



DESIGN REVIEW COMMISSION

June 5, 2024

MEETING AGENDA:

I. CALL TO ORDER

II. APPROVAL OF AGENDA


III. APPROVAL OF MINUTES

IV. OLD BUSINESS - NONE

V. NEW BUSINESS - ACTION ITEMS

- a. Commission to make a recommendation for Residence – 111 Spring Street; Parcel No. 13241B B012; Paint / lime wash on existing brick in Historic Residential Overlay.
- b. Commission to make a recommendation for Residence (Blalock House) – 155 North Main Street; Parcel No. 13241B B007; Exterior revisions to existing residence in Historic District.
- c. Commission to make a recommendation for Accessory Residence – 183 Lee Street; Parcel No. 13240C D006; New accessory dwelling in Historic Residential Overlay.
- d. Commission to make a recommendation for Rosenwald School – 155 Smith Street; Parcel No. 13241A B009; Improvements to historically designated building.
- e. Commission to make a recommendation for Restaurant – 309 North Main Street; Parcel No. 13209C C010; Replacement wall sign for existing business.
- f. Commission to make a recommendation for Smoke Shop – 1287 Hwy. 138 Spur; Parcel No. 12048A I010; New wall sign for new business.

VI. ADJOURNMENT

	CITY OF JONESBORO, GEORGIA COUNCIL Agenda Item Summary	Agenda Item # - a
		COUNCIL MEETING DATE June 5, 2024
Requesting Agency (Initiator) Office of the City Manager	Sponsor(s) Community Development Director Allen	
Requested Action <i>(Identify appropriate Action or Motion, purpose, cost, timeframe, etc.)</i> Commission to make a recommendation for Residence – 111 Spring Street; Parcel No. 13241B B012; Paint / lime wash on existing brick in Historic Residential Overlay.		
Requirement for Board Action <i>(Cite specific Council policy, statute or code requirement)</i> Section 86-97 R-2 District Purpose and Standards; 86-111 Historic Residential Overlay Standards		
Is this Item Goal Related? <i>(If yes, describe how this action meets the specific Board Focus Area or Goal)</i> Yes Beautification, Community Planning, Neighborhood and Business Revitalization, Historic Preservation		
Summary & Background <i>(First sentence includes Agency recommendation. Provide an executive summary of the action that gives an overview of the relevant details for the item.)</i> Agency recommendation – Approval ; In late March, it was brought to our attention that the house at 111 Spring Street was being painted – from the original red brick color to a white. I went to the property and told the contractor to stop painting, as the painting / color change of unpainted brick facades in the Historic District and Historic Residential Overlay is not allowed. <i>(g) Architectural design standards. The following standards shall control renovation, new construction and development in the historic residential overlay:</i> <i>(1) Rehabilitation. Careful maintenance of the existing historic design, materials and details of structures in the overlay is encouraged. Rehabilitative efforts shall include the use of materials compatible with the architectural style of the historic structure (see article VII, Architectural style and scale for guidance on specific historic styles and building materials traditionally found in Jonesboro).</i> <i>b. Building materials.</i> <i>1. Historic building materials shall be maintained.</i> 2. Unpainted brick facades shall remain unpainted. <i>3. Damaged exterior materials shall be treated with materials that will not cause further deterioration, including the use of an historic mortar mix of an appropriate color when repointing brick.</i> <i>4. Maintenance of all building materials shall adhere to the secretary of interior's standards for rehabilitation and other resources on file with the office of downtown development.</i> Soon after, I heard from the new owner of the house, who said that she did not know it was in a historic area; she was just trying to spruce that house up with a new color for the brick and the shutters. She also said that the new coat on the exterior was a lime wash and not a true paint. Limewash is a type of whitewash made from crushed limestone and water. Color pigments are often added to limewash. Limewash is painted on the brick with brushes and, like paint, is capable of slowing the deterioration of the brick.		

FOLLOW-UP APPROVAL ACTION (City Clerk)		
Typed Name and Title Melissa Brooks, City Clerk	Date June, 5, 2024	
Signature	City Clerk's Office	



In November of last year, the Design Review Commission and the Historic Preservation Commission approved a lime wash for nearby 108 Pine Circle, also in the Historic Residential Overlay. (Both boards did not consider lime washing to be the same as painting.) This was the first case of this type heard by the boards. However, the final result was much covered by much more white than the example above. Nevertheless, the house looked good. It is staff's belief that the house at 111 Spring Street also looks good now. It brightens up the house on a shady lot. The applicant also attempted to take some of the lime wash off the back, as requested, with mixed results (see enclosed photos). The house dates to 1948.

The proposed Architectural Guidelines for the City that both boards have been reviewing since last year needs to address some of the issues in this case:

- 1. Are buildings in the Historic Residential Overlay truly "historic?" (Staff does not believe that most are.)**
- 2. Should the standards for buildings in the Historic Residential Overlay be as exactly strict as buildings in the Historic District? (Staff does not believe so.)**
- 3. Standards for lime washing in the Historic Residential Overlay. In the Historic District too? What percent "white" should be the maximum?**

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.)

- Original Exterior
- New Exterior
- Correspondence
- Meeting Notice Letter

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

Approval

Google Maps 111 Spring St



Jonesboro, Georgia

Google Street View

Feb 2023 See more dates

Image capture: Feb 2023 © 2024 Google



Google Maps 108 Spring St

Jonesboro, Georgia

Google Street View

Feb 2023

[See more dates](#)



Image capture: Feb 2023 © 2024 Google

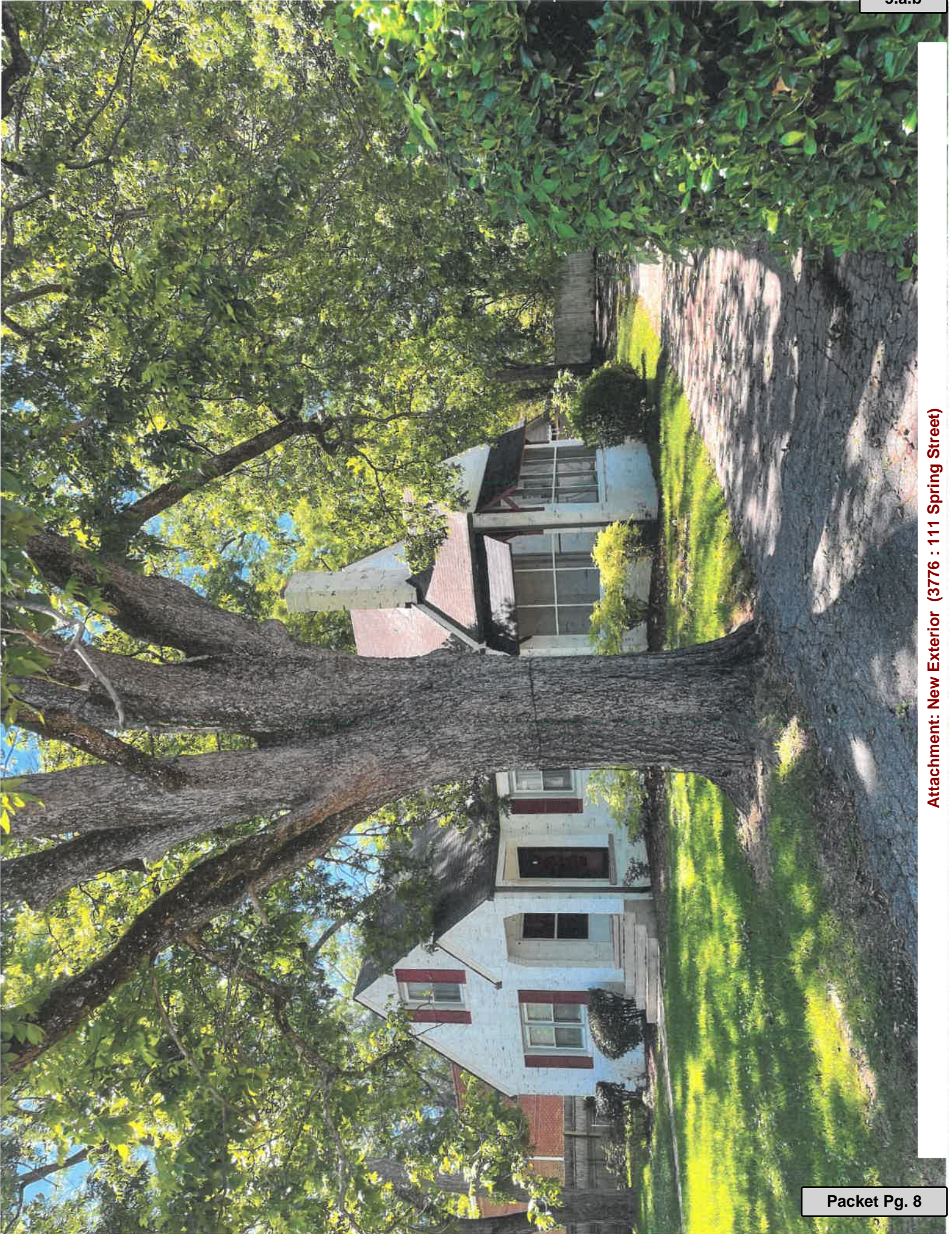


Google Maps 116 Spring St



Image capture: Feb 2023 © 2024 Google





Attachment: New Exterior (3776 : 111 Spring Street)



Attachment: New Exterior (3776 : 111 Spring Street)



Attachment: New Exterior (3776 : 111 Spring Street)

David Allen

From: Samantha Cook <SLC19@protonmail.com>
Sent: Thursday, April 11, 2024 2:59 PM
To: David Allen
Cc: 'Geovanny Olivera'
Subject: RE: Exterior Painting Material Selection for 111 Spring St.

Hi Mr. Allen,

Thank you for your message. Thank you for meeting with me last week when we discussed the renovations I have made to my house on Spring St. As discussed, I would like to present my house/case to the Historical Preservation Board given that the renovation/limewashing was already applied at the time you visited and let my contractor know to stop work. After you visited, they tried performed a test removal on the back side of the house, where the lime wash was coming off very streaky and inconsistent.

Attachment: Correspondence (3776 : 111 Spring Street)

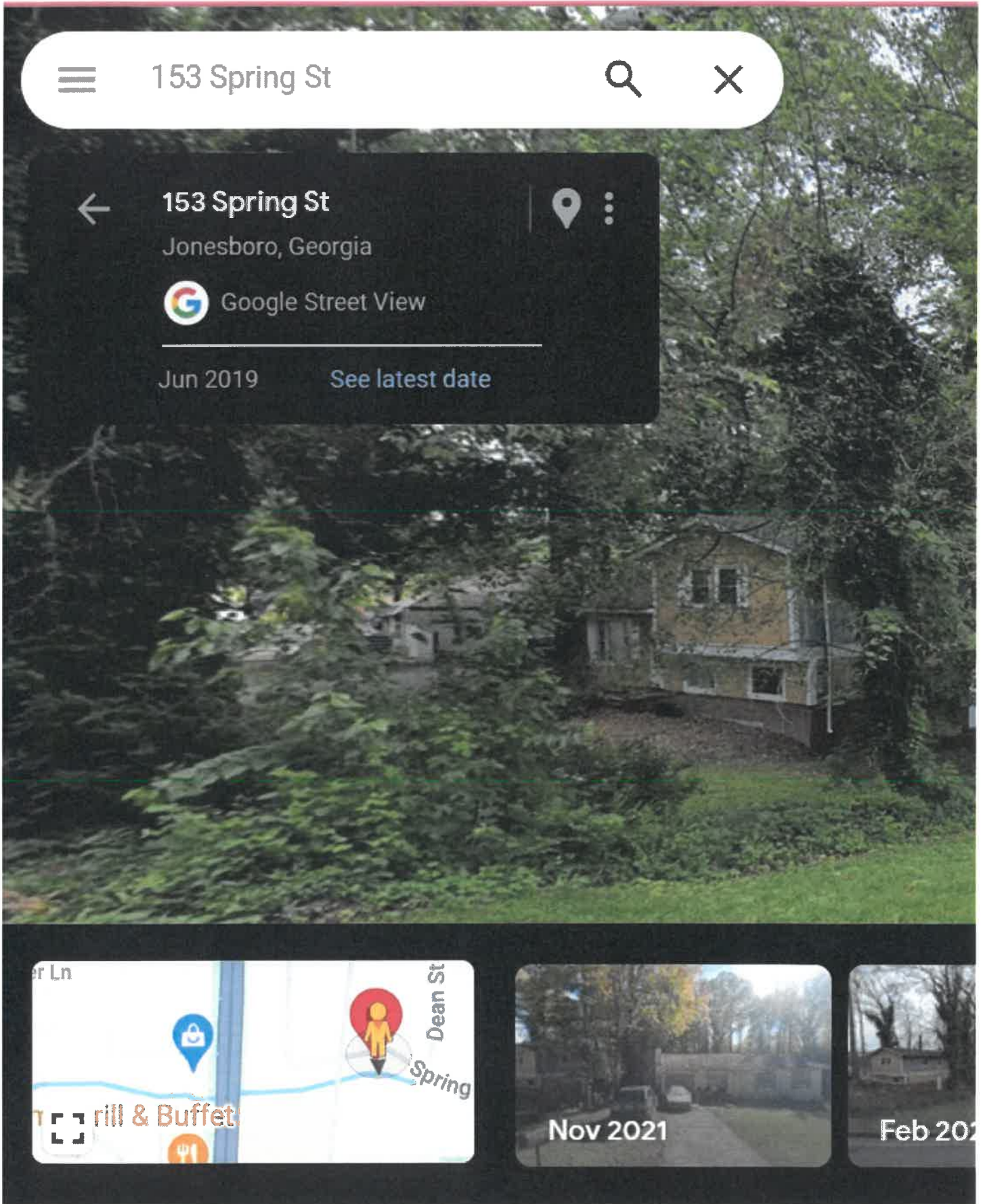


Attachment: Correspondence (3776 : 111 Spring Street)

As a bit of background, when I bought my house in December 2023, I was not told at all by either my agent or the seller's agent (Mrs. Britt was represented by Bouvette Properties here in Jonesboro) that I was purchasing in a historic district, and that there were limitations on what I could or could not do to the house because of this historic designation. This is my first time encountering this, as previously I thought all restrictions for homes had to be conveyed through an HOA. Before my contractor and I decided to start work, we took a look at houses in the area as part of the inspiration, as we wanted to make sure any changes made fit in with the look of the neighborhood. While looking, we saw that a few other houses down the street from me (that I later learned are also in a historic district), also had painted over brick, so we were not aware that this was not allowed. Here are two examples of my neighbors down the street from me that have painted over their brick:

