



Historic Preservation

AGENDA

November 28, 2017

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 - 110 South Broad Street](#)
2. [Request for COA - 114 South Broad Street](#)
3. [Request for COA - 206 North Midland Avenue](#)
4. [Request for COA - 321 South Madison Avenue](#)
5. [Request for COA - 311 S Madison Avenue](#)
6. [Request for COA - 100 South Broad Street](#)

V. **NEW BUSINESS**

VI. **ADJOURNMENT**



Historic Preservation

AGENDA

November 28, 2017

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

November 28, 2017

Item:

Request for COA - 110 South 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
codedept@monroega.gov

| PERMIT NUMBER | DATE ISSUED | VALUATION | FEE | ISSUED BY |
|---------------|-------------|-----------|----------|-----------|
| 17-00525 | 11/10/2017 | \$ 0.00 | \$ 10.00 | adkinson |

| | | | | | | |
|------------------|------------|--|--------------|-------------------------------------|-----------|-----|
| NAME + ADDRESSES | LOCATION | 110 S Broad St Monroe, GA 30655 | USEZONE | B-2/CBD | FLOODZONE | Yes |
| | | | PIN | M0014-095-000 | | |
| | CONTRACTOR | Strategic 1031 Exchange Advisors, LLC as QI for Brown Oil Properties, LLC | SUBDIVISION | CORRIDOR DESIGN OVERLAY DISTRICT | | |
| | | 5820 Clarion St Ste 200 Cumming GA 30040 | LOT | | | |
| | | | BLOCK | 0 | | |
| | OWNER | Strategic 1031 Exchange Advisors, LLC as QI for Brown Oil Properties, LLC, 5820 Clarion St Ste 200 Cumming GA 30040 | UTILITIES... | | | |
| | | | Electric | | | |
| | | | Sewer | | | |
| | | | Gas | | | |
| | | | PROJECTID# | 110SBroadSt-171027- 1 | | |
| | | EXPIRATIONDATE: | 12/31/2017 | | | |

CHARACTERISTICS OF WORK

DESCRIPTION OF WORK

REQUEST FOR COA FOR EXTERIOR
CHANGES-HPC MEETING 11/28/17 @ 6:00
PM. 215 N BROAD STREET

NATURE OF WORK

Other

CENSUS REPORT CODE

855 - * Historic Preservation Request

DIMENSIONS

| | | |
|--------------------|-------------|---------|
| | #STORIES | |
| SQUARE FOOTAGE | | Sq. Ft. |
| | #UNITS | |
| 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.

Wesley B. Sisk
Signature of Contractor or Authorized Agent

Date

Debbie Adkinson
Approved By

Date

11-10-17

MANAGE YOUR PERMIT ONLINE

WEB ADDRESS

<http://BuildingDepartment.com/project>

PERMIT NUMBER

17-00525

PERMIT PIN

55347 Item # 2

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

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: 11/10/17

APPLICANT: Brown O.I. Properties LLC

APPLICANT'S ADDRESS: 205 E Spring St.
Monroe LA 70655

TELEPHONE NUMBER: 770-616-5057

PROPERTY OWNER: Same

OWNER'S ADDRESS: Same

TELEPHONE NUMBER: _____

PROJECT ADDRESS: 110 South Broad St.
Monroe LA 70655

Brief description of project: Interior and Exterior Renovation

(Continue on separate sheet, if necessary.)

Wadey B. Smith
Applicant

11/10/17
Date

STOREFRONT RENOVATIONS

110 & 114 S BROAD ST

CITY OF MONROE DOWNTOWN



LIST OF DRAWINGS

- T 1.0 COVER SHEET
- LS 1.0 LIFE SAFETY PLAN
- A 1.0 FLOOR PLAN
- A 1.1 EXISTING FLOOR FRAMING PLAN
- A 1.2 LIGHTING PLAN
- A 2.0 EXTERIOR ELEVATIONS
- A 3.0 PORCH AND STOREFRONT DETAILS

- STRUCTURAL NOTES:**
1. CARTER WATKINS ASSOCIATES TO OBSERVE ALL WORK DURING SELECTIVE DEMOLITION AND CONSTRUCTION AND PROVIDE APPROPRIATE STRUCTURAL CONSULTATION/DESIGN AS DEPENDENCIES ARISE.
 2. INSPECT ALL EXISTING FRAMING FOR DECAY, ROT, OR FAILURE.
 3. REMOVE ALL ROTTED JOISTS, JOISTS, BEAMS WHERE DETRIMENTAL PER DIRECTION OF ARCHITECT.
 4. PROVIDE REPLACEMENT ADDITIONAL PIER AT AREAS WHERE WOOD PIERS ARE MISSING AND AT ALL PIERAS IN NEED OF ADDITIONAL BRACING, E.G., AREAS WHERE BEAMS/JOISTS HAVE ROTTEN AT JOIST/PIER CONTACT OR AT AREAS SUBJECT TO WATER.
 5. REPLACE EXISTING FRAMING WHERE NEEDED WITH LIKE FRAMING MEMBERS.
 6. IN AREAS WHERE REPLACEMENT ADDITIONAL PIER IS NOT FEASIBLE (E.G., ROTTED JOISTS) CUT ROTTED JOIST BACK FOR A DISTANCE OF FIVE FEET AND REPLACE WITH NEW MATCHING MEMBERS. PROVIDE A FOOT LONG MATCHING MEMBER ON BOTH SIDES OF SCABBED FRAMING AND THROUGH BOLT THROUGH ENTIRE BEAM WITH CARRIAGE BOLTS AT 1/2" ON CENTER.
 7. MAINTAIN VENTILATION OPENINGS AT FRONT AND BACK OF BUILDING.
 8. PROVIDE 6" MIN. TIGHTENED VAPOR BARRIER ON ALL EXPOSED SOIL.
 9. ANY ADDITIONAL LAMBER USED TO BE PRESURG TREATED.

- PROJECT NOTES:**
1. ALL WORK TO CONFORM TO ALL LOCAL CODES AND ORDINANCES AS WELL AS ISSUED UNDER LIFE SAFETY CODE.
 2. CARTER WATKINS ARCHITECTS TO OBSERVE ALL WORK AND PROVIDE STRUCTURAL CONSULTING DURING AND AFTER SELECTIVE DEMOLITION AND THEREAFTER CONSTRUCTION.

| REVISIONS | | | | | |
|-----------|------|---------|--------|------|---------|
| Number | Date | Remarks | Number | Date | Remarks |
| 1 | | ISSUE | | | |
| | | | | | |
| | | | | | |
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| CONSULTANTS |
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| |

CARTER WATKINS ASSOCIATES
ARCHITECTS, INC.
 ONE OFFICE BLDG 200
 171 EAST WASHINGTON STREET
 MONROE, GEORGIA 30601
 PH: 706.850.1000
 www.cwainc.com



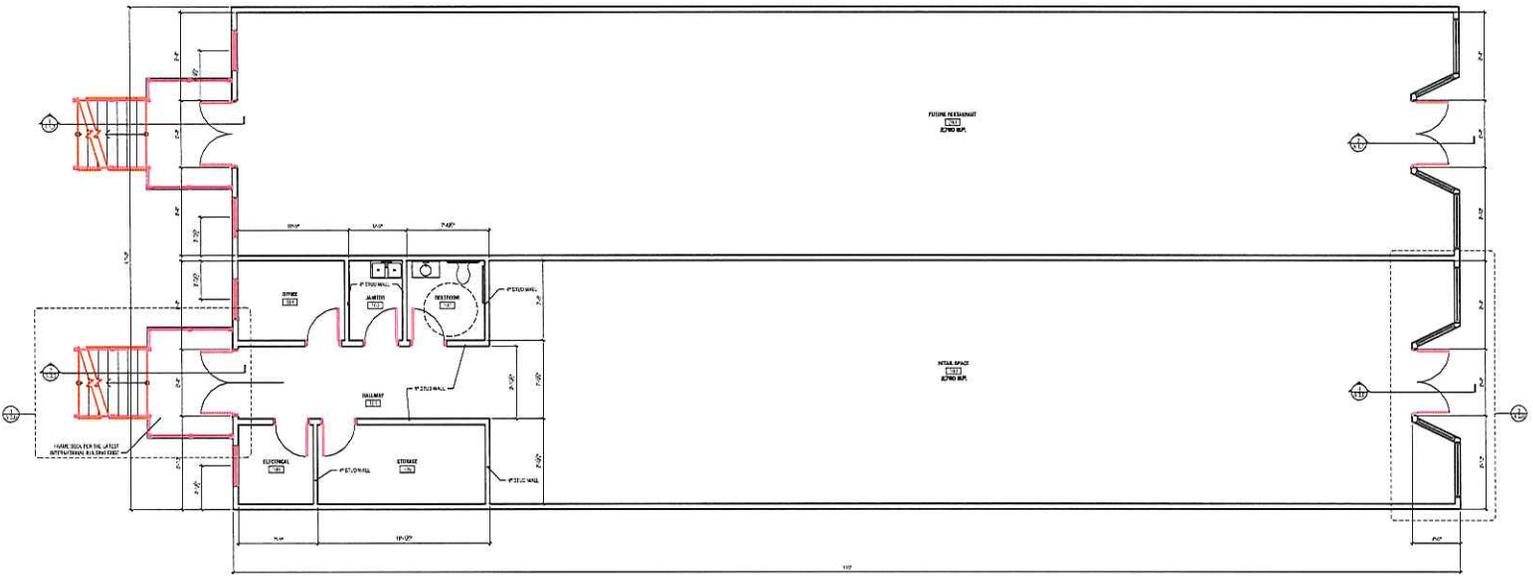
STOREFRONT RENOVATIONS
DOWNTOWN
 Monroe, Georgia

| SHEET TITLE: | NUMBER: |
|--------------|--------------|
| COVER SHEET | T 1.0 |
| PRINTED: | |

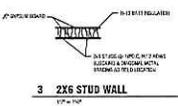
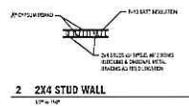
Not to be used for any other project without the written consent of Carter Watkins Associates Architects, Inc.

DATE: 11/10/17
 PRINTED

ALL DIMENSIONS UNLESS OTHERWISE SPECIFIED ARE IN FEET AND INCHES.
 DIMENSIONS TO FACE UNLESS NOTED OTHERWISE.



