



Jonesboro Historic Preservation Commission
124 NORTH AVENUE
February 21, 2022 – 5:30 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. APPROVAL OF MINUTES**
- IV. OLD BUSINESS - NONE**
- V. NEW BUSINESS - ACTION ITEMS**
 - 1. Historic Preservation Commission to consider a Certificate of Appropriateness for 202 South Main Street; Parcel No. 05241B A008; Renewal of Certificate of Appropriateness for sign panel in Historic District.
 - 2. Historic Preservation Commission to consider a Certificate of Appropriateness for 224 North McDonough Street; Parcel No. 13240D A017; Change in fencing style and minor exterior changes in Historic District.
- VI. ADJOURNMENT**



CITY OF JONESBORO, GEORGIA COUNCIL

Agenda Item Summary

Agenda Item #

5.1

- 1

COUNCIL MEETING DATE

February 21, 2022

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 202 South Main Street; Parcel No. 05241B A008; Renewal of Certificate of Appropriateness for sign panel in Historic District.

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

City Code Section 86-489 and 86-490 – General Sign Standards; Sec 86-495 – Historic Dist. Sign 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 of permanent sign panel; The property, 202 South Main Street, has been the site for Adorn Beauty Enhancements, a beauty salon, for several years. The property is zoned H-2 (Historic District), any new signs or alterations to existing signs require Certificate of Appropriateness approval from the Historic Preservation Commission and review by the Design Review Commission. The sign application had a hearing with the Historic Preservation Commission in February 2017, but the original design (see attached) was deferred until the next meeting. No design for the permanent sign was ever officially approved, and the applicant has subsisted with some temporary banners since that time. **Another hearing was conducted in September 2019 and an updated design was approved. Due to Covid and other reasons, the permanent sign panel was never installed. The applicant now wants to proceed with Certificate of Appropriateness renewal to install the permanent sign panel approved in the fall of 2019.**

The current ground sign (wood framework) at the property along North Main Street is not changing overall height, length, or width. The sign is right at 10 feet off of the right-of-way. The sign face area (24 square feet each side) and the height (6 feet) conform with the Sign Code standards. The sign is externally illuminated. (Internal illumination is prohibited in the Historic District.) There is no changeable copy or electronic displays. The colors of the newest design blend well with the exterior of the business (see attached). The sign should not be a detriment to the surrounding area along South Main Street and is not a traffic hazard. Staff recommends approval, and the Historic Preservation Commission will review again on February 21st.

Sec. 86-490. Regulated signs.

(a) Ground signs, which are permanent, shall be permitted in non-residential zoning districts. No ground sign shall have a height greater than six feet above normal grade, or a sign face area greater than 35 square feet (each side) for lots with a single building and 45 square feet (each side) for planned centers. No portion of a ground sign shall not be located within ten feet of a street right-of-way or within 50 feet of any other permanent sign, major structure or building. Changeable copy shall not exceed 33 percent of the area of the sign face. Ground signs are allowed only on lots upon which there is a building which is currently occupied pursuant to a current and valid certificate of occupancy issued by the city

Sec. 86-495. Historic districts.

The purpose of this section is to ensure that signage in the historic district is harmonious in proportion, form, color, and materials to the character of said district. Visual relatedness is crucial to the goal of an integrated

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title

Ricky L. Clark, City Manager

Date

February, 21, 2022

Signature

City Clerk's Office

historic district, and signs play a key role in helping to preserve the historical district's sense of time and place, and to achieve the desired effect of charm and compatibility. No sign shall be erected, altered, restored or moved within the historic district until an application for a Certificate of Appropriateness as to exterior architectural features and signage has been reviewed and approved by the Historic Preservation Commission and the Design Review Commission. All proposed changes requiring a Certificate of Appropriateness shall comply with the applicable design standards in the 2005 Zoning Ordinance.