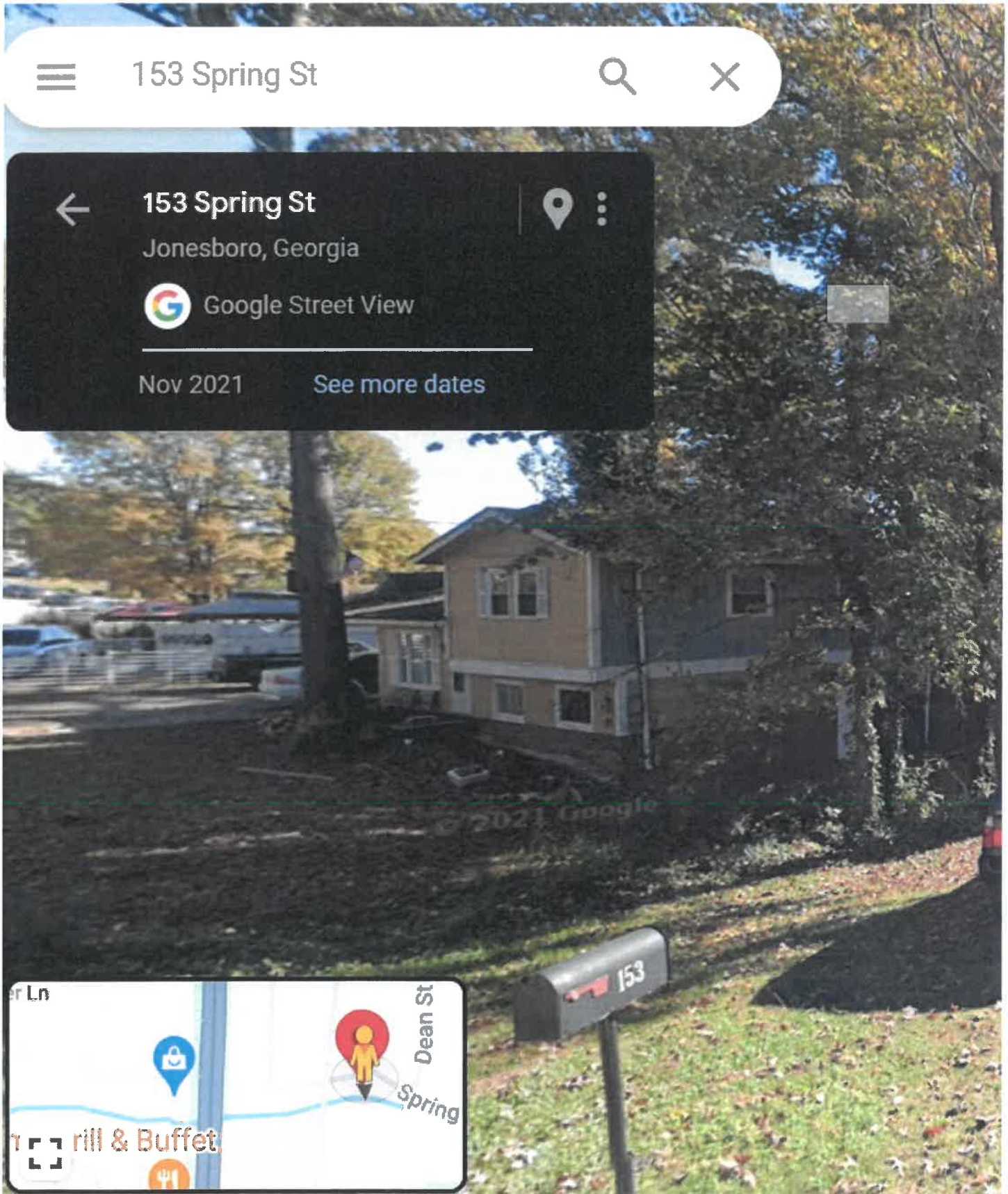
153 Spring St. in June 2019:

Attachment: Correspondence (3776 : 111 Spring Street)



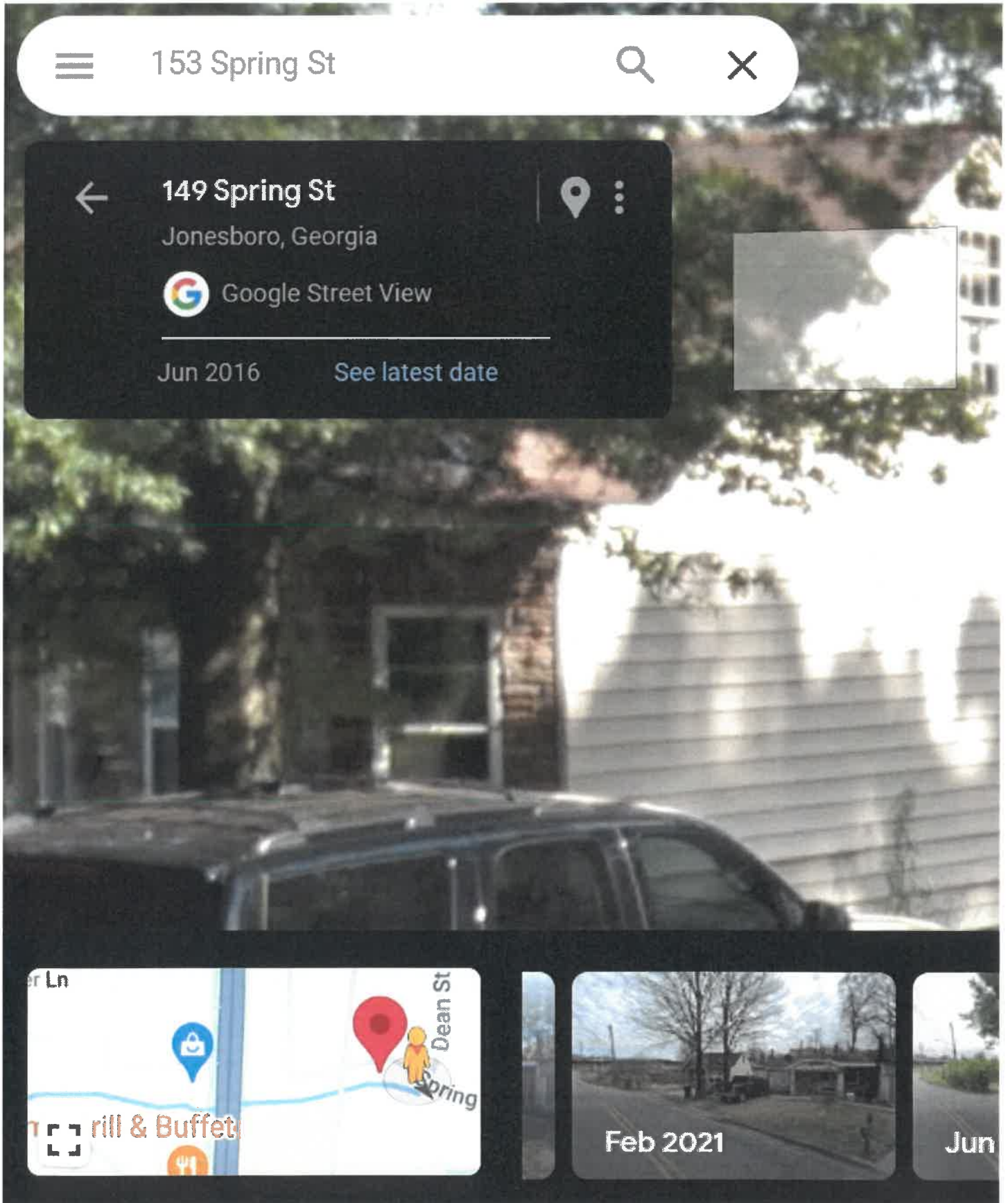
Attachment: Correspondence (3776 : 111 Spring Street)

153 Spring St. as seen in November 2021, and is still painted over as of today, April 11 2024:

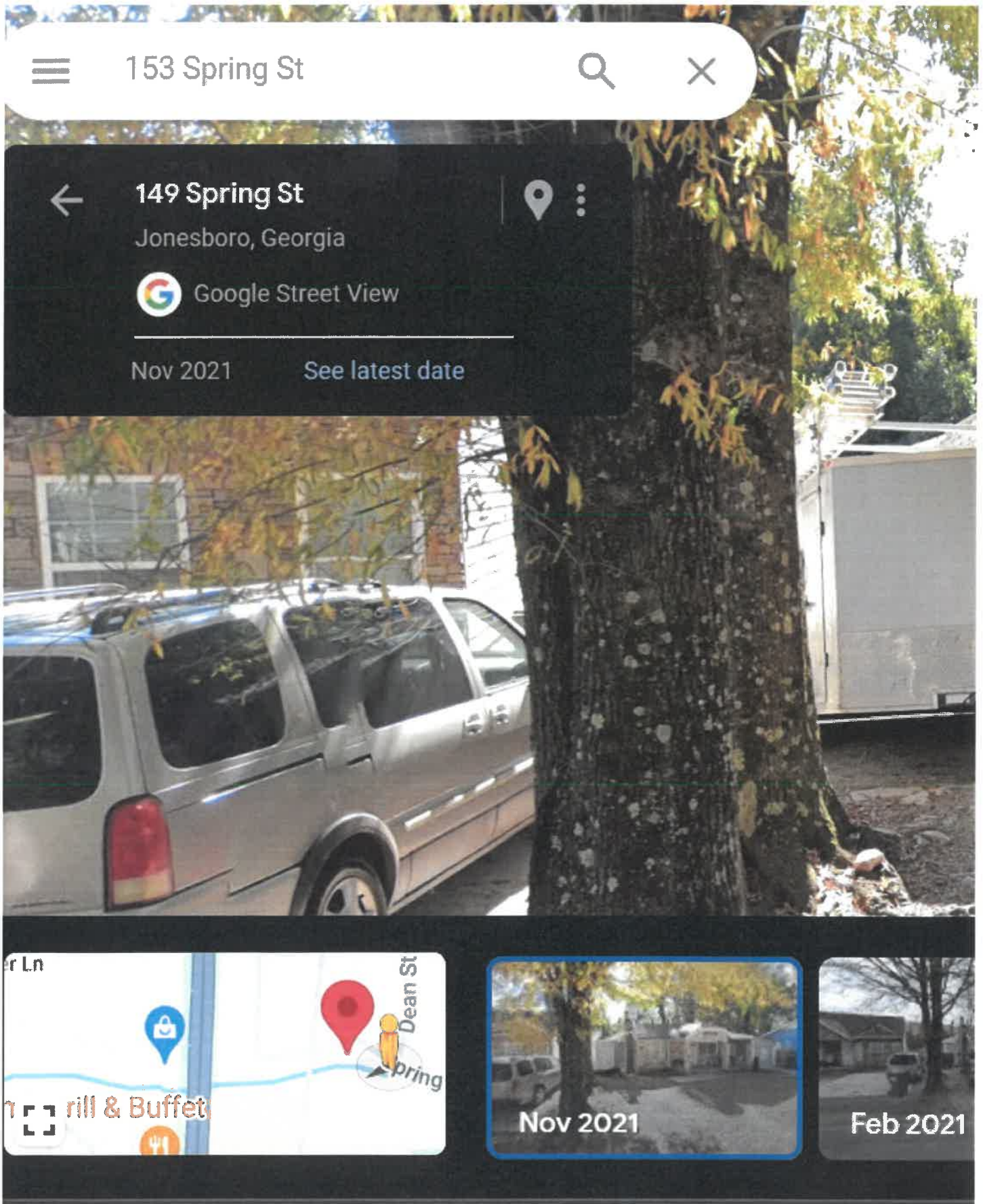


Attachment: Correspondence (3776 : 111 Spring Street)

A few doors down, 149 Spring St has painted over their previously red brick chimney. According to the Google images, it has been painted over since at least 2021 and is still painted over as of today April 11, 2024:



Attachment: Correspondence (3776 : 111 Spring Street)



Attachment: Correspondence (3776 : 111 Spring Street)

If my neighbors were able to take any routes to keep their painted brick, please let me know how I can follow their steps and keep the renovation as is. My biggest hope is to avoid my house going from a beautiful renovation to a streaky eyesore in our neighborhood.

Thank you again and please let me know what the next steps are.
Samantha Cook

Sent with [Proton Mail](#) secure email.

On Thursday, April 11th, 2024 at 8:55 AM, David Allen <dallen@jonesboroga.com> wrote:

Hello,

We need action on this very soon.

Removing as much of the white paint and exposing the original red brick as possible.

From: David Allen
Sent: Monday, April 1, 2024 1:48 PM
To: 'Geovanny Olivera' <geostfslc@gmail.com>; 'sendmethingshere@pm.me' <sendmethingshere@pm.me>
Cc: 'slc19@protonmail.com' <slc19@protonmail.com>
Subject: RE: Exterior Painting Material Selection for 111 Spring St.

When are we going to start the power washing?

From: David Allen
Sent: Wednesday, March 27, 2024 9:55 AM
To: 'Geovanny Olivera' <geostfslc@gmail.com>; [sendmethingshere@pm.me](#)
Cc: 'slc19@protonmail.com' <[slc19@protonmail.com](#)>
Subject: RE: Exterior Painting Material Selection for 111 Spring St.

Attachment: Correspondence (3776 : 111 Spring Street)

Hello,

Thank you for your information.

At the previous lime washing that came before the Historic Preservation Commission (Pine Circle) it was approved with the understanding that it would still be the red brick mostly visible over the white. However, the actual application shows mostly white. This was a test case for us, and now we have the actual results. Therefore, we cannot distinguish between lime washing and painting of brick and cannot allow it in the future in the historic area.

The house at 111 Spring Street also shows mostly white. It must be returned to the red brick color prior to your recent painting as much as possible.

The house is in what is known as the Historic Residential Overlay.

Here are the renovation standards for it:

https://library.municode.com/ga/jonesboro/codes/code_of_ordinances?nodeId=PTIICOOR_CH86_ZO_ARTVDISTPEUS_S86-111HIREOV

From: Geovanny Olivera <geostfslc@gmail.com>
Sent: Tuesday, March 26, 2024 3:53 PM
To: David Allen <dallen@jonesboroga.com>; sendmethingshere@pm.me
Subject: Exterior Painting Material Selection for 111 Spring St.

Subject: Exterior Painting Material Selection for Mrs. Samantha's House

Dear Mr. David Allen,

Attachment: Correspondence (3776 : 111 Spring Street)

I hope this email finds you well. I am writing to provide you with detailed information regarding the material selection we have made for the exterior painting project at Mrs. Samantha's house in Jonesboro.

After careful consideration and thorough research, we have chosen Romabio Limewash as the primary material for the exterior painting of Mrs. Samantha's house. I would like to take this opportunity to explain the rationale behind this choice and the numerous benefits it offers.

Romabio Limewash is a premium, eco-friendly paint made from natural materials such as hydrated lime and natural pigments. One of the most striking features of this material is its ability to create a timeless, antique aesthetic that enhances the visual appeal of any surface it covers. By using Romabio Limewash, we aim to achieve a classic, sophisticated look for Mrs. Samantha's house that will undoubtedly elevate its curb appeal.

Here are some specific improvements and benefits that Romabio Limewash offers:

1. ****Timeless Aesthetic****: The unique finish of Romabio Limewash adds depth and character to the exterior of the house, giving it a timeless appeal that complements various architectural styles.
2. ****Breathability****: Unlike conventional paints, Romabio Limewash allows the underlying surface to breathe, preventing moisture buildup and potential damage to the structure over time. This breathability also contributes to the longevity of the paint job.
3. ****Durability****: Romabio Limewash forms a durable bond with the surface, ensuring long-lasting protection against weathering, fading, and cracking. This durability translates to reduced maintenance requirements and long-term cost savings for Mrs. Samantha.
4. ****Environmentally Friendly****: As an environmentally conscious choice, Romabio Limewash is free from harmful chemicals and volatile organic compounds (VOCs), making it safe for both the residents and the environment.
5. ****Versatility****: Romabio Limewash offers versatility in terms of application techniques and color options, allowing us to achieve the desired aesthetic while accommodating Mrs. Samantha's preferences and the architectural features of the house.

In our commitment to preserving the historical integrity of the property while enhancing its visual appeal, we have opted for Romabio Limewash as the primary material for this restoration endeavor. Allow me to elaborate on why this choice is not only fitting but also advantageous for the town's appearance as a whole.

Given the unique charm and historical significance of Jonesboro's architecture, Romabio Limewash presents an exceptional opportunity to showcase the town's commitment to preserving its heritage while revitalizing its aesthetic appeal. Here are a few examples of how the application of Romabio Limewash can positively impact the appearance of Mrs. Samantha's house and contribute to the overall ambiance of the historical district:

1. ****Timeless Elegance****: Romabio Limewash imparts a distinguished, aged appearance to the exterior surfaces, evoking the elegance and character reminiscent of Jonesboro's rich history. This classic aesthetic will harmonize seamlessly with the architectural styles prevalent in the historical district, enhancing the town's visual cohesion.

2. ****Historical Authenticity****: By selecting Romabio Limewash, we are embracing a material that has been used for centuries in traditional European architecture, aligning perfectly with the historical authenticity that Jonesboro strives to maintain. This choice reinforces the town's dedication to preserving its heritage for future generations to appreciate and enjoy.

3. ****Community Pride****: The meticulous restoration of Mrs. Samantha's house using Romabio Limewash will undoubtedly instill a sense of pride within the local community, serving as a shining example of Jonesboro's commitment to preserving its cultural legacy and maintaining the charm of its historical district.

