



Historic Preservation

AGENDA

February 27, 2018
City Hall

- I. **CALL TO ORDER**
- II. **ROLL CALL**
- III. **MINUTES OF PREVIOUS MEETING**
 1. Minutes of Previous Meeting - October 24, 2017
- IV. **REQUESTS**
 1. Request for COA for Signs - 113 N Broad Street
 2. Request for COA for Windows - 221 W Highland Avenue
 3. Request for COA -615 E Church Street
 4. Request for COA for Awning - 101 N Broad Street
 5. Request for COA for Exterior Changes - 217 N Jackson Street
- V. **OLD BUSINESS**
- VI. **NEW BUSINESS**
 1. Nominations for and Election of a new Chairman
- VII. **ADJOURNMENT**



Historic Preservation

AGENDA

February 27, 2018

Item:

Minutes of Previous Meeting - October 24, 2017

Department:

Additional Information:

Financial Impact:

Budgeted Item:

Recommendation / Request:

Viewing Attachments Requires Adobe Acrobat. [Click here](#) to download.

Attachments / click to download

 [Minutes of Previous Meeting](#)

Historic Preservation Commission
Minutes
October 24, 2017

Present: Susan Brown
Eric Edkin
Mitch Alligood

Absent: John Lucas

Staff: Debbie Adkinson, Code Dept Assistant
Patrick Kelley, Director of Planning & Development

Visitors: Dan & Leah Reppert, Rita & David Dickinson, Kelley Brown, Alyssa Roper

Meeting called to order at 6:00 pm.

Acting Chairman Mitch Alligood entertained a motion to approve the minutes of September 26, 2017 as submitted. Eric made a motion to approve. Susan seconded. Motion Carried. Minutes approved.

The first item of business is an application for a petition # 17-00440 for 120 Mears Street. The applicant, Kelley Brown, Owner of Graceful Manor Senior Care, requests a COA for renovation of the exterior of the building.

The applicant, Kelley Brown spoke to the request. Kelley stated that she would like to spray the brick a lava gray and add two portico's with brick pavers for the drive.

Acting Chairman Alligood asked if there were any questions for the Ms. Brown. Being none he entertained a motion. Susan made the motion to approve as submitted. Eric Seconded. Motion passed unanimously. COA Granted.

The Second item of business is an application for petition # 17-00450 at 608 East Church Street. The applicant is Daniel and Leah Reppert, owners of the property. The applicants are requesting a COA to remove existing wall on front porch, add a closet for the bedroom and add columns to open porch back to its original state.

Dan Reppert spoke to the request stating he didn't think this house was attractive with the porch enclosed. He will be adding columns to the porch to bring it back to the original state.

Eric asked about the closet taking some of the porch.

Reppert –looking at the porch you will see a front door and a door into the bedroom he will put a 2x3 closet for the bedroom which will take up that portion of the porch.

Acting Chairman Alligood entertained a motion. Eric made a motion to approve as submitted. Susan seconded. The motion passed unanimously. COA Granted.

The third item of business is an application for petition # 17-00452 for 105 East Washington Street. The applicant Alyssa Roper, owner of Almost Home, request a COA to paint the front of the building to match the color on the alley side and to put up signs for her new business. The signs will be 48 sq ft painted on sign and a 7.5 sq ft projecting sign.

Alyssa Roper spoke to the request. She stated they would like to spray paint the front of the building and stencil on the sign on wall.

Acting Chairman Alligood asked there were any other questions. Being none he entertained a motion. Eric made the motion to approve as submitted. Susan Seconded. Motion passed unanimously. COA Granted.

The fourth item of business is an application for petition # 17-00457 for 110 Mears Street. The applicant Rita C Dickinson, owner, request a COA to place a fence across the back of property and down back side to keep cars from cutting through and to keep children from running into Mill Street.

Rita Dickinson spoke to the request. She stated she would like to use a black vinyl fence that will divide the St Stephens United Methodist church property from the church property purchased from Grace Baptist Church. It is a Black Vinyl chain link fence. She may just put it at the back across the drive through area between the churches and bring it down the back of the school.

Acting Chairman Alligood asked if there were any questions. Being none he entertained a motion. Susan made the motion to approve as submitted. Eric seconded. Motion passed unanimously. COA Granted.

New Business: None

Acting Chairman Alligood entertained a motion to adjourn. Eric made the motion. Susan seconded. Motion carried. Meeting was adjourned at 6:17 pm.



Historic Preservation

AGENDA

February 27, 2018

Item:

Request for COA for Signs - 113 N Broad Street

Department:

Additional Information:

Financial Impact:

Budgeted Item:

Recommendation / Request:

Viewing Attachments Requires Adobe Acrobat. [Click here](#) to download.

Attachments / click to download

 [Request for COA for Signs](#)

HISTORIC PRESERVATION REQUEST



215 North Broad Street
 Monroe, GA 30655
 CALLFORINSPECTIONS
 770-207-4674 ... Phone
 dadkinson@monroega.gov

PERMIT NUMBER	DATE ISSUED	VALUATION	FEE	ISSUED BY
18-00035	02/07/2018	\$ 0.00	\$ 10.00	adkinson

NAME + ADDRESSES	LOCATION	113 N Broad St Monroe, GA 30655	USEZONE	B-2/CBD	FLOODZONE	No
			PIN	M0014-060-000		
			SUBDIVISION	CORRIDOR OVERLAY DISTRICT		
	CONTRACTOR	Jec Development	LOT			
			BLOCK	0		
		127.5 N Broad St Monroe GA 30655	UTILITIES...	Electric		
			Sewer			
			Gas			
	OWNER	Jec Development, 770 267 6545	PROJECTID#	113NBroadSt-180207-1		
		127.5 N Broad St Monroe GA 30655	EXPIRATIONDATE:	03/31/2018		

CHARACTERISTICS OF WORK

DESCRIPTION OF WORK	DIMENSIONS	#STORIES
REQUEST FOR COA FOR SIGN-HPC MTG 2/27/18 @ 6:00 PM 215 N BROAD STREET	SQUAREFOOTAGE	Sq. Ft.
NATURE OF WORK		#UNITS
Other	SINGLEFAMILYONLY	
CENSUS REPORT CODE		#BATHROOMS
855 - * Historic Preservation Request		#BEDROOMS
		TOTAL ROOMS

NOTICE

This permit becomes null and void if work or construction authorized is not commenced within six (6) months, or if construction or work is suspended or abandoned for a period of six (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 provisions of any other state or local law regulating construction or the performance of construction.

Signature of Contractor or Authorized Agent

Date

Approved By

Date

MANAGE YOUR PERMIT ONLINE

WEBADDRESS	PERMIT NUMBER	PERMIT PIN
http://BuildingDepartment.com/project	18-00035	55641

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: 2-7-18

APPLICANT: SEC Development

APPLICANT'S ADDRESS: 127 1/2 N. Broad st
Monroe Ga 30655

TELEPHONE NUMBER: 770 267 6545

PROPERTY OWNER: SEC Development

OWNER'S ADDRESS: 127 1/2 N. Broad st
Monroe Ga 30655

TELEPHONE NUMBER: _____

PROJECT ADDRESS: 113 N. Broad

Brief description of project: Mural on front
of Glazed Brick within the
bounds of the soldier brick boarder.
5 hanging signs attached to awning

