



Jonesboro Historic Preservation Commission
124 NORTH AVENUE
April 18, 2022 – 5:30 PM

Agenda

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

I. CALL TO ORDER – Chairperson Betsy Wester

II. APPROVAL OF AGENDA

III. APPROVAL OF MINUTES

IV. OLD BUSINESS - NONE

1. Historic Preservation Commission to consider a Certificate of Appropriateness for a residence at 207 West Mill Street; Parcel No. 13241C B003; Revised design for new residence in Historic Residential Overlay.

V. NEW BUSINESS - ACTION ITEMS

1. Historic Preservation Commission to consider a Certificate of Appropriateness for Jonesboro Biblical Counseling Center – 151 West Mill Street; Parcel No. 13241D A007; New signage for commercial building in Historic Residential Overlay.
2. Historic Preservation Commission to consider a Certificate of Appropriateness for a residence at 212 South Main Street; Parcel No. 05241B A006; Minor renovations to residential property in Historic District.
3. Historic Preservation Commission to consider a Certificate of Appropriateness for potential residences along South Avenue; Parcel Nos. 05241B A013 and 05241B A014; New house designs in Historic District.

4. Historic Preservation Commission to discuss designation of a property not already within the Historic District or Historic Residential Overlay as a Historic Property; 155 Smith Street, Parcel No. 13241A B009; Former Rosenwald School on Clayton County property.

VI. ADJOURNMENT

VII. ACTION ITEMS



CITY OF JONESBORO, GEORGIA COUNCIL

Agenda Item Summary

Agenda Item #

4.1

- 1

COUNCIL MEETING DATE

April 18, 2022

Requesting Agency (Initiator)

Office of the City Manager

Sponsor(s)

Community Development Director Allen

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

Historic Preservation Commission to consider a Certificate of Appropriateness for a residence at 207 West Mill Street; Parcel No. 13241C B003; Revised design for new residence in Historic Residential Overlay.

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

Section 86-111. Historic Residential Overlay Standards; Sec. 86-97. R-2 Single Family Residential Regulations.

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

Yes

Beautification, Community Planning, Neighborhood and Business
Revitalization, Historic Preservation

Summary & Background

(First sentence includes Agency recommendation. Provide an executive summary of the action that gives an overview of the relevant details for the item.)

Agency recommendation – **Denial of house exterior design**; The original house was demolished in 2019. The new owner would now like to put up a replacement home.

207 W. mill St is a 2-story building with an open space living room and double high. 3 Bedrooms and 2,5 Restrooms. Old Classic style Finishing in Board and Batten.

The property is in the Historic Residential Overlay, subject to the requirements of Sec. 86-111.

- (a) Purpose. The purpose of the historic residential overlay is to protect and enhance the character of the city's historic neighborhoods by establishing architectural standards for regulation of exterior rehabilitation and new construction. The City of Jonesboro is committed to preserving its historic structures and the special character of the historic neighborhoods. These neighborhoods reflect a variety of architectural styles that have contributed to the city's historic built environment. **The exterior design does not have enough architectural variety to achieve what the City desires in future housing stock in the Historic District and elsewhere.**

Historic Residential Overlay standards:

(2) New construction. New buildings shall be compatible with surrounding historic structures **and shall contribute to the character to the area**. Prevalent architectural styles in the overlay shall guide new development. (See article VII, Architectural style and scale for guidance on specific historic styles and building materials traditionally found in Jonesboro.)

a. Scale and form.

1. New buildings shall be compatible with the existing scale, form and placement of nearby historic homes in terms of foundation and story heights, roof height, shape and pitch, number of stories, width, depth and building setback.
2. The maximum heated floor area of infill development shall not exceed 150 percent of the average heated floor area of single-family detached dwellings located on the same street for a distance of 600 feet in either direction. **Total square footage (both stories) will be 2667 square feet.**
3. The maximum building height for infill development shall be determined by the maximum building height of single family detached dwellings located on the same street for a distance of 600 feet in either direction. **The proposed house is two-story on a street with one-story houses.**

b. Materials and color.

1. The predominant exterior siding material, or a modern material that creates a similar texture or appearance, shall be used. **Wood siding proposed.**

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title

Ricky L. Clark, City Manager

Date

April, 18, 2022

Signature

City Clerk's Office

2. The use of brick is encouraged for chimneys. **No chimney proposed.**
3. Prohibited exterior materials include synthetic materials with a false wood grain, vinyl siding, brick veneer, concrete block, and the use of materials that do not complement the architectural or historic style of the structure.
4. Brick and paint colors shall be compatible with the style of the structure and with surrounding historic structures.
5. Neon colors are prohibited. **Not used**
6. Primary colors may be acceptable for trim or accents pending review and approval by the director of downtown development.

c. Doors and windows.

1. Window and door placement, shape, and dimensions shall be compatible with the pattern on nearby historic structures.
2. Blank wall facades are discouraged. **Not enough variety in façade.**

Sec. 86-97. - R-2 single family residential district regulations.

- (a) Purpose. The R-2 single family residential district is established to provide for single family detached dwellings on individual lots having a minimum area of one-half acre. The district is intended to create and preserve a neighborhood setting free of non-residential uses as well as higher density residential uses. Public and institutional uses traditionally found in low density neighborhoods are compatible with the R-2 district. Such development is typically served by a network of local streets to minimize traffic impacts on the neighborhood.
- (b) Development standards. Unless otherwise provided in this chapter, uses permitted in the R-2 district shall conform to the following development standards:
 - (1) Minimum lot area: 21,780 square feet (½-acre)
 - (2) Minimum lot width: 100 feet 1
 - (3) Minimum front yard: 35 feet 2
 - (4) Minimum side yard: 15 feet 3
 - (5) Minimum rear yard: 35 feet
 - (6) Minimum floor area per dwelling unit: 1,600 square feet
 - (7) Maximum building height: Two stories and 35 feet
 - (8) Maximum lot coverage: 35 percent

The current exterior design does not have enough structural and material variation to contribute to the character of the area.

There is no current provision for a garage, so at minimum a paved driveway must be provided.

Design Review Commission recommendation, 3.2.22: Denial of the current exterior design of your house, citing no lighting or landscaping provided, and, more importantly, a lack of architectural variation. Suggestions included a gable, bands around windows, some shutters, sloped porch roof, and railing for front porch.

On March 15th, the applicant provided a revised design based on the Design Review Commission comments, but it has not been formally reviewed by that Board. While the revised design does provide more variation, particularly on the front, the shutters and front door are more of a “country cottage” feel than the surrounding houses. Also, the front porch is very small.

Historic Preservation Commission recommendation, 3.21.22: Tabled for Design Review to look at revised design on April 6th.

Design Review Commission recommendation, 4.6.22: Denial of revised design; Further recommendations include providing official color names, providing an actual landscape plan (including foundation), make the front porch at least 8 feet deep (from front door), provide millwork around windows instead of shutters, provide a metal roof over porch for more variation, and provide more color balance for exterior. Also, it is somewhat confusing to have vertical siding on one part of the house and horizontal siding on another part. Perhaps a shake shingle design would be better than the horizontal siding (especially above the porch roof).

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.)

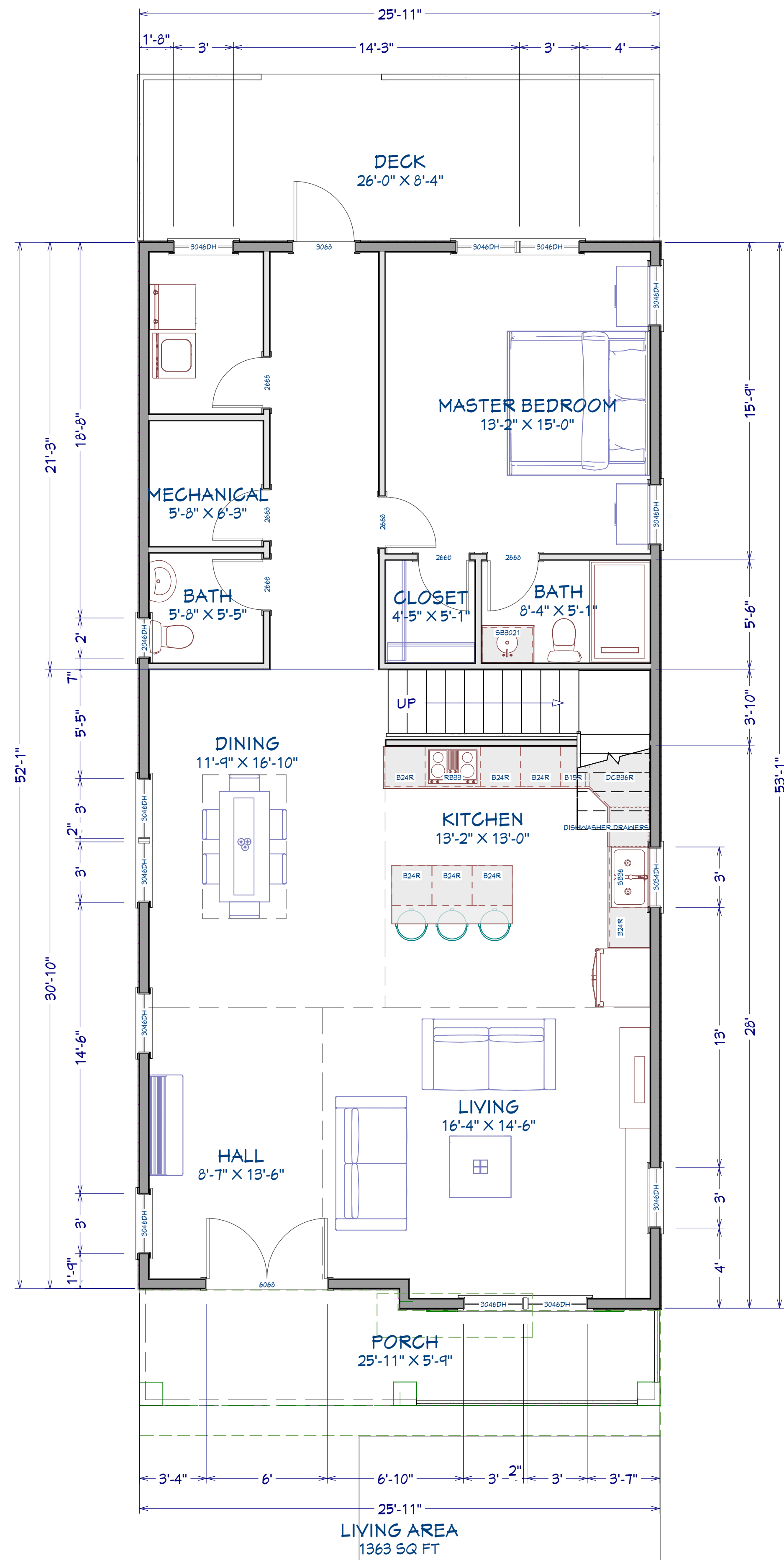
- Property Picture
- DESIGN CORRECTIONS
- Acceptance Letter 4.18.22

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

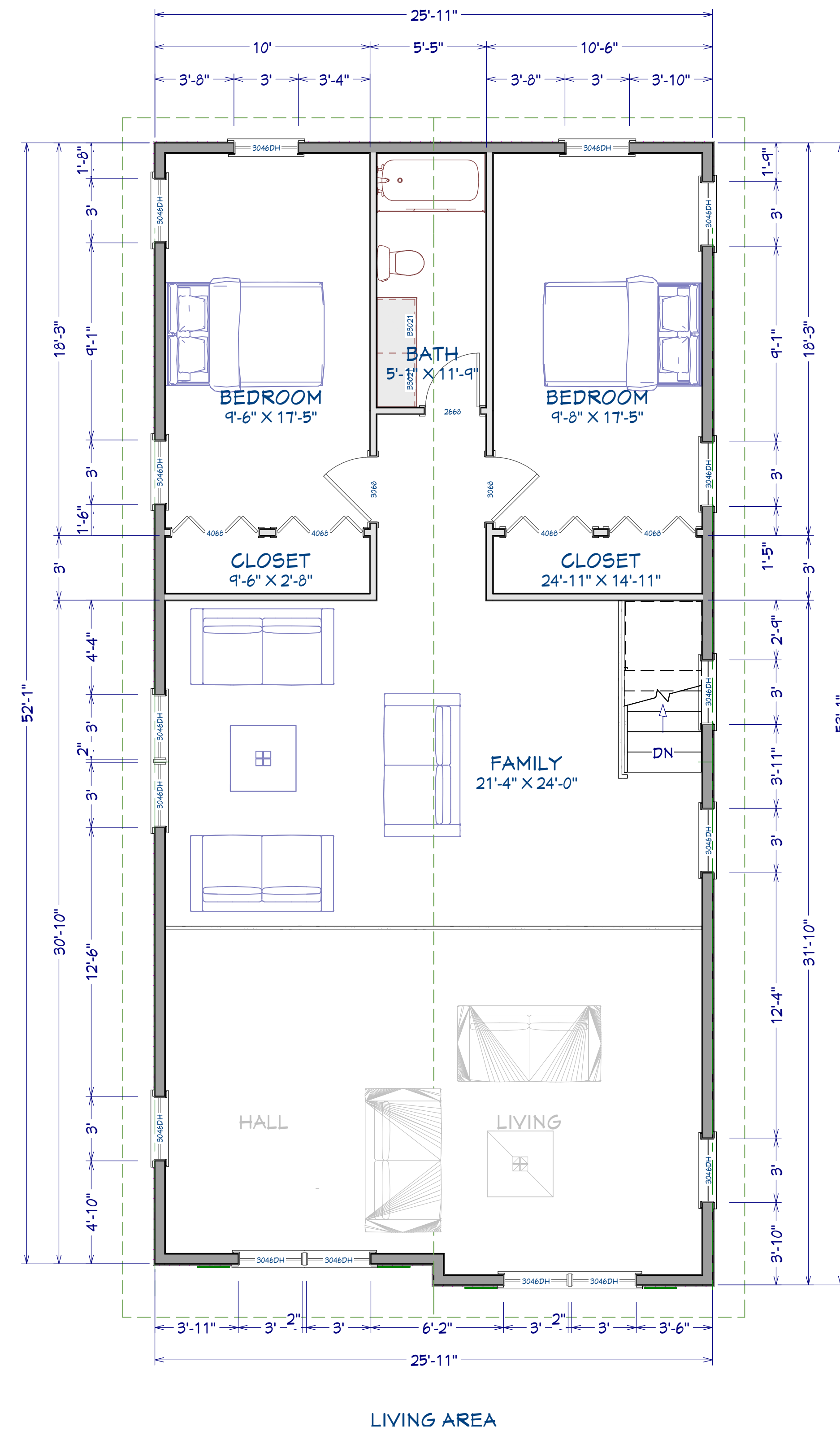
Denial



Attachment: Property Picture (3115 : 207 West Mill Street Revised House Design)



