



**Jonesboro Historic Preservation Commission
124 NORTH AVENUE
May 16, 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 designation of a property outside of the Historic District and Historic Residential Overlay as a Historic Property; 155 Smith Street, Parcel No. 13241A B009; Former Rosenwald School on Clayton County property.
2. Historic Preservation Commission to consider a Certificate of Appropriateness for The Cigar Parlour at 171 North Main Street; Parcel No. 13240D C002; New wall sign for new business in Historic District.
3. Historic Preservation Commission to consider a Certificate of Appropriateness for the Blalock House Residence – 155 North Main Street; Parcel No. 13241B B007; Roof replacement, column repair and siding and window replacement for residence in Historic District.

VI. ADJOURNMENT

VII. PUBLIC HEARINGS

1. Public Hearing regarding a Historic Preservation Commission to consider designation of a property outside of the Historic District and Historic Residential Overlay as a Historic Property; 155 Smith Street, Parcel No. 13241A B009; Former Rosenwald School on Clayton County property.



CITY OF JONESBORO, GEORGIA COUNCIL

Agenda Item Summary

Agenda Item #

5.1

-1

COUNCIL MEETING DATE

May 16, 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 designation of a property outside of the Historic District and Historic Residential Overlay as a Historic Property; 155 Smith Street, Parcel No. 13241A B009; Former Rosenwald School on Clayton County property.	
Requirement for Board Action (Cite specific Council policy, statute or code requirement) Designation of the Rosenwald School at 155 Smith Street as a Local Historic Property	
Is this Item Goal Related? (If yes, describe how this action meets the specific Board Focus Area or Goal) Yes 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.) Recommendation: Approval; Recently, Clayton County and the City of Jonesboro expressed interest in designating the former Rosenwald School building and property (white and brown building beside the brick Board of Education building) as a local historic property, in order to ensure its preservation and guide its future renovation. The building is on the same property as the BOE building at 157 Smith Street and has been owned by Clayton County for many years. The building has undergone a series of interior and exterior renovations through the years, but the basic "building blocks" of the school still remain. The property is currently zoned R-4 Single Family and lies outside of the City's established Historic District and Historic Residential Overlay. It has been confirmed with the State and the City Code that the City of Jonesboro has local authority, through its Historic Preservation Commission, to designate additional properties as historic, whether they lie within the Historic District boundaries or not.
<p>Sec. 42-29. - <i>Recommendation and designation of historic districts and properties.</i></p> <p>(a) <i>Preliminary research by the commission.</i></p> <ol style="list-style-type: none"> (1) <i>Commission's mandate to conduct a survey of local historical resources. The commission shall compile and collect information and conduct surveys of historic resources within the city.</i> (2) <i>Commission's power to recommend districts and buildings to the city council for designation. The commission shall present to the city council recommendations for historic districts and properties.</i> (3) <i>Commission's documentation of proposed designation. Prior to the commission's recommendation of a historic district or historic property to the city council for designation, the commission shall prepare a report for nomination consisting of:</i> <ol style="list-style-type: none"> a. <i>A physical description;</i> b. <i>A statement of the historical, cultural, architectural and/or aesthetic significance;</i> c. <i>A map showing district boundaries and classification (i.e., contributing, noncontributing) of individual properties therein, or showing boundaries of individual historic properties; and</i> d. <i>Representative photographs.</i> <p>The Commission will discuss the request on April 18th, have a formal recommendation on May 16th, and forward to the City Council in June.</p> <p>(c) <i>Designation of a historic property.</i></p> <ol style="list-style-type: none"> (1) <i>Criteria for selection of historic properties. A historic property is a building, structure, site, or object; including the adjacent area necessary for the proper appreciation or use thereof, deemed worthy of preservation by</i> 	

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title Ricky L. Clark, City Manager	Date May, 16, 2022	
Signature	City Clerk's Office	

- a. It is an outstanding example of a structure representative of its era;
- b. It is one of the few remaining examples of a past architectural style;
- c. It is a place or structure associated with an event or persons of historic or cultural significance to county, city, State of Georgia, or the region; or
- d. It is the site of natural or aesthetic interest that is continuing to contribute to the cultural or historical development and heritage of the municipality, county, or region.

Although the building is not a distinct architectural style, it is definitely of significant historic or cultural significance to the City, the County, and really the entire State, in terms of African American history and culture. There were only about 242 of these schools built in Georgia, and probably less than 50 remain. Jonesboro is privileged to have one of these structures still standing within its borders.

(d) Requirements for adopting an ordinance for the designation of historic districts and historic properties.

- (1) Application for designation of historic districts of property. Designations may be proposed by the city council, the commission, or:
 - a. For historic districts, a historical society, neighborhood association or group of property owners may apply to the commission for designation;
 - b. For historic properties, a historical society, neighborhood association or property owner may apply to the commission for designation. **Clayton County**
- (2) Required components of a designation ordinance. Any ordinance designating any property or district as historic shall:
 - a. List each property in a proposed historic district and describe the proposed individual historic property;
 - b. Set forth the name(s) of the owner(s) of the designated property or properties;
 - c. Required that a certificate of appropriateness be obtained from the commission prior to any material change in appearance of the designated property; and
 - d. Require that the property or district be shown on the official zoning maps of the city and kept as a public record to provide notice of such designation. **Most of these items are covered with the application papers from Clayton County.**
- (3) Require public hearings. The commission and the city council shall hold a public hearing on any proposed ordinance for the designation of any historic district or property. Notice of the hearing shall be published in at least three consecutive issues in the principle newspaper of local circulation, and written notice of the hearing shall be mailed by the commission to all owners and occupants of such properties. All such notices shall be published or mailed not less than ten nor more than 20 days prior to the date set for the public hearing. A notice sent via the United States mail to the last-known owner of the property shown on the city tax digest and a notice sent via attention to the occupant shall constitute legal notification to the owner and occupant under this article. **This will be advertised in May, in advance of June City Council.**
 - a. Notification of historic preservation division. No less than 30 days prior to making a recommendation on any ordinance designating a property or district as historic, the commission must submit the report required in subsection (a)(3) herein, to the historic preservation division of the department of natural resources. **This was sent in March to the State, and we are awaiting any comments from them (see enclosed correspondence).**
 - b. Recommendations on proposed designations. A recommendation to affirm, modify or withdraw the proposed ordinance for designation shall be made by the commission within 15 days following the public hearing and shall be in the form of a resolution to the city council.
 - c. City council actions on the commission's recommendation. Following receipt of the commission recommendation, the city council may adopt the ordinance as proposed, may adopt the ordinance with any amendments they deem necessary, or reject the ordinance.
 - d. Notification of adoption of ordinance for designation. Within 30 days following the adoption of the ordinance for designation by the city council, the owners and occupants of each designated historic property, and the owners and occupants of each structure, site or work of art located within a designated historic district, shall be given written notification of such designation by the commission/city council, which notice shall apprise said owners and occupants of the necessity of obtaining a certificate of appropriateness prior to undertaking any material change in appearance of the historic property designated or within the historic district designated. A notice sent via the United States mail to the last-known owner of the property shown on the city tax digest and a notice sent via United States mail shall constitute legal notification to the owner and occupant under this article.
 - e. Notification of other agencies regarding designation. The commission shall notify all necessary agencies within the city of the ordinance for designation.
 - f. Moratorium on applications for alteration or demolition while ordinance for designation is pending. If an

As stated before, this property is of significant historic and cultural significance to the City, the County, and the State, in terms of African American history and culture. Protection and renovation of this property can serve as another bright point in this particular area of the City, being across the street from the new Jonesboro City Center district.

Per the GA DCA, in a letter from Paige Jennings dated April 18, 2022, the State Historic Preservation Division does not recommend the designation of the Rosenwald School as a historic property. They said that the building has lost its architectural integrity due to extensive renovations through the years and does not meet the *Secretary of the Interior's Standard for Historic Preservation and Archaeology*. However, the DCA does acknowledge that the City does have local authority to make its own recommendation separate from the State.

Staff retains its original recommendation of approval for the Rosenwald property as a new historical property in the City. Once history is lost it is lost for good. The City and County are serious about preserving and improving the landmark and making it more relevant to the present and future generations.

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.)

- Application
- Jonesboro Rosenwald School Addendum (1)
- Correspondence
- Local Designation_Letter_Jonesboro
- Property Pictures
- Acceptance Letter

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

Approval

March 8, 2022

To: Clayton Historic Commission
From: Clayton County Public Schools

Dear Commission Members:

I am writing on behalf of the Clayton County Public School District to request that the former Rosenwald School located at 155 Smith Street, Jonesboro, GA be considered for Designation of a Historical Site, worthy of preservation. The building holds great significance, in that, it was originally built and purposed as one of the hundreds of Rosenwald Schools throughout the South. The schools were the brainchild of Booker T. Washington and Julius Rosenwald. Mr. Washington died early in the project to build schools for African American Children: Commonly called schools for Colored or Negro Children in the time period. Mr. Rosenwald was the President of the Sears and Roebuck and Company. Mr. Rosenwald began the Rosenwald Fund to assist Communities of Color to build schools for its children across the segregated South. In the spirit of Booker T. Washington's philosophy of self-help, African Americans raised 4.7 million dollars over eight years, surpassing the 4.2 million dollars of the Rosenwald Fund.

The schools were very successful and provided basic and vocational education for African American children throughout the South. However, after the Brown V. Topeka Board of Education decision, the schools became somewhat obsolete as segregation began to disappear over the years. The Rosenwald schools began to close and many have fallen in disrepair or lost to the elements or development of other properties.

