



Jonesboro Historic Preservation Commission
1859 CITY CENTER WAY
May 15, 2023 – 12:00 AM

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) 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 Commercial Building – 183 North Main Street; Parcel No. 13240D C006; Roof Material Change for Existing Business.
- VI. ADJOURNMENT**



CITY OF JONESBORO, GEORGIA COUNCIL
Agenda Item Summary

Agenda Item #

5.1

- 1

COUNCIL MEETING DATE
May 15, 2023

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 Commercial Building – 183 North Main Street; Parcel No. 13240D C006; Roof Material Change for Existing Business.

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 – **Denial**; There have been various businesses located at 183 North Main Street through the years. The property is zoned H-2 and is in the historic district. Recently, the applicant applied for a Certificate of Appropriateness to replace the light-colored metal roof on the building with dark grey asphalt shingles. The applicant has stated that the current metal roof is leaking.

Per Section 86-103:

(I) 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.)

a. Roofs.

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.

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title

Melissa Brooks, Interim City Clerk

Date

May, 15, 2023

Signature

City Clerk's Office

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

Roofs

Identify, retain, and preserve

recommended



Copper and wrought iron weathervane.

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.

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

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

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

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

The change in roofing material from the original metal to asphalt shingle is the prompt for denial. However, if the Board finds that the leaking of the current roof is the most important issue and new metal is not economically feasible, then they may consider approval.

Update for Historic Preservation Meeting

Reasons for not keeping metal roof:

- **Roof leaking during rain.**
- **Repairs to existing metal roof didn't work.**
- **New metal too expensive, nearly 2 x amount of asphalt shingle.**

Design Review recommendation, 5.3.23: Approval of replacement roof with asphalt shingles, provided the new shingles are 30-year architectural shingles and a lighter color to match the current color of the metal roof.

Fiscal Impact

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

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

5.1

- Building Permit
- Property Picture
- Replacement Material
- Light Asphalt Shingles
- Acceptance Letter

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

Approval with Conditions



City of Jonesboro

124 North Avenue
Jonesboro, GA 30236
(770) 478-3800 • Fax (770) 478-3775

Building Permit Application

Minimum Fee \$100.00

Email Address

PNGUYEN5888@GMAIL.COM

BL# _____ County _____

Date _____

Permit No. _____

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

Address 183 NORTH MAIN STREET					Project/Subdivision:		
City JONESBORO		State GA Zip 30236			LL:	District:	Zoning:
Lot Dimensions	F:	D:	R:	Acres:	Lot:	Block:	Plan#
Purpose of Permit: ☐ New ☐ Addition ☒ Demolition - Repair ☐ Remodel ☐ Demolition - Demolish ☐ Other					Describe Use of Construction ROOF REPLACING		Size of Structure _____ X _____
Structure Type: ☐ Residential (1, 2, 3, 4) ☒ Commercial ☐ Industrial ☐ Sign-Attached ☐ Sign-Free ☐ Swimming Pool					☐ Apartment ☐ Fee Simple ☐ Condo ☐ Storage Bldg. ☐ Other		
Foundation: ☐ Slab ☐ Crawl Space ☐ Basement		Heated Area: Main _____ Upper _____ Lower _____ Other _____ Total _____					
Unfinished Area		Carport		Garage		Total Area	
No. Stories	Height	No. Units	No. Rooms	No. Bedrooms	No. Baths		
Sewage: ☐ Public ☐ Septic Tank		Georgia Power		Cooling: ☐ Gas ☐ Electric	Heating: ☐ Gas ☐ Electric		Fireplace: ☐ Prefab ☐ Masonry
Exterior Finish Material				Estimated Construction Cost 1. 8,500.00			
Land Owner THANH-PHONG N TRAN				Contractor PN REMODELING, LLC			
Address 505 AERIAL AVE				Address 503 Eagles Creek			
City STOCKBRIDGE	State GA	Zip 30281	City Riverdale	State GA	Zip 30274		
Telephone 404-936-2396 /Other				Telephone (404) 999-503 /Other			

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

I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any state or local law regulating construction or the performance of construction.

Date 04/18/2023 Printed Name: THANH-PHONG N TRAN Signature: _____

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

Do not complete the following — Office Use Only

TEMPORARY POLE (#) _____ \$30.00

Building — Sq. Ft. _____ x .20 = _____
 Electrical _____ x .035 = _____
 Plumbing _____ x .035 = _____
 HVAC _____ x .035 = _____
 SBCCI \$ _____

Fireplace (#) _____ x 26.25 = _____
 Garbage Disposal (#) _____ x 12.50 = _____
 Low Voltage (Minimum) _____ x 50.00 = _____

Temp # _____ Date _____

F/P: ☐ Yes ☐ No Approved by: _____ Input by: _____ Permit Cost: _____ C.O. Fee _____ Total Fee _____
 Issued by: _____ Payment Amt: _____ Payment Type ☐ Cash ☐ Check



