



## Historic Preservation Meeting

### AGENDA

Tuesday, February 28, 2023

6:00 PM

215 N. Broad St. - City Hall

- 
- I. **CALL TO ORDER**
  - II. **ROLL CALL**
  - III. **APPROVAL OF AGENDA**
  - IV. **MINUTES OF PREVIOUS MEETING**
    1. Minutes of Previous Meeting 1-24-2023
  - V. **OLD BUSINESS**
    1. Request for COA - 1251 S. Madison Ave - Demolition
  - VI. **NEW BUSINESS**
    1. Request for COA - 218 Walton St - Rear Deck
    2. Request for COA - 253 Boulevard - Fence
    3. Request for COA - 257 Boulevard - Fence & Shed
  - VII. **ADJOURNMENT**

Historic Preservation Commission  
Meeting Minutes  
Regular Meeting—January 24, 2023

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

Absent: Jane Camp

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

Visitors: Rob Goudiss

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

Motion to Approve the Agenda as presented:

Motion Powell. Second Brown  
Motion carried

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

Motion by Brassie, Second by Powell  
Motion carried.

Old Business:

**The First Item of Old Business:** Request for COA #1915, a request demolition of 1251 S. Madison Ave. The applicant is Harry Arnold Properties, owner of the property. Rob Goudiss, a representative from Harry Arnold Properties, spoke in favor of the request. With the application, the applicant provided the Commission an estimate for how much it would be to repair the structure. The estimate was approximately \$150,000 and it did not include any of the interior finishes. From a business perspective, it does not make sense for Arnold Properties to restore the structure. There is no plan for development of the lot after the demolition.

Commissioner Brassie: Are you going to take down the whole house or just a porch?

Goudiss: The whole house will be torn down.

Chairman Jones read the City Ordinance sections 54-173 and 54-174b; The Commission needs to see what is going to go there to make sure it fits with the character of the district.

Goudiss: No plans except to leave it as a green space after the demolition; no attempt for development

Chairman Jones: We would need so see plans

Commissioner Brassie: We will need that in writing

Goudiss: Okay

Chairman Jones: If it changes from a green space, you would have to come back for approval of the plans  
Discussion continues between Callender and HPC members about the definition of a green space

Goudiss: It is not my intention to leave any building materials on site after the demolition.

Commissioner Brown: What is the date of construction?

Callender: the date is 1910 according to the tax assessors

Commissioner Brassie: It is one of the few remaining Victorian cottages in the district

Commissioner Brown: the house predates the mill

Commissioner Jones: Have you thought about getting a tax credit and using it as building that generates income?

Goudiss: That is not our intent, to do a tax credit

Commisisoner Powell: When was the last time someone lived there?

Goudiss: Approximately 7-8 years ago

Commissioner Jones: Is there a way we could arrange a site visit so we could see the condition?

Goudiss: You are more than welcome to come in with us; it is not the safest area. I generally do not like to do this but in an effort to be cooperative, I will do what I can

Commissioner Brassie: It is an important house and we want to investigate as much as we can and cover all of the bases

Motion to table the demolition request until February 28<sup>th</sup> to allow time for a site visit

Goudiss: I will be out of the country for two weeks starting on February 28<sup>th</sup> but I will make sure some one from Arnold Properties is here to represent us.

Motion to table the demolition request until February 28<sup>th</sup> to allow time for a site visit

Motion by Brown, Second by Powell

Motion carried

New Business: None

Motion to adjourn

Motion by Brown, Second by Brassie

Adjourned at 6:22 pm



# City of Monroe

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

## HISTORIC PRESERVATION MTG PERMIT

PERMIT #:	1915	DESCRIPTION:	HISTORIC PRESERVATION - DEMOLITION
JOB ADDRESS:	1251 S MADISON AVE	LOT #:	
PARCEL ID:	M0200190	BLK #:	
SUBDIVISION:		ZONING:	R-1
ISSUED TO:	ROB GOUDISS	CONTRACTOR:	ROB GOUDISS
ADDRESS:	PO BOX 391	PHONE:	
CITY, STATE ZIP:	MONROE GA 30655	OWNER:	
PHONE:		PHONE:	
PROP. USE:	RESIDENTIAL	DATE ISSUED:	12/19/2022
VALUATION:	\$ 0.00	EXPIRATION:	6/17/2023
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

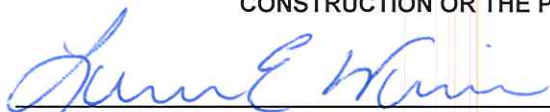
**NOTES:**

The Historic Preservation Commission will hear your request for demolition at 1251 S. Madison Ave on December 27, 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)

12/19/22  
DATE



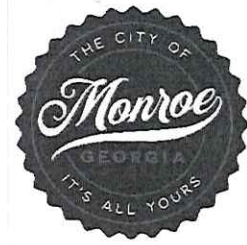
215 North Broad Street  
 Monroe, GA 30655  
 Tel (770) 267-3429  
 Fax (770) 267-3698

Receipt Number: R00460581 5  
 Cashier Name: LAURA WILSON  
 Terminal Number: 34  
 Receipt Date: 12/19/2022 11:11:37 AM

Transaction Code: BP - Building Projects Payment

Payment Method: Cash Payment Reference:

Name: GOUDISS, ROB	<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>



### 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: 1251 South Madison Avenue Parcel # 110200190

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

Property Owner: H.A. Commons, LLC / Arnold Property

Address: P.O. Box 391, Monroe, GA 30655

Telephone Number: 404-277-4661 Email Address: rgarnoldprop@gmail.com

Applicant:	<u>Rob Goudiss</u>
Address:	<u>P.O. Box 391 Monroe, GA 30655</u>
Telephone Number:	<u>404-277-4661</u> Email Address: <u>rgarnoldprop@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
- \_\_\_\_ 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 #1915

