



**Jonesboro Historic Preservation Commission
124 NORTH AVENUE
November 17, 2020 – 4:30 PM**

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. NEW BUSINESS - ACTION ITEMS

1. Historic Preservation Commission to Consider a Certificate of Appropriateness for a Residential Alteration – 113 South Avenue, Parcel No. 05241D E025; Roof Replacement – Asphalt Shingle to Metal (Aluminum)

IV. ADJOURNMENT



CITY OF JONESBORO, GEORGIA COUNCIL

Agenda Item Summary

Agenda Item #

3.1

-1

COUNCIL MEETING DATE

November 17, 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 a Residential Alteration – 113 South Avenue, Parcel No. 05241D E025; Roof Replacement – Asphalt Shingle to Metal (Aluminum)

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

City Code Section 86-111 Historic Residential Overlay 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, Community Planning, Neighborhood and Business Revitalization, 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:** The residence located at 113 South Avenue has been owned by the Mitchell family for many years. The property is zoned R-2 but is in the historic residential overlay. Recently, the applicant applied for a building permit to replace the asphalt shingle roof on the building with a light-colored metal roof.

The Design Review Commission and Historic Preservation Commission will review this **change in material** in a joint special-called meeting on November 17th, due to the fact that repairs to the roof could not wait until December.

Historic Residential Overlay

(g) Architectural design standards.

The following standards shall control renovation, new construction and development in the historic residential overlay:

(1) *Rehabilitation. Careful maintenance of the existing historic design, materials and details of structures in the overlay is encouraged. Rehabilitative efforts shall include the use of materials compatible with the architectural style of the historic structure (see article VII, Architectural style and scale for guidance on specific historic styles and building materials traditionally found in Jonesboro).*

a. Roofs.

1. *The existing pitch and shape of the roof shall be maintained. **Noted***

2. *The shape, style, and placement of historic dormers shall be maintained. **Noted***

3. *Addition of dormers to the front facade where none previously existed is prohibited. **None proposed.***

4. *Existing roof materials shall be replaced with the same type of historic material or with materials that closely resembles the existing material. **Though the replacement material will be different, metal is considered an upgrade to asphalt, and the proposed light color will be appropriate for the surrounding neighborhood. There are several light-colored metal roofs nearby on South Avenue.***

5. *Decorative brackets, cornices, and eaves shall be maintained. **Noted***

6. *Historic chimneys shall be maintained; new chimneys shall use traditional design and materials, and their placement shall be appropriate for the architectural style of the structure. **None proposed.***

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title

Ricky L. Clark, City Manager

Date

November, 17, 2020

Signature

City Clerk's Office

Article VII, Architectural Style and Scale, does not specifically address roofing material.

The Secretary of Interior Historic National Standards reference the following about preserving historic roofs and roof replacement:

Roofs

Identify, retain, and preserve



recommended



Identifying, retaining, and preserving roofs--and their functional and decorative features--that are important in defining the overall historic character of the building.

This includes the roof's shape, such as hipped, gambrel, and mansard; decorative features, such as cupolas, cresting chimneys, and weathervanes; and roofing material such as slate, wood, clay tile, and metal, as well as its size, color, and patterning.

Copper and wrought iron weathervane.

not recommended

Radically changing, damaging, or destroying roofs which are important in defining the overall historic character of the building so that, as a result, the character is diminished.

Removing a major portion of the roof or roofing material that is repairable, then reconstructing it with new material in order to create a uniform, or "improved" appearance.

Changing the configuration of a roof by adding new features such as dormer windows, vents, or skylights so that the historic character is diminished.

Stripping the roof of sound historic material such as slate, clay tile, wood, and architectural metal.

Applying paint or other coatings to roofing material which has been historically uncoated.

Roofs

Replace



recommended

Replacing in kind an entire feature of the roof that is too deteriorated to repair--if the overall form and detailing are still evident--using the physical evidence as a model to reproduce the feature.



Replacement of damaged clay tile roof.

Examples can include a large section of roofing, a dormer or chimney.