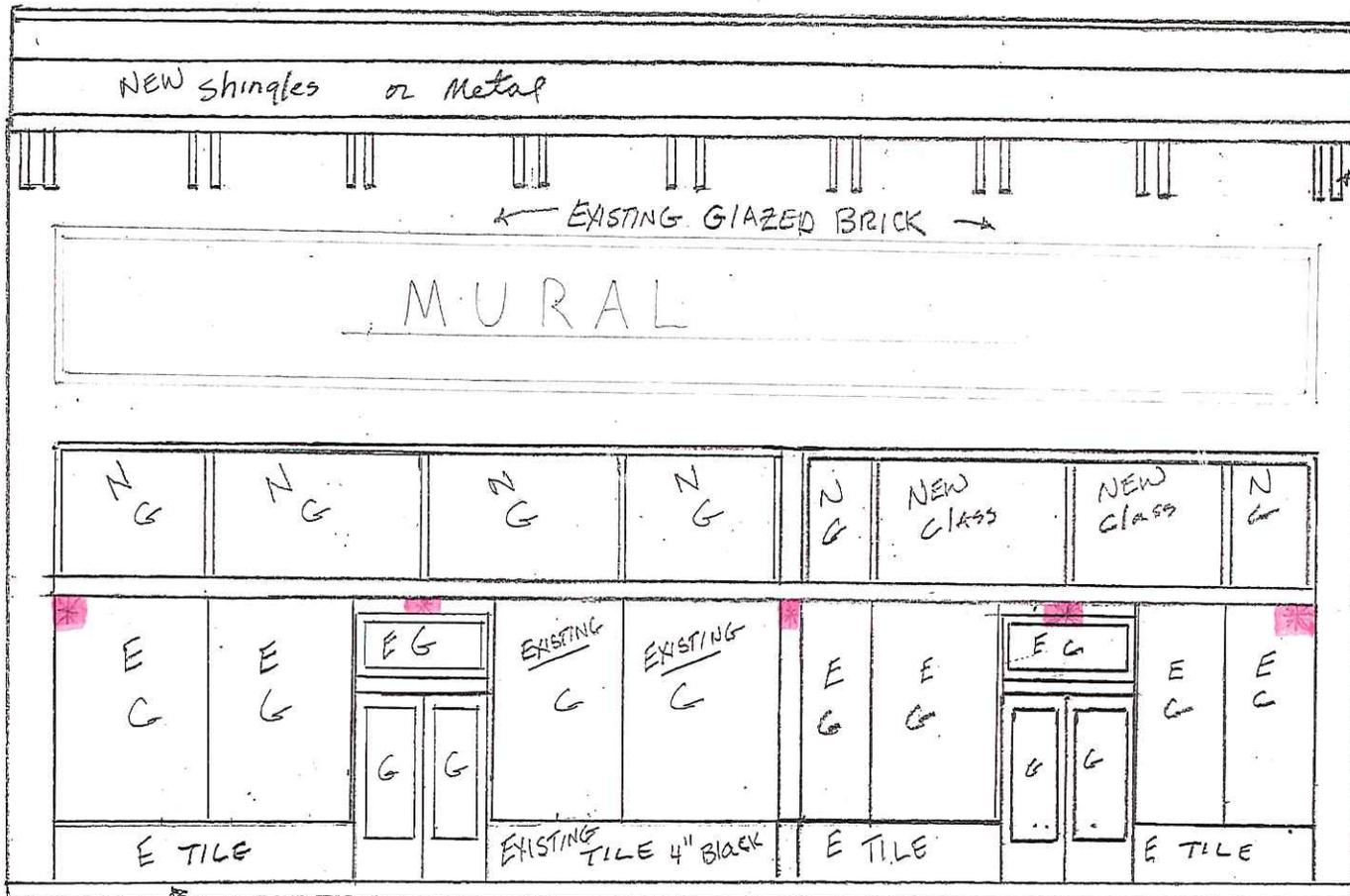
(Continue on separate sheet, if necessary.)

[Signature]
Applicant

2-7-18
Date

Monroe Mercantile





EXISTING CORBELS

1' x 4.5" sign hanging from Awning 5 anchor tenant signs Location

Future TILE FLOOR 1" HEX WHITE WITH BLACK AND WHITE BORDER

NOTE: REPLACE EXISTING METAL STORE FRONT DOORS WITH ARCHITECTURAL WOOD DOORS WITH GLASS.

JEC DEVELOPMENT
 113 NORTH BROAD ST
 SCALE 3/16" = 1'-0"
 7-20-2017



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



Date



Historic Preservation

AGENDA

February 27, 2018

Item:

Request for COA for Windows - 221 W Highland Avenue

Department:

Additional Information:

Financial Impact:

Budgeted Item:

Recommendation / Request:

Viewing Attachments Requires Adobe Acrobat. [Click here](#) to download.

Attachments / click to download

 [Request for COA](#)

HISTORIC PRESERVATION REQUEST



215 North Broad Street
 Monroe, GA 30655
 CALLFORINSPECTIONS
 770-207-4674 ... Phone
 dadkinson@monroega.gov

PERMIT NUMBER	DATE ISSUED	VALUATION	FEE	ISSUED BY
18-00055	02/15/2018	\$ 0.00	\$ 10.00	adkinson

NAME + ADDRESS	LOCATION	221 W Highland Ave Monroe, GA 30655	USEZONE	R-2	FLOODZONE	No
			PIN	M0014-046-000		
			SUBDIVISION			
	CONTRACTOR	MARK HAYES	LOT			
			BLOCK	0		
		204 WALTON St Monroe GA 30655	UTILITIES...			
		Electric				
		Sewer				
		Gas				
	OWNER	GA GREENLANDS, LLC, 404 819 2520	PROJECTID#	221WHighlandAve-18 0215-1		
		155 Bankers Blvd Ste 100-D Monroe GA 30655	EXPIRATIONDATE:	03/31/2018		

CHARACTERISTICS OF WORK

DESCRIPTION OF WORK	DIMENSIONS
REQUEST FOR COA TO ADD TWO WINDOWS - HPC MTG 2/27/18 @ 6:00 PM 215 N BROAD STREET	#STORIES
NATURE OF WORK	SQUAREFOOTAGE
Other	Sq. Ft.
CENSUS REPORT CODE	#UNITS
855 - * Historic Preservation Request	SINGLE FAMILY ONLY
	#BATHROOMS
	#BEDROOMS
	TOTAL ROOMS

NOTICE

This permit becomes null and void if work or construction authorized is not commenced within six (6) months, or if construction or work is suspended or abandoned for a period of six (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 provisions of any other state or local law regulating construction or the performance of construction.

Mark Hayes
 Signature of Contractor or Authorized Agent

2/15/18
 Date

Richard Adkinson
 Approved By

2-15-18
 Date

MANAGE YOUR PERMIT ONLINE

WEB ADDRESS	PERMIT NUMBER	PERMIT PIN
http://BuildingDepartment.com/project	18-00055	55707

REQUEST FOR A CERTIFICATE OF APPROPRIATENESS

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

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

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

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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.

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3. Commencement of excavation for construction purposes;
4. A change in the location of advertising visible from the public right-of-way; and
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[Sec. 8-4-2(f)]

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“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



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: 2/15/18

APPLICANT: MARK HAYES

APPLICANT'S ADDRESS: 204 WALTON ST
MONROE GA

TELEPHONE NUMBER: 678 300 6099

PROPERTY OWNER: SAME

OWNER'S ADDRESS: _____

TELEPHONE NUMBER: _____

PROJECT ADDRESS: 221 W. Highland Ave
MONROE GA 30655

Brief description of project: Adding 2 windows to the second
story.

(Continue on separate sheet, if necessary.)

Mark Hayes
Applicant

2/15/18
Date







400 × 400 - Images may be subject to copyright

← 2'8" →

↑
3'5"
↓





Historic Preservation

AGENDA

February 27, 2018

Item:

Request for COA - 615 E Church Street

Department:

Additional Information:

Financial Impact:

Budgeted Item:

Recommendation / Request:

Viewing Attachments Requires Adobe Acrobat. [Click here](#) to download.