CITY OF JONESBORO

124 North Avenue
Jonesboro, GA 30236
www.jonesboro.ga.com

BUILDING PERMIT APPLICATION SCOPE OF WORK

Name: THANH-PHONG N TRAN Date: 04/18/2023

Address: 183 N MAIN STREET, JONESBORO GA 30236

Rooms work is to take place in:

- | | | |
|--------------------------------------|---|--------------------------------------|
| ☐ Basement | ☐ Living Room | ☐ Bedroom 3 |
| ☐ Kitchen | ☐ Master Bedroom | ☐ Bedroom 4 |
| ☐ Bathroom | ☐ Bedroom 1 | ☐ Exterior |
| ☐ Master Bath | ☐ Bedroom 2 | ☐ Other _____ |

Electrical and Mechanical

- | | |
|--|---|
| ☐ New or upgrade of electric service | ☐ Adding or replacing electric circuits |
| ☐ Installing smoke detectors | ☐ Adding or relocating receptacles or switches |
| ☐ Installing new furnace | ☐ Installing new AC condenser |
| ☐ Installing new fireplace or heating stove | ☐ New chimney or vent |
| ☐ Installing new bathroom exhaust fan | ☐ Installing or replacing range hood |
| ☐ Other: _____ | |

Framing

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

Plumbing

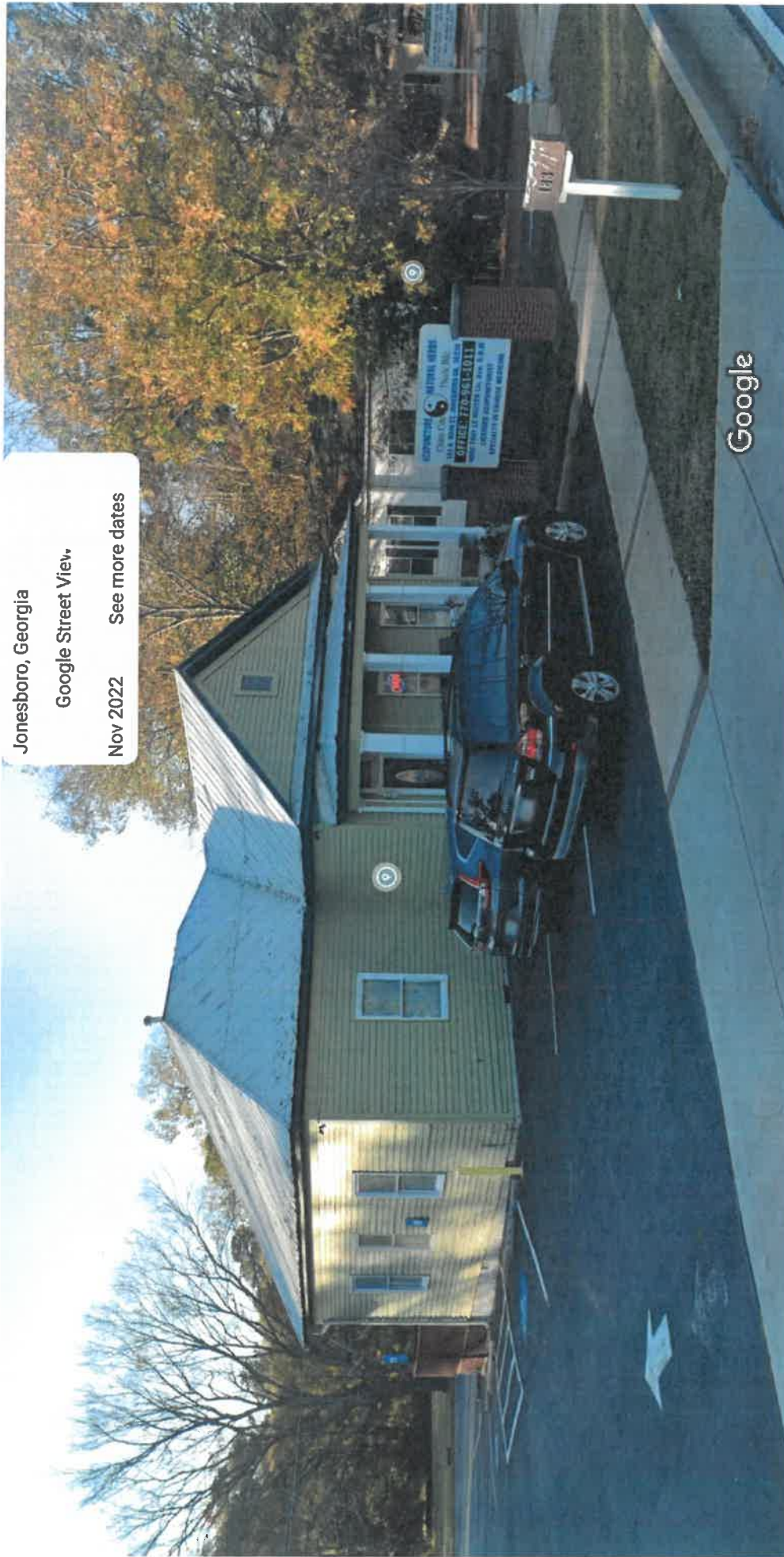
- | | |
|--|--|
| ☐ Installing or replacing water heater | ☐ Relocating existing plumbing fixtures |
| ☐ Installing new water or DWV piping | ☐ Installing or replacing gas piping |
| ☐ Replacing existing water or DWV piping | ☐ Installing new plumbing fixtures |
| ☐ Installing or replacing backflow device | ☐ Installing new sump pump |
| ☐ Other: _____ | |