4. ****Tourist Attraction****: The revitalization of historic properties such as Mrs. Samantha's house with Romabio Limewash has the potential to attract tourists and visitors who appreciate architectural beauty and cultural heritage. This increased foot traffic can positively impact local businesses and further promote Jonesboro as a must-visit destination.

In summary, the selection of Romabio Limewash for the exterior painting of Mrs. Samantha's historic house not only honors the town's architectural heritage but also enhances its visual appeal, contributing to the overall attractiveness of the historical district. We believe that this restoration project presents a wonderful opportunity to showcase Jonesboro's dedication to preserving its past while embracing its future.

Should you have any further inquiries or require additional information, please do not hesitate to contact me. Thank you for your attention to this matter, and I eagerly anticipate your feedback.

Warm regards,

Geovanny Olivera

Project manager at **Geo's T.F.S LLC**

Marietta Georgia

Mobile: +14049107130 Work:

hectorge52.ho@gmail.com

Geostfsllc@gmail.com

Save My Contact

Attachment: Correspondence (3776 : 111 Spring Street)



MEMORANDUM

To: Samantha Cook
111 Spring Street
Jonesboro, Ga. 30236

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

Date: May 28, 2023

Re: Notification of Request for Design Review Commission – Exterior Change, 111 Spring Street, Parcel No. 13241B B012

Dear Applicant,

This letter is to serve as notification that the City of Jonesboro, Design Review Commission, has accepted your request for a review of an exterior change located at 111 Spring Street, Jonesboro, Georgia 30236.

A hearing has been scheduled for Wednesday, June 5, 2024 at 4:30 pm before the Design Review Commission at 1859 City Center Way, Jonesboro to consider the request as described above. 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



CITY OF JONESBORO, GEORGIA COUNCIL
Agenda Item Summary

Agenda Item #

5.b

- b

COUNCIL MEETING DATE

June 5, 2024

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.)

Commission to make a recommendation for Residence (Blalock House) – 155 North Main Street; Parcel No. Parcel No. 13241B B007; Exterior revisions to existing 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, 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 exterior alteration; In May 2022, the following alterations were approved and done for the historic Blalock House at 155 North Main Street:

Replacement metal roof will be same 5-gauge galvanized metal. 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 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. Replacement Hardiplank siding would be painted same color as existing wood siding. Replacement windows shall be replaced with wood windows of similar design. Shutters will go from green to black. 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.

The applicant is working with an architect to make some interior improvements, including the outdated mechanical system. In terms of the visible exterior: *Just for the record in regards to appearance everything's going back exactly like it was the balcony will be just a bit shorter.*

Thus, this is not a balcony repair; The current balcony which stretches from the front door to the northeast corner of the house will be mostly removed and shortened to a "french balcony" in front of the center upstairs window above the front door. The applicant said he wants the lower front porch to be more open by not having the upper balcony above it.

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.)

e. Details.

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

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title

Melissa Brooks, City Clerk

Date

June, 5, 2024

Signature

City Clerk's Office

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.

5.b

The balcony is being shortened, not completely removed. The applicant has stated that the balcony was not part of the original house design. While there are not photos of the house without a balcony, the owner is said to have old drawings of the house showing no balcony. If that is the case, then the code is not being violated. French balconies are on many older houses in Savannah, etc.

Fiscal Impact

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

Private Owner

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

- Existing
- Previous Work
- New Balcony
- Meeting Notice Letter

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

Approval

The Johnson-Blalock House

Ante-Bellum home of James F. Johnson, attorney, planter, merchant, Confederate officer and noted political figure in mid-nineteenth century Georgia. Johnson introduced the legislation which created Clayton County in 1858 and the bill which incorporated the town of Jonesboro in 1859. Col. Johnson knew virtually all of Georgia's political leaders over a period of years and it is reasonable to assume that a number of distinguished Georgians were guests in the Johnson home. The house was acquired from Johnson's widow by Jesse Lewis Blalock, prominent planter, merchant, attorney and member of the pioneering Blalock family of Fayette County. Blalock was elected Clerk of the Fayette Superior Court in 1844 and also served as the first Ordinary of Fayette County. Both Johnson and Blalock represented their respective counties as delegates to Georgia's secession convention and both voted to take Georgia out of the Union in January 1861. The house was used as a Confederate commissary and as a field hospital during the Battle of Jonesboro. It is prominently featured in a sketch of Jonesboro drawn by George D. Sayler of the 2nd Iowa Infantry during Gen. Judson Kilpatrick's cavalry raid Aug. 19th, 1864.

Source: A History of Clayton County, Georgia 1821-1883
by Joseph Henry Hightower Moore



5.b.a

Attachment: Existing (3777 : 155 North Main Street)



Attachment: Existing (3777 : 155 North Main Street)



Attachment: Existing (3777 : 155 North Main Street)

CERTIFICATE OF APPROPRIATENESS



City of Jonesboro
Historic Preservation Commission
124 North Avenue
Jonesboro, Georgia 30236



THIS DOCUMENT TO BE POSTED AT ALL TIMES

The City of Jonesboro Historic Preservation Commission in conforming with Sec. 42-28 of the Code of Ordinances for the City of Jonesboro, hereby grants permission for work to be performed on the premises listed in accordance with outline specification.

PREMISES: Residence

OWNER: Robin Rawls

ADDRESS: 155 North Main Street

TYPE: Repairs

HISTORIC PRESERVATION MEETING DATE: **MAY 16, 2022**

Work Approved:

Replacement metal roof will be same 5-gauge galvanized metal. 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 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. Replacement Hardiplank siding would be painted same color as existing wood siding. Replacement windows shall be replaced with wood windows of similar design. Shutters will go from green to black. 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.

Under penalty of law, I, the undersigned, assure that the work to be performed will be executed as specified under the terms of this Certificate. If it is determined that changes are necessary, I will apply for those modifications prior to the commencement of any work on those changes.

Signed: _____
Applicant

Approved: _____
Chairperson, Betsy Wester
Historic Preservation Commission

Approved: _____
Zoning Administrator, David D. Allen
City of Jonesboro

Note: An additional permit may still be required. All work shall be in compliance with all Building Codes and Zoning Regulations. This Certificate shall become void unless construction is commenced within six months of the date of issuance.

David Allen

From: Danny Lee Orr <orrlee5@gmail.com>
Sent: Wednesday, May 29, 2024 1:09 PM
To: David Allen
Subject: Re: Fwd:

David, The initial Certificate of Appropriateness was approved for Hardi board siding as well as a color change on shutters, but the home owner and designer would like to leave the shutters the original green thats there now please.

Thank you Sir!

Danny

On Wed, May 29, 2024 at 1:00 PM Danny Lee Orr <orrlee5@gmail.com> wrote:
 Your very welcome! No sir, just at the door up there on the left. one French balcony.

On Wed, May 29, 2024 at 12:57 PM David Allen <dallen@jonesboroga.com> wrote:

Thanks. So, basically a short French balcony over each upstairs window facing the front?

From: Danny Lee Orr <orrlee5@gmail.com>
Sent: Wednesday, May 29, 2024 12:54 PM
To: David Allen <dallen@jonesboroga.com>
Subject: Fwd:

Good afternoon David!

Please find attached documents for historical meeting pertaining to the Blalock house.

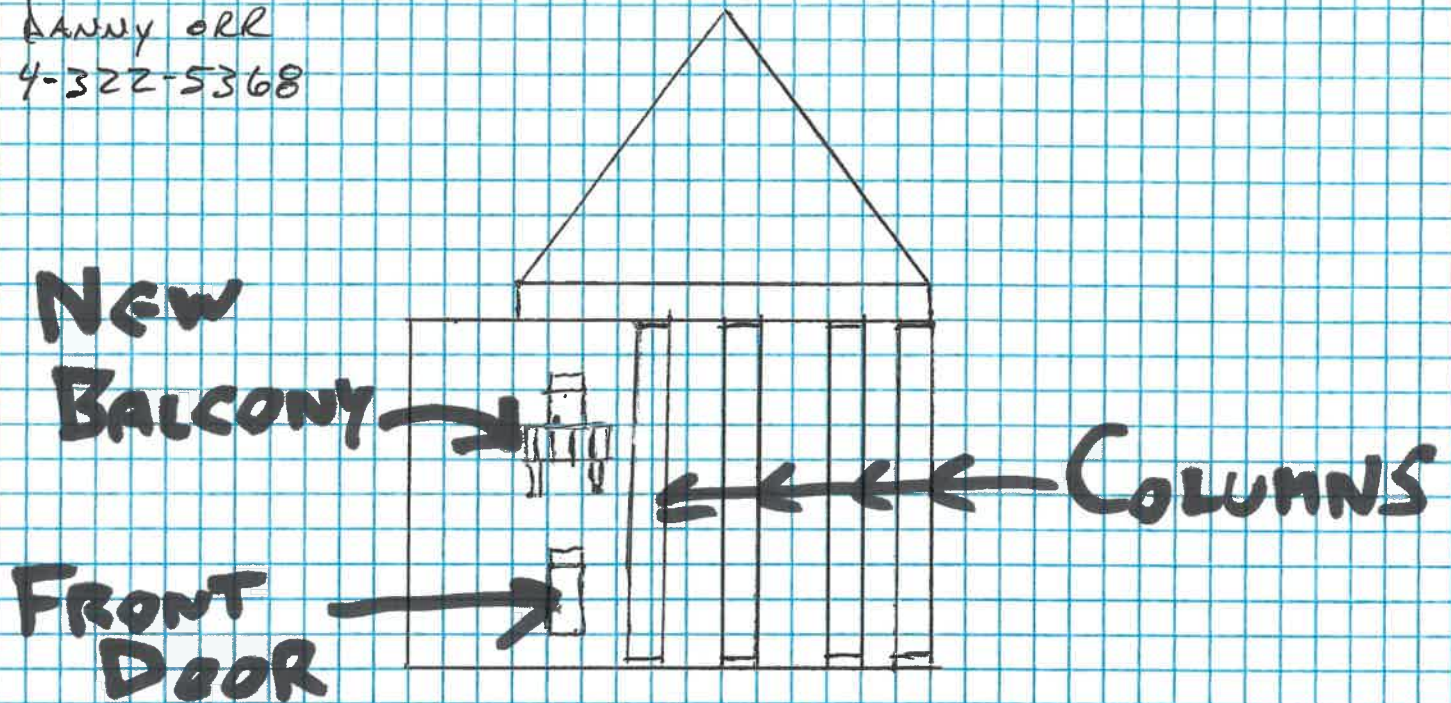
Thanks, Danny

----- Forwarded message -----

From: Danny Lee Orr <orrlee5@gmail.com>
Date: Wed, May 29, 2024 at 12:27 PM
Subject:
To: <orrlee5@gmail.com>

Attachment: Previous Work (3777 : 155 North Main Street)

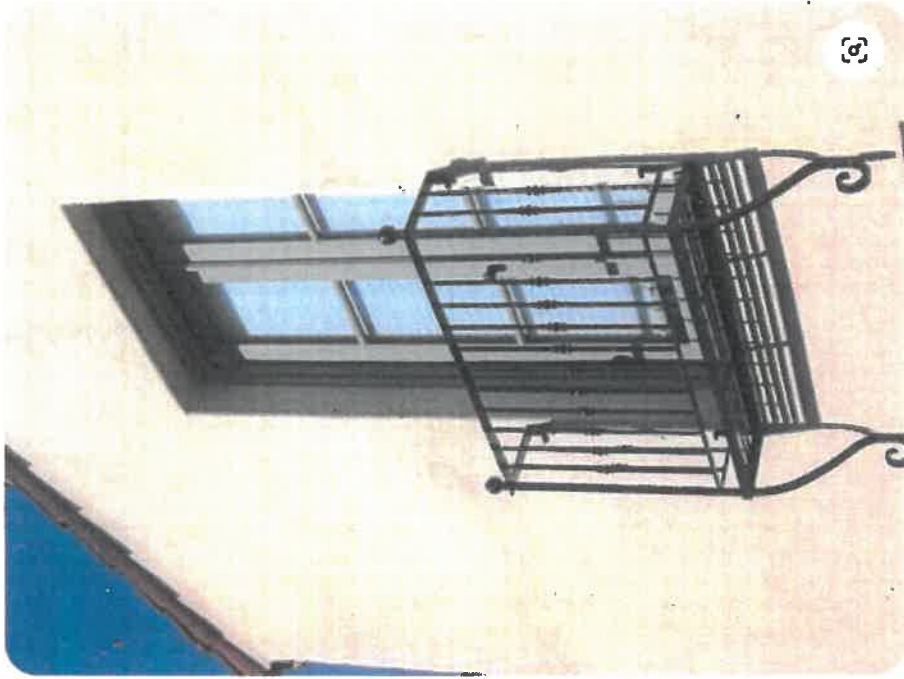
BLALOCK House
155 N. MAIN ST.
JONESBORO GA. 30236
ANNY ORR
4-322-5368



Reduce porch balcony to French balcony with
metal bracket supports.



Attachment: New Balcony (3777 : 155 North Main Street)



Attachment: New Balcony (3777 : 155 North Main Street)



MEMORANDUM

To: Danny Orr
Jonesboro, Ga. 30236

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

Date: May 28, 2024

Re: Notification of Request for Design Review Commission – Front Exterior Change;
155 North Main Street; Parcel No. 13241B B007

Dear Applicant,

This letter is to serve as notification that the City of Jonesboro, Design Review Commission, has accepted your request for a review of an exterior change located at 155 North Main Street, Jonesboro, Georgia 30236.

A hearing has been scheduled for Wednesday, June 5, 2024 at 4:30 pm before the Design Review Commission at 1859 City Center Way, Jonesboro to consider the request as described above. 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: Meeting Notice Letter (3777 : 155 North Main Street)



CITY OF JONESBORO, GEORGIA COUNCIL
Agenda Item Summary

Agenda Item #

5.c

- c

COUNCIL MEETING DATE
June 5, 2024

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.)

Commission to make a recommendation for Accessory Residence – 183 Lee Street; Parcel No. 13240C D006; New accessory dwelling in Historic Residential Overlay.

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

City Code Section 86-111 Historic Residential Overlay 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 exterior design**; Recently, the applicant was approved for an accessory dwelling (guest quarters / mother-in-law suite) for a relative on the same property as her currently residence at 183 Lee Street. At 1.37 acres, the property is one of the larger home properties in the City. The property is zoned R-2 Single-Family Residential and is also in the Historic Residential Overlay.

The following approval conditions apply to these accessory dwelling units:

Sec. 86-650. – Guest Quarters / Mother-in-law Suites, accessory to principal dwelling

The following conditions are assigned in the R-2, R-4, H-1, H-2, and MX districts:

- (1) Shall only be located in the rear yard of the principal dwelling.*
- (2) Shall not be located on a lot without a principal dwelling.*
- (3) Maximum dwelling size (heated) shall be 750 square feet.*
- (4) Shall match exterior style, color, and material of principal dwelling.*

The proposed guest quarters will be behind and on the same lot as the applicant's main residence. The heated area is proposed to be 612 square feet. The unheated, non-living area (garage / shop and patio) will be 1164 square feet, for a grand total of 1776 square feet. The guest quarters will be roughly the same exterior style and color as the main residence and will not be fully seen from the street.

The following additional approval conditions were put on the application:

- 1. *The Design Review Commission and Historic Preservation Commission shall review the exterior design prior to construction.*
- 2. *The dwelling is not approved for non-family rental use.*

In addition, there are several more requirements for accessory buildings in the code:

Sec. 86-270. - Accessory buildings.

All accessory buildings shall be set back a minimum of 100 percent of the front yard setback for the district; however no accessory building other than a detached garage may be located between the principal dwelling and the public right-of-

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title

Melissa Brooks, City Clerk

Date

June, 5, 2024

Signature

City Clerk's Office

way. A minimum side yard and rear yard setback of five feet shall apply to accessory building located a distance greater than 20 feet from the principal dwelling; otherwise the building setbacks for the principal dwelling shall apply to the accessory building.

Finally, the Historic Residential Overlay requires the following:

e. Accessory structures.