1 PROPOSED MAIN LEVEL
1/4"=1'-0"



2 PROPOSED SECOND LEVEL
1/4"=1'-0"



NUMBER	DATE	REVISION	DESCRIPTION

PROPOSED
LAYOUT

PROJECT ADDRESS:
14 MILL ST
PROPOSED LAYOUTS
MASANI CONSTRUCTION

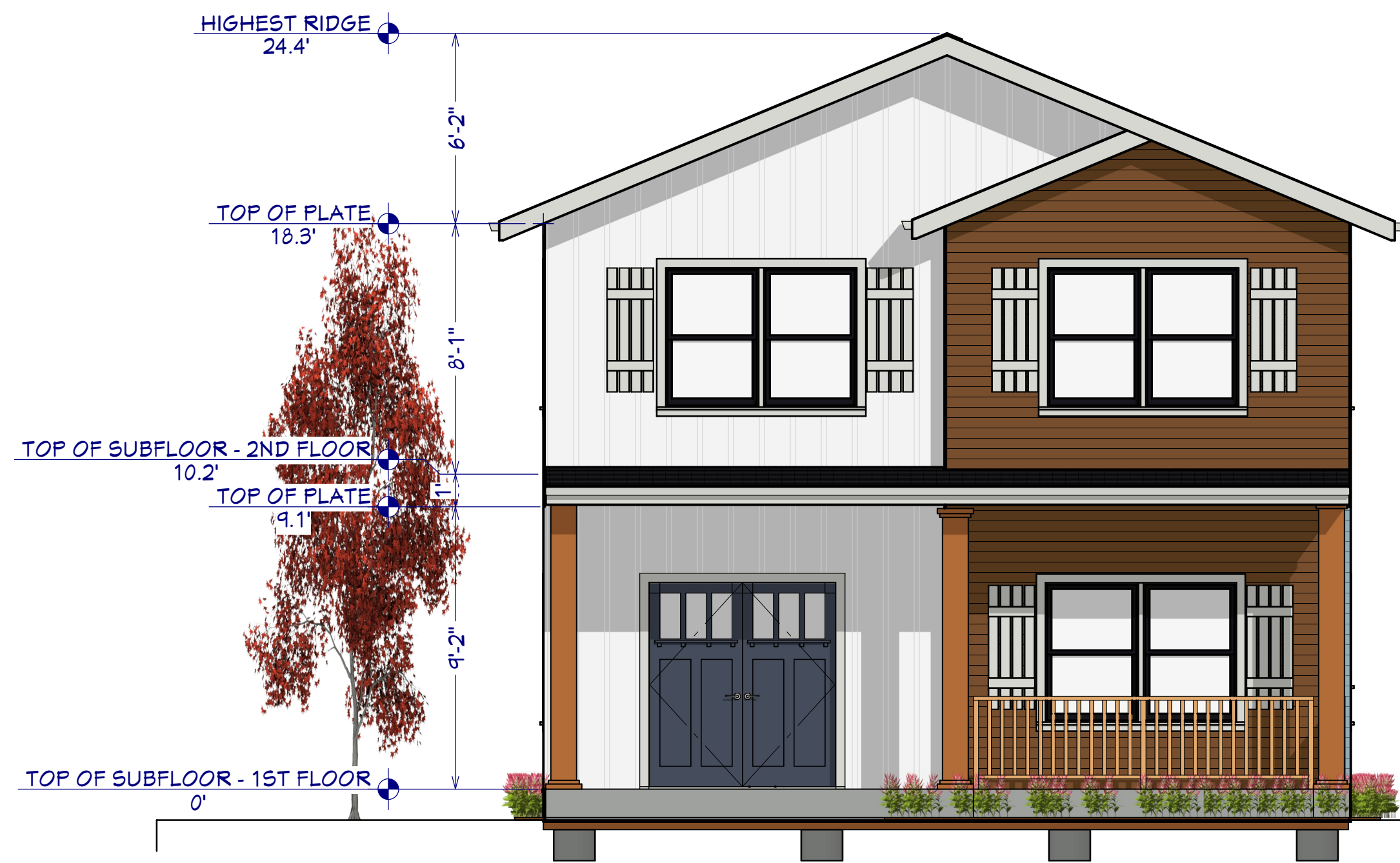
DRAWINGS PROVIDED BY:
INNOVA ENGINEERING AND DESIGNS
1 GLENLAKE PKWY NE, ATLANTA GA 30328
www.innovaconstructiongroup.com
(678) 941 8002

DATE:
3/14/2022

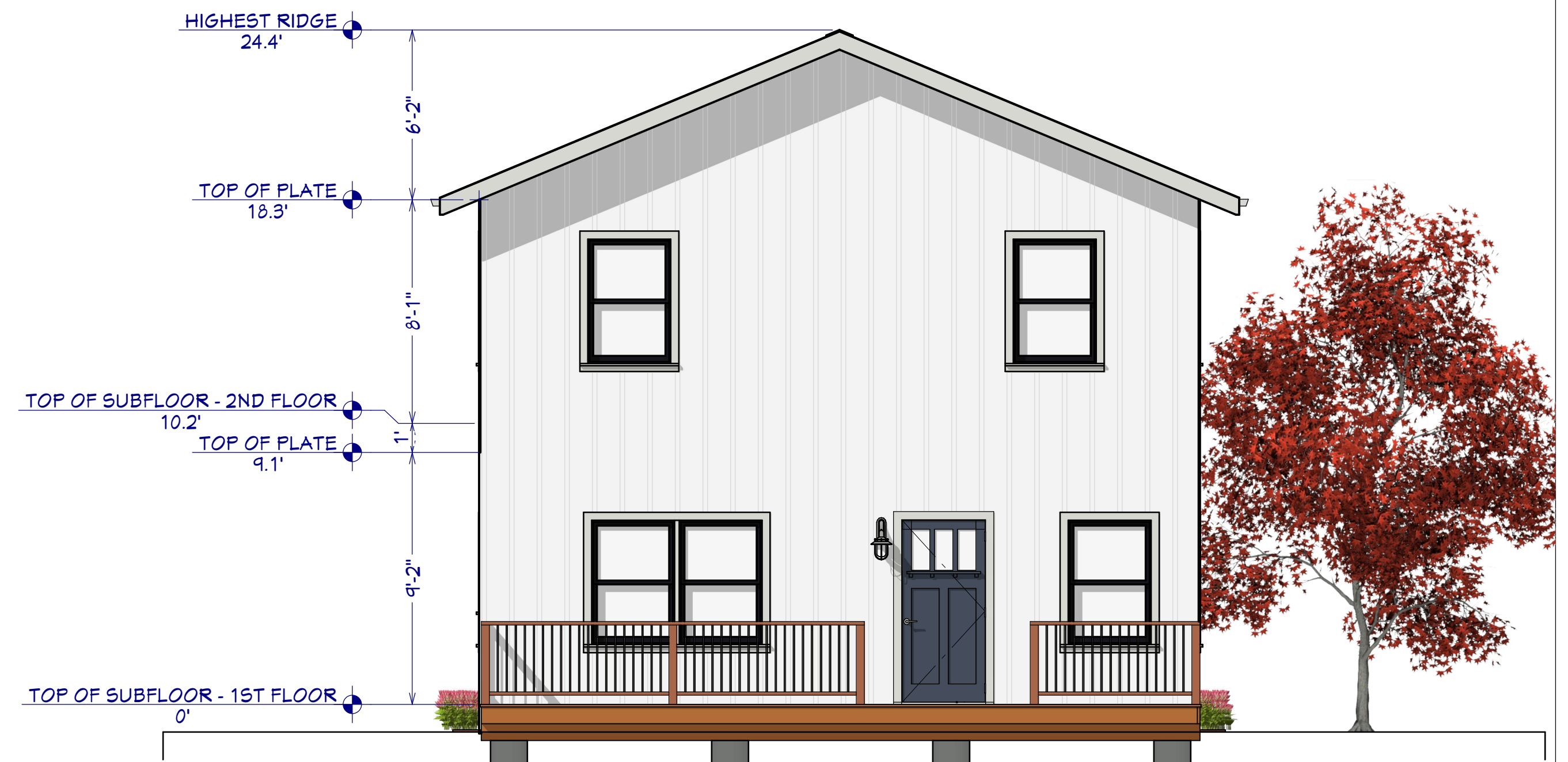
SCALE:

SHEET:

A-1



1 FRONT ELEVATION
1/4"=1'-0"



2 REAR ELEVATION
1/4"=1'-0"

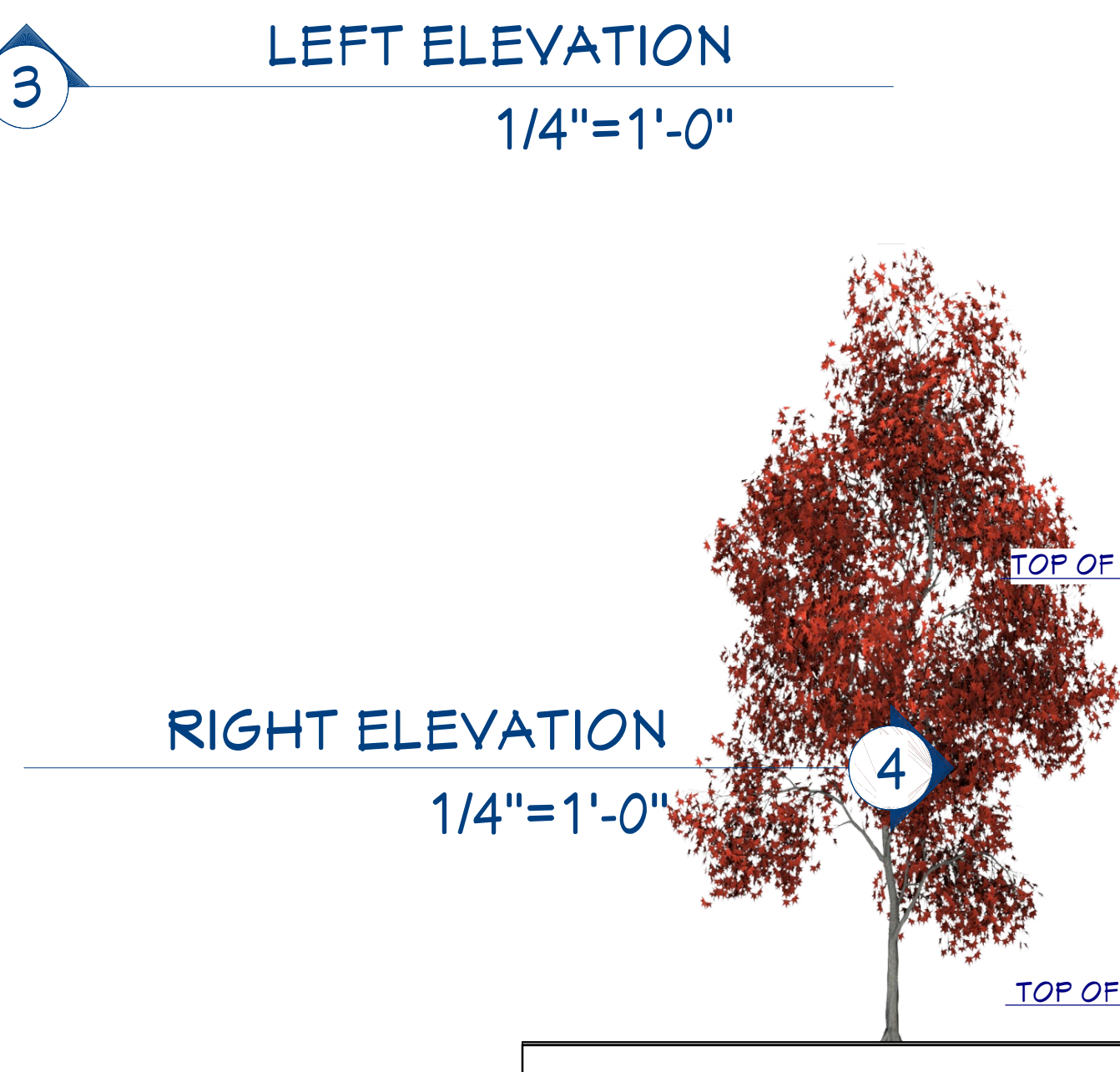


3 LEFT ELEVATION
1/4"=1'-0"

JAPANESE MAPLE



5 EXTERIOR RENDERING
1/4"=1'-0"



4 RIGHT ELEVATION
1/4"=1'-0"



REVISION TABLE	NUMBER	DATE	REVISION BY	DESCRIPTION

PROPOSED
ELEVATIONS

PROJECT ADDRESS:
1 MILL ST
PROPOSED LAYOUTS
MASANI CONSTRUCTION

DRAWINGS PROVIDED BY:
INNOVA ENGINEERING AND DESIGNS
1 GLENLAKE PKWY NE, ATLANTA GA 30328
www.innovaconstructiongroup.com
(678) 941 8002

DATE:

3/14/2022

SCALE:

SHEET:

A-2



MEMORANDUM

To: Carlos Soler

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

Date: April 12, 2022

Re: Notification of Request for Historic Preservation Commission – New Residence;
207 West Mill Street; Parcel No. 13241C B003

Dear Applicant,

This letter is to serve as notification that the City of Jonesboro, Historic Preservation Commission, has accepted your request for review of **revised designs** for a new residence for the property located at 207 West Mill Street, Jonesboro, Georgia.

Due to the COVID-19 outbreak, the review meeting will be conducted by members via a remote conference call (Zoom Meetings) on Monday, April 18, 2022 at 5:30 pm. You will be provided a link to the meeting to participate 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

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COUNCIL MEETING DATE

April 18, 2022

Requesting Agency (Initiator)

Office of the City Manager

Sponsor(s)

Community Development Director Allen

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

Historic Preservation Commission to consider a Certificate of Appropriateness for Jonesboro Biblical Counseling Center – 151 West Mill Street; Parcel No. 13241D A007; New signage for commercial building in Historic Residential Overlay.

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

City Code Section 86-489 and 86-490 – Sign 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 wall sign, ground sign needs revision; 151 West Mill Street by the First Baptist Church Jonesboro for a number of years. The property is zoned C-1 Neighborhood Commercial and is in the Historic Residential Overlay. Recently, they applied for new sign permits at the property, requiring Design Review Commission and Historic Preservation Commission review. The building will apparently be used as a counseling center. While there are sign standards for the Historic District, there are none listed for the Historic Residential Overlay. Therefore, the standards of Sections 86-489 and 86-490 shall prevail.

The new ground sign is a double-sided aluminum panel, only 8 square feet each side, mounted between two wood posts. The sign is 4.5 feet tall. Therefore, the panel size and height maximums are not exceeded. No electronics, changeable copy or internal illumination are proposed. The sign appears to be the only ground sign on the property. Per Code, edge of the sign will need to be at least 10 feet from the right-of-way line (could be lined up with new sign at 137 West Mill Street). However, the sign will be closer than 50 feet away from the building. Given the small size of the sign, staff does not view that as a problem.

The new wall sign is a one-sided aluminum panel, 16 square feet in area, and approximately 4.3% of the southern building façade, below the 10% maximum. No electronics, changeable copy or internal illumination are proposed.

Design Review Commission recommendation, 4.6.22: Recommending revisions to design - ground sign, provide landscaping plan for base, provide solar lighting for ground sign at base, the font is too light and too small to be read (phone number), provide vinyl posts instead of wood posts, show site plan showing it at least 10 feet from right-of-way. Is this color scheme approved by the church?

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.)

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title

Ricky L. Clark, City Manager

Date

April, 18, 2022

Signature

City Clerk's Office

- Ground Sign App
- Ground Sign
- Wall Sign App
- Wall Sign
- Property Pictures
- Acceptance Letter

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

Denial



CITY OF JONESBORO
 124 North Avenue
 Jonesboro, Georgia 30236
 City Hall: (770) 478-3800
 Fax: (770) 478-3775
 www.jonesboroga.com

Ground Sign

SIGN PERMIT APPLICATION

ATTACH ADDITIONAL PAGES IF NECESSARY. ALL ATTACHMENTS MUST BE NUMBERED. INDICATE THE PAGE NUMBER OF ATTACHMENT IN THE SPACES PROVIDED FOR EACH RELEVANT ANSWER. USE A SEPARATE PAGE FOR EACH NECESSARY QUESTION/ANSWER ATTACHMENT.

