



Jonesboro Historic Preservation Commission
124 NORTH AVENUE
December 21, 2020 – 5:30 PM

Agenda

NOTE: As set forth in the Americans with Disabilities Act of 1990, the City of Jonesboro will assist citizens with special needs given proper notice to participate in any open meetings of the City of Jonesboro. Please contact the City Clerk's Office via telephone (770-478-3800) or email at rclark@jonesboroga.com should you need assistance.

- I. CALL TO ORDER – Chairperson Betsy Wester**
- II. APPROVAL OF AGENDA**
- III. APPROVAL OF MINUTES**
- IV. OLD BUSINESS - NONE**
 - 1. Commission to consider a Renewal of Certificate of Appropriateness for 128 South Main Street; Parcel No. 13241D C012; Interior and exterior renovation of existing commercial property in Historic District into a restaurant and loft apartments
- V. NEW BUSINESS - ACTION ITEMS**
 - 1. Historic Preservation Commission to consider a Certificate of Appropriateness for 136 South Main Street; Parcel No. 13241D C013; Loft apartments on top of existing building (Arts Clayton)
- VI. ADJOURNMENT**



CITY OF JONESBORO, GEORGIA COUNCIL

Agenda Item Summary

Agenda Item #

4.1

- 1

COUNCIL MEETING DATE

December 21, 2020

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 consider a Renewal of Certificate of Appropriateness for 128 South Main Street; Parcel No. 13241D C012; Interior and exterior renovation of existing commercial property in Historic District into a restaurant and loft apartments

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

City Code Section 86-102 Historic District Standards

Is this Item Goal Related? (If yes, describe how this action meets the specific Board Focus Area or Goal)

Yes Economic Development, 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.)

Approval of exterior modifications and streetscape; Recently, a proposal was made to renovate the existing commercial building unit at 128 South Main Street, formerly a home décor and gift shop. The attached unit is part of the recognized downtown core of Jonesboro, between the Arts Clayton Gallery and the recently renovated Fig Tree Café. While not on the Historic Register, the building unit, like the others around it, is recognized as a historically contributing structure for the City. However, many of the buildings in the downtown district have undergone significant alterations through the years, including reducing the height of the adjacent Arts Clayton building and the extensive revitalization of the Broad Street renovation at the rear of the subject property.

The proposal calls for a restaurant / bistro to be created on the first floor, and four loft apartments, approximately 1050 square feet each, to be on a new second and third floor. Access to the lofts would be via an elevator in the first-floor lobby. The lofts on the second and third floors would have balconies overlooking the downtown, and would use much glass and steel beams. The addition of the lofts would basically double the height of the existing building to about 45 feet. (A variance for this height, over the maximum 35 feet allowed, will be heard in July.) Currently, the tallest buildings in this connecting row of downtown businesses are the T.A. Madden Building at xx feet, and the Lister/Holt Building at xx feet. However, the future of this row of buildings, if the downtown renovation is successful, will likely involve more vertical additions, making this proposed addition less prominent.

Obviously, the intent of this design proposal does not meet many of the design requirements of Section 86-102, or the Secretary of the Interior design requirements.

(I) Design standards. In order to preserve the physical character of existing historic structures in the H-1 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.

(1) Existing structures. Distinctive stylistic features or examples of skilled craftsmanship that characterize a building, structure, or site shall be retained.

1. Historic details, doors, window configurations and dimensions, and entryways may not be removed or altered.

2. The addition of architectural details where none existed before is discouraged.

3. The use of shutters, residential doors, or the replacement of original display windows with smaller-scale window components or wall surface is prohibited.

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title

Ricky L. Clark, City Manager

Date

December, 21, 2020

Signature

City Clerk's Office

4. Obscuring original transom windows with plywood, paint, or other materials is prohibited.

5. New windows on side and rear elevations shall be compatible with historic windows in terms of material, size and design.

6. Storm windows must match the color of the window frame and obscure the window as little as possible.

7. Infilling or painting windows is prohibited.

8. Replacing windows with tinted or highly reflective glass is prohibited. All windows must be transparent.

b. Roof.

1. The existing pitch and shape of the roof as seen from public view shall be maintained, although changes hidden by existing parapets, or changes that would restore the roof to its original design, may be allowed.

2. Replacement of existing roofing materials that can be seen from the public view shall be made with the same type of roofing materials.

3. Ornamental roof features shall be retained.

c. Building materials.

1. Historic building materials shall be maintained.

2. Unpainted brick facades shall remain unpainted.

3. Damaged exterior materials shall be treated with materials that will not cause further deterioration, including the use of a historic mortar mix of an appropriate color when repointing brick.

d. Awnings.

1. Awnings shall match the shape and dimensions of the door opening or window and shall fit the frame of the window or doorway without covering architectural details.

