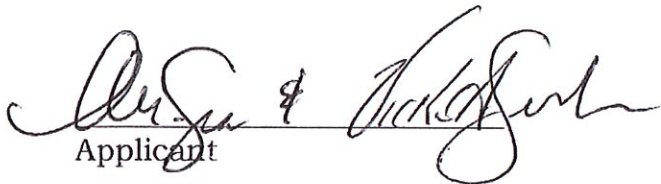
- 4. A change in the location of advertising visible from the public right-of-way; and
- 5. The erection, alteration, restoration, or removal of any building or other structure within a historic property or district, including walls, fences, steps and pavements, or other appurtenant features.

[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]


 Applicant

Date: 5/15/2020

2/99 MGG

3 Parrs, Inc.

152 W Athens St
Winder, GA
(770) 377-8623
shawn@thatsoursig.com

June 5, 2020

To whom it may concern,

I give permission to contact the Historical district for application of appropriateness regarding location 706 S Broad St, Monroe, GA 30655. Please direct any questions or concerns directly to me.

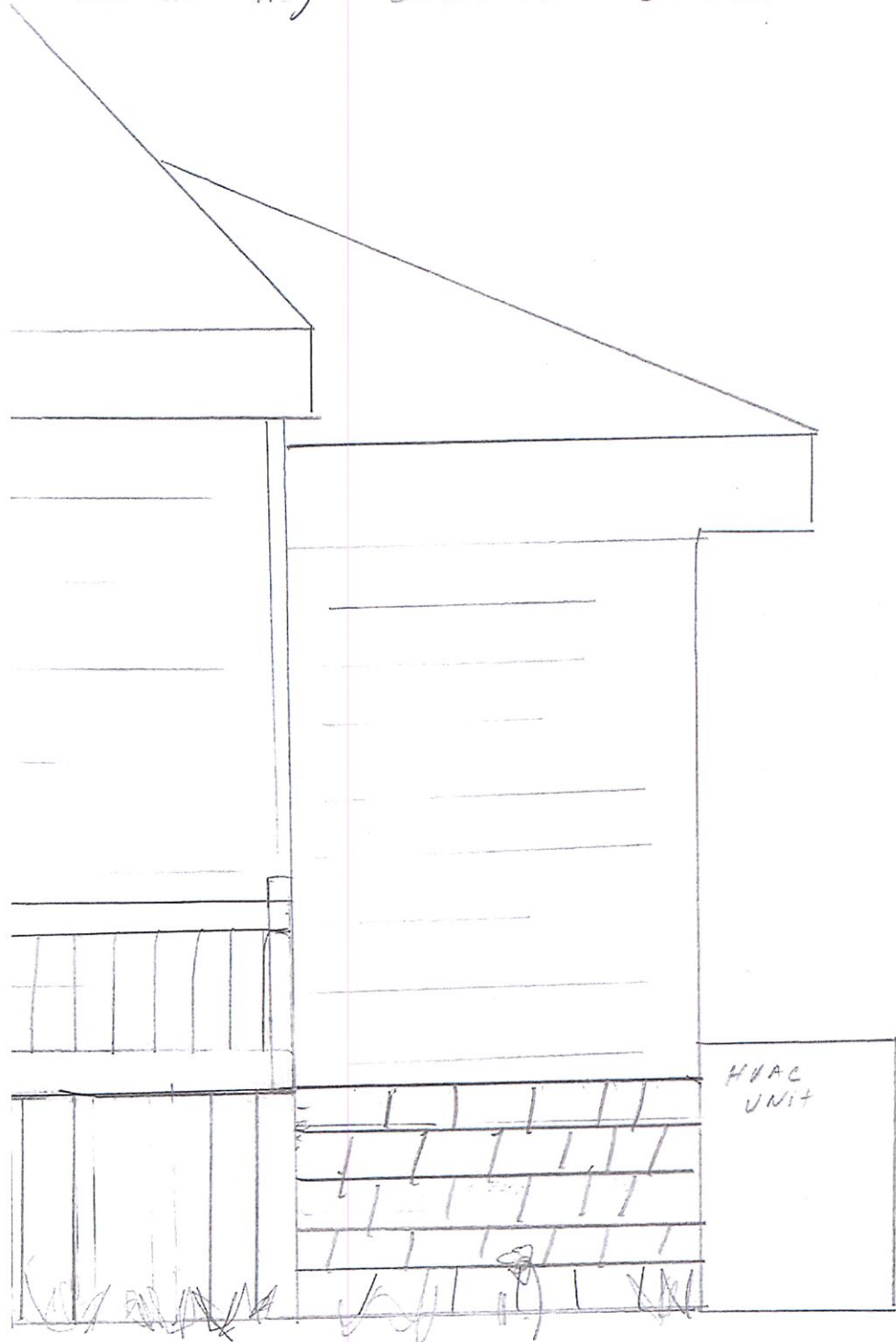
Thank you for your time,



Shawn E. Reynolds

CEO, CFO and Secretary 3 Parrs, Inc.