1 FLOOR PLAN DIMENSIONS
1/4" = 1'-0"



- DEMOLITION NOTES:**
1. THE CONTRACTOR SHALL REMOVE ALL EXISTING FLOORING FROM TO THE CONSTRUCTION OF NEW OR EXISTING FLOORING SHALL BE RECORDED TO THE ATTENTION OF THE ARCHITECT. NO DEMOLITION WORK SHALL COMMENCE WITHOUT THE APPROVAL OF THE CONTRACTOR, DESIGNER AND ARCHITECT.
 2. FLOORING TO BE REMOVED TO BE REUSE.
 3. THE CONTRACTOR SHALL REMOVE DISCONNECT AND DIALYSIS A MEDICAL OFFICE AND HOSPITALS SHALL BE REMOVED TO BE REUSE FOR FLOORING AND REUSE FOR FLOORING.
 4. REMOVE ALL DAMAGED AND ROTTED FLOORING, CEILING, CEILING SUPPORTS, ETC. REPAIR ALL STRUCTURAL ITEMS WITH SUITABLE JOISTS, RAFTERS, CEILING JOISTS, ETC.
 5. REMOVE ALL DAMAGED AND ROTTED WOODEN COMPONENTS, INCLUDING SHAPING, PAINTS, PANEL TRACES, GLAZING AND GLASS, ETC. ALSO REPAIR WITH MATCHING COMPONENTS.
 6. THE CONTRACTOR SHALL ALLOW NO DEBRIS TO ACCUMULATE ON THE SITE. IMMEDIATELY REMOVE ALL DEBRIS AND DISPOSE FROM THE SITE.
 7. PROVIDE R-40 E.G.P.M. INSULATION IN ATTIC AND R-30 BATT IN ALL UNFLOORED CHAMBERS & FLOORS.

| REVISIONS | | | | |
|-----------|------|---------|--------|------|
| Number | Date | Remarks | Number | Date |
| | | | | |
| | | | | |
| | | | | |
| | | | | |

CONSULTANTS


CARTER WATKINS ASSOCIATES ARCHITECTS, INC.
 1000 W. MARKET STREET, SUITE 1000
 ATLANTA, GEORGIA 30334
 TEL: 404.525.1100 FAX: 404.525.1101
 www.carterwatkins.com

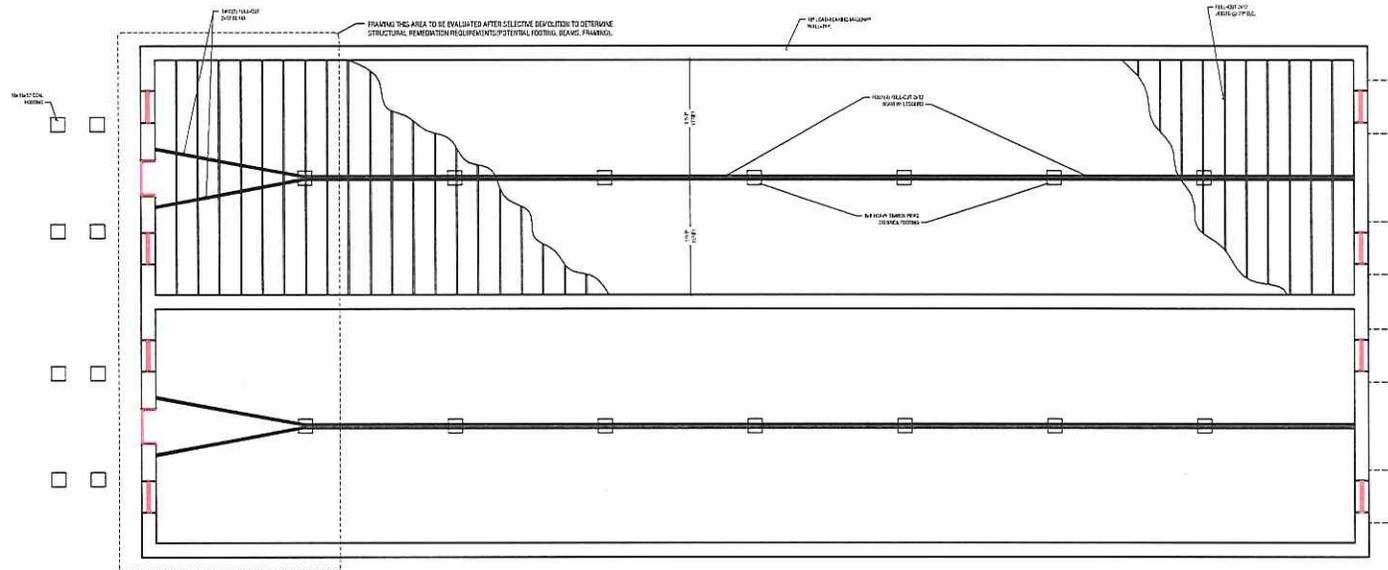


STOREFRONT RENOVATIONS
DOWNTOWN
 Monroe, Georgia

SHEET TITLE:
FLOOR PLAN
 PRINTED:

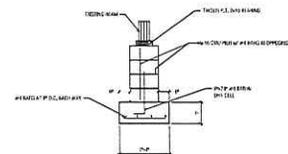
NUMBER:
A 1.0

DATE: 11/10/17
 PRINTED



1 EXISTING FLOOR FRAMING PLAN
1/2" = 1'-0"

NOTE:
PROVIDE SOIL POISONING AND 6 MIL POLYETHYLENE VAPOR BARRIER ON ALL EXPOSED SOIL IN CRAWL SPACE.



2 REPLACEMENT ADDITIONAL PIER
1/2" = 1'-0"

| REVISIONS | | | | | |
|-----------|----------|---------|--------|------|---------|
| Number | Date | Remarks | Number | Date | Remarks |
| 1 | 11/10/17 | REV | | | |
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| CONSULTANTS |
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| |

CARTER WATKINS ASSOCIATES ARCHITECTS, INC.
 100 FAIRVIEW BLVD, SUITE 100
 DUNWOODY, GEORGIA 30341
 (770) 415-1000
 www.carterwatkins.com



STOREFRONT RENOVATIONS DOWNTOWN
 Monroe, Georgia

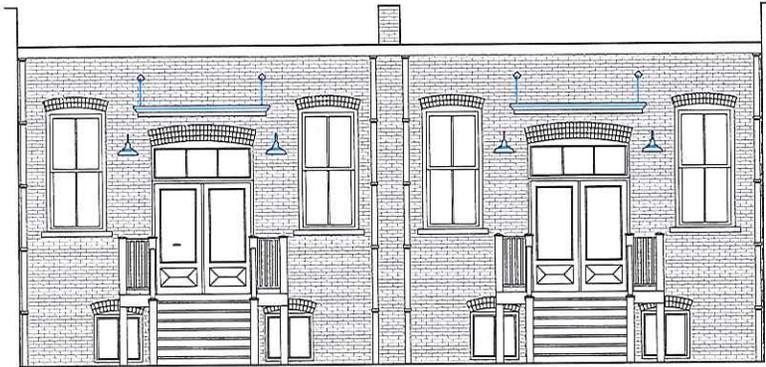
| SHEET TITLE: |
|-----------------------------|
| EXISTING FLOOR FRAMING PLAN |
| PRINTED: |
| |

NUMBER:
A 1.1

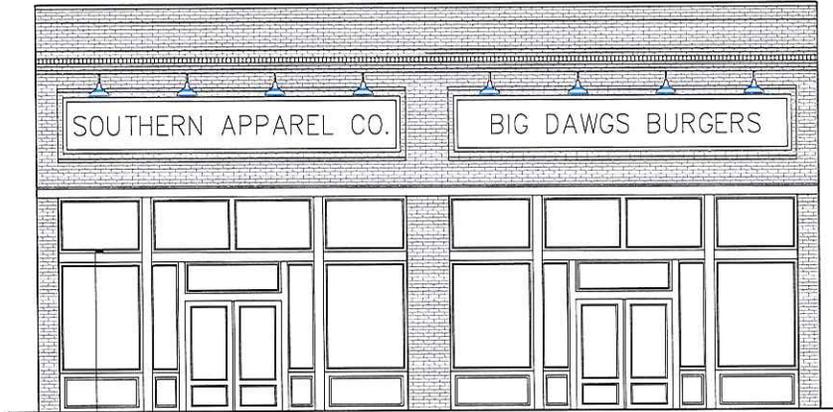
DATE: 11/10/17

EXTERIOR DEMOLITION NOTES -

1. REMOVE ALL NON-CONTRIBUTING ITEMS (METAL CLADDING, NEW BRICK, RETRO-FIT STOREFRONTS, ETC).
2. REMOVE EXISTING LOOSE BRICK, INFILL, REPAIR & RE-PAINT AFFECTED AREA AS REQUIRED.



1 REAR ELEVATION
3/17-1/17



2 FRONT ELEVATION
3/17-1/17

EXTERIOR DEMOLITION NOTES -

1. ALL NEW WINDOWS & DOORS TO HAVE INSULATED TEMPERED GLASS.
2. NEW WINDOWS AT REAR TO BE 2-OVER-2 SINGLE HUNG WOOD OR CLAD WINDOWS.
3. PROVIDE 6" GUTTER & 4" ROUND DOWNSPOUTS.
4. STOREFRONT TO BE WOOD FRAMES W/ CONC. BOARD CLADDING.
5. EXTERIOR LIGHTING TO BE SELECTED BY OWNER.

THE CONTENTS OF THIS DRAWING ARE THE PROPERTY OF CARTER WATKINS ASSOCIATES ARCHITECTS, INC. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.