2. Canvas awnings are preferred; Metal, rigid plastic, shingle, and internally lit awnings are generally prohibited.

3. The use of a continuous awning across two buildings to join them as one business is prohibited.

e. Building color.

1. Color shades and patterns shall complement the color schemes that are found in the district. Reference materials on appropriate color palettes will be available for review at the office of downtown development at city hall.

2. The use of neon colors is prohibited.

f. Lighting. Lighting fixtures and wattage shall be compatible with the historic character of the district.

g. Fences and walls.

1. Historic fences and retaining walls shall be maintained and not removed.

2. New fences and screening walls shall be constructed of traditional materials, typically wood for fencing and brick, stone or granite for walls.

h. Equipment.

1. Mechanical systems shall be placed behind the building and out of public view; any systems that must be located on the roof shall be placed to the rear of the roof.

2. Utility meters and security lighting shall be placed unobtrusively.

3. Dumpsters shall be placed to the rear of buildings and shall be screened from public view by fencing or walls utilizing traditional materials (see subsection (1)g.2 above.

2) Additions. Alterations to existing properties are permitted when such alteration and additions do not destroy significant architectural or historical material. The design shall be compatible with the size, scale, color, material and character of the property and downtown area.

a. Additions shall be placed away from public view on the rear elevation for buildings having frontage on Main and McDonough Streets, or on a rear or side elevation for all other buildings in the district.

b. The form, orientation, and symmetry of the original structure shall be maintained.

c. Matching or similar materials, elements (e.g., windows), and ornamentation as those found on the original structure shall be used.

(3) New construction. New buildings shall be compatible with surrounding historic structures and shall contribute to the character to the area. Contemporary design for new construction is not discouraged when such design is complimentary to surrounding architectural styles.

a. Placement.

1. New buildings shall be placed at a setback equal to (for buildings fronting Main or McDonough Streets) or within ten feet of that of nearby similar historic buildings or similar buildings within the district.

2. Orientation shall be toward the same street as nearby historic buildings.

3. Buildings shall be placed centrally on a lot with equal spacing on each side (zero side setbacks for buildings fronting Main or McDonough Streets).

b. Scale.

1. Buildings shall be approximately the same width and depth as historic buildings of similar form within the district.

2. Buildings shall be either two stories or three stories depending on the uniformity of height displayed by nearby historic buildings; building height shall not exceed 35 feet unless topography and site location allow for up to four stories. This increase in height shall require a variance request for review and approval by city council.

c. Form.

1. New buildings shall respect the existing form found among historic buildings in the district.

2. Roof shapes, pitches and parapets shall be compatible with those found on nearby historic buildings.

3. Buildings shall be comprised of a single main block rather than several secondary blocks (e.g., wings, projections, or porches).

4. Foundations shall be compatible with the height and pattern found on similar historic buildings.

d. Openings (windows and doors).

- 1. New buildings shall use openings of similar dimensions and shape as those of nearby historic buildings.*
- 2. Placement or distribution of openings shall be symmetrical and in a manner similar to that of nearby historic buildings or similar buildings within the district.*

e. Materials.

- 1. New buildings fronting Main and McDonough Streets are required to use brick. New buildings elsewhere in the district are required to use brick as the predominant exterior material, with stone and stucco allowed to a lesser degree and upon approval by the historic preservation commission. Synthetic stucco, variegated brick, and concrete block are prohibited throughout the district.*
- 2. Ornamentation shall be compatible with nearby historic buildings and shall not be used to a greater extent than nearby historic buildings.*

The existing storefront on the first floor will mostly retain its original design and material (brick), with similar colors to the adjacent Fig Tree Café. However, the addition of the loft apartments on top is clearly an issue of strict preservation versus modern renovation and reinterpretation. The look of the loft is aligned with the same vision as the renovation of the Broad Street / Firehouse Museum, which was approved by both the Design Review Commission and the Historic Preservation Commission. It would be a good example of transitional architectural infill. The lofts also are in alignment with the Jonesboro LCI (Livable Centers Initiative) goals of bringing modern, high quality housing to the downtown area, as part of the “work here, live here, play here” philosophy.

The architect has provided 3 rendered options for the front of the building. The main difference between them is the color that the existing brick would be painted.

Option A – Dark grey

Option B – black

Option C – light, speckled grey

Certificate of Appropriateness expires December 15, 2020. Work will begin in early 2021.

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.)

