



**Jonesboro Historic Preservation Commission**  
**124 NORTH AVENUE**  
**June 21, 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](mailto:rclark@jonesboroga.com) should you need assistance.***

**I. CALL TO ORDER – Chairperson Betsy Wester**

**II. APPROVAL OF AGENDA**

**III. APPROVAL OF MINUTES**

**IV. OLD BUSINESS - NONE**

**V. NEW BUSINESS - ACTION ITEMS**

1. Historic Preservation Commission to consider a Certificate of Appropriateness for The "W" Event Center – 168 North McDonough Street; Parcel No. 13241B C00; Conversion of carport to enclosed addition in the Historic District. Renewal of Certificate of Appropriateness
2. Historic Preservation Commission to consider a Certificate of Appropriateness for a residence – 224 North McDonough Street; Parcel No. 13240D A017; Change of exterior color in Historic District.
3. Historic Preservation Commission to consider a Certificate of Appropriateness for B-Mari – 106/112 North McDonough Street; Parcel No. 13241B F009; New wall sign design for existing business in Historic District.

**VI. ADJOURNMENT**



CITY OF JONESBORO, GEORGIA COUNCIL  
**Agenda Item Summary**

Agenda Item #

5.1

- 1

COUNCIL MEETING DATE  
June 21, 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 The "W" Event Center – 168 North McDonough Street; Parcel No. 13241B C00; Conversion of carport to enclosed addition in the Historic District. Renewal of Certificate of Appropriateness

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

City Code Section 86-103 H-2 Historic District Standards; Secretary of Interior Historic Design Standards

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

Yes

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

**Summary & Background**

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

**Agency recommendation – Approval of carport enclosure with conditions;** Mr. Watkins purchased the building out of foreclosure in 2014. Prior to that, it was the well-known Pope Dickson Funeral Home, which closed in 2012. Since 2014, Mr. Watkins converted the building into an event hosting venue. Recently, he applied to enclose an existing 25-foot wide by 35-foot deep (1000 square foot) carport on the northern side of the building. The addition will match the exterior style and materials of the existing building (see drawings).

Though a portion of this building dates to Civil War times, the building has been expanded and altered several times in modern history, including a walkway connection in 1989, and construction of a showroom and lounge in 1987. The exact date of the carport is unknown. There is a plaque at the corner of the building next to the carport that states "This chapel is dedicated to.....Dec. 1960." Staff believes that the carport must have been constructed some time, possibly years, after the chapel. The applicant has since stated that the carport was added about the time of another renovation in the late 1970s or late 1980s.

Per Code Sec. 86-276., the enclosure of porches or garages prohibited.

*Enclosure of front porches shall be prohibited without compensating construction of a replacement porch of equal or greater dimension. Similarly, enclosure of attached garages shall be prohibited without compensating construction of a replacement garage of equal or greater dimension. Replacement garages may be attached or detached.*

However, the code does not prohibit the enclosure of carports, and the Code makes a distinction between garages and carports:

*Carport. A structure attached or made a part of a principal dwelling and **open to the elements on two or more sides, intended to shelter vehicles.***

*Garage, private. An accessory building or a portion of the principal dwelling designed or used for storage of motor-driven vehicles owned and used by the occupants of the building. **The garage is enclosed on all three sides where the access door is not.***

**FOLLOW-UP APPROVAL ACTION (City Clerk)**

Typed Name and Title

Ricky L. Clark, City Manager

Date

June, 21, 2022

Signature

City Clerk's Office

**Thus, per the enclosed pictures, the structure definitely qualifies as a carport. Also, the prohibition against enclosing garages is more intended to preserve residential neighborhoods, not commercial buildings.**

The codification of the Design Review Commission authorizes the Commission to review such applications:

*Make recommendations to the Historic Preservation Commission regarding Certificate of Appropriateness applications for any exterior modifications to existing developments, buildings and structures (including signs) within the Historic Districts and Historic Residential Overlay, prior to the scheduled Historic Preservation Commission hearing on the applications.*

The Historic Preservation Commission is also authorized to review and approve exterior modifications (even color) to buildings within the Historic District, per Code Section 86-103.