ANY MISSTATEMENT OR CONCEALMENT OF FACT IN THIS APPLICATION SHALL BE GROUNDS FOR REVOCATION OF THE LICENSE ISSUED AND SHALL MAKE THE APPLICANT LIABLE TO PROSECUTION FOR PERJURY. PLEASE DO NOT LEAVE ANY AREAS UNANSWERED.

APPLICATION FEE: \$60.00 (Non-Refundable). The Sign Permit fee is an additional cost. The City of Jonesboro will calculate and advise fees due.

*to tell us
Total \$
ST*

Administrative fee	(flat fee) \$60.00
Area of Sign 1-10ft ²	(flat fee) \$35.00
Area of Sign 11-25ft ²	(flat fee) \$60.00
Area of Sign 26-50ft ²	(flat fee) \$90.00
Area of Sign 51ft ² and greater	(flat fee) \$125.00
Temporary Signs	(flat fee for second permit) \$30.00
Two permits allowed per property per year.	
First is free and a flat fee is required for	
2nd permit.	

Attachment: Ground Sign App (3116 : 151 West Mill Street - Signs)

Date of Application: 3-24-22

PLEASE PRINT OR TYPE This is an application for authorization to erect/change signage. A permit fee of \$ _____ will be charged and must be submitted with this application, and is based on the City of Jonesboro Schedule of Fees. The signage fees are based on independent sign size. A separate application is required for each new sign or for any change to an existing sign.

Once authorization has been given, and within 10 days of work completion, the applicant must request in writing a final permit. Included with your final permit request must be a current and dated photograph of each face of the sign and a signed affidavit that the photographs are accurate, with a statement that the sign was erected/changed as described in the application. False statements made on this application are grounds for revocation of the sign permit authorization

The city shall process all sign authorizations/permit applications, within 45 days of the city's receipt of completed application. Once written authorization has been issued, all work must be completed within 180 days. If, after 180 days, the City has not received report of completion, the authorization shall become null and void and no final permit will be issued.

Description of Permit

Please check:

- ☒ New Sign
- ☐ Change to Existing Sign
- ☐ Ground Sign
- ☐ Window Sign
- ☐ Subdivision Sign
- ☐ Projecting Sign Wall Sign
- ☐ Entrance Sign
- ☐ Special Event Sign
- ☐ Other (describe below)

Property Owner or Applicant Information

Name: FBC JonesboroMailing Address: P.O. Box 773City: Jonesboro State: GA Zip: 30237Phone: (Day) 678-313-3606 (Evening) 678-313-3606*Signature: William C. Mansour

*By signing the above line, Property Owner gives permission for appropriate actions.

Attachment: Ground Sign App (3116 : 151 West Mill Street - Signs)

Jonesboro Property Information

Existing Uses and Structures: _____

Surrounding Uses and Structures: (See Official Zoning Map): _____

Surrounding Zoning: _____

North: _____ South: _____ East: _____ West: _____

Property Address of Sign: 151 MILL ST

Complete dimensions and total area of the sign: _____

What is the position of the sign in relation to nearby buildings/structures and other signs?

Yard sign outside north, Building sign attached To South wall by Door

What is the position of the sign in relation to nearby buildings/structures and other signs?

What are the setbacks from right-of-ways, property lines and easements?

Name of person, firm, corporation or association erecting the sign is:

Autograph Signs Todd

Name of business/activity at the address where the sign is to be erected:

Is this in a planned development?

Attach to this application a written description of all other signs located on the lot, indicating the sign type, size and placement. (Master Signage Plan)

None

Attachment: Ground Sign App (3116 : 151 West Mill Street - Signs)

Include one accurate scale drawing of the sign plans you are requesting a permit for. Include:

- specifications and method of construction
- materials used in the construction of the sign itself
- how the sign(s) will be attached to the building or ground
- a scale drawing of the site showing driveways, structures, existing and proposed signs
- any other limiting site features.
- Indicate if the sign will be illuminated

NOTE: BE SURE OF YOUR LOCATION PRIOR TO ERECTING SIGN. CALL CODE ENFORCEMENT FOR VERIFICATION (770) 478-3800

FOR OFFICE USE ONLY:

Date Received: 03/24/22

Received By: my

Fee Amount Enclosed: \$ 100.00

Date Approved: ____/____/20____

Date Denied ____/____/20____

Permit Issued ____/____/20____

Comment:

Attachment: Ground Sign App (3116 : 151 West Mill Street - Signs)

ATTACHMENT -1-

PROPERTY OWNER'S AUTHORIZATION

The undersigned below, or as attached, is the owner of the property which is subject of this application. The undersigned does duly authorize the applicant named below to act as applicant in the pursuit of an amendment to the property.

I swear that I am the owner of the property which is the subject matter of the attached application, as it is shown in the records of Clayton County, Georgia.

I hereby depose and say that all above statements and attached statements and/or exhibits submitted are true and correct, to the best of knowledge and belief.

PROPERTY OWNER:

First Baptist Church
PRINT NAME

William C. Manross
SIGNATURE/DATE 3-28-22

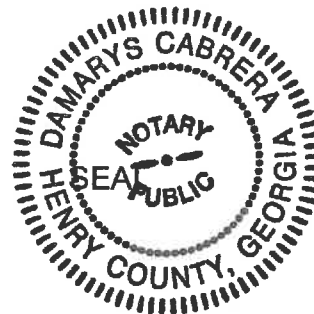
APPLICANT:

William C Manross
PRINT NAME

William C. Manross
SIGNATURE/DATE

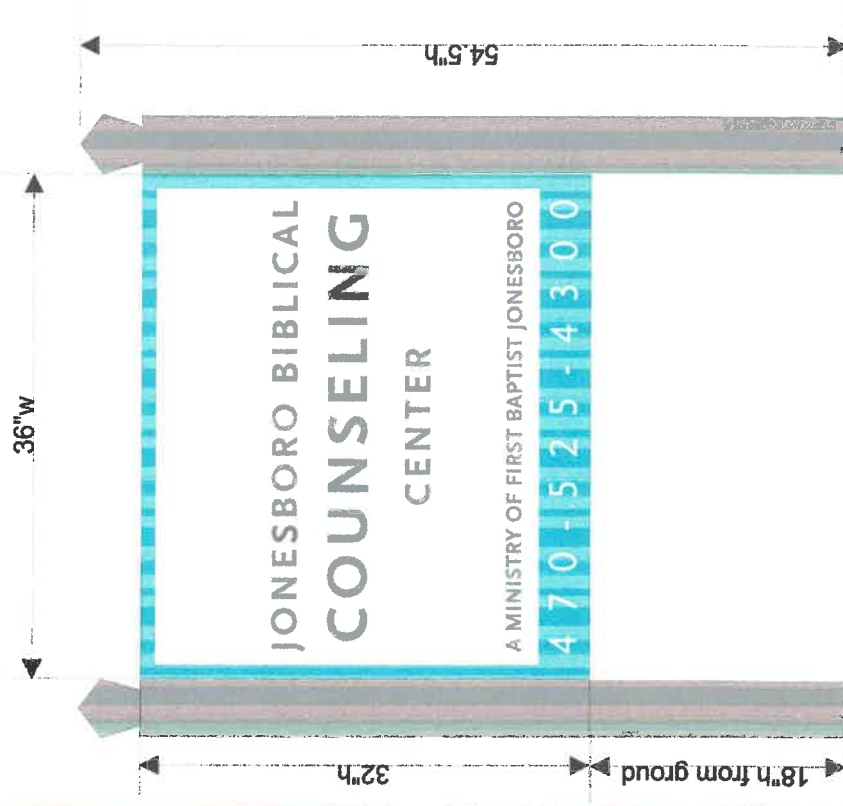
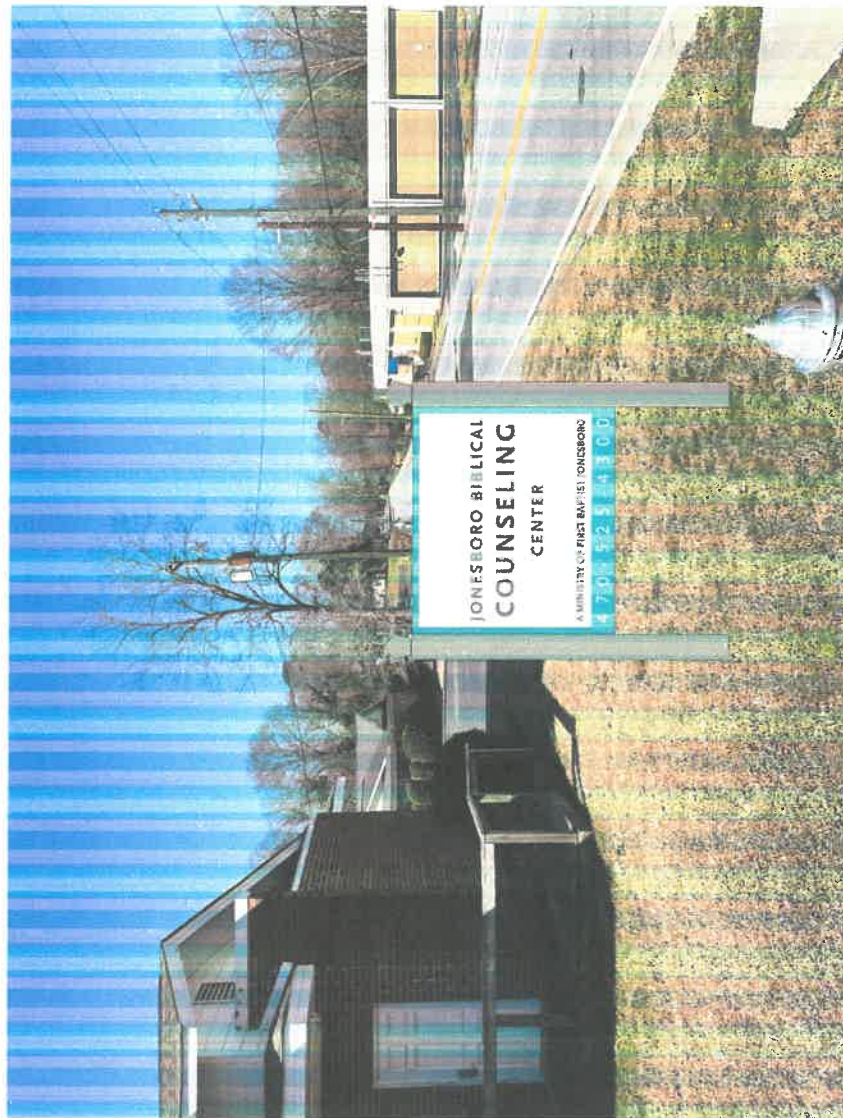
NOTARY:

Damarys Cabrera
SIGNATURE/DATE 3/28/22



Attachment: Ground Sign App (3116 : 151 West Mill Street - Signs)

PROJECT DESCRIPTION:



**(1) 36\"w x 32\"h Digital Printed Mounted Sign on Aluminum Composite;
Attached to 4x4 wood post 18\"h from the ground**



CITY OF JONESBORO
 124 North Avenue
 Jonesboro, Georgia 30236
 City Hall: (770) 478-3800
 Fax: (770) 478-3775
 www.jonesboroga.com

Wall Sign

SIGN PERMIT APPLICATION

ATTACH ADDITIONAL PAGES IF NECESSARY. ALL ATTACHMENTS MUST BE NUMBERED. INDICATE THE PAGE NUMBER OF ATTACHMENT IN THE SPACES PROVIDED FOR EACH RELEVANT ANSWER. USE A SEPARATE PAGE FOR EACH NECESSARY QUESTION/ANSWER ATTACHMENT.

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APPLICATION FEE: \$60.00 (Non-Refundable). The Sign Permit fee is an additional cost. The City of Jonesboro will calculate and advise fees due.

to tell us
Total \$
ST

Administrative fee	(flat fee) \$60.00
Area of Sign 1-10ft ²	(flat fee) \$35.00
Area of Sign 11-25ft ²	(flat fee) \$60.00
Area of Sign 26-50ft ²	(flat fee) \$90.00
Area of Sign 51ft ² and greater	(flat fee) \$125.00
Temporary Signs	(flat fee for second permit) \$30.00
Two permits allowed per property per year.	
First is free and a flat fee is required for	
2nd permit.	

Attachment: Wall Sign App (3116 : 151 West Mill Street - Signs)

Date of Application: 3-24-22

PLEASE PRINT OR TYPE This is an application for authorization to erect/change signage. A permit fee of \$ _____ will be charged and must be submitted with this application, and is based on the City of Jonesboro Schedule of Fees. The signage fees are based on independent sign size. A separate application is required for each new sign or for any change to an existing sign.

Once authorization has been given, and within 10 days of work completion, the applicant must request in writing a final permit. Included with your final permit request must be a current and dated photograph of each face of the sign and a signed affidavit that the photographs are accurate, with a statement that the sign was erected/changed as described in the application. False statements made on this application are grounds for revocation of the sign permit authorization

The city shall process all sign authorizations/permit applications, within 45 days of the city's receipt of completed application. Once written authorization has been issued, all work must be completed within 180 days. If, after 180 days, the City has not received report of completion, the authorization shall become null and void and no final permit will be issued.

Description of Permit

Please check:

- ☒ New Sign
- ☐ Change to Existing Sign
- ☐ Ground Sign
- ☐ Window Sign
- ☐ Subdivision Sign
- ☐ Projecting Sign Wall Sign
- ☐ Entrance Sign
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- ☐ Other (describe below)

Property Owner or Applicant Information

Name: FBC JonesboroMailing Address: P.O. Box 773City: Jonesboro State: GA Zip: 30237Phone: (Day) 678-313-3606 (Evening) 678-313-3606*Signature: William C. Mansoor

*By signing the above line, Property Owner gives permission for appropriate actions.

Attachment: Wall Sign App (3116 : 151 West Mill Street - Signs)

Jonesboro Property Information

Existing Uses and Structures: _____

Surrounding Uses and Structures: (See Official Zoning Map): _____

Surrounding Zoning: _____

North: _____ South: _____ East: _____ West: _____

Property Address of Sign: 151 MILL ST

Complete dimensions and total area of the sign: _____

What is the position of the sign in relation to nearby buildings/structures and other signs?

Yard sign outside north, Building sign attached To south wall by Door

What is the position of the sign in relation to nearby buildings/structures and other signs?

What are the setbacks from right-of-ways, property lines and easements?

Name of person, firm, corporation or association erecting the sign is:

Autograph Signs Todd

Name of business/activity at the address where the sign is to be erected:

Is this in a planned development?

Attach to this application a written description of all other signs located on the lot, indicating the sign type, size and placement. (Master Signage Plan)

None

Attachment: Wall Sign App (3116 : 151 West Mill Street - Signs)

Include one accurate scale drawing of the sign plans you are requesting a permit for. Include:

- specifications and method of construction
- materials used in the construction of the sign itself
- how the sign(s) will be attached to the building or ground
- a scale drawing of the site showing driveways, structures, existing and proposed signs
- any other limiting site features.
- Indicate if the sign will be illuminated

NOTE: BE SURE OF YOUR LOCATION PRIOR TO ERECTING SIGN. CALL CODE ENFORCEMENT FOR VERIFICATION (770) 478-3800

FOR OFFICE USE ONLY:

Date Received: 08/24/22

Received By: [Signature]

Fee Amount Enclosed: \$ 10.00

Date Approved: / /20

Date Denied / /20

Permit Issued / /20

Comment:

Attachment: Wall Sign App (3116 : 151 West Mill Street - Signs)

ATTACHMENT -1-

PROPERTY OWNER'S AUTHORIZATION

The undersigned below, or as attached, is the owner of the property which is subject of this application. The undersigned does duly authorize the applicant named below to act as applicant in the pursuit of an amendment to the property.