- (1) *Applicability.* This section shall apply only to those ~~building~~ structures and uses within the geographical boundaries of the Historic Districts, the H-1 and H-2 zoning districts.
- (2) *Compatibility.* As to signs, buildings, structures, and uses within the Historic Districts, when a provision of this section conflicts with any section in the balance of this article, the provision of this section shall control. Otherwise, to the extent reasonably possible, the provisions of this section shall be interpreted consistent with the provisions of the balance of this article.
- (3) *Signage standards.*
 - a. *General.* Signage shall complement the architectural details of the building and shall not violate or otherwise obscure the architecture of the building to which it is attached. Signs, lettering, or boxed graphics shall not cut across columns, cornices, windowsills, arches or balconies, nor extend above the roofline (except for parapets and mansards) of any building to which it is attached.
 - b. *Lettering, size, and content.* Letters can be painted or mounted directly on a signboard, storefront, wall or window, if in proportion to the storefront. Lots in the H-1 and H-2 Historic Districts are allowed the same amount of signage as lots outside of the H-1 and H-2 Historic Districts. In the H-1 and H-2 Historic Districts, canopy signs and hanging or suspended signs may be utilized. Provided, however, in no case may the total signage area exceed ten percent of the building face to which the sign is attached. Acceptable lettering materials include wood, stone, synthetic stone, metal, and acrylic. The overall design of all signage shall be compatible with the turn-of-the-century theme of the historic district.
 - c. *Materials.* Signs may be constructed of concrete, brick, wood, stone, metal, glass, or synthetic materials that have the same appearance of the aforementioned natural materials due to their finish. All materials shall be compatible with the building's architecture and should be colorfast and resistant to corrosion. Signs shall be professionally finished in accordance with the material selected, whether by sanding, painting, staining and/or sealing, with the edges of the sign framed out and/or sealed.
 - d. *Lighting.* All signs in the historic district, whether ground signs or wall signs, shall only be illuminated by an external light source, and through craftsmanship and materials, shall reflect the design aesthetics of the historic district.
 - e. *Colors.* The Historic Preservation Commission and the Design Review Commission shall consider the context of the surrounding area when reviewing the color of a proposed sign in the Historic Districts; however, the colors and logos of nationally and regionally recognized businesses shall not be prohibited.

Please note approval conditions from September 2019 Certificate of Appropriateness approval. These should remain as approval conditions now.

Installation of ground sign panels, as shown on exhibit. Existing sign posts to be painted to match color of house and the landscaping island around the base of the sign to have flowering shrubs installed.

Design Review Commission recommendation, 2.2.22: Approval of sign design and recommendations from September 2019; also, take off existing timbers around planter box and make bigger planter area with mulch and plants.

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.)*

- Existing Banner
- New Design
- Certificate of Appropriateness - 202 South Main Street Sign 2019
- Acceptance Letter

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



Attachment: Existing Banner (3070 : 202 South Main Street - Sign Renewal)



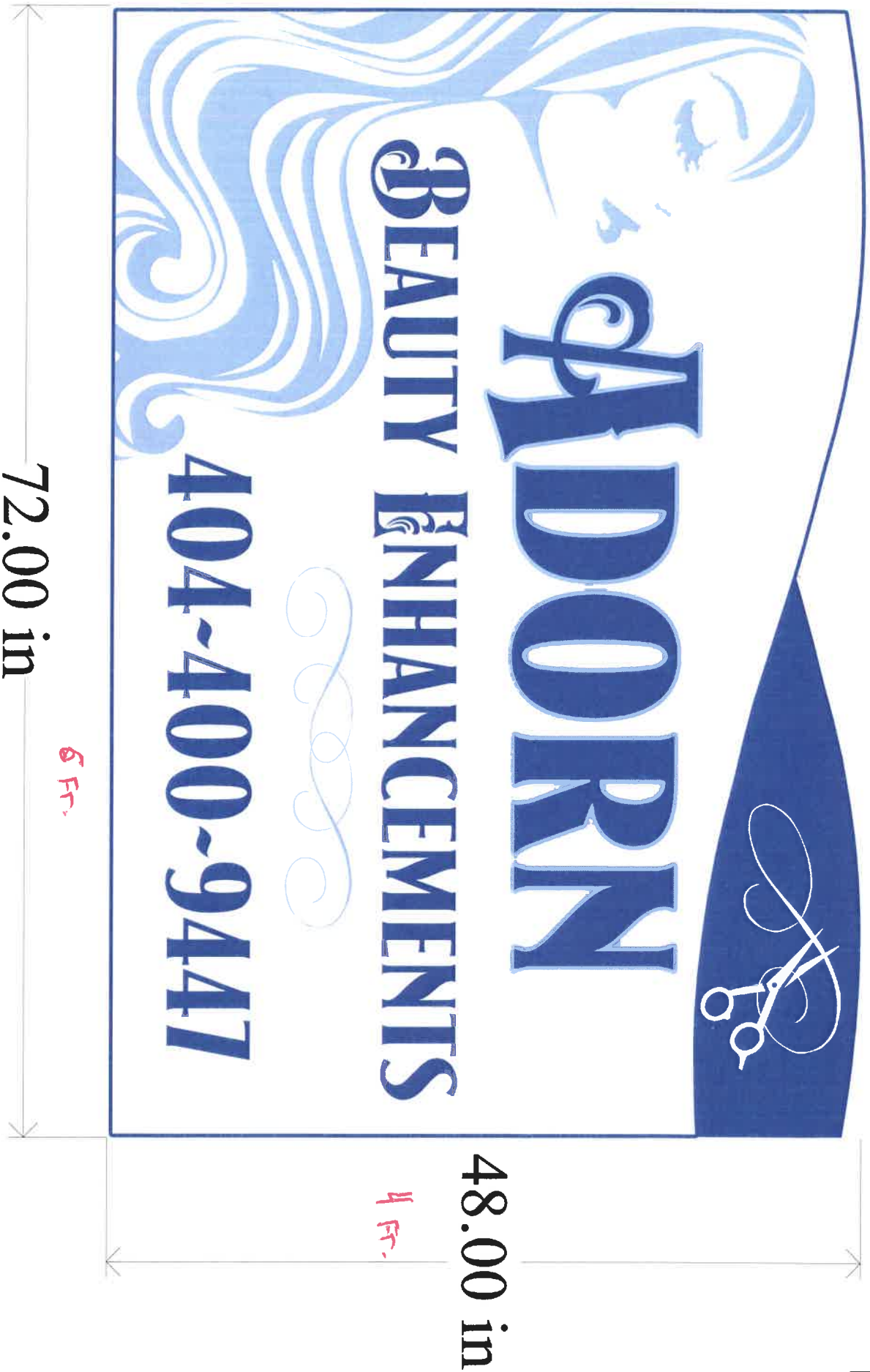
Attachment: Existing Banner (3070 : 202 South Main Street - Sign Renewal)