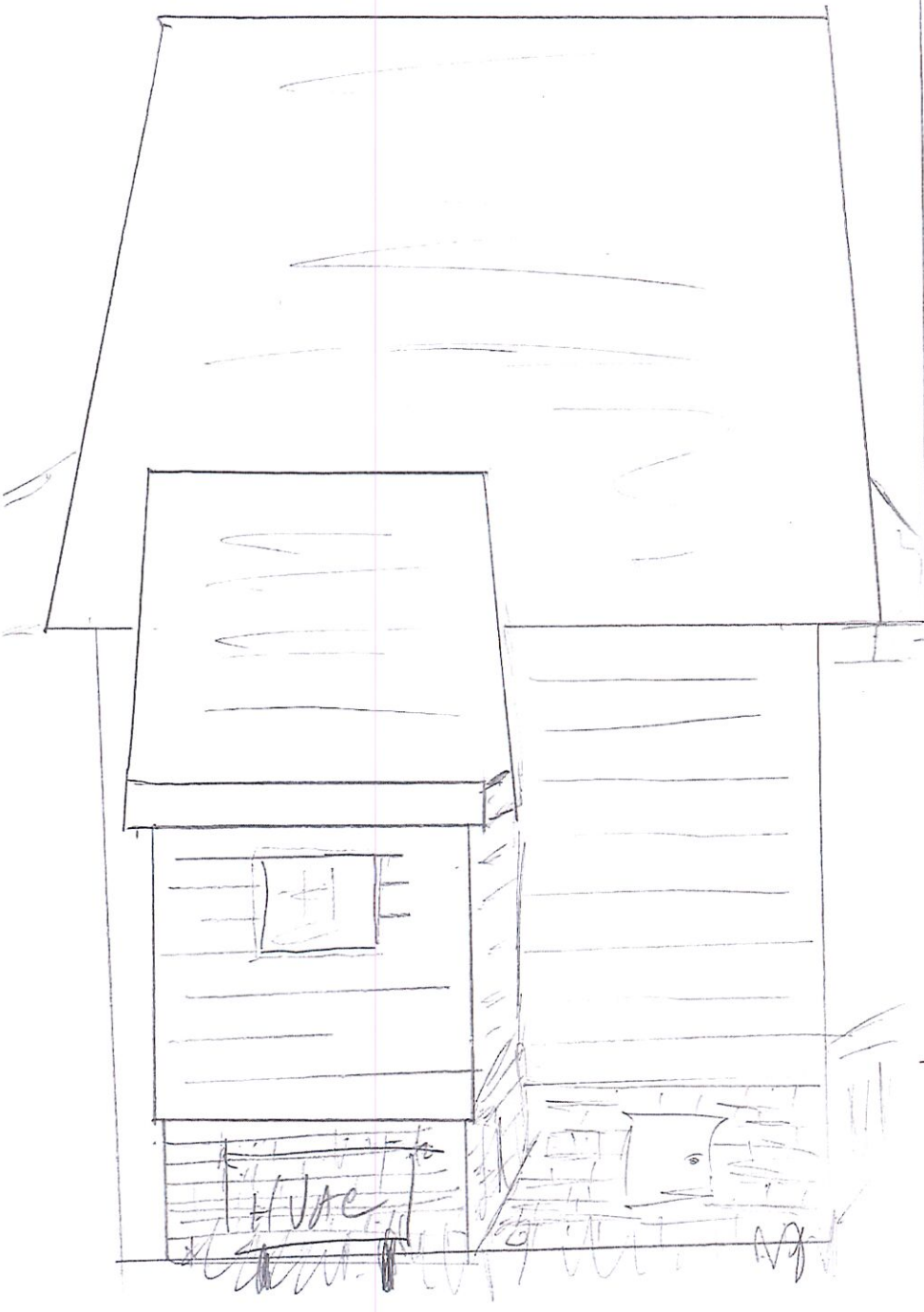
CURRENT Right ELEVATION - BATHROOM



