



**CITY OF JONESBORO**  
**Jonesboro Historic Preservation Commission**  
**124 NORTH AVENUE**  
**February 17, 2020 – 5:30 PM**

*NOTE: As set forth in the Americans with Disabilities Act of 1990, the City of Jonesboro will assist citizens with special needs given proper notice to participate in any open meetings of the City of Jonesboro. Please contact the City Clerk's Office via telephone (770-478-3800) or email at [rclark@jonesboroqa.com](mailto:rclark@jonesboroqa.com) should you need assistance.*

**Agenda**

- I. CALL TO ORDER - CHAIRPERSON BETSY WESTER
- II. ADOPTION OF THE AGENDA
- III. MINUTES
- IV. AGENDA ITEMS
  - 1. Historic Preservation Commission to consider a Certificate of Appropriateness for 106 South Main Street; Parcel No. Parcel No. 13241D C003; Renovation to existing commercial building.
- V. ADJOURN



# CITY OF JONESBORO, GEORGIA COUNCIL Agenda Item Summary

Agenda Item #

-1

4.1

COUNCIL MEETING DATE  
February 17, 2020

Requesting Agency (Initiator) Office of the City Manager	Sponsor(s) Community Development Director Allen
<p><b>Requested Action</b> (Identify appropriate Action or Motion, purpose, cost, timeframe, etc.) Historic Preservation Commission to consider a Certificate of Appropriateness for 106 South Main Street; Parcel No. Parcel No. 13241D C003; Renovation to existing commercial building.</p>	
<p><b>Requirement for Board Action</b> (Cite specific Council policy, statute or code requirement) City Code Section 86-102; Historic District (H-1)</p>	
<p><b>Is this Item Goal Related?</b> (If yes, describe how this action meets the specific Board Focus Area or Goal) Yes      Economic Development, Beautification, Community Planning, Neighborhood and Business Revitalization, Historic Preservation</p>	

**Summary & Background** (First sentence includes Agency recommendation. Provide an executive summary of the action that gives an overview of the relevant details for the item.)

Agency recommendation – **Approval of exterior renovation**; The former law at 106 South Main Street (Ferguson building) has been undergoing extensive interior renovations for its new owner, in order to convert it into a two-story Mexican restaurant with a rooftop bar. The property is zoned H-1 (Historic District) and is in the Downtown District on the block known informally as “lawyers’ row.” While this specific building unit is not on the Historic Register, it is a contributing building to the Historic District.

## Proposed changes to front exterior

- New window and door orientation
- New awnings
- New signage on parapet
- Possible stack stone over existing brick on first floor
- Iron railing to be kept
- Portion of rooftop garden staircase enclosure will be visible over parapet

## Proposed changes to rear exterior

- New window and door orientation
- Possible brick façade to match front brick
- New decks for first and second floors
- Outdoor seating area

## Sec. 86-102. – H-1 Historic District regulations.

(a) *Purpose of district. The purpose of the H-1 historic district is to provide for retail and residential uses that benefit from close proximity to each other and that will generate pedestrian activity in the city's traditional downtown core. Development and redevelopment in this district are intended to preserve and enhance the historic character of the area while promoting the goals of the Livable Centers Initiative Study.*

(g) *Delay in demolition of historic buildings. Following designation of an historic district, no building or structure therein shall be demolished or otherwise removed until the owner thereof shall have given the historic preservation commission via the director of downtown development's office 120 days' written notice of his proposed action. Upon receiving written notice, the city shall erect a sign on the property to indicate that the building or structure is proposed for demolition.*

## **FOLLOW-UP APPROVAL ACTION (City Clerk)**

Typed Name and Title Ricky L. Clark, City Manager	Date February, 17, 2020	
Signature	City Clerk's Office	

During such 120-day period the historic preservation commission may negotiate with the owner and with any other parties in an effort to find a means of preserving the building. Should the historic preservation commission find that the building involved has no particular historic significance or value toward maintaining the character of the district, it may waive all or part of such 120-day period and authorize earlier demolition or removal. In making a determination of a building's particular historic significance, the historic preservation commission shall refer to the most recent inventory of historic buildings kept on file at the office of downtown development. **Not being demolished in whole, just enhanced.**

4.1

(h) Permitted uses. The following general use classifications are permitted; refer to section 86-204, Table of uses allowed by zoning district, for actual permitted uses:

- (1) Retail uses;
- (2) Commercial services;
- (3) Arts, entertainment and recreation uses;
- (4) Office uses;
- (5) Residential uses.