- 1. Historic accessory structures, or outbuildings, shall be maintained in accordance with guidelines for dwellings in the overlay.*
- 2. New accessory structures, including, but not limited to carports, garages and storage sheds, shall be located behind the facade line of the dwelling.*
- 3. The design, scale, placement and materials of new accessory structures within public view shall be compatible with those of the principal dwelling.*

As stated before, the guest quarters will be roughly the same exterior style and color as the main residence and will not be fully seen from the street. The dwelling will have the same horizontal siding as the main house; however, as an approval condition, the dwelling will need to use either wood or Hardiplank siding and not vinyl.

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.)*

- Conditional Use approval letter
- Property Pictures
- Dwelling Design
- Meeting Notice Letter

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

Approval



MEMORANDUM

To: Donya Sartor
183 Lee Street
Jonesboro, Ga. 30236

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

Date: May 14, 2024

Re: Notification of Request for Conditional Use Permit – Guest Quarters / Mother-in-law Suite; 183 Lee Street, Parcel No. 13240C D006

Dear Applicant,

This letter is to serve as notification that the City of Jonesboro, on May 13, 2024, approved your request for a conditional use permit for the above referenced property concerning the following:

- Guest Quarters / Mother-in-law suite

The following approval conditions were assigned - 1. The Design Review Commission and Historic Preservation Commission shall review the exterior design prior to construction. 2. The dwelling is not approved for non-family rental use.

After Design Review and Historic Preservation approval, we can proceed to the plan review and building permit stage. Should you have any further questions regarding the decision, please do not hesitate to contact me at 770-478-3800 or at dallen@jonesboroga.com.

Sincerely,

David D. Allen
Community Development Director / Zoning Administrator

Attachment: Conditional Use approval letter (3778 : 183 Lee Street)

Google Maps 179 Lee St



Image capture: Jan 2022 © 2024 Google



Google Maps 183 Lee St

Jonesboro, Georgia

Google Street View

Jan 2022 See more dates

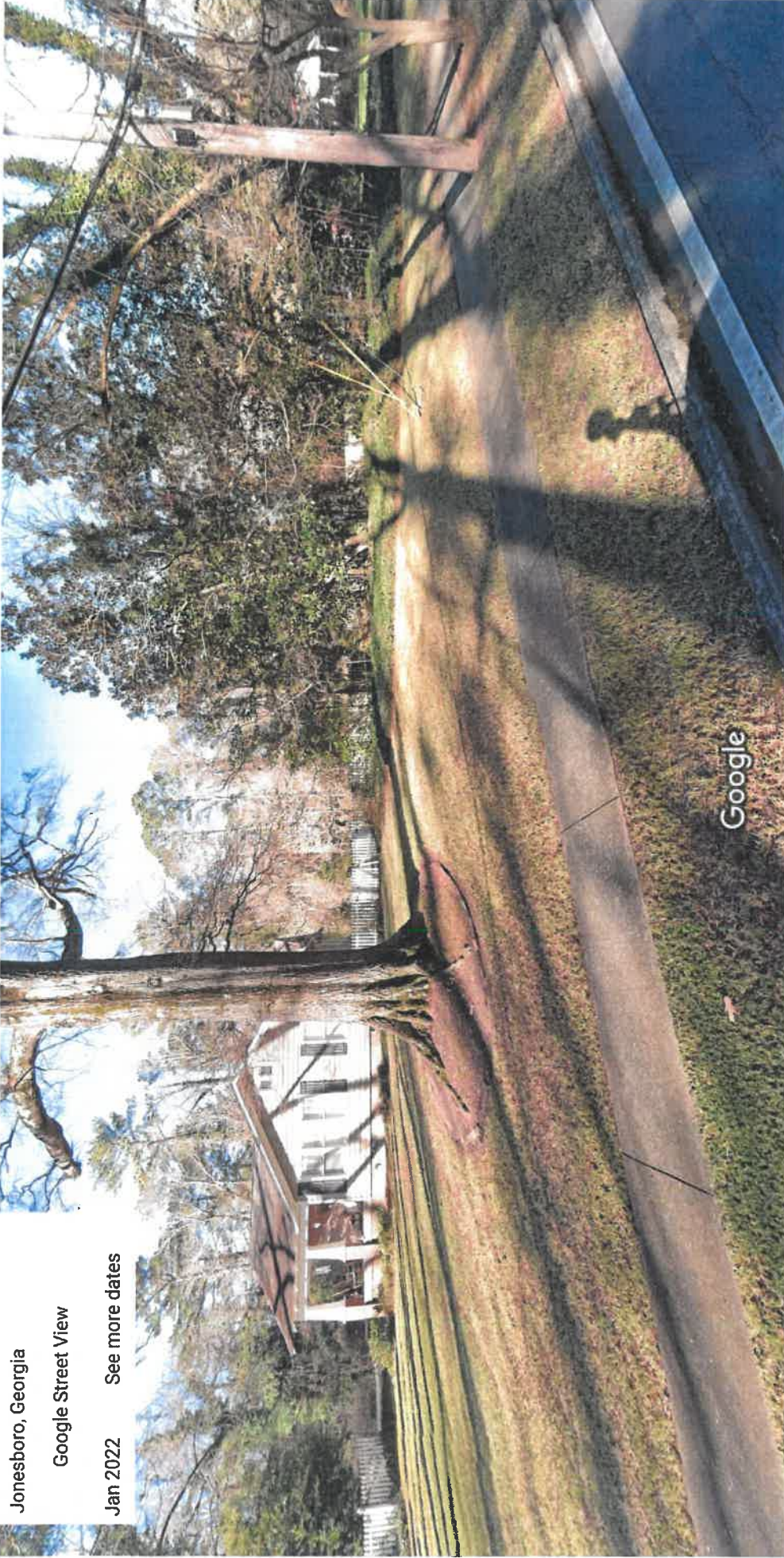


Image capture: Jan 2022 © 2024 Google



Google Maps 183 Lee St

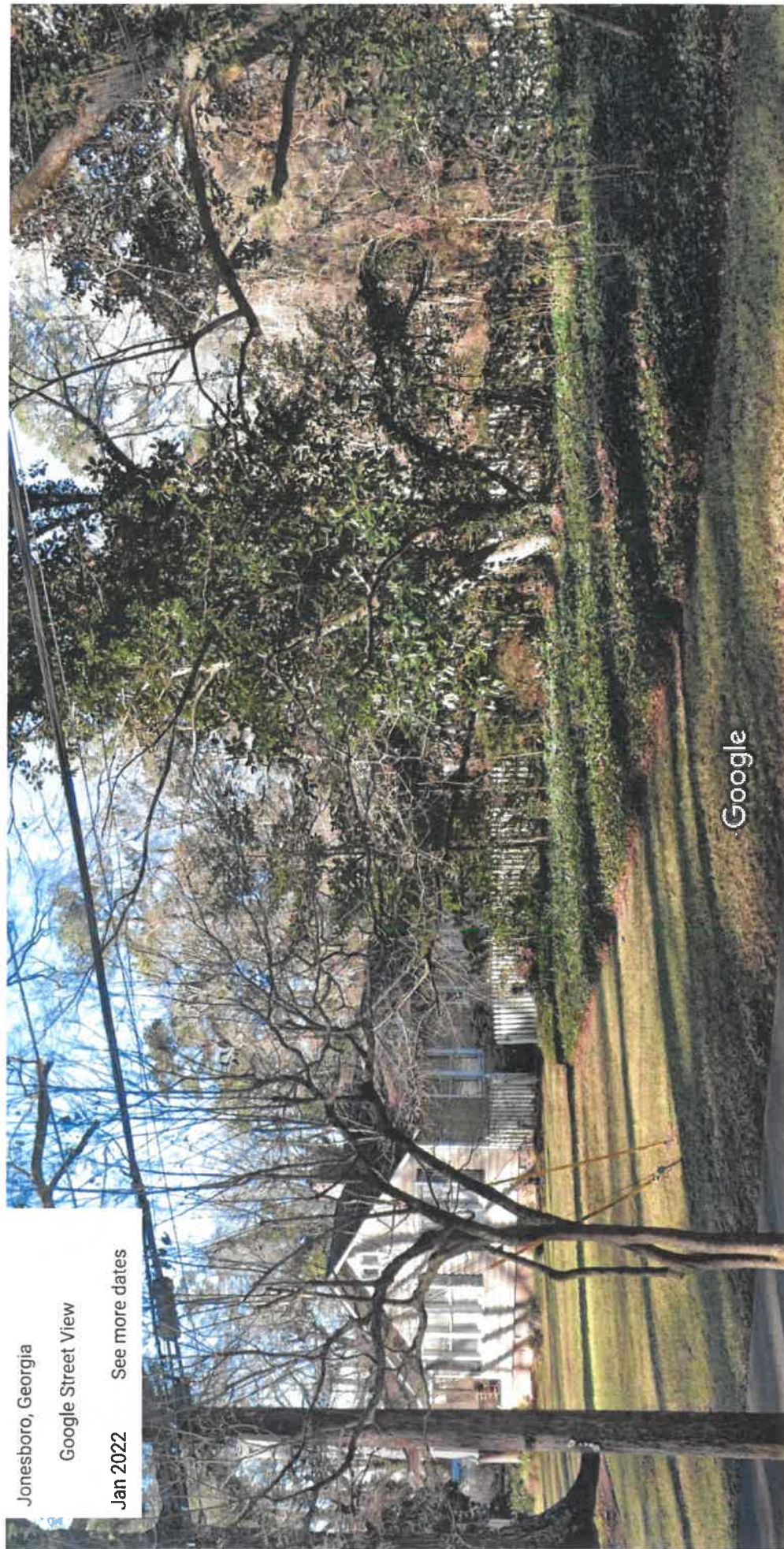


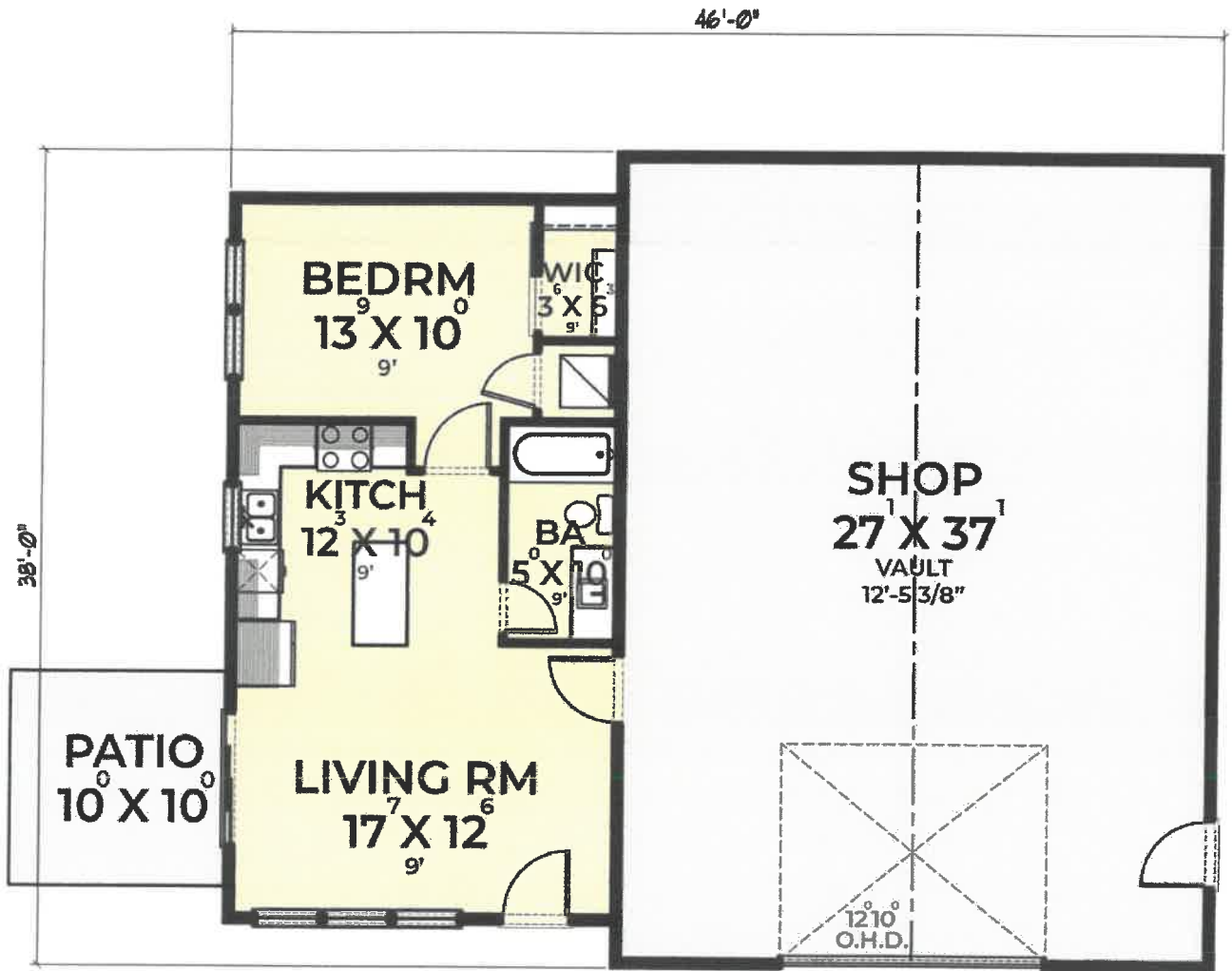
Image capture: Jan 2022 © 2024 Google



Clayton County GIS Map



Attachment: Property Pictures (3778 : 183 Lee Street)



MAIN FLOOR PLAN

Heated 612

Unheated 1,164





MEMORANDUM

To: Donya Sartor
183 Lee Street
Jonesboro, Ga. 30236

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

Date: May 28, 2024

Re: Notification of Request for Design Review Commission – Accessory Dwelling Unit; 183 Lee Street, Parcel No. 13240C D006

Dear Applicant,

This letter is to serve as notification that the City of Jonesboro, Design Review Commission, has accepted your request for a review of an accessory dwelling unit located at 183 Lee Street, Jonesboro, Georgia 30236.


A hearing has been scheduled for Wednesday, June 5, 2024 at 4:30 pm before the Design Review Commission at 1859 City Center Way, Jonesboro to consider the request as described above. 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 blue ink, appearing to be "D. Allen".

David D. Allen
Community Development Director / Zoning Administrator

Attachment: Meeting Notice Letter (3778 : 183 Lee Street)

	CITY OF JONESBORO, GEORGIA COUNCIL Agenda Item Summary		Agenda Item # - d	5.d
			COUNCIL MEETING DATE June 5, 2024	
Requesting Agency (Initiator) Office of the City Manager		Sponsor(s) Community Development Director Allen		
Requested Action <i>(Identify appropriate Action or Motion, purpose, cost, timeframe, etc.)</i> Commission to make a recommendation for Rosenwald School – 155 Smith Street; Parcel No. 13241A B009; Improvements to historically designated building.				
Requirement for Board Action <i>(Cite specific Council policy, statute or code requirement)</i> Exterior Renovations the Historic Rosenwald School at 155 Smith Street				
Is this Item Goal Related? <i>(If yes, describe how this action meets the specific Board Focus Area or Goal)</i> Yes Beautification, Community Planning, Neighborhood and Business Revitalization				
Summary & Background <i>(First sentence includes Agency recommendation. Provide an executive summary of the action that gives an overview of the relevant details for the item.)</i> <p>Recommendation: Approval; Though it is outside of the Jonesboro Historic District and Historic Residential Overlay, the historic Rosenwald School at 155 Smith Street (across from the City Center) was designated a historic property in June 2022, due to its large historical and cultural significance as an early twentieth-century African-American school. The historic designation is also intended to protect the property from demolition (should it be privately owned at some point in the future) and to guide any renovations or alterations to the building.</p> <p>After raising several million dollars, Clayton County is now ready to begin internal and external improvements to the building, which has started to fall into disrepair. Internal changes include necessary repairs, taking out non-historic materials and walls, and highlighting historic features inside. The exterior changes will mainly consist in removing the boards from the front window areas, installing new windows, enhancing the front lobby, and installing new sidewalks and ADA ramps to the entrance. Though relatively simple in scope, the exterior improvements seek to honor the original design.</p>				
Fiscal Impact <i>(Include projected cost, approved budget amount and account number, source of funds, and any future funding requirements.)</i> Clayton County				
Exhibits Attached <i>(Provide copies of originals, number exhibits consecutively, and label all exhibits in the upper right corner.)</i> <ul style="list-style-type: none"> • Application • Jonesboro Rosenwald School Addendum (1) • Local Designation_Letter_Jonesboro • Jonesboro Ord. 2022-Historic Designation of Rosenwald Building • Property Pictures 				

FOLLOW-UP APPROVAL ACTION (City Clerk)		
Typed Name and Title Melissa Brooks, City Clerk	Date June, 5, 2024	
Signature	City Clerk's Office	

- 155 SMITH STREET JONESBORO GA 30236_elevations plans_V1
- Meeting Notice Letter

5.d

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,

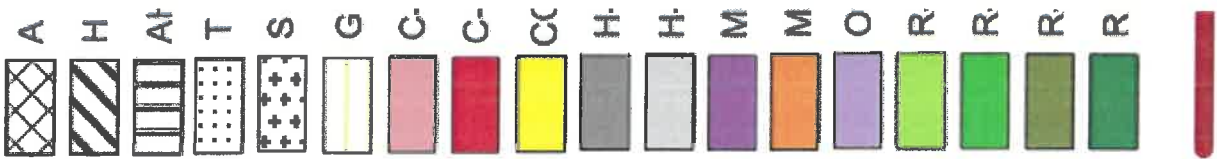
Dr. Sid Chapman, Ed.D.