3.1

If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.

not recommended

Removing a feature of the roof that is unrepairable, such as a chimney or dormer, and not replacing it; or replacing it with a new feature that does not convey the same visual appearance

"Replacing in kind extensively deteriorated or missing components of roof features when there are surviving prototypes, such as ridge tiles, roof cresting, or dormer trim, slates, or tiles, or when the replacement can be based on documentary or physical evidence. The new work should match the old in material, design, scale, color, and finish."

"Replacing an entire roof feature, such as a chimney or dormer, when limited replacement of deteriorated or missing components is appropriate. Using replacement material that does not match the historic roof feature."

Staff visited the property and noted the faded, aged quality of the existing shingles. Staff also noted that there is a mix of metal and asphalt shingle roofs in the immediate area, all of which are in the historic residential overlay. The applicants are concerned that leaks in the roof during heavy rains could impact the integrity of the rest of the structure. They would like to get the roof installed as soon as possible. The owner will match the color of the existing shingle to the maximum extent possible. The grey of the new metal panels will not be a significant departure from the color of the original asphalt shingle. The metal material is considered an "upgrade" to the regular asphalt shingles. To staff's knowledge, no historic items, such as chimneys, dormers, etc., are being removed.

Design Review Commission / Historic Preservation Commission, 11.17.20: Approval of light-colored metal panels for replacement roof

Fiscal Impact

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

Private Owner

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

- HPC Application
- Building Permit
- Existing Property
- New Roof
- Certificate of Appropriateness - 113 South Avenue Roof

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

Approval



CITY OF JONESBORO

124 North Avenue
Jonesboro, Georgia 30236
www.jonesboroqa.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: 9710 R 113 South Ave

Owner: J. Frank Mitchell

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: J. Frank Mitchell

Mailing Address: 9710 Pasture Rd. Jonesboro GA. 30238

Email Address: Frank.mitchell@gsouth.net Telephone: 770-596-1678

- 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

\$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, gazebo's, 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 *EXISTING ROOF*
- ii. Description of Materials *EXISTING ROOF*
- 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

P.E. Roof with metal Roof

(Add Additional Sheets as Necessary)

PRINT NAME

DATE

SIGNATURE

Fee Amount

(Application Received By)



CITY OF JONESBORO
 124 NORTH AVENUE
 JONESBORO, GA 30236
 770-478-3800 • FAX 770-478-3775
Building Permit Application
Minimum Fee \$100.00

Application is hereby made according to the laws and ordinances of Jonesboro for a permit to erect, alter, and/or use a structure as described herein or shown in accompanying plans and specifications, to be located as shown on plot plan and, if granted, will conform to all laws and ordinances regulating same.

Address <i>113 South</i>		Project/Subdivision			
Parcel ID #		LL	District	Zoning	Overlay
Flood Plain		Lot	Block	Plan #	
Purpose of Permit:		Describe Use of Construction			Size of New Structure
<input type="checkbox"/> New <input type="checkbox"/> Addition <input type="checkbox"/> Repair <input type="checkbox"/> Remodel <input type="checkbox"/> Demolition <input type="checkbox"/> Other					x
Structure Type:		<input type="checkbox"/> Retached Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Apartment <input type="checkbox"/> Fee Simple <input type="checkbox"/> Condo/Townhome <input type="checkbox"/> Institutional <input type="checkbox"/> Swimming Pool <input type="checkbox"/> Accessory <input type="checkbox"/> Other			
Foundation:		<input type="checkbox"/> Slab <input checked="" type="checkbox"/> Crawl Space <input type="checkbox"/> Basement			
Heated Area:		Main	Upper	Lower	Other
Unfinished Area		Carport		Garage	
No. Stories	Height	No. Units	No. Rooms	No. Bedrooms	No. Baths
Sewage:		Power:		Water:	
<input checked="" type="checkbox"/> Public <input type="checkbox"/> Septic Tank		<input checked="" type="checkbox"/> Georgia Power <input type="checkbox"/> Other		<input checked="" type="checkbox"/> Public <input type="checkbox"/> Well	
Exterior Finish Material		Estimated Construction Cost			
Land Owner		Contractor			
Address		Address			
City	State	Zip	City	State	Zip
Telephone		Telephone		GA License No.	