Also, Per Section 86-103 of the H-2 Historic District:

*(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. **The previous alterations and additions to the existing building complements the character of the Historic District. The addition will exhibit the same style and materials.***

*I. Other features.*

- 1. Mechanical systems (including but not limited to air conditioning units and satellite dishes), recreational equipment (including but not limited to pools and semi-permanent play structures), and decks shall be placed to the rear of the property so as to minimize visibility from the public view. Any mechanical systems that must be located on the roof shall be placed to the rear of the roof. **Already in rear, not on roof.***
- 2. Skylights shall be located to the rear of the roof and shall not be within public view. **No skylights.***
- 3. Compatible fencing or vegetation shall be used to screen features that are located to the rear of the property. **Not applicable***
- 4. Utility meters shall be placed unobtrusively. **Not applicable***
- 5. For commercial or office-zoned properties in the district, dumpsters shall be placed to the rear of buildings and shall be screened from public view by appropriate fencing, vegetation or walls. **Already in rear.***

***(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. **Not residential - not applicable.***
- 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. **Not residential - not applicable.***
- 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. **Enclosure of carport will not exceed height of building already there.***

*b. Materials and color.*

- 1. The predominant exterior siding material or a modern material that creates a similar texture or appearance shall be used. **The carport enclosure will be brick to match the existing building.***
- 2. The use of brick is encouraged for chimneys. **No new chimneys will be constructed.***
- 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 carport enclosure will be real brick to match the existing building.***
- 4. Brick and paint colors shall be compatible with the style of the structure and with surrounding historic structures. **Will be required to match rest of building.***
- 5. Neon colors are prohibited. **Just earth tone colors to be used.***

6. Primary colors may be acceptable for trim or accents pending review and approval by the director of downtown development. **Just earth tone colors to be used.**

c. Doors and windows.

1. Window and door placement, shape, and dimensions shall be compatible with the pattern on nearby historic structures. **Will be required to match rest of building.**
2. Blank wall facades are discouraged. **None to be used.**

d. Additions.

1. Additions shall be placed away from public view on the rear elevation or on a side elevation well behind the facade. **Addition (carport enclosure) will be on side, flush with rest of building. It will be hard to distinguish enclosure from rest of building once installed. Staff believes that the enclosure with matching materials will be superior to the current open carport.**
2. Additions shall not obscure the form, orientation, or symmetry of the original structure, nor shall they exceed the degree of ornamentation of the original structure. **So noted.**
3. Matching or compatible siding and roofing materials shall be used. **Match rest of building.**
4. Matching or compatible windows and doors shall be used. **Match rest of building.**
5. The removal of a significant portion of original materials to construct an addition is prohibited. **With the carport being largely open, a significant portion of existing materials will not be impacted.**

(j) H-2 Development standards.

- (1) Minimum lot area: None **Not changing**
- (2) Minimum lot width: 50 feet **Not changing**
- (3) Minimum setbacks:

Front: Building setbacks that have been established over time by historic structures, as listed on the most recent inventory of historic buildings kept on file at the office of downtown development, shall establish the minimum front setback. **Will be flush with front of existing building.**

Side: Five feet, except when abutting a residential zoning district where there is no intervening right-of-way, the setback requirement is ten feet. **The subject property abuts commercial properties on the northern and southern sides. The current distance from the existing building to the northern side property line is well over 100 feet. The new addition (enclosure) will likewise be far from the side property line.**

Rear: 20 feet **Will not extend beyond rear of existing building.**

- (4) Maximum height: Three stories or 35 feet **Match rest of building.**
- (5) Minimum height: Two stories **Match rest of building.**

**There are no maximum impervious cover standards listed in this district.**

#### **From the Secretary of the Interior Standards:**

##### **New Exterior Additions and Related New Construction**

A new exterior addition to a historic building should be considered in a rehabilitation project **only after determining that requirements for a new or continuing use cannot be successfully met by altering non-significant interior spaces.** If the existing building cannot accommodate such requirements in this way, then an exterior addition or, in some instances, separate new construction on a site may be acceptable alternatives. **A new addition must preserve the building's historic character, form, significant materials, and features.** It must be compatible with the massing, size, scale, and design of the historic building while differentiated from the historic building. **It should also be designed and constructed so that the essential form and integrity of the historic building would remain if the addition were to be removed in the future.** There is no formula or prescription for designing a compatible new addition or related new construction on a site, nor is there generally only one possible design approach that will meet the Standards. New additions and related new construction that meet the Standards can be any architectural style—traditional, contemporary, or a simplified version of the historic building. However, there must be a balance between differentiation and compatibility to maintain the historic character and the identity of the building being enlarged. **New additions and related new construction that are either identical to the historic building or in extreme contrast to it are not compatible. Placing an addition on the rear or on another secondary elevation helps to ensure that it will be subordinate to the historic building.** New construction should be appropriately scaled and located far enough away from the historic building to maintain its character and that of the site and setting. In

urban or other built-up areas, new construction that appears as infill within the existing pattern of development can preserve the historic character of the building, its site, and setting.