Attachment: Existing Banner (3070 : 202 South Main Street - Sign Renewal)



Attachment: New Design (3070 : 202 South Main Street - Sign Renewal)



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: Adorn Beauty Enhancements OWNER: UNITED CONSOLIDATED PROPERTIES I LLC

ADDRESS: 202 South Main Street TYPE: Ground Sign Panels in Historic District

HISTORIC PRESERVATION MEETING DATE: **SEPTEMBER 16, 2019**

Work Approved:

Installation of ground sign panels, as shown on exhibit. Existing sign posts to be painted to match color of house and the landscaping island around the base of the sign to have flowering shrubs installed.

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.



MEMORANDUM

To: Archia Hall
Adorn Beauty Enhancements

From: David D. Allen
City of Jonesboro
124 North Avenue
Jonesboro, GA 30236

Date: February 9, 2022

Re: Notification of Request for Historic Preservation Commission – Adorn Beauty Enhancements Sign, 202 South Main Street, Parcel No. 05241B A008.

Dear Applicant,

This letter is to serve as notification that the City of Jonesboro, Historic Preservation Commission, has accepted your request for review of a new sign for the property located at 202 South Main Street, Jonesboro, Georgia.

Due to the COVID-19 outbreak, the review meeting will be conducted by members via a remote conference call (Zoom Meetings) on Monday, February 21, 2022 at 5:30 pm. You will be provided a link to the meeting to participate if you wish. If you are unable to be a part of the meeting, then you will be informed of the recommendation on the following day.

Sincerely,

David D. Allen
Community Development Director / Zoning Administrator

Attachment: Acceptance Letter (3070 : 202 South Main Street - Sign Renewal)



CITY OF JONESBORO, GEORGIA COUNCIL

Agenda Item Summary

Agenda Item #

5.2

- 2

COUNCIL MEETING DATE

February 21, 2022

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 224 North McDonough Street; Parcel No. 13240D A017; Change in fencing style and minor exterior changes in Historic District.

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

Article IX Supplemental Regulations; Sec. 86-103. H-2 Historic District

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; There has been a residence at 224 North McDonough Street for many years. The applicant desires to replace the current chain link fence encompassing the side and rear yards with a taller, white vinyl fence. They also want to remove the awnings over the windows and install a full glass front door. The property is zoned H-2 (Historic District), thus requiring review by the Design Review Commission and Historic Preservation Commission.

Sec. 86-103 (c) Required review of exterior changes. From and after the designation of the **H-2 district**, no exterior portion of any building or other structure that can be viewed from the public right-of-way (including stone walls, **fences**, light fixtures, steps and pavement, or other appurtenant features) nor an aboveground utility structure, nor any type of permanent sign shall be erected, altered, restored or moved within such H-2 district until an application for a certificate of appropriateness as to exterior architectural features and signage has been submitted to and approved by the historic preservation commission. All proposed changes requiring a certificate of appropriateness shall comply with the H-2 design standards found in subsection (l) herein.

j. Walls and fences.