- FRONT ELEVATION - OPTION A
- FRONT ELEVATION - OPTION B
- FRONT ELEVATION - OPTION C

- FRONT & REAR ELEVATIONS
- SIDE ELEVATION 1
- SIDE ELEVATION 2
- Historic Downtown Jonesboro 1
- Historic Downtown Jonesboro 2

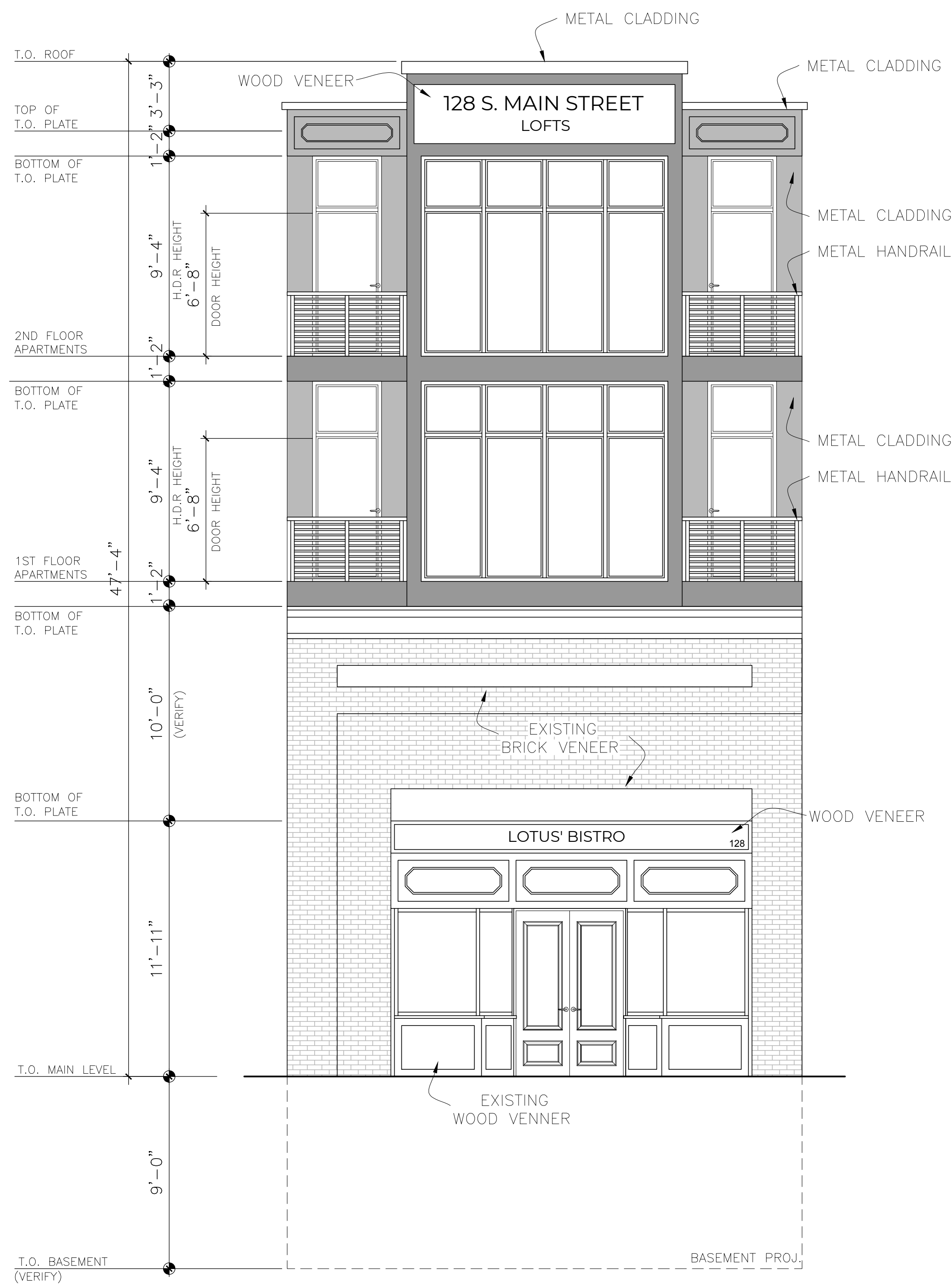
Staff Recommendation *(Type Name, Title, Agency and Phone)*