Reason for Demolition - Economic Feasibility

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

RAJoli  
Signature of Applicant

12/16/2022  
Date

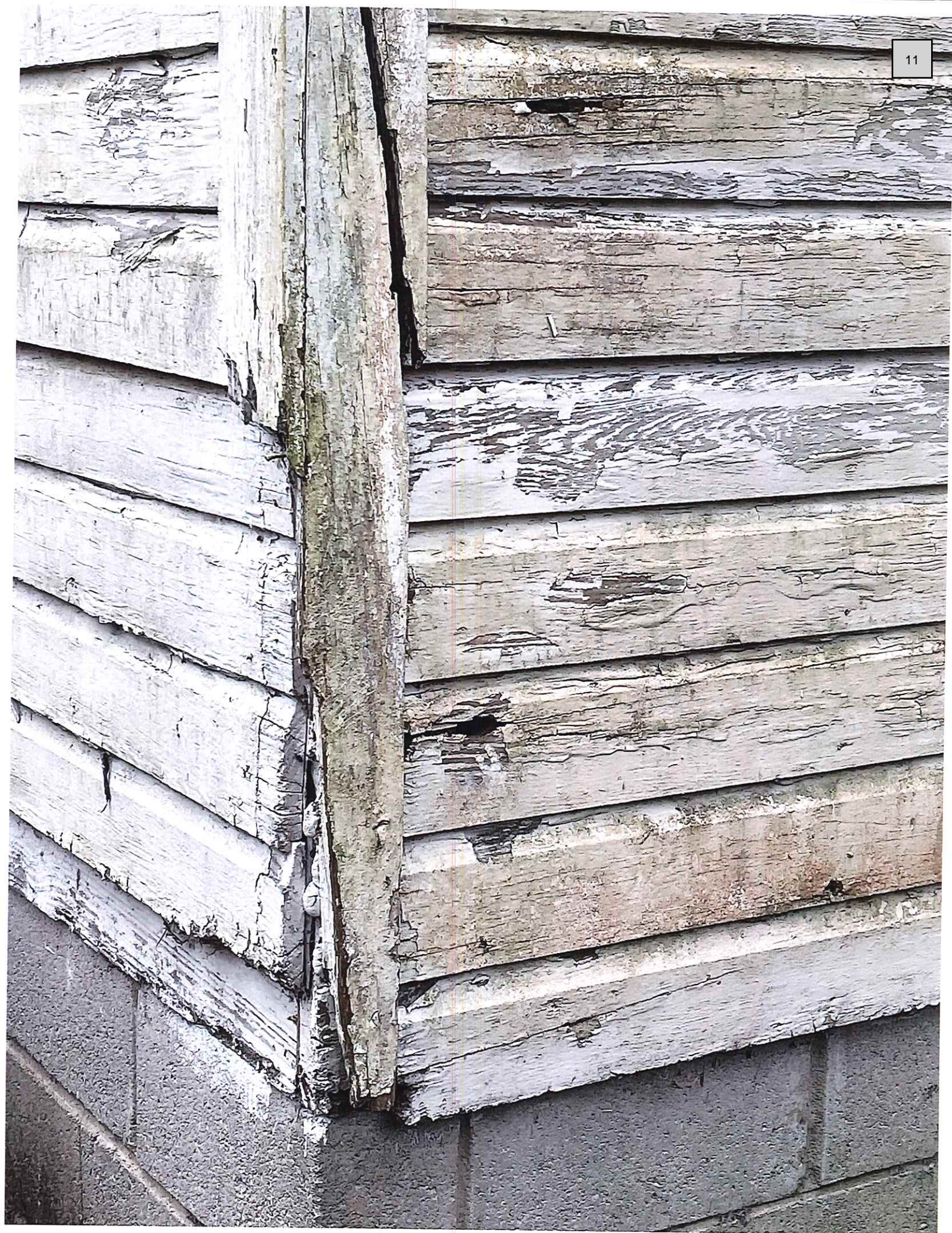








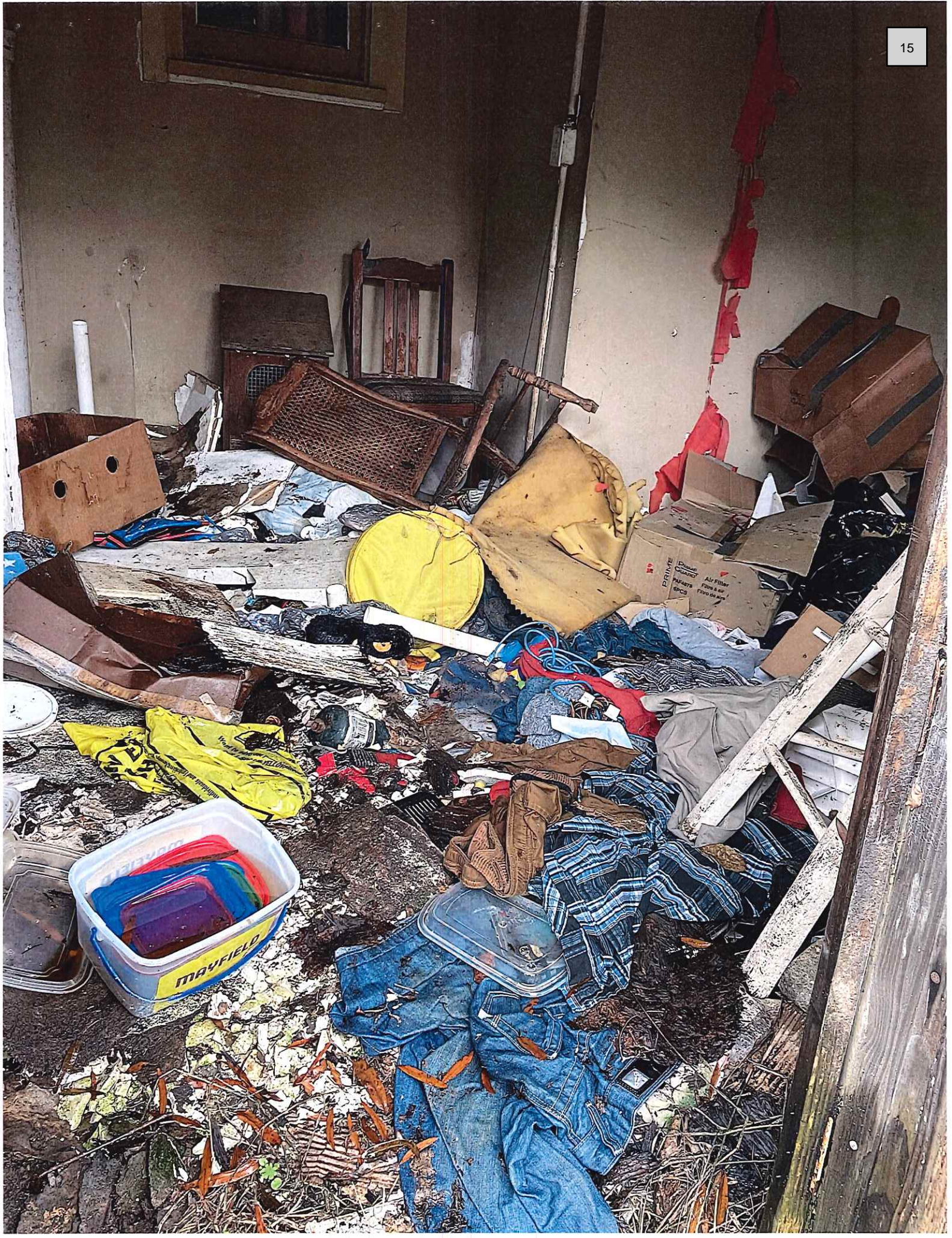
























# City of Monroe

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

## HISTORIC PRESERVATION MTG PERMIT

PERMIT #:	2145	DESCRIPTION:	HISTORIC PRESERVATION
JOB ADDRESS:	218 WALTON ST	LOT #:	
PARCEL ID:	M0140008	BLK #:	
SUBDIVISION:		ZONING:	R-1
ISSUED TO:	MICHAEL D ECKLES	CONTRACTOR:	MICHAEL D ECKLES
ADDRESS:	218 WALTON ST	PHONE:	
CITY, STATE ZIP:	MONROE GA 30655	OWNER:	
PHONE:		PHONE:	
PROP. USE:	RESIDENTIAL	DATE ISSUED:	2/21/2023
VALUATION:	\$ 0.00	EXPIRATION:	8/20/2023
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:**

The Historic Preservation Commission will hear your request for exterior changes including a rear deck at 218 Walton St. on February 28, 2023 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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*Amber Marie*  
(APPROVED BY)

2/21/23  
DATE



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: 218 Walton ST Monroe GA Parcel # \_\_\_\_\_

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

Property Owner: Michael D. and Sarah R Eckles

Address: 218 Walton St. Monroe GA 30655

Telephone Number: 706 2476463 Email Address: miked45@icloud.com  
770 6011144 Salliee 45@icloud.com