Attachments / click to download

 [Request for COA](#)

HISTORIC PRESERVATION REQUEST



215 North Broad Street
 Monroe, GA 30655
 CALLFORINSPECTIONS
 770-207-4674 ... Phone
 dadkinson@monroega.gov

PERMIT NUMBER	DATE ISSUED	VALUATION	FEE	ISSUED BY
18-00074	02/16/2018	\$ 0.00	\$ 10.00	adkinson

NAME + ADDRESS	LOCATION	615 E Church St Monroe, GA 30655	USEZONE	R-1	FLOODZONE	
			PIN	M0017-003-000		
			SUBDIVISION			
	CONTRACTOR	Algin Properties LLC	LOT			
			BLOCK	0		
		4404 Lawrenceville Hwy Loganville GA 30052	UTILITIES...			
			Electric			
			Sewer			
			Gas			
	OWNER	Algin Investments, LLC, 770 616 4460	PROJECTID#	615EChurchSt-180216		
	304 N Broad St Monroe GA 30655		-1			
		EXPIRATIONDATE:	03/31/2018			

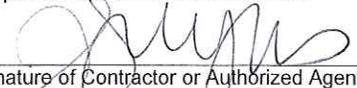
CHARACTERISTICS OF WORK

DESCRIPTION OF WORK	DIMENSIONS	#STORIES
REQUEST FOR COA TO REPLACE WINDOWS - HPC MTG 2/27/18 @ 6:00 PM 215 N BROAD STREET	SQUAREFOOTAGE	Sq. Ft.
NATURE OF WORK		#UNITS
Other	SINGLEFAMILYONLY	#BATHROOMS
CENSUS REPORT CODE		#BEDROOMS
855 - * Historic Preservation Request		TOTAL ROOMS

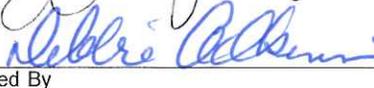
NOTICE

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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 provisions of any other state or local law regulating construction or the performance of construction.


 Signature of Contractor or Authorized Agent

2-16-18
 Date


 Approved By

2-16-18
 Date

MANAGE YOUR PERMIT ONLINE

WEB ADDRESS	PERMIT NUMBER	PERMIT PIN
http://BuildingDepartment.com/project	18-00074	55764

REQUEST FOR A CERTIFICATE OF APPROPRIATENESS

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5. Roof shapes, forms, and materials;
6. Proportions, shapes, positioning and locations, patterns and sizes of any elements of fenestration.

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Signature of Applicant

2/13/18

Date

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
MONROE HISTORIC PRESERVATION COMMISSION

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DATE: 2/13/18

APPLICANT: Algin Properties, LLC

APPLICANT'S ADDRESS: 4404 Lawrenceville Rd
Loganville GA 30052

TELEPHONE NUMBER: 6784106270

PROPERTY OWNER: Algin Properties

OWNER'S ADDRESS: 4404 Lawrenceville Rd
Loganville GA 30052

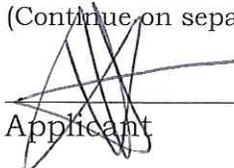
TELEPHONE NUMBER: 7706164460

PROJECT ADDRESS: 615 E Church St

Monroe GA 30655

Brief description of project: replacing all windows

(Continue on separate sheet, if necessary.)

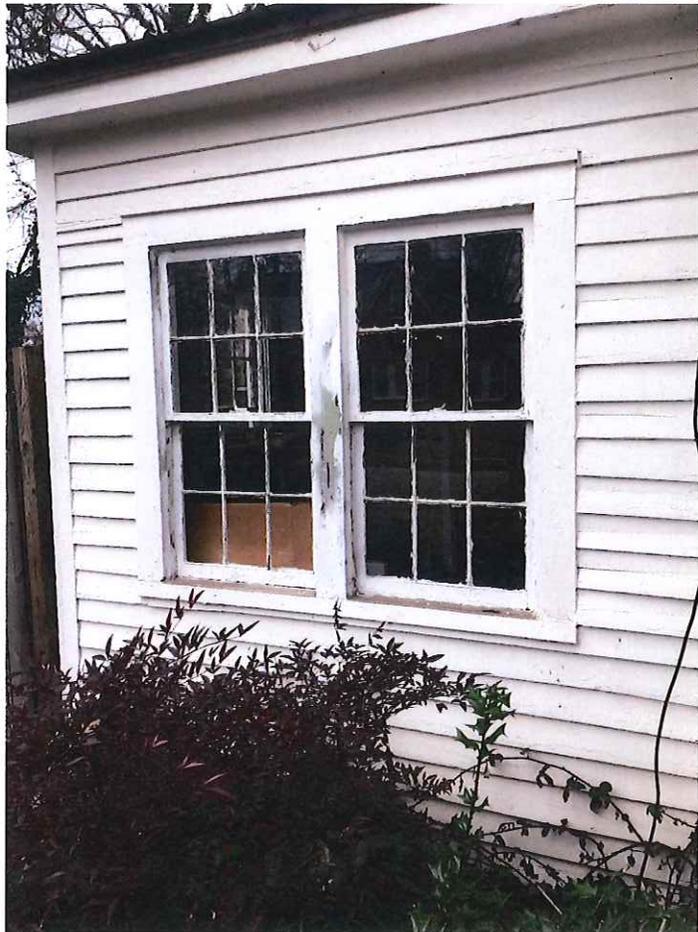

Applicant

2/13/18
Date

Revised 6/29/17

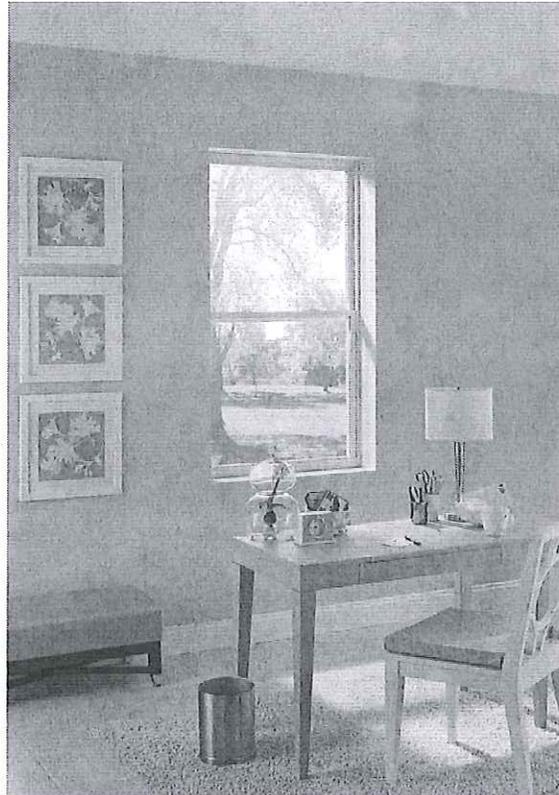












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[Save to List](#)

[Print](#)

American Craftsman 35.375 in. x 35.25 in. 50 Series Single Hung White Vinyl Window with Nailing Flange

★★★★★ (60) [Write a Review](#) [Questions & Answers \(63\)](#)

- Designed for installation into new openings
- Low-maintenance vinyl never needs painting
- Tilt-in feature for easy cleaning

\$126⁰⁰ /each

Choose Your Options

White



Width (in.) x Height (in.)

35.375 x 35.25

Quantity

- 1 +

Not in Your Store - We'll Ship It There

We'll Deliver It to You

Add to Cart

Add to Cart

We'll send it to Monroe, GA for free pickup

Free Delivery

Available for pickup
March 5 - March 8

Get it by
February 28

Delivery Options

[Check Nearby Stores](#)

Or buy now with

We're unable to ship this item to:
AK, GU, HI, PR, VI

Easy returns in store and online
[Learn about our return policy](#)

Installation Options

Product Overview

- Designed for installation into new openings
- Low-maintenance vinyl never needs painting
- Tilt-in feature for easy cleaning

Model #: 50 SH FIN

Sku #: 531846

Internet #: 203157279

American Craftsman 50 Series single-hung windows with nailing flange are designed for installation into new openings. A slim profile offers a contemporary look while maximizing your view and allowing more light into your home. The bottom window sash opens for ventilation and tilts in for easy cleaning.