1. Historic fencing and walls shall be maintained. **The current fence is not historic.**
2. Materials and design of fencing and walls shall be appropriate to the dwelling and to the district. Examples of appropriate materials are wood for fencing and stone for retaining walls. The use of chain link fencing material is prohibited. **The current chain link fence will be replaced by nicer fence that matches the color of the house.**

The fence will encompass the side yards and rear yard, like the chain-link fence did. The fence will be 6 feet tall, which is allowed in the side and rear yards. Vinyl is not listed as a prohibited fence material.

Sec. 86-264. - Fences regulations.

- (a) Fences of a woven-wire type referred to a "chain link" or hurricane fencing, of ornamental metal, of ornamental masonry, or of wood, not exceeding six feet in height, may be placed within yard areas of any residential zoning district; except, however, such fences located in the front yard, including that portion to the front of the principal dwelling shall not exceed four feet in height. **The 6-foot fence does not encroach upon the front yard.**
- (b) Fences not exceeding eight feet in height may be placed within yard areas of any commercial and industrial zoning district. **Not applicable.**
- (c) The use of barbed-wire, razor wire or similar fencing materials is specifically prohibited in all zoning districts; except such fencing materials may be allowed in M-1, light industrial districts upon approval by the code enforcement officer. **Not used.**
- (d) No fence, building, sign, planting or other obstruction above a height of three feet nor below a height of ten feet

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title

Ricky L. Clark, City Manager

Date

February, 21, 2022

Signature

City Clerk's Office

shall be established or maintained within 15 feet of the intersection of the right-of-way of two streets, a street intersection with a railroad right-of-way, nor at the intersection of a private driveway and a public right-of-way.

Not applicable.

- (e) Fence construction shall be double-faced or shadow box construction. In no event shall support fencing structure be visible from the right-of-way or adjacent property. **Either side of vinyl fence looks the same.**

Any fence may be prohibited if, in the opinion of the code enforcement officer or the chief of police, that fence obstructs the vision of motorists to the public rights-of-way so as to create a dangerous condition, or if for some other reason such fence would endanger the public safety or general welfare. **Not applicable.**

Sec. 86-103

g. Windows.

1. Historic windows and window arrangement shall be maintained.
2. Damaged portions of windows, or windows damaged beyond repair, shall be replaced with windows that are comparable in design, size, and materials versus stock windows.
3. Flat snap-in muntins, designed to resemble frames that hold panes of glass in a window, are discouraged.
4. New windows on side elevations shall be compatible with historic windows in terms of materials, size, and design.
5. Storm windows shall match the color of the window frame and obscure the window as little as possible.
6. The addition of windows where none previously existed is discouraged.
7. The addition of shutters that are not compatible with the window size and shape is discouraged.

Awnings are not specifically mentioned. The awnings and the windows on the house are not technically historic. The existing awnings do not enhance the house.

h. Doors.

1. Historic doors and door placement shall be maintained.
2. Damaged portions of doors, or doors damaged beyond repair, shall be replaced with doors that are comparable in design, size, and materials versus stock doors.
3. New doors on side elevations shall be compatible with historic doors in terms of materials, size, and design.
4. Storm doors shall match the color of the doorframe and obscure the door as little as possible.
5. The addition of doors, sidelights, transoms, fanlights, or other decorative features where none previously existed is discouraged.

The front door on the house is not technically historic. A full glass door will not be to the detriment of the house.

Design Review Commission recommendation, 2.2.22: Approval; Paint under space where awnings were must match color of rest of house; provide landscaping along foundation of house.