Additional Information

REMOVE THE METAL ROOF & REPLACING NEW SHINGLES ROOF, COLOR : GREY

Attachment: Building Permit (3389 : 183 North Main Street - Roof)

Google Maps 181 N Main St



Jonesboro, Georgia
Google Street View,
Nov 2022 See more dates

Image capture: Nov 2022 © 2023 Google

183 N Main St

Street View & 360°

All

Packet Pg. 8



Attachment: Replacement Material (3389 : 183 North Main Street - Roof)

What Color Roof Is Most Energy Efficient?

📅 August 11, 2021 Share: [f](#) [t](#) [p](#) [in](#)



Roofing Companies

If you've ever sat in a black car under the Florida sun, you can probably guess that darker roof shingles mean higher roof temperatures. But you may wonder, does the temperature of roof shingles also affect the temperature inside a home? It turns out that yes, roof shingle color does matter when it comes to energy efficiency.

Shingle Color and Temperature

In general, dark colors absorb heat, while white and lighter colors reflect heat. When it comes to which roof color is most energy efficient, the same principle applies to homes as to cars. Darker shingles cause the temperature of the roof to heat up, subsequently causing the air inside the home to get hotter. Meanwhile, white shingles reflect the sun energy, allowing them to stay cooler. A white roof is the most energy efficient.

White Shingles Save Energy

In fact, white roofing saves so much energy that some cities around the world, including New York City, are painting rooftops white. Some studies show that roofs painted with reflective white paint can cause the temperature inside a building to drop by up to 40%, greatly reducing the strain on one's energy bill.

Here's an image of Queens, New York, where most of the rooftops have been painted white.

Energy Star Shingles Tax Credit

Because of the huge difference in energy costs, the U.S. government offers a \$500 tax credit when you select shingles for your new roof installation that are Energy Star® certified. Energy Star roofing is designed to reflect more of the sun's rays, causing a roof temperature to be 50 degrees cooler than comparable roofing.

Meanwhile, that difference in temperature equates to up to 15% less energy use during peak cooling times. In Florida, that's a big difference, since "peak cooling times" are most of the year.

CertainTeed Energy Star Shingles

At Castle Roofing Group, we partner with CertinTeed to source high quality shingles for our customers. CertainTeed offers the Landmark Pro Silver Birch shingle color as an ENERGY STAR® rated product. When you install a new roof with this color shingle, you can apply for the Energy Star Roofing tax credit.

Energy Efficient Roofing Shingles

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GAF has similar tools including the handy GAF Colors app that is almost as good as taking home dozens of shingle samples. 🤖

Get Samples and Try Them with Siding and Trim

Just like flooring, upholstery and other interior materials, individual shingle samples and sample boards are available from some building centers.

Timberline Lifetime Shingles



GAF Timberline shingles colors.

Attachment: Light Asphalt Shingles (3389 : 183 North Main Street - Roof)

Many roofing contractors have them too. The samples allow you to see what the shingle looks like next to your siding, gutters, shutters, and house trim.



[Home](#) > GAF Timberline HDZ Lifetime Shingles 33.33 sq ft

GAF Timberline HDZ Lifetime Shingles 33.33 sq ft



Attachment: Light Asphalt Shingles (3389 : 183 North Main Street - Roof)



MEMORANDUM

To: Thanh-Phong Tran
183 North Main Street
Jonesboro, Ga. 30236

From: David D. Allen
City of Jonesboro
1859 City Center Way
Jonesboro, GA 30236

Date: May 8, 2023

Re: Notification of Request for Historic Preservation Commission – Roof Replacement; 183 North Main Street; Parcel No. 13240D 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 roof for the property located at 183 North Main Street, Jonesboro, Georgia.

A hearing has been scheduled for Monday, May 15, 2023 at 5:30 pm before the Historic Preservation Commission at 1859 City Center Way to consider the request as described above. Your presence is recommended.

Sincerely,

David D. Allen
Community Development Director / Zoning Administrator

Attachment: Acceptance Letter (3389 : 183 North Main Street - Roof)