I swear that I am the owner of the property which is the subject matter of the attached application, as it is shown in the records of Clayton County, Georgia.

I hereby depose and say that all above statements and attached statements and/or exhibits submitted are true and correct, to the best of knowledge and belief.

PROPERTY OWNER:

First Baptist Church
PRINT NAME

William C. Manross
SIGNATURE/DATE 3-28-22

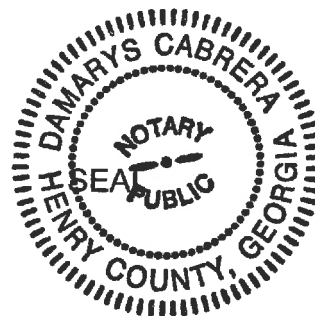
APPLICANT:

William C Manross
PRINT NAME

William C. Manross
SIGNATURE/DATE

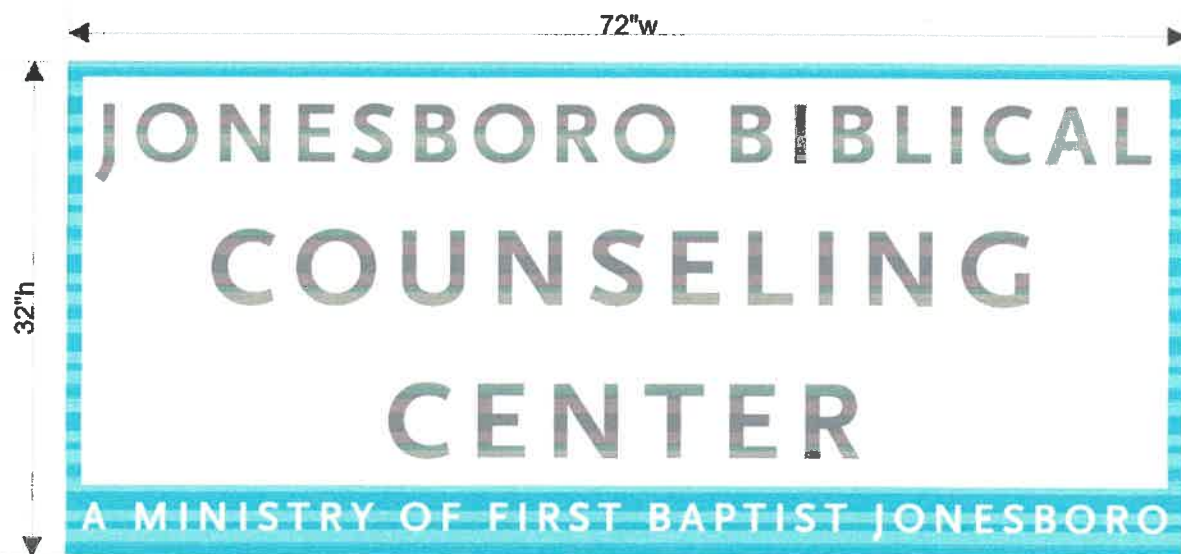
NOTARY:

Damarys Cabrera
SIGNATURE/DATE 3/28/22



Attachment: Wall Sign App (3116 : 151 West Mill Street - Signs)

PROJECT DESCRIPTION:



**(1) 72"w x 32"h Digital Printed Mounted Sign
on Aluminum Composite; Screwed to the Building**



Attachment: Property Pictures (3116 : 151 West Mill Street - Signs)





Attachment: Property Pictures (3116 : 151 West Mill Street - Signs)



MEMORANDUM

To: Chip Manross
P.O. Box 773
Jonesboro, Ga. 30237

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

Date: April 13, 2022

Re: Notification of Request for Historic Preservation Commission – Signs; 151 West Mill Street; Parcel No. 13241D A007

Dear Applicant,

This letter is to serve as notification that the City of Jonesboro, Historic Preservation Commission, has accepted your request for review of signs for the property located at 151 West Mill Street, Jonesboro, Georgia.

Due to the COVID-19 outbreak, the review meeting will be conducted by members via a remote conference call (Zoom Meetings) on Monday, April 18, 2022 at 5:30 pm. You will be provided a link to the meeting to participate if you wish. If you are unable to be a part of the meeting, then you will be informed of the recommendation on the following day.

Sincerely,

David D. Allen
Community Development Director / Zoning Administrator

Attachment: Acceptance Letter (3116 : 151 West Mill Street - Signs)



CITY OF JONESBORO, GEORGIA COUNCIL

Agenda Item Summary

Agenda Item #

5.2

- 2

COUNCIL MEETING DATE

April 18, 2022

Requesting Agency (Initiator)

Office of the City Manager

Sponsor(s)

Community Development Director Allen

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

Historic Preservation Commission to consider a Certificate of Appropriateness for a residence at 212 South Main Street; Parcel No. 05241B A006; Minor renovations to residential property in Historic District.

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

City Code Section 86-103 – H2 Historic District 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 alterations, with condition; For some time, the property owner has been renovating the house on the property. The property is zoned H-2 Historic District. Per the application, the owner would like to cover existing concrete blocks on the southwest corner of the house with stucco to improve the appearance. He would also like to repair and replace the metal roof that is sagging on the existing accessory building in the rear yard.

(l) 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.)

b. 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.

4. Proper 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.

d. Foundations.

1. The original design and materials of the foundation, open pier foundation and the porch pier foundation shall be maintained.

2. Unpainted historic masonry foundations shall not be painted.

3. Concrete block shall not be used as a foundation material. Discouraged as a material.

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title

Ricky L. Clark, City Manager

Date

April, 18, 2022

Signature

City Clerk's Office

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. **Stucco acceptable material.**

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

Sec. 86-227. - Building exterior.

All residential and commercial construction shall be brick, concrete stucco, stone, cementitious siding, wood or similar, durable architectural materials. Vinyl siding may be permitted in residential applications, only, provided the grade of vinyl meets or exceeds the Standard Specification for Rigid PVC Siding (ASTM D-3679). All manufacturers' recommendations concerning vinyl siding installation must be closely followed. **Stucco acceptable material.**

Vinyl siding is prohibited in the H-1 and H-2 historic districts and the historic overlay. Owners of structures within these districts or the overlay having vinyl siding are not required to replace such siding; however, renovation of or addition to any structure having a construction cost exceeding 50 percent of the assessed market value shall comply with this section. That is, the use of vinyl on the structure being renovated or the addition shall be prohibited.

Synthetic stucco may also be permitted, provided the materials and installation fully comply with the standards of this section. "Super" brick, split-faced block, concrete masonry units, cinder blocks and textured block are prohibited with the exception of use in foundation construction. Materials found to be other than durable construction products are specifically prohibited.

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

a. Roofs.

1. **The existing pitch and shape of the roof shall be maintained.**
2. The shape, style, and placement of historic dormers shall be maintained.
3. The addition of dormers to the front facade where none previously existed is prohibited.
4. **Existing roof materials shall be replaced with the same type of historic material or with that which closely resembles the existing material.**
5. Decorative brackets, cornices, and eaves shall be maintained.
6. Historic chimneys shall be maintained.
7. New chimneys shall use traditional design and materials, and their placement shall be appropriate for the architectural style of the structure.

Replacement roof material for roof shed needs to be metal.

Design Review recommendation, 4.6.22: Approval of stucco on corner of house over concrete and replacement of whole roof with similar metal.

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.)

- Hist. App.
- Property Pictures

- Acceptance Letter

5.2

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

Approval with Condition



CITY OF JONESBORO

124 North Avenue
Jonesboro, Georgia 30236
www.jonesboroga.com

JONESBORO HISTORIC PRESERVATION COMMISSION APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

The Jonesboro Historic Preservation Commission or J.H.P.C. is tasked with ensuring that any proposed changes to the City of Jonesboro District's Preservation and Standards are met according to the City of Jonesboro Ordinances. This application and approval thereof does not constitute an approval of construction. It is a review of Chapter 86-Zoning, Section 86-102 (H-1) Historic District Code, the process of plans, land disturbance, and other compliance measures must be met. Please call Jonesboro City Hall (770) 478-3800 and speak with the City Clerk for further information.

Property Information:

Address: 212 S Main St.
Owner: Cole's Water Ice LLC

Note: if applicant is not the owner, the applicant must provide written permission from the owner, notarized, and owner's contact information. See Jonesboro City Hall to obtain permission.

Hayward Cole

Applicant Information:

Applicant Name: Hayward Cole
Mailing Address: 446 C Martin St. ATL GA. 30317
Email Address: hayward-cole@yahoo.com

Phone: 406
and Charges as identified within the City of Jonesboro's schedule of
Preservation Committee Certificate of Appropriateness

Application Fee \$75.00

PROJECT INFORMATION

Type of Project (Check all that apply)

Construction

- ☐ New building
- ☐ Additional building
- ☒ Minor Exterior Change
- ☒ Major Building Restoration, Rehabilitation, or Remodeling

Site Changes

- ☐ Parking area(s), Driveway(s), or Walkway(s)
- ☐ Fence(s) or Wall (s)
- ☐ Sign(s)
- ☐ Mechanical System(s)
- ☐ Non-temporary Site Feature(s): (i.e. satellite dishes, pools, lighting, arbors, gazebo's, etc.)

Demolition or Relocation

- ☐ Primary Building
- ☐ Outbuilding
- ☐ Site Feature

APPLICATION REQUIREMENTS

Applicants must include support materials as noted to be considered (i.e. plans, schematics, images, dimensions, surrounding structures). Incomplete applications will not be reviewed.

APPLICATION DEADLINE & REPRESENTATION

Applications must be delivered to the Jonesboro City Hall at least eighteen (18) days preceding the next scheduled J.H.P.C. meeting. The J.H.P.C. meets on an as needed basis. Applicant's attendance is required: A presentation with visuals and detailed information is suggested. Questions which may arise, and if unanswered could result in the denial of the application.

REQUIRED MATERIALS

The following materials are required for a complete application. Incomplete applications WILL NOT be reviewed.

A. New Buildings and Additions:

- i. Description of Project
- ii. Site Plan
- iii. Architectural Elevations
- iv. Floor Plan
- v. Description of Materials
- vi. Photographs of Proposed Site

B. Major Restoration, Rehabilitation, or Remodeling:

- i. Architectural Elevations or Sketches
- ii. Description of Project
- iii. Description of Materials
- iv. Photographs of Proposed Site

C. Minor Exterior Changes:

- i. Description of Project
- ii. Description of Materials
- iii. Photographs of Existing Building

D. Site Changes: Parking, Driveways & Walkways:

- i. Site Plan or Sketch of Site
- ii. Description of Materials
- iii. Photographs of Site

E. Site Changes: Fences, Walls, and other Site Features:

- i. Site Plan or Sketch of Site
- ii. Architectural Elevations or Sketches
- iii. Description of Materials
- iv. Photographs of Site

F. Site Changes: Signs:

- i. Architectural Elevation or Sketch (For signs located on the building)
- ii. Site Plan or Sketch of Site (For free standing signs)
- iii. Description of Materials and Illumination

PROJECT AND MATERIALS DESCRIPTION

Concrete Block section on Rear outside
corner of House to get stucco over blocks
this will improve appearance of home

Roof of outbuilding is sagging, the
roof needs to be rebuilt. Part of
roof will be removed and re-framed
and add new roof shingles

(Add Additional Sheets as Necessary)

Hayward Cole

PRINT NAME

February 7, 2022

DATE

Hayward Cole

SIGNATURE

\$ 75 —

FEE AMOUNT

_____(Application Received By)

Attachment: Hist. App. (3117 : 212 South Main Street - Exterior Modifications)

Property Owner Authorization Form

The Undersigned below, or as attached, is the owner of the property which is the subject of this application. The undersigned does duly authorize the applicant named below to act as applicant for issuance of this application.

Name of Owner: Cole's Water Fee LLC

Mailing Address: 446 E Martin St. ATL GA 30312

Telephone Number: (404) 454-8796

Address of Subject Property: 212 S. Main Street

I swear that I am the owner of the property which is the subject matter of the attached application, as it is shown in the records of Clayton County, Georgia.

Owner Signature: Dayward Cole member Date: 02/07/2022

Notary Public

I hereby certify that Dayward Cole signed his or her name to the foregoing application stating to me that he or she knew and understood all statements and answers made therein, and other oath actually administered by me, has sworn or affirmed, that said statements and answers are true and correct.

This ____ Day of _____, _____

[Place notary seal here]

Notary Public Signature: _____

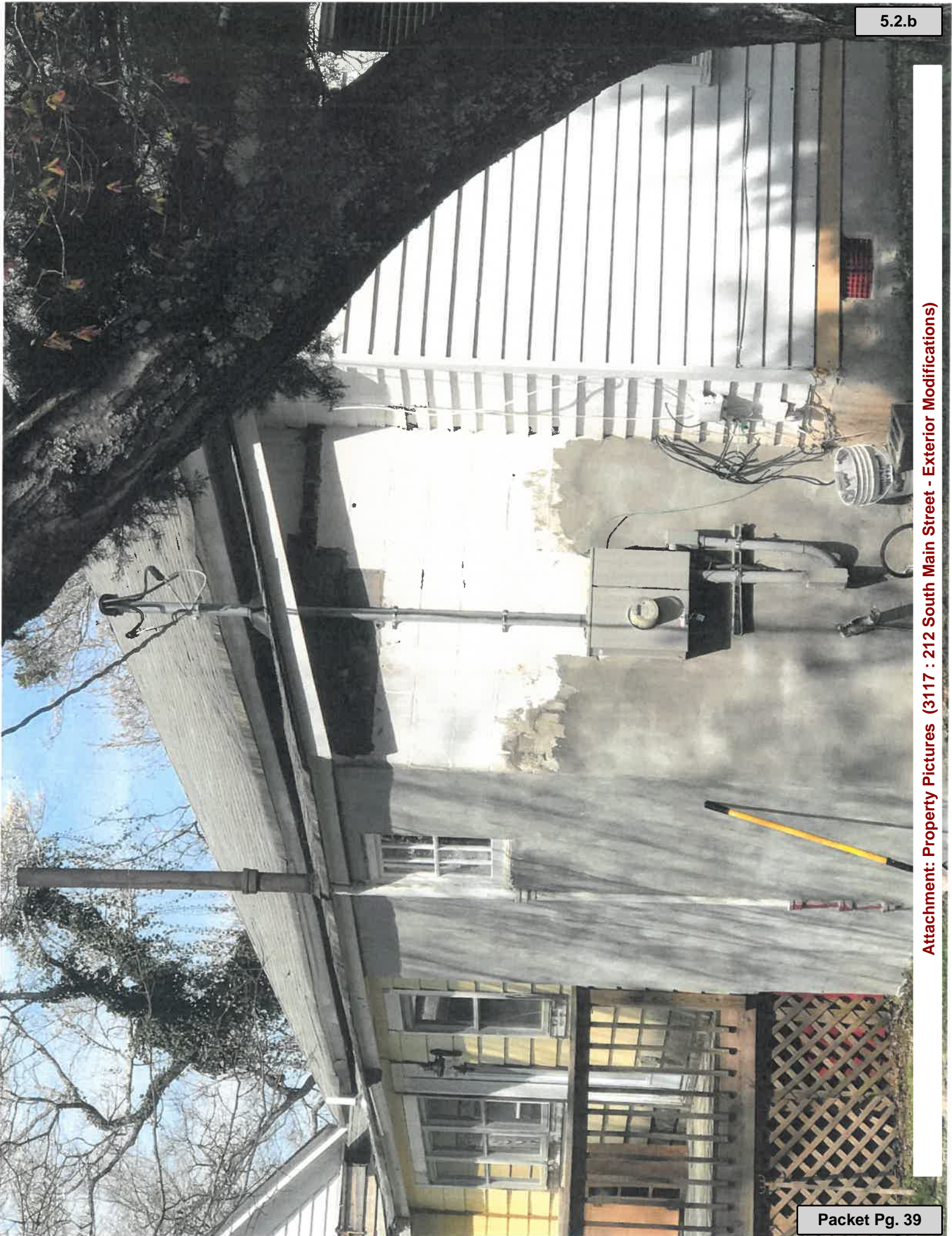
Attachment: Hist. App. (3117 : 212 South Main Street - Exterior Modifications)