Uses similar to the above listed permitted uses, as determined by the city manager, may be permitted unless listed elsewhere as a prohibited use.

(j) Development standards.

- (1) Minimum lot area: None **No changes to the property lines.**
- (2) Minimum lot width: 20 feet **No changes to the property lines.**
- (3) Setbacks:

Front: Minimum and maximum setbacks shall be zero. **No addition to the front facade.**

Side: Minimum and maximum setbacks shall be zero, except on corner lots, whereby the setback shall be no less than 20 feet to accommodate pedestrian amenities. Such amenities are required on corner lots and include decorative planters, benches, landscaping, patios, knee walls, or other architectural features that are compatible with the historic and pedestrian character of the district. The proposed number, type, and arrangement of amenities shall be reviewed and approved by the director of downtown development. **No addition to the side of building.**

Rear: Zero, except when abutting a residential zoning district where there is no intervening right-of-way, the setback is 20 feet. **There will be a cooler and decking added to the back. However, the rear does not abut a residential district.**

- (4) Maximum height: Three stories or 35 feet. **Existing building conforms. Two stories, plus a "third story" rooftop bar.**
- (5) Minimum height: Two stories. **Existing building conforms.**
- (6) Minimum floor area: None for non-office uses; minimum floor area for office uses shall be 1,000 square feet. **n/a**
- (7) Maximum floor area: 3,500 square feet. **The existing floor area is 4160, but the footprint will not be added to or subtracted from.**
- (k) Existing uses. Any use or structure existing at the time of adoption of this ordinance that would no longer be permitted or be in compliance with the current regulations shall be allowed to continue operation as is but shall be classified as a non-conforming use and subject to all applicable requirements of article X of this chapter. **n/a**

(I) Design standards. In order to preserve the physical character of existing historic structures in the H-1 historic district, every effort shall be made to adapt the property in a manner that complements the historic character of the area when making exterior alterations to the existing building, site, or environment.

(1) Existing structures. Distinctive stylistic features or examples of skilled craftsmanship that characterize a building, structure, or site shall be retained.

a. Storefront design.

1. Historic details, doors, window configurations and dimensions, and entryways may not be removed or altered. **On the front, the second-floor quantity and configuration of the door and windows will remain the same. The first-floor configuration of the door will reverse, due to the requirements of the new floor plan. The amount of windows will stay mostly the same. Staff does not believe that the new door configuration will adversely impact the building aesthetic. On the rear of the building, the enhancements will result in a door and window configuration, but, visually, can only be seen from Broad Street, which is itself going through an extensive reconfiguration.**

2. The addition of architectural details where none existed before is discouraged. **There are no proposed major architectural details on the front, except for stacked stone proposed to cover up the brick on the first-floor façade. This feature is not recommended for approval.**

3. The use of shutters, residential doors, or the replacement of original display windows with smaller-scale window components or wall surface is prohibited. **While the window configuration will be different on the front and the rear, the replacement windows are larger.**

4. Obscuring original transom windows with plywood, paint, or other materials is prohibited. **Will not happen.**

5. New windows on side and rear elevations shall be compatible with historic windows in terms of material, size and design. **No windows present on the sides. The new rear windows will be compatible with the new modern windows at the adjacent Broad Street restaurant.**

6. Storm windows must match the color of the window frame and obscure the window as little as possible. **n/a**

7. Infilling or painting windows is prohibited. **Will not happen.**

8. Replacing windows with tinted or highly reflective glass is prohibited. All windows must be transparent. **Will not happen.**

b. Roof.

1. The existing pitch and shape of the roof as seen from public view shall be maintained, although changes hidden by existing parapets, or changes that would restore the roof to its original design, may be allowed. **Will remain the same. Rooftop staircase enclosure will be partially visible over parapet in front.**

2. Replacement of existing roofing materials that can be seen from the public view shall be made with the same type of roofing materials. **Will comply. Roof needs repair.**

3. Ornamental roof features shall be retained. **No ornamental roof features present.**

c. Building materials.