Applicant: <u>Michael D. &amp; Sarah R. Eckles</u>	
Address: <u>218 WALTON ST, MONROE, GA 30655</u>	
Telephone Number: <u>706-247-6463</u>	Email Address: <u>Miked45@icloud.com</u>

Estimated cost of project: \$12,000

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  
#2145

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

Michael D. Eckles

Sarah R. Eckles

Signature of Applicant

1/25/2023

Date

**CITY OF MONROE**  
RESIDENTIAL REMODEL/RENOVATION PERMIT APPLICATION  
PHONE: (770)207-4674 EMAIL: [lwilson@monroega.gov](mailto:lwilson@monroega.gov)  
OFFICE PERMIT HOURS: 8:00 a.m. – 4:00 p.m.

Construction Address: 218 Walton St. Monroe, GA 30655

Property Owner: Michael D. Eckles and Sarah R. Eckles

Current Address: 218 Walton St City: Monroe State: GA Zip: 30655

Phone#: 706 2476463 Email: mikedede45@icloud.com  
770 6011144 Email: Salliee45@icloud.com

24 Hour Contact Name: Mike Eckles Phone#: 706 2476463  
Sallie Eckles Phone#: 770 6011144

General Contractor: Jeff Witcher

Address: Edwards St. City: Monroe State: GA Zip: 30655

Phone#: \_\_\_\_\_ Cell#: 770 900465 Email: \_\_\_\_\_

Total Square Footage for Renovation: 143 sqft for deck plus steps

Description of Work Being Done: Replace steps + add 11x13 deck

Location of renovation:

1<sup>st</sup> Floor:  2<sup>nd</sup> Floor:  Bedroom:  Basement:  Bathroom:  Kitchen:

Living Area:  Dining Room:  Other:

**Please Indicate type of Foundation:**

Basement Wall  Block w/Crawl Space:  Poured Slab:

Value of Job: \_\_\_\_\_

Michael D. Eckles

Michael D. Eckles

Sarah R. Eckles

Sarah R. Eckles

Signature of Applicant

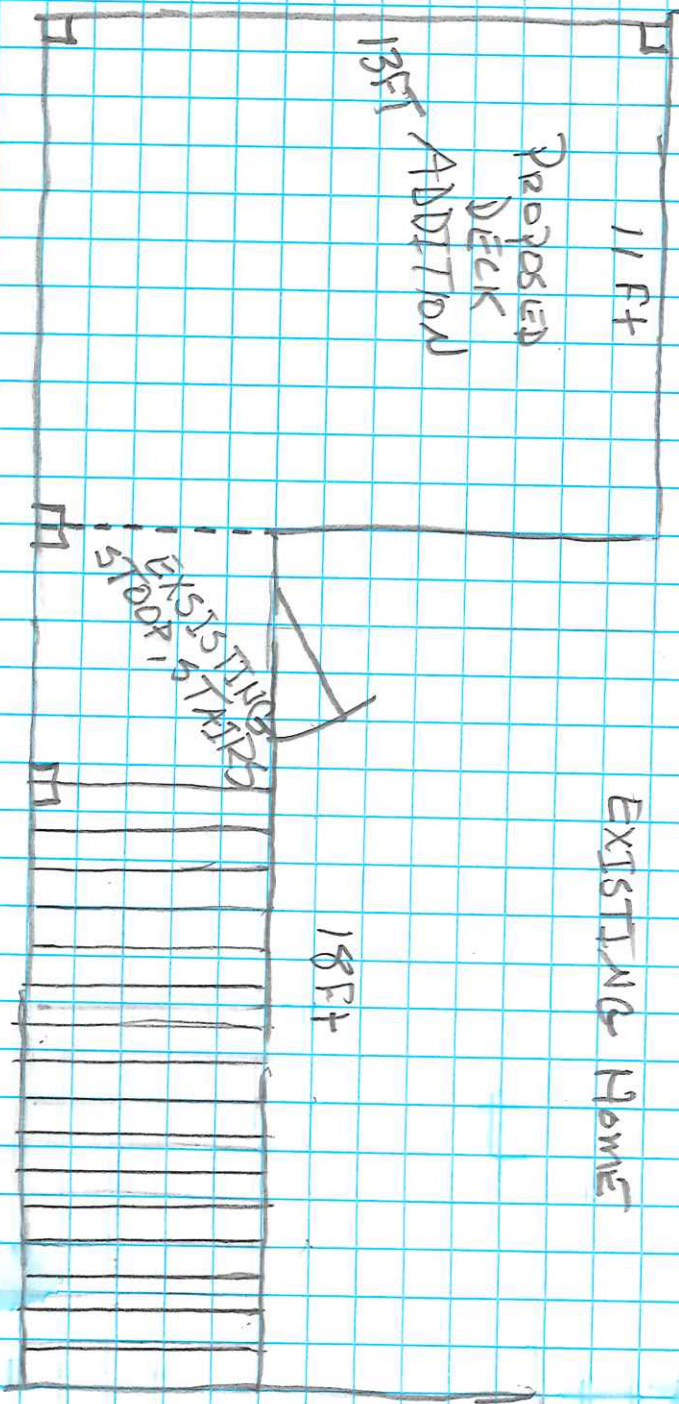
Print Name

1/25/2023  
Date

EXISTING SCREEN PORCH

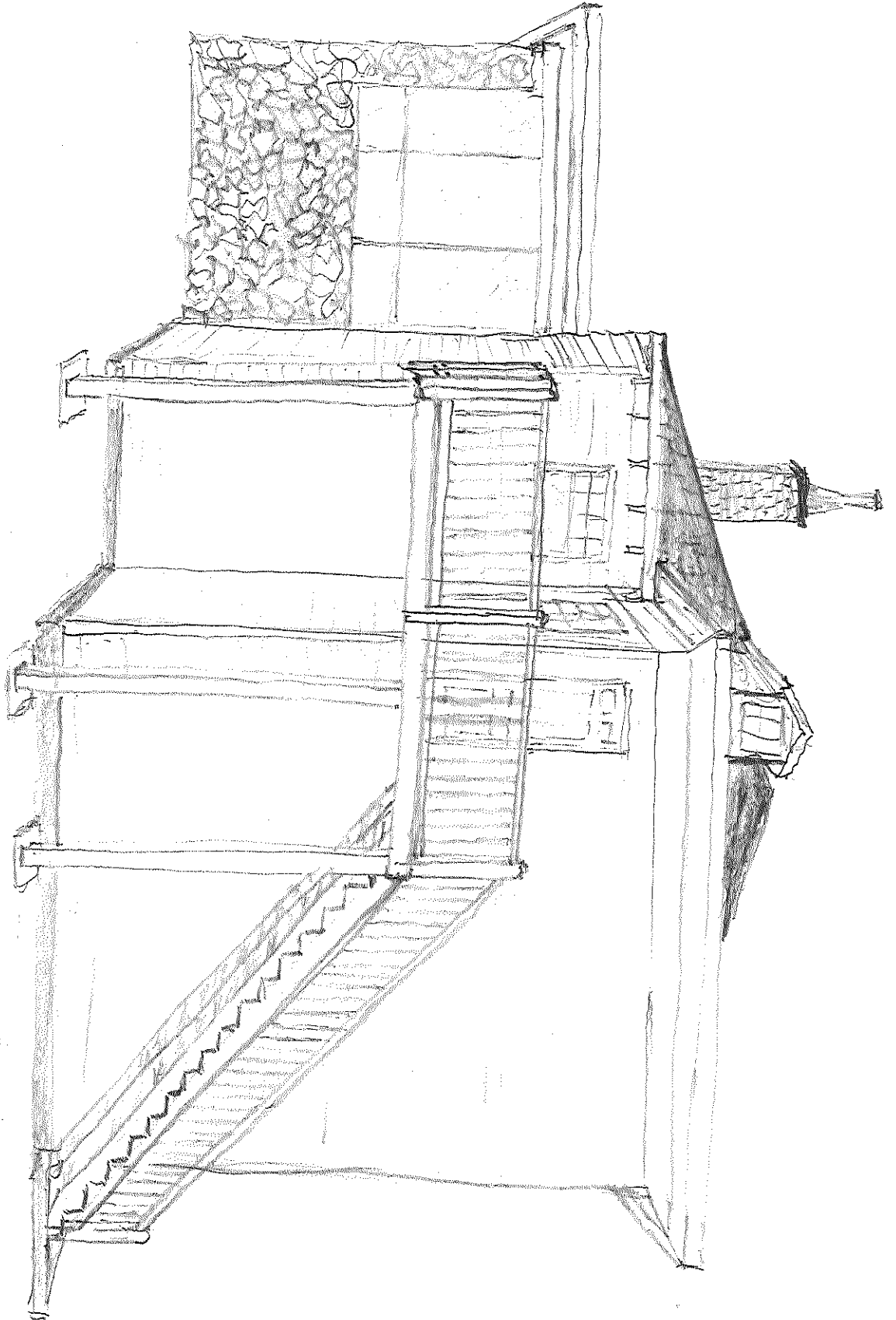
EXISTING HOME

EXISTING HOME



Scale  $\square = 1 \text{ ft.}$

MIKE ECKLES







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

Receipt Number:

R00483946

Cashier Name:

LAURA WILSON

25

Terminal Number:

34

Receipt Date: 2/21/2023 11:21:48 AM

Transaction Code: BP - Building Projects Payment

Payment Method: Check Payn Reference: 504

Name: ECKLES, MICHAEL D	\$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>



# City of Monroe

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

## HISTORIC PRESERVATION MTG PERMIT

PERMIT #:	2144	DESCRIPTION:	HISTORIC PRESERVATION
JOB ADDRESS:	253 BOULEVARD	LOT #:	
PARCEL ID:	M0180125A00	BLK #:	
SUBDIVISION:		ZONING:	R-1
ISSUED TO:	CHAD DRAPER	CONTRACTOR:	CHAD DRAPER
ADDRESS:	127.5 N BROAD ST	PHONE:	
CITY, STATE ZIP:	MONROE GA 30655	OWNER:	
PHONE:		PHONE:	
PROP. USE:	RESIDENTIAL	DATE ISSUED:	2/21/2023
VALUATION:	\$ 0.00	EXPIRATION:	8/20/2023
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>		<b>\$ 100.00</b>
<b>PAYMENTS</b>		<b>\$ -100.00</b>
<b>BALANCE</b>		<b>\$ 0.00</b>

NOTES:

The Historic Preservation Commission will hear your request for exterior changes including a fence at 253 Boulevard on February 28, 2023 at 6p.m. in the Council Chambers at City Hall; 215 N. Broad St. Monroe, GA 30655

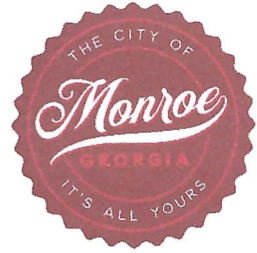
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Ann E. Marin  
(APPROVED BY)

2/21/23  
DATE



Certificate of Appropriateness Application—Historic District

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Project Address: 253 BOULEVARD Parcel # \_\_\_\_\_

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

Property Owner: CHAD DRAPER

Address: 253 BOULEVARD MONROE GA 30655

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

Applicant: <u>SAME AS ABOVE</u>	
Address:	
Telephone Number:	Email Address:

Estimated cost of project: \$15,000

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
- NA Architectural floorplans (new construction only)
- Written description of the project including proposed materials
- NA 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

[Signature]  
Signature of Applicant

1-30-2023  
Date

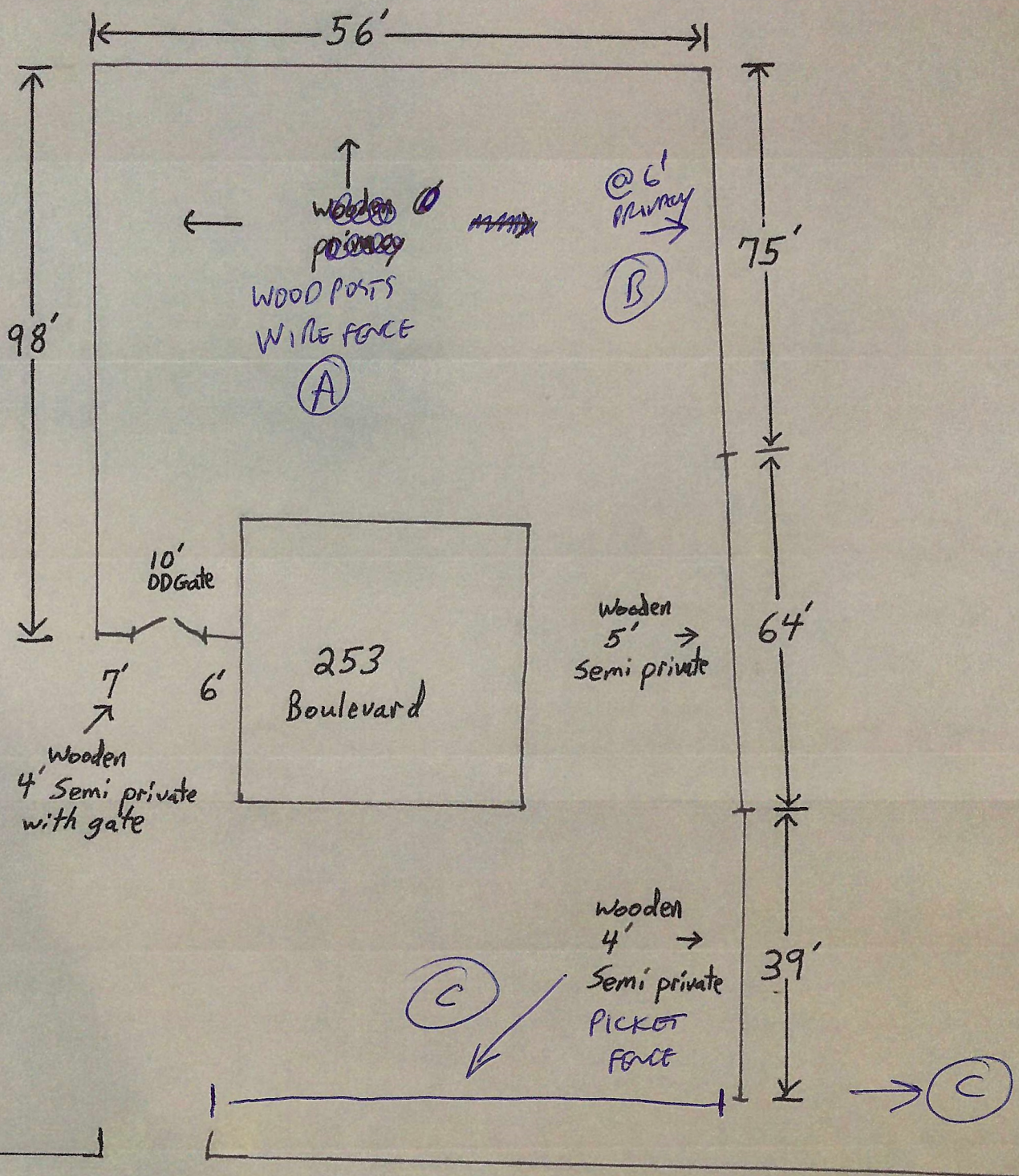
COA APPLICANTS: Chad and Lindsay Draper  
253 Boulevard  
Monroe, GA 30655