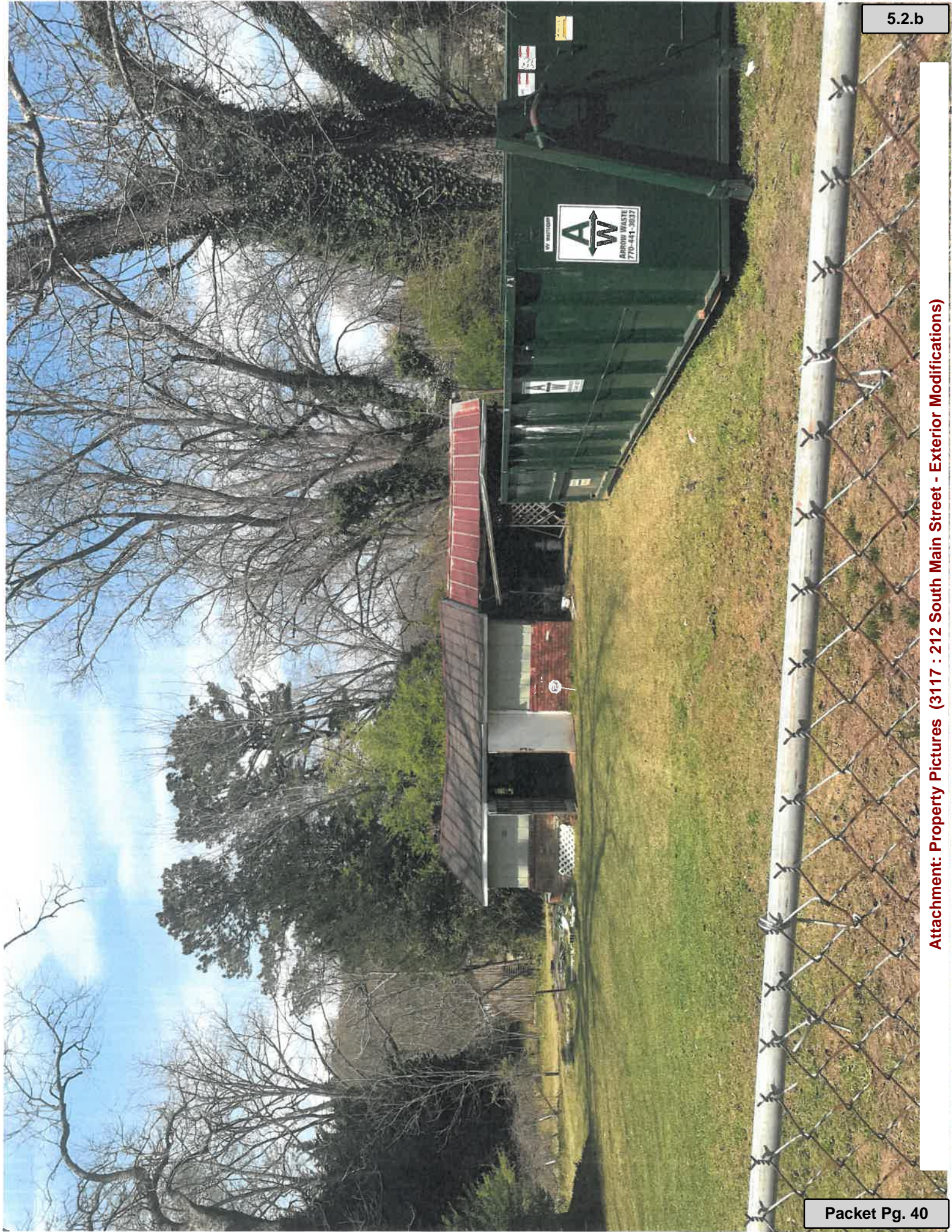




Attachment: Property Pictures (3117 : 212 South Main Street - Exterior Modifications)



Attachment: Property Pictures (3117 : 212 South Main Street - Exterior Modifications)





MEMORANDUM

To: Hayward Cole
212 South Main Street
Jonesboro, Ga. 30236

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

Date: April 12, 2022

Re: Notification of Request for Historic Preservation Commission – Exterior Modifications; 212 South Main Street; Parcel No. 05241B A006

Dear Applicant,

This letter is to serve as notification that the City of Jonesboro, Historic Preservation Commission, has accepted your request for review of exterior renovations for the property located at 212 South Main Street, Jonesboro, Georgia.

Due to the COVID-19 outbreak, the review meeting will be conducted by members via a remote conference call (Zoom Meetings) on Monday, April 18, 2022 at 5:30 pm. You will be provided a link to the meeting to participate 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 #

5.3

- 3

COUNCIL MEETING DATE

April 18, 2022

Requesting Agency (Initiator)

Office of the City Manager

Sponsor(s)

Community Development Director Allen

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

Historic Preservation Commission to consider a Certificate of Appropriateness for potential residences along South Avenue; Parcel Nos. 05241B A013 and 05241B A014; New house designs in Historic District.

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

Section 86-103. H-2 Historic District 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 house exterior design materials only**; The applicant subdivided off two vacant lots from the parent tract (with his house) a couple of years ago. All three tracts are zoned H-2 Historic District. He is requesting input on a house design he is considering for one of the vacant lots.

The proposed house design is actually two two-story cottages attached, with rear garages. They are predominantly white, with vertical siding, stone accents, and a stone chimney. There are small front and rear porches.

Zoning requirements notwithstanding, the Design Review Commission and Historic Preservation Commission are asked to review the appropriateness of the proposed exterior materials.

(2) *New construction. New buildings shall be compatible with surrounding historic structures and shall contribute to the character to the area. Prevalent architectural styles in the district shall guide new development. (See article VII, Architectural style and scale, for guidance on specific historic styles and building materials traditionally found in Jonesboro.)*

a. *Scale and form.*

1. *New buildings shall be compatible with the existing scale and form of nearby historic homes in terms of foundation and story heights, roof height, shape and pitch, number of stories, width, and depth. **This is proposed to be a two-story structure, whereas adjacent houses on South Avenue are mostly one-story. Roof pitch would be mostly the same.***

2. *The maximum heated floor area of infill development shall not exceed 150 percent of the average heated floor area of single family detached dwellings located on the same street for a distance of 600 feet in either direction. **If allowed, total heated square feet for the attached cottages would be 3038 square feet (heated). The closest houses on South Avenue are 1591, 2196, 1428, 1863, 1566, 2640, 2111, and 1160 square feet respectively, for an average of 1820 square feet. Thus, the proposed house would be 166% of the average existing house size and would need to be reduced somewhat in size.***

3. *The maximum building height for infill development shall be determined by the maximum building height of single family detached dwellings located on the same street for a distance of 600 feet in either direction. **This is proposed to be a two-story structure, whereas adjacent houses on South Avenue are mostly one-story.***

b. *Materials and color.*

1. *The predominant exterior siding material or a modern material that creates a similar texture or appearance shall be*

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title

Ricky L. Clark, City Manager

Date

April, 18, 2022

Signature

City Clerk's Office

used. **Several adjacent houses have wood siding. One has brick.**

2. The use of brick is encouraged for chimneys. **Stone is proposed.**

3. Prohibited exterior materials include synthetic materials with a false wood grain, vinyl siding, brick veneer, concrete block, and the use of materials that do not complement the architectural or historic style of the structure. **The siding would need to be either wood or Hardiplank, not vinyl.**

4. Brick and paint colors shall be compatible with the style of the structure and with surrounding historic structures. **No surrounding "historic" structures.**

5. Neon colors are prohibited. **Not used.**

6. Primary colors may be acceptable for trim or accents pending review and approval by the director of downtown development. **So noted.**

c. Doors and windows.

1. Window and door placement, shape, and dimensions shall be compatible with the pattern on nearby historic structures.

There are no real "historic structures" nearby.

2. Blank wall facades are discouraged. **The design has a good distribution of windows.**

Overall, the exterior design is pleasing and would not be wholly incompatible with the surrounding neighborhood on South Avenue. Items of concern:

1. Duplex units are no longer allowed in the Historic District.
2. The house size is too large. (Making these single-family instead of duplexes would solve this.)
3. The design is two-story, where most adjacent houses are one-story.

Design Review Commission recommendation, 4.6.22: Approval of exterior design and materials, pending Zoning Appeal approval for use of duplexes.

Further comments: Is there enough room for parking in the back?
No garage

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.)

- Hist. Application
- Adjacent Architecture
- Plat
- New Elevation
- Floor Plan
- Acceptance Letter

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

Approval of Exterior Materials, with Conditions



CITY OF JONESBORO

124 North Avenue
Jonesboro, Georgia 30236

www.jonesboroga.com

JONESBORO HISTORIC PRESERVATION COMMISSION APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

The Jonesboro Historic Preservation Commission or J.H.P.C. is tasked with ensuring the Historic District's Preservation and Standards are met according to the City of Jonesboro Codes and Ordinances. This application and approval thereof does not constitute an approval to begin construction. It is a review of Chapter 86-Zoning, Section 86-102 (H-1) Historic District and Section 86-103 (H-2) Historic District. Once the applicant meets Historic District Code, the process of approval of plans, land disturbance, and other compliance measures must be met. Please contact the Jonesboro City Hall (770) 478-3800 and speak with the City Clerk for further information.

Property Information:

Address: LOTS (05241B-A013) AND (05241B-A014) South Ave
Owner: COLE'S WATER ICE LLC.

Note: if applicant is not the owner, the applicant must provide written permission from the owner – notarized, and owner's contact information. See Jonesboro City Hall to obtain permissible document.

Applicant Information:

Applicant Name: COLE'S WATER ICE LLC (Hayward Cole)
Mailing Address: 4460 Martin St. SE Atlanta GA. 30312
Email Address: HCOLEDEV@GMAIL.COM Phone 404 454 8796

Fees and Charges as identified within the City of Jonesboro's schedule of fees for the Historic Preservation Committee Certificate of Appropriateness.

Application Fee \$75.00

PROJECT INFORMATION

Type of Project (Check all that apply)

Construction

- ☒ New building
- ☐ Additional building
- ☐ Minor Exterior Change
- ☐ Major Building Restoration, Rehabilitation, or Remodeling

Site Changes

- ☐ Parking area(s), Driveway(s), or Walkway(s)
- ☐ Fence(s) or Wall (s)
- ☐ Sign(s)
- ☐ Mechanical System(s)
- ☐ Non-temporary Site Feature(s): (i.e. satellite dishes, pools, lighting, arbors, gazebo's, etc.)

Demolition or Relocation

- ☐ Primary Building
- ☐ Outbuilding
- ☐ Site Feature

APPLICATION REQUIREMENTS

Applicants must include support materials as noted to be considered (i.e. plans, schematics, images, dimensions, surrounding structures). Incomplete applications will not be reviewed.

APPLICATION DEADLINE & REPRESENTATION

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REQUIRED MATERIALS

The following materials are required for a complete application. Incomplete applications WILL NOT be reviewed.

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- iv. Floor Plan
- v. Description of Materials
- vi. Photographs of Proposed Site

B. Major Restoration, Rehabilitation, or Remodeling:

- i. Architectural Elevations or Sketches
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C. Minor Exterior Changes:

- i. Description of Project
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D. Site Changes: Parking, Driveways & Walkways:

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- iii. Photographs of Site

E. Site Changes: Fences, Walls, and other Site Features:

- i. Site Plan or Sketch of Site
- ii. Architectural Elevations or Sketches
- iii. Description of Materials
- iv. Photographs of Site

F. Site Changes: Signs:

- i. Architectural Elevation or Sketch (For signs located on the building)
- ii. Site Plan or Sketch of Site (For free standing signs)
- iii. Description of Materials and Illumination

PROJECT AND MATERIALS DESCRIPTION

The 2 Lots were subdivided from Property at 212 S Main St. and will now have a South AVE Address.

Because of high cost of construction Materials and labor, to make Building feasible we propose to Build 2 units on EACH Lot.

Attached is Elevations and Floor Plans for the Proposed Build. It would be the same Plan for each lot but Reversed Layout. The Garages on the Rear of Building would not be included. Also Attached is Pictures of the Lots and the survey.

(Add Additional Sheets as Necessary)

Hayward Cole
PRINT NAME

3 31 2022
DATE

Pat Daniel

Hayward Cole
SIGNATURE

\$ 75.00
FEE AMOUNT

(Application Received By)

Attachment: Hist. Application (3118 : South Avenue New House Designs)

Property Owner Authorization Form

The Undersigned below, or as attached, is the owner of the property which is the subject of this application. The undersigned does duly authorize the applicant named below to act as applicant for issuance of this application.

Name of Owner: Cole's Water Ice (Hayward Cole)

Mailing Address: 446C Martin St. SE Atlanta GA 30312

Telephone Number: 404 454 8796

Address of Subject Property: D South Ave lots 05241B - A013 + A014

I swear that I am the owner of the property which is the subject matter of the attached application, as it is shown in the records of Clayton County, Georgia.

Owner Signature: Hayward Cole Member Date: 3/31/2022

Notary Public

I hereby certify that Hayward Cole signed his or her name to the foregoing application stating to me that he or she knew and understood all statements and answers made therein, and other oath actually administered by me, has sworn or affirmed, that said statements and answers are true and correct.

This 31 Day of March, 2022

Pat Daniel
NOTARY PUBLIC
Clayton County, GEORGIA
My Commission Expires 02/03/2024

[Place notary seal here]

Notary Public Signature: Pat Daniel

Attachment: Hist. Application (3118 : South Avenue New House Designs)



Attachment: Adjacent Architecture (3118 : South Avenue New House Designs)



Attachment: Adjacent Architecture (3118 : South Avenue New House Designs)



Attachment: Adjacent Architecture (3118 : South Avenue New House Designs)



Attachment: Adjacent Architecture (3118 : South Avenue New House Designs)

WLB. ASSOCIATES, INC.
LAND SURVEYING • SITE PLANNING
349 CHERYL COURT
JONESBORO, GA 30208
Tel (878) 743-4665 Fax (878) 288-9871
WWW.WLBASSOCIATES.COM

MINOR SUBDIVISION OF:
212 SOUTH MAIN STREET
FOR:
Coles Water Ice, LLC



SURVEYOR'S CERTIFICATION



Flood Hazard Note:
By graphic plotting only, this property Does Not lie within a
100 year flood hazard zone according to the Flood Insurance
Rate Map of Clayton County, Georgia.

SURVEY NOTES:

1. THE FIELD DATA FOR THIS SURVEY WAS OBTAINED WITH A LEICA TOTAL STATION 12 AND A 100 FOOT TAPE.
2. THE FIELD DATA UPON WHICH THIS SURVEY IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 47,638 FEET AND AN ANGULAR ERROR OF 3 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.
3. THIS PLAT OR MAP HAS BEEN CALCULATED FOR CLOSURE AND HAVE A CLOSURE PRECISION RATIO OF 1:53,017
4. WATER AND SEWER SERVICES SHALL BE PROVIDED BY CLAYTON COUNTY WATER AND SEWER DEPARTMENT.