PRINTED DATE: 11/10/17

| REVISIONS | | | | | |
|-----------|------|---------|--------|------|---------|
| Number | Date | Remarks | Number | Date | Remarks |
| | | | | | |
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| CONSULTANTS |
|-------------|
| |


CARTER WATKINS ASSOCIATES ARCHITECTS, INC.
 10015 WOODLARK DRIVE, SUITE 100
 MONROE, GEORGIA 30601
 TEL: 706.851.1100
 WWW.CARTERWATKINS.COM



STOREFRONT RENOVATIONS
DOWNTOWN
Monroe, Georgia

| SHEET TITLE: |
|---------------------------|
| FRONT AND REAR ELEVATIONS |
| PRINTED: |

NUMBER:
A 2.0



Historic Preservation

AGENDA

November 28, 2017

Item:

Request for COA - 114 South Broad Street

Department:

Additional Information:

Financial Impact:

Budgeted Item:

Recommendation / Request:

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Attachments / click to download

 [Request for COA](#)

HISTORIC PRESERVATION REQUEST



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

| PERMIT NUMBER | DATE ISSUED | VALUATION | FEE | ISSUED BY |
|---------------|-------------|-----------|----------|-----------|
| 17-00526 | 11/10/2017 | \$ 0.00 | \$ 10.00 | adkinson |

| | | | | | | |
|----------------|------------|--|--------------|-------------------------------------|-----------|-----|
| NAME + ADDRESS | LOCATION | 114 S Broad St Monroe, GA 30655 | USEZONE | B-2/CBD | FLOODZONE | Yes |
| | | | PN | M0014-096-000 | | |
| | CONTRACTOR | Strategic 1031 Exchange Advisors, LLC as QI for Brown Oil Properties, LLC | SUBDIVISION | CORRIDOR DESIGN OVERLAY DISTRICT | | |
| | | | LOT | | | |
| | | | BLOCK | 0 | | |
| | | | UTILITIES... | | | |
| | | | Electric | | | |
| | | | Sewer | | | |
| | | | Gas | | | |
| | OWNER | Strategic 1031 Exchange Advisors, LLC as QI for Brown Oil Properties, LLC, 5820 Clarion St Ste 200 Cumming GA 30040 | PROJECTID# | 114SBroadSt-171027- 1 | | |
| | | EXPIRATIONDATE: | 12/31/2017 | | | |

CHARACTERISTICS OF WORK

DESCRIPTION OF WORK

REQUEST FOR COA TO RENOVATE
EXTERIOR - HPC MEETING 11/28/17 @ 6:00
PM 215 N BROAD STREET

NATURE OF WORK

Other

CENSUS REPORT CODE

855 - * Historic Preservation Request

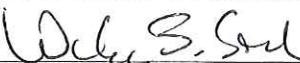
DIMENSIONS

| | | |
|-------------------|------------|---------|
| | #STORIES | |
| SQUAREFOOTAGE | | Sq. Ft. |
| | #UNITS | |
| SINGLEFAMILY ONLY | | |
| | #BATHROOMS | |
| | #BEDROOMS | |
| | TOTALROOMS | |

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

Date


Approved By

Date

11-10-17

MANAGE YOUR PERMIT ONLINE

WEB ADDRESS

<http://BuildingDepartment.com/project>

PERMIT NUMBER

17-00526

PERMIT PIN

55350

Item # 3

REQUEST FOR A CERTIFICATE OF APPROPRIATENESS

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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

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: 11/10/17

APPLICANT: Brown Oil Properties LLC

APPLICANT'S ADDRESS: 205 E. Spring Street
Monroe, GA 30655

TELEPHONE NUMBER: 770-646-5054

PROPERTY OWNER: Same

OWNER'S ADDRESS: Same

TELEPHONE NUMBER: _____

PROJECT ADDRESS: 114 South Broad Street
Monroe, GA 30655

Brief description of project: Interior and Exterior Renovation

(Continue on separate sheet, if necessary.)

Wade J. Smith
Applicant

11/10/17
Date

STOREFRONT RENOVATIONS

110 & 114 S BROAD ST

CITY OF MONROE DOWNTOWN



LIST OF DRAWINGS

- T 1.0 COVER SHEET
- LS 1.0 LIFE SAFETY PLAN
- A 1.0 FLOOR PLAN
- A 1.1 EXISTING FLOOR FRAMING PLAN
- A 1.2 LIGHTING PLAN
- A 2.0 EXTERIOR ELEVATIONS
- A 3.0 PORCH AND STOREFRONT DETAILS

STRUCTURAL NOTES:

1. ALL WORK TO CONFORM TO ALL LOCAL, STATE AND FEDERAL CODES AND ORDINANCES AS WELL AS STATE AND FEDERAL BUILDING CODES.
2. PROVIDE STRUCTURAL CONSULTING AND WORKING DRAWINGS FOR ALL STRUCTURAL AND MECHANICAL WORK.
3. PROVIDE STRUCTURAL CONSULTING AND WORKING DRAWINGS FOR ALL MECHANICAL AND ELECTRICAL WORK.
4. PROVIDE MECHANICAL AND ELECTRICAL WORKING DRAWINGS FOR ALL MECHANICAL AND ELECTRICAL WORK.
5. PROVIDE MECHANICAL AND ELECTRICAL WORKING DRAWINGS FOR ALL MECHANICAL AND ELECTRICAL WORK.
6. PROVIDE MECHANICAL AND ELECTRICAL WORKING DRAWINGS FOR ALL MECHANICAL AND ELECTRICAL WORK.
7. PROVIDE MECHANICAL AND ELECTRICAL WORKING DRAWINGS FOR ALL MECHANICAL AND ELECTRICAL WORK.
8. PROVIDE MECHANICAL AND ELECTRICAL WORKING DRAWINGS FOR ALL MECHANICAL AND ELECTRICAL WORK.
9. PROVIDE MECHANICAL AND ELECTRICAL WORKING DRAWINGS FOR ALL MECHANICAL AND ELECTRICAL WORK.
10. PROVIDE MECHANICAL AND ELECTRICAL WORKING DRAWINGS FOR ALL MECHANICAL AND ELECTRICAL WORK.

PROJECT NOTES:

1. ALL WORK TO CONFORM TO ALL LOCAL, STATE AND FEDERAL CODES AND ORDINANCES AS WELL AS STATE AND FEDERAL BUILDING CODES.
2. PROVIDE STRUCTURAL CONSULTING AND WORKING DRAWINGS FOR ALL STRUCTURAL AND MECHANICAL WORK.

DATE: 11/10/17
PRINTED:

| REVISIONS | Number | Date | Remarks |
|-----------|--------|------|---------|
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| CONSULTANTS | Number | Date | Remarks |
|-------------|--------|------|---------|
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CARTER WATKINS ASSOCIATES
ARCHITECTS, INC.
1111 PINEAPPLE STREET
MONROE, LA 70601
504.333.1111
www.carterwatkins.com



STOREFRONT RENOVATIONS
DOWNTOWN
Monroe, Georgia

| SHEET TITLE: | NUMBER: |
|--------------|---------|
| COVER SHEET | T 1.0 |
| PRINTED: | |

DATE: 11/10/17
 PRINTED

NUMBER:
A 1.0

SHEET TITLE:
FLOOR PLAN



**STOREFRONT RENOVATIONS
 DOWNTOWN
 Monroe, Georgia**

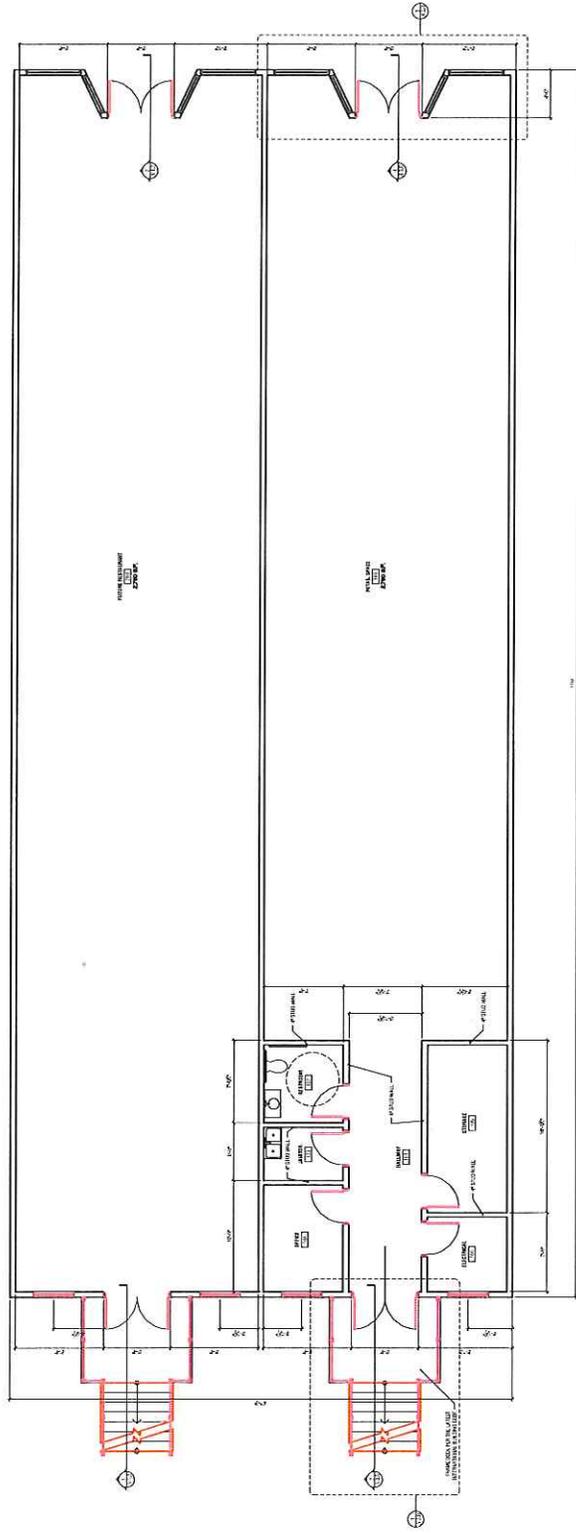
**CARTER WATKINS ASSOCIATES
 ARCHITECTS, INC.**
 200 W. MARKET STREET
 MONROE, GA 30601
 TEL: 770.535.1100
 WWW.CWATKINS.COM