- Energy efficient design
- Dual weather stripping creates a weather tight seal
- Low-maintenance vinyl never needs painting
- The bottom sash operates
- Easy to clean tilt-in bottom sash
- Flat exterior frame convenient for lap siding or brick construction
- Custom sizes available
- Backed by a limited lifetime warranty
- Actual size: 35.375 in. x 35.25 in.
- Nominal size: 3/0 in. x 3/0 in.
- Standard size: 36 in. x 36 in.
- RO: 35.875 in. x 35.75 in.
- **PROFESSIONAL WINDOW INSTALLATION - CALL 1-855-892-4386** to get started with a free in-home consultation or learn more about our trusted window installation service.

Info & Guides

- Instructions / Assembly
- Warranty

You will need Adobe® Acrobat® Reader to view PDF documents. Download a free copy from the Adobe Web site.

Specifications

Dimensions

Grid Width (in.)

None

Jamb Depth (in.)

2.69

Product Depth (in.)

3.5

Product Height (in.)

35.25

Product Width (in.)

35.375

Rough Opening Height (In.)

35.75

Rough Opening Width (In.)

35.875

Width (in.) x Height (in.)

35.375 x 35.25

Details

Exterior Color/Finish Family

White

Features

Hardware Included,Low-E Glass,Screen
Included,Tilt-In Cleaning

Frame Material

Vinyl

Glazing Type

Double-Pane

Grid Pattern

None

Hardware Color/Finish Family

White

Insect screen included

Yes

Interior Color/Finish Family

White

Lock Type

Multi-Point Single Actuator

Locking

Yes

Number of Locks

2

Privacy glass

No

Product Weight (lb.)

28.8lb

Returnable

90-Day

Solar Heat Gain Coefficient

.26

Storm window

No

Tilt-in cleaning

Yes

Tinted glass

No

U-Factor

.29

Window Type

Single Hung

Window Use Type

New Construction

Warranty / Certifications

Energy Star Qualified

North-Central, South-Central, Southern

Manufacturer Warranty

Limited Lifetime Warranty

How can we improve our product information? Provide feedback.



Historic Preservation

AGENDA

February 27, 2018

Item:

Request for COA for Awning - 101 N Broad Street

Department:

Additional Information:

Financial Impact:

Budgeted Item:

Recommendation / Request:

Viewing Attachments Requires Adobe Acrobat. [Click here](#) to download.

Attachments / click to download

 [Request for COA](#)

HISTORIC PRESERVATION REQUEST



215 North Broad Street
 Monroe, GA 30655
 CALLFORINSPECTIONS
 770-207-4674 ... Phone
 dadkinson@monroega.gov

PERMIT NUMBER	DATE ISSUED	VALUATION	FEE	ISSUED BY
18-00060	02/16/2018	\$ 0.00	\$ 10.00	adkinson

NAME + ADDRESS	LOCATION	101 N Broad St Ste B Monroe, GA 30655	USEZONE	B-2/CBD	FLOODZONE	No
			PIN	M0014-064-000		
	CONTRACTOR	P. A. H. Designs LLC	SUBDIVISION	CORRIDOR OVERLAY DISTRICT		
			LOT			
		2392 Hancock Dr Social Circle GA 30025	BLOCK	0		
			UTILITIES...			
			Electric			
			Sewer			
			Gas			
	OWNER	IRA SERVICES TRUST COMPANY FBO John Carter, 770 712 0593 1701 Nunnally Farm Rd Monroe GA 30655	PROJECTID#	101NBroadSt-180216-1		
			EXPIRATIONDATE:	03/31/2018		

CHARACTERISTICS OF WORK

DESCRIPTION OF WORK	DIMENSIONS	#STORIES
REQUEST FOR COA FOR AWNING - HPC MTG 2/27/18 @ 5:30 PM 215 N BROAD STREET	SQUAREFOOTAGE	Sq. Ft.
NATURE OF WORK		#UNITS
Other	SINGLE FAMILY ONLY	
CENSUS REPORT CODE		#BATHROOMS
855 - * Historic Preservation Request		#BEDROOMS
		TOTAL ROOMS

NOTICE

This permit becomes null and void if work or construction authorized is not commenced within six (6) months, or if construction or work is suspended or abandoned for a period of six (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 provisions of any other state or local law regulating construction or the performance of construction.

Signature of Contractor or Authorized Agent

Date

2/16/18

Approved By

Date

2-16-18

MANAGE YOUR PERMIT ONLINE

WEB ADDRESS	PERMIT NUMBER	PERMIT PIN
http://BuildingDepartment.com/project	18-00060	55722

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

2/16/18

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: 2/16/18

APPLICANT: PAUL Holbrook c/o ANDREA Carter

APPLICANT'S ADDRESS: 2392 Hancock Dr.
SOCIAL CIRCLE GA 30025

TELEPHONE NUMBER: 404 877.8339

PROPERTY OWNER: ANDREA Carter

OWNER'S ADDRESS: 101 NORTH BROAD
MONROE GA 30655

TELEPHONE NUMBER: 770 712 0593

PROJECT ADDRESS: 101 NORTH BROAD
MONROE GA 30655

Brief description of project: putting new awning back
in place of old, that blew down.

(Continue on separate sheet, if necessary.)

PAUL Holbrook
Applicant

2/16/18
Date

101 N Broad St

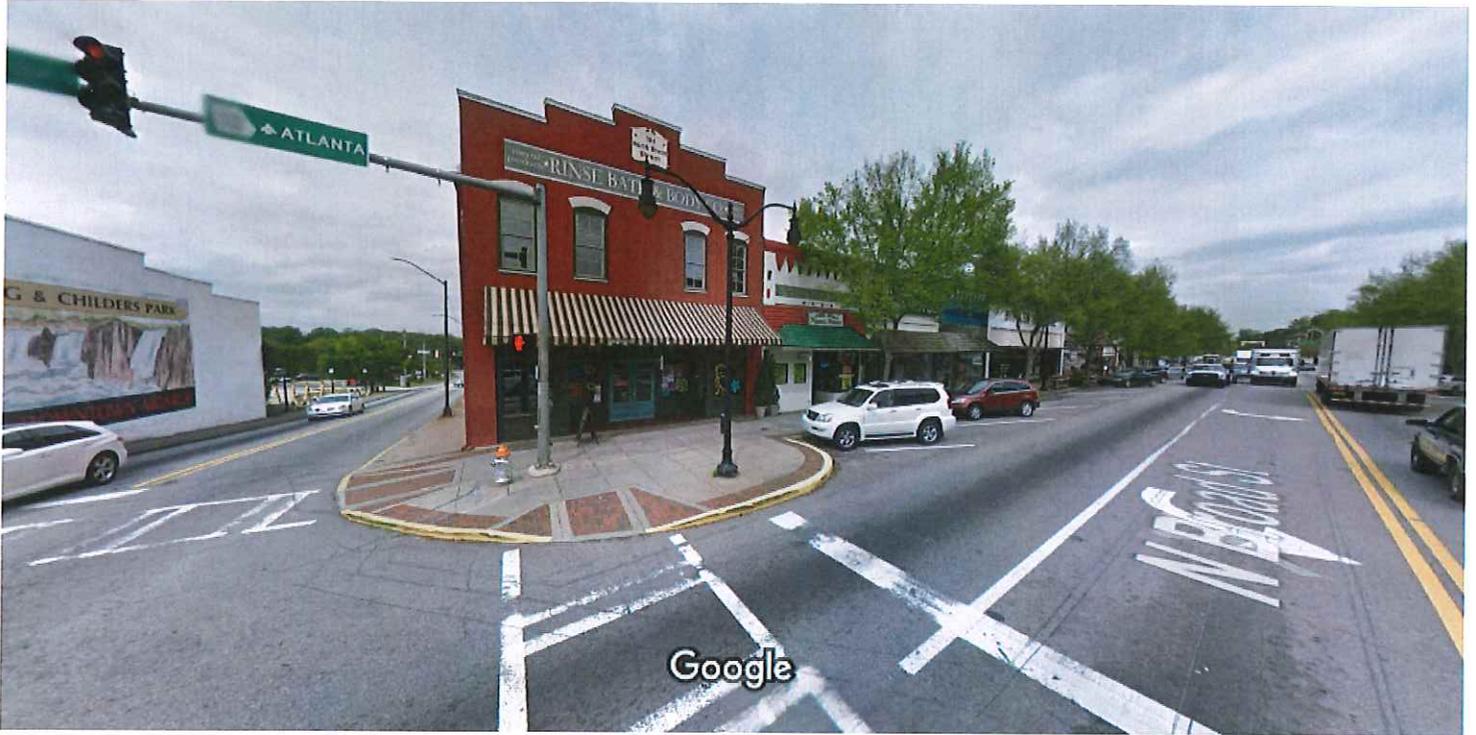
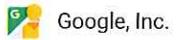