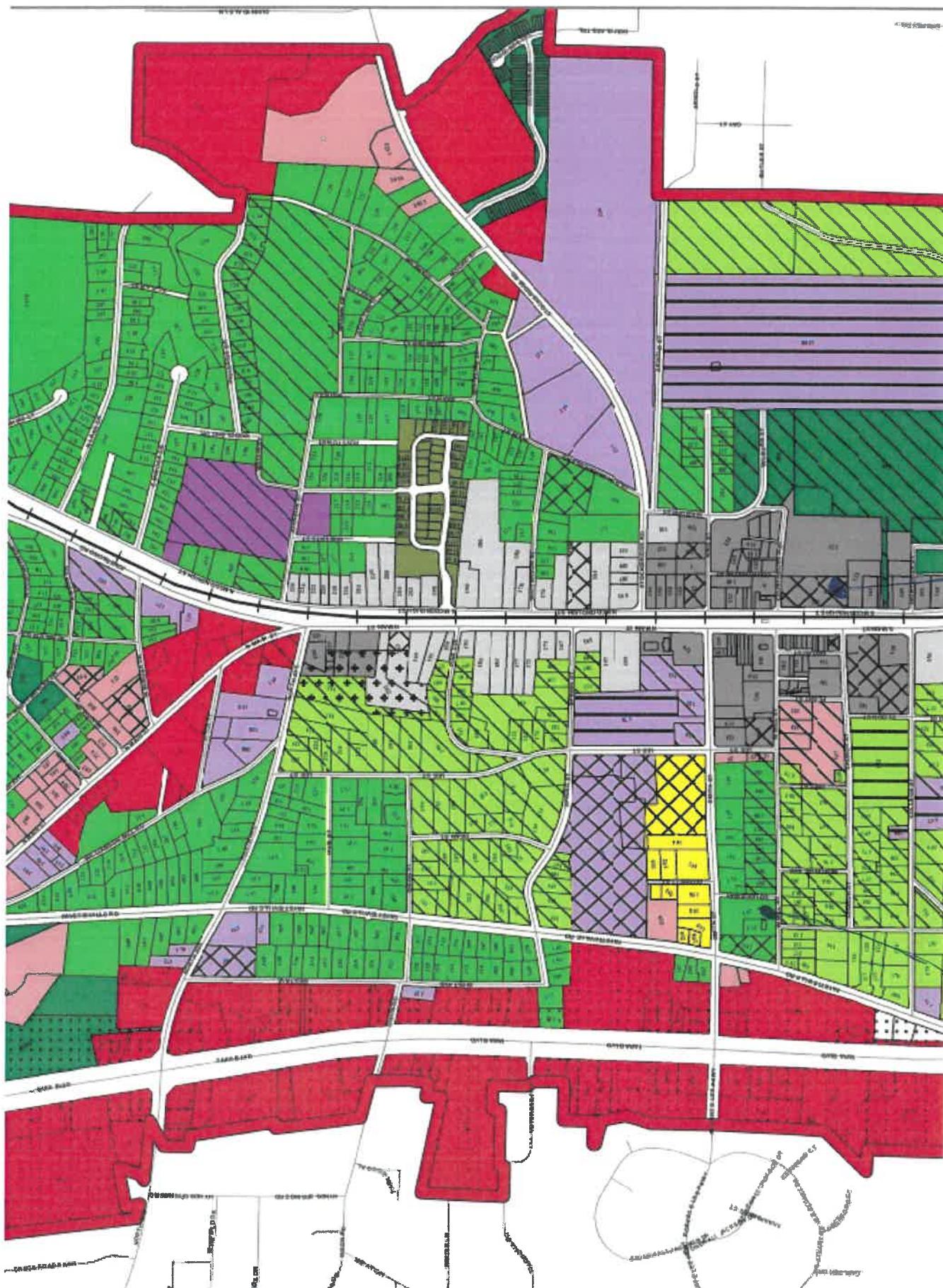
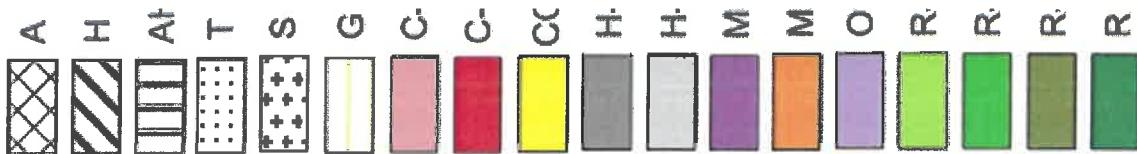
Jonesboro is fortunate to have an existing building that was originally a Rosenwald School. The building has been a school, and it has been an office building. It now stands empty and in need of repair and repurposing. It is the desire of the Clayton County Public School District to invest in the preservation and restoration of the structure for repurposing for possible events and a place to display artifacts of the time period. Many citizens of Jonesboro attended this school. It is only right to preserve its rich history for future generations.

Respectfully,

Dr. Sid Chapman, Ed.D.

CCPS Historian





March 17, 2022

Included are floor plans, records, photos, and other artifacts of evidence of the historical significance of 155 Smith Street.

There are records in Arts Clayton, Clayton Daily News, and other organizations that have previously attempted to preserve the building.

A number of city leaders, including: Mayor Joy Day, City Manager, Ricky L. Clark, Clayton County Public Schools Deputy Superintendent, Dr. Anthony Smith, Julie Segner, Cable Glen-Brooks, Rodney Virgil, Karen Sullivan, Rosenwald Graduate, Helen Meadows, and Dr. Sid Chapman, Clayton County Public Schools Historian.

The building's ownership is the Clayton County Public Schools. Dr. Morcease Beasley and The Board of Education support the preservation and restoration of the school and have allocated the initial \$2M for the project.

It is our intent to seek other forms of funding via grants, donations, etc. for the restoration project.

***If more information is needed, please contact me at
Sidney.chapman@clayton.k12.ga.us or 770-473-2700 (ex 700204)**

Respectfully,

Sid Chapman, Ed.D.

February 3, 2022



3/2/22

Initial steps for the restoration and repurposing of the former Rosenwald School located at 155 Smith Street, Jonesboro, GA for a Museum Celebrating the School's History of providing a quality education for African American children during the segregated South.

10 Tips for Getting Started

determine ownership of the school building and property. Will the owner sell, donate, or give permission for you to repair and use the building?

identify the immediate threats. Demolition?

Water intrusion? vandalism? animals? insects?

seek professional help. Call the Rosenwald Schools initiative of the national trust to discuss your project.

get organized. Who will lead the project? Fundraise? volunteer? Determine partners and alliances that can help your project succeed. Consider forming your own 501(c)(3) nonprofit group.

do your research. You can use this information to garner support and to understand the school's historic significance.

seek official designation. Listing in the national Register of Historic Places or state or local register will be especially helpful when applying for grants. Contact your state historic preservation office (SHPo) for more information about this process.

determine a new use that will be financially sustainable and compatible with the building. a community needs assessment can be especially helpful.

FW: Rosenwald School Project -- Jonesboro: RESENDING SUBMISSION

External
Inbox

M

Melissa Jest

Tue, Feb
22, 3:10 PM

to me, Kemith

Hello Mr. Chapman, Mr. Thompson.

Below is the information I have compiled per my Feb 8th email.

Also, here is additional info regarding National Register eligibility assessment and nomination (if positive eligibility determined) from HPD's National Register specialist Don Rooney**

(** Mr. Rooney is your contact for ALL NR questions – Donald.Rooney@dca.ga.gov)

The first step in the process of nominating the building will be to determine whether the property is eligible for the register. In order to pursue this assessment, you'll want to download and fill out the (Individual) preliminary eligibility application available at this webpage: <https://www.dca.ga.gov/georgia-historic-preservation-division/national-register-research-survey/national-register-0/steps> - and mail it in to our office with the required supporting documentation. This will allow us to get a broad overview of the property's integrity and potential significance, and advise you as to whether this property appears to be eligible for full nomination.

Mr. Rooney recommends upfront that you look over this webpage: <https://www.dca.ga.gov/georgia-historic-preservation-division/national-register-research-survey/national-register-historic> and the linked "National Register Nomination Process in Georgia" page - the National Register process is pretty well-defined there, as are the basic ground rules that generally establish National Register eligibility, such as:

- The property needs to be at least 50 years of age
- The property needs to retain sufficient historic integrity
- The property needs to be significant per one of the four National Register criteria
- Listing requires owner permission

Lastly, I am enclosing the link to the NPS/ Sec'y of Interior (SOI) Standards for treatment of historic properties. The SOI guidelines specifically advice on acceptable treatment/repairs of "historic properties" seeking to remain on the National register. Pls see the link below:

<https://www.nps.gov/tps/standards/treatment-guidelines-2017.pdf>

Please share these guidelines with the district's facilities superintendent + staff, and/or with ALL contractors set to bid on stabilization and rehabilitation.

If you desire to investigate preservation consultants to assist you in project planning etc., I have enclosed another link to the electronic consultants' directory and a printable copy of it too.

<https://www.dca.ga.gov/georgia-historic-preservation-division/consultants-directory>

While I appreciate and support your/the school system's decision to preservation and activate the Jonesboro Rosenwald school, as a state HPD staffer with a territory of 159 counties and duty to support constituents within each, I am not able to provide singular, detailed planning services to individual projects.

HPD is available for informational support.

Thank you again for contacting HPD.

Melissa Jest

African American Programs Coordinator
Georgia Department of Community Affairs
Direct 4044866395
Melissa.Jest@dca.ga.gov



From: Melissa Jest <Melissa.Jest@dca.ga.gov>
Sent: Tuesday, February 15, 2022 3:43 PM
To: Sidney Chapman <sidney.chapman@clayton.k12.ga.us>
Cc: Allison Asbrock <Allison.Asbrock@dca.ga.gov>
Subject: RE: Rosenwald School Project – Jonesboro

Greetings Mr. Chapman.

As a follow up to your call last week, I am writing to offer info/contacts to support the 3 main areas identified:

Advocacy support to draft a strong case for preservation and to secure District funding;

Planning information to support delineation of each phase of this long-awaited project;

And Engagement methods to identify those constituent groups and other partners needed for implementation.

Under advocacy, I must refer you to the Georgia Trust for Historic Preservation; Ben Sutton, director of preservation programs would be the best contact -- Ben Sutton bsutton@georgiatrust.org

Under planning, please find attached an educational handout/overview of the US Sec. of Interior Standards (for sensitive rehab) and for a preservation plan (strongly recommended to guide such an effort).