CONSULTANTS

| REVISION | DATE | BY | REMARKS |
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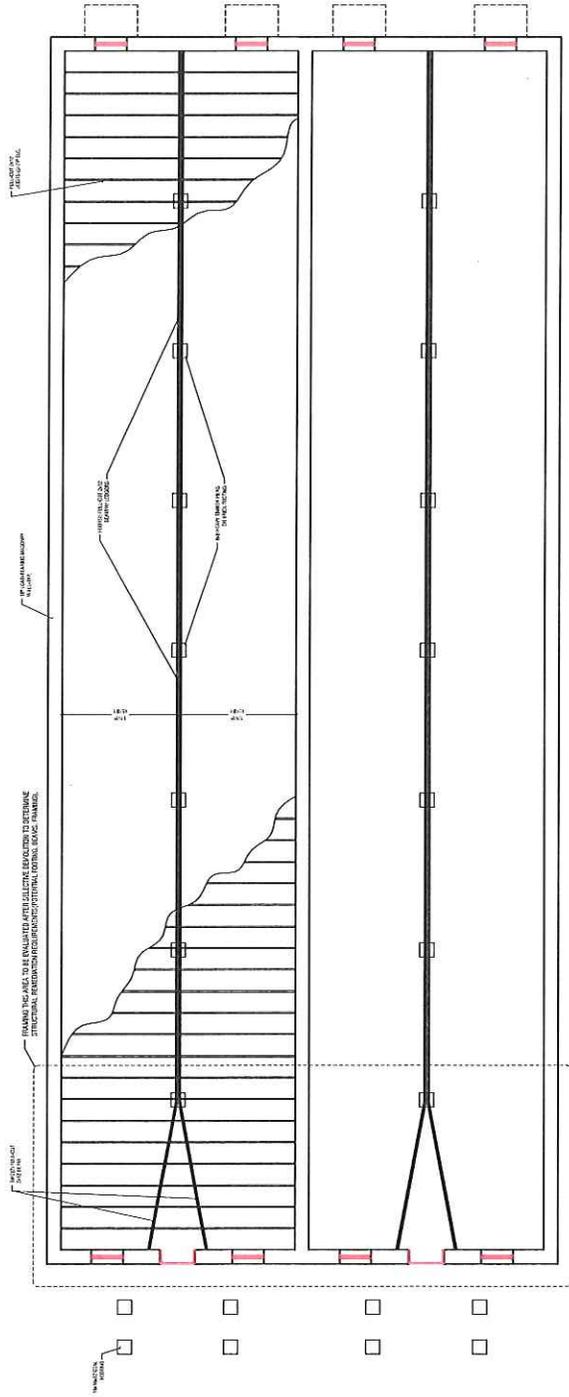
- REVISIONS AND NOTES:
1. CORRECTED ALL DIMENSIONS TO MATCH THE ARCHITECTURAL FLOOR PLAN.
 2. THE CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT IMMEDIATELY.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
 4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
 5. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.
 6. THE CONTRACTOR SHALL MAINTAIN THE EXISTING CURB AND SIDEWALKS.
 7. THE CONTRACTOR SHALL MAINTAIN THE EXISTING DRIVE AND SIDEWALKS.

1. FLOOR PLAN DIMENSIONS
 1/8" = 1'-0"

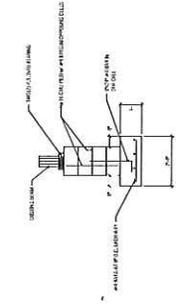


DATE: 11/10/17
 PRINTED

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.



1. EXISTING FLOOR FRAMING PLAN



2. REPLACEMENT ADDITIONAL PIER

NOTE:
 PROVIDE SOIL POISONING AND 6 MIL POLYETHYLENE VAPOR BARRIER ON ALL EXPOSED SOIL IN CRAWL SPACE.

SHEET TITLE:
 EXISTING FLOOR FRAMING PLAN
 NUMBER:
A 1.1
 PRINTED:

STOREFRONT RENOVATIONS
 DOWNTOWN
 Monroec, Georgia



CARTER WATKINS ASSOCIATES
 ARCHITECTS, INC.
 1000 W. MARKET STREET
 ATLANTA, GA 30334
 TEL: 404.525.1234
 WWW.CWA-ARCH.COM

CONSULTANTS

| REVISION | DATE | BY | NUMBER | DESCRIPTION |
|----------|------|----|--------|-------------|
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DATE: 11/10/17
 PRINTED

SHEET TITLE:
 LIGHTING PLAN
 PRINTED:
 NUMBER:
A 1.2

STOREFRONT RENOVATIONS
 DOWNTOWN
 Montroc, Georgia

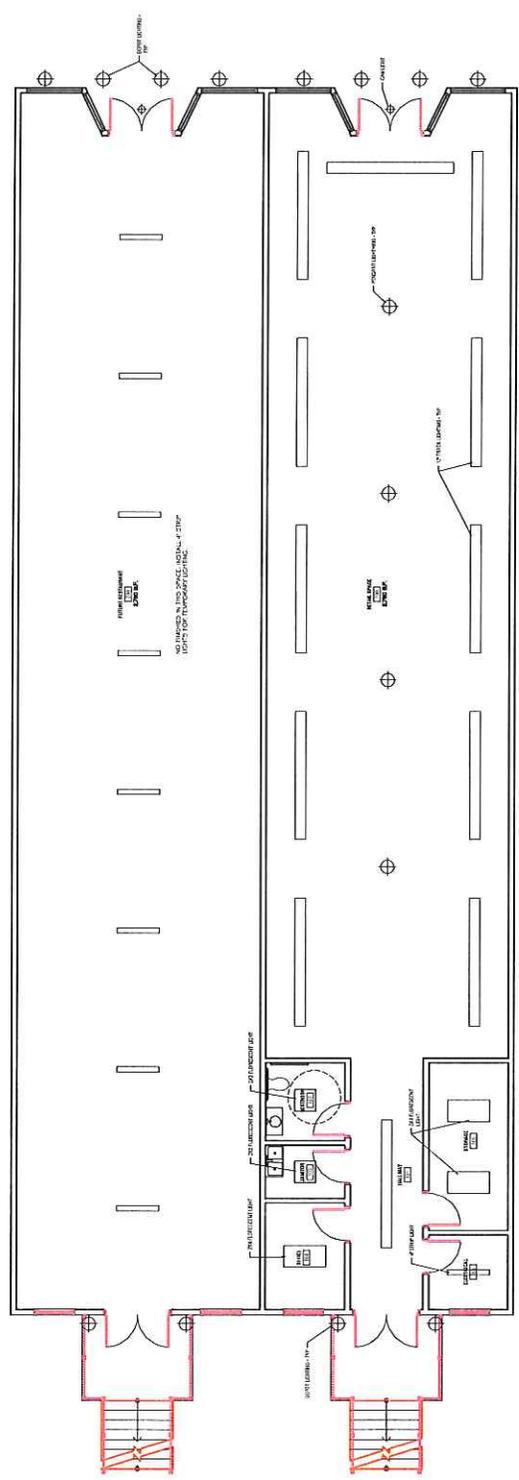


CARTER WATKINS ASSOCIATES
 ARCHITECTS, INC.
 115 EAST CANTONVILLE STREET
 ATLANTA, GEORGIA 30309
 404.525.8800
 www.carterwatkins.com

CONSULTANTS

| REVISION | DATE | BY | NUMBER | DATE | REMARKS |
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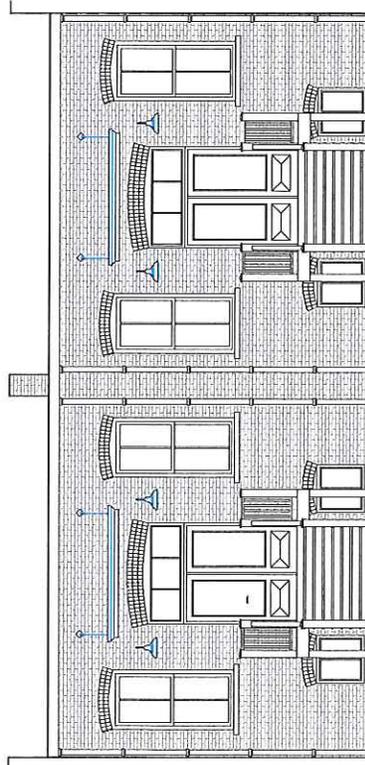
3



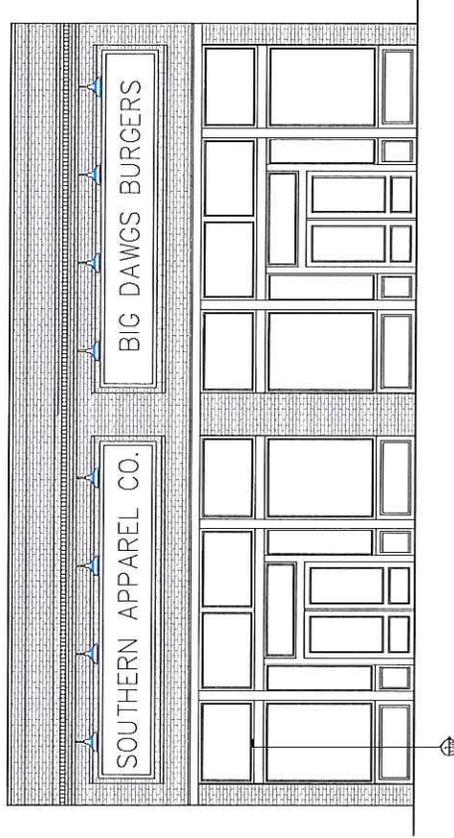
- NOTES-
1. EACH STOREFRONT TO RECEIVE 5-TON HEAT PUMPS INSTALLED IN CRAWL SPACE AND VENTED IN FLOOR (NO FIRE STOPPING REQUIRED)
 2. EACH STOREFRONT TO RECEIVE NEW OR UPGRADED ELECTRICAL SERVICE COMPLYING W/ 2014 NATIONAL ELECTRIC CODE (NO GEORGIA AMENDMENTS)
 3. ATTIC TO RECEIVE R-40 BLOWN INSULATION, CRAWL SPACES TO RECEIVE R-30 BATT INSULATION W/ VAPOR BARRIER.

THESE NOTES ARE PART OF THE CONTRACT DOCUMENTS AND SHALL BE READ IN CONJUNCTION WITH THE CONTRACT DOCUMENTS.

- EXTERIOR DEMOLITION NOTES -**
1. REMOVE ALL NON-CONTRIBUTING TENSILE/METAL CLADDING, NEW BRICK, RETRO-FIT STOREFRONTS, ETC.
 2. REMOVE EXISTING LOOSE BRICK, INFILL, REPAIR & RE-PAINT AFFECTED AREA AS REQUIRED.