CCPS Historian

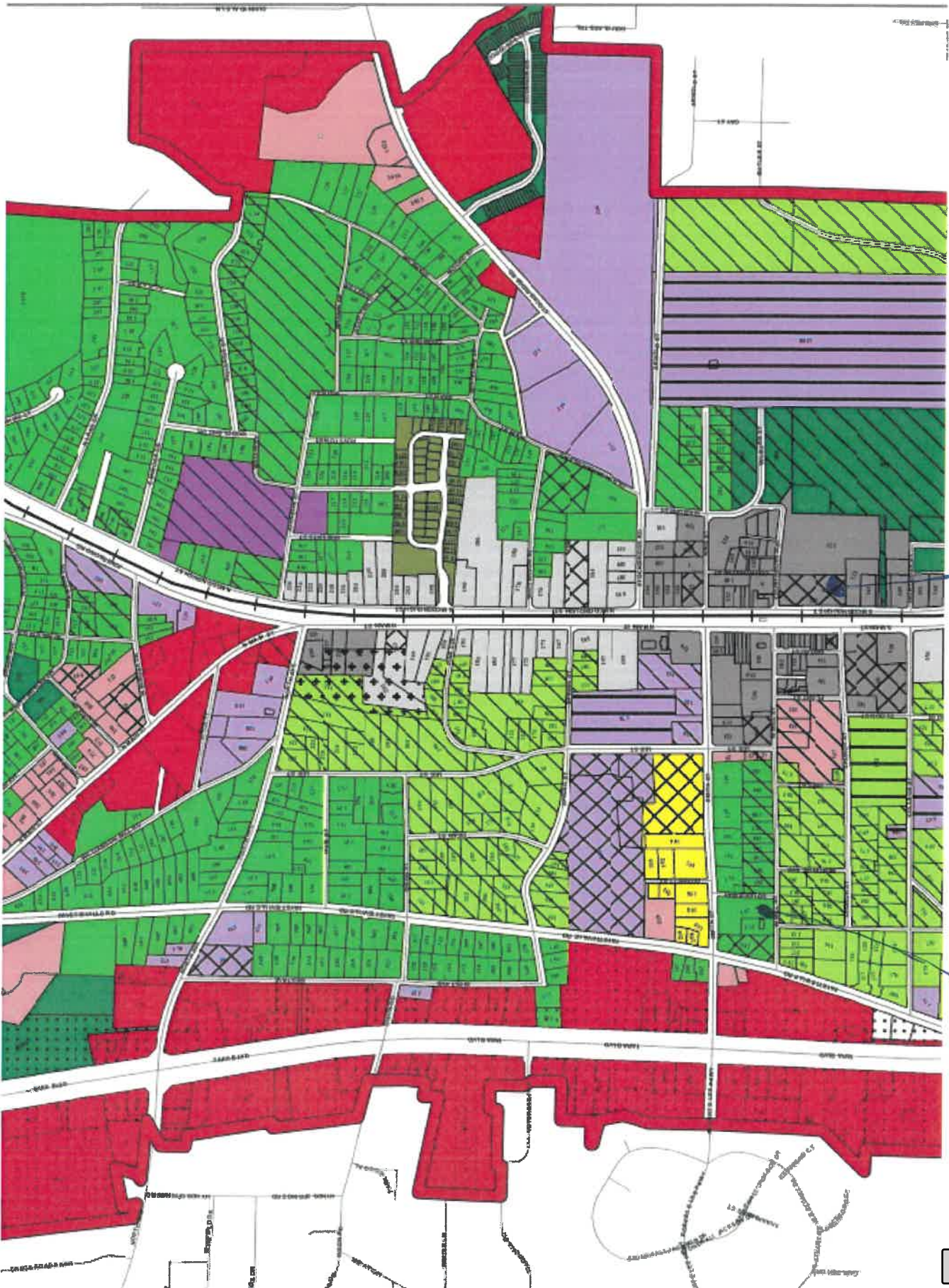


Attachment: Application (3779 : 155 Smith Street - Rosenwald School)

2



5.d.a



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.

Attachment: Application (3779 : 155 Smith Street - Rosenwald School)

February 3, 2022



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 JestTue, 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>

Attachment: Application (3779 : 155 Smith Street - Rosenwald School)

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

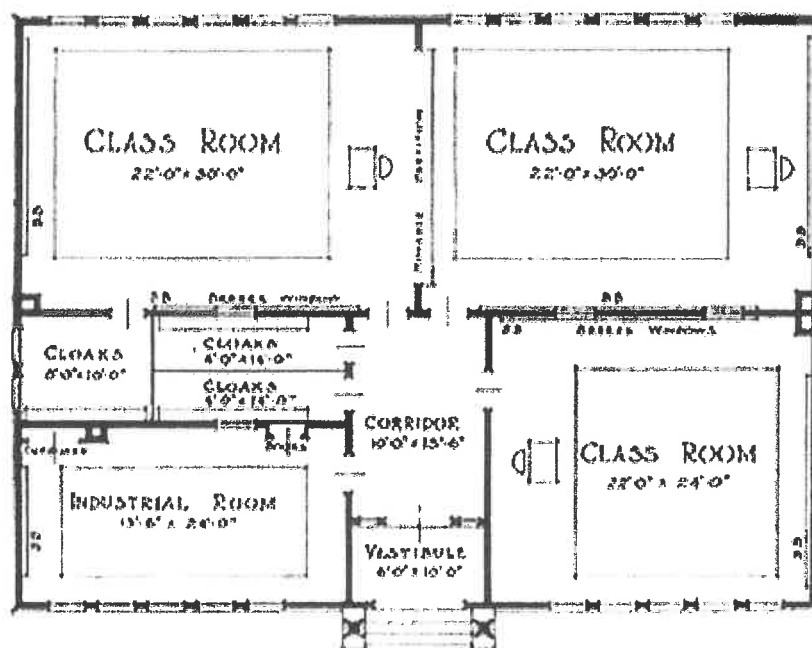
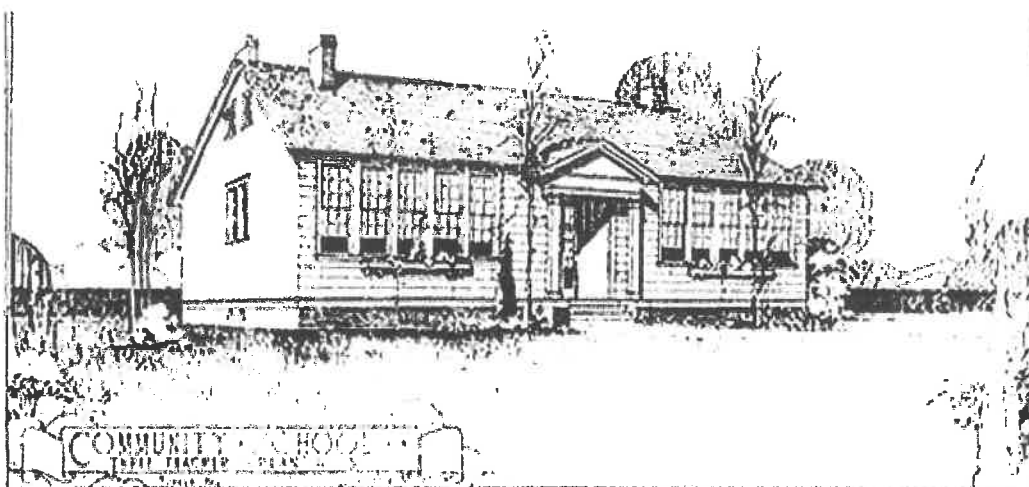
TJ Elder Industrial & High School 6-Teacher style built 1927-28, Address: 316 Hall St, Sandersville, GA 31082. Steward: The Washington County Elderite (Alumni) Association, Mr. Peacock 478 251 0802 (NO email)

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 LParker@Hiram-Ga.gov | 678 776 9060

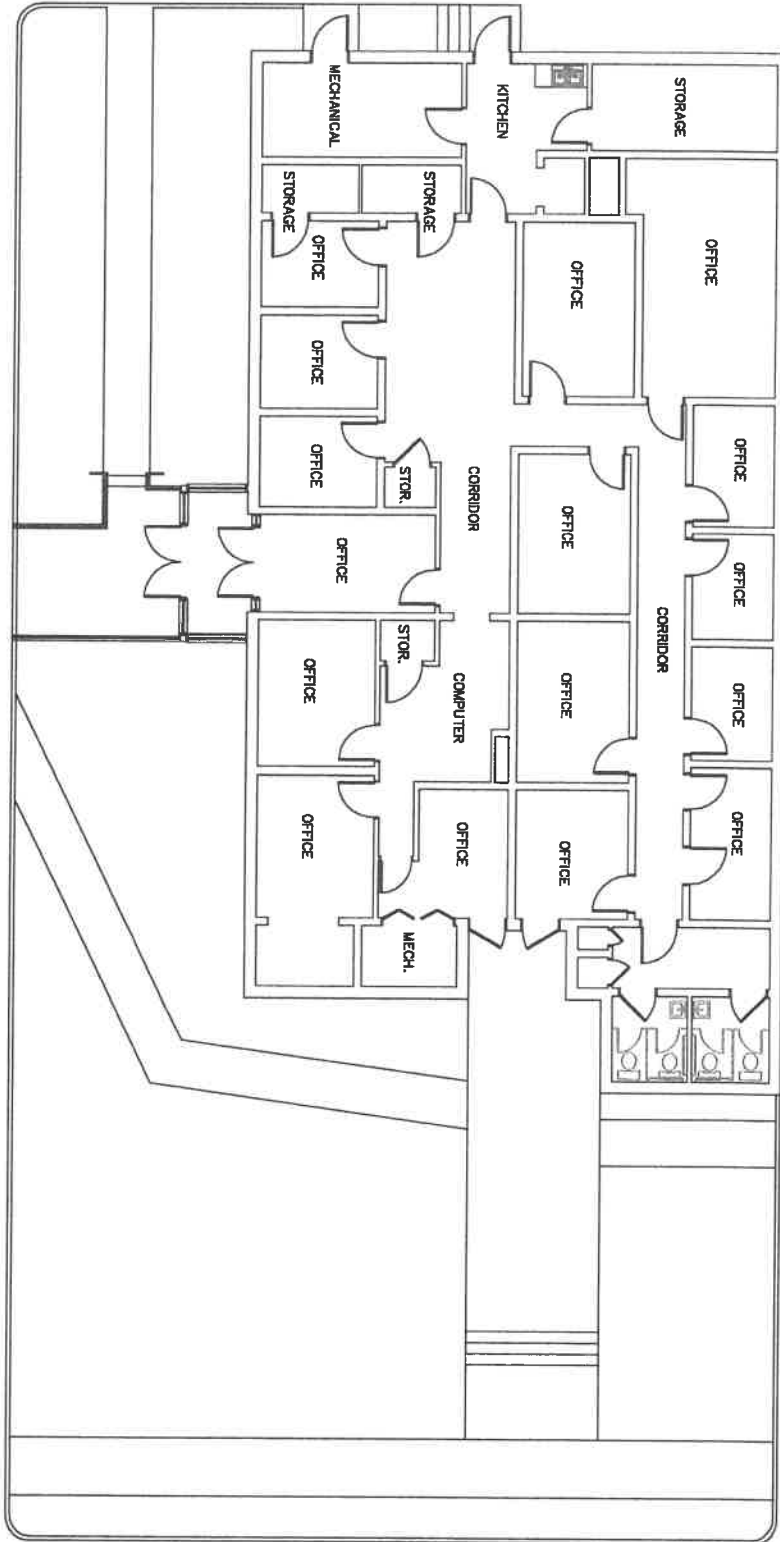
Again, thank you for your willingness to revitalize the Jonesboro school. Please feel free to contact HPD as you and your team plan and implement this preservation project.

Best,
Melissa Jest



FLOOR PLAN NO 3
THREE TEACHER COMMUNITY SCHOOL
TO FACE EAST OR WEST ONLY

Attachment: Application (3779 : 155 Smith Street - Rosenwald School)



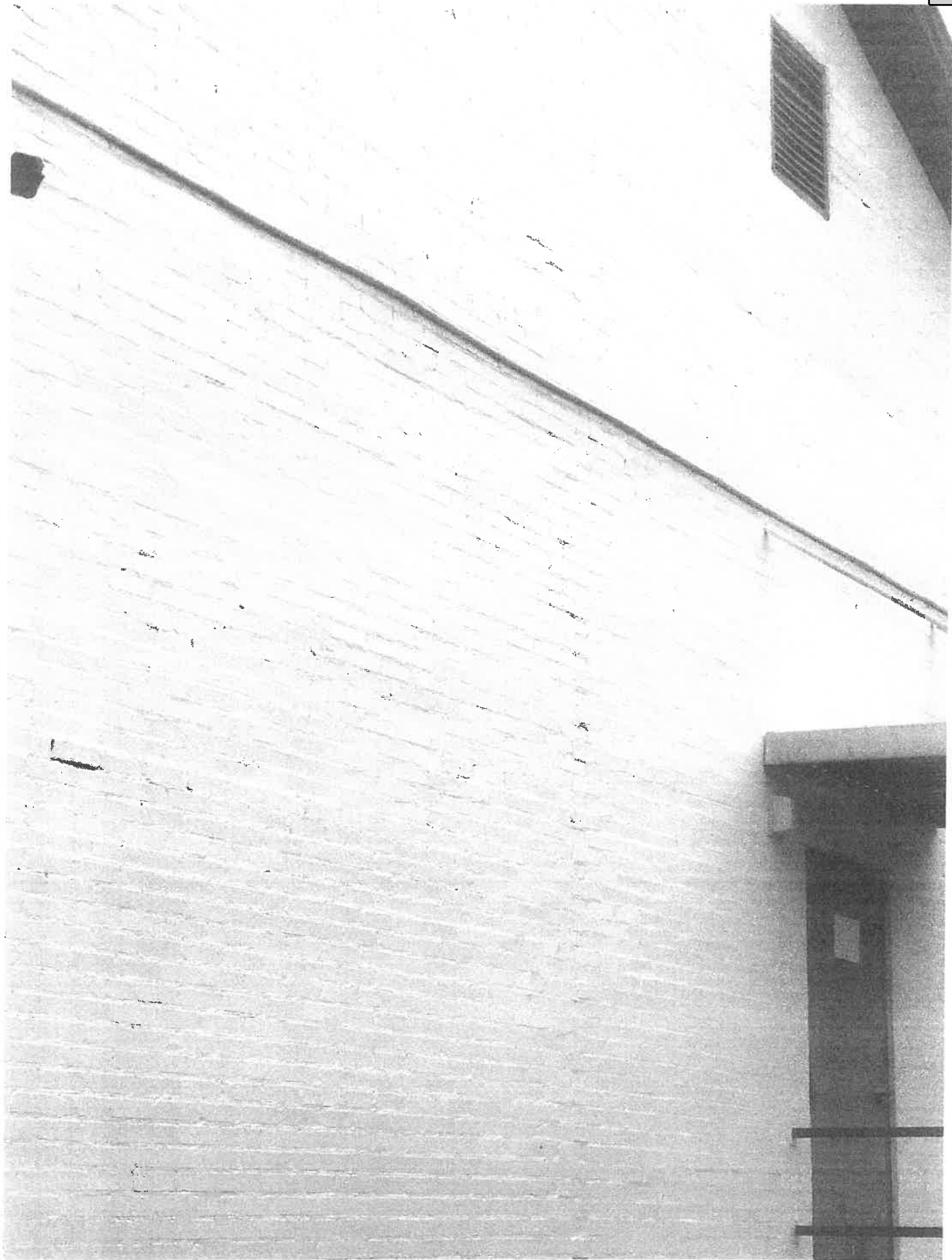
DATE: 2/18/14 BY: J. H. HARRIS PROJECT: 3779 : 155 SMITH STREET SHEET: 1 OF 1 NOT TO SCALE	REVISIONS NO. DATE DESCRIPTION	GENERAL NOTES
CLAYTON COUNTY SCHOOLS 28 STOCKBRIDGE ROAD JONESBORO, GEORGIA 30236		
WHITE ANNEX 151 SMITH STREET JONESBORO GEORGIA 30236		
DRAWING TITLE FLOOR PLAN		
CLAYTON COUNTY SCHOOLS 742-A01		