I hereby certify that the above permitted structure shall be built in accordance with the 2012 Georgia State Energy Code for Buildings. This INITIAL code regulates the design, erection, construction, alteration and renovation of buildings. Compliance is mandatory.

I hereby certify that I have read and examined this application 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. The granting of a permit does not presume to give authority to violate or cancel the provisions of any state or local law regulating construction or the performance of construction.

Date *11/13/20* Printed Name *John H. Lynn* Signature *John H. Lynn*

NOTICE: Separate permits are required for electrical, plumbing, heating, ventilation, air conditioning or prefab fireplaces. This permit becomes null and void if not commenced within six (6) months of permit approval or if work is suspended or abandoned for a period of six months at which time the work is begun. Proper permits must be obtained before work is begun or fees shall be doubled.

DO NOT COMPLETE THE FOLLOWING - office use only

TEMPORARY POLE (#)		\$30.00	
x .20	=	Fireplace (#)	x 30.00 =
x .20	=	Garbage Disposal (#)	x 12.50 =
x .20	=	Low Voltage (Minimum)	x 50.00 =
x .20	=		

Temp # *113-121* Date *11-13-20*
 Approved by: *John H. Lynn* Input by: *John H. Lynn* Permit Cost: _____ C.O. Fee: _____ Total Fee: _____
 Payment Amt: _____ Payment Type Cash Check Card



CITY OF JONESBORO

124 North Avenue
Jonesboro, GA 30236
www.jonesboroga.com

BUILDING PERMIT APPLICATION SCOPE OF WORK

Name: JF mitchell Date: 11-25-20

Address: 113 South Ave

Rooms work is to take place in:

<input type="checkbox"/> Basement	<input type="checkbox"/> Living Room	<input type="checkbox"/> Bedroom 3
<input type="checkbox"/> Kitchen	<input type="checkbox"/> Master Bedroom	<input type="checkbox"/> Bedroom 4
<input type="checkbox"/> Bathroom	<input type="checkbox"/> Bedroom 1	<input type="checkbox"/> Exterior
<input type="checkbox"/> Master Bath	<input type="checkbox"/> Bedroom 2	<input type="checkbox"/> Other _____

Electrical and Mechanical

<input type="checkbox"/> New or upgrade of electric service	<input type="checkbox"/> Adding or replacing electric circuits
<input type="checkbox"/> Installing smoke detectors	<input type="checkbox"/> Adding or relocating receptacles or switches
<input type="checkbox"/> Installing new furnace	<input type="checkbox"/> Installing new AC condenser
<input type="checkbox"/> Installing new fireplace or heating stove	<input type="checkbox"/> New chimney or vent
<input type="checkbox"/> Installing new bathroom exhaust fan	<input type="checkbox"/> Installing or replacing range hood
<input type="checkbox"/> Other: _____	

Framing

<input type="checkbox"/> New deck, porch, or stairs	<input type="checkbox"/> Roofing (Replacing decking and shingles)
<input type="checkbox"/> Addition	<input type="checkbox"/> Installing or relocating load bearing walls
<input type="checkbox"/> Detached garage, carport, or storage building	<input type="checkbox"/> Altering or relocating existing window/doors
<input type="checkbox"/> Replacing deck, porch, stairs or railing	<input type="checkbox"/> Sheathing
<input type="checkbox"/> New attached garage or carport	<input type="checkbox"/> Installing new drywall
<input type="checkbox"/> New pool, spa or hot tub	<input type="checkbox"/> Installing sunroom or other pre-manufactured
<input type="checkbox"/> Installing or relocating non-load bearing walls	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Replacing or repairing damaged:	
<input type="checkbox"/> Floor joist <input type="checkbox"/> Stud <input type="checkbox"/> Beam <input type="checkbox"/> Header <input type="checkbox"/> Ceiling Joist <input type="checkbox"/> Rafters or Trusses	