Regarding community engagement, I must refer you to local groups with “winning” advocacy records. Preservationists have engaged local PTA chapter, local NAACP chapters, and even political action committees along with Neighborhood Associations. As an outreach coordinator, I can also provide an listening ear as you draft your outreach/engagement approaches. I have cc’d my program manager here as well. Lastly, you requested a short list of extant Rosenwald schools that are preserved/ open and their respective stewards. Please find said suggestions below:

Noble Hill School 2-Teacher type, built 1923. Steward: Noble Hill-Wheeler Memorial Center, Inc., Ms. Valerie Michelle Coleman, Director, Email: colemanv16@yahoo.com | 770-382-3392. Address: 2361 Joe Frank Harris Pkwy NW Cartersville, GA30123

Cusseta Industrial & High school 2-Teacher type, built 1930, Address: 113 Sandy Road, Cusseta GA 31805. Steward: Historic Preservation Society, Mrs.

Gwanda Place Email: ceramicwood@bellsouth.net | 706 989 3554

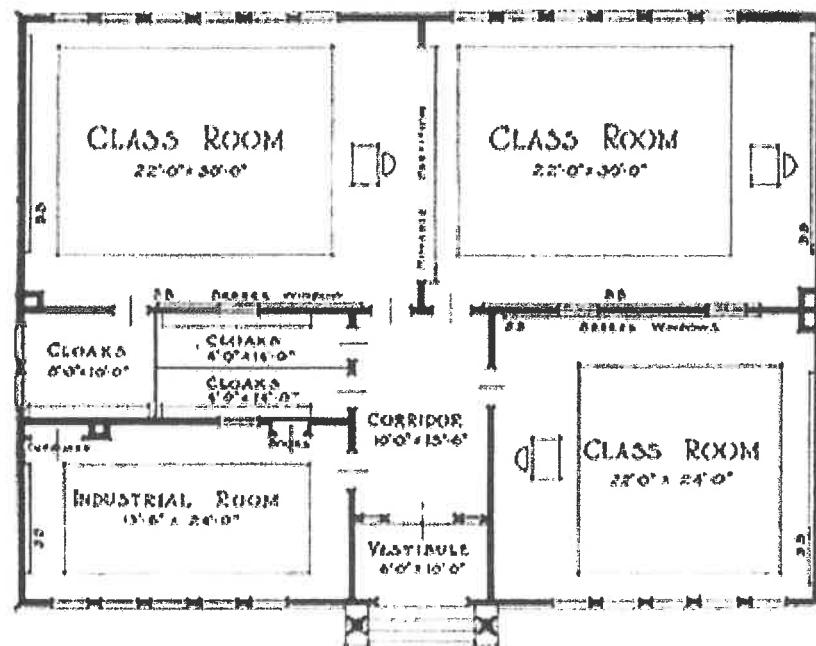
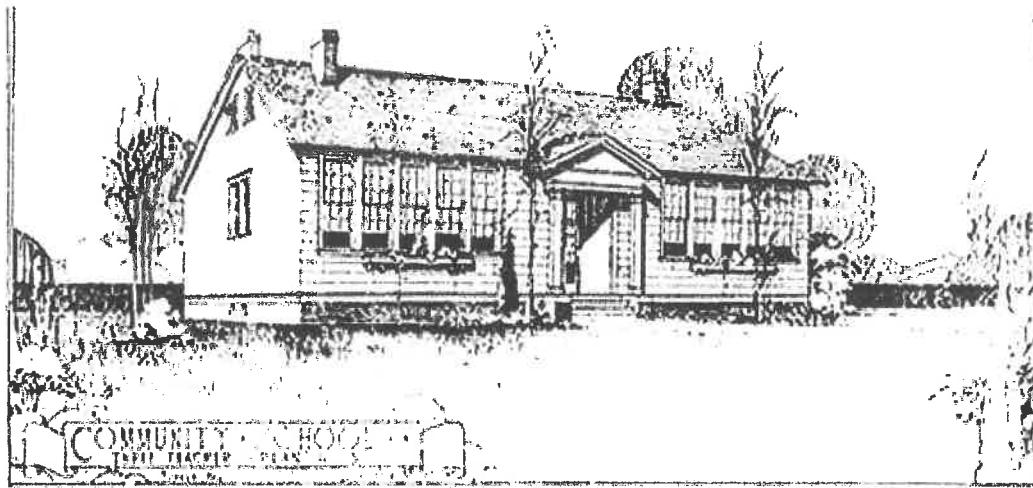
TJ Elder Industrial & High School 6-Teacher style built 1927-28, Address: 316 Hall St, Sandersville, GA 31082. Steward: The Washington County Elderite (Alumni) Association, Mr. Peacock 478 251 0802 (NO email)

Dooly County Training School (Vienna) built 1925-26, Address: Ninth Street, Vienna GA 31092 Current Steward: Dooly County Board of Education in Partnership with City of Vienna Janet Joiner, City Community Development Director Email: Janet.Joiner@cityofvienna.org | 229-268-4920

Hiram Colored School 2-Teacher type built 1930, Address: 732 Hiram Douglasville Highway Hiram, GA 30141. Current Steward: Hiram Rosenwald School Preservation Committee Inc. in Partnership with City of Hiram Leo Parker L.Parker@Hiram-Ga.gov | 678 776 9060

Again, thank you for your willingness to revitalize the Jonesboro school. Please feel free to contact HPD as you and your team plan and implement this preservation project.

Best,
Melissa Jest



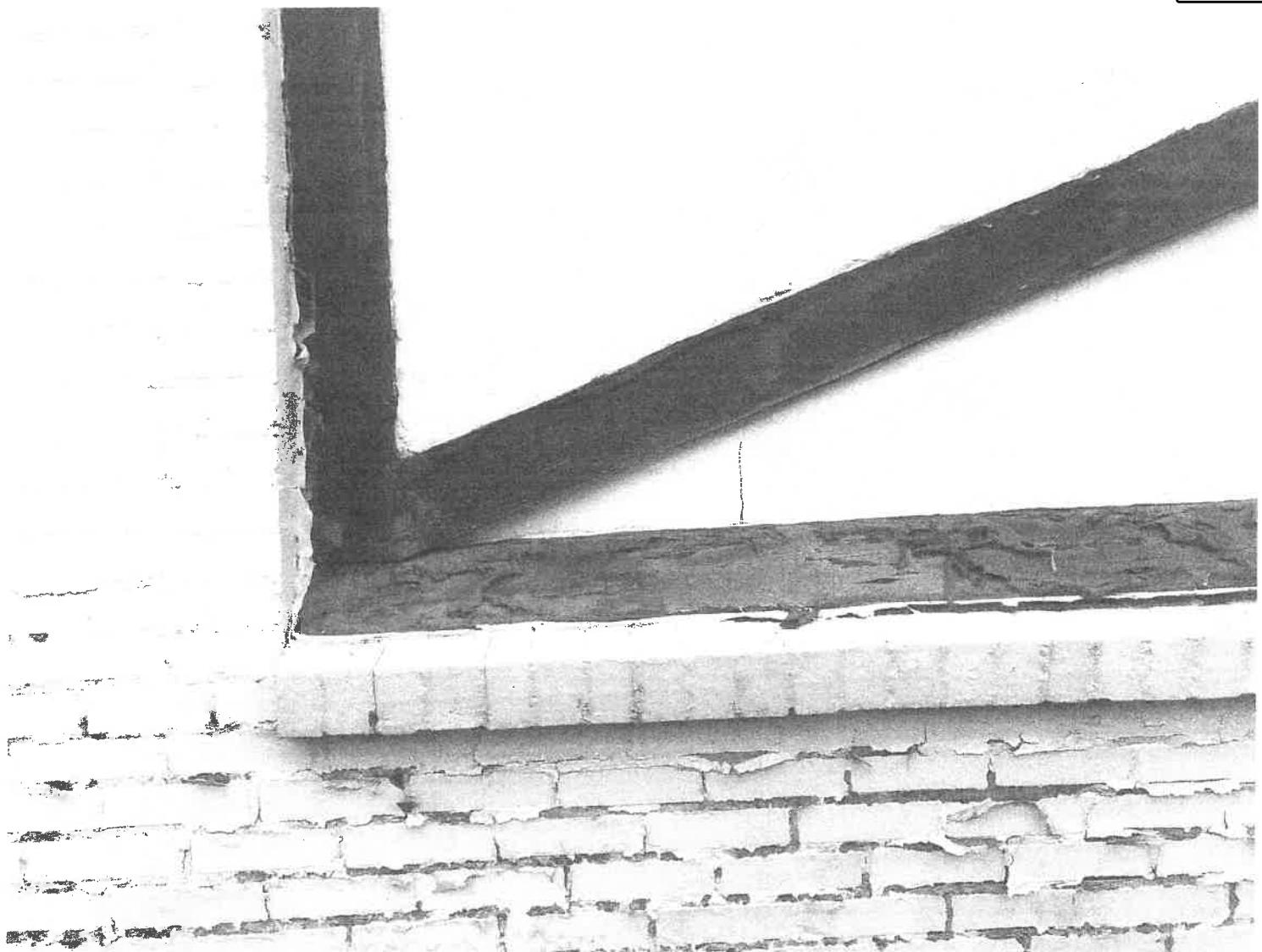
FLOOR PLAN NO 8
THREE TEACHER COMMUNITY SCHOOL
TO FACE EAST OR WEST ONLY





Attachment: Application (3147 : 155 Smith Street - Rosenwald School)





Attachment: Application (3147 : 155 Smith Street - Rosenwald School)

..... County, Georgia, in Deed

Book 113 Page 198

..... Reference is made to the aforesigned deed
for a more complete legal description of the property herein conveyed and the
legal description contained therein is incorporated in and by reference made a
part hereof.

TO HAVE AND TO HOLD the said described premises unto the Grantee, its
successors and assigns, so that neither the Grantor, its successors, nor any
person claiming under it shall at any time, claim or demand any right, title or
interest to the aforesaid described premises or its appurtenances.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be
executed in its name by two of its officers and its corporate seal to be thereto
attached.