Fiscal Impact

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

Private owner

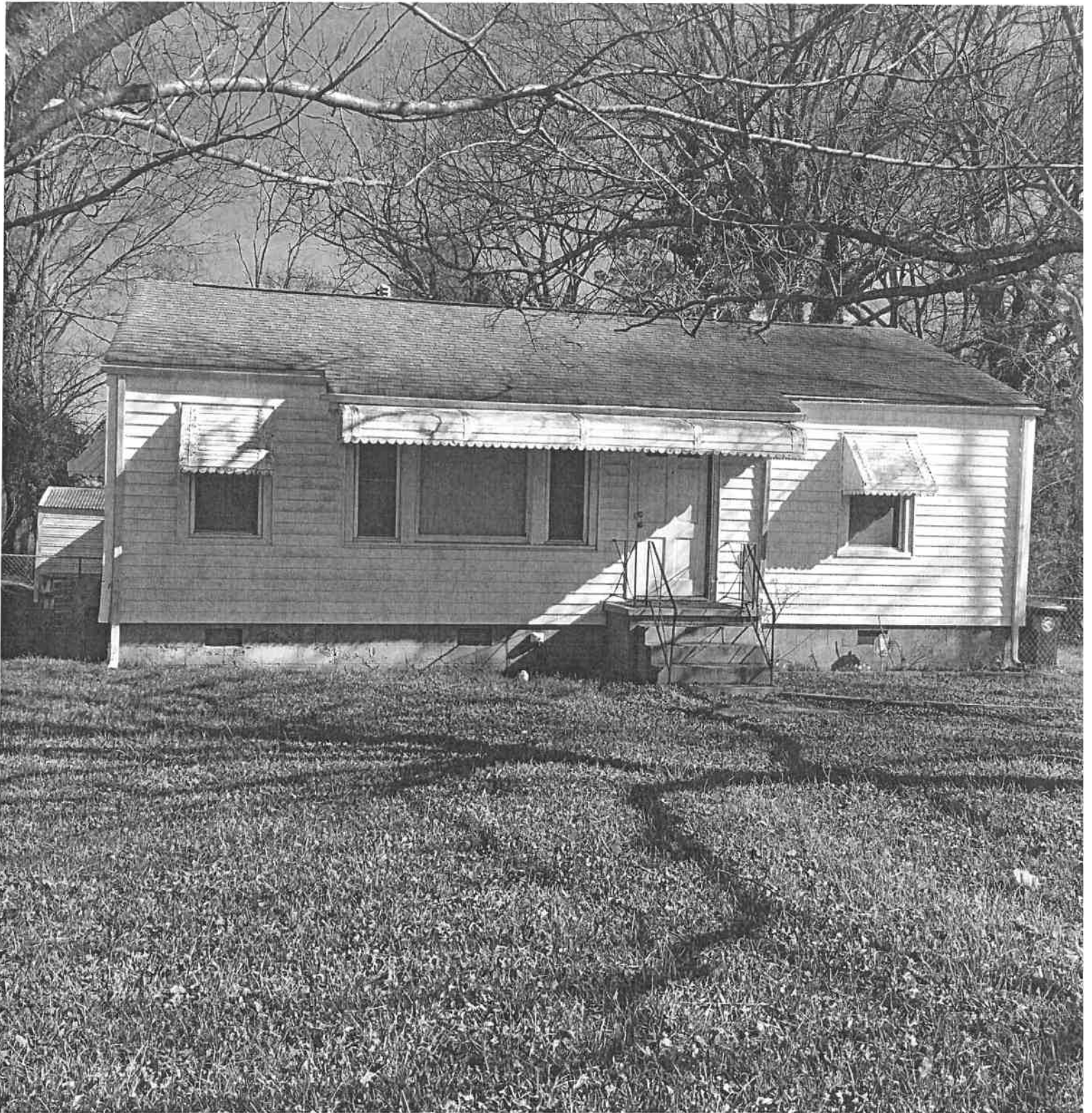
Exhibits Attached *(Provide copies of originals, number exhibits consecutively, and label all exhibits in the upper right corner.)*