5.1

**Other points to consider:**

1. While portions of the building are certainly historic, the building as a whole has been altered and renovated several times in the not too distant past.
2. The applicant has stated that the carport is hardly used for its intended purpose.
3. If the addition (enclosure) matches closely the existing building materials and style (including windows and doors), then the enclosure can be an enhancement and not a detriment to the overall building. This will be conditional for approval.
4. Construction of the enclosure will not adversely affect the integrity of the rest of the building, being on the end.
5. In viewing the pictures of the existing carport, is a view from the road of stairs and a long ramp a benefit or a detriment to the public? The carport enclosure would not block any aesthetic elements.

**Design Review Commission, 11.6.19:** Recommend for approval as presented. If brick cannot match, then paint all to match each other. Close off the paving and drive directly in front of the proposed carport enclosure and provide landscaping.

**Historic Preservation Commission, 11.18.19:** Certificate of Appropriateness approved. Approval of enclosure of carport as submitted. Match brick style and color and window style as much as possible. If brick cannot match, then paint all to match each other. Close off the paving and drive directly in front of the proposed carport enclosure and provide landscaping.

**Design Review Commission, 6.1.22:** Recommend for renewal as presented. If brick cannot match, then paint all to match each other. Close off the paving and drive directly in front of the proposed carport enclosure and provide landscaping. Use real brick, not veneer.

**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.)

- Site Pictures
- Proposed Enclosure
- Sec. of Interior Addition Standards
- COA - November 2019
- Acceptance Letter

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

**Approval**





5.1.b

Attachment: Site Pictures (3165 : 168 North McDonough Street - Carport Enclosure)













# Real Property Records Search

[New Search](#)
[Current Year Assessment Notice](#)
[Sales Data](#)
[Previous Parcel](#)
[Next Parcel](#)

## Clayton County Property Card For Year 2019

WATKINS FUNERAL HOME INC  
2905 ORCHARD WALK  
JONESBORO, GA 30236

PARCEL ID . . 13241B C001  
LOCATION . . 168 N MCDONOUGH ST

LEGAL DESC      DISTRICT 4      JONESBORO  
NBRHOOD

DESCRIPTION NOT IN SUBDIVISION - ALL UTILITIES  
DESCRIPTION PAVED ROAD  
ROAD FRONT . . . 145.8

BANQUET HALL

\*\*\*\*\* CURRENT YR APV/LUV VALUE OVERRIDE EXISTS FOR: . . . LAND IMPROVEMENTS

### CURRENT YEAR APPEAL

This Appeal was settled on 09/03/2019 .

### SALES HISTORY

DEED BOOK	PAGE	SALE DATE	SALES INSTRUMENT	DISQUALIFIED	SALE AMT	DEED NAME
10581	682	8/27/14	WARRANTY DEED	MULTIPLE PROPER	84,000	WATKINS FUNERAL HOME INC
10126	644	5/01/12	DEED UNDER POWE	FORECLOSURE		BAYVIEW LOAN SERVICING LLC
8774	496	6/28/06	QUIT CLAIM	RELATED		POPE DICKSON AND SON INC
0244	278	1/01/94	WARRANTY DEED	.		DICKSON ABNER P

### LAND SEGMENTS

LND#	ZONE	LAND TYPE/CODE	LAND QTY
1	RS110	SF *OVR*	64,904.000

MAP ACRES . . 1.490

### IMPROVEMENT # 1 MISC IMPR-Y

GROUND FLOOR AREA . . . ACT/EFF YR/AGE . . 1961 1976 43  
DESCRIPTION . . . THE W AT JONEDBORO

BUILDINGS	% COMP	SQ FOOTAGE	STORY
	100	7636.00	

### IMPROVEMENT # 2 MISC IMPR-Y

GROUND FLOOR AREA . . . ACT/EFF YR/AGE . . 1961 58  
DESCRIPTION . . . OFFICE BLDG

BUILDINGS	% COMP	SQ FOOTAGE	STORY



BUILDINGS 100 782.00

TOTAL PARCEL VALUES	LAND / OVR		IMPROVEMENTS / OVR		2019 VALUE	2018 VALUE
APV .....	130,000	B	271,500	B	401,500	323,000

YEAR OF OVR ... 2019



**Pope Dickson & Son Funeral Home** (168 N.McDonough Street) The core of this house dates from the mid-19th century, and survived the Battle of Jonesboro. At the rear end of the building is the hearse, which carried Alexander H.Stephens, Vice President of the Confederacy and later Governor of Georgia, from the Governor's Mansion to his final resting place at his Crawfordsville home