Image capture: Apr 2016 © 2018 Google

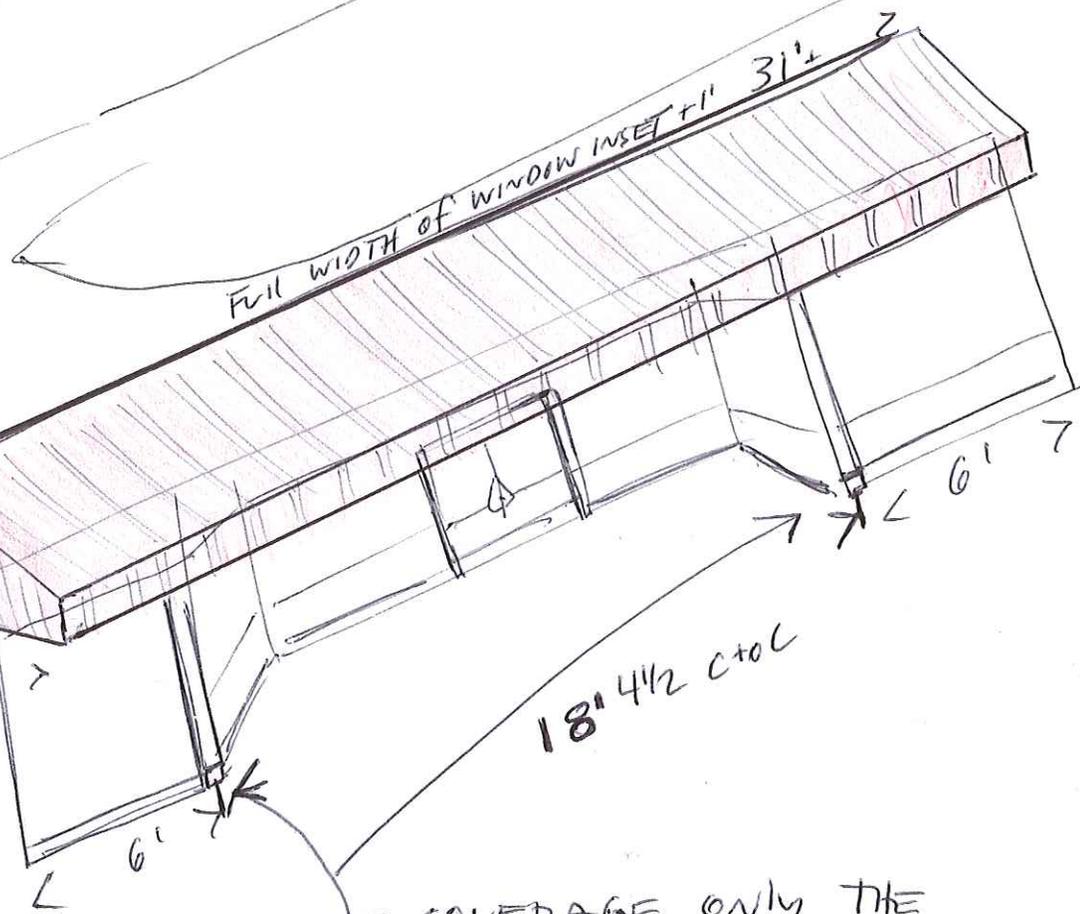
Monroe, Georgia



Street View - Apr 2016



Previous owners

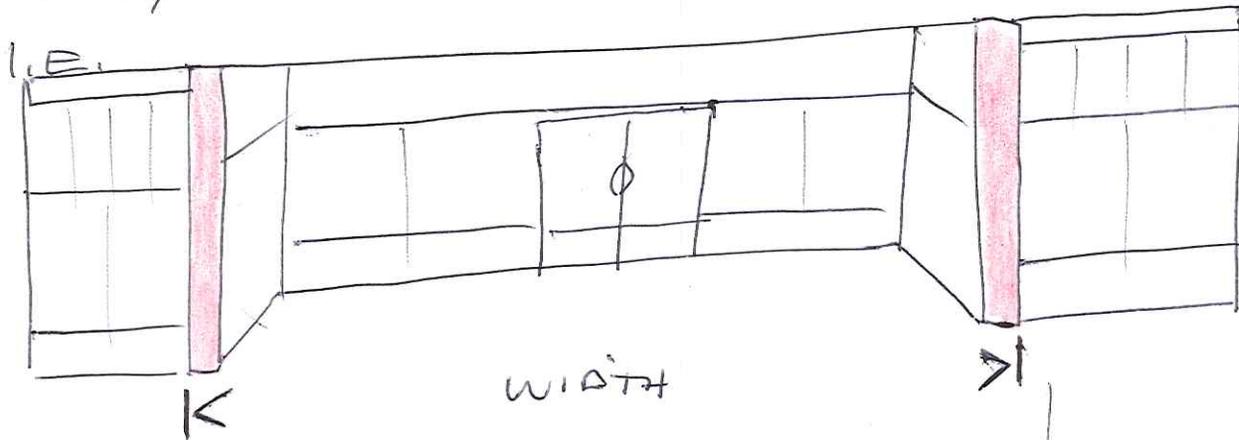


"Previous" awning
 → 5'
 < 5' >
 SEPTEMBER
 HURRICANE
 BLEW APART/DOWN

SUBMITTING NOW FOR SIMPLE COVERAGE ONLY THE
 WIDTH OF ENTRY OFFSET
 FROM ORIGINAL 31' DOWN TO 18' + up to 6" (18' 4 1/2') ✓