Plumbing

<input type="checkbox"/> Installing or replacing water heater	<input type="checkbox"/> Relocating existing plumbing fixtures
<input type="checkbox"/> Installing new water or DWV piping	<input type="checkbox"/> Installing or replacing gas piping
<input type="checkbox"/> Replacing existing water or DWV piping	<input type="checkbox"/> Installing new plumbing fixtures
<input type="checkbox"/> Installing or replacing backflow device	<input type="checkbox"/> Installing new sump pump
<input type="checkbox"/> Other: _____	

Additional Information

A SEAHALT SHINGLE → METAL (Grey Aluminum)

Google Maps 113 South Ave

Image capture: Jun 2019 © 2020 Google

Jonesboro, Georgia



Street View

Stately Old



Main

Real Property Records Search

Clayton County Property Card For Year 2020

MITCHELL FRANK & HAIR VICKIE
9710 POSTON ROAD
JONESBORO, GA 30236

PARCEL ID . . 05241D E025
LOCATION . . 113 SOUTH AVE

LEGAL DESC DISTRICT 4 JONESBORO
NBRHOOD 30018 JONESBORO SOUTH

DESCRIPTION NOT IN SUBDIVISION - ALL UTILITIES

DESCRIPTION PAVED ROAD
ROAD FRONT . . 105.0

***** CURRENT YR APV/LUV VALUE OVERRIDE EXISTS FOR: . . . LAND IMPROVEMENTS

CURRENT YEAR APPEAL

This Appeal was settled on 08/04/2020 .

SALES HISTORY

DEED BOOK	PAGE	SALE DATE	SALES INSTRUMENT	DISQUALIFIED	SALE DEED NAME
9850	019	8/10/10	QUIT CLAIM	OTHER	8,000 MITCHELL FRANK & HAIR VICKIE
9801	116	3/29/10	EXEC/ESTATE DEE	ESTATE SALE	COTTINGHAM MOLLY & HAIR VICKIE
.	.	12/31/96	COURT ORDER	TAX RETURN	MITCHELL AGNES OAKES
999999	999999	1/01/94	WARRANTY DEED	.	MITCHELL W W

LAND SEGMENTS

LND#	ZONE	LAND TYPE/CODE	LAND QTY
1	R	LT 1	1.000

MAP ACRES . . .000

IMPROVEMENT # 1 MAJOR IMPR-M

GROUND FLOOR AREA . .	1,566.00	ACT/EFF YR/AGE . . 1948 1948 72		
		DESCRIPTION . . .		
		% COMP	SQ FOOTAGE	STORY
	RANCH	100	1566.00	1.00
	BEDROOMS		3	
	BATHROOMS		1.0	
	FRAME		1.00	
	NO ATTIC		1.00	
	CRAWL SPACE		1566.00	

AIR CONDITION	1.00
ADDITIONAL PLUMBING	1.00-
ADDITIONS PORCHES	25.00

IMPROVEMENT # 2 MISC IMPR-Y

GROUND FLOOR AREA ..	ACT/EFF YR/AGE ..		
	DESCRIPTION . . .BUILDING		
	% COMP	SQ FOOTAGE	STORY
BUILDINGS	100	192.00	

TOTAL PARCEL VALUES	LAND / OVR	IMPROVEMENTS / OVR	2020 VALUE	2019 VALUE
APV	18,000	N	62,000	N
			80,000	74,819

YEAR OF OVR - 2020



Attachment: New Roof (1748 : 113 South Avenue)

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: Mitchell Residence

OWNER: Frank and Vickie Mitchell

ADDRESS: 113 South Avenue

TYPE: Replacement Roof on Home in Historic Overlay

HISTORIC PRESERVATION MEETING DATE: NOVEMBER 17, 2020

Work Approved:

Replacement of existing asphalt shingle roof with light-colored metal.

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: _____
Chairperson, 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.