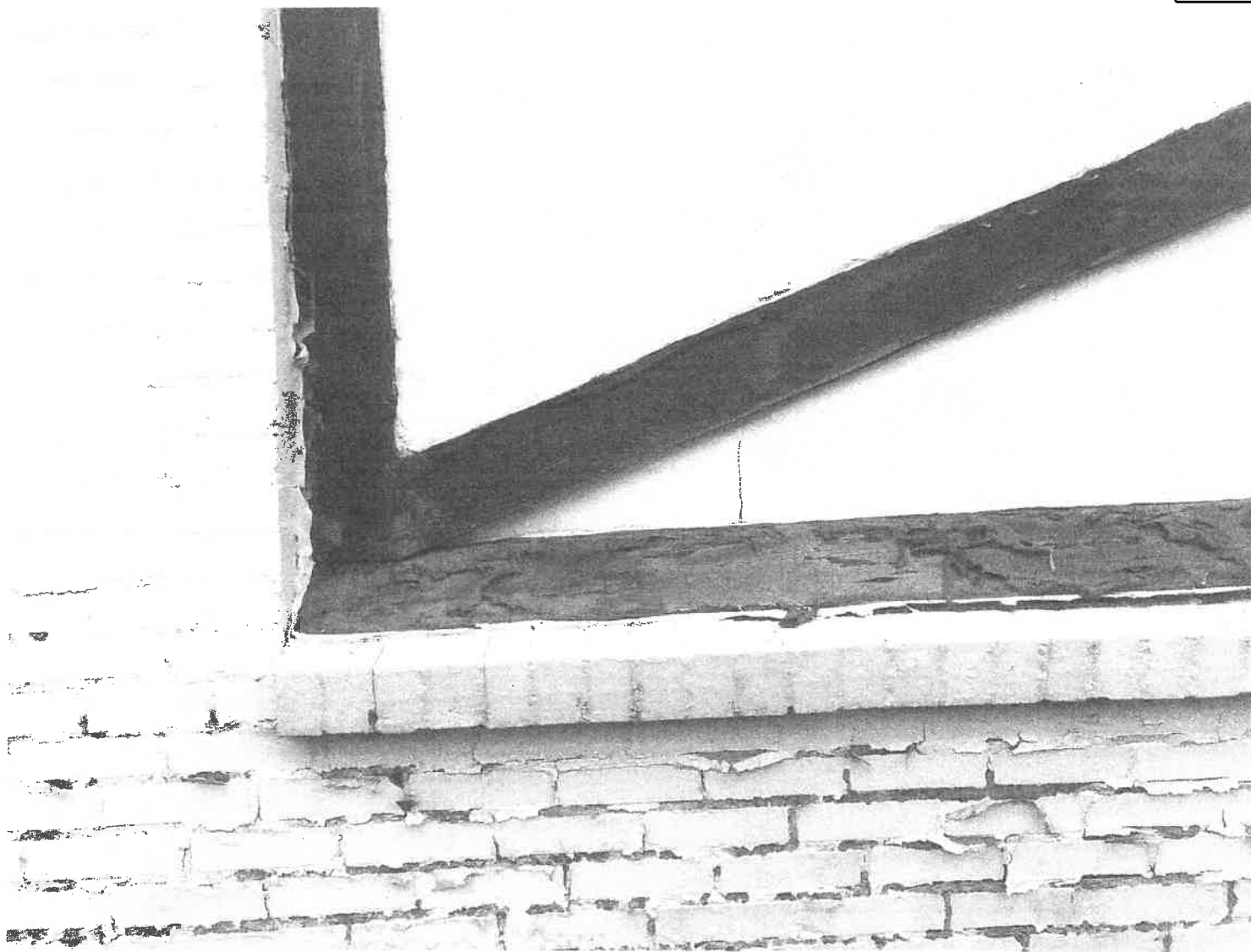
Attachment: Application (3779 : 155 Smith Street - Rosenwald School)



Attachment: Application (3779 : 155 Smith Street - Rosenwald School)



Attachment: Application (3779 : 155 Smith Street - Rosenwald School)



Attachment: Application (3779 : 155 Smith Street - Rosenwald School)

..... County, Georgia, in Deed

Book .. 113 .., Page .. 198 ..

..... Reference is made to the aforesaid 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

(Corporate Seal)

SIGNED, SEALED AND DE-

LIVERED IN THE PRESENCE

OF:

William Z. Roberts
Unofficial Witness

James L. Wilson
Notary Public

My Commission Expires 11/14/73

PUBL (SEAL)

(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 I 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

QUITCLAIM DEED

B
FILED IN OFFICE
CLERK SUPERIOR COURT
CLAYTON COUNTY GA.
JAN 8 10 23 AM '70
REC'D IN BK
PAGE NO. 357
DATE 7-8-72
JOE B. MUNDY CLERK

James B. Mundy
E. Low
Coler

STATE OF GEORGIA,

FULTON COUNTY:

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

., 19⁵⁴, 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;

(Form No. 217)

Attachment: Application (3779 : 155 Smith Street - Rosenwald School)

QUITCLAIM DEED

FILED IN OFFICE
CLERK SUPERIOR COURT
CLAYTON COUNTY GA.

JAN 8 10 23 AM '70
REC'D IN BK
PAGE NO. 37
DATE 1-8-70
JOE B. MUNDY CLERK

James B. Mundy
E. Elmer
Colerick

STATE OF GEORGIA,

FULTON COUNTY:

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

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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.

A. D. L. Khat (Seal)

John C. Hanes (Seal)

Walter Brown (Seal)

J. M. Arnold (Seal)

Rance Green (Seal)
As Trustees Jonesboro
Colored School.

Signed, sealed and delivered in presence of:

S. M. King

J. P. Pulliam
N. C. Coker

STATE OF GEORGIA,
CLAYTON COUNTY.

JONESBORO ANNEXES

THIS INDENTURE 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 O. J. Gogler, W. L. Yancey, W. I. Callaway, H. E. Huie and A. P. Born 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,

all that tract or parcel 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.

TO HAVE AND TO HOLD the said premises, together with all and singular the rights, members and appurtenances thereof, 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
FREE 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 library list which has been forwarded this year by the William Randolph Fund for distribution to Negro elementary schools. These thirty-seven books have been carefully chosen from many lists by officials of the Fund in consultation with Miss Jeanne Gray Van Cleave, Specialist in Children's Literature, American Library Association; Miss Wilhelmina Hodge, Librarian of the Parker School, Swanton, Illinois; Mr. A. Brock and Miss Elizabeth Hovey of Knickerbocker of Chicago; and Miss Helen Forts, Editor-in-Chief of the *Juvenile Library*. We are sure that these books will be well received and have been carefully read. We know specifically has tested out among groups of children many of the books. The library has the hottest endorsement of all of these people.

The cost of this library is \$25.00, of which \$12.00 is to be paid by the Julius Rosenwald Fund and \$13.00 from local funds. The Rosenwald Fund will pay all transportation charges to the nearest freight station. With each set of books a set of library supplies and a substantially built wooden bookcase will be sent.

When \$44.00 has been raised locally, with which to purchase this desirable and warm winter set of books, please write me for application blanks and further instructions.

J. C. Dixon,
 Supervisor Negro Education
 State Department of Education
 Atlanta, Georgia.

ELEMENTARY LIBRARY LIST—1938

Author	Title	Publisher
Blumberg	<i>Requests, Tunes To and the Blackberries</i>	Albert Whitman
Cass Clark Cohen	<i>Under the 4-11 Flag</i> <i>Puppy Hunt Cobies</i> <i>Outrigger Duck</i>	Lippincott Doubleday, Simon Mayer
Rocking Evans	<i>Little Gardens</i> <i>Armadillo</i>	Albert Whitman Milton, Balch & Company
Fawcett Frost Frost	<i>For Freedom</i> <i>Ask Mr. Bear</i> <i>Tim Tiptoe and the Great Bulfrog</i>	Franklin Macmillan Doubleday, Doran
Grisham	<i>Peter Pie</i>	Friedrich A. Stein+
Harper Hillier Hillier Hogson	<i>Perme in the Hall</i> <i>Child's Geography of the World</i> <i>Child's History of the World</i> <i>Dear Yvonne</i>	MacMillan Appleton-Century Appleton-Century Dutton
Long LeFevre	<i>Blue Fairy Book</i> <i>Cock, Mouse and Little Red Hen</i>	Longmans, Green & Company Macmillan, Smith & Company
Orton	<i>Little Lost Pigs</i>	Friedrich Steins
Peterborough Peterborough Peterborough Peterborough Peterborough	<i>Story About Clothes</i> <i>Story About Coal</i> <i>Story About Food</i> <i>Story About Homes</i> <i>Story About Transportation</i>	Winston Winston Winston Winston Winston
Road Road	<i>Grandfather's Place</i> <i>Story About Books</i>	Scribner Scribner

THE

HERALD

Ryder	Donald and Dorothy in the City and Country	Lippincott
Simon	Holds on the Moonbeam	Driscoll
Syrett	Heidi	Rand McNally
Thorne		
Thomson	East of the Sun and West of the Moon	Roe Peterson
Thompson	Sid or Persimmon	McMillan
Tygart	Staging Partner	World Bank Company
Towney	Cowboy Tommy and Cowboy Tommy's Banding	Dunbladey, Doran
Wells	Andy and Polly	
Wells	Zeke, the Raccoon	Dunbladey, Doran
		Viking
	Jumbo Mother Goose	Rand McNally
	Modern Encyclopedia	Wiles & Company
	Ready Reference Atlas	Rand McNally
	Thorndike Dictionary	Scott, Foresman and Company

BOOKS BY AND ABOUT NEGROES

Because of frequent requests from high schools in the South and from several state departments of education for a small library of books by and about Negroes, the list of books printed below has been carefully selected by officers of the Mellon Fund in consultation with librarians and educators for distribution to both white and colored schools. The books have been purchased at a cost of \$15 per set, of which amount the Fund will pay \$5 (one-third) and the school compensation charges. Any high school desiring to secure this library may do so by mailing \$10 down, any balance, and mailing to the state department of education. The sets will be shipped promptly on receipt of applications, as long as the supply lasts.

Author	Title	Publisher
Jackson	American Negro Poetry	Harvard, Brace
Calverton	Anthology of American Negro Literature	Modern Library
Embrae	Black America	Wings Press
Jackson	God's Trombone	Viking Press
Ginsbury	The Green Pastures	Farrar and Rinehart
Bullock	The Songs of DuBois	Association Press
Jackson	Negro in American Civilization	Henry Holt
Woodson	Negro Makers of History	Associated Publishers
Work	Negro Year Book	Negro Year Book Pub. Co.
Hughes	Not Without Laughter	Knopf
Richards	Negroes and Europeans from the Life of the Negro	Associated Publishers
DuBois	Souls of Black Folk	McGraw
Washington	Up from Slavery	See

Many Negro high schools in Georgia have already purchased this set of books. In some counties 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. Dixon, Supervisor of Negro Education, Atlanta, a Money Order for \$16.00 made payable to E. D. Collins, State School Superintendent. The books will be ordered from the Rosenwald Fund and be shipped out 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 1/17/34
 3 H. O. School, Jonesboro, Ga. 75
 Program:
 1. Praise
 2. Reading
 3. Birthday
 4. Ed. 100
 5. L. L. L. Robert E.
 Negro Ash Grove Week
 Health Week
 Rosenwald Rally Day - 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

Historic Name:	Jonesboro School
Building Plan:	Three-teacher type
Building Type:	School
Budget Year:	1931-32
Land (Acreage):	2.00
County:	Clayton
State:	Georgia
Application #:	3-K

Total Cost:	\$5325.00
Notes:	Ins. \$3,500
Funding Sources:	
» Negroes	\$850.00
» Whites	\$500.00
» Public	\$2,913.00
» Rosenwald	\$1,062.00

**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.

[illegible]

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. Maudie 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

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 it's 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,



Paige Jennings
Certified Local Government Coordinator

**STATE OF GEORGIA
CITY OF JONESBORO**

ORDINANCE NO. 2022-__

1 **AN ORDINANCE TO DESIGNATE THE FORMER ROSENWALD SCHOOL BUILDING**
2 **AND GROUNDS AS A HISTORIC PROPERTY; TO AMEND THE OFFICIAL ZONING**
3 **MAP OF THE CITY TO SHOW SAID HISTORIC DESIGNATION; TO PROVIDE FOR**
4 **SEVERABILITY; TO PROVIDE AN ADOPTION DATE; TO PROVIDE AN EFFECTIVE**
5 **DATE; AND TO PROVIDE FOR OTHER LAWFUL PURPOSES.**

6 **WHEREAS**, the City of Jonesboro, Georgia (the “City”) is a municipal corporation
7 created under the laws of the State of Georgia; and

8 **WHEREAS**, the duly elected governing authority of the City is the Mayor and Council
9 thereof; and

10 **WHEREAS**, Section 42-29, Article II, Chapter 42 of the City’s Code of Ordinances
11 provides procedures for the City and its Historic Preservation Commission (“Commission”) to
12 designate properties meeting certain criteria as a historic property; and

13 **WHEREAS**, the Clayton County Public School District (“CCPS”), owner of the subject
14 property, submitted an application to the Commission requesting that the former Rosenwald
15 School Building and surrounding grounds (“Rosenwald Property”) be designated as a historic
16 property; and

17 **WHEREAS**, the Commission held a public hearing to consider the proposed historic
18 designation at its May 16, 2022 meeting and recommend that the City Council approve the
19 designation;

20 **WHEREAS**, the City Council held a public hearing to consider the proposed historic
21 designation and zoning map amendment related thereto at its June 6, 2022 meeting; and

22 **WHEREAS**, after due consideration, the City Council desires to designate the Rosenwald
23 Property as a historic property in accordance with Section 42-29.

24 **WHEREAS**, the adoption of this Ordinance will benefit the health, safety, and welfare of
25 the citizens of the City of Jonesboro.