- Property Pictures
- Fence Specifications
- Front door
- Acceptance Letter

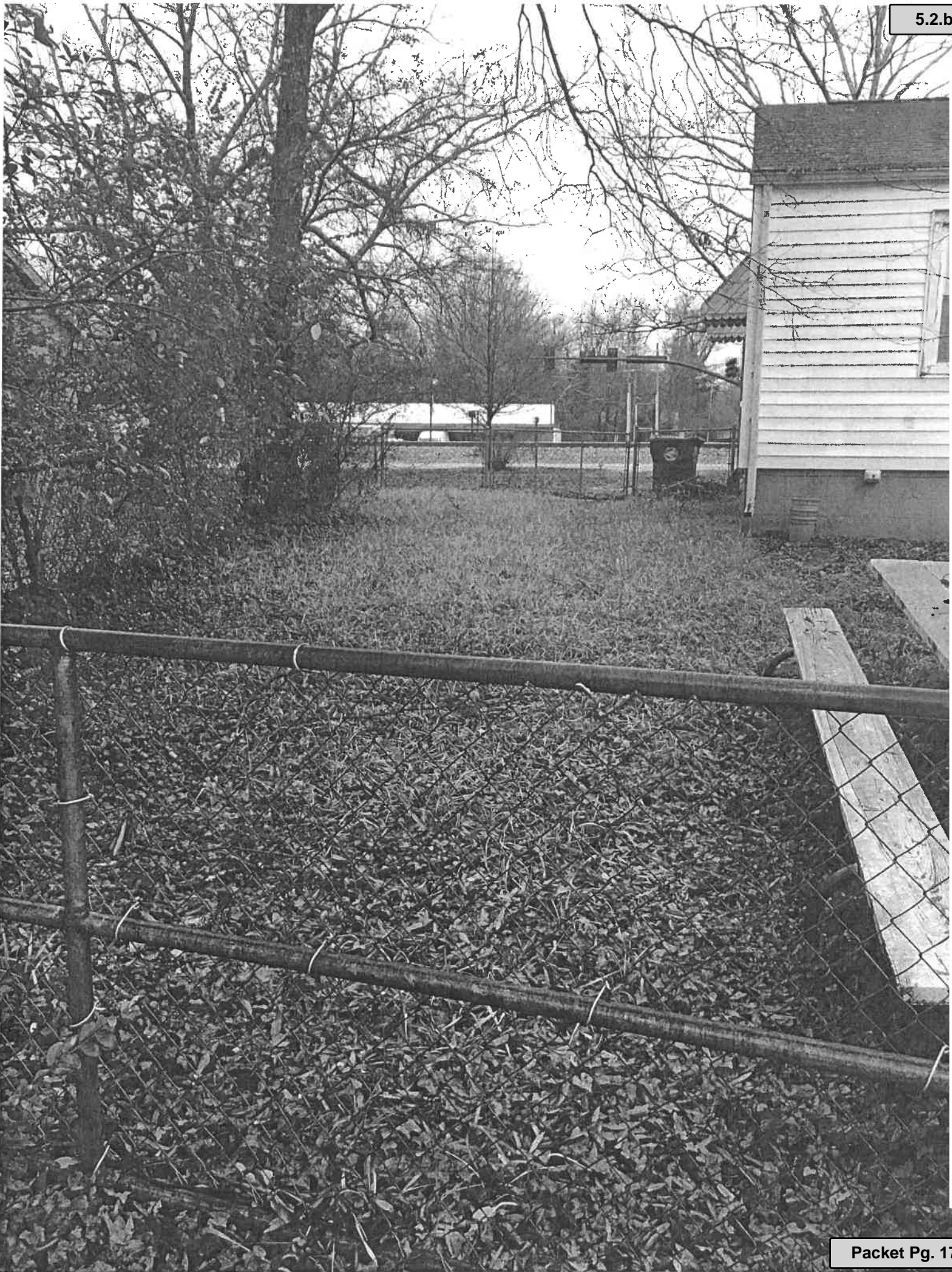
Staff Recommendation *(Type Name, Title, Agency and Phone)*



