



**Jonesboro Historic Preservation Commission
VIA ZOOM MEETINGS
May 18, 2020 – 5:50 PM**

Join Zoom Meeting
<https://us02web.zoom.us/j/2148237355>
Meeting ID: 214 823 7355
One tap mobile
+19292056099,,2148237355#

Agenda

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@jonesboroga.com should you need assistance.

I. CALL TO ORDER – Chairperson Betsy Wester

II. APPROVAL OF AGENDA

III. APPROVAL OF MINUTES

IV. OLD BUSINESS - NONE

V. NEW BUSINESS - ACTION ITEMS

1. Historic Preservation Commission to consider a Certificate of Appropriateness for Dawn Murray / House of Dawn – 192 South Main Street; Parcel No. 05241B B007A; Additions (enclosures of carports) to both sides of a home office.

VI. ADJOURNMENT



CITY OF JONESBORO, GEORGIA COUNCIL Agenda Item Summary

Agenda Item #

5.1

-1

COUNCIL MEETING DATE

May 18, 2020

Requesting Agency (Initiator)

Office of the City Manager

Sponsor(s)

Community Development Director Allen

Requested Action (Identify appropriate Action or Motion, purpose, cost, timeframe, etc.)

Historic Preservation Commission to consider a Certificate of Appropriateness for Dawn Murray / House of Dawn – 192 South Main Street; Parcel No. 05241B B007A; Additions (enclosures of carports) to both sides of a home office.

Requirement for Board Action (Cite specific Council policy, statute or code requirement)

City Code Section 86-103 H-2 Historic District Standards; Secretary of Interior Historic Design Standards

Is this Item Goal Related? (If yes, describe how this action meets the specific Board Focus Area or Goal)

Yes

Beautification, Historic Preservation

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 carport enclosure with conditions; The duplex with twin carports at 192 South Main Street was built several decades ago and was converted to an office for House of Dawn about 7 years ago. Recently, Ms. Murray applied to fully enclose both carports at the ends of the duplex building – “We shall use wood-framing, R-13 batt insulation, drywall on the interior and vinyl siding on the exterior. We can use fiber cement siding, if needed. If fiber cement, painted white to match exterior of units.” The enclosed carports will serve as interior offices for House of Dawn and have windows on the front like the existing duplex. The front and rear exterior material of the duplex is currently brick, with white siding on the sides (at carports).

Per Code Sec. 86-276., the enclosure of porches or garages prohibited.

Enclosure of front porches shall be prohibited without compensating construction of a replacement porch of equal or greater dimension. Similarly, enclosure of attached garages shall be prohibited without compensating construction of a replacement garage of equal or greater dimension. Replacement garages may be attached or detached.

However, the code does not prohibit the enclosure of carports, and the Code makes a distinction between garages and carports:

Carport. A structure attached or made a part of a principal dwelling and open to the elements on two or more sides, intended to shelter vehicles.

Garage, private. An accessory building or a portion of the principal dwelling designed or used for storage of motor-driven vehicles owned and used by the occupants of the building. The garage is enclosed on all three sides where the access door is not.

Thus, per the enclosed pictures, the structure definitely qualifies as a carport.

The codification of the Design Review Commission authorizes the Commission to review such applications:

Make recommendations to the Historic Preservation Commission regarding Certificate of Appropriateness applications for any exterior modifications to existing developments, buildings and structures (including signs) within the Historic

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title

Ricky L. Clark, City Manager

Date

May, 18, 2020

Signature

City Clerk's Office

The Historic Preservation Commission is also authorized to review and approve exterior modifications (even color) to buildings within the Historic District, per Code Section 86-103.