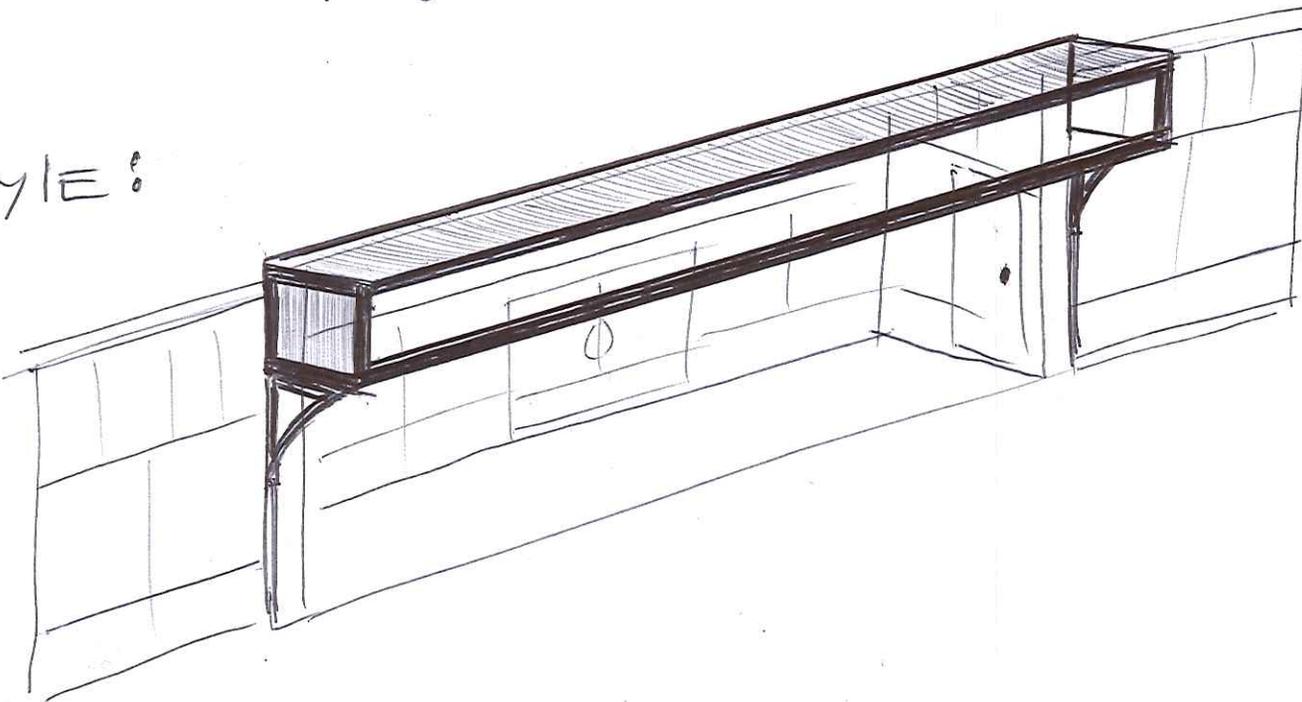
Proposed New Awning

TOTAL AREA = OUTSIDE to OUTSIDE Front 6x6's AT Entry

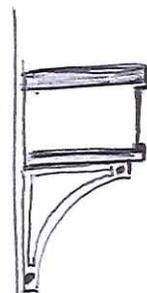


- project 3'

STYLE:



Profile

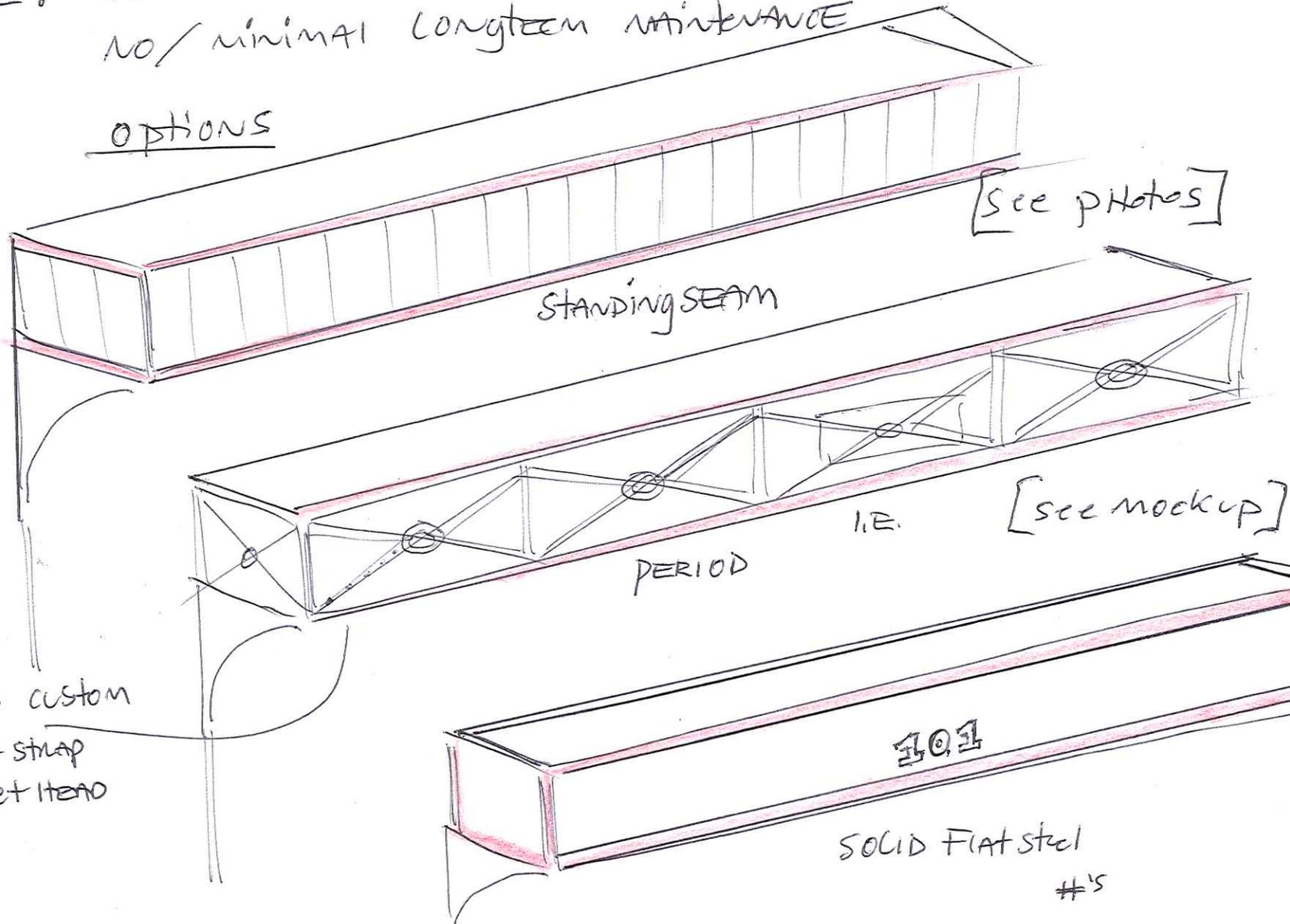




VENUE

NOTE: OWNER WANTS ALL STEEL OPTIONS
NO/MINIMAL LONGTERM MAINTENANCE

OPTIONS



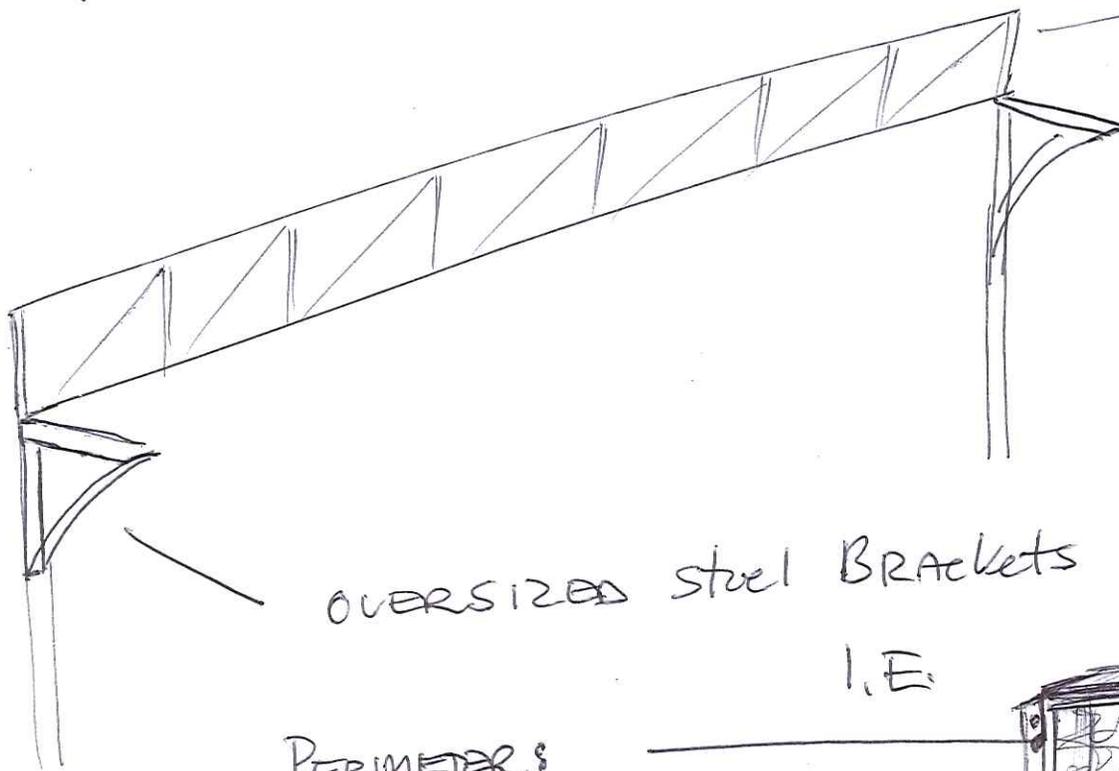
FORMED CUSTOM
2" FLAT STRAP
W/ RIVET HEAD