GEORGIA EDUCATION AUTHORITY (SCHOOLS)

BY: *Ernest B. Davis* (L.S.)
Ernest B. Davis, Vice Chairman

ATTEST: *John E. Sims* (L.S.)
John E. Sims, Secretary

SIGNED, SEALED AND DE-

(Corporate Seal)

LIVERED IN THE PRESENCE

OF:

Willie J. Ricks
Unofficial Witness

Karen L. Wilson
Notary Public

My Commission Expires 11/27/71

PUBL (S.E.M.)

Form No. 417
(7-15-69)

NOW THEREFORE THIS INDENTURE, made this NINETEENTH
 day of DECEMBER In The Year Of Our Lord One
 Thousand Nine Hundred And SIXTY-NINE
 by and between Georgia Education Authority (Schools), successor to the State
 School Building Authority by an Act of the General Assembly of Georgia (Ga. Laws
 1967, pp. 871, 873), of the State of Georgia and County of Fulton, Party of the
 First Part, hereinafter called "Grantor", and

CLAYTON COUNTY BOARD OF EDUCATION

of the State of Georgia and County of CLAYTON

.,, Party of the Second Part,
 hereinafter called "Grantee".

W I T N E S S E T H

That the Grantor for and in consideration of the sum of One Dollar
 (\$1.00) and other good and valuable considerations in hand paid, the receipt
 and sufficiency of which is hereby acknowledged, has bargained, sold and does by
 these presents bargain, sell, remise, release, convey and forever quitclaim to the
 Grantee, its successors and assigns, all the right, title, interest, claim or
 demand which the Grantor has or may have had in and to the real property described
 in that certain deed from

CLAYTON COUNTY BOARD OF EDUCATION

to the State School Building Authority, dated MARCH 3

.,, 19 54, and recorded in
 the records of the Clerk of the Superior Court of CLAYTON.

BOOK 559 PAGE 272

QUITCLAIM DEED

STATE OF GEORGIA,

FULTON COUNTY:

B
 FILED IN OFFICE
 CLERK SUPERIOR COURT
 CLAYTON COUNTY GA.
 JAN 8 1954 10 22 AM '54
 REC'D IN BK 1470
 PAGE NO. 272
 DATE 1-23-54
 JOE B. MUNDY CLERK

James L. Elmer Colossal

WHEREAS, pursuant to the authority of an Act of the General Assembly
 of Georgia (Ga. Laws 1951, pp. 241, 260), the

CLAYTON COUNTY BOARD OF EDUCATION

of the State of Georgia and County of CLAYTON

., did on MARCH 3

., 19 54, convey to the State School Building

Authority certain real property; and

WHEREAS, certain improvements were placed upon the said real property
 at the request of the

CLAYTON COUNTY BOARD OF EDUCATION

by the State School Building Authority under a bond issue denominated Series

1953-A

; and

WHEREAS, those certain improvements were leased by the State School
 Building Authority to the

CLAYTON COUNTY BOARD OF EDUCATION

in order to provide funds for the payment of said bond issue; and

WHEREAS, the said bond issue has now been fully funded and the said

CLAYTON COUNTY BOARD OF EDUCATION

is entitled under the terms of the aforesaid lease to a quitclaim deed for the
 said real property:

(Deed No. 2171)

STATE OF GEORGIA,
FULTON COUNTY:

QUITCLAIM DEED

B
BOOK 559 PAGE 272
FILED IN OFFICE
CLERK SUPERIOR COURT
CLAYTON COUNTY GA.
JAN 8 10 23 AM '73
REC'D IN BK IMP. NO. 7470
PAGE NO. 272
DATE 1-8-73
JOE B. MUNDY CLERK

James L. Elmer
Colerado

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of Georgia (Ga. Laws 1951, pp. 241, 260), the

CLAYTON COUNTY BOARD OF EDUCATION

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1953-A

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Building Authority to the

CLAYTON COUNTY BOARD OF EDUCATION

in order to provide funds for the payment of said bond issue; and

WHEREAS, the said bond issue has now been fully funded and the said

CLAYTON COUNTY BOARD OF EDUCATION

is entitled under the terms of the aforesaid lease to a quitclaim deed for the
said real property:

(Form No. 217)

party of the second part, their successors in office and assigns,
against the lawful claim of all persons whomsoever.

IN WITNESS WHEREOF, the said party of the first part has
hereunto set their hands and affixed their seals, the day and year
above written.

J. A. DeLoach
(Seal)

John C. Hanes (Seal)

Walter B. Smith, (Seal)

J. M. Arnold (Seal)

Frank G. Green (Seal)
As Trustees Jonesboro
Colored School.

Signed, sealed and delivered in presence of:

S. M. King

J. A. DeLoach
M. A. C. S. S.

STATE OF GEORGIA

JONESBORO PLAT BOOK

CLAYTON COUNTY.

THIS INVENTURE made this the 7th day of September, in the year of our Lord One Thousand Nine Hundred and Thirty One between A. D. Lockhart, John Hanes, J. W. Arnold, Walter Burnett and Rance Glenn as Trustees of the Jonesboro Colored School, and their successors in office of the first part, and D. J. Dugger, W. L. Vance, W. T. Callaway, W. M. Huie and A. P. Horn as members Board of Education Clayton County, Georgia, and their successors in office of the second part.

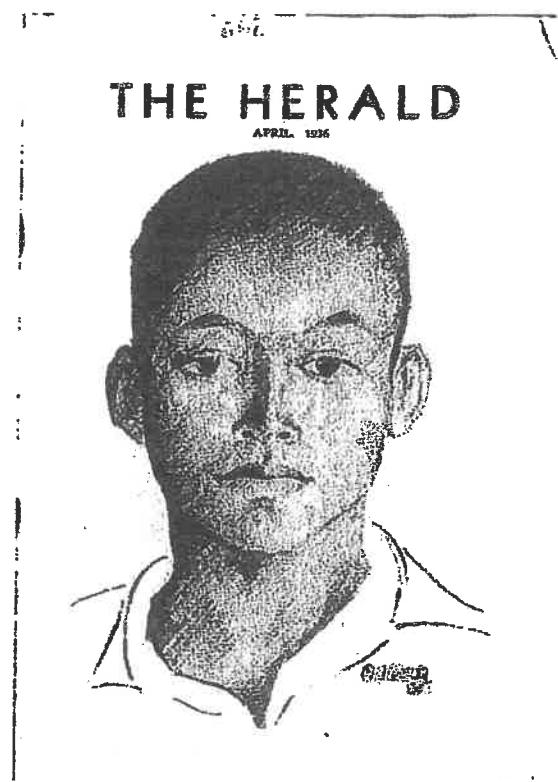
WITNESSETH: That the said party of the first part in consideration of the sum of One and NO/100 (\$1.00) Dollar in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, and other valuable considerations, has granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell and convey unto the said party of the second part, their successors in office and assigns,

211 West Street or part of land lying and being in Land Lot No. 241 of the 13th District of Clayton County, Georgia, and in the City of Jonesboro, being more particularly described as follows: Commencing on the North side of Mill Street, at the Southeast corner of lot of Mary E. Davis, running thence East along the North side of said Mill Street 106 feet to made corner; thence North 416 feet to a made corner on the South side of Smith Street; thence West along the South side of said Smith Street 311 feet to made corner; thence a Southeasterly direction 213 feet to made corner at Church lot; thence East 186 feet to made corner; and thence South 210 feet to point of beginning. Said tract consisting of Lots Nos. 4 and 5 of Block A, and 3, 4, 5, 6, 7, and 8, of Block B, as per plat of said property for Arrie Fields made November 12, 1914 by W. J. Lee, Surveyor of said County, Recorded in Plat Book No. "One", page 51, office of the Clerk of Superior Court of said County.

IN WITNESS WHEREOF, the said parties have hereunto set their hands and to this instrument have affixed their signatures, this 7th day of September, 1931, with all and singular the rights, members and appurtenances there-of, to the same being, belonging or in any wise appertaining, to the only proper use, benefit and behoof of the said party of the second part, their successors in office and assigns, forever, IN FEE SIMPLE.

And the said party of the first part, for themselves, and their successors in office, will warrant and forever defend the right and title to the above described property unto the said

The Rosenwald Foundation also assembled lists of suggested books to include in school libraries. The images below are excerpts from the 1936 edition of *The Herald*, a publication by the Georgia Teachers and Education Association, showing an example of such a list, including cost and how to obtain books on the list.



Page 27

ROSENWALD ELEMENTARY LIBRARY

We are sending you herewith the *Wenonah* but which has been suspended this year by the Joliet Roosevelt Fund for distribution in Negro elementary schools. These thirty-three books have been carefully chosen from many lists by officials of the Fund in consultation with Miss Jessie Guy Van Cleve, Specialist in Children's Literature, American Library Association; Miss Edith Moon, Librarian of the Farber School, Evanston, Illinois; Mr. A. Brock and Miss Elizabeth Horn of Knoch's Bookstore of Chicago; and Miss Helen Ferris, Director-in-Chief of the Junior Library Guild. In addition to these people many librarians have been consulted and Miss Moon herself has tested out among groups of children many of the books. The library has the unanimous endorsement of all of these people.

The cost of this library is \$25.00, of which \$12.00 is to be paid by the Julian Roosevelt Fund and \$12.00 by local funds. The Roosevelt Fund will pay all trans-Atlantic charges to the nearest freight address. With each set of books a set of library supplies and a substantially built wooden bookcase will be sent.

which to purchase this desirable soy wash. If you want a set of books please write me for application and further instructions.