Approval



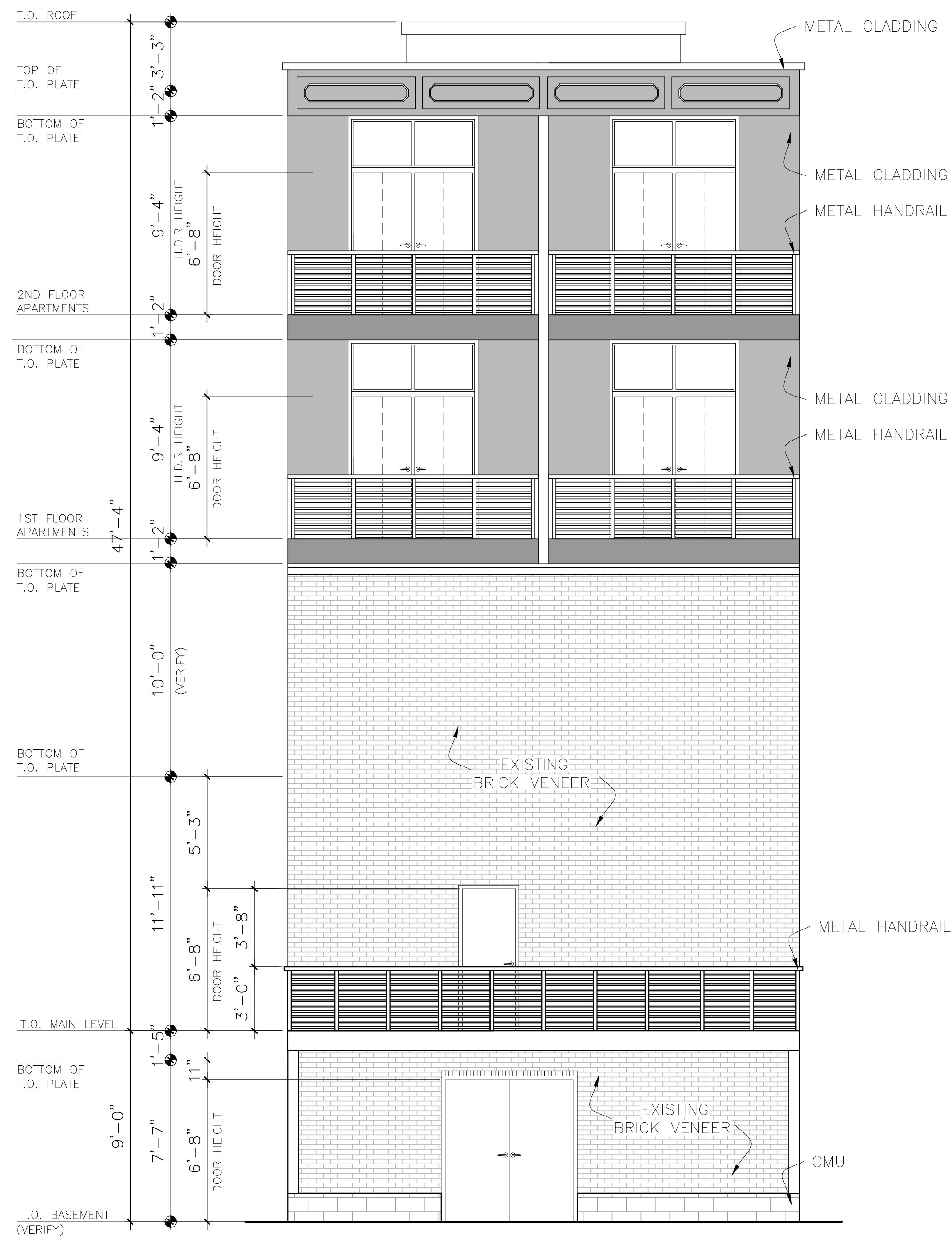






ELEVATION 01

SCALE: 1/4"=1'-0"



ELEVATION 03

SCALE: 1/4"=1'-0"

RELEASED FOR CONSTRUCTION

wdg
Washington Design Group
1635 Old 41 Hwy., Ste. 112-133
Kennesaw, Georgia 30152
Phone: 404.881.1870
Fax: 770.428.0026
washingtondesign@aol.com