Zoning: H-2 (Historic District)
Front Yard: Establish by Historic Structures
Side Yard: 5'
Rear Yard: 20'

Owner Certificate
The owner of the land shown on this plat and whose name is subscribed hereto, in Person, or through a duly authorized agent, certifies that this plat was made from an actual survey, and that all State, City and County taxes or other assessments now due on this land have been paid. Said owner donates and dedicates to the public for use forever the street right-of-way and improvements, hereinafter described, as shown on this plat.

Pursuant to the Development Regulations of the City of Jonesboro Georgia, and all requirements of approval having been fulfilled, this final plat was given preliminary approval by the Mayor and City Council on _____, 20____, and final approval by the City Manager and it is entitled to recordation in the Clerk's Office, Clayton County Superior Court.

Surveyors Certificates
It is hereby certified that this plat is true and correct and was prepared from an actual survey of the property by me or persons under my supervision; that all monuments shown hereon actually exist or are marked as "future," and that their location, size, type and material are correctly shown; and that all engineering requirements of the Development Regulations of the City of Jonesboro, Georgia, have been fully complied with.

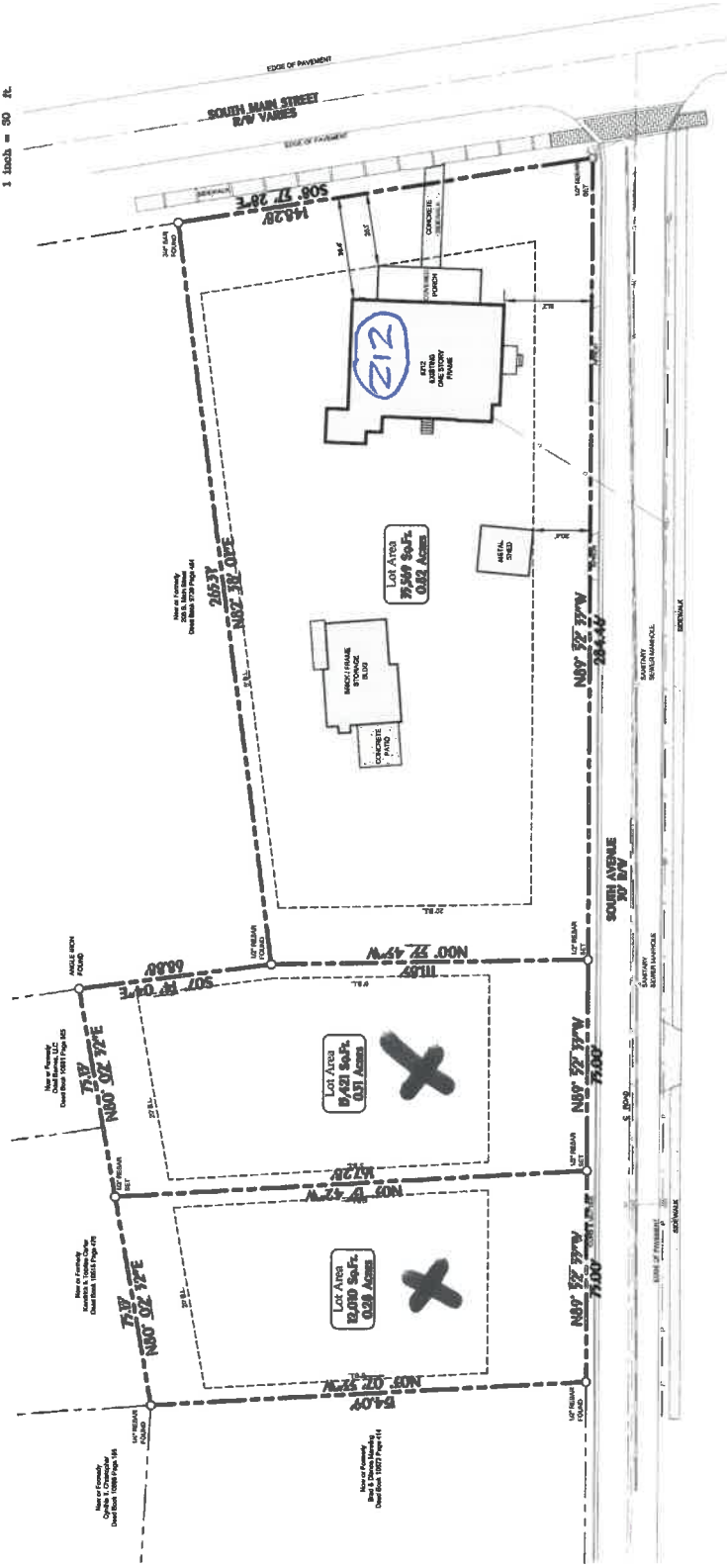
Surveyors Certificate

2000

Signed, sealed and delivered in the presence of:

Witness:

Notary Public:





Attachment: New Elevation (3118 : South Avenue New House Designs)



Two-Family Cottage House Plan



	Heated S.F.	3,038
	Units	2
	Width	43' 6"
	Depth	87' 2"

Buy This Plan

PDF - Single-Build	\$1,595
PDF - Unlimited Build	\$1,990
CAD + PDF - Single-Build	\$2,395
CAD + PDF - Unlimited Build	\$2,790

5 Sets + PDF \$1,845

View all purchase option online

Attachment: New Elevation (3118 : South Avenue New House Designs)

About This Plan

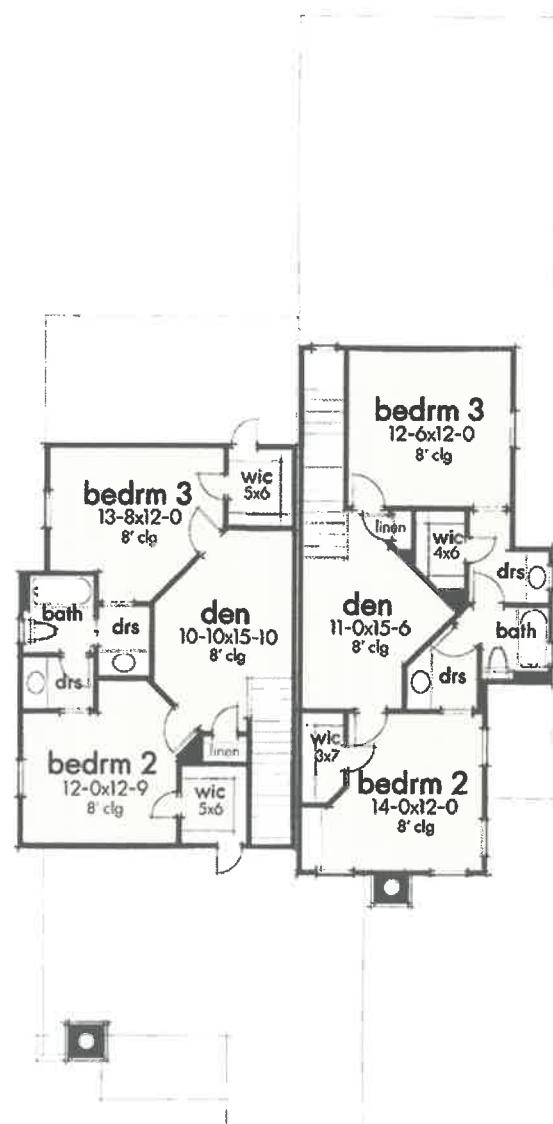
- This two-family cottage house plan gives you side-by-side units slightly offset by each other and each with a 1-car garage.
- The unit on the left gives you 1,515 square feet of heated living space (898 square feet on the main floor and 617 square feet on the upper floor) and the right unit gives you 1,523 square feet of heated living space (891 square feet on the main floor and 632 square feet on the upper floor).
- **Related Plan:** Get an alternate exterior treatment with house plan **16809WG** (<https://www.architecturaldesigns.com/house-plans/duplex-house-plan-with-unique-units-16809wg>).

Floor Plans

Main Level



2nd Floor



Plan Details

Square Footage Breakdown

Total Heated Area:	1st Floor:	2nd Floor:	Porch, Front:
3,038 sq. ft.	1,789 sq. ft.	1,249 sq. ft.	94 sq. ft.

Beds/Baths

Bedrooms:	Full bathrooms:	Half bathrooms:
6	4	2

Foundation Type

Standard Foundations:	Optional Foundations:
Crawl, Slab	Basement

Exterior Walls

Standard Type(s):
2x4

Optional Type(s):
2x6

Dimensions

Width:	Depth:	Max ridge height:
43' 6"	87' 2"	27' 0"

Garage

Type:	Area:	Count:	Entry Location:
Attached	788 sq. ft.	4 Cars	Rear, Side

Ceiling Heights

Floor / Height:
First Floor / 9' 0"
Second Floor / 8' 0"

Roof

Primary Pitch:
6 on 12

Secondary Pitch:
3 on 12

Framing Type:
Stick



MEMORANDUM

To: Hayward Cole
212 South Main Street
Jonesboro, Ga. 30236

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

Date: April 12, 2022

Re: Notification of Request for Historic Preservation Commission – New House Design; South Avenue; Parcel Nos. 05241B A013 and 05241B A014.

Dear Applicant,

This letter is to serve as notification that the City of Jonesboro, Historic Preservation Commission, has accepted your request for review of a new house design for properties located along South Avenue, Jonesboro, Georgia.

Due to the COVID-19 outbreak, the review meeting will be conducted by members via a remote conference call (Zoom Meetings) on Monday, April 18, 2022 at 5:30 pm. You will be provided a link to the meeting to participate if you wish. If you are unable to be a part of the meeting, then you will be informed of the recommendation on the following day.

Sincerely,

David D. Allen
Community Development Director / Zoning Administrator

Attachment: Acceptance Letter (3118 : South Avenue New House Designs)



CITY OF JONESBORO, GEORGIA COUNCIL

Agenda Item Summary

Agenda Item #

5.4

- 4

COUNCIL MEETING DATE

April 18, 2022

Requesting Agency (Initiator)

Office of the City Manager

Sponsor(s)

Community Development Director Allen

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

Historic Preservation Commission to discuss designation of a property not already within the Historic District or Historic Residential Overlay as a Historic Property; 155 Smith Street, Parcel No. 13241A B009; Former Rosenwald School on Clayton County property.

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

Sec. 42-29 Designation of Historic Properties

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.)

Recently, Clayton County and the City of Jonesboro expressed interest in designating the former Rosenwald School building and property (white and brown building beside the brick Board of Education building) as a local historic property, in order to ensure its preservation and guide its future renovation. The building is on the same property as the BOE building at 157 Smith Street and has been owned by Clayton County for many years. The building has undergone a series of interior and exterior renovations through the years, but the basic "building blocks" of the school still remain. The property is currently zoned R-4 Single Family and lies outside of the City's established Historic District and Historic Residential Overlay. It has been confirmed with the State and the City Code that the City of Jonesboro has local authority, through its Historic Preservation Commission, to designate additional properties as historic, whether they lie within the Historic District boundaries or not.

Sec. 42-29. - Recommendation and designation of historic districts and properties.

(a) Preliminary research by the commission.

- (1) Commission's mandate to conduct a survey of local historical resources. The commission shall compile and collect information and conduct surveys of historic resources within the city.
- (2) Commission's power to recommend districts and buildings to the city council for designation. The commission shall present to the city council recommendations for historic districts and properties.
- (3) Commission's documentation of proposed designation. Prior to the commission's recommendation of a historic district or historic property to the city council for designation, the commission shall prepare a report for nomination consisting of:
 - a. A physical description;
 - b. A statement of the historical, cultural, architectural and/or aesthetic significance;
 - c. A map showing district boundaries and classification (i.e., contributing, noncontributing) of individual properties therein, or showing boundaries of individual historic properties; and
 - d. Representative photographs.

The Commission will discuss the request on April 18th, have a formal recommendation on May 16th, and forward to the City Council in June.

(c) Designation of a historic property.

- (1) Criteria for selection of historic properties. A historic property is a building, structure, site, or object; including the adjacent area necessary for the proper appreciation or use thereof, deemed worthy of preservation by

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title

Ricky L. Clark, City Manager

Date

April, 18, 2022

Signature

City Clerk's Office

reason of value to the nation, county or the city, or the State of Georgia for one of the following reasons:

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

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

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

(1) Application for designation of historic districts of property. Designations may be proposed by the city council, the commission, or:

- a. For historic districts, a historical society, neighborhood association or group of property owners may apply to the commission for designation;
- b. For historic properties, a historical society, neighborhood association or property owner may apply to the commission for designation. **Clayton County**

(2) Required components of a designation ordinance. Any ordinance designating any property or district as historic shall:

- a. List each property in a proposed historic district and describe the proposed individual historic property;
- b. Set forth the name(s) of the owner(s) of the designated property or properties;
- c. Required that a certificate of appropriateness be obtained from the commission prior to any material change in appearance of the designated property; and
- d. Require that the property or district be shown on the official zoning maps of the city and kept as a public record to provide notice of such designation. **Most of these items are covered with the application papers from Clayton County.**

(3) Require public hearings. The commission and the city council shall hold a public hearing on any proposed ordinance for the designation of any historic district or property. Notice of the hearing shall be published in at least three consecutive issues in the principle newspaper of local circulation, and written notice of the hearing shall be mailed by the commission to all owners and occupants of such properties. All such notices shall be published or mailed not less than ten nor more than 20 days prior to the date set for the public hearing. A notice sent via the United States mail to the last-known owner of the property shown on the city tax digest and a notice sent via attention to the occupant shall constitute legal notification to the owner and occupant under this article. **This will be advertised in May, in advance of June City Council.**

- a. Notification of historic preservation division. No less than 30 days prior to making a recommendation on any ordinance designating a property or district as historic, the commission must submit the report required in subsection (a)(3) herein, to the historic preservation division of the department of natural resources. **This was sent in March to the State, and we are awaiting any comments from them (see enclosed correspondence).**
- b. Recommendations on proposed designations. A recommendation to affirm, modify or withdraw the proposed ordinance for designation shall be made by the commission within 15 days following the public hearing and shall be in the form of a resolution to the city council.
- c. City council actions on the commission's recommendation. Following receipt of the commission recommendation, the city council may adopt the ordinance as proposed, may adopt the ordinance with any amendments they deem necessary, or reject the ordinance.
- d. Notification of adoption of ordinance for designation. Within 30 days following the adoption of the ordinance for designation by the city council, the owners and occupants of each designated historic property, and the owners and occupants of each structure, site or work of art located within a designated historic district, shall be given written notification of such designation by the commission/city council, which notice shall apprise said owners and occupants of the necessity of obtaining a certificate of appropriateness prior to undertaking any material change in appearance of the historic property designated or within the historic district designated. A notice sent via the United States mail to the last-known owner of the property shown on the city tax digest and a notice sent via United States mail shall constitute legal notification to the owner and occupant under this article.
- e. Notification of other agencies regarding designation. The commission shall notify all necessary agencies within the city of the ordinance for designation.
- f. Moratorium on applications for alteration or demolition while ordinance for designation is pending. If an

ordinance for designation is being considered, the commission shall have the power to suspend the status of the involved property.

5.4

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

Fiscal Impact

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

Clayton County

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

- Application
- Correspondence
- Property Pictures

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

Discussion

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.