Attachment: Site Pictures (3165 : 168 North McDonough Street - Carport Enclosure)



THIS CHAPEL IS DEDICATED  
TO GOD AND TO THE SERVICE  
MEMORY OF THOSE  
WHOM WE SERVE  

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EDITH POFF-SZABE DICKSON  
DEC-1960







Property:  
**JOEL AVILER ARCHITECTS**  
ARCHITECTURE (PLANNING) INCORPORATED  
401 N. McDonough Street, Suite 200  
St. Louis, MO 63101  
www.joelaviler.com  
Phone: 314.433.1111  
Fax: 314.433.1112

Project:  
**THE "W" - CARPORT ENCLOSURE**

Client:  
101 N. McDonough Street  
St. Louis, MO 63101

Project No.:  
A201

Scale:  
1/8" = 1'-0"

Sheet:  
A201

Drawn:  
A201

Checked:  
A201

Approved:  
A201

Project Manager:  
A201

Architect:  
A201

Engineer:  
A201

Interior Designer:  
A201

Exterior Designer:  
A201

Landscaper:  
A201

Structural Engineer:  
A201

Mechanical Engineer:  
A201

Electrical Engineer:  
A201

Plumbing Engineer:  
A201

Fire Protection Engineer:  
A201

Transportation Engineer:  
A201

Environmental Engineer:  
A201

Historic Preservation Consultant:  
A201

Archaeologist:  
A201

Geologist:  
A201

Hydrologist:  
A201

Soil Scientist:  
A201

Ecologist:  
A201

Botanist:  
A201

Zoologist:  
A201

Marine Biologist:  
A201

Physiologist:  
A201

Psychologist:  
A201

Sociologist:  
A201

Anthropologist:  
A201

Historian:  
A201

Archivist:  
A201

Librarian:  
A201

Museum Curator:  
A201

Archaeologist:  
A201

Geologist:  
A201

Hydrologist:  
A201

Soil Scientist:  
A201

Ecologist:  
A201

Botanist:  
A201

Zoologist:  
A201

Marine Biologist:  
A201

Physiologist:  
A201

Psychologist:  
A201

Sociologist:  
A201

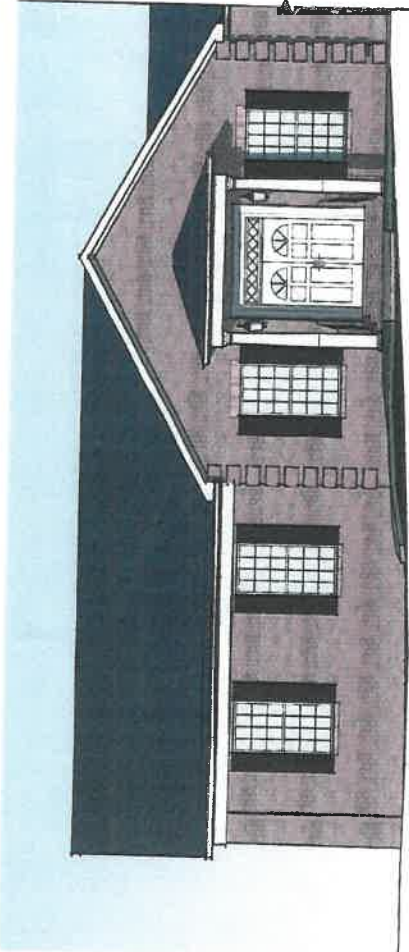
Anthropologist:  
A201

Historian:  
A201

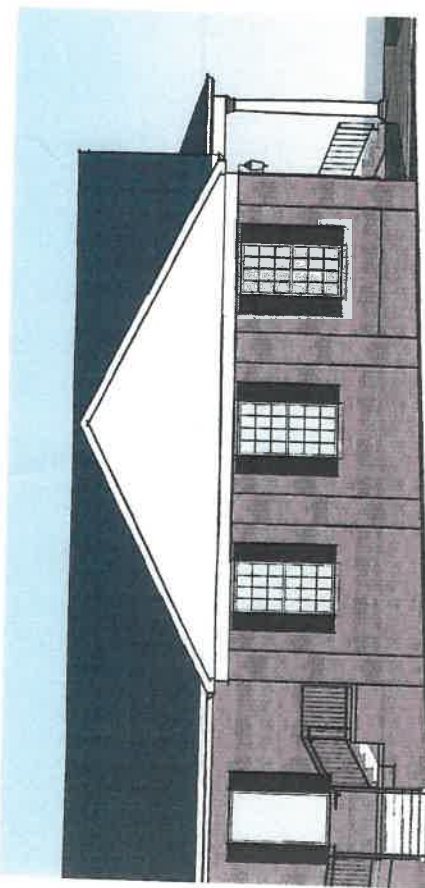
Archivist:  
A201

Librarian:  
A201

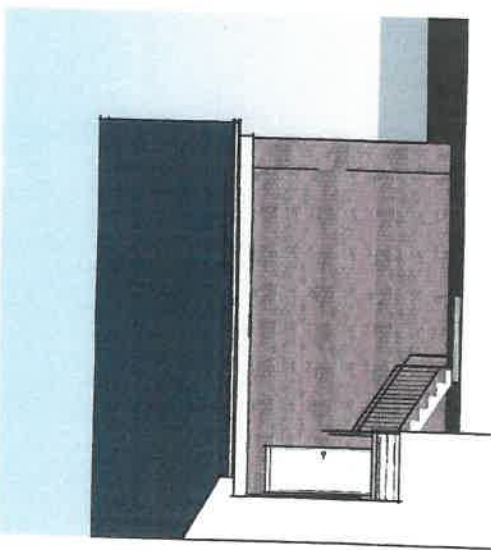
Museum Curator:  
A201



FRONT ELEVATION  
1/8" = 1'-0"



LEFT ELEVATION  
1/8" = 1'-0"



REAR ELEVATION  
1/8" = 1'-0"

A201

## New Exterior Additions and Related New Construction

A new exterior addition to a historic building should be considered in a rehabilitation project only after determining that requirements for a new or continuing use cannot be successfully met by altering non-significant interior spaces. If the existing building cannot accommodate such requirements in this way, then an exterior addition or, in some instances, separate new construction on a site may be acceptable alternatives.

A new addition must preserve the building's historic character, form, significant materials, and features. It must be compatible with the massing, size, scale, and design of the historic building while differentiated from the historic building. It should also be designed and