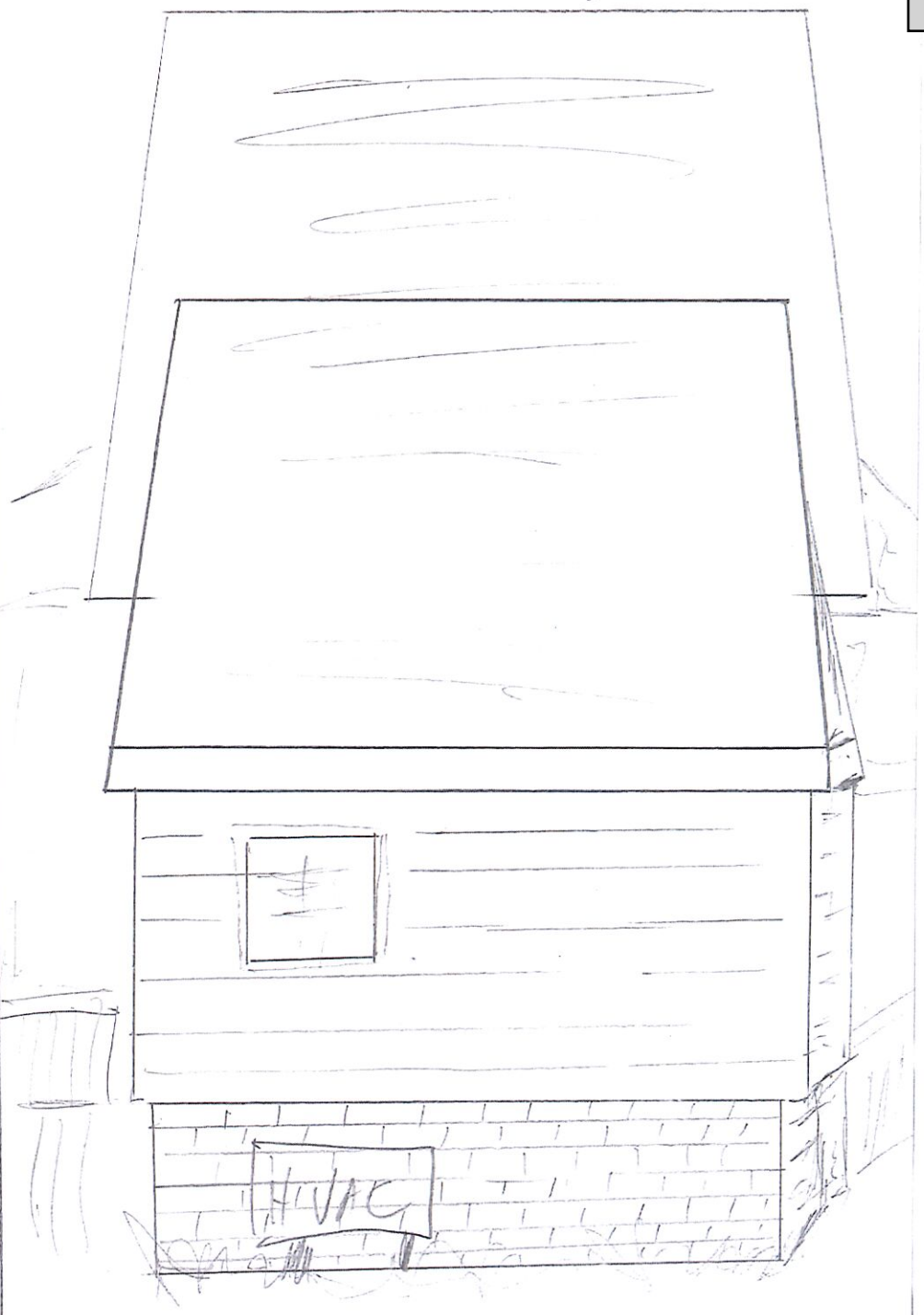
REAR - Right ELEVATION CHANGES - BATHROOM