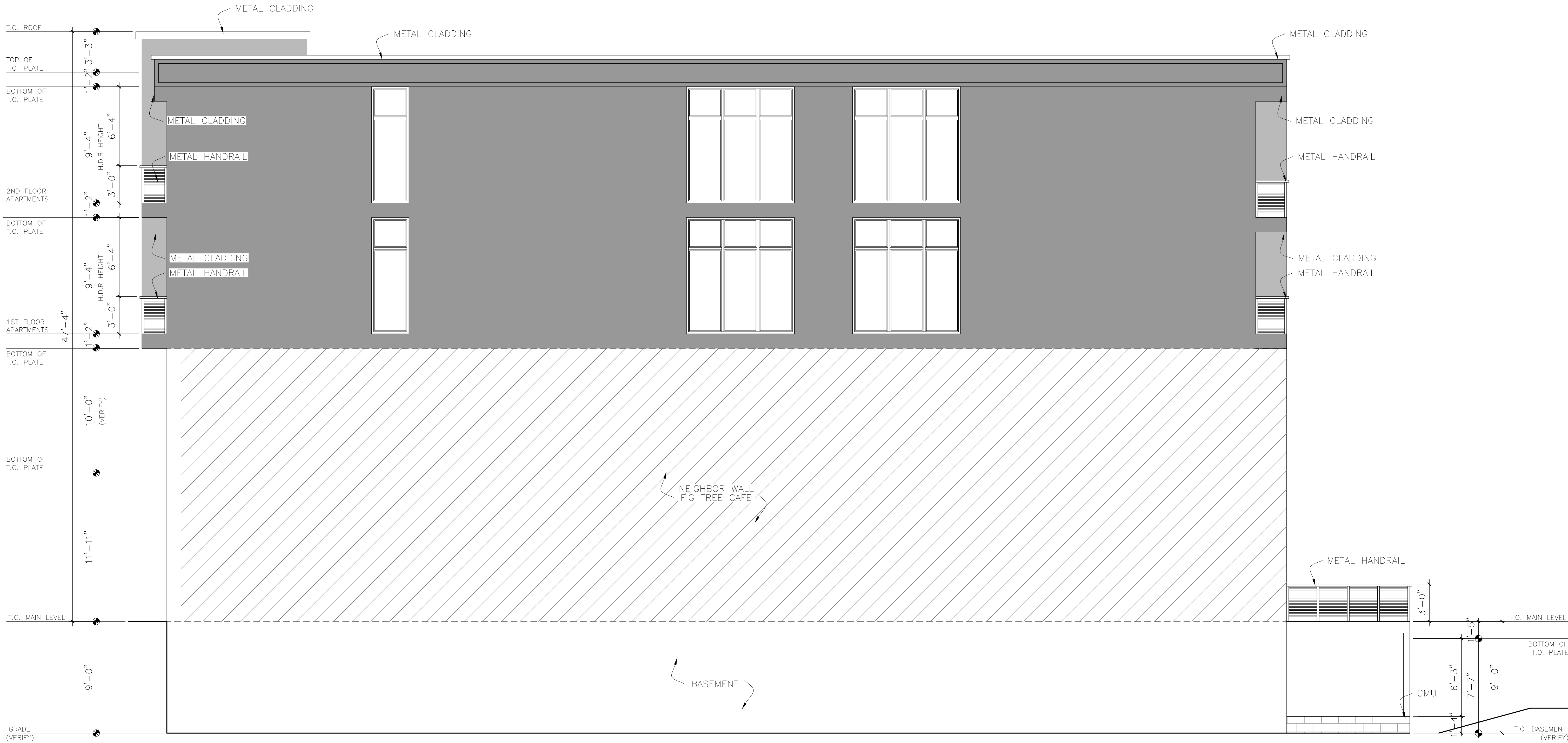
**PROPOSED
ELEVATION
1 AND 3**

MIXED USE JONESBORO
128S. MAIN STREET
JONESBORO, GA 30236

Revision:

Drawn By: AW
Checked By: KE
Date: 06/02/20
Project No: X

Sheet
A4



ELEVATION 02

SCALE: 1/4"=1'-0"

RELEASED FOR CONSTRUCTION

wdg
Washington Design Group
1635 Old 41 Hwy., Ste. 112-133
Kennesaw, Georgia 30152
Phone: 404.881.1870
Fax: 770.423.0026
washingtondesign@aol.com