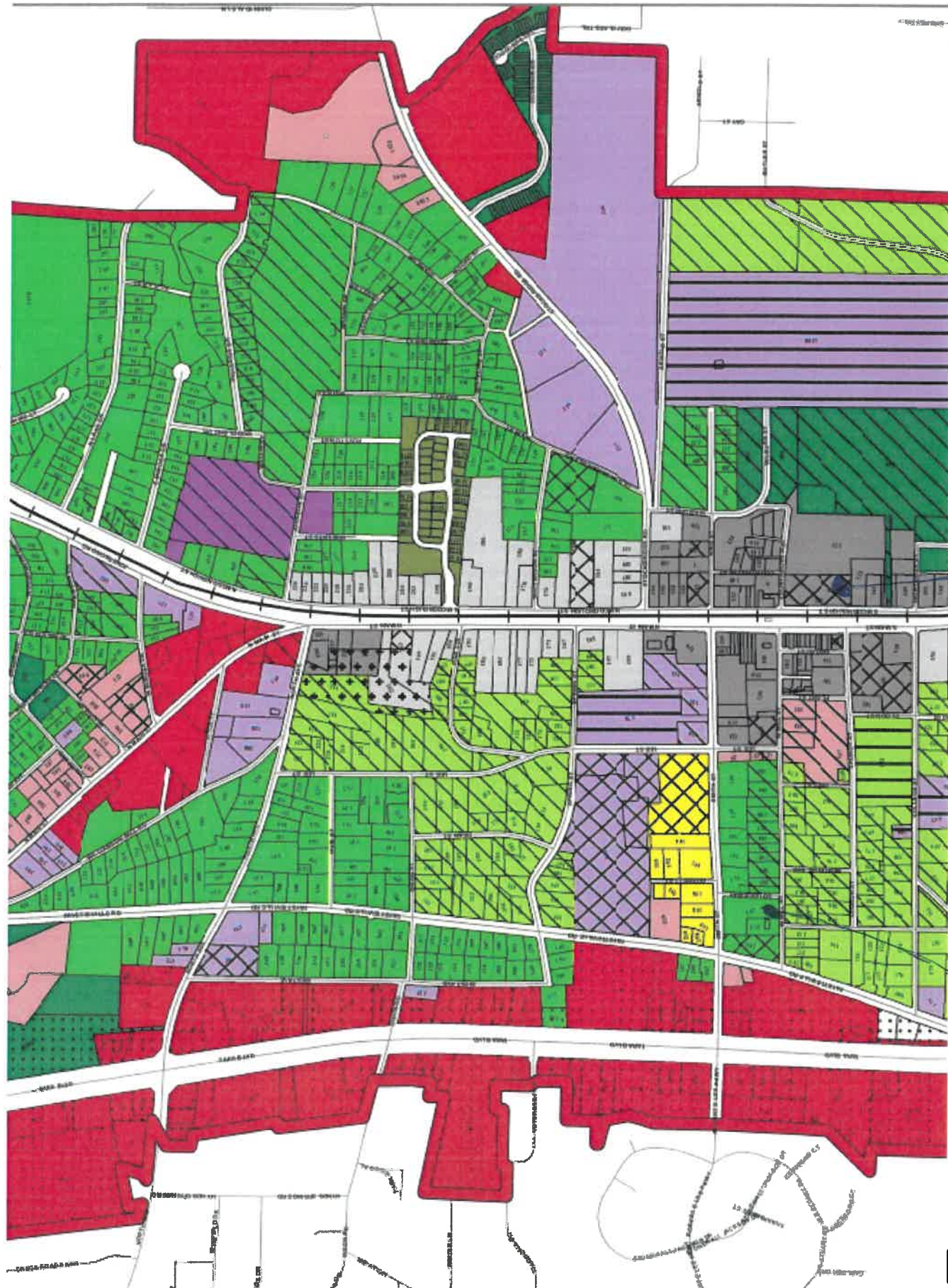
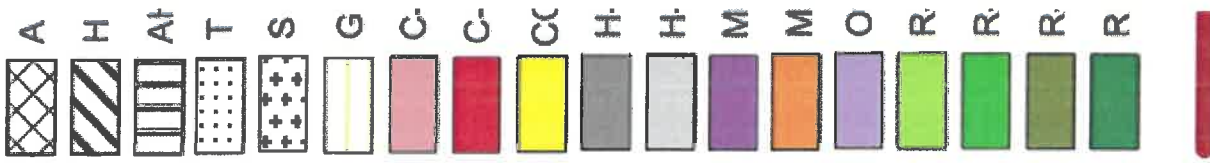
Respectfully,

Dr. Sid Chapman, Ed.D.

CCPS Historian



Attachment: Application (3119 : Rosenwald School Historic Designation)



Historic District

ROSENWALD SCHOOL
155 SMITH ST.

March 17, 2022

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

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

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

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

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

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

Respectfully,

Sid Chapman, Ed.D.

February 3, 2022



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

10 Tips for Getting Started

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

☒ **identify the immediate threats.** Demolition?

Water intrusion? vandalism? animals? insects?

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

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

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

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

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

FW: Rosenwald School Project -- Jonesboro: RESENDING SUBMISSION

External

Inbox

M

Melissa Jest

Tue, Feb
22, 3:10 PM

to me, Kemith

Hello Mr. Chapman, Mr. Thompson.

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

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

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

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

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

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

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

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

Attachment: Application (3119 : Rosenwald School Historic Designation)

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

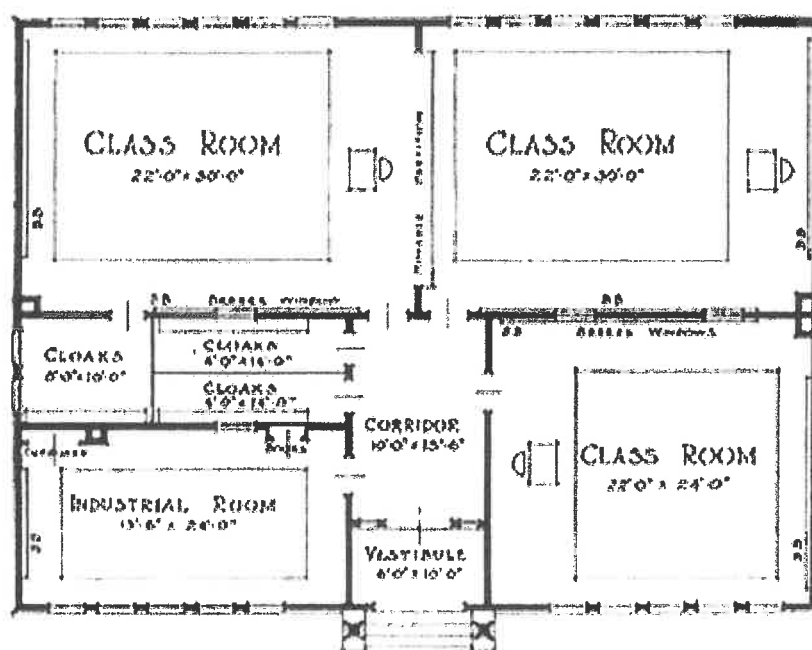
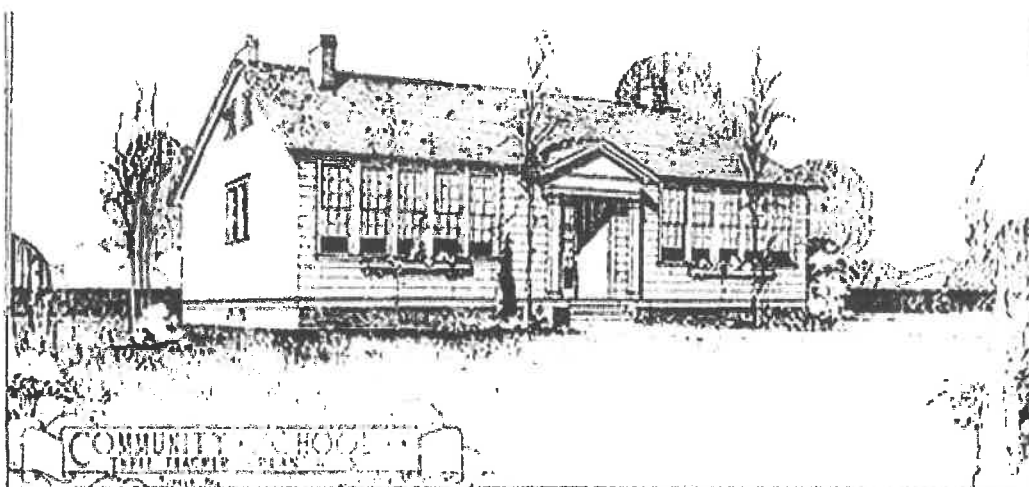
TJ Elder Industrial & High School 6-Teacher style built 1927-28, Address: 316 Hall St, Sandersville, GA 31082. Steward: The Washington County Elderite (Alumni) Association, Mr. Peacock 478 251 0802 (NO email)

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

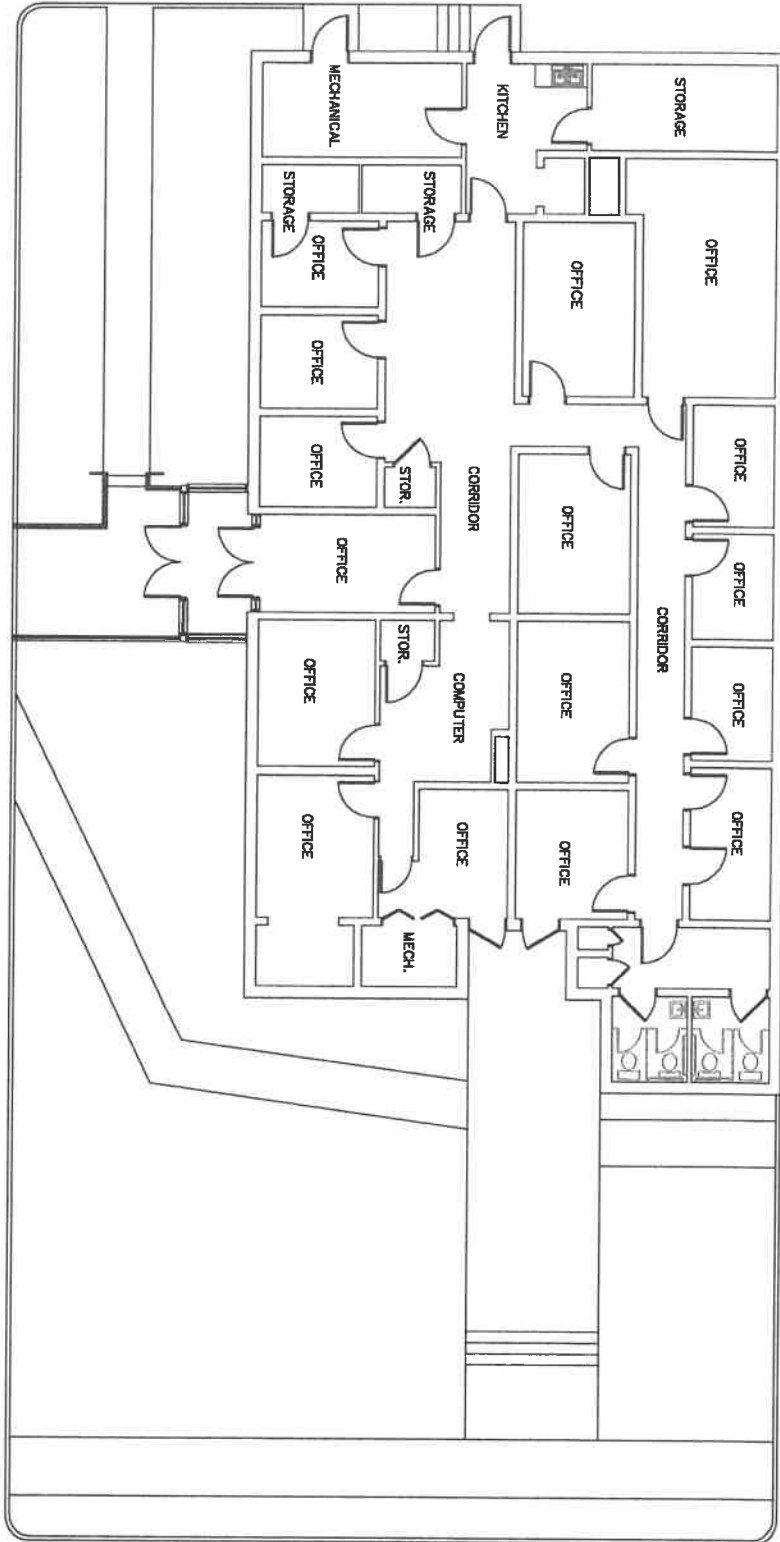
Again, thank you for your willingness to revitalize the Jonesboro school. Please feel free to contact HPD as you and your team plan and implement this preservation project.

Best,
Melissa Jest



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

Attachment: Application (3119 : Rosenwald School Historic Designation)



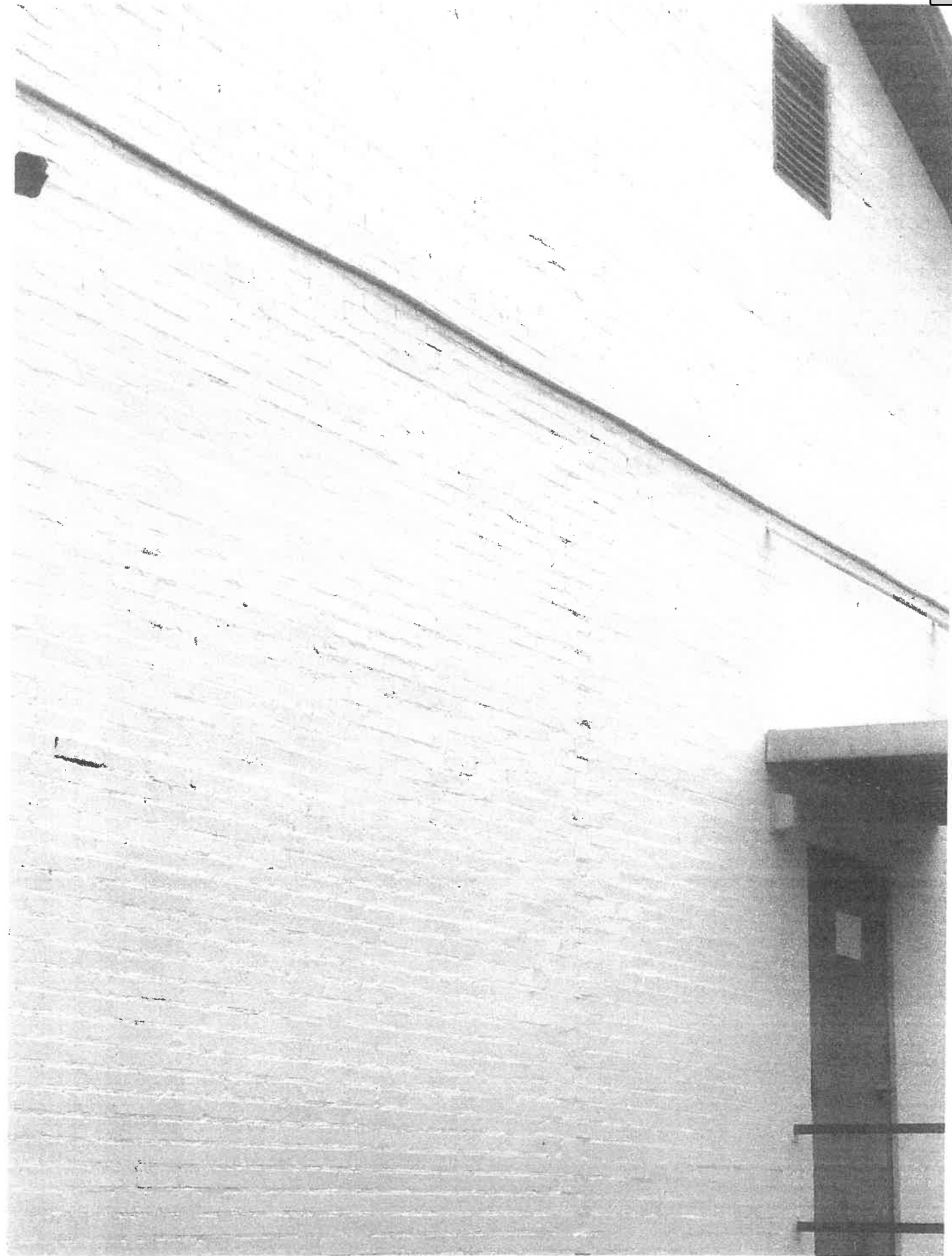
DATE: 2/28/19 BY: JAMES H. BROWN PROJECT: 3119 : ROSENWALD SCHOOL NOT TO SCALE	REVISIONS NO. DATE DESCRIPTION	GENERAL NOTES
CLAYTON COUNTY SCHOOLS 28 STOCKBRIDGE ROAD JONESBORO, GEORGIA 30236		
DRAWING TITLE FLOOR PLAN		
DRAWING NUMBER 742-A01		