Also, Per Section 86-103 of the H-2 Historic District:

(1) *Design standards. In order to preserve the physical character of existing historic structures in the H-2 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. New construction shall also be appropriate for the district in design, placement, and scale. Per 86-227, vinyl siding is prohibited on new construction, renovations, and additions in the Historic District.*

I. Other features.

1. Mechanical systems (including but not limited to air conditioning units and satellite dishes), recreational equipment (including but not limited to pools and semi-permanent play structures), and decks shall be placed to the rear of the property so as to minimize visibility from the public view. Any mechanical systems that must be located on the roof shall be placed to the rear of the roof. **Will not be affected.**
2. Skylights shall be located to the rear of the roof and shall not be within public view. **No skylights.**
3. Compatible fencing or vegetation shall be used to screen features that are located to the rear of the property. **Not applicable**
4. Utility meters shall be placed unobtrusively. **Not applicable**
5. For commercial or office-zoned properties in the district, dumpsters shall be placed to the rear of buildings and shall be screened from public view by appropriate fencing, vegetation or walls. **Already in rear.**

(2) **New construction.** New buildings shall be compatible with surrounding historic structures and shall contribute to the character to the area. Prevalent architectural styles in the district shall guide new development. (See article VII, Architectural style and scale, for guidance on specific historic styles and building materials traditionally found in Jonesboro.)

a. Scale and form.

1. New buildings shall be compatible with the existing scale and form of nearby historic homes in terms of foundation and story heights, roof height, shape and pitch, number of stories, width, and depth. **Overall scale and shape of the building, and the size of the footprint, will not change.**
2. The maximum heated floor area of infill development shall not exceed 150 percent of the average heated floor area of single family detached dwellings located on the same street for a distance of 600 feet in either direction. **The total square footage of the two enclosed carports will be about 300 square feet, about a 20% increase of the total building area, and certainly not 150% of the heated square feet of nearby residences.**
3. The maximum building height for infill development shall be determined by the maximum building height of single family detached dwellings located on the same street for a distance of 600 feet in either direction. **Enclosure of carports will not exceed height of building already there.**

b. Materials and color.

1. The predominant exterior siding material or a modern material that creates a similar texture or appearance shall be used. **The carport enclosures are not proposed to match the brick of the existing building on the sides.**
2. The use of brick is encouraged for chimneys. **No new chimneys will be constructed.**
3. Prohibited exterior materials include synthetic materials with a false wood grain, vinyl siding, brick veneer, concrete block, and the use of materials that do not complement the architectural or historic style of the structure. **In lieu of prohibited vinyl siding, the proposed exterior building material is fiber cement siding (Hardiboard).**
4. Brick and paint colors shall be compatible with the style of the structure and with surrounding historic structures. **Typically required to match rest of building.**
5. Neon colors are prohibited. **Just earth tone colors to be used.**
6. Primary colors may be acceptable for trim or accents pending review and approval by the director of downtown development. **Just earth tone colors to be used.**

c. Doors and windows.

1. Window and door placement, shape, and dimensions shall be compatible with the pattern on nearby historic structures. **Will be required to match rest of building.**
2. Blank wall facades are discouraged. **None to be used.**

d. Additions.

1. Additions shall be placed away from public view on the rear elevation or on a side elevation well behind the facade.

Additions (carport enclosures) will be on side, flush with rest of building.

2. Additions shall not obscure the form, orientation, or symmetry of the original structure, nor shall they exceed the degree of ornamentation of the original structure. **So noted.**

3. Matching or compatible siding and roofing materials shall be used. **Typically required to match rest of building.**

4. Matching or compatible windows and doors shall be used. **Required to match rest of building.**

5. The removal of a significant portion of original materials to construct an addition is prohibited. **With the carports being largely open, a significant portion of existing materials will not be impacted.**

(j) H-2 Development standards.

(1) Minimum lot area: None **Not changing**

(2) Minimum lot width: 50 feet **Not changing**

(3) Minimum setbacks:

Front: Building setbacks that have been established over time by historic structures, as listed on the most recent inventory of historic buildings kept on file at the office of downtown development, shall establish the minimum front setback. **Will be flush with front of existing building.**

Side: Five feet, except when abutting a residential zoning district where there is no intervening right-of-way, the setback requirement is ten feet. **The enclosure will not exceed the current footprint.**

Rear: 20 feet **The enclosure will not exceed the current footprint.**

(4) Maximum height: Three stories or 35 feet **Match rest of building.**

(5) Minimum height: Two stories **Match rest of building.**

There are no maximum impervious cover standards listed in this district.

