



Jonesboro Historic Preservation Commission
124 NORTH AVENUE
October 17, 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 reconsider a Certificate of Appropriateness for T. Madden & Associates, PC – 114 South Main Street; Parcel No. 13241D C006; Replacement rear deck for existing business in Historic District.
- VI. ADJOURNMENT**



CITY OF JONESBORO, GEORGIA COUNCIL

Agenda Item Summary

Agenda Item #

5.1

- 1

COUNCIL MEETING DATE

October 17, 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 reconsider a Certificate of Appropriateness for T. Madden & Associates, PC – 114 South Main Street; Parcel No. 13241D C006; Replacement rear deck for existing business in Historic District.

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

City Code Section 86-102 H1 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.)

Staff recommendation: Approval of deck with conditions; T. Madden & Associates law firm has been in operation at 114 South Main Street for many years. Recently, they applied for a replacement deck to replace the aging wood deck that is there now. Though the deck is not visible from Main Street, it is visible from Broad Street, and will overlook the Broad Street redevelopment. The property is zoned H-1 Historic District.

Save for locating decks at the rear of properties and structures, there are no specific standards for deck designs in the Historic District. However, to be approved, the replacement deck will need to closely match the material, color, and style of the original deck design, and harmonize with adjacent businesses. The new deck must also conform to the rear property line and setbacks. The new deck is subject to building plan review.

Two options were presented – one with the stairs facing the side like the original deck, and one with the stairs facing the rear of the property and the Broad Street development. The applicant prefers the side facing stairs. The deck would be quality wood or the more durable “Trex” material, with powder coated iron railings.

The deck extension will be an improvement over the old deck, with better design and railings. While it will be wider than the original deck, it will not be significantly taller. Being wider, it is more of an “interactive deck” where employees can sit and view the Broad Street development. However, the rear property line location and setbacks must be verified.

The applicant prefers the rear facing stairs (to new sidewalk nearest Broad Street). There is a side area with railings / fencing which prevents general access to a basement area.

The applicant would like to cover most of the open area with the deck, pavers, and landscaping, but the rear property line would have to be worked out with the City.

Design Review recommendation, 10.5.22: Approval of side facing stair design; put gate on stairs; extend deck and make large; add landscaping in remaining open areas; provide lighting; provide signage to orient passersby