1 REAR ELEVATION
3/4" = 1'-0"



2 FRONT ELEVATION
3/4" = 1'-0"

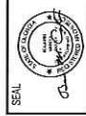
EXTERIOR DEMOLITION NOTES -

1. ALL NEW WINDOWS & DOORS TO HAVE INSULATED TEMPERED GLASS.
2. NEW WINDOWS AT REAR TO BE 2-OVER-2 SINGLE HUNG WOOD OR CLAD WINDOWS.
3. PROVIDE 6" GUTTER & 4" ROUND DOWNSPOUT'S.
4. STOREFRONT TO BE WOOD FRAMES W/ CONV. BOARD CLADDING.
5. EXTERIOR LIGHTING TO BE SELECTED BY OWNER.

| REVISION | DATE | BY | REVISION |
|----------|------|----|----------|
| | | | |
| | | | |
| | | | |
| | | | |

CONSULTANTS

CARTER WATKINS ASSOCIATES ARCHITECTS, INC.
 1000 W. BROADWAY, SUITE 100
 ATLANTA, GA 30334
 TEL: 404.525.1100
 WWW.CWATKINS.COM



STOREFRONT RENOVATIONS DOWNTOWN
 Monroec, Georgia

| | |
|---|-------------------------|
| SHEET TITLE: FRONT AND REAR ELEVATIONS | NUMBER: A 2.0 |
| PRINTED: | |

DATE: 11/10/17
 PRINTED

THE DESIGN OF THIS PROJECT IS THE PROPERTY OF
 CARTER WATKINS ASSOCIATES ARCHITECTS, INC.



Historic Preservation

AGENDA

November 28, 2017

Item:

Request for COA - 206 North Midland 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
CALL FOR INSPECTIONS
770-207-4674 ... Phone
codedept@monroega.gov

| PERMIT NUMBER | DATE ISSUED | VALUATION | FEE | ISSUED BY |
|---------------|-------------|-----------|----------|-----------|
| 17-00534 | 11/15/2017 | \$ 0.00 | \$ 10.00 | adkinson |

| | | | | | |
|----------------|------------|---|--------------|-----------------------------|-----------|
| NAME + ADDRESS | LOCATION | 206 N Midland Ave Monroe, GA 30655 | USEZONE | B-2 | |
| | | | PN | M0014-199-000 | FLOODZONE |
| | | | SUBDIVISION | | |
| | CONTRACTOR | GEORGIA MARQUEE INVESTMENTS LLC | LOT | | |
| | | | BLOCK | 0 | |
| | | 1049 Gainesville Hwy Winder GA 30680 | UTILITIES... | | |
| | | | Electric | | |
| | | | Sewer | | |
| | OWNER | James A Jr And Brown Loretta B Brown () | Gas | | |
| | | 472 Poplar St Monroe GA 30655 | PROJECTID# | 206NMidlandAve-1711 15-1 | |
| | | EXPIRATIONDATE: | 11/30/2017 | | |

CHARACTERISTICS OF WORK

| | | | |
|--|--------------------|-------------|---------|
| DESCRIPTION OF WORK | DIMENSIONS | #STORIES | |
| REQUEST FOR COA - HPC MEETING 11/28/17 @ 6:00 PM 215 N BROAD STREET | SQUARE FOOTAGE | | Sq. Ft. |
| | | #UNITS | |
| NATURE OF WORK | SINGLE FAMILY ONLY | | |
| Other | | #BATHROOMS | |
| CENSUS REPORT CODE | | #BEDROOMS | |
| 855 - * Historic Preservation Request | | 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.

Lari Veln
Signature of Contractor or Authorized Agent

11/15/17
Date

Libbie Adkins
Approved By

11-15-17
Date

MANAGE YOUR PERMIT ONLINE

| | | |
|---|---------------|----------------|
| WEB ADDRESS | PERMIT NUMBER | PERMIT PIN |
| http://BuildingDepartment.com/project | 17-00534 | 55374 Item # 4 |

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:

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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;
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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
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)].

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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.

Levi Voh
Signature of Applicant

11/15/17
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: 11/15/17

APPLICANT: Lori Volk, Member of Georgia Marquee Investments, LLC

APPLICANT'S ADDRESS: 1049 Gainesville Hwy.
Winder, GA 30680

TELEPHONE NUMBER: (404) 630-2834

PROPERTY OWNER: James and Loretta Brown } Sale to Georgia
OWNER'S ADDRESS: 472 Poplar St. } Marquee Investments is
Monroe, GA 30655 } scheduled 12/18/17

TELEPHONE NUMBER: _____

PROJECT ADDRESS: 206 Midland Avenue
Monroe, GA 30655

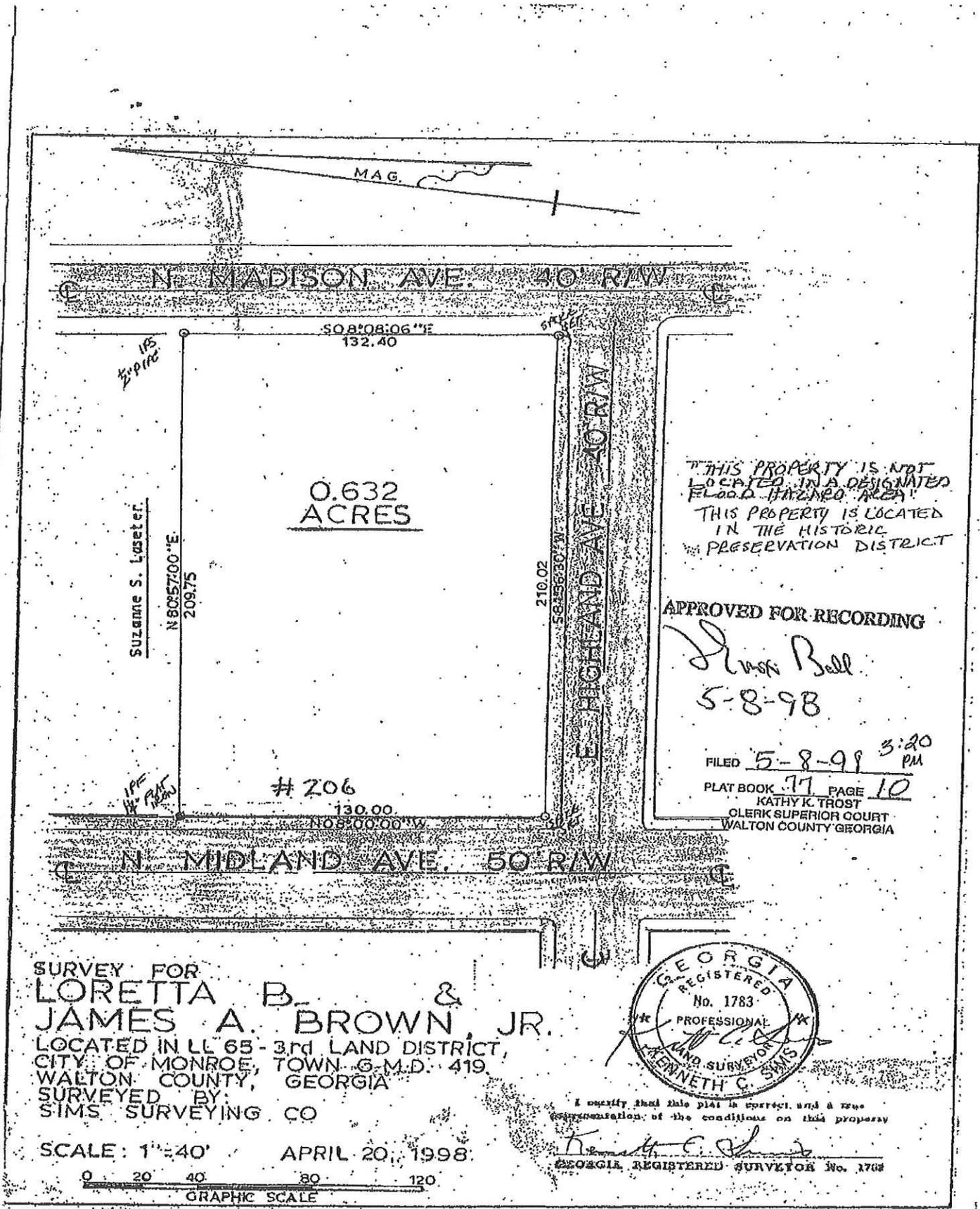
Brief description of project: The construction of four
in-town cottage homes on a property
bordering Midland Avenue, Highland Avenue
and Madison Avenue

(Continue on separate sheet, if necessary.)