101
SOLID FLAT STEEL
#5

Build up

SPAN of opening By steel TRUSS

1" x 1" SQUARE TUBE

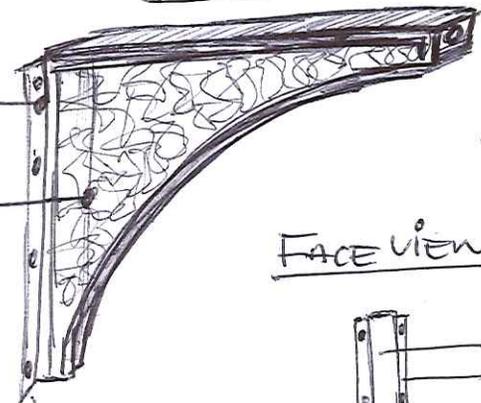


OVERSIZED steel BRACKETS EACH COLUMN PROFILE

I.E.

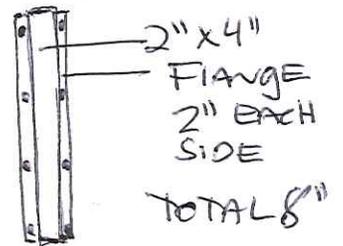
PERIMETER:
2" x 4"

INSET AREA
of WROUGHT-IRON
CAST DECORATIVE
options



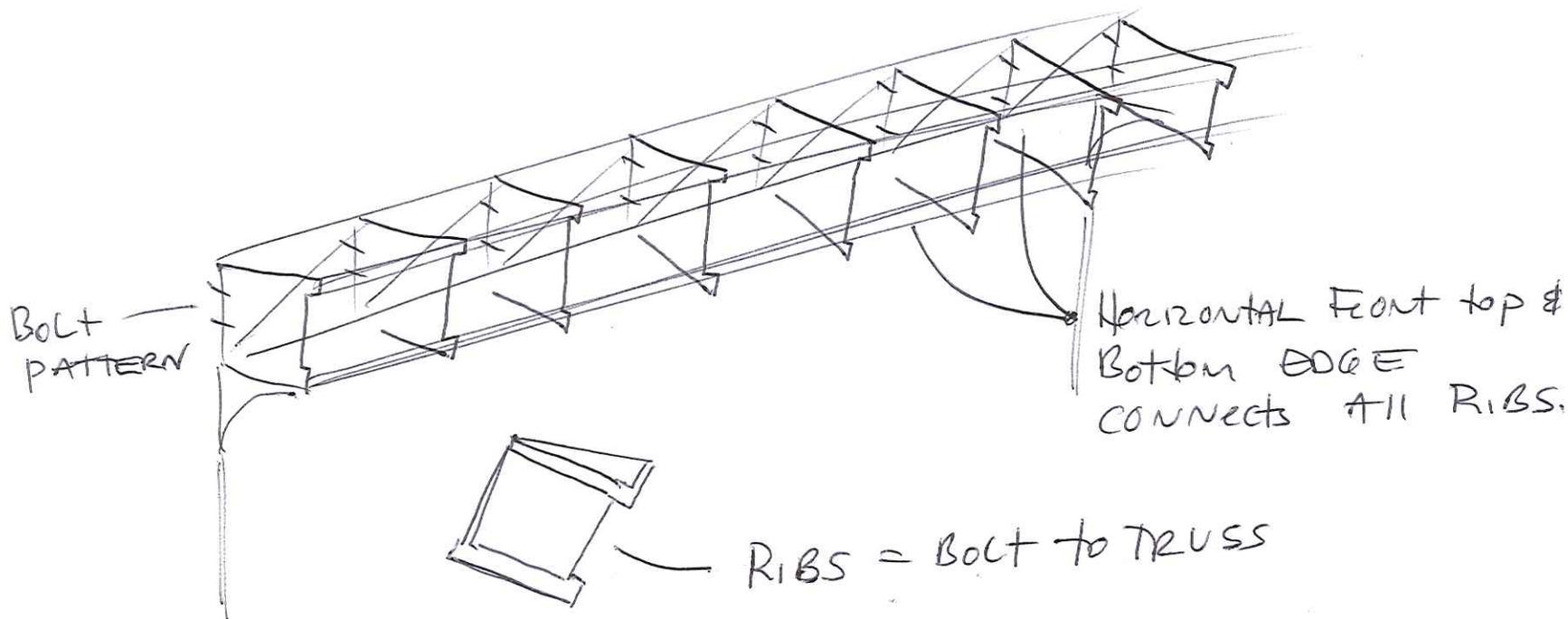
DECORATIVE
END CAP

FACE VIEW



2" x 4"
FLANGE
2" EACH
SIDE
TOTAL 8"

Build up



BASIC FRAME STRUCTURE - SEE DETAILS,

OTHER

NOTE: All sides proposed to be covered

profile

3 sides Flat steel
FACE panel T/B/D

Back
panel

(VIEW FROM
INSIDE STORE
= Flat steel)



top side WATER
Back to Building

out Down spout
THRU / AT left
SIDE - (SOUTH)

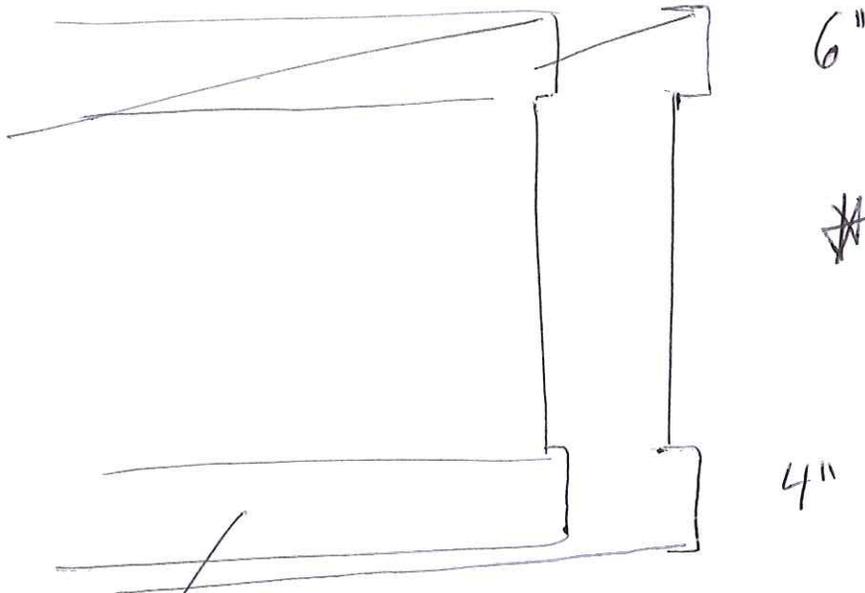
Downspout INTEGRAL
WITH SUPPORT
BRACKET

ceiling (looking up = Flat steel)

Downspout

Trim

Profile



6"

* All TRIM PIECES
contrasting color
to that of
FACE panel

4"

Top & Bottom trim
top = 6"

Bottom = 4"

TRIM - STANDING SEAM = SHEET METAL
CUSTOM FORMED

* PERIOD = Steel SHEET & ANGLE
MATERIAL
allows profile offsets
NO WRINKLES

IF SHEET STEEL PAINT COLOR TBD COPPER
BRONZE



Historic Preservation

AGENDA

February 27, 2018

Item:

Request for COA for Exterior Changes - 217 N Jackson Street

Department:

Additional Information:

Financial Impact:

Budgeted Item:

Recommendation / Request:

Viewing Attachments Requires Adobe Acrobat. [Click here](#) to download.