PROPOSED
ELEVATION 2

MIXED USE JONESBORO
128S. MAIN STREET
JONESBORO, GA 30236

Revision:	
Drawn By:	AW
Checked By:	KE
Date:	06/02/20
Project No:	X

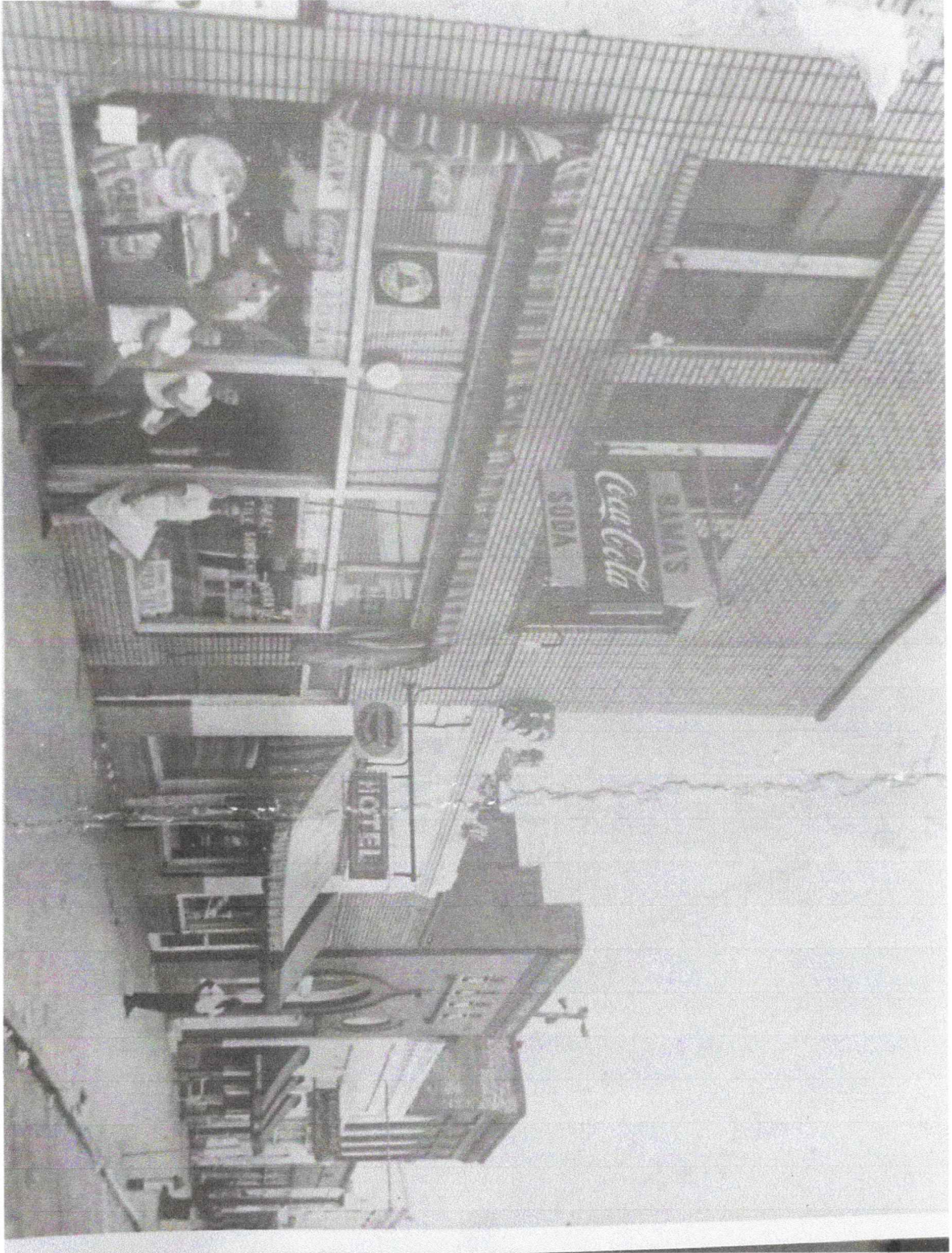
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A5