From the Secretary of the Interior Standards:

New Exterior Additions and Related New Construction

A new exterior addition to a historic building should be considered in a rehabilitation project **only after determining that requirements for a new or continuing use cannot be successfully met by altering non-significant interior spaces.** If the existing building cannot accommodate such requirements in this way, then an exterior addition or, in some instances, separate new construction on a site may be acceptable alternatives. **A new addition must preserve the building's historic character, form, significant materials, and features.** It must be compatible with the massing, size, scale, and design of the historic building while differentiated from the historic building. **It should also be designed and constructed so that the essential form and integrity of the historic building would remain if the addition were to be removed in the future.** There is no formula or prescription for designing a compatible new addition or related new construction on a site, nor is there generally only one possible design approach that will meet the Standards. New additions and related new construction that meet the Standards can be any architectural style—traditional, contemporary, or a simplified version of the historic building. However, there must be a balance between differentiation and compatibility to maintain the historic character and the identity of the building being enlarged. **New additions and related new construction that are either identical to the historic building or in extreme contrast to it are not compatible.** Placing an addition on the rear or on another secondary elevation helps to ensure that it will be subordinate to the historic building. New construction should be appropriately scaled and located far enough away from the historic building to maintain its character and that of the site and setting. In urban or other built-up areas, new construction that appears as infill within the existing pattern of development can also preserve the historic character of the building, its site, and setting.

While staff is recommending the approval of the enclosure of the carports, since that is not prohibited in the Zoning Code, the proposed exterior materials to be used is an issue. The use of vinyl siding would be prohibited. The proposed alternate, fiber cement siding or Hardiboard, would be acceptable on the front if the front exterior material was not already brick.

If the proposal is to be approved by the Board, the following minimum conditions would need to be met:

1. The exterior material of the carport enclosures shall be brick, matching the color, style, and mortar of

- the existing brick of the building. Brick shall remain unpainted.
2. New windows shall match the size and style of the existing exterior windows of the building.
 3. New windows shall be shuttered, matching the size, style, and color of the existing shutters.

Update, after Design Review Commission meeting on May 6th: After realizing that the existing building is only brick on the front and rear and siding on the sides, and that the building, though in the Historic District, is not a true historic building, the Design Review Commission had the following recommendations:

1. Full brick required on front exterior, matching the color, style, and mortar of the existing brick as closely as possible.
2. Full cement board (Hardiplank) siding on the exterior of the sides. If the sides currently have vinyl siding, it is to be replaced by cement board (Hardiplank) siding
3. New windows shall match the size and style of the existing exterior windows of the building.
4. New windows shall be shuttered, matching the size, style, and color of the existing shutters.
5. All sides of the house (front and rear brick and side siding) shall be painted with the same color.

In terms of the painting of the brick, which is not normally not allowed in the Historic District, the Design Review Commission felt that unity of the exterior was more important than not painting the brick, especially since the building is not a true historic building.

Fiscal Impact Private owner	<i>(Include projected cost, approved budget amount and account number, source of funds, and any</i>
Exhibits Attached (Provide copies of originals, number exhibits consecutively, and label all exhibits in the upper right corner.)	
<ul style="list-style-type: none"> • Meeting Packet • Property Info • PPlat1 • PPlat2 • Site Picture 1 • Site Picture 2 • Site Picture 3 • Site Picture 4 • Site Picture 5 • Certificate of Appropriateness - 192 South Main Street Carports 	

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

Approval, with Conditions



CITY OF JONESBORO
124 North Avenue
Jonesboro, Georgia 30236
www.jonesboro.ga.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 applicant 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: 192 S. Main St

Owner: Dawn L. Murray

"House of Dawn"

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: Dawn L. Murray

Mailing Address: P.O. Box 1228 Jonesboro, GA 30237

Email Address: houseofdawnmurray@gmail.com

Telephone: 404-785-5089-5254

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

Application Fee \$125.00 75.00

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, gazebos, etc.)