1. Historic building materials shall be maintained. **Stacked stone proposed to cover up the brick on the first-floor façade. This feature is not recommended for approval.**

2. Unpainted brick facades shall remain unpainted. **Will comply.**

3. Damaged exterior materials shall be treated with materials that will not cause further deterioration, including the use of a historic mortar mix of an appropriate color when repointing brick. **No damage.**

d. Awnings.

1. Awnings shall match the shape and dimensions of the door opening or window and shall fit the frame of the window or doorway without covering architectural details. **Will comply.**

2. Canvas awnings are preferred; Metal, rigid plastic, shingle, and internally lit awnings are generally prohibited. **Will confirm new awning material.**

3. The use of a continuous awning across two buildings to join them as one business is prohibited. **n/a**

e. Building color.

1. Color shades and patterns shall complement the color schemes that are found in the district. Reference materials on appropriate color palettes will be available for review at the office of downtown development at city hall. **Will comply.**  
**Recommended that existing brick remain the same color.**

2. The use of neon colors is prohibited. **Will comply.**

f. Lighting. Lighting fixtures and wattage shall be compatible with the historic character of the district. **Will comply.**

g. Fences and walls.

1. Historic fences and retaining walls shall be maintained and not removed. **n/a**

2. New fences and screening walls shall be constructed of traditional materials, typically wood for fencing and brick, stone or granite for walls. **n/a**

h. Equipment.

1. Mechanical systems shall be placed behind the building and out of public view; any systems that must be located on the roof shall be placed to the rear of the roof. **Will comply.**

2. Utility meters and security lighting shall be placed unobtrusively. **Will comply.**

3. Dumpsters shall be placed to the rear of buildings and shall be screened from public view by fencing or walls utilizing traditional materials (see subsection (1)g.2 above. **Will comply.**

i. Parking.

1. Off-street parking areas, not located in a parking deck, shall be placed to the rear of buildings and screened from public view by a wall by fencing, or by vegetation comprised of a minimum eight-foot high landscape buffer of trees and shrubbery or a minimum four-foot high continuous hedge. **Existing parking spaces for this and adjacent buildings has always been in the front. There will not be room for parking in the rear with the Broad Street renovation.**

2. New surface parking, not located in a parking deck, is encouraged to use concrete or stone pavers; asphalt is also permitted in the district. **No new parking proposed.**

(2) Additions. Alterations to existing properties are permitted when such alteration and additions do not destroy significant architectural or historical material. The design shall be compatible with the size, scale, color, material and character of the property and downtown area. **The only addition will be a cooler area at rear of the building, which will match the exterior of the rest of the building.**

a. Additions shall be placed away from public view on the rear elevation for buildings having frontage on Main and McDonough Streets, or on a rear or side elevation for all other buildings in the district. **Will comply.**

b. The form, orientation, and symmetry of the original structure shall be maintained. **Will comply.**

c. Matching or similar materials, elements (e.g., windows), and ornamentation as those found on the original structure shall be used. **Will comply.**

**In summary, the renovation to the building, both interior and exterior, even though it will involve some reconfiguration of the exterior, will be an enhancement, and not a detriment, to the building and adjacent structures in the Downtown District.**

**Fiscal Impact**

(Include projected cost, approved budget amount and account number, source of funds, and any future funding requirements.)

Private Developer

**Exhibits Attached** (Provide copies of originals, number exhibits consecutively, and label all exhibits in the upper right corner.)

- Application
- Exterior Facades

**Staff Recommendation** (Type Name, Title, Agency and Phone)**Approval**



## CITY OF JONESBORO

124 North Avenue  
Jonesboro, Georgia 30236  
[www.jonesboroga.com](http://www.jonesboroga.com)

### JONESBORO HISTORIC PRESERVATION COMMISSION

#### APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

The Jonesboro Historic Preservation Commission or J.H.P.C. is tasked with insuring the Historic District's Preservation and standards are met according to the City of Jonesboro Codes and Ordinances. This application and approval thereof does not constitute an approval to begin construction. It is a review of Chapter 86 – Zoning, Section 86-102 (H-1) Historic District and Section 86-103 (H-2) Historic District. Once the applicants meets Historic District Code, the process of approval of plans, land disturbance, and other compliance measures must be met. Please contact the Jonesboro City Hall (770) 478-3800 and speak with the City Clerk for further information.