constructed so that the essential form and integrity of the historic building would remain if the addition were to be removed in the future. There is no formula or prescription for designing a compatible new addition or related new construction on a site, nor is there generally only one possible design approach that will meet the Standards.

New additions and related new construction that meet the Standards can be any architectural style—traditional, contemporary, or a simplified version of the historic building. However, there must be a balance between differentiation and compatibility to maintain the historic character and the identity of the building being enlarged.

New additions and related new construction that are either identical to the historic building or in extreme contrast to it are not compatible. Placing an addition on the rear or on another secondary elevation helps to ensure that it will be subordinate to the historic building.

New construction should be appropriately scaled and located far enough away from the historic building to maintain its character and that of the site and setting. In urban or other built-up areas, new construction that appears as infill within the existing pattern of development can also preserve the historic character of the building, its site, and setting.





## Standards for Rehabilitation

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

## Sustainability

Sustainability should be addressed as part of a Rehabilitation project. Good preservation practice is often synonymous with sustainability. Existing energy-efficient features should be retained and repaired. Only sustainability treatments should be considered that will have the least impact on the historic character of the building.

The topic of sustainability is addressed in detail in *The Secretary of the Interior's Standards for Rehabilitation & Illustrated Guidelines on Sustainability for Rehabilitating Historic Buildings*.

## New Exterior Additions and Related New Construction

Rehabilitation is the only treatment that allows expanding a historic building by enlarging it with an addition. However, the Rehabilitation guidelines emphasize that new additions should be considered only after it is determined that meeting specific new needs cannot be achieved by altering non-character-defining interior spaces. If the use cannot be accommodated in this way, then an attached exterior addition may be considered. New additions should be designed and constructed so that the character-defining features of the historic building, its site, and setting are not negatively impacted. Generally, a new addition should be subordinate to the historic building. A new addition should be compatible, but differentiated enough so that it is not confused as historic or original to the building. The same guidance applies to new construction so that it does not negatively impact the historic character of the building or its site.