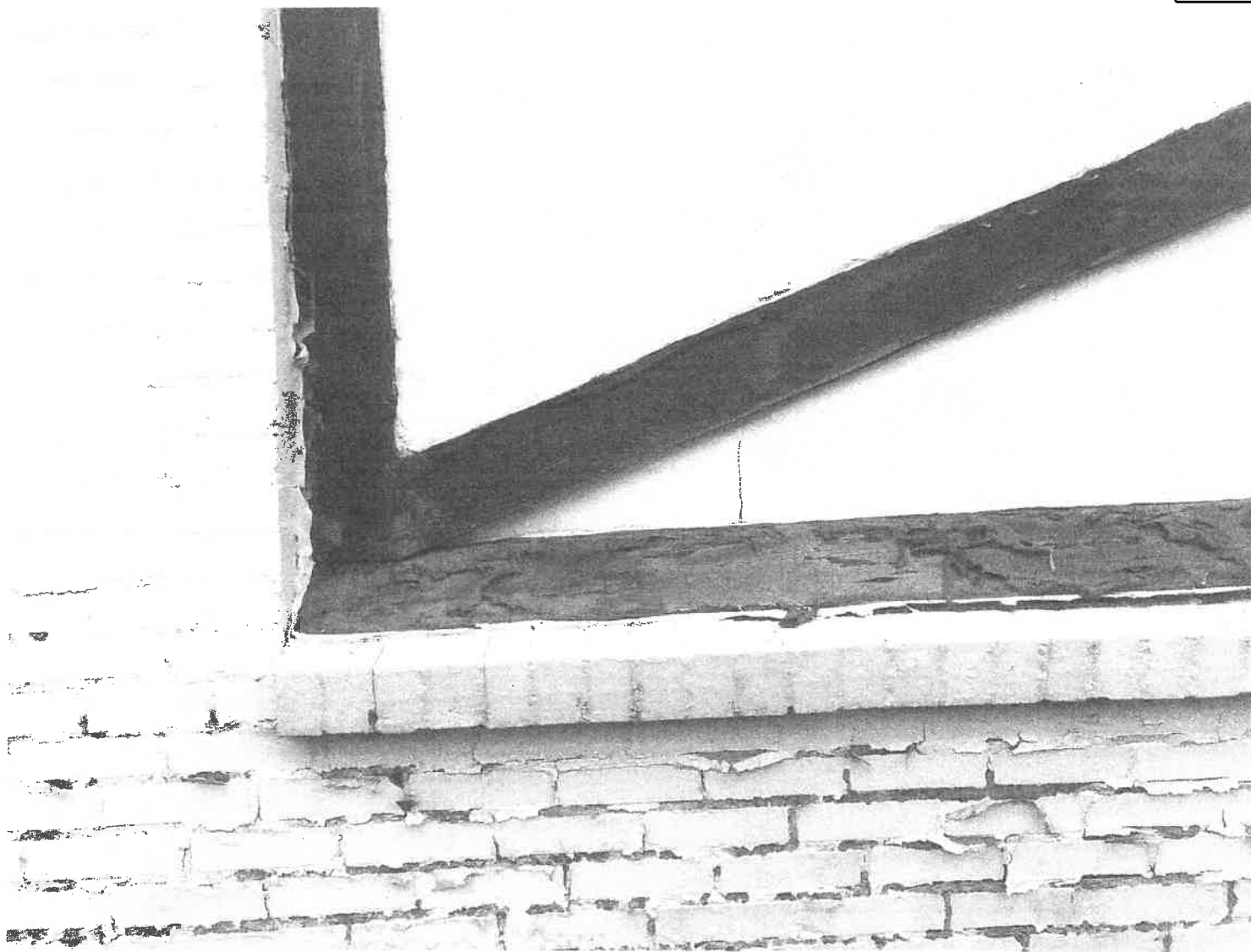
Attachment: Application (3119 : Rosenwald School Historic Designation)



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Attachment: Application (3119 : Rosenwald School Historic Designation)



Attachment: Application (3119 : Rosenwald School Historic Designation)

..... 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. 557
 DATE 7-8-72
 JOE B. MUNDY CLERK

James B. Mundy
E. E. Mundy
Colored

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)

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 Colvard

STATE OF GEORGIA,

FULTON COUNTY:

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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 (3119 : Rosenwald School Historic Designation)

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, forver, 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 Kestenwald 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 Krocke Bookstore of Chicago; and Miss Helen Fortt, 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>Newsies, Teens Del and the Blackberries</i>	Albert Whittman
Cass Clark Cullum	<i>Under the 4-11 Flag</i> <i>Puppy Best Cubes</i> <i>Cuddling Duck</i>	Lippincott Doubleday, Simon Hayner
Zeckling Evans	<i>Little Gardens</i> <i>Aravinda</i>	Albert Whittman Mirina, Nash & Company
Faust Fish Flock	<i>For Freedom</i> <i>Ask My Bear</i> <i>Tim Tulpene and the Great Bulldog</i>	Franklin Macmillan Doubleday, Doran
Grisolia	<i>Peter Pica</i>	Frederick A. Stokes
Hader Hiller Hiller Hogau	<i>Paruses in the Hall</i> <i>Child's Geography of the World</i> <i>Child's History of the World</i> <i>Dear Topsy</i>	MacMillan Apples-Century Apples-Century Dutton
Long LeVern	<i>Blue Fairy Book</i> <i>Cuck, Mouse and Little Red Hen</i>	Longmans, Green & Company Harcort, Smith & Company
Orton	<i>Little Lost Pig</i>	Frederick Stokes
Peterbarn Peterbarn Peterbarn Peterbarn Peterbarn	<i>Story About Clothes</i> <i>Story About Coal</i> <i>Story About Food</i> <i>Story About Houses</i> <i>Story About Transportation</i>	Winston Winston Winston Winston Winston
Reed Reed	<i>Grandmother's Place</i> <i>Shirley About Gosh</i>	Scribner Scribner

THE

HERALD

Ridger	Donald and Dorothy in the City and Country	Lippincott
Sisson	Helen on the Mountain	Dutton
Syrett	Heddi	Hard McNaill
Thorne		
Thurston	East o' the Sun and West o' the Moon	Row Peterson
Thompson	Sidi or Fawcett	McMillan
Tygart	Singing Partner	World Book Company
Towney	Carboy Tommy and Carboy Tommy's Rooming	Doubleday, Doran
Wells	Andy and Folly	Doubleday, Doran
Wells	John the Barber	Viking
	Jumbo Mother Goose	Hard McNaill
	Modern Encyclopedia	Wiley & Company
	Ready Reference Atlas	Hard McNaill
	Therapeutic Dictionary	Swit. Foreman 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 history of books by and about Negroes, the list of books printed here has been carefully selected by officers of the Folger Historical Fund in consultation with librarians and educators for distribution to both white and colored schools. The 492 titles have been purchased at a cost of \$15 per set, of which amount the Fund will pay \$5 (one-third) for the cost of preparation charges. Any high school desiring to secure this history may do so by mailing \$10 from any source, say, 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 Trombones	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. Pledge
 2. Reading of the Constitution
 3. Birthdays
 4. Eula V. Arnold
 5. L. L. Lee, Robert E.
 6. Negro Ash Grove Week
 7. Health Week
 8. Rosenwald Rally Day
 9. Each Teacher
 10. Each Teacher

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

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



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

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

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

Historic Name:	Jonesboro School
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.

Personal Fund - 1951-52			
1951-52	Banka County - Alto Negro School	850.00	Oct 17 By Check
Oct 21	To Check - Bk	49	
			899.00
	Banka County - Alto Negro School	122.00	Jan 21 By Check
Jan 21	To Check - Bk	422	
		122.00	Feb 2
			100.00
	Banka County - Alto Negro School	291.25	Mar 23 By Check
	To Check - Bk	414	
			100.00
Mar 7	Clayton County - Jonestown Consolidated School	1062.00	By Check
	To Check - Bk	220	
			100.00
Jan 9	Carroll County - Carrollton Negro School	2350.00	Jan 9 By Check
Feb 20	To Check - Bk	423	
		51.60	Feb 20
			100.00
Feb 2	Clayton County - Clayton High School	200.00	Feb 4 By Check
	To Check - Bk	226	

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

David Allen

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

David,

Apologies for the delayed response!

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

Thank You,
 Paige

Paige Jennings

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



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

See attached.

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



David Allen | Community Development Director | City of Jonesboro, GA
 tel: [770-478-3800](tel:770-478-3800) | cell: [770-570-2977](tel:770-570-2977) | dallen@jonesboroga.com |
 124 North Avenue | Jonesboro, Georgia 30236 | www.jonesboroga.com
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From: David Allen
Sent: Friday, March 18, 2022 3:35 PM
To: Paige Jennings <paige.jennings@dca.ga.gov>
Cc: Ricky , L. Clark, Jr. <rclark@jonesboroga.com>; Joy Day <jday@jonesboroga.com>; Chapman, Sidney - CCPS Historian <sidney.chapman@clayton.k12.ga.us>; kemith.thompson@clayton.k12.ga.us
Subject: RE: Rosenwald School - 155 Smith Street, Jonesboro, Ga.

Ok thank you. Will send you it this afternoon.



David Allen | Community Development Director | City of Jonesboro, GA
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 124 North Avenue | Jonesboro, Georgia 30236 | www.jonesboroga.com
[Like Us On Facebook](#) [Like Us on Twitter](#)

From: Paige Jennings <paige.jennings@dca.ga.gov>
Sent: Friday, March 18, 2022 3:32 PM
To: David Allen <dallen@jonesboroga.com>
Subject: RE: Rosenwald School - 155 Smith Street, Jonesboro, Ga.

David,

Thank you for reaching out!

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

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

Best,
 Paige

Paige Jennings

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



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

Attachment: Correspondence (3119 : Rosenwald School Historic Designation)

Thank you



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

Good Mr. Allen.

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

Melissa Jest



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



Melissa Jest

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

Direct 4044866395
Melissa.Jest@dca.ga.gov

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

Ms. Jest –

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

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

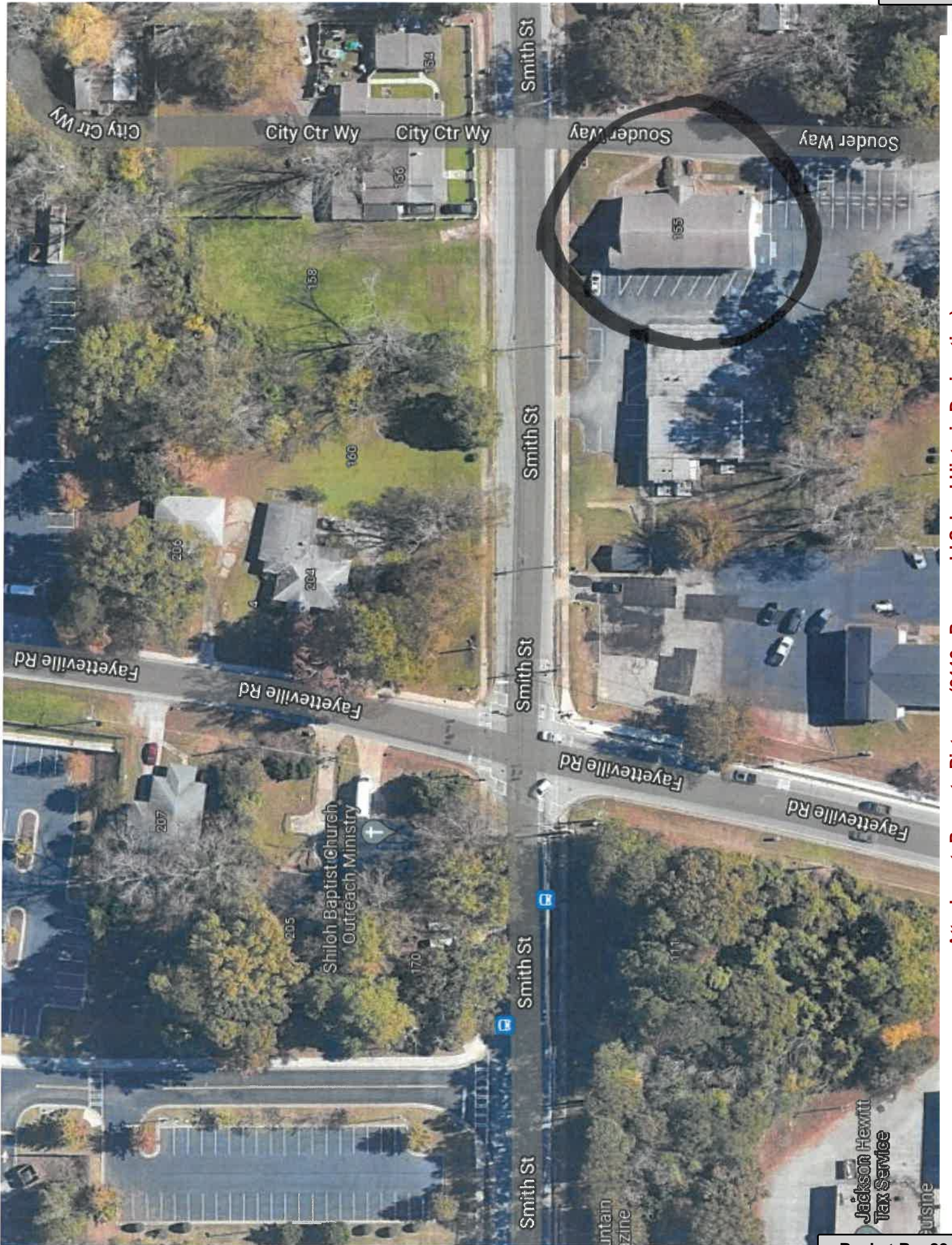
Notice of the hearing shall be published in at least three consecutive issues in the principle newspaper of local circulation, and written notice of the hearing shall be mailed by the commission to all owners and occupants of such properties. All such notices shall be published or mailed not less than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

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

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



David Allen | Community Development Director | City of Jonesboro, GA
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Attachment: Property Pictures (3119 : Rosenwald School Historic Designation)



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