ELEMENTARY LIBRARY LIST—1926

Author	Title	Publisher
Bloomberg	Rowens, Thems Tot and the Blackberries	Albert Whitman
Case	Under the 4-H Flag	Lippincott
Clark	Peggy Bed Cakes	Doubleday, Doran
Golds	Curious Duck	Harper
Locking	Little Gardeners	Albert Whitman
Evans	Avocados	Mitton, Bach & Company
Fawcett	For Ferdinand	Franklin
Frost	Ast Mr. Bear	McMillan
Frost	Tim Timulus and the Great Bullydog	Doubleday, Doran
Griswold	Peter Pea	Frederick A. Stokes
Hader	Farmer in the Dell	MacMillan
Hilfer	Child's Geography of the World	Appleton-Century
Hilfer	Child's History of the World	Appleton-Century
Hagen	Dear Twins	Deane
Lang	Blue Fairy Book	Longmans, Green & Company
LeFevre	Cook, Mower and Little Red Hen	Macmillan, Smith & Company
Ortwein	Little Lost Pig	Frederick Stokes
Peterraham	Story About Clothes	Whitman
Peterraham	Story About Coal	Whitman
Peterraham	Story About Food	Whitman
Peterraham	Story About Houses	Whitman
Peterraham	Story About Transportation	Whitman
Read	Grandmother's Farm	Scholastic
Read	Story About Health	Scholastic

THE

HERALD

Player	Domestic and International in the City and Country	Lippincott
Simon	Heads on the Mountain	Dutton
Spiri	Heidi	Hand McNabb
Thorne		
Thomas	End of the Sun and West of the Moon	Row Peterson
Dunsworth	Sister Parasites	MacMillan
Dwyer	Sleeping Partner	World Bank Company
Toney	Cowboy Tommy and Country Tommy's Boundary	Doobleday, Doran
Wells	Andy and Felty	Doobleday, Doran
Wells	Zork, the Bazaar	Viking
	Jordan Mother Goose	Hand McNabb
	Modern Encyclopedia	Wise & Company
	Ready Reference Atlas	Hand McNabb
	Thesaurus Dictionary	Rand, McNally & Company

Page 23

BOOKS BY AND ABOUT NEGROES

Because of frequent requests from high schools in the South and from several state departments of education for a much library of books by and about Negroes, the list of books published below has been carefully selected by officials of the Julius Rosenwald Fund in consultation with librarians and educators for distribution to both white and colored high schools. 40 sets of books have been purchased at a cost of \$15 per set, of which amount the Fund will pay \$12 (one-third the cost) plus transportation charges. Any high school desiring to secure this library may do so by mailing \$15 from any source, and mailing to the state department of education. The sets will be shipped promptly on receipt of payment.

Author	Title	Publisher
Jackson	American Negro Poetry	Harcourt, Brace
Garrison	Anthology of American Negro Literature	Modern Library
Emmett	Home Towns	Viking Press
Jackson	Gods Trombones	Viking Press
Connelly	The Green Pastures	Farrar and Rinehart
Brickell	In Spite of Rundtage	Association Press
Jackson	Negro in American Civilization	Henry Holt
Woodson	Stages Along the History	Associated Publishers
Wright	Native Son	Negro Year Book Pub. Co.
Hughes	Not Without Laughter	Knopf
Richardson	Hope and Fragments from the Life of the Negro	Associated Publishers
Doloff	Souls of Black Folk	McHugh
Washington	Up from Slavery	

Many Negro high schools in Georgia have already purchased this set of books. In some cases this set of books has been purchased and is being used as a circulating library for Negro teachers.

Schools desiring to purchase this set of Books by and About Negroes should send to J. C. Dixen, Supervisor of Negro Education, Atlanta, a Money Order for \$10.00 made payable to H. D. Collins, State School Superintendent. The books will be ordered from the Roosevelt Fund and be shipped direct to you immediately.

- Event flyers for school events after 1932 do not include reference to fundraisers, suggesting that the school had its new building.
- According to *Georgia State Board of Education Annual Reports* for 1938-1939 and 1940-1941, held at the Georgia State Archives, the Jonesboro Colored School is the only colored school in Clayton County to be built of brick, have a library, have running water for drinking purposes, and have flush toilets. The building and lands valued at \$5,000 sits on 2.5 acres of land. It holds 200+ students in its four-room building, and there are seven teachers at the school, all with some level of college education.
- Julius Rosenwald and his foundation are referred to several times in the collection, including a poem about the philanthropist and mentions of Rosenwald Rally Day events, such as that shown on Eula Arnold's note below from a teacher's meeting held on January 17, 1934.

Teachers Meeting Jan 17 34
 3 1/2 O'clock p.m. 1/17/34 75¢
 Program
 1. Singing by
 2. Thanksgiving Birthday
 3. Eula Arnold
 4. Lee, Robert E. each teacher
 Negro Achievement
 Health Week
 Rosenwald Rally Mon. Feb 1 each teacher

Note from Teachers Meeting (January 17, 1934)
 [Box 2, Folder 38, Image 003]

- An undated photograph of a group of teachers outside the school building includes the school principal, Roberta Thompson Smith, as well as teachers Eula Welborn, Mary Baxter, Eula V. Arnold, and Lois Jenkins Bass. Another undated photograph shows individuals standing outside the same building.



Photograph of Jonesboro School Faculty (No Date)
 [Box 10, Folder 23, Image 0001]

Mrs. Roberta Thompson Smith, principal, Ms. Eula Welborn,
 Mrs. Mary Baxter, Ms. Eula V Arnold, and Mrs. Lois Jenkins Bass

Fisk University records show that the Jonesboro Rosenwald School was a three-teacher school built on two acres of land during the 1931-1932 budget year. Below is the official entry for the Jonesboro Rosenwald School located in the Fisk University database:

Historic Name:	Jonesboro School	Total Cost:	\$5325.00
Building Plan:	Three-teacher type	Notes:	Ins. \$3,500
Building Type:	School	Funding Sources:	
Budget Year:	1931-32	» Negroes	\$850.00
Land (Acreage):	2.00	» Whites	\$500.00
County:	Clayton	» Public	\$2,913.00
State:	Georgia	» Rosenwald	\$1,062.00
Application #:	3-K		

**Note: Funding of Rosenwald School construction typically resulted from four funding sources. The funding source listed above as "Public" refers to the monies raised through rallies and other fundraisers. The Negro and White communities were also expected to each contribute a predetermined amount toward the building, in addition to funds contributed by the Rosenwald Foundation.*

- According to records of the Georgia State Board of Education held at the Georgia State Archives, the Rosenwald Fund issued a check for the Jonesboro Consolidated School in Clayton County, Georgia on January 9, 1932 for the amount of \$1,062.

Negro Education Disbursement Ledgers, 1923-1937
Georgia State Board of Education Records, Georgia State Archives

April 15, 2022

To: Clayton/ Jonesboro Historic Commission

From Clayton County Public Schools

Dear Commission Members:

This is an addendum requested by the Georgia Department of Community Affairs Director, Paige Jennings. This is to supplement the original documents. The “Jonesboro Colored School”, aka “Jonesboro Elementary” a Rosenwald School was a blessing to the community. Until the original three (3) teacher building was built, the only educational opportunities in the area for African American children were in homes and the churches for the most part.

The original building which is the focus of preservation sits on two (2) acres between Smith and Mill streets, along Souder Way. The area is rich in heritage as a community of African Americans in Jonesboro. There are predominately African American churches in view from the school. There are many memories that are associated with the area and the school, which reflect the rich heritage of African Americans in Jonesboro and Clayton county.

Some of Jonesboro/ Clayton County’s most notable citizens attended or taught at the 155 Smith Street address. Ms. Helen Davenport, now in her 90s attended the Rosenwald School and went on to high school, college, and returned to teach in Clayton county for 38 years. Ms. Davenport is the mother of Georgia State Senator, Gail Davenport and Carolyn Davenport. Sen. Davenport still serves in the Georgia General Assembly, and Carolyn is a Clayton County retired teacher. Carolyn taught many years at George M. Kilpatrick elementary school and was very active in the Georgia Teacher and Education Association (GT&EA), which later merged with the Georgia Association of Educators. She was a building representative of the local affiliate the Clayton County Education Association. The Davenport family has been very active in the life of the Andrews Chapel United Methodist Church in Jonesboro and the family has been positive servants of the community in numerous roles, notably with the Rosenwald School and Fountain School in Forest Park.

Other notable alumni are Helen Meadows along with siblings, the late Daniel and Mary Ann Meadows, and other living siblings: Jim, Peggy, Alice, and Ethelene all attended the Rosenwald school and have been active citizens in the community. Helen Meadows lives near the school site and is very active in the Shiloh Baptist Church, which is in view from the Rosenwald site.

Other notable alumni that are active in the Jonesboro area are the Souder family members. Annie Lois Souder was a teacher at Jonesboro Elementary (Rosenwald), and her daughter Joyce was also a teacher in Clayton County. Donald Souder is also a notable alumnus of the School.

The Simpson family, Clay family, Smith family and others are alumni who are active members of the Jonesboro/Clayton Community.

The Roberta T. Smith Elementary School in Clayton County Public Schools is named for the former Principal of the Jonesboro Rosenwald School. Ms. Smith was highly revered in the community. Along with these Rosenwald notables, Ms. Eula Arnold was a teacher at Rosenwald School and was the daughter of Jonesboro philanthropist J.W. Arnold for which Arnold Elementary School is named.

Ms. Eula Wilborn Ponds Perry was a well-respected teacher at the Rosenwald School. The Eula Wilborn Ponds Perry Learning Center, named in honor of this Rosenwald teacher, is located near the Rosenwald site, is a state of the art school for alternate routes to graduation and other learning opportunities.

Other notable alumni and connected families of Jonesboro /Clayton County include: Marion Wadley Dorsey (her Mother, Lorena Wadley was PTA President). Charlie Wadley, Sr. Charlie Wadley, Jr, Elizabeth Wadley, Esther Wadley. Mr. Leroy Walker, Barbara Brown, Fannie Mae Low, Ralph Stovall, David Stovall, Wallace Stovall (Fourth Grade Teacher at Rosenwald), and Mable Brown Murphey.

Maudie B. (Burnette) owned the café across Souder Way. The café was a place which provided lunch for teachers during pre and post planning and was a favorite ‘hangout’ for students waiting for buses. The students often danced to the music played by Ms. Burnette. Maidie B. made sure children had something to eat whether they could pay or not!