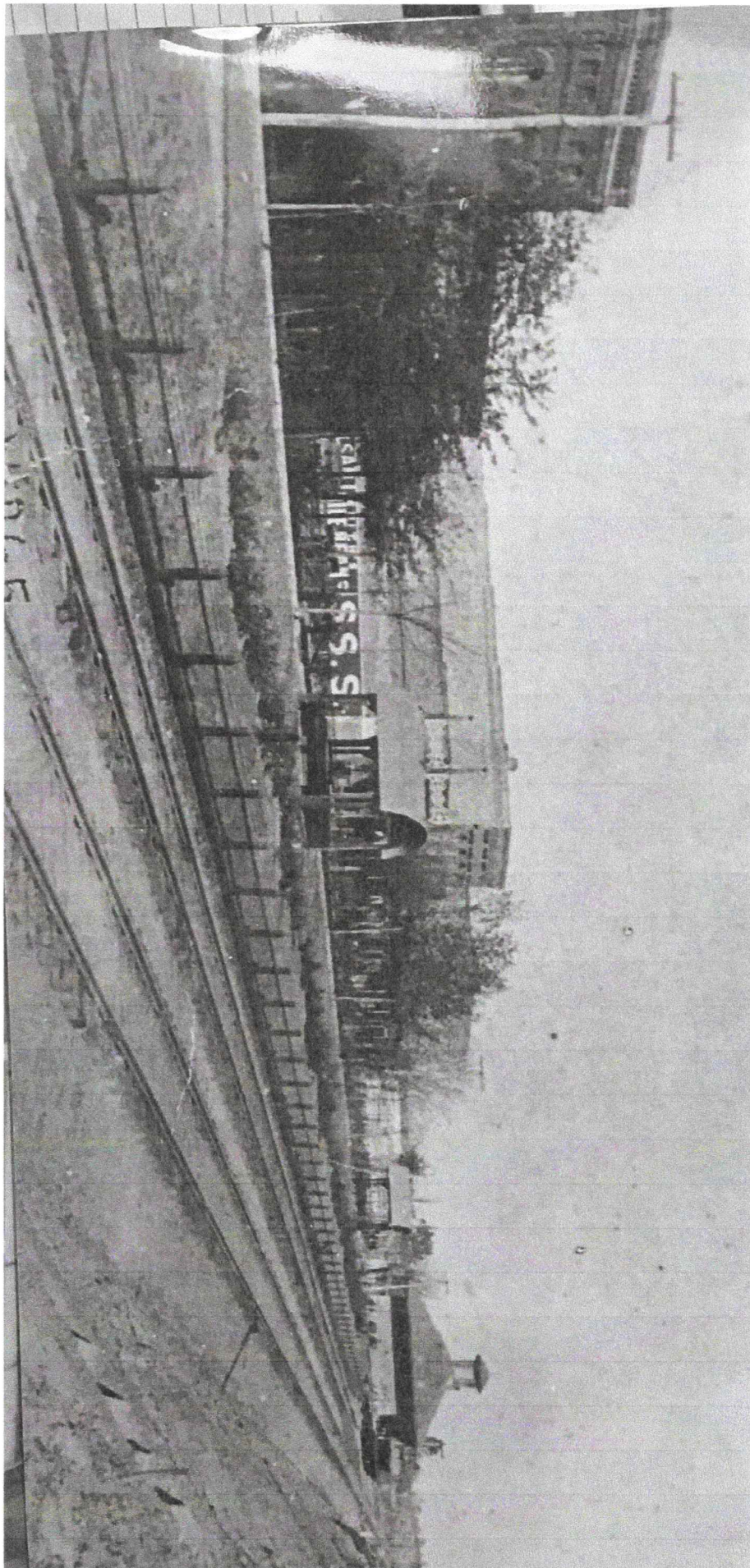


Packet Pg. 12

A 6



Attachment: Historic Downtown Jonesboro 1 (1773 : 128 South Main Street)





CITY OF JONESBORO, GEORGIA COUNCIL
Agenda Item Summary

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Sponsor(s)

Community Development Director Allen

Requested Action (Identify appropriate Action or Motion, purpose, cost, timeframe, etc.)

Historic Preservation Commission to consider a Certificate of Appropriateness for 136 South Main Street; Parcel No. 13241D C013; Loft apartments on top of existing building (Arts Clayton)

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

City Code Section 86-102 Historic District Standards

Is this Item Goal Related? (If yes, describe how this action meets the specific Board Focus Area or Goal)

Yes Economic Development, 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.)

Approval of exterior modifications (adding second story loft apartments), with conditions; This past June, the general design of a renovation of 128 South Main Street into a restaurant / bistro, with a new second story of loft apartments was approved by both the Design Review Commission and the Historic Preservation Commission. In July, the City Council approved variances for the proposed loft apartments at 128 South Main, concerning the following features: 45 feet, 5-inch maximum building height approve, and use of wood paneling as predominant exterior material.

The latest proposal calls for an extension of the loft apartment concept over the adjacent property (and building) at 136 South Main Street, which is currently a one-story structure housing the Arts Clayton Gallery. The new lofts would be a similar size to the 128 South Main Street lofts, also with balconies, and using wood paneling, glass and steel beams. The addition of the lofts would come close to doubling the height of the existing building. The new lofts would also employ the Option 'B' (black) color scheme approved last summer. **Basically, they would be an extension of the exact same concept as the 128 South Main Street lofts, but with a little lower height.**

As with 128 South Main Street, the intent of this design proposal does not meet many of the design requirements of Section 86-102, or the Secretary of the Interior design requirements.

(I) Design standards. In order to preserve the physical character of existing historic structures in the H-1 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.

(1) Existing structures. Distinctive stylistic features or examples of skilled craftsmanship that characterize a building, structure, or site shall be retained.a.Storefront design.

1. Historic details, doors, window configurations and dimensions, and entryways may not be removed or altered.

2. The addition of architectural details where none existed before is discouraged.

3. The use of shutters, residential doors, or the replacement of original display windows with smaller-scale window components or wall surface is prohibited.

4. Obscuring original transom windows with plywood, paint, or other materials is prohibited

5. New windows on side and rear elevations shall be compatible with historic windows in terms of material, size and design.

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title

Ricky L. Clark, City Manager

Date

December, 21, 2020

Signature

City Clerk's Office

6. Storm windows must match the color of the window frame and obscure the window as little as possible.

7. Infilling or painting windows is prohibited.

8. Replacing windows with tinted or highly reflective glass is prohibited. All windows must be transparent.

b. Roof.

1. The existing pitch and shape of the roof as seen from public view shall be maintained, although changes hidden by existing parapets, or changes that would restore the roof to its original design, may be allowed.

2. Replacement of existing roofing materials that can be seen from the public view shall be made with the same type of roofing materials.

3. Ornamental roof features shall be retained.

c. Building materials.

1. Historic building materials shall be maintained.

2. Unpainted brick facades shall remain unpainted.

3. Damaged exterior materials shall be treated with materials that will not cause further deterioration, including the use of a historic mortar mix of an appropriate color when repointing brick.

d. Awnings.