Fiscal Impact

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

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title

Ricky L. Clark, City Manager

Date

October, 17, 2022

Signature

City Clerk's Office

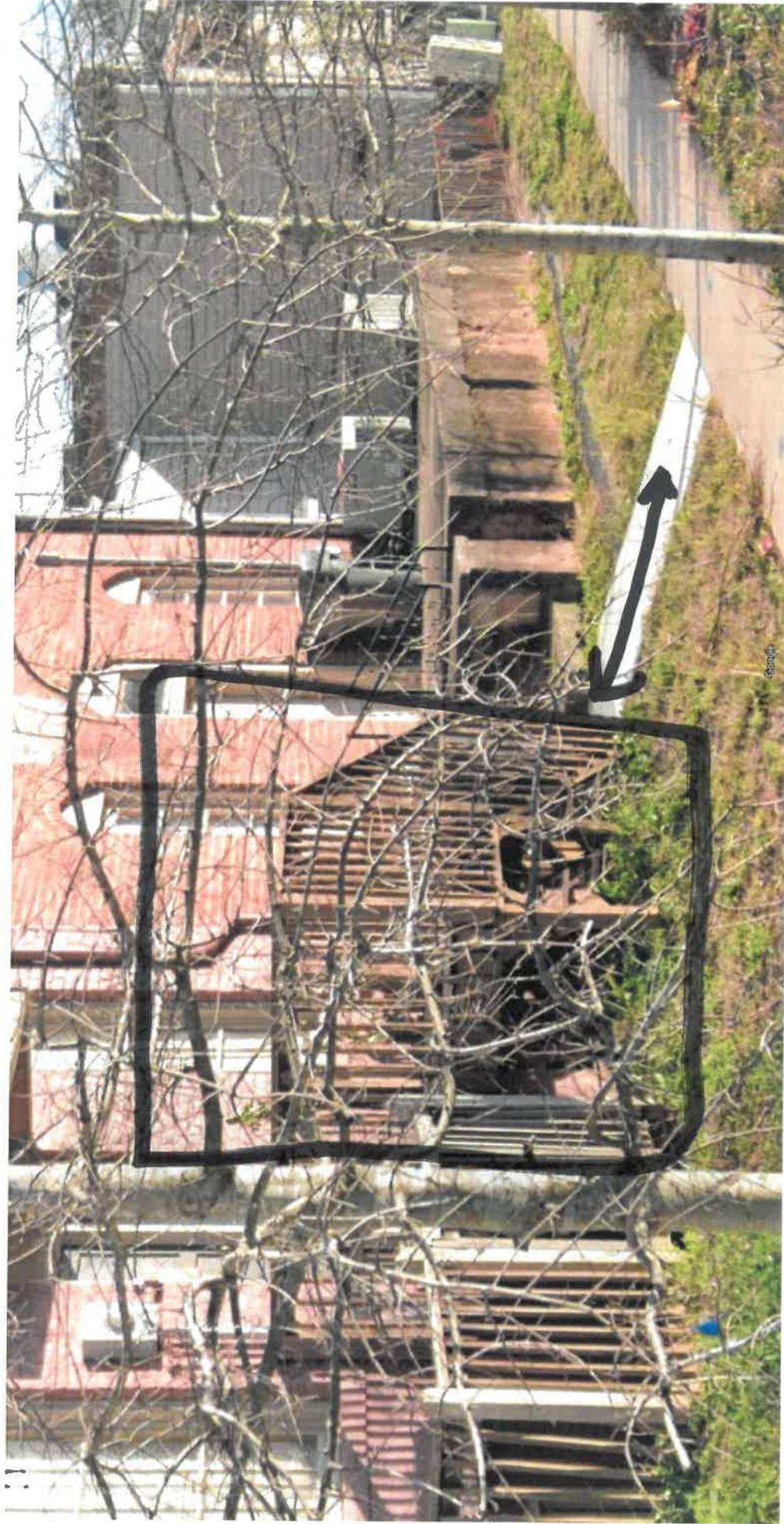
Private Owner

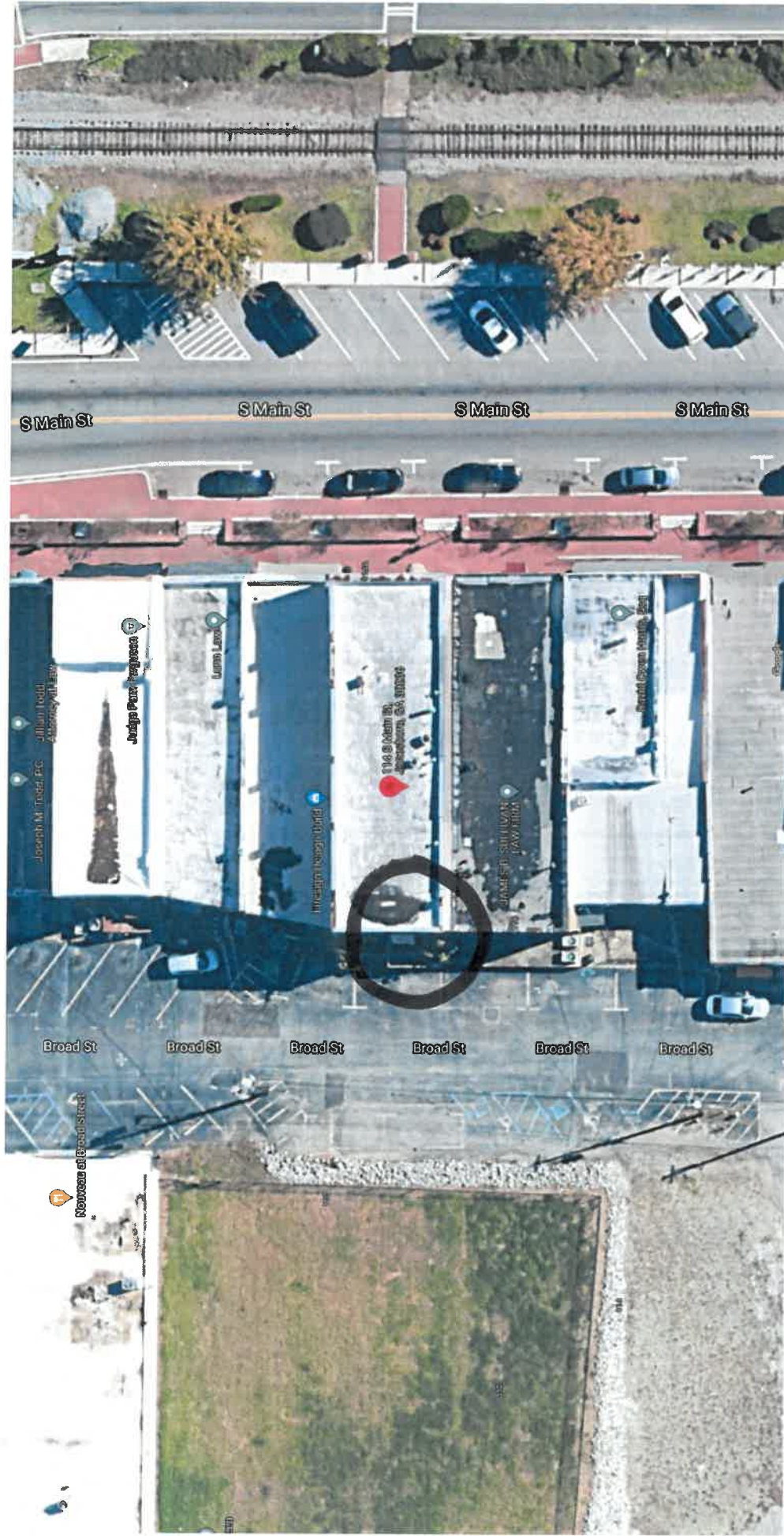
Exhibits Attached (Provide copies of originals, number exhibits consecutively, and label all exhibits in the upper right corner.)

- Existing
- Rear Stairs
- Side Stairs
- Acceptance Letter

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

Approval





114 S Main St



114 S Main St, Jonesboro, GA 30236

photos













Attachment: Side Stairs (3255 : 114 South Main Street - Deck)





MEMORANDUM

To: T. Madden & Associates
114 South Main Street
Jonesboro, Ga 30236

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

Date: October 7, 2022

Re: Notification of Request for Historic Preservation Commission – Replacement Deck; 114 South Main Street; Parcel No. 13241D C006

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 replacement deck for the property located at 114 South Main Street, Jonesboro, Georgia.

The review meeting will be conducted by Commission members at 124 North Avenue on Monday, October 17, 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,

David D. Allen
Community Development Director / Zoning Administrator

Attachment: Acceptance Letter (3255 : 114 South Main Street - Deck)