It is clear that the historical significance and impact of the Rosenwald School to Jonesboro and Clayton County is impossible to measure. There is no telling how many lives were touched because of its existence in a time of Jim Crow segregation in the South. Due to the self-help concept of Booker T. Washington and Julius Rosenwald, African Americans were able to build schools throughout the segregated South. Thousands of these schools existed and now only a few of the buildings have survived the neglect that happened after the Brown V Topeka Kansas Board of Education Supreme Court decision that declared segregated public schools unconstitutional. There was opportunity after the Brown decision for African Americans to go to newer and better funded schools. The Rosenwald Schools’ historical and cultural value was realized later; however, many had fallen into disrepair and obscurity. In recent years a valiant effort has been made to restore the remaining buildings and bring attention to their place in history. Jonesboro has a great opportunity and responsibility to assure that its Rosenwald building survives!

The building in question was built originally to be a three (3) teacher building. It had the famous tall windows and high vaulted ceilings for ventilation. It was a building built on two (2) acres of land circa late 1920s to early 1930s with large folding doors to separate the classrooms and to open for combined assemblies. The building also had a small industrial room for teaching of trades and home economics to its students. As the years passed there were auxiliary buildings to accommodate the expanding number of students attending. At one point there were 4 buildings, according to graduate, Helen Meadows, which were used to separate grade levels. Two of those

buildings remain. The intent of the Clayton County Public Schools is to restore the original three (3) classroom building to repurpose it for a museum of African American History and as a community meeting building for various events.

The attached documents show the original floor plan of the building in question and its design for three classrooms and an industrial room for practical training. The building had outside entries from Smith Street and the back toward Mills Street. The building was altered on the Mills Street side for the addition of rest rooms and a small kitchen. The outside was originally red brick and was later painted white. The outside sketch on the floor plan does not reflect the exterior that actually existed (It was brick and did not have an original side entrance according to interviewed students).

Since the close of the school, circa 1950-60s, it was repurposed for economic opportunity training by the late Rev. Charles W. Grant, Pastor of Mt. Welcome Baptist Church (Decatur) and Civil Rights Leader (Charles W. Grant Parkway is named for Rev. Grant). Later, office space for the school system and other entities from the county were added. The attached floor plan that shows the remodeling for offices is reflective of its current condition. The ceilings were lowered and the building was partitioned with numerous offices. The signature windows of the Rosenwald plan were closed up (visible from the attached photos with an X like covering). An additional entry was added to the side facing Souder Way with an enclosed glass lobby which is reflected in the photos attached in original packet. The interior walls are primarily paneling and sheet rock for partitioning of the small offices in the amended floor plan which is included in the original packet. The photos of the exterior reveal changes that are obvious from the outside from the original plan. With further exploring beyond the suspended ceiling, it was discovered that some of the original “tongue and groove” woodwork was still intact. The floors now have carpet and tile. The original floors were hardwood. The hardwood floors will be restored.

The photos attached and structural issues described here reveal that there are issues that will be addressed during the building’s restoration. An architect acquired by the Clayton School District and Foundation will prepare the plan of restoration. Adequate funding has been set aside by the District and Foundation to assure the success of restoration and repurposing

The Clayton County Public Schools district is resolved to restore this important historical building and repurpose it for a museum and community meeting building. The Clayton County Public Schools Superintendent, Dr. Morcease Beasley and the Board of Education have declared their support and intent of this project. The Clayton County Public Schools Foundation (501c) will take custody of the building for renovation and funding and future usage.

The historical significance is particularly special to African Americans who have struggled for equality and equity in the United States, even prior to becoming an independent nation. Through years of legalized enslavement and segregation, the African American community has continued to strive for the ideals of our nation of liberty and justice for all. The Rosenwald Schools were one of the many rungs in the ladder of this lofty quest. It is requested with great passion that this original building be found worthy of protection by the Jonesboro Ordinance naming endangered historical structures and establishing it as a place worthy of restoration and usage in the

community's history and its future. This action benefits all of Jonesboro's citizens for posterity and enhances tourism opportunities.

Respectfully Submitted on behalf of the Clayton County Public Schools Board of Education, Ms. Jessie Goree, Chair, Dr. Morcease Beasley, Superintendent/CEO, Dr. Anthony Smith, Deputy Superintendent, Mr. Kemith Thompson, Executive Director of Operations.

Dr. Sidney (Sid) L. Chapman

CCPS Historian

Central Office South

770-478-2700 EX 700204

770 - 480-0222 Cell

404-217-7753 District Cell

Sidney.chapman@clayton.k12.ga.us

Sid.chapman1015@gmail.com

David Allen

From: Paige Jennings <paige.jennings@dca.ga.gov>
Sent: Wednesday, March 30, 2022 1:41 PM
To: David Allen
Cc: Ricky , L. Clark, Jr.; Joy Day; Chapman, Sidney - CCPS Historian; kemith.thompson@clayton.k12.ga.us
Subject: RE: Rosenwald School - 155 Smith Street, Jonesboro, Ga.

David,

Apologies for the delayed response!

Just wanted to check back in and confirm that our office did receive the report. We will complete our review and provide comments within the allotted 30 day period, with any comments made provided back to the City of Jonesboro by April 16th. If you have any questions in the meantime, please feel free to reach out either via email or the phone number listed below.

Thank You,
Paige

Paige Jennings
 Certified Local Government Coordinator
 Georgia Department of Community Affairs
 Direct +14044866442
paige.jennings@dca.ga.gov



From: David Allen <dallen@jonesboroga.com>
Sent: Friday, March 18, 2022 3:57 PM
To: Paige Jennings <paige.jennings@dca.ga.gov>
Cc: rclark@jonesboroga.com; Joy Day <jday@jonesboroga.com>; Chapman, Sidney - CCPS Historian <sidney.chapman@clayton.k12.ga.us>; kemith.thompson@clayton.k12.ga.us
Subject: RE: Rosenwald School - 155 Smith Street, Jonesboro, Ga.

See attached.

Local Historic Preservation Commission hearing is in 30 days – April 18th, and then it will be transmitted to the Mayor and City Council in May.



David Allen | Community Development Director | City of Jonesboro, GA
 tel: [770-478-3800](tel:770-478-3800) | cell: [770-570-2977](tel:770-570-2977) | dallen@jonesboroga.com |
 124 North Avenue | Jonesboro, Georgia 30236 | www.jonesboroga.com
[Like Us On Facebook](#) [Like Us on Twitter](#)

From: David Allen
Sent: Friday, March 18, 2022 3:35 PM
To: Paige Jennings <paige.jennings@dca.ga.gov>
Cc: Ricky , L. Clark, Jr. <rclark@jonesboroga.com>; Joy Day <jday@jonesboroga.com>; Chapman, Sidney - CCPS Historian <sidney.chapman@clayton.k12.ga.us>; kemith.thompson@clayton.k12.ga.us
Subject: RE: Rosenwald School - 155 Smith Street, Jonesboro, Ga.

Ok thank you. Will send you it this afternoon.



David Allen | Community Development Director | City of Jonesboro, GA
tel: [770-478-3800](tel:770-478-3800) | cell: [770-570-2977](tel:770-570-2977) | dallen@jonesboroga.com |
124 North Avenue | Jonesboro, Georgia 30236 | www.jonesboroga.com
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From: Paige Jennings <paige.jennings@dca.ga.gov>
Sent: Friday, March 18, 2022 3:32 PM
To: David Allen <dallen@jonesboroga.com>
Subject: RE: Rosenwald School - 155 Smith Street, Jonesboro, Ga.

David,

Thank you for reaching out!

To answer your question, I would be the person at HPD to send the designation report to in order to fulfill the ordinance requirement. Please send the designation report for the nominated property to me via email as soon as possible; once you have sent the report, our office will have 30 days to review the nomination and provide comments.

Hope that this answered your question. Thank you again for reaching out and I look forward to hearing from you again soon!

Best,
Paige

Paige Jennings
Certified Local Government Coordinator
Georgia Department of Community Affairs
Direct +14044866442
paige.jennings@dca.ga.gov



From: David Allen <dallen@jonesboroga.com>
Sent: Friday, March 18, 2022 3:21 PM
To: Melissa Jest <Melissa.Jest@dca.ga.gov>
Cc: Paige Jennings <paige.jennings@dca.ga.gov>
Subject: RE: Rosenwald School - 155 Smith Street, Jonesboro, Ga.

Thank you



David Allen | Community Development Director | City of Jonesboro, GA
 tel: [770-478-3800](tel:770-478-3800) | cell: [770-570-2977](tel:770-570-2977) | dallen@jonesboroga.com |
 124 North Avenue | Jonesboro, Georgia 30236 | www.jonesboroga.com
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From: Melissa Jest <Melissa.Jest@dca.ga.gov>
Sent: Friday, March 18, 2022 3:21 PM
To: David Allen <dallen@jonesboroga.com>
Cc: Paige Jennings <paige.jennings@dca.ga.gov>
Subject: RE: Rosenwald School - 155 Smith Street, Jonesboro, Ga.

Good Mr. Allen.

I am cc'ing Paige Jennings, HPD's Certified Local Government coordinator in hopes that she might be able to assist you or refer you to the proper contact.
 (Thank you Paige)

Melissa Jest



Learn more about our commitment to [fair housing](#).



Melissa Jest

African American Programs Coordinator
 Georgia Department of Community Affairs
 60 Executive Park
 Atlanta, Georgia 30329

Direct 4044866395
Melissa.Jest@dca.ga.gov

From: David Allen <dallen@jonesboroga.com>
Sent: Friday, March 18, 2022 12:14 PM
To: Melissa Jest <Melissa.Jest@dca.ga.gov>
Subject: Rosenwald School - 155 Smith Street, Jonesboro, Ga.

Ms. Jest –

The City of Jonesboro is looking to designate a building in Jonesboro as historic, in addition to and outside of its already established Historic District. While this is handled by the City's own Historic Preservation Commission, it requires a copy of the report be delivered to the Historic Preservation Division of the Department of Natural Resources. Are you the person to send that report to?

(3) Require public hearings. The commission and the city council shall hold a public hearing on any proposed ordinance for the designation of any historic district or property.