The applicants would like to construct a wood fence between the subject property at 253 Boulevard and the neighbor's property to the right at 257 Boulevard. The fence will be made of cedar and/or pressure-treated lumber. In the front of the property, the fence will be a lower picket fence (approx. 39") and will increase in size gradually going toward the rear of the property (approx. 6'). The remainder of the property will have wood posts and attractive wire fencing to contain the applicants' dog.

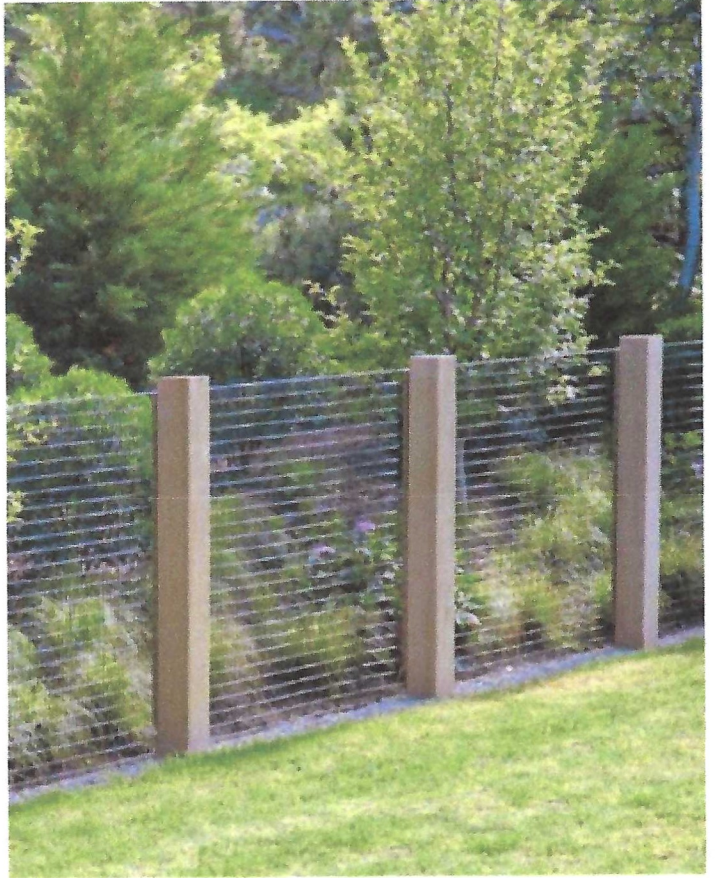
The fencing is labeled as A, B and C on the map of the property.

The applicant is very sensitive to historically appropriate details, proportions, etc. and will seek to make those details as correct as possible.