Demolition or Relocation

- Primary Building
- 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

We shall use wood-scanning
R-13 batt insulation, drywall
on the interior & vinyl siding
on the exterior. We can use
fiber cement siding if needed.
If fiber cement painted white
to match exterior of units

(Add Additional Sheets as Necessary)

Dawn L. Murray
PRINT NAME

03/14/2020
DATE


Dawn L. Murray
SIGNATURE

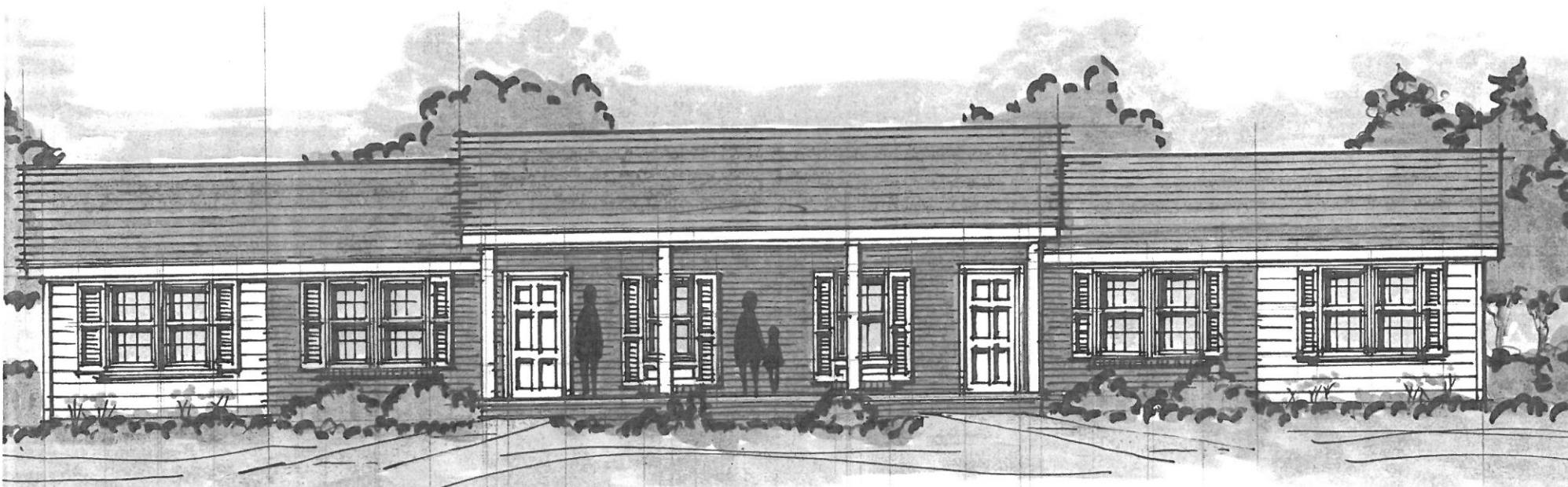
75.00
FEE AMOUNT

(Application Received By)

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS |

Attachment: Meeting Packet (1645 : 192 South Main Street Carports)

5.1.a



House of Dawn - Jonesboro, GA
renovation - elevation
artist conception 03.09.2020
not for construction



House of PWN
renovation plan 08.09.2020

Real Property Records Search

[New Search](#)
[Current Year Assessment Notice](#)
[Sales Data](#)
[Previous Parcel](#)
[Next Parcel](#)