Notice of the hearing shall be published in at least three consecutive issues in the principle newspaper of local circulation, and written notice of the hearing shall be mailed by the commission to all owners and occupants of such properties. All such notices shall be published or mailed not less than ten nor more than 20 days prior to the date set for the public hearing. A notice sent via the United States mail to the last-known owner of the property shown on the city tax digest

and a notice sent via attention to the occupant shall constitute legal notification to the owner and occupant under this article.

a. *Notification of historic preservation division. No less than 30 days prior to making a recommendation on any ordinance designating a property or district as historic, the commission must submit the report required in subsection (a)(3) herein, to the historic preservation division of the department of natural resources.*



David Allen | Community Development Director | City of Jonesboro, GA
tel: [770-478-3800](tel:770-478-3800) | cell: [770-570-2977](tel:770-570-2977) | dallen@jonesboroga.com |
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Brian P. Kemp
Governor



Christopher Nunn
Commissioner

04/18/2022

David Allen
Community Development Director
124 North Avenue
Jonesboro, Georgia 30236

RE: Local District Designation Report

Dear Mr. Allen:

Thank you for the opportunity to review the Local District Designation Report for the City of Jonesboro. The Historic Preservation Division has been given this opportunity to review the Local Landmark Designation Report in accordance with Georgia Historic Preservation Act § 44-10-26 (2)(a), Georgia's Certified Local Government Application and Procedures, and at the request of the local government.

The Historic Preservation Division has found that the Local Landmark Designation Report is well documented and assembled with maps, representative photographs, physical and historic descriptions, and descriptions of property renovations; however, the nominated property does not meet the *Secretary of the Interior's Standard for Historic Preservation and Archaeology*. The Jonesboro Elementary Rosenwald School has lost its architectural integrity as the building has undergone extensive alterations since its original construction in the 1930's, which is also the period of significance for the property's nomination. As a result of these alterations, several of the character defining features of the building, including the windows on the front façade and the originally entry, have been lost.

Due to extensive alterations and lack of integrity to the property, the Historic Preservation Division does not recommend the designation of the Jonesboro Elementary Rosenwald School. We recognize and support your local priorities and authority to make this decision on the local level. Our office supports projects that would acknowledge and honor the historical significance and communal impact of the Jonesboro Elementary Rosenwald School to the City of Jonesboro.

We support your community's commitment to preservation planning and appreciate the opportunity to collaborate. We will keep the submittal and determination on file for public record. If you, the HPC, or any community members have questions or concerns, please do not hesitate to contact me directly by email at paige.jennings@dca.ga.gov.

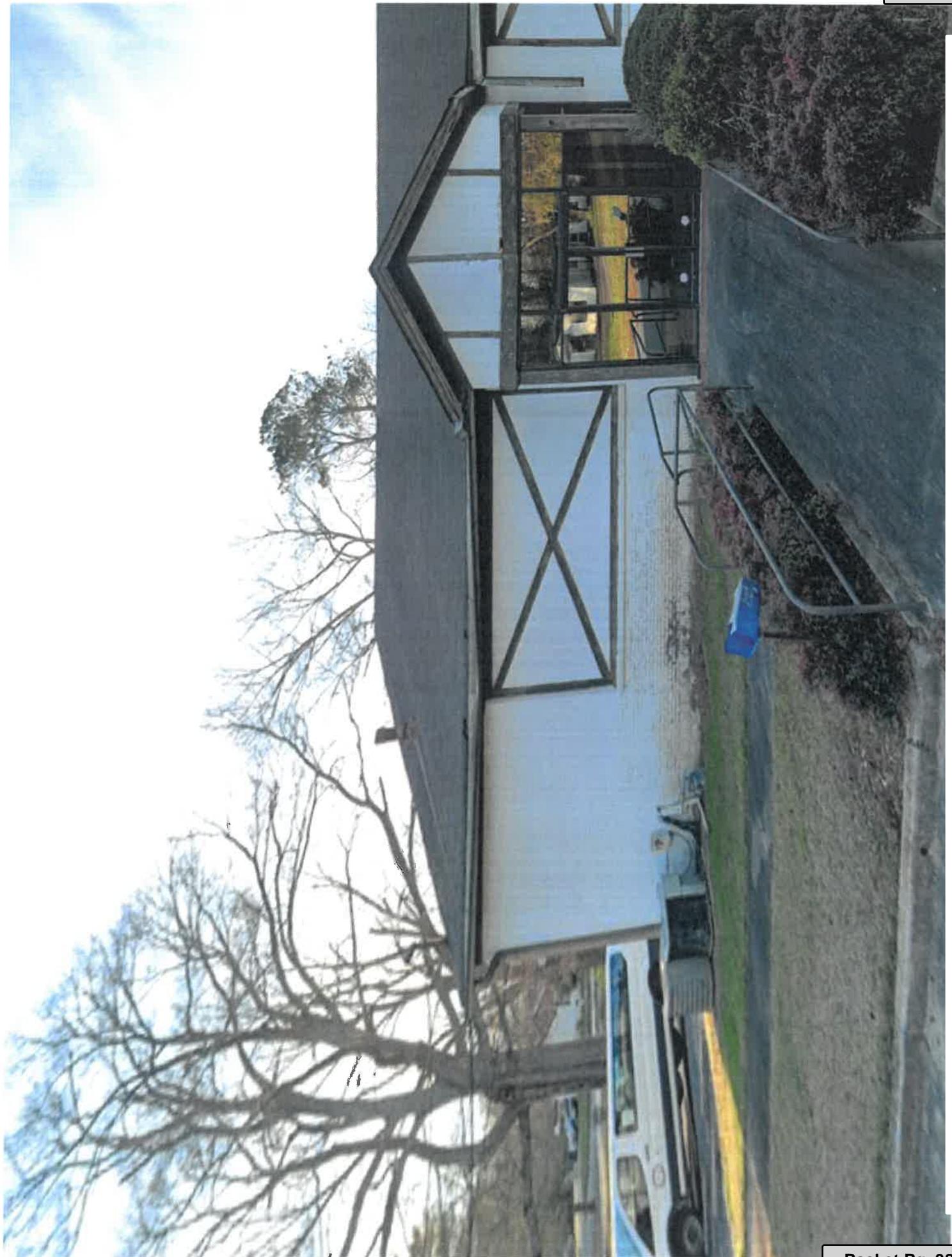
Sincerely,

A handwritten signature in black ink, appearing to read "Paige Jennings".

Paige Jennings
Certified Local Government Coordinator



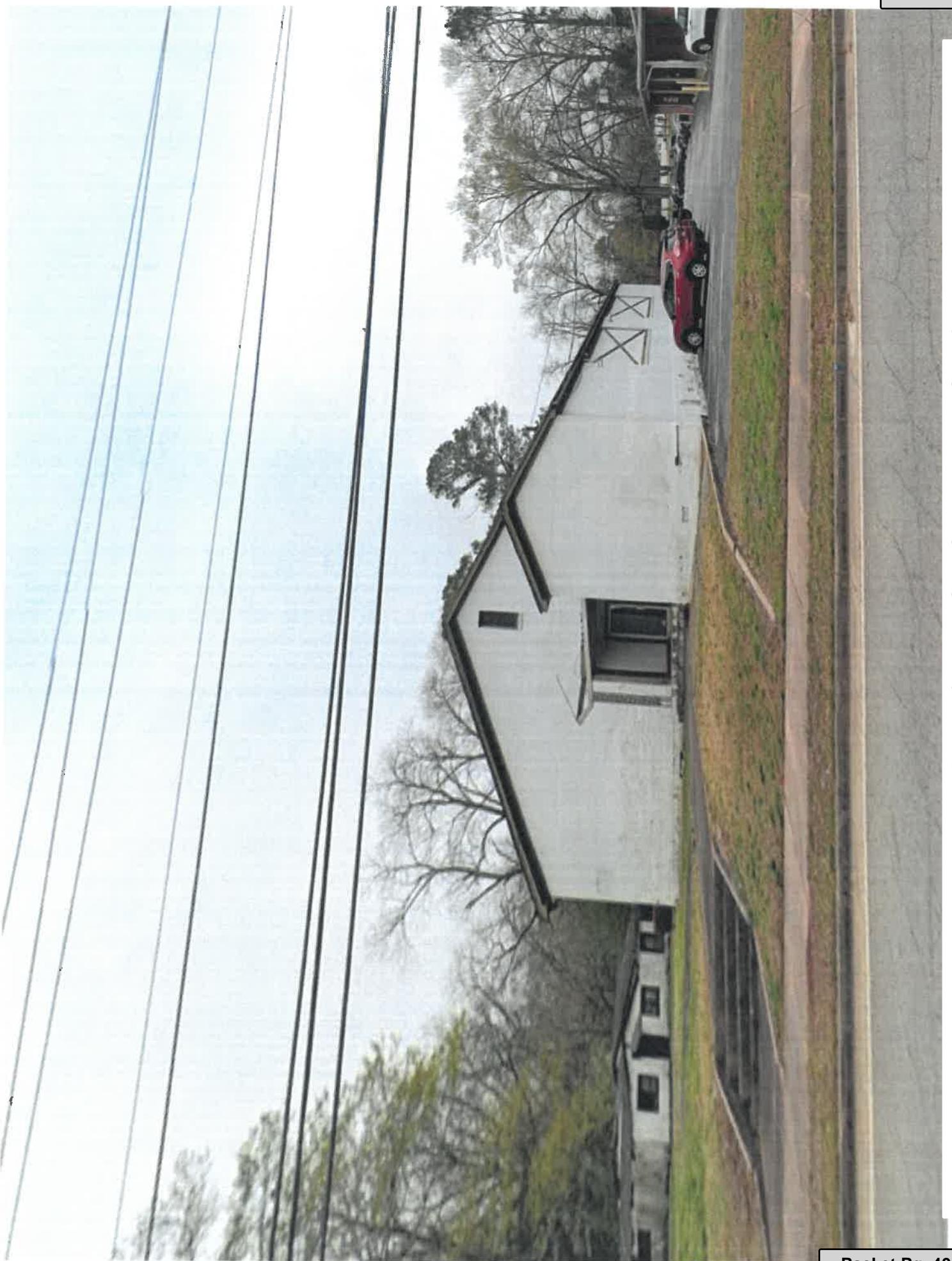
Attachment: Property Pictures (3147 : 155 Smith Street - Rosenwald School)



Attachment: Property Pictures (3147 : 155 Smith Street - Rosenwald School)



Attachment: Property Pictures (3147 : 155 Smith Street - Rosenwald School)



Attachment: Property Pictures (3147 : 155 Smith Street - Rosenwald School)



MEMORANDUM

To: Sidney Chapman
Clayton Co. Schools
Jonesboro, Ga. 30236

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

Date: May 12, 2022

Re: Notification of Request for Historic Preservation Commission – Historic Property Designation; 155 Smith Street; Parcel No. 13241A B009

Dear Applicant,

This letter is to serve as notification that the City of Jonesboro, Historic Preservation Commission, has accepted your request for designation of a historic property for 155 Smith Street, Jonesboro, Georgia.