224 N. McDonough Street



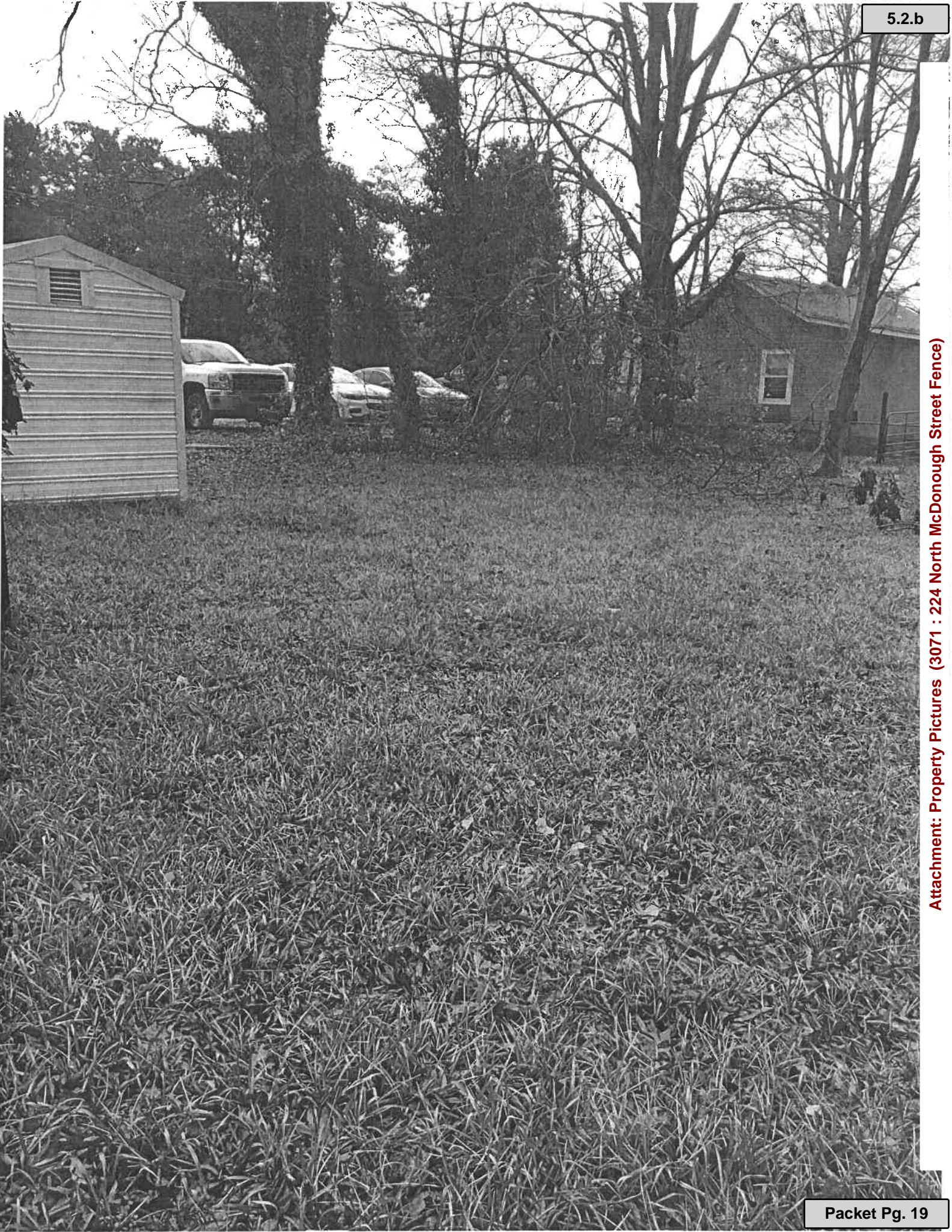
Attachment: Property Pictures (3071 : 224 North McDonough Street Fence)



Attachment: Property Pictures (3071 : 224 North McDonough Street Fence)

Back yard

Attachment: Property Pictures (3071 : 224 North McDonough Street Fence)



Attachment: Property Pictures (3071 : 224 North McDonough Street Fence)

#1 Home Improvement Retailer



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Delivering to
30260 ▾

privacy fence panels white



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990

Weatherables

Pembroke 6 ft. H x 8 ft. W White Vinyl Privacy Fence Panel Kit

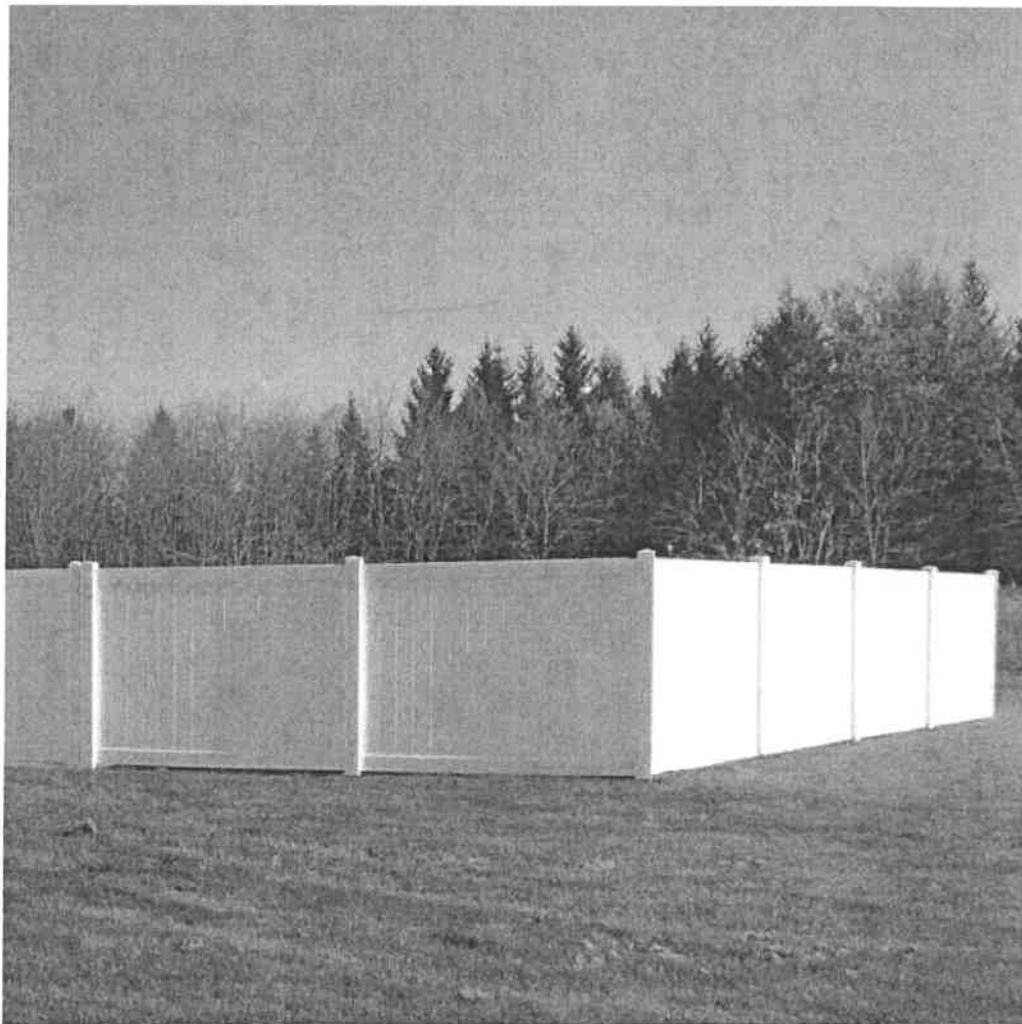
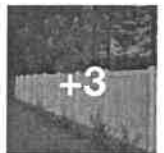
★★★★★ (119) ▾ Questions & Answers (105)