# Chad Draper



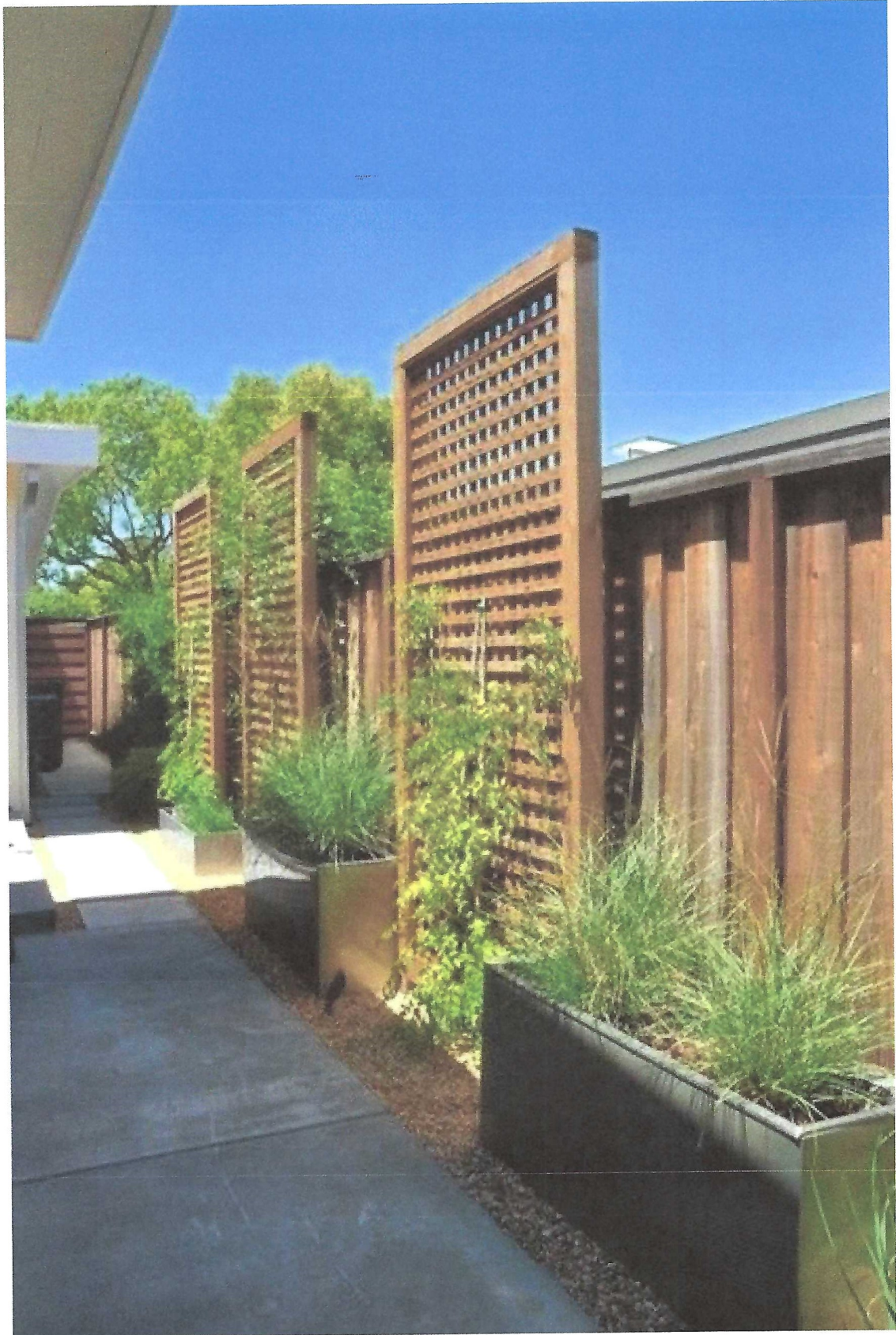
Boulevard



A

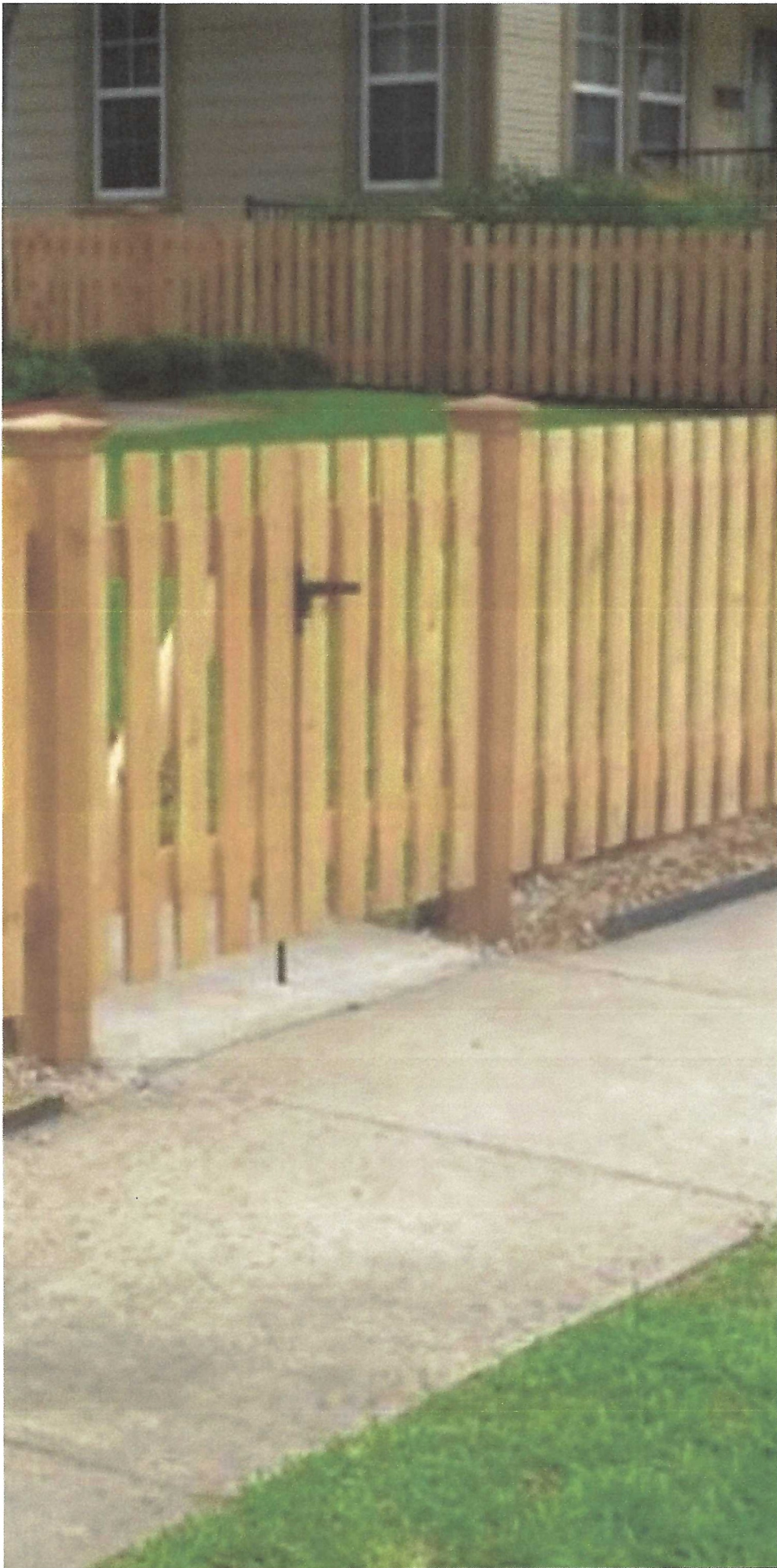


ⓑ



(B)





©

More like this



©



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

Receipt Number: R00483939  
Cashier Name: LAURA WILSON 35  
Terminal Number: 34  
Receipt Date: 2/21/2023 11:11:34 AM

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

Payment Method: Check Payn Reference: 1234

<b>Name: DRAPER, CHAD</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>



# City of Monroe

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

## HISTORIC PRESERVATION MTG PERMIT

PERMIT #: 2146	DESCRIPTION: HISTORIC PRESERVATION
JOB ADDRESS: 257 BOULEVARD	LOT #:
PARCEL ID: M0180125	BLK #:
SUBDIVISION:	ZONING: R1
ISSUED TO: Dean Johnson	CONTRACTOR: Dean Johnson
ADDRESS: 550 Mountain Trail	PHONE:
CITY, STATE ZIP: Monroe GA 30655	OWNER:
PHONE: 770-655-3845	PHONE:
PROP.USE: RESIDENTIAL	DATE ISSUED: 2/21/2023
VALUATION: \$ 0.00	EXPIRATION: 8/20/2023
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>		<b>\$ 100.00</b>
<b>PAYMENTS</b>		<b>\$ -100.00</b>
<b>BALANCE</b>		<b>\$ 0.00</b>