#### Property Information:

Address: 106 SOUTH MAIN ST.

Owner: CARLOS SOLER

Note: if applicant is not the owner, the applicant must provide written permission from the owner – notarized, and owner's contact information. See Jonesboro City Hall staff to obtain permissible document.

#### Applicant Information:

Applicant Name: Summit DESIGN BUILD, LLC.

Mailing Address: 8255 CLUBHOUSE WAY JONESBORO, GA. 30236

Email Address: BRIAN@SUMMITDESIGN  
ANDBUILD.COM Telephone: 678-463-0120

- Fees and Charges as identified within the City of Jonesboro's schedule of fees for the Historic Preservation Committee Certificate of Appropriateness.

Residential - \$35.00

Commercial - \$50.00

Sign: \$10.00

## PROJECT INFORMATION

### Type of Project (Check all that apply)

#### Construction

- New building
- Additional building
- Minor Exterior Change
- Major Building Restoration, Rehabilitation, or Remodeling

#### Site Changes

- Parking area(s), Driveway(s), or Walkway(s)
- Fence(s) or Wall (s)
- Sign(s)
- Mechanical System(s)
- Non-temporary Site Feature(s): (i.e. satellite dishes, pools, lighting, arbors, gazebo's, etc.)

#### Demolition or Relocation

- Primary Building *(INTERIOR ONLY)*
- Outbuilding
- Site Feature

## APPLICATION REQUIREMENTS

Applicants must include support materials as noted to be considered (i.e. plans, schematics, images, dimensions, surrounding structures). Incomplete applications will not be reviewed.

## APPLICATION DEADLINE & REPRESENTATION

Applications must be delivered to the Jonesboro City Hall at least eighteen (18) days preceding the next scheduled J.H.P.C. meeting. The J.H.P.C. meets on an as needed basis. Applicant's attendance is required: A presentation with visuals and detailed information is suggested. Questions which may arise, and if unanswered could result in the denial of the application.

## REQUIRED MATERIALS

The following materials are required for a complete application. Incomplete applications WILL NOT be reviewed.

**A. New Buildings and Additions:**

- i. Description of Project
- ii. Site Plan
- iii. Architectural Elevations
- iv. Floor Plan
- v. Description of Materials
- vi. Photographs of Proposed Site

**B. Major Restoration, Rehabilitation, or Remodeling:**

- i. Architectural Elevations or Sketches
- ii. Description of Project
- iii. Description of Materials
- iv. Photographs of Proposed Site

**C. Minor Exterior Changes:**

- i. Description of Project
- ii. Description of Materials
- iii. Photographs of Existing Building

**D. Site Changes: Parking, Driveways & Walkways:**

- i. Site Plan or Sketch of Site
- ii. Description of Materials
- iii. Photographs of Site

**E. Site Changes: Fences, Walls, and other Site Features:**

- i. Site Plan or Sketch of Site
- ii. Architectural Elevations or Sketches
- iii. Description of Materials
- iv. Photographs of Site

**F. Site Changes: Signs:**

- i. Architectural Elevation or Sketch (For signs located on the building)
- ii. Site Plan or Sketch of Site (For free standing signs)
- iii. Description of Materials and Illumination

**PROJECT AND MATERIALS DESCRIPTION**

Renovating Front And Rear of Ex. Commercial Buildin.

- New Window / Door Orientation
- New Awning
- New Front Signage
- New Decks on Back
- Roof-top Bar Area

**(Add Additional Sheets as Necessary)**

Mark E. Jones

**PRINT NAME**

2-5-20

**DATE**

M.E. Jones

**SIGNATURE**

\$ 75.00

**FEE AMOUNT**

**(Application Received By)**

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS |

**Google Maps 131 S Main St**

Image capture: Jun 2019 © 2020 Google

Jonesboro, Georgia



Street View



**Google Maps 130 Mill St**

Image capture: Sep 2018 © 2020 Google

Jonesboro, Georgia



Street View