Lori Volk
Applicant

11/15/17
Date

Revised 6/29/17



RECORDED: MAY 08 1998
KATHY K. TROST, CLERK 19

Item # 4



206 Midland Avenue
(empty lot)

picture 1 of 3

Item # 4



206 Midland Avenue
(empty lot)

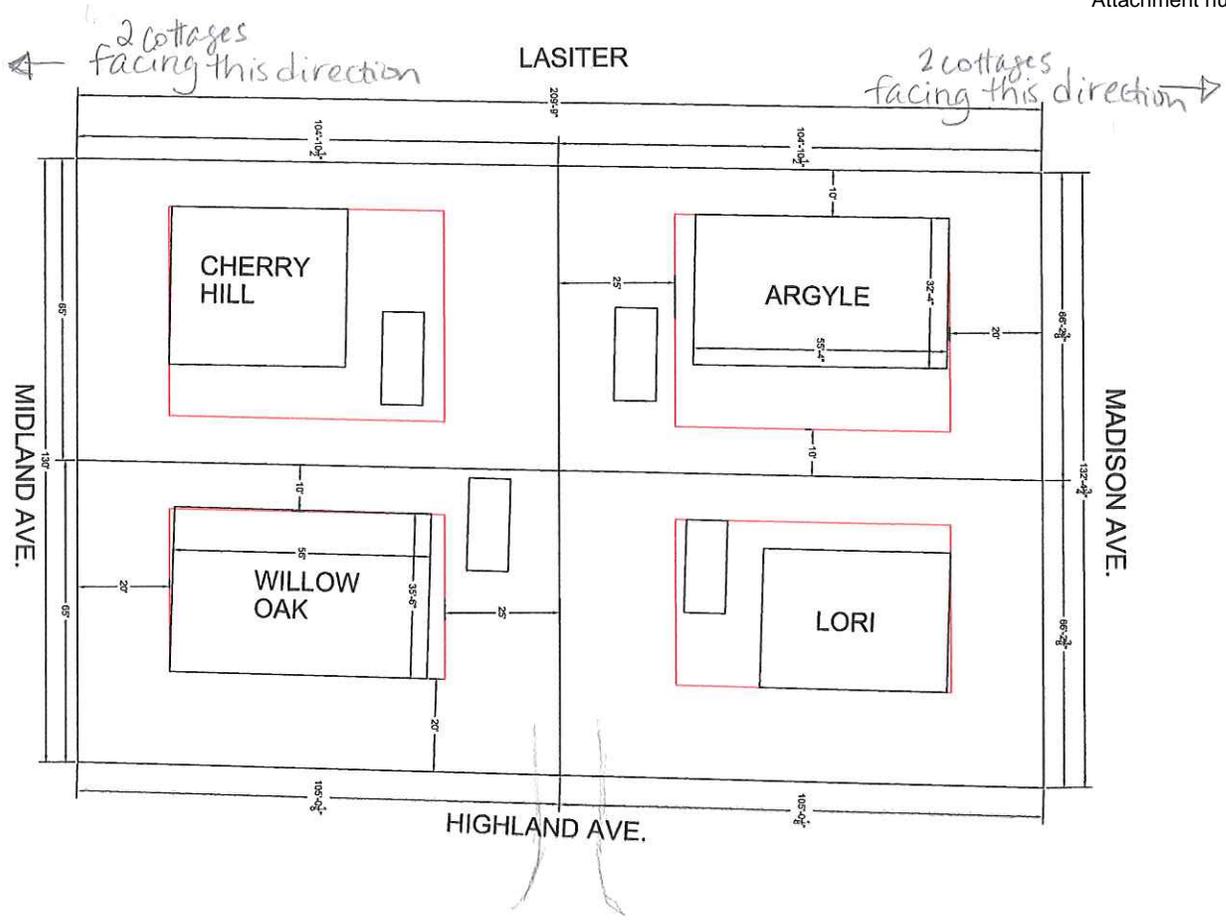
picture 2 of 3

Item # 4



206 Midland Avenue
(empty lot)
picture 3 of 3

Item # 4



potential driveway entrance
to service all 4 cottages

ALLISON RAMSEY
Architects creating sustainable timeless design

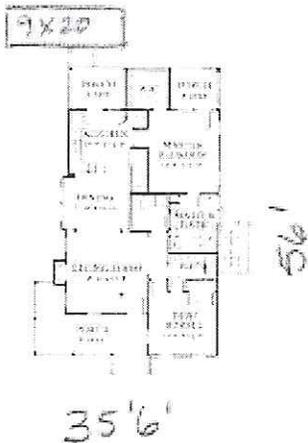
Willow Oak



Additional Images

First Floor Plan (1,360 sq ft)

Second Floor Plan (517 sq

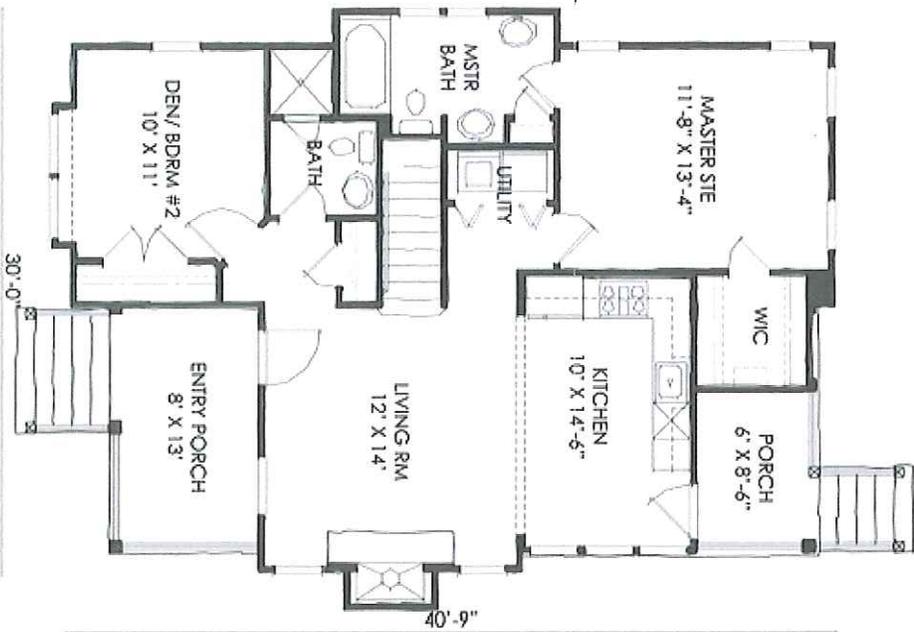


Moser Design Group, Inc. * 17 Market, No.2 * Beaufort, SC 29906 * 843.379.5630 * www.moserdesigngroup.com

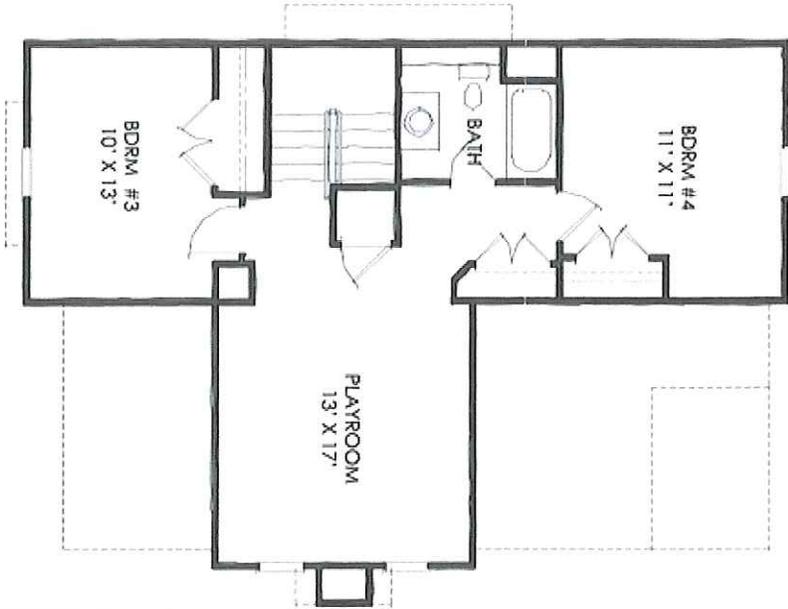
11' LOFT



Item # 4



FIRST FLOOR PLAN



SECOND FLOOR PLAN



ADDITIONAL IMAGES

PLAN INFORMATION

4BR/3 BA DOWNSTAIRS MASTER
 CEILING 10' FIRST FLOOR 5'-8" SLOPING SECOND FLOOR
 954 HTD. SQFT 1ST FLR
 704 HTD. SQFT 2ND FLR
 1,658 TOTAL HEATED SQFT.

copyright 2011



TNH-B-01A

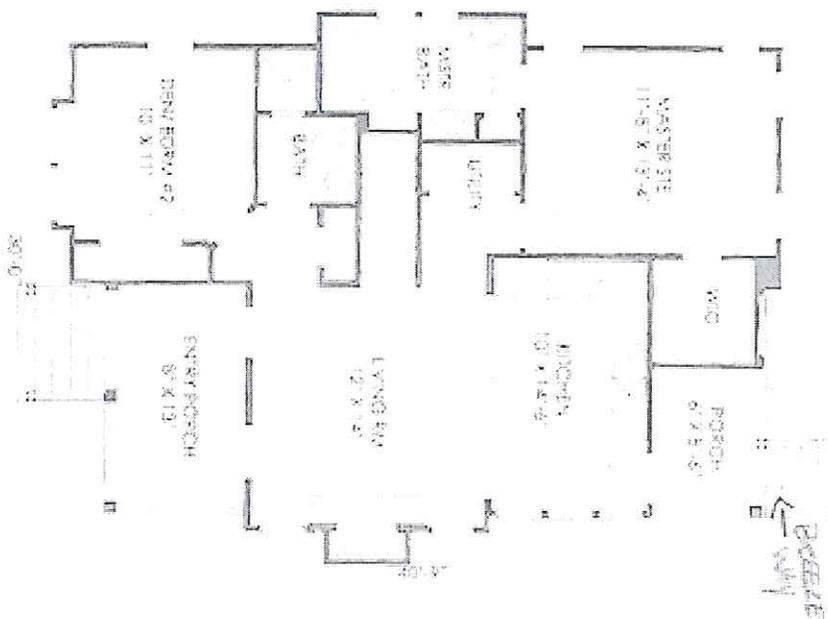
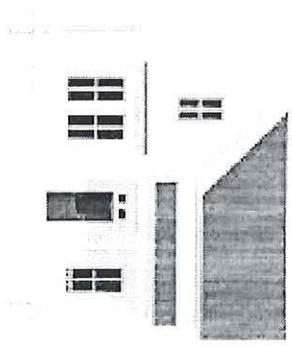
Significant modifications may be required if building in 50 mile radius of Beaufort, SC. The final set of construction documents may vary or have been updated from this conceptual design. Please contact MDGI, if you have any questions.

TRADITIONAL NEIGHBORHOOD HOMES - SMALL COTTAGE COLLECTION

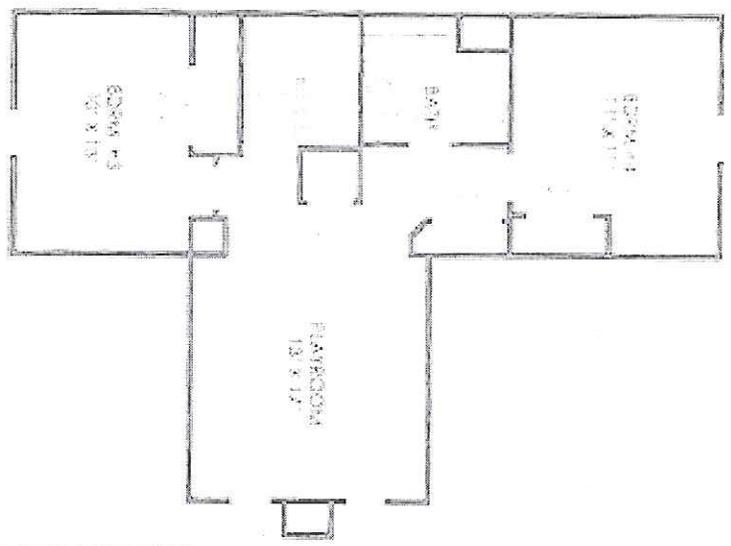
Moser Design Group, Inc. • 17 Market, No.2 • Beaufort, SC 29906 • 843.379.5630 • www.moserdesigngroup.com

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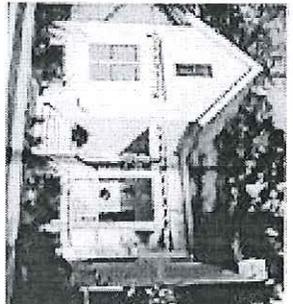