1. Awnings shall match the shape and dimensions of the door opening or window and shall fit the frame of the window or doorway without covering architectural details.

2. Canvas awnings are preferred; Metal, rigid plastic, shingle, and internally lit awnings are generally prohibited.

3. The use of a continuous awning across two buildings to join them as one business is prohibited.

e. Building color.

1. Color shades and patterns shall complement the color schemes that are found in the district. Reference materials on appropriate color palettes will be available for review at the office of downtown development at city hall.

2. The use of neon colors is prohibited.

f. Lighting. Lighting fixtures and wattage shall be compatible with the historic character of the district.

g. Fences and walls.

1. Historic fences and retaining walls shall be maintained and not removed.

2. New fences and screening walls shall be constructed of traditional materials, typically wood for fencing and brick, stone or granite for walls.

h. Equipment.

1. Mechanical systems shall be placed behind the building and out of public view; any systems that must be located on the roof shall be placed to the rear of the roof.

2. *Utility meters and security lighting shall be placed unobtrusively.*

3. *Dumpsters shall be placed to the rear of buildings and shall be screened from public view by fencing or walls utilizing traditional materials (see subsection (1)g.2 above.*

2) *Additions. Alterations to existing properties are permitted when such alteration and additions do not destroy significant architectural or historical material. The design shall be compatible with the size, scale, color, material and character of the property and downtown area.*

a. *Additions shall be placed away from public view on the rear elevation for buildings having frontage on Main and McDonough Streets, or on a rear or side elevation for all other buildings in the district.*

b. *The form, orientation, and symmetry of the original structure shall be maintained.*

c. *Matching or similar materials, elements (e.g., windows), and ornamentation as those found on the original structure shall be used.*

(3) *New construction. New buildings shall be compatible with surrounding historic structures and shall contribute to the character to the area. Contemporary design for new construction is not discouraged when such design is complimentary to surrounding architectural styles.*

a. *Placement.*

1. *New buildings shall be placed at a setback equal to (for buildings fronting Main or McDonough Streets) or within ten feet of that of nearby similar historic buildings or similar buildings within the district.*

2. *Orientation shall be toward the same street as nearby historic buildings.*

3. *Buildings shall be placed centrally on a lot with equal spacing on each side (zero side setbacks for buildings fronting Main or McDonough Streets).*

b. *Scale.*

1. *Buildings shall be approximately the same width and depth as historic buildings of similar form within the district.*

2. *Buildings shall be either two stories or three stories depending on the uniformity of height displayed by nearby historic buildings; building height shall not exceed 35 feet unless topography and site location allow for up to four stories. This increase in height shall require a variance request for review and approval by city council.*

c. *Form.*

1. *New buildings shall respect the existing form found among historic buildings in the district.*

2. *Roof shapes, pitches and parapets shall be compatible with those found on nearby historic buildings.*

3. *Buildings shall be comprised of a single main block rather than several secondary blocks (e.g., wings, projections, or porches).*

4. *Foundations shall be compatible with the height and pattern found on similar historic buildings.*

d. *Openings (windows and doors).*

1. *New buildings shall use openings of similar dimensions and shape as those of nearby historic buildings.*

2. *Placement or distribution of openings shall be symmetrical, and in a manner similar to that of nearby historic buildings*

or similar buildings within the district.

e. *Materials.*

1. New buildings fronting Main and McDonough Streets are required to use brick. New buildings elsewhere in the district are required to use brick as the predominant exterior material, with stone and stucco allowed to a lesser degree and upon approval by the historic preservation commission. Synthetic stucco, variegated brick, and concrete block are prohibited throughout the district.

2. Ornamentation shall be compatible with nearby historic buildings and shall not be used to a greater extent than nearby historic buildings.

The look of all of the lofts is aligned with the same vision as the renovation of the Broad Street / Firehouse Museum, which was approved by both the Design Review Commission and the Historic Preservation Commission. It would be a good example of transitional architectural infill. The lofts also are in alignment with the Jonesboro LCI (Livable Centers Initiative) goals of bringing modern, high quality housing to the downtown area, as part of the “work here, live here, play here” philosophy.

Approval of loft apartments above 136 South Main Street would help lessen the visual effect of the loft apartments at 128 South Main sticking substantially up and over the rest of the downtown roofline.

If the total height of the loft apartments above 136 South Main exceeds the current Code standard of 35 feet maximum for H-2 zoning, a variance would need to be heard in early 2021. However, the building height could not exceed the absolute maximum of 45 feet, 5 inches established last summer. The variance would also need to include the use of wood paneling as an exterior material, as it did before with 128 South Main.

Design Review Commission, 12.2.20: Approval of design and color scheme.

Fiscal Impact

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

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

•

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

Approval