Clayton County Property Card For Year 2019

COMMUNITY VENTURES LLC
PO BOX 1396
JONESBORO, GA 30237

PARCEL ID . . 05241B B007A
LOCATION . . 192 S MAIN ST

LEGAL DESC DISTRICT 4 JONESBORO
NBRHOOD 30019 JONESBORO DUPLEX

DESCRIPTION NOT IN SUBDIVISION - ALL UTILITIES

DESCRIPTION PAVED ROAD DUPLEX
ROAD FRONT . . 150.0

EXEMPT . . E03 PROP-CHARITABLE PURPOSE

SALES HISTORY

DEED BOOK	PAGE	SALE DATE	SALES INSTRUMENT	DISQUALIFIED	SALE AMT	DEED NAME
11298	200	7/19/18	WARRANTY DEED	MULTIPLE PROP/D		COMMUNITY VENTURES LLC
10781	211	10/01/15	WARRANTY DEED	MULTIPLE PROPER	400,000	HOUSE OF DAWN INC
10255	690	12/19/12	QUIT CLAIM	MULTIPLE PROP/D		MCMULLEN ROBERT E OR GERACI
9655	160	6/03/09	EXEC/ESTATE DEE RELATED			MCMULLEN ROBERT E
7491	001	1/28/04	WARRANTY DEED	MULTIPLE PROPER	430,000	CMC PARTNERS LLC
999999	999999	1/01/72	WARRANTY DEED			MCMULLEN TALUNA W