The public hearing will be conducted by Commission members at 124 North Avenue on Monday, May 16, 2022 at 5:30 pm. You are invited to attend 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,

A handwritten signature in black ink, appearing to read "D Allen".

David D. Allen
Community Development Director / Zoning Administrator



CITY OF JONESBORO, GEORGIA COUNCIL Agenda Item Summary

Agenda Item #

5.2

-2

COUNCIL MEETING DATE

May 16, 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 The Cigar Parlour at 171 North Main Street; Parcel No. 13240D C002; New wall sign for new business in Historic District.

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

City Code Section 86-489 and 86-490 – Sign Standards; 86-495 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 of wall sign; The Cigar Parlour is undergoing construction at 171 North Main Street, and the ground sign was approved several months ago. The applicant would now like to install an aluminum wall sign on the front wall. The design and colors will match the colors of the ground sign. Each property is entitled to one ground sign and one wall sign.

1. The sign (27.66 square feet) will not exceed the maximum 150 total square feet allowed for wall signs.
2. The sign area (6.93%) is just below the maximum 7.5% wall coverage allowed for wall signs on double frontage lots.
3. The proposed sign will not straddle any existing columns or panels on the building exterior.

The sign will not be internally illuminated.

Design Review Commission recommendation, 5.4.22: Recommended approval of new sign design, with further recommendation that “A meeting place” words be white to stand out better, and to have at least a 6-inch gap between the sign edge and the fascia.

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.)

- Certificate of Appropriateness Application (Building Sign)
- Building
- Wall Sign - Original

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title

Ricky L. Clark, City Manager

Date

May, 16, 2022

Signature

City Clerk's Office

- Revised Wall Design
- Acceptance Letter

5.2

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

Approval



CITY OF JONESBORO

124 North Avenue
Jonesboro, Georgia 30236
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: 171 N Main Street Jonesboro, GA 30236

Owner: Antonio Miller

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: The Cigar Parlour, Inc

Mailing Address: 594 Hastings Way Jonesboro, GA 30238

Email Address: tony@thecigarparlour.co Telephone: 678-878-7973

- 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
- 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 are seeking approval of the signage on the front of the building.

(Add Additional Sheets as Necessary)

Antonio Miller

PRINT NAME

05-12-2022

DATE

SIGNATURE

\$75.00

FEE AMOUNT

_(Application Received By)



Attachment: Building (3149 : 171 North Main Street)



Attachment: Wall Sign - Original (3149 : 171 North Main Street)



ALUMINUM PAN SIGN AS PER DESIGN
13'-8" X 2' X 3"

SIGN TO BE MOUNTED ON BUILDING FACIA

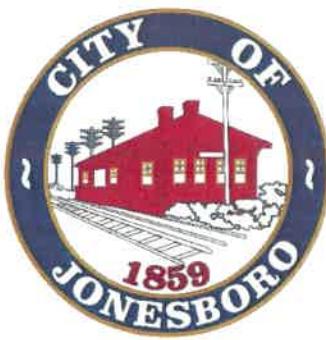


Attachment: Revised Wall Design (3149 : 171 North Main Street)



ALUMINUM PAN SIGN AS PER DESIGN
13'-8" X 2' X 3"

SIGN TO BE MOUNTED ON BUILDING FACIA



MEMORANDUM

To: Antonio Miller
171 North Main Street
Jonesboro, Ga. 30236

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

Date: May 12, 2022

Re: Notification of Request for Historic Preservation Commission – Cigar Store Wall Sign; 171 North Main Street; Parcel No. 13240D C002

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 wall sign for the property located at 171 North Main Street, Jonesboro, Georgia.

The review meeting will be conducted by Commission members at 124 North Avenue on Monday, May 16, 2022 at 5:30 pm. You are invited to attend 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,

A handwritten signature in black ink, appearing to read "David D. Allen".

David D. Allen
Community Development Director / Zoning Administrator



**CITY OF JONESBORO, GEORGIA COUNCIL
Agenda Item Summary**

Agenda Item #

-3

5.3

COUNCIL MEETING DATE

May 16, 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 the Blalock House Residence – 155 North Main Street; Parcel No. 13241B B007; Roof replacement, column repair and siding and window replacement for residence in Historic District.

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, 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 repairs, with conditions; Despite not being officially on the Historic register, the “Blalock House”, as the residence at 155 North Main Street is known, is a valued historic and cultural structure in Jonesboro. The property is zoned H-2 and is in the Historic District. Recently, the applicant requested to replace the worn metal roof on the dwelling and to repair the front porch columns. No specifications for the roof material have currently been provided.

Per Section 86-103:

(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.

(1) Rehabilitation. Maintaining the existing historic design, materials, and details of structures in the H-2 district is encouraged. Rehabilitative efforts shall include the use of materials that are compatible with the architectural style of the historic building (see article VII, Architectural style and scale, for guidance on specific historic styles and building materials traditionally found in Jonesboro.)

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

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

3. The addition of dormers to the front facade where none previously existed is prohibited.

4. Existing roof materials shall be replaced with the same type of historic material or with that which closely resembles the existing material.

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

6. Historic chimneys shall be maintained.

7. New chimneys shall use traditional design and materials, and their placement shall be appropriate for the architectural style of the structure.

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:

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title

Ricky L. Clark, City Manager

Date

May, 16, 2022

Signature

City Clerk's Office

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.



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

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

Replacement of damaged clay tile roof.

not recommended

"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."

i. Porches.

1. The design, materials, roof supports and balustrades and roof shape of historic porches shall be maintained.
2. The addition of front porches where none previously existed is discouraged.
3. *The addition of decorative elements, if desired, shall be consistent with the base architectural style of the structure.*
4. *Replacement of historic porch features shall be made with matching material, design, and scale versus stock features.*
5. Porch floors and foundations shall not be replaced with slab concrete or brick.
6. The enclosure of front or side porches shall be prohibited.
7. The design and installation of ADA-compliant ramps onto a front porch shall seek to preserve the historic character of the buildings. Section 4.1.7 Accessible Buildings: Historic Preservation of the ADA Accessibility Guidelines, and resources of the office of downtown development, shall be used as resource guides.

The roofline and other architectural features (chimney, dormers, etc.) will need to remain the same. The replacement metal roof will also need to be the same color as the original metal. The contractor will need to supply samples of replacement metal roof material prior to ordering material and installing roof.

The porch columns need to be repaired, not replaced, and shall have the same decorative features, style and color as before. Columns must be tested for lead paint prior to work.

Update: At the May 4th Design Review meeting, several other additional repairs were proposed:

1. Replacing decaying wood siding on exterior of house with Hardiplank siding of similar color but a different width. Hardiplank would be 6 inches wide, about 2.5 inches wider than the current wood siding.
2. Would like to replace windows.
3. Would like to paint shutters from green to black.
4. Front porch needs repair.

Other notes: Roof is leaking. Replacement metal roof will be same 5-gauge galvanized metal.

Column work will involve repairing rot at column bases. Column style and color will remain the same.

c. Building color.

1. Recommended color shades shall draw from the range of existing color shades and complement the color schemes that already exist in the district. Reference materials on appropriate color palettes will be available for review at the office downtown development at city hall. Hardiplank would be painted similar color.
2. Neon colors are prohibited.
3. Primary colors may be acceptable for trim or accents pending review and approval by the director of downtown development.
4. Color patterns shall be consistent with the architectural style of the structure and with the overall historic character of the district.

e. Details.

1. The addition of architectural details where none previously existed is prohibited.

2. Replacement of historic details shall be made with matching material, design, and scale versus stock details.

3. The removal of details from a structure is prohibited. **Columns, porch, and railings shall retain same appearance after repairs.**

5.3

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.

No additional windows, but existing wood windows are in decay and will be replaced with other wood windows of similar design. Shutters will go from green to black, which still has a historical feel.

i. Porches.

1. The design, materials, roof supports and balustrades and roof shape of historic porches shall be maintained.

2. The addition of front porches where none previously existed is discouraged.

3. The addition of decorative elements, if desired, shall be consistent with the base architectural style of the structure.

4. Replacement of historic porch features shall be made with matching material, design, and scale versus stock features.

5. Porch floors and foundations shall not be replaced with slab concrete or brick.

6. The enclosure of front or side porches shall be prohibited.

7. The design and installation of ADA-compliant ramps onto a front porch shall seek to preserve the historic character of the buildings. Section 4.1.7 Accessible Buildings: Historic Preservation of the ADA Accessibility Guidelines, and resources of the office of downtown development, shall be used as resource guides.

Repairs to the front porch will not change the size or style of the porch, and the porch will retain its current style. Railings on porch must be reused.

In terms of the replacement Hardiplank siding:

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.

While Hardiplank is not real wood, the existing wood siding is decaying and needs to be replaced with a more durable material. Hardiplank will better protect the house in the future. The existing wood siding is approximately 3.5 inches in width, while the Hardiplank is about 6 inches in width. If this is an issue with the Board, then a possible compromise is to put a narrower Hardiplank in the front and the wider Hardiplank on the sides and rear.

The end result is a more durable house, addressing some rot issues, while keeping the integrity of the house design.

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.)

•

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

Approval, with Conditions