REAR ELEVATION - CURRENT



REAR ELEVATION - CHANGES



Rear Elevation



Right Side Elevation



back yard





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

Plan Report

Plan NO.: HP-000059-2020

Plan Type: Historic Preservation

Work Classification: Certificate of Appropriateness

Plan Status: In Review

Apply Date: 06/15/2020

Expiration:

Location Address

Parcel Number

427 S BROAD ST, MONROE, GA 30655

M0160145

Contacts

Jonathan & Esron Lewis **Applicant**
1445 Stoneleigh Hill Rd RD, Lithonia, GA 30058
(470)415-9793 abundanceoflove@yahoo.com

Description: REQUEST FOR COA TO ADD HANDICAP RAMP - HPC MEETING 6/23/2020 @ 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
Credit Card	\$10.00
Amount Due:	\$0.00

Condition Name

Description

Comments

Issued By:

June 15, 2020

Date

Plan_Signature_1

Date

Plan_Signature_2

Date

REQUEST FOR A CERTIFICATE
OF APPROPRIATENESS

Under Monroe's Historic Preservation ordinance, you are required to obtain a Certificate of Appropriateness (COA) for any exterior material change you wish to make to your property if your property is located within a historic district, or if the change would affect property in a historic district. Please see pages 3 and 4, Definitions.

The following steps must be taken in order to have your proposed change considered by the Historic Preservation Commission (HPC):

1. Stop by the Code Office at least 10 working days in advance of the next regular meeting of the HPC (the fourth Tuesday of each month at 6:00 pm), read the Historic Preservation Ordinance, and request that your proposal be added to the agenda.
2. Fill out the application for a COA and turn it in to the Code Office.
3. Pay the \$10.00 fee. If you request a "special meeting" at some date or time (other than the 4th Tuesday of every month), the fee is \$50.00. If you are requesting to demolish Historic property, the fee is \$50.00 on the regular scheduled meeting.
4. Provide all documentation which will assist the HPC in deciding if your proposed change(s) are in keeping with the historic district standards and guidelines. The more complete your presentation, the more efficiently your request can be handled. Please see the COA application for additional information.

Suggested documentation consists of all architectural drawings, sketches, pictures, diagrams, or actual examples. All documentation should be turned in to the Code Office at the time of your application, as it gives HPC members time to consider your request prior to the meeting. Physical samples, if applicable, should be brought with you to the meeting.

5. Appear at the meeting on the scheduled day and time to present your proposal.

Thank you, the HPC looks forward to considering your request.

Please read the following directions for completing the Request for COA Application.

Attach photograph(s) of existing condition of property necessary to show all areas affected.

Attach plans, sketches, drawings, and diagrams of the project and detail the materials that will be used.

Provide such other information that is necessary for the HPC to adequately consider the application in light of the following criteria.

In reviewing applications for COAs, the HPC's duties include taking into account the historic and architectural significance of the structure and maintaining maps showing the historic and architectural significance of structures in the Historic Districts.

In its review, the HPC shall also take into account the following elements to ensure that the exterior form and appearance of the structure is consistent with the historical and visual character of the District:

1. The height of the building in relation to the average height of the nearest adjacent and opposite buildings;
2. The setback and placement of the building on the lot in relation to the average setback and placement of the nearest adjacent and opposite building;
3. Exterior construction materials, including textures and patterns.
4. Architectural detailing, such as lintels, cornices, brick bond, and foundation materials;
5. Roof shapes, forms, and materials;
6. Proportions, shapes, positioning and locations, patterns and sizes of any elements of fenestration.

The **Code Office** will post a notice which will notify all affected property owners of the material change being requested not less than seven (7) days prior to the meeting at which the request for a COA is to be considered. The applicant and the affected property owners will be given an opportunity to be heard at the meeting in which the application is presented.