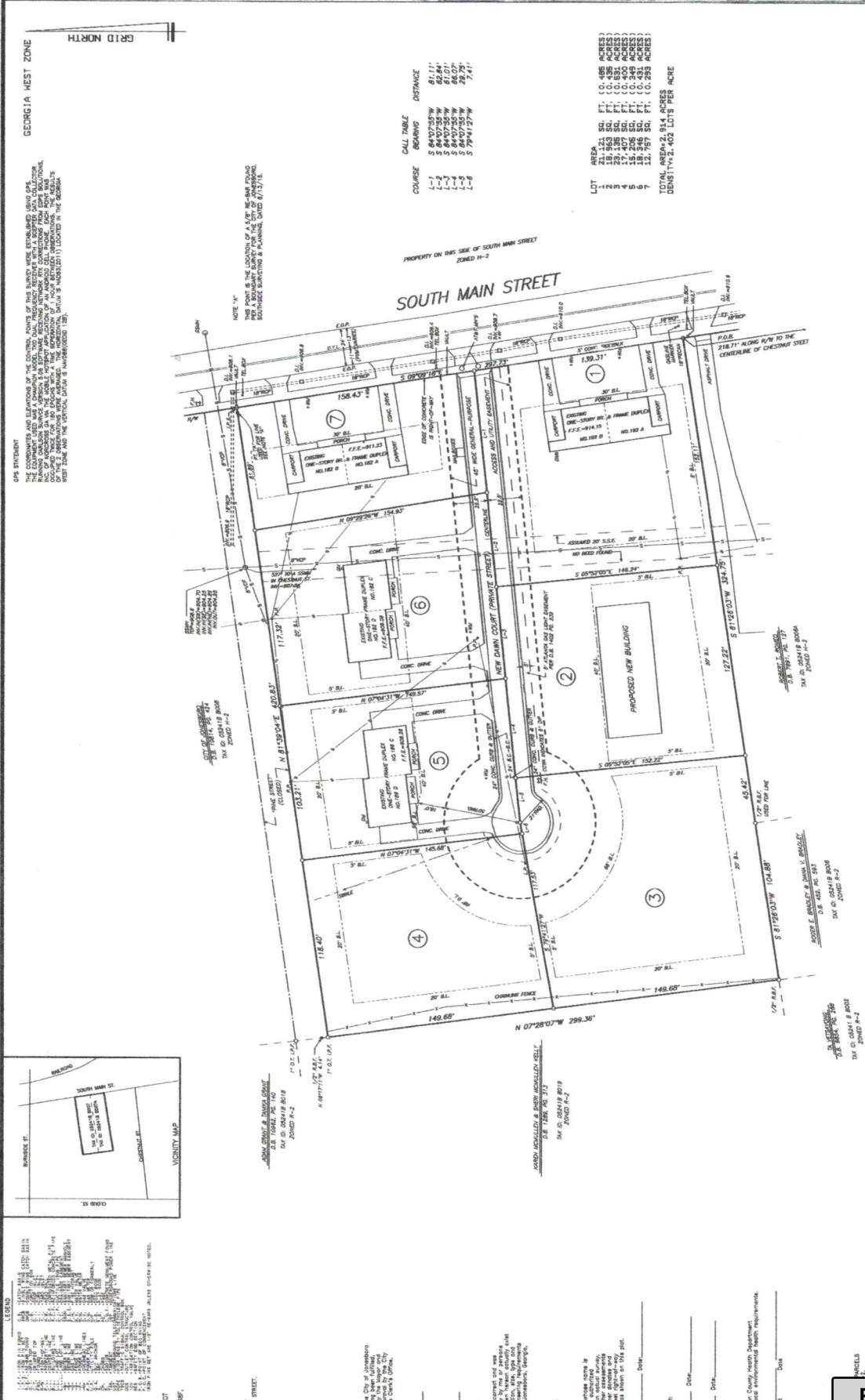
LAND SEGMENTS

LND#	ZONE	LAND TYPE/CODE	LAND QTY
1	RG75	LT 1	1.250
MAP ACRES . . 000			

IMPROVEMENT # 1 MAJOR IMPR-M

GROUND FLOOR AREA . .	1,566.00	ACT/EFF YR/AGE . . 1968 1968 51
		DESCRIPTION

	% COMP	SQ FOOTAGE	STORY
RANCH	100	1566.00	1.00
BEDROOMS		4	
BATHROOMS		2.0	
BRICK		1.00	
NO ATTIC		1.00	
CRAWL SPACE		1566.00	



PRELIMINARY PLAT - NOT FOR RECORDING

PREDATOR PLATINUM COMMUNITY HOME VENTURES, LLC

LAND (LOTS) 241	5TH DISTRICT	5TH DISTRICT
OFF. #300, 1000 N. 10TH ST., SUITE 100, OKC, OK 73104	CLINTON, OKLAHOMA	CLINTON, OKLAHOMA
LOT: 1420 UNION SPRINGS	S/D:	S/D:
UNIT: PHASE: 1	SCALE: 1"=30'	SCALE: 1"=30'
STRATEGIC PARTNERS: DA 300		

Attachment: PP1at1 (1645 : 192 South Main Street Carports)