26 **NOW THEREFORE, BE IT AND IT IS HEREBY ORDAINED BY THE MAYOR**
27 **AND COUNCIL OF THE CITY OF JONESBORO, GEORGIA and by the authority**
28 **thereof:**

29 **Section 1.** The former Rosenwald School Building and surrounding grounds located at
30 155 Smith Street (Clayton County Parcel No. 1341A B009), which is further described in the
31 application attached hereto and incorporated herein as Exhibit A, is hereby designated as a Historic
32 Property. Such historic property designation is to be noted on the official City of Jonesboro Zoning
33 Map approved by Mayor and Council as soon as reasonably possible following adoption of this
34 Ordinance along with an editorial note on the official City of Jonesboro Zoning Map specifying
35 the parcels affected by this Ordinance and the date of adoption of this Ordinance, which shall be
36 kept as public record to provide notice of such designation. CCPS shall obtain a certificate of
37 appropriateness from the Commission prior to performing any material change or alteration to the
38 appearance of the property.

39 **Section 2.** The preamble of this Ordinance shall be considered to be and is hereby
40 incorporated by reference as if fully set out herein.

41 **Section 3.** (a) It is hereby declared to be the intention of the Mayor and Council that all
42 sections, paragraphs, sentences, clauses and phrases of this Ordinance are or were, upon their
43 enactment, believed by the Mayor and Council to be fully valid, enforceable and constitutional.

44 (b) It is hereby declared to be the intention of the Mayor and Council that, to the greatest
45 extent allowed by law, each and every section, paragraph, sentence, clause or phrase of this
46 Ordinance is severable from every other section, paragraph, sentence, clause or phrase of this
47 Ordinance. It is hereby further declared to be the intention of the Mayor and Council that, to the
48 greatest extent allowed by law, no section, paragraph, sentence, clause or phrase of this Ordinance
49 is mutually dependent upon any other section, paragraph, sentence, clause or phrase of this
50 Ordinance.

51 (c) In the event that any phrase, clause, sentence, paragraph or section of this Ordinance
52 shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise unenforceable
53 by the valid judgment or decree of any court of competent jurisdiction, it is the express intent of
54 the Mayor and Council that such invalidity, unconstitutionality or unenforceability shall, to the
55 greatest extent allowed by law, not render invalid, unconstitutional or otherwise unenforceable any
56 of the remaining phrases, clauses, sentences, paragraphs or sections of the Ordinance and that, to
57 the greatest extent allowed by law, all remaining phrases, clauses, sentences, paragraphs and
58 sections of the Ordinance shall remain valid, constitutional, enforceable and of full force and
59 effect.

60 **Section 4.** All ordinances and parts of ordinances in conflict herewith are hereby expressly
61 repealed to the extent of such conflict.

62 **Section 5.** Penalties in effect for violations of the Zoning Ordinance of the City of
 63 Jonesboro, Georgia at the time of the effective date of this Ordinance shall be and are hereby made
 64 applicable to this Ordinance and shall remain in full force and effect.

65 **Section 6.** The effective date of this Ordinance shall be the date of adoption unless
 66 otherwise specified herein.

SO ORDAINED, this ____ day of _____, 2022.

CITY OF JONESBORO, GEORGIA

JOY DAY, Mayor

ATTEST:

RICKY CLARK, Jr., City Clerk

APPROVED AS TO FORM:

 City Attorney

EXHIBIT “A”

[Application Attached]



Attachment: Property Pictures (3779 : 155 Smith Street - Rosenwald School)

Jackson Hewitt
Tax Service



Attachment: Property Pictures (3779 : 155 Smith Street - Rosenwald School)



Attachment: Property Pictures (3779 : 155 Smith Street - Rosenwald School)



Attachment: Property Pictures (3779 : 155 Smith Street - Rosenwald School)

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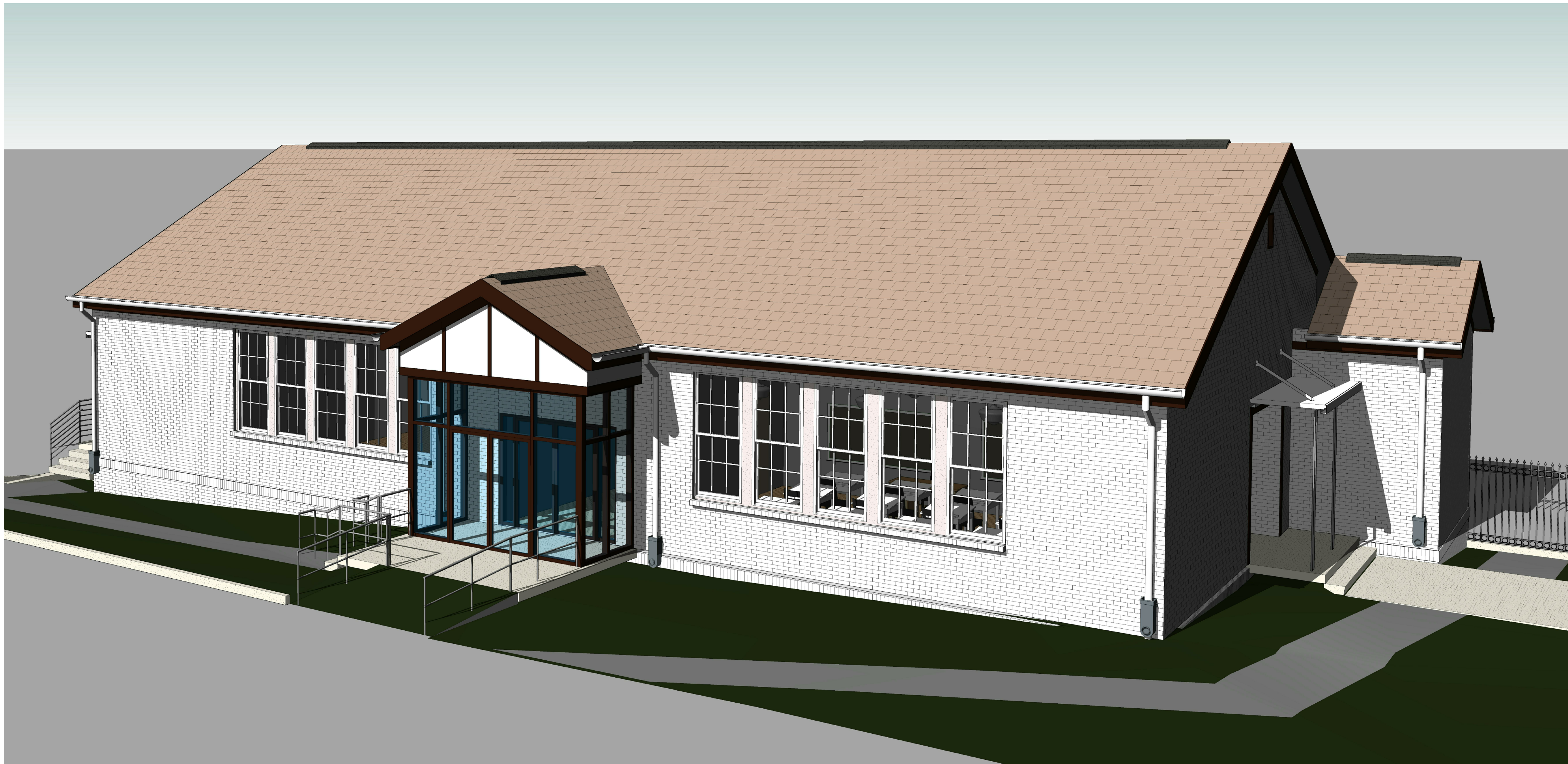
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OWNER
CLAYTON COUNTY BOARD OF EDUCATION
CONTACT:
CHRISTY CRAWFORD
DIRECTOR, CONSTRUCTION DEPARTMENT
CLAYTON COUNTY PUBLIC SCHOOLS
EMAIL: CHRISTY.CRAWFORD@CLAYTON.K12.GA.US
PH#: (770) 473-2805 EXT. 160117

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ATLANTA, GA. 30310
CONTACT: STANLEY JENNINGS A.I.A.
EMAIL: STANLEY@JWROBINSON.COM
PH#: 404-753-4129
FAX#: 404-753-4435

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1376 CHURCH STREET, SUITE 200
DECATUR, GA 30030
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MEP CONSULTANT
HAMMOND & ASSOCIATES CONSULTING ENGINEERS
CONTACT: NATE HAMMOND, P.E.
EMAIL: NATHANH@HAMMONDENGINEERS.COM
PH#: 404-769-6636

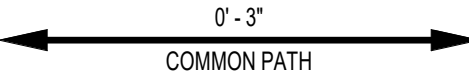
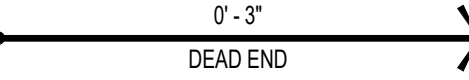
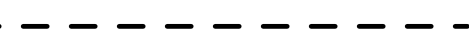
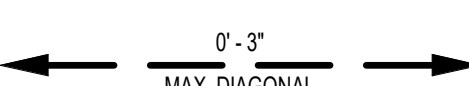
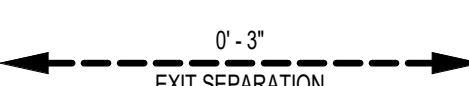



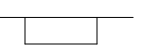



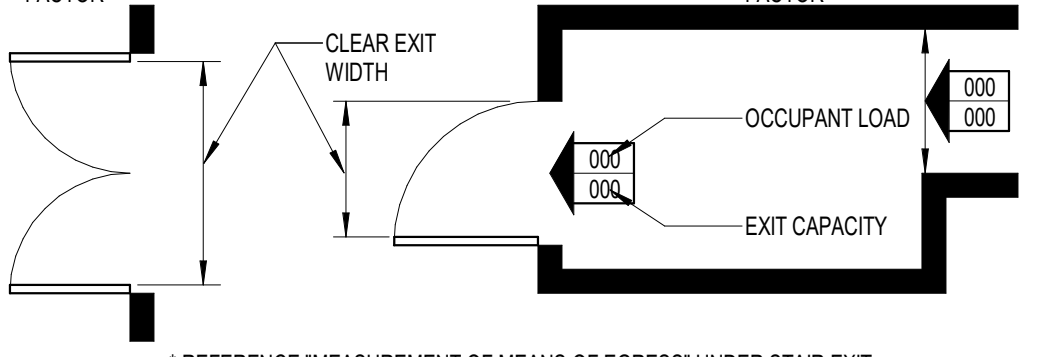
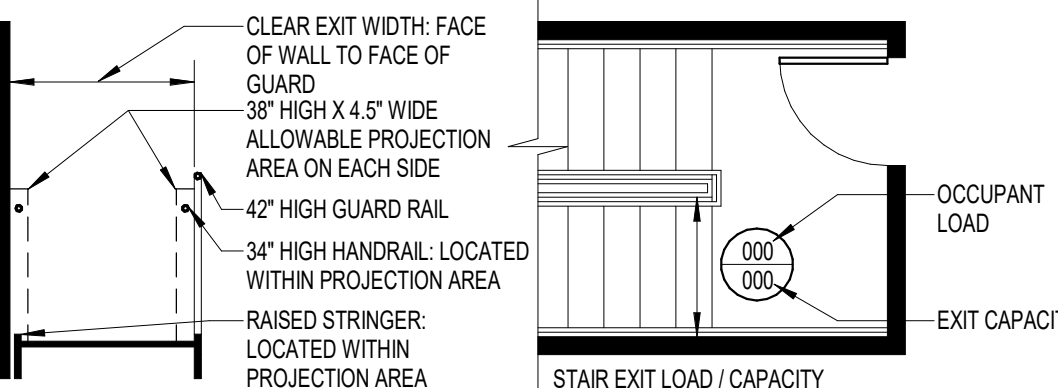
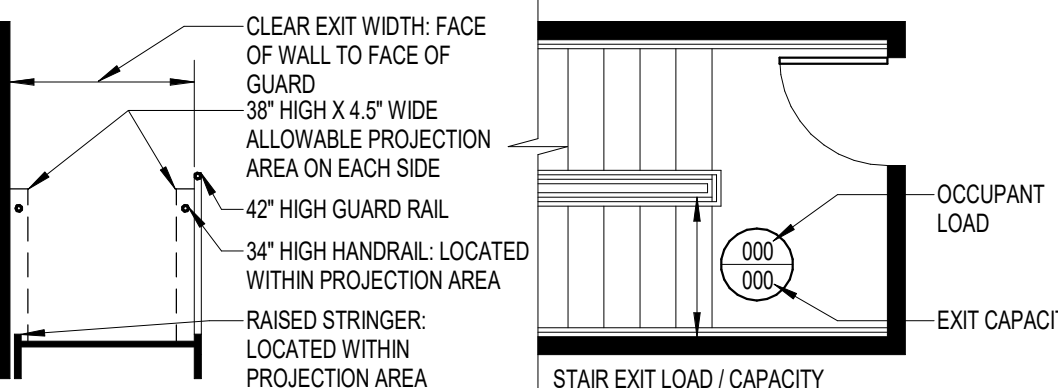