### NOTES:

The Historic Preservation Commission will hear your request for exterior changes including a fence at 257 Boulevard on February 28, 2023 at 6p.m. in the Council Chambers at City Hall; 215 N. Broad St. Monroe, GA 30655

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

2/21/23  
DATE



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Project Address: 257 Boulevard Parcel # M0180125

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

Property Owner: Dean Johnson

Address: 550 Mountain Trail Monroe, Ga 30655

Telephone Number: (770) 655-3845 Email Address: deanj3498@gmail.com

Applicant: <u>Dean Johnson</u>
Address: <u>" "</u>
Telephone Number: <u>" "</u> Email Address: <u>" "</u>

Estimated cost of project: \$7,000.00

Please submit the following items with your application:

- Photographs of existing condition of the property to show all areas affected
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- Map of the property showing the location and design of the proposed work
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Dean Johnson  
Signature of Applicant

1/27/2023  
Date

Dean Johnson

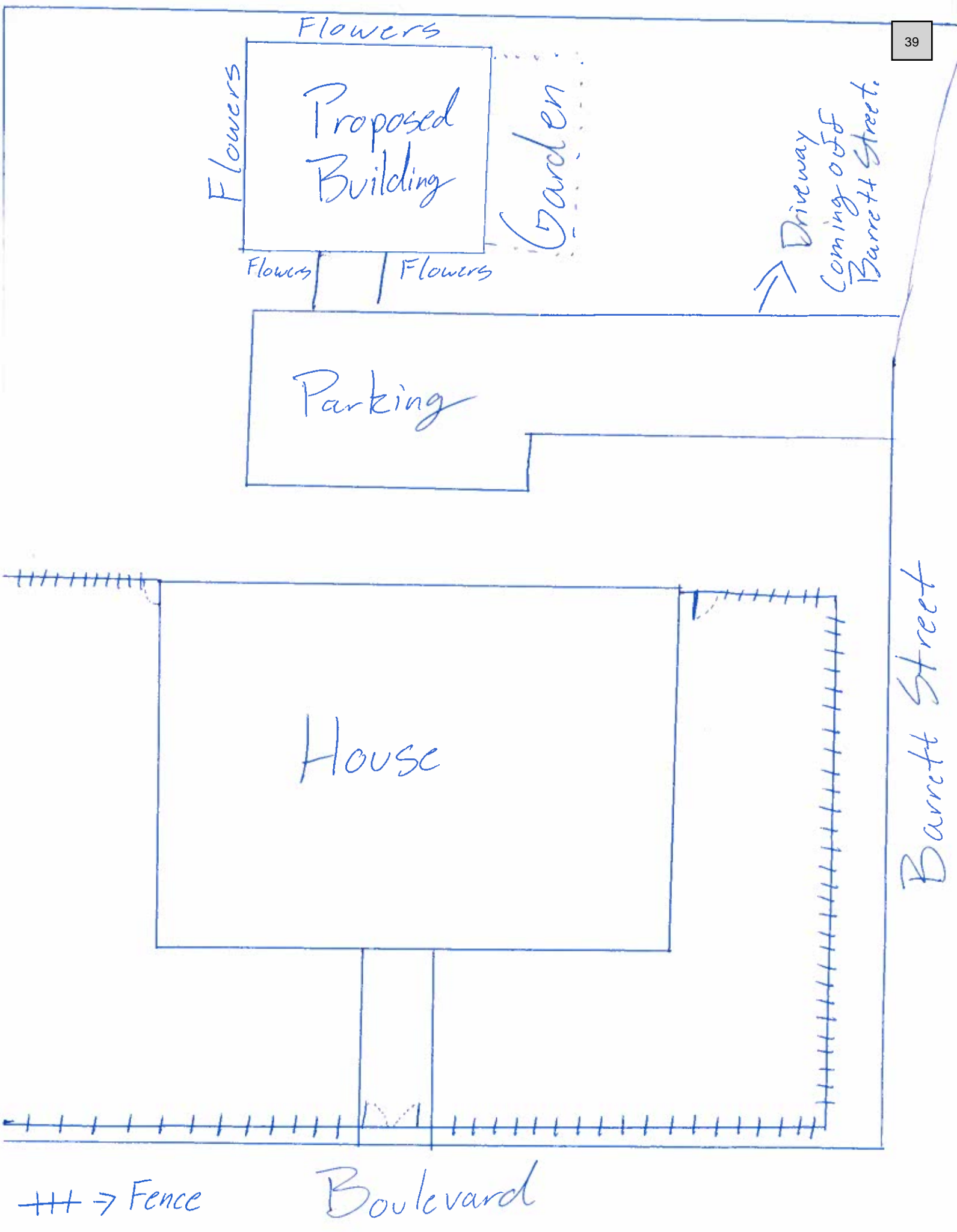
257 Boulevard

1/27/2023

Good Afternoon,

The proposed project includes building a white picket fence on my property as well as placing a utility barn behind the house. The picket fence will run across the front of my lawn and down Barrett Street. The fence will connect to the back side of the house. I will illustrate this in a drawing and attach it with the application. The barn will be painted white with black trim to match the house. I will attach a picture of the barn as well to show the style and color. The barn will have a vegetable garden on the side facing Barrett Street and flower beds around the rest. The landscaping will be maintained around the fence as well as the barn.

Dean



Flowers  
Flowers  
Proposed Building  
Flowers  
Flowers

Garden

Driveway  
Coming off  
Barrett Street.

Parking

House

Barrett Street

++ → Fence

Boulevard



The proposed building will be painted white with black trim around the doors.

*The building dimensions : 12' x 20'*



Before:



With Fence:



Fence Measurement : 4 feet tall