TOTAL AREA = 2.914 ACRES

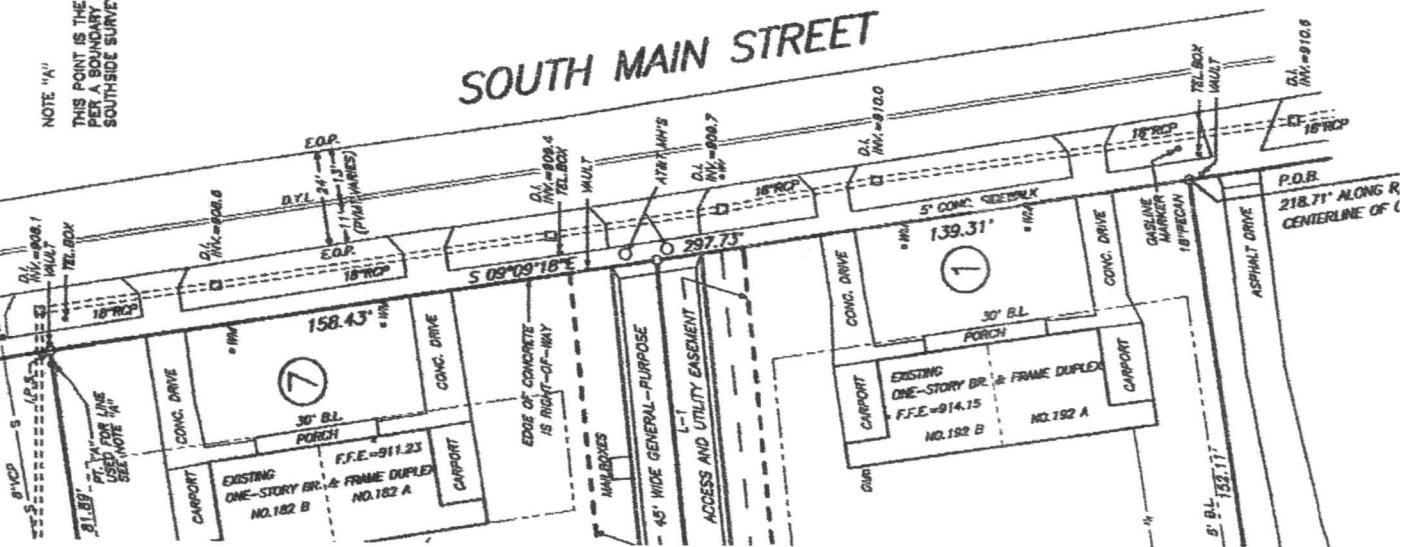
Packet Pg. 13

NOTE: "A"

THIS POINT IS THE LOCATION OF A 5/8" RE-BAR FOUND
PER A BOUNDARY SURVEY FOR THE CITY OF JONESBORO,
SOUTHSIDE SURVEYING & PLANNING, DATED 8/13/16.

PROPERTY ON THIS SIDE OF SOUTH MAIN STREET
ZONED H-2

SOUTH MAIN STREET



TOTAL AREA = 2, 914 ACRES
DENSITY = 2, 402 LOTS PER ACRE

110.6

1510
P.D.B.
218.71

P.O.B.
218.71' ALONG R
CENTERLINE OF L

Google Maps 192 S Main St

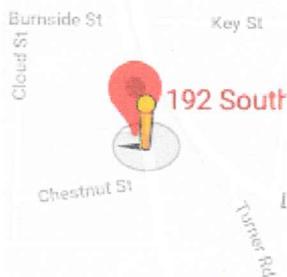


Image capture: Jun 2019 © 2020 Google

Jonesboro, Georgia



Street View



Attachment: Site Picture 1 (1645 : 192 South Main Street Carports)