Attachments / click to download

 [Request for COA for Exterior Changes](#)

HISTORIC PRESERVATION REQUEST



215 North Broad Street
 Monroe, GA 30655
 CALLFORINSPECTIONS
 770-207-4674 ... Phone
 dadkinson@monroega.gov

PERMIT NUMBER	DATE ISSUED	VALUATION	FEE	ISSUED BY
18-00073	02/16/2018	\$ 0.00	\$ 10.00	adkinson

NAME + ADDRESS	LOCATION	217 N Jackson St Monroe, GA 30655	USEZONE	R-1	FLOODZONE	
			PIN	M0014-020-000		
			SUBDIVISION			
	CONTRACTOR	Christopher A & Melinda K Barber	LOT			
			BLOCK	0		
		318 Walton St Monroe GA 30655	UTILITIES...			
			Electric			
			Sewer			
	OWNER	Christopher A & Melinda K Barber ()	Gas			
		318 Walton St Monroe GA 30655	PROJECTID#	217NJacksonSt-18020 9-1		
		EXPIRATIONDATE:	03/31/2018			

CHARACTERISTICS OF WORK

DESCRIPTION OF WORK	DIMENSIONS	#STORIES	
REQUEST FOR COA FOR EXTERIOR CHANGES - HPC MTG 2/27/18 @ 6:00 PM, 215 N BROAD STREET	SQUAREFOOTAGE		Sq. Ft.
NATURE OF WORK		#UNITS	
Other	SINGLE FAMILY ONLY		
CENSUS REPORT CODE		#BATHROOMS	
855 - * Historic Preservation Request		#BEDROOMS	
		TOTAL ROOMS	

NOTICE

This permit becomes null and void if work or construction authorized is not commenced within six (6) months, or if construction or work is suspended or abandoned for a period of six (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 provisions of any other state or local law regulating construction or the performance of construction.

Melinda K Barber
 Signature of Contractor or Authorized Agent

2-16-18
 Date

ilbbie adkinson
 Approved By

2-16-18
 Date

MANAGE YOUR PERMIT ONLINE

WEB ADDRESS	PERMIT NUMBER	PERMIT PIN
http://BuildingDepartment.com/project	18-00073	55761

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: 2-16-18
APPLICANT: Melinda K. Barber
APPLICANT'S ADDRESS: 217 N. Jackson Street
Monroe, GA. 30655
TELEPHONE NUMBER: 678-758-2926

PROPERTY OWNER: Christopher and Melinda Barber
OWNER'S ADDRESS: 318 Walton Street
Monroe, GA. 30655
TELEPHONE NUMBER: 678 738 2926

PROJECT ADDRESS: 217 N. Jackson Street.
Monroe, GA. 30655

Brief description of project: add closet offset
raising roof on garage, adding garage

(Continue on separate sheet, if necessary.)
Melinda K. Barber Applicant Feb. 16, 2018 Date

REQUEST FOR A CERTIFICATE OF APPROPRIATENESS

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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.
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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.

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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.

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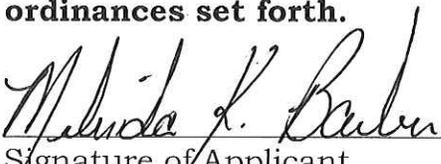
[Sec. 8-4-2(f)]

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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



Date

217 N Jackson St.

Before



Google Maps Arnold St



Image capture: Jun 2013 © 2018 Google

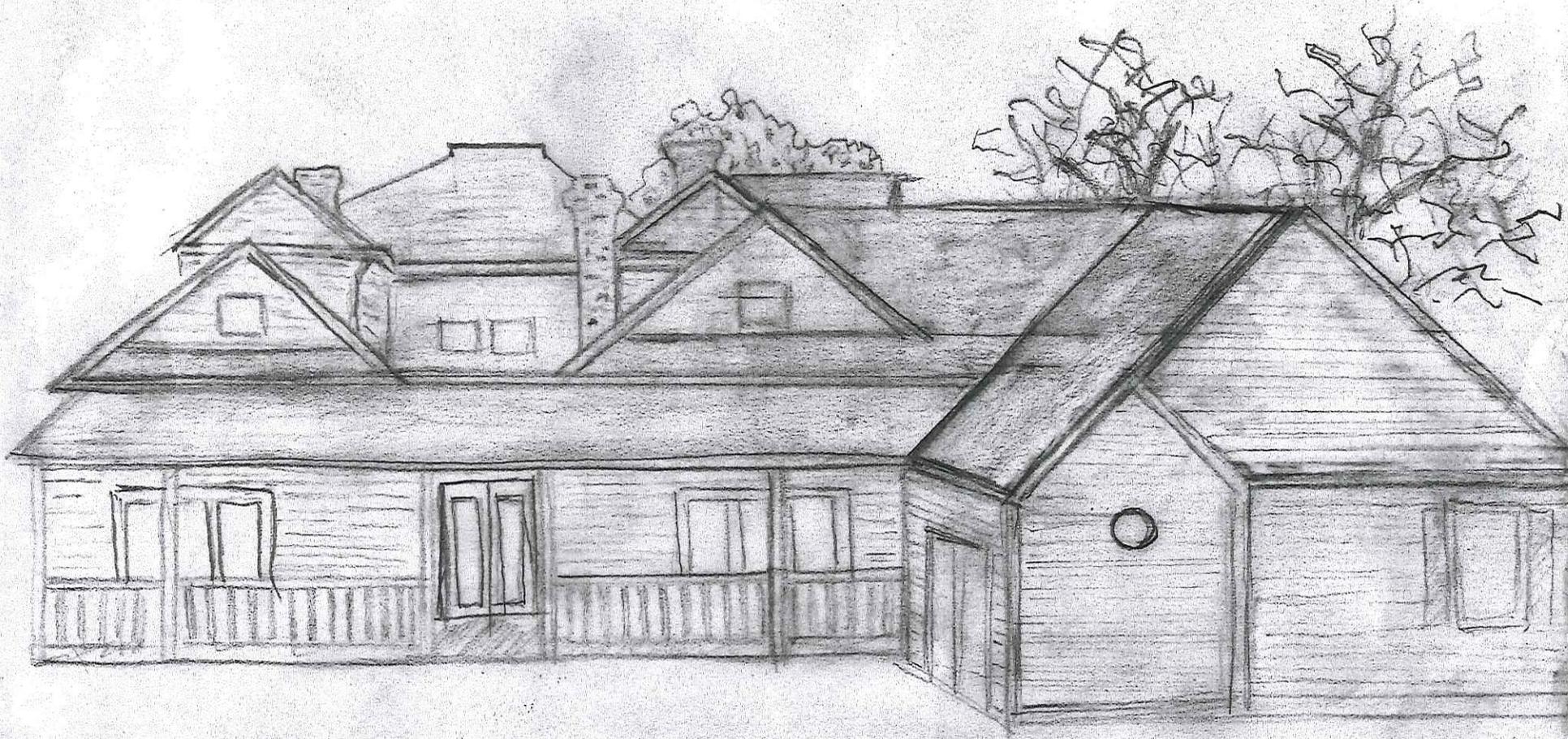
Monroe, Georgia



Street View - Jun 2013



217 N. Jackson St
After









Historic Preservation

AGENDA

February 27, 2018

Item:

Nominations for and Election of a new Chairman

Department:

Additional Information:

Financial Impact:

Budgeted Item:

Recommendation / Request:

Viewing Attachments Requires Adobe Acrobat. [Click here](#) to download.

Attachments / click to download