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30260 ▾

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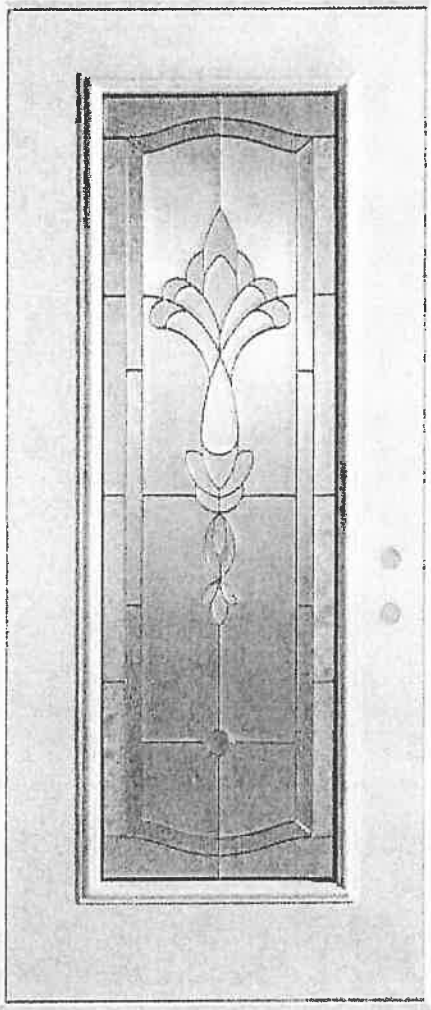
Internet #205423671 Model #1370P-P-32-L-P Store SKU #1000308379

Stanley Doors (Brand Rating: 3.7/5) ⓘ

32 in. x 80 in. Traditional Patina Full Lite Painted White Left-Hand Inswing Steel Prehung Front Door

★★★★★ (2) ▾ Questions & Answers (6)

 6



\$798⁴¹



\$134.00 /mo* suggested payments with 6 months* financing Apply Now ⓘ

Attachment: Front door (3071 : 224 North McDonough Street Fence)



MEMORANDUM

To: Tracy Weiner
P.O. Box 698
Jonesboro, Ga. 30237

From: David D. Allen
City of Jonesboro
124 North Avenue
Jonesboro, GA 30236

Date: February 9, 2022

Re: Notification of Request for Historic Preservation Commission – Fence and Minor Exterior Modifications; 224 North McDonough Street; Parcel No. 13240D A017

Dear Applicant,

This letter is to serve as notification that the City of Jonesboro, Historic Preservation Commission, has accepted your request for review of a new fence for the property located at 224 North McDonough Street, Jonesboro, Georgia.

Due to the COVID-19 outbreak, the review meeting will be conducted by members via a remote conference call (Zoom Meetings) on Monday, February 21, 2022 at 5:30 pm. You will be provided a link to the meeting to participate if you wish. If you are unable to be a part of the meeting, then you will be informed of the recommendation on the following day.

Sincerely,

David D. Allen
Community Development Director / Zoning Administrator

Attachment: Acceptance Letter (3071 : 224 North McDonough Street Fence)