Google Maps 192 S Main St

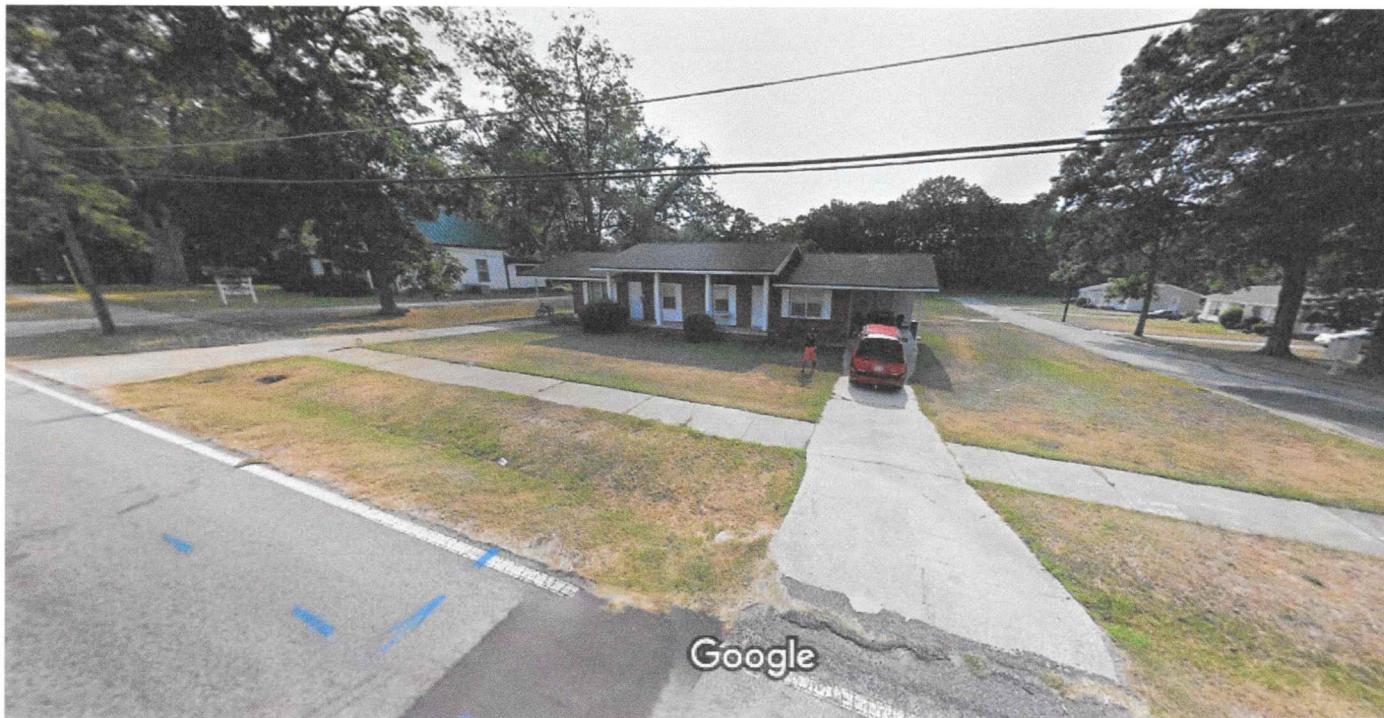


Image capture: Aug 2011 © 2011 Google

Jonesboro, Georgia



Street View



Attachment: Site Picture 2 (1645 : 192 South Main Street Carports)

Google Maps 186 S Main St



Image capture: Jun 2019 © 2021 Google

Jonesboro, Georgia

 Google

Street View



Google Maps 194 S Main St

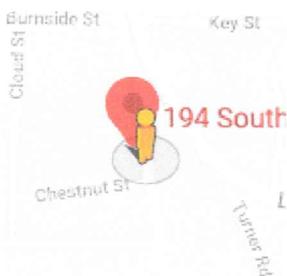


Image capture: Jun 2019 © 2020 Google

Jonesboro, Georgia

 Google

Street View





Attachment: Site Picture 5 (1645 : 192 South Main Street Carports)

CERTIFICATE OF APPROPRIATENESS



City of Jonesboro
Historic Preservation Commission
124 North Avenue
Jonesboro, Georgia 30236



THIS DOCUMENT TO BE POSTED AT ALL TIMES

The City of Jonesboro Historic Preservation Commission in conforming with Sec. 42-28 of the Code of Ordinances for the City of Jonesboro, hereby grants permission for work to be performed on the premises listed in accordance with outline specification.

PREMISES: Duplex

OWNER: Dawn Murray / House of Dawn

ADDRESS: 192 South Main Street

TYPE: Office

HISTORIC PRESERVATION MEETING DATE: **MAY 18, 2020**

Work Approved:

Enclosure of two carports on each end of a duplex office. Full brick required on front exterior of enclosures, matching the color, style, and mortar of the existing brick as closely as possible. Full cement board (Hardiplank) siding on the exterior of both sides of the building. If the sides currently have vinyl siding, it is to be replaced by cement board (Hardiplank) siding. New windows shall match the size and style of the existing exterior windows of the building. New windows shall be shuttered, matching the size, style, and color of the existing shutters. All sides of the house(front and rear brick and side siding) shall be painted with the same color.

Under penalty of law, I, the undersigned, assure that the work to be performed will be executed as specified under the terms of this Certificate. If it is determined that changes are necessary, I will apply for those modifications prior to the commencement of any work on those changes.

Signed: _____
Applicant

Approved: _____
Chairman, Betsy Wester
Historic Preservation Commission

Approved: _____
Zoning Administrator, David D. Allen
City of Jonesboro

Note: An additional permit may still be required. All work shall be in compliance with all Building Codes and Zoning Regulations. This Certificate shall become void unless construction is commenced within six months of the date of issuance.