FIRST FLOOR PLAN



SECOND FLOOR PLAN

ADDITIONAL IMAGES



PLAN INFORMATION

4BR/3 BA. DOWNSTAIRS MASTER
CEILING 10' FIRST FLOOR 5'-8" SLOPING SECOND FLOOR
954 HTD. SQFT 1ST FLR
704 HTD. SQFT 2ND FLR
1,658 TOTAL HEATED SQFT.

copyright 2011



TINH-B-01A

TRADITIONAL NEIGHBORHOOD HOMES - SMALL COTTAGE COLLECTION



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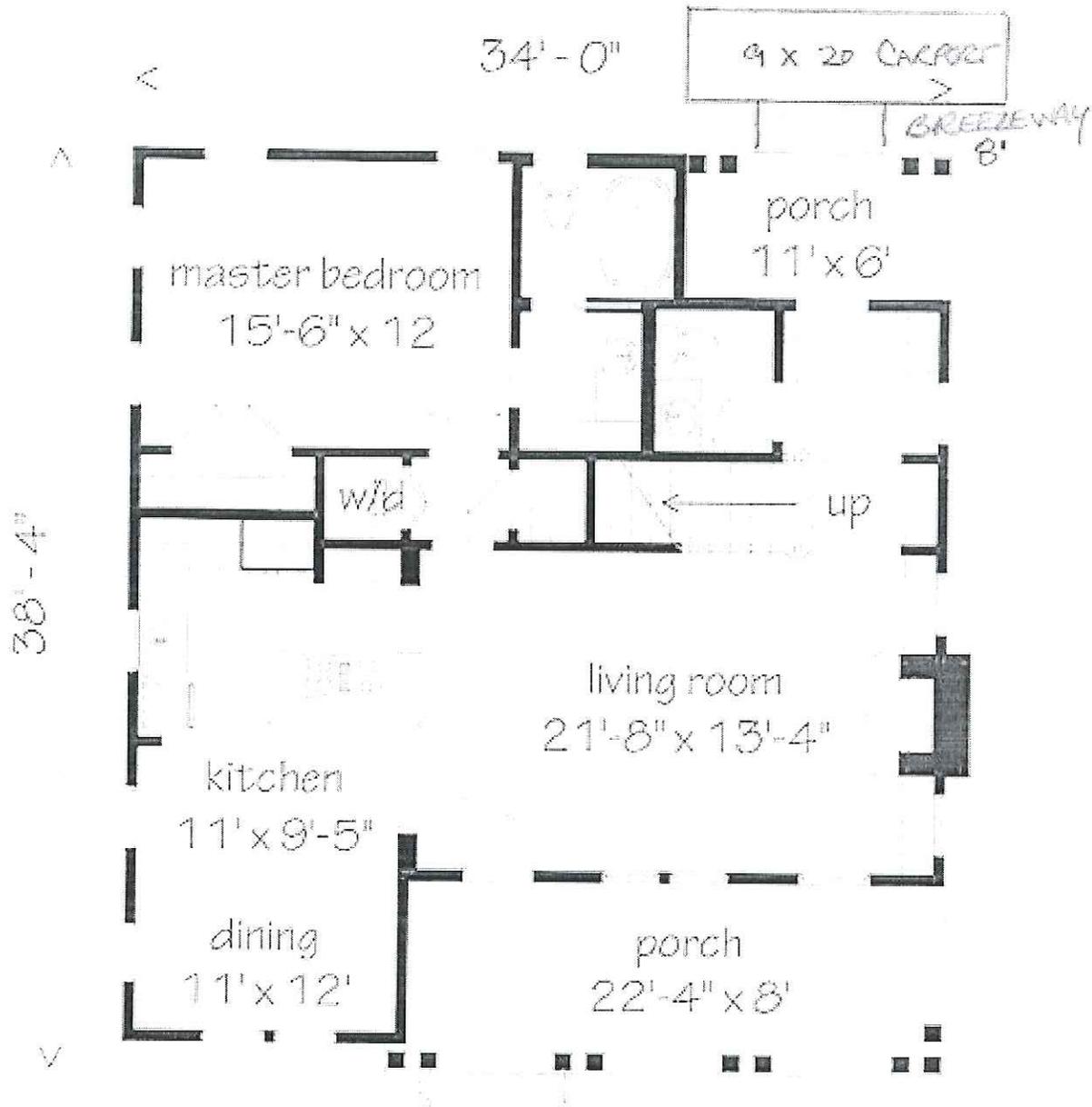
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Item # 4



THE CHERRY HILL

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Request for Certificate of Appropriateness**Today's date: 11/15/17****Submitted by: Lori Volk, Member of Georgia Marquee Investments, LLC****Additional Info For Consideration:**

The cottages will be built by Jayne Sinclair, a quality builder of very good reputation since 2002. Attached are pictures of a few homes built by Ms. Sinclair. One of the homes is at the other end of Midland Avenue where I am requesting the COA. Ms. Sinclair has built a variety of house plans and styles in surrounding counties of Barrow, Jackson, Oconee as well as Walton, including the Georgia Club community in Statham, GA.

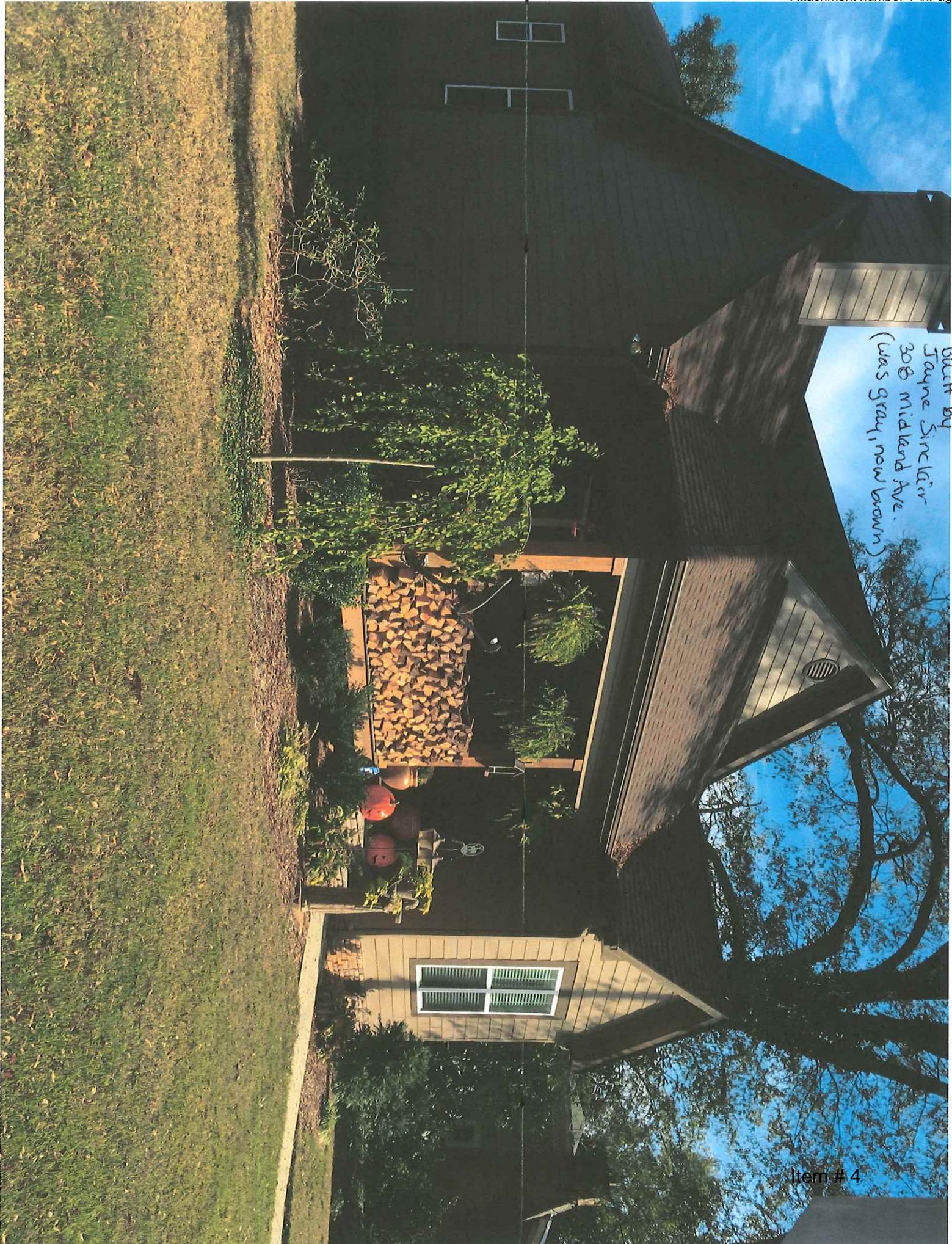
Details of cottage construction:

- hardiplank siding
- hardwood floors
- upgraded lighting
- upgraded plumbing fixtures
- upgraded kitchen countertops
- ceramic tile in bathrooms
- crawl space not slab
- potential sales price \$200,000-\$250,000



Built by
Jayne Sinclair
308 Midland
Avenue

Item # 4



Built by
Jayne Sinclair
308 Midland Ave.
(was Gray, now brown)

Item #4

Built by
Jayne Sinclair



Item # 4

Built by Jayne Sinclair



Item # 4



Historic Preservation

AGENDA

November 28, 2017

Item:

Request for COA - 321 South Madison 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
CALL FOR INSPECTIONS
770-207-4674 ... Phone
codedept@monroega.gov

| PERMIT NUMBER | DATE ISSUED | VALUATION | FEE | ISSUED BY |
|---------------|-------------|-----------|----------|-----------|
| 17-00536 | 11/16/2017 | \$ 0.00 | \$ 10.00 | adkinson |

| | | | | | | |
|----------------|------------|--|--------------|-----------------------------|-----------|----|
| NAME + ADDRESS | LOCATION | 321 S Madison Ave Monroe, GA 30655 | USEZONE | B-2 | FLOODZONE | No |
| | | | PIN | M0016-125-000 | | |
| | | | SUBDIVISION | | | |
| | CONTRACTOR | Howard Brothers Construction & Development Inc & Ian Keith Henderson 903 Harvest Ln Monroe GA 30655 | LOT | | | |
| | | | BLOCK | | | |
| | | | UTILITIES... | | | |
| | | | Electric | | | |
| | | | Sewer | | | |
| | | | Gas | | | |
| | OWNER | Howard Brothers Construction & Development Inc & Ian Keith Henderson, 903 Harvest Ln Monroe GA 30655 | PROJECTID# | 321SMadisonAve-171 116-1 | | |
| | | EXPIRATIONDATE: | 05/31/2018 | | | |

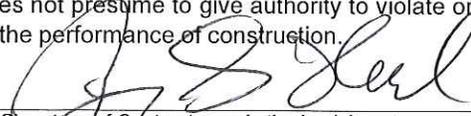
CHARACTERISTICS OF WORK

| | |
|---|--------------------|
| DESCRIPTION OF WORK | DIMENSIONS |
| Request for COA - HPC MTG 11/28/17 @ 6:00 PM 215 N BROAD STREET | #STORIES |
| NATURE OF WORK | SQUARE FOOTAGE |
| Other | Sq. Ft. |
| CENSUS REPORT CODE | #UNITS |
| 645 - * Single Family Houses (Atch/Detach) | SINGLE FAMILY ONLY |
| | #BATHROOMS |
| | #BEDROOMS |
| | TOTAL ROOMS |

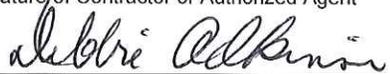
NOTICE

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.