DEFINITIONS:

A "material change in appearance" means a change that will affect either the exterior architectural or environmental features of a historic property or any structure, site, or work of art within a historic district, and may include any one or more of the following:

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

[Sec. 8-4-2(f)]

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

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

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

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



Signature of Applicant

6/5/2020

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: 6/5/2020

APPLICANT: Esron A. Lewis Jr

APPLICANT'S ADDRESS: ~~427 S Broad St.~~ 1445 Stoneleigh Hill Rd
Lithonia Monroe, GA 30655 30058

TELEPHONE NUMBER: 404 964 3671

PROPERTY OWNER: John Thompson

OWNER'S ADDRESS: 408 Springdale Rd,
Monroe GA 30655

TELEPHONE NUMBER: 404 275 0057

PROJECT ADDRESS: 427 S Broad St
Monroe, GA 30655

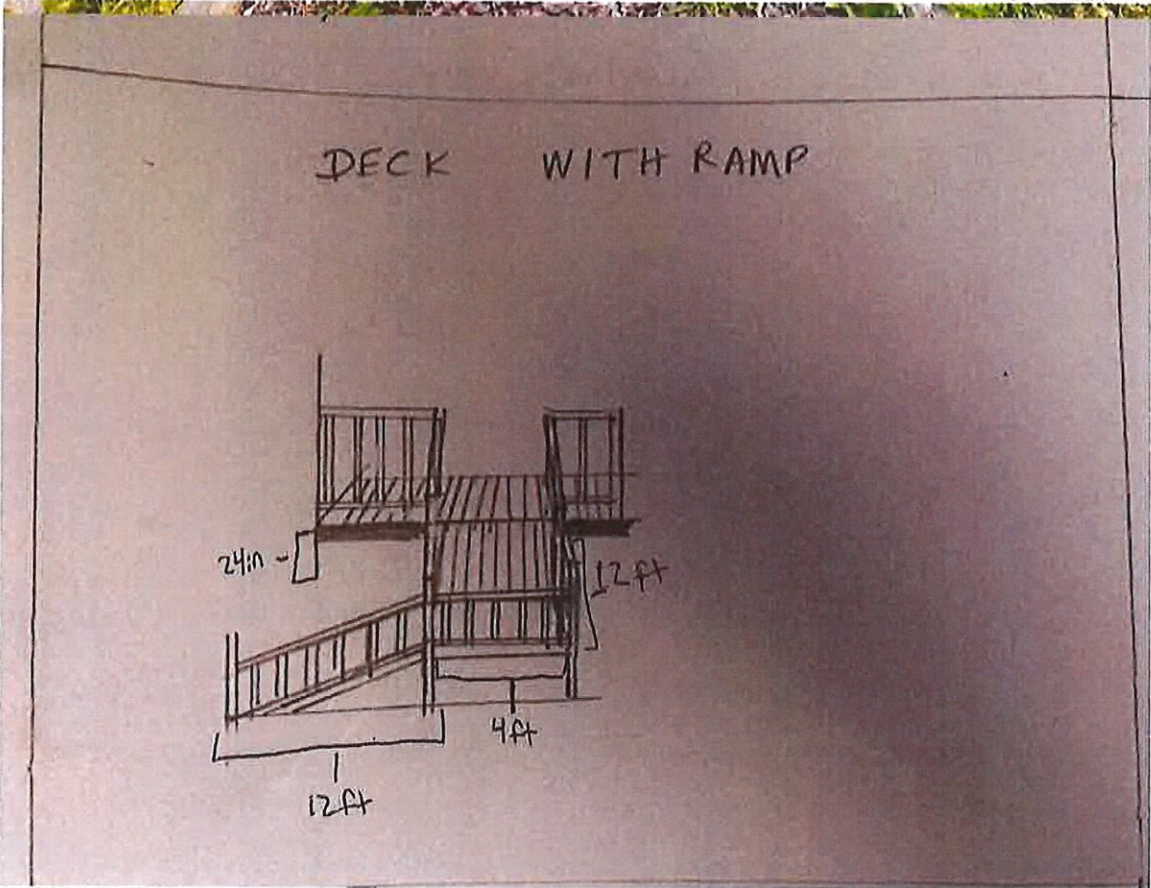
Brief description of project: Building an "L" shape
ramp in the back of the house.

(Continue on separate sheet, if necessary.)

[Signature]
Applicant

6/5/2020
Date

Revised 6/29/17



The Ramp is 24Ft

From the deck out we will go 12ft and another 12ft forming a L shape.

Rail is 24Ft

There will be a rail in the ramp which is 12ft long and another 12ft long rail to complete it

Off the ground to where the deck is now is 24 inches

The deck is 4ft wide so the ramp will be 4ft wide.

The back door is 36inches

We will be adding a rail to the ramp