ROSENWALD RENOVATIONS

155 SMITH STREET
JONESBORO, GA 30236

CLAYTON COUNTY BOARD OF EDUCATION

CONSTRUCTION DOCUMENT
BID SET
September 4, 2023

MEANS OF EGRESS LEGEND		
APPLICABLE CODES BUILDING: INTERNATIONAL BUILDING CODE (INTERNATIONAL BUILDING CODE), 2018 EDITION WITH GEORGIA AMENDMENTS (2020/2022) FIRE: INTERNATIONAL FIRE PREVENTION CODE (INTERNATIONAL FIRE CODE), 2018 EDITION WITH NO GEORGIA AMENDMENTS LIFE SAFETY: NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 101 LIFE SAFETY CODE, 2018 2020 CHAPTER 1203-3 RULES AND REGULATIONS FOR THE MIN. FIRE SAFETY STANDARDS MECHANICAL: STANDARD MECHANICAL CODE (INTERNATIONAL MECHANICAL CODE), 2018 EDITION WITH GEORGIA AMENDMENTS (2020) PLUMBING: STANDARD PLUMBING CODE (INTERNATIONAL PLUMBING CODE), 2018 EDITION WITH GEORGIA AMENDMENTS (2020/2022) ELECTRICAL: NATIONAL ELECTRICAL CODE, 2020 EDITION WITH GEORGIA AMENDMENTS (2021) FUEL: INTERNATIONAL FUEL GAS CODE, 2018 EDITION WITH GEORGIA AMENDMENTS (2020/2022) ENERGY: INTERNATIONAL ENERGY CONSERVATION CODE 2015, WITH GEORGIA AMENDMENTS (2020/2022) ACCESSIBILITY: GEORGIA HANDICAPPED ACCESSIBILITY LAW 120-3-20A ADA 2010 AUTOMATIC SPRINKLER: NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 13 AUTOMATIC SPRINKLER HANDBOOK, 2019		DISTANCES COMMON PATH OF TRAVEL (XX FT. MAX)  DEAD END CORRIDOR (XX FT. MAX)  TRAVEL DISTANCE  MAX DIAGONAL DISTANCE  EXIT SEPARATION 
WALL RATINGS SMOKE PARTITION  1 HOUR SEPARATION ASSEMBLY OR FIRE PARTITION  2 HOUR SEPARATION ASSEMBLY OR FIRE PARTITION  OCCUPANCY AREA LABELS		LIFE SAFETY PLAN LEGEND FE SURFACE MOUNTED FIRE EXTINGUISHER IN CABINET  EXIT SIGN (SEE ELECTRICAL)  NUMBER OF OCCUPANTS IN SPACE  REQUIRED BUILDING VENT 
LEVEL EXIT LOAD / CAPACITY - NFPA 101 TABLE 7.3.3.1: 2 INCHES LEVEL EXIT LOAD / CAPACITY @ DOORWAY EXIT CAPACITY = (DOOR WIDTH - REDUCTION TO ACHIEVE CLEAR OPENING) X LOAD FACTOR  <p>* REFERENCE "MEASUREMENT OF MEANS OF EGRESS" UNDER STAIR EXIT CAPACITY</p>		CODE SUMMARY
STAIR EXIT LOAD / CAPACITY - NFPA 101 TABLE 7.3.3.1: 3 INCHES MEASUREMENT OF MEANS OF EGRESS: THE WIDTH OF MEANS OF EGRESS SHALL BE MEASURED IN THE CLEAR AT THE NARROWEST POINT OF THE EGRESS COMPONENT UNDER CONSIDERATION. PROJECTIONS WITHIN THE MEANS OF EGRESS OF NOT MORE THAN 4 1/2" IN STAIR (4" OTHERWISE) ON EACH SIDE SHALL BE PERMITTED AT A HEIGHT OF 38" AND BELOW. 		CODE SUMMARY BUILDING CODE INFORMATION: ROSENWALD OCCUPANCY CLASSIFICATION (IBC): A-3, MUSEUM CONSTRUCTION TYPE: IIIA OCCUPANT USE (NFPA): ASSEMBLY MIXED CONSTRUCTION: NO ALLOWABLE HEIGHT LIMITS: 65 FEET, 3 STORIES ALLOWABLE BUILDING AREA: 14,000 TOTAL OCCUPANT LOAD: 145 BUILDING AREA: TOTAL GROSS SQUARE FT.: 3,775 SF FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS: STRUCTURAL FRAME - 1 HR BEARING WALLS: • EXTERIOR - 2 HR • INTERIOR - 1 HR NONBEARING WALLS AND PARTITIONS, EXTERIOR: (SEE TABLE 602, 2018 IBC) NONBEARING WALLS AND PARTITIONS, INTERIOR - 0 HR FLOOR CONSTRUCTION - 1 HR ROOF CONSTRUCTION - 1 HR EXIT TRAVEL DISTANCE – NON SPRINKLED BUILDING ASSEMBLY: 200'-0" COMMON PATH OF TRAVEL – NON SPRINKLED BUILDING ASSEMBLY: A COMMON PATH OF TRAVEL SHALL BE PERMITTED FOR THE FIRST 20' FROM ANY POINT WHERE THE COMMON PATH SERVES ANY NUMBER OF OCCUPANTS, AND FOR THE FIRST 75' FROM ANY POINT WHERE THE COMMON PATH SERVES NOT MORE THAN 50 OCCUPANTS.
STAIR EXIT LOAD / CAPACITY - NFPA 101 TABLE 7.3.3.1: 3 INCHES MEASUREMENT OF MEANS OF EGRESS: THE WIDTH OF MEANS OF EGRESS SHALL BE MEASURED IN THE CLEAR AT THE NARROWEST POINT OF THE EGRESS COMPONENT UNDER CONSIDERATION. PROJECTIONS WITHIN THE MEANS OF EGRESS OF NOT MORE THAN 4 1/2" IN STAIR (4" OTHERWISE) ON EACH SIDE SHALL BE PERMITTED AT A HEIGHT OF 38" AND BELOW. 		CODE SUMMARY BUILDING CODE INFORMATION: RED ANNEX OCCUPANCY CLASSIFICATION (IBC): BUSINESS CONSTRUCTION TYPE: IIA OCCUPANT USE (NFPA): BUSINESS MIXED CONSTRUCTION: NO ALLOWABLE HEIGHT LIMITS: 65 FEET, 5 STORIES ALLOWABLE BUILDING AREA: 37,500 SF TOTAL OCCUPANT LOAD: 106 BUILDING AREA: TOTAL GROSS SQUARE FT.: 6,751 SF FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS: STRUCTURAL FRAME - 1 HR BEARING WALLS: • EXTERIOR - 1 HR • INTERIOR - 1 HR NONBEARING WALLS AND PARTITIONS, EXTERIOR: (SEE TABLE 602, 2018 IBC) NONBEARING WALLS AND PARTITIONS, INTERIOR - 0 HR FLOOR CONSTRUCTION - 1 HR ROOF CONSTRUCTION - 1 HR EXIT TRAVEL DISTANCE – NON SPRINKLED BUILDING BUSINESS: 200'-0" COMMON PATH OF TRAVEL – NON SPRINKLED BUILDING BUSINESS: 75'-0"

JOB NAME: ROSENWALD AND RED ANNEX

RENOVATION
155 AND 157 SMITH STREET

SHEET NAME: JONESBOR GA 30236 COVER SHEET

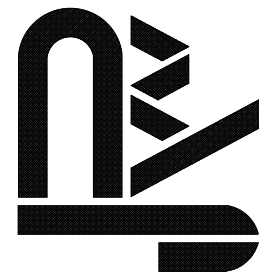
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J. W. ROBINSON & ASSOCIATES, INC.
ARCHITECTS • INTERIOR DESIGNERS • URBAN PLANNERS •

ARCHITECTS • INTERIOR DESIGNERS • URBAN PLANNERS
1020 BALDUARDY BLVD S.W. ATLANTA GEORGIA 30310

DAVID ABERNATHY BLVD., S.W., ATLANTA, GEORGIA 30310
PHONE: (404) 753-4129 FAX: (404) 753-4435

Attachment: 155 SMITH STREET JONESBORO GA 30236 elevations plans V1 (3779 : 155 Smith Street - Rosenwald School)



202201

DRAWN: E.H. S.C.	CHECKED: J.R. S.J.
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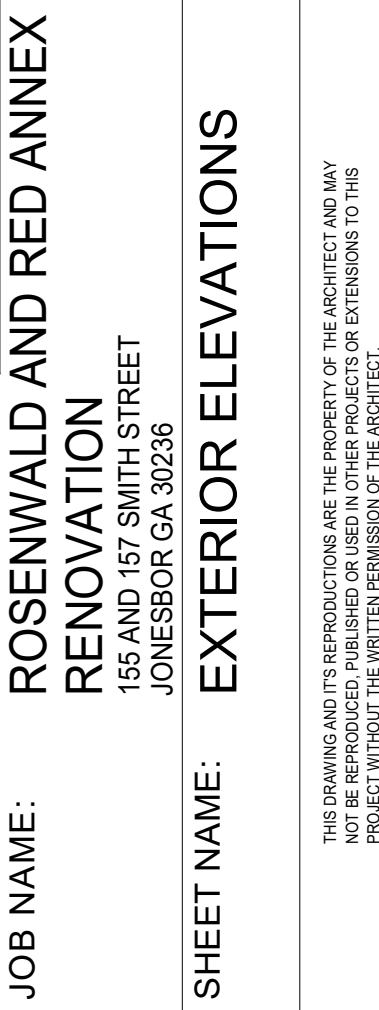
DATE: Sept. 4, 2023 - issue for Bid

SHEET NUMBER

A0.00

RELEASED FOR CONSTRUCTION

Packet Pg. 83



J. W. ROBINSON & ASSOCIATES, INC.
• ARCHITECTS • INTERIOR DESIGNERS • URBAN PLANNERS •
1020 RALPH DAVID ABERNATHY BLVD. S.W., ATLANTA, GEORGIA 30310
PHONE: (404) 753-4129 FAX: (404) 753-4435

[illegible]

A3.01

A. INSTALL NEW THREE TAB ASPHALT ROOF SHINGLES OVER ROOFING UNDERLAYMENT OVER WATER BARRIER OVER S/P EXTERIOR GRADE PLYWOOD SHEATHING

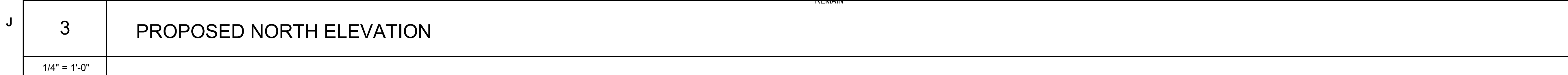
B. ALL EXPOSED EDGES OF NEW FIBER CEMENT FASCIA BOARDS, SOFFIT BOARDS AND TRIM SHALL BE PRIMED AND SEALED PRIOR TO CAULKING

C. INSTALL NEW 6" HALF ROUND GUTTER WITH NEW COPPER SPONGE LINED GUTTER DRAIN OR NEW SHAPES IN PLACE WITH NEW GUTTER GUARD SHALL BE EXAMINED FOR PROPER SLOPE, SLOPING GUARD DOWN IN THE DIRECTION OF 1/4" HOLE SIZE. PROVIDE METAL GUTTER STRAPS AT 32" O.C.

D. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS PRIOR TO PROCEEDING WITH THE WORK AND NOTIFY OWNER OF ANY DISCREPANCIES

E. CONTRACTOR SHALL PROTECT THE EXISTING STRUCTURE FOR WHICH NO WORK IS REQUIRED FROM DAMAGE. THE CONTRACTOR SHALL REPAIR OR REPLACE, AT HIS OWN COST, ANY OF THE STRUCTURE THAT IS DAMAGED RESULTING FROM WORK ASSOCIATED WITH THE REPAIR OR REPLACEMENT OF THE EXISTING ROOF COMPONENTS DESIGNATED AS PART OF THE SCOPE OF WORK FOR THIS PROJECT.

F. CONTRACTOR SHALL COMPLY WITH APPLICABLE LOCAL ADOPTED BUILDING CODES OF THE AUTHORITY HAVING JURISDICTION



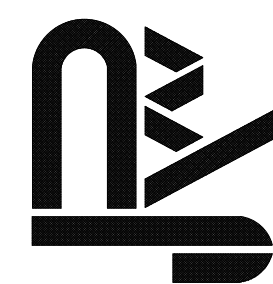
A3.01

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JONESBORO GA 30236

SHEET NAME: EXTERIOR ELEVATIONS

Attachment: 155 SMITH STREET JONESBORO GA 30236 elevations plans V1 (3779 : 155 Smith Street - Rosenwald School)



SHEET NUMBER

Packet Pg. 85

A3.02



MEMORANDUM

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

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

Date: May 29, 2024

Re: Notification of Request for Design Review Commission – Exterior Renovation;
155 Smith Street; Parcel No. 13241A B009


Dear Applicant,

This letter is to serve as notification that the City of Jonesboro, Design Review Commission, has accepted your request for a review of an exterior renovation located at 155 Smith Street, Jonesboro, Georgia 30236.

A hearing has been scheduled for Wednesday, June 5, 2024 at 4:30 pm before the Design Review Commission at 1859 City Center Way, Jonesboro to consider the request as described above. 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

	CITY OF JONESBORO, GEORGIA COUNCIL Agenda Item Summary		Agenda Item # 5.e
			COUNCIL MEETING DATE June 5, 2024
Requesting Agency (Initiator) Office of the City Manager		Sponsor(s) Community Development Director Allen	
Requested Action <i>(Identify appropriate Action or Motion, purpose, cost, timeframe, etc.)</i> Commission to make a recommendation for Restaurant – 309 North Main Street; Parcel No. 13209C C010; Replacement wall sign for existing business.			
Requirement for Board Action <i>(Cite specific Council policy, statute or code requirement)</i> City Code Section 86-489 and 86-490 – Sign Standards			
Is this Item Goal Related? <i>(If yes, describe how this action meets the specific Board Focus Area or Goal)</i> Yes Beautification, Community Planning, Neighborhood and Business Revitalization			
Summary & Background <i>(First sentence includes Agency recommendation. Provide an executive summary of the action that gives an overview of the relevant details for the item.)</i> <p>Agency recommendation – Approval of revised design; Arnaud's BBQ has been operating at 309 North Main Street for many years. As part of a rebranding, they are proposing a new wall sign above the entrance door.</p> <p>The xxxxxxxxx scheme will be compatible with adjacent businesses. It will be internally illuminated.</p> <p>The wall sign panel will be xx square feet, which is below the maximum 150 square feet allowed in Code Section 86-490(b). The wall sign panel is about xx% of the total front building façade, above the 7.5% allowed in Code Section 86-489. However, the panel fills an existing sign cabinet already provided above the entrance and used by other businesses in the past.</p>			
Fiscal Impact <i>(Include projected cost, approved budget amount and account number, source of funds, and any future funding requirements.)</i> Private Owner			
Exhibits Attached <i>(Provide copies of originals, number exhibits consecutively, and label all exhibits in the upper right corner.)</i> <ul style="list-style-type: none"> Existing Sign Meeting Notice Letter 			
Staff Recommendation <i>(Type Name, Title, Agency and Phone)</i> Approval			

FOLLOW-UP APPROVAL ACTION (City Clerk)		
Typed Name and Title Melissa Brooks, City Clerk	Date June, 5, 2024	
Signature	City Clerk's Office	

Google Maps 309 N Main St

Jonesboro, Georgia

Google Street View

Mar 2022 See more dates



Image capture: Mar 2022 © 2024 Google

in Sports Bar

th Ave

Pharr Ave

Google Maps 309 N Main St

Jonesboro, Georgia

Google Street View

Mar 2022 See more dates



Image capture: Mar 2022 © 2024 Google





MEMORANDUM

To: Dwaine Flowers
309 North Main Street
Jonesboro, Ga. 30236

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

Date: May 29, 2024

Re: Notification of Request for Design Review Commission – Wall Sign; 309 North Main Street, Parcel No. 13209C C010

Dear Applicant,


This letter is to serve as notification that the City of Jonesboro, Design Review Commission, has accepted your request for a review of a wall sign located at 309 North Main Street, Jonesboro, Georgia 30236.

A hearing has been scheduled for Wednesday, June 5, 2024 at 4:30 pm before the Design Review Commission at 1859 City Center Way, Jonesboro to consider the request as described above. 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: Meeting Notice Letter (3781 : 309 North Main Street - Sign)

	CITY OF JONESBORO, GEORGIA COUNCIL Agenda Item Summary		Agenda Item # 5.f
			COUNCIL MEETING DATE June 5, 2024
Requesting Agency (Initiator) Office of the City Manager		Sponsor(s) Community Development Director Allen	
Requested Action <i>(Identify appropriate Action or Motion, purpose, cost, timeframe, etc.)</i> Commission to make a recommendation for Smoke Shop – 1287 Hwy. 138 Spur; Parcel No. 12048A I010; New wall sign for new business.			
Requirement for Board Action <i>(Cite specific Council policy, statute or code requirement)</i> City Code Section 86-489 and 86-490 – Sign Standards			
Is this Item Goal Related? <i>(If yes, describe how this action meets the specific Board Focus Area or Goal)</i> Yes Economic Development, Community Planning, Neighborhood and Business Revitalization			
Summary & Background <i>(First sentence includes Agency recommendation. Provide an executive summary of the action that gives an overview of the relevant details for the item.)</i> <p>Agency recommendation – Approval of design; Recently, Jamaican Smoke Kings was approved in the commercial center at 1287 Highway 138. The property is zoned C-2 but is not in any Overlay or Historic District. The applicant has submitted a design (enclosed) but has not yet decided on a size or material. The façade of the suite the business will be located in is 300 square feet. The sign can be 10% maximum of that area, or 30 square feet.</p> <p>The proposed color scheme will not be in conflict with any other businesses in the same building.</p>			
Fiscal Impact <i>(Include projected cost, approved budget amount and account number, source of funds, and any future funding requirements.)</i> Private Owner			
Exhibits Attached <i>(Provide copies of originals, number exhibits consecutively, and label all exhibits in the upper right corner.)</i> <ul style="list-style-type: none"> • Building Pictures • Sign Design • Meeting Notice Letter 			
Staff Recommendation <i>(Type Name, Title, Agency and Phone)</i> Approval			

FOLLOW-UP APPROVAL ACTION (City Clerk)		
Typed Name and Title Melissa Brooks, City Clerk	Date June, 5, 2024	
Signature	City Clerk's Office	

Google Maps Jonesboro, Georgia



Google Street View

Jan 2022 See more dates

Image capture: Jan 2022 © 2024 Google



Google Maps Jonesboro, Georgia



Google Street View

Jan 2022 See more dates

Image capture: Jan 2022 © 2024 Google





Attachment: Sign Design (3780 : 1287 Ga. Hwy 138 - Sign)



MEMORANDUM

To: Melanie Cato

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

Date: May 30, 2024

Re: Notification of Request for Design Review Commission – Wall Sign; 1287 Hwy. 138, Parcel No. 12048A I010

Dear Applicant,

This letter is to serve as notification that the City of Jonesboro, Design Review Commission, has accepted your request for a review of a wall sign located at 1287 Hwy. 138, Jonesboro, Georgia 30236.

A hearing has been scheduled for Wednesday, June 5, 2024 at 4:30 pm before the Design Review Commission at 1859 City Center Way, Jonesboro to consider the request as described above. 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: Meeting Notice Letter (3780 : 1287 Ga. Hwy 138 - Sign)