Signature of Contractor or Authorized Agent

11-16-17
Date


Approved By

11-16-17
Date

MANAGE YOUR PERMIT ONLINE

WEB ADDRESS

<http://BuildingDepartment.com/project>

PERMIT NUMBER

17-00536

PERMIT PIN

55380

Item # 5

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.

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: 11/15/17

APPLICANT: Howard Bros. Branding *Const. & Development*

APPLICANT'S ADDRESS: 432 Walton Circle
Monroe, GA 30655

TELEPHONE NUMBER: 404-427-2707

PROPERTY OWNER: Howard Bros. Branding *Const. & Development*

OWNER'S ADDRESS: 432 Walton Circle
Monroe, GA 30655

TELEPHONE NUMBER: 404-427-2707

PROJECT ADDRESS: 317-323 (officially 321, 323) S. Madison
Monroe

Brief description of project: Demolition and Removal of
dilapidated houses

(Continue on separate sheet, if necessary.)

John S. Howard
Applicant

11/15/17
Date

Revised 6/29/17

Item # 5

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.

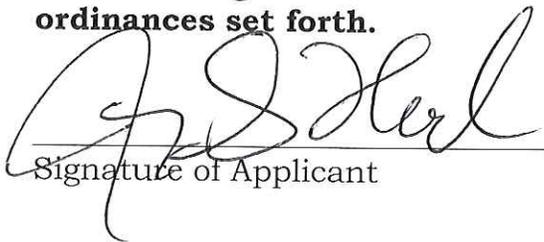
[Sec. 8-4-2(f)]

“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

11/15/17

 Date



Historic Preservation

AGENDA

November 28, 2017

Item:

Request for COA - 311 S Madison 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
codedept@monroega.gov

| PERMIT NUMBER | DATE ISSUED | VALUATION | FEE | ISSUED BY |
|---------------|-------------|-----------|----------|-----------|
| 17-00537 | 11/17/2017 | \$ 0.00 | \$ 10.00 | adkinson |

| | | | | | | |
|----------------|--|--|--------------|-----------------------------|-----------|--|
| NAME + ADDRESS | LOCATION | 311 S Madison Ave Monroe, GA 30655 | USEZONE | B-2 | FLOODZONE | |
| | | | PIN | M0016-115-000 | | |
| | | | SUBDIVISION | | | |
| | CONTRACTOR | Daniel G & Lindsey South | LOT | | | |
| | | | BLOCK | 0 | | |
| | | 1470 Old Monroe Madison Hwy Monroe GA 30655 | UTILITIES... | | | |
| | | | Electric | | | |
| | | | Sewer | | | |
| | | | Gas | | | |
| | OWNER | Daniel G & Lindsey South () | PROJECTID# | 311SMadisonAve-171 116-1 | | |
| | 1470 Old Monroe Madison Hwy Monroe GA 30655 | EXPIRATIONDATE: | 12/31/2017 | | | |

CHARACTERISTICS OF WORK

DESCRIPTION OF WORK

REQUEST FOR COA - HPC MTG 11/28/17 @
6:00 PM 215 N BROAD STREET

NATURE OF WORK

Other

CENSUS REPORT CODE

855 - * Historic Preservation Request

DIMENSIONS

| | | |
|--------------------|-------------|---------|
| | #STORIES | |
| SQUARE FOOTAGE | | Sq. Ft. |
| | #UNITS | |
| 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.

Signature of Contractor or Authorized Agent

Date

Hebbie Adkins

11-17-17

Approved By

Date

MANAGE YOUR PERMIT ONLINE

WEB ADDRESS

<http://BuildingDepartment.com/project>

PERMIT NUMBER

17-00537

PERMIT PIN

55383

Item # 6

**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: 11/16/17
 APPLICANT: Daniel and Lindsey South.
 APPLICANT'S ADDRESS: 1470 Old Monroe Madison Hwy.
Monroe Ga 30655
 TELEPHONE NUMBER: 678-300-1717

PROPERTY OWNER: Daniel and Lindsey South
 OWNER'S ADDRESS: 1470 Old Monroe Madison Hwy
Monroe Ga 30655
 TELEPHONE NUMBER: _____

PROJECT ADDRESS: 311 South Madison Ave.
Monroe GA 30655

Brief description of project:

Walls and flooring removed and inspected. Structure
completely loss due to termite and rot damage.
Cost estimate to fix is double that of tear
down and replace.

(Continue on separate sheet, if necessary.)

Attached 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 COA's, 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, positionings 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:

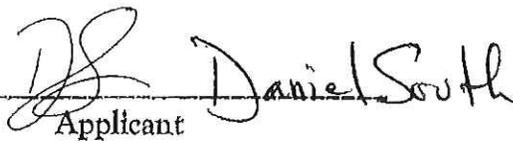
1. A reconstruction or alteration of the size, shape, or facade, including any of the architectural elements or details;
2. Demolition;
3. Commencement of excavation for construction purposes;
4. A change in the location of advertising visible from the public right-of-way; and

5. The erection, alteration, restoration, or removal of any building or 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. [Section. 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

11/16/17
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 p.m.), 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.
4. Provide all documentation that will assist the HPC in deciding if your proposed changes(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 drawing, 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.
6. No work can be done until permit is issued.
7. No permit can be issued until Historic Preservation Commission has issued a COA.

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

11/17/2017

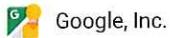
306 S Madison Ave - Google Maps

311
~~306~~ S Madison Ave

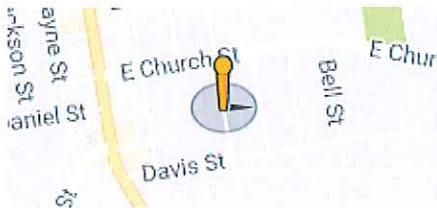


Image capture: May 2016 © 2017 Google

Monroe, Georgia



Street View - May 2016



Item # 6



Historic Preservation

AGENDA

November 28, 2017

Item:

Request for COA - 100 South 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
codedept@monroega.gov

| PERMIT NUMBER | DATE ISSUED | VALUATION | FEE | ISSUED BY |
|---------------|-------------|-----------|----------|-----------|
| 17-00538 | 11/17/2017 | \$ 0.00 | \$ 10.00 | adkinson |

| | | | | | | |
|----------------|---|------------------------------------|--------------|---|-----------|-----|
| NAME + ADDRESS | LOCATION | 100 S Broad St Monroe, GA 30655 | USEZONE | B-2/CBD | FLOODZONE | Yes |
| | | | PN | M0014-093-000 | | |
| | CONTRACTOR | LTD HOLDINGS LLC | SUBDIVISION | CORRIDOR DESIGN OVERLAY DISTRICT 09012-SF-DOWNTOWN MONROE | | |
| | | | LOT | | | |
| | | | BLOCK | 0 | | |
| | | | UTILITIES... | | | |
| | | | Electric | | | |
| | | | Sewer | | | |
| | | | Gas | | | |
| | OWNER | LTD HOLDINGS LLC, 770 867 8000 | PROJECTID# | 100SBroadSt-171116-1 | | |
| | | EXPIRATIONDATE: | 12/31/2017 | | | |
| | 804 BILL RUTLEDGE Rd Winder GA 30680 | | | | | |
| | 804 BILL RUTLEDGE Rd Winder GA 30680 | | | | | |

CHARACTERISTICS OF WORK

| | | |
|--|--------------------|-------------|
| DESCRIPTION OF WORK | DIMENSIONS | #STORIES |
| REQUEST FOR COA - HPC MTG 11/28/17 @ 6:00 PM 215 N BROAD STREET | SQUAREFOOTAGE | Sq. Ft. |
| NATURE OF WORK | | #UNITS |
| Other | SINGLE FAMILY ONLY | #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

Debbie Adkinson

Approved By

Date

11-17-17

Date

MANAGE YOUR PERMIT ONLINE

| | | |
|---|---------------|----------------|
| WEBADDRESS | PERMIT NUMBER | PERMIT PIN |
| http://BuildingDepartment.com/project | 17-00538 | 55386 Item # 7 |

**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: 11/16/17
 APPLICANT: LTD Holdings LLC
 APPLICANT'S ADDRESS: 804 Bill Rutledge Rd
Winder Ga 30680
 TELEPHONE NUMBER: 770-867-8000

PROPERTY OWNER: LTD Holdings, LLC
 OWNER'S ADDRESS: 804 Bill Rutledge Rd.
Winder Ga 30680
 TELEPHONE NUMBER: 770-867-8000

PROJECT ADDRESS: 100 South Broad St.
Monroe Ga 30655

Brief description of project:

Remove metal siding to return front
to original brick

(Continue on separate sheet, if necessary.)

Attached 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 COA's, 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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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, positionings 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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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 structure within a historic property or district, including walls, fences, steps and pavements, or other appurtenant features. [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]

LTD Holdings, LLC

Applicant

11/16/17

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.
4. Provide all documentation that will assist the HPC in deciding if your proposed changes(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.

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5. Appear at the meeting on the scheduled day and time to present your proposal.
6. No work can be done until permit is issued.
7. No permit can be issued until Historic Preservation Commission has issued a COA.

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

1 S Broad St



Image capture: Jul 2016 © 2017 Google

Monroe, Georgia



Street View - Jul 2016



Item # 7