*Rehabilitation as a Treatment. When repair and replacement of deteriorated features are necessary; when alterations or additions to the property are planned for a new or continued use; and when its depiction at a particular time is not appropriate, Rehabilitation may be considered as a treatment. Prior to undertaking work, a documentation plan for Rehabilitation should be developed.*

MASONRY: STONE, BRICK, TERRA COTTA, CONCRETE, ADOBE, STUCCO, AND MORTAR

RECOMMENDED	NOT RECOMMENDED
<p><i>Identifying, retaining and preserving</i> masonry features that are important in defining the overall historic character of the building (such as walls, brackets, railings, cornices, window and door surrounds, steps, and columns) and decorative ornament and other details, such as tooling and bonding patterns, coatings, and color.</p>	<p>Removing or substantially changing masonry features which are important in defining the overall historic character of the building so that, as a result, the character is diminished.</p> <p>Replacing or rebuilding a major portion of exterior masonry walls that could be repaired, thereby destroying the historic integrity of the building.</p> <p>Applying paint or other coatings (such as stucco) to masonry that has been historically unpainted or uncoated to create a new appearance.</p> <p>Removing paint from historically-painted masonry.</p>
<p><i>Protecting and maintaining</i> masonry by ensuring that historic drainage features and systems that divert rainwater from masonry surfaces (such as roof overhangs, gutters, and downspouts) are intact and functioning properly.</p> <p>Cleaning masonry only when necessary to halt deterioration or remove heavy soiling.</p>	<p>Failing to identify and treat the causes of masonry deterioration, such as leaking roofs and gutters or rising damp.</p>
<p>Carrying out masonry cleaning tests when it has been determined that cleaning is appropriate. Test areas should be examined to ensure that no damage has resulted and, ideally, monitored over a sufficient period of time to allow long-range effects to be predicted.</p>	<p>Cleaning masonry surfaces when they are not heavily soiled to create a "like-new" appearance, thereby needlessly introducing chemicals or moisture into historic materials.</p> <p>Cleaning masonry surfaces without testing or without sufficient time for the testing results to be evaluated.</p>



[1] An alkaline-based product is appropriate to use to clean historic marble because it will not damage the marble, which is acid sensitive.



MASONRY: STONE, BRICK, TERRA COTTA, CONCRETE, ADOBE, STUCCO, AND MORTAR

RECOMMENDED	NOT RECOMMENDED
Cleaning soiled masonry surfaces with the gentlest method possible, such as using low-pressure water and detergent and natural bristle or other soft-bristle brushes.	<p>Cleaning or removing paint from masonry surfaces using most abrasive methods (including sandblasting, other media blasting, or high-pressure water) which can damage the surface of the masonry and mortar joints.</p> <p>Using a cleaning or paint-removal method that involves water or liquid chemical solutions when there is any possibility of freezing temperatures.</p> <p>Cleaning with chemical products that will damage some types of masonry (such as using acid on limestone or marble), or failing to neutralize or rinse off chemical cleaners from masonry surfaces.</p>



[3] **Not Recommended:**  
The white film on the upper corner of this historic brick row house is the result of using a scrub or slurry coating, rather than traditional repointing by hand, which is the recommended method.



[4] **Not Recommended:**  
The quoins on the left side of the photo show that high-pressure abrasive blasting used to remove paint can damage even early 20th-century, hard-baked, textured brick and erode the mortar, whereas the same brick on the right, which was not abrasively cleaned, is undamaged.

## MASONRY: STONE, BRICK, TERRA COTTA, CONCRETE, ADOBE, STUCCO, AND MORTAR

RECOMMENDED		NOT RECOMMENDED
Using biodegradable or environmentally-safe cleaning or paint-removal products.		
Using paint-removal methods that employ a poultice to which paint adheres, when possible, to neatly and safely remove old lead paint.		
Using coatings that encapsulate lead paint, when possible, where the paint is not required to be removed to meet environmental regulations.		
Allowing only trained conservators to use abrasive or laser-cleaning methods, when necessary, to clean hard-to-reach, highly-carved, or detailed decorative stone features.		
Removing damaged or deteriorated paint only to the next sound layer using the gentlest method possible (e.g., hand scraping) prior to repainting.		Removing paint that is firmly adhered to masonry surfaces, unless the building was unpainted historically and the paint can be removed without damaging the surface.
Applying compatible paint coating systems to historically-painted masonry following proper surface preparation.		Failing to follow manufacturers' product and application instructions when repainting masonry features.
Repainting historically-painted masonry features with colors that are appropriate to the historic character of the building and district.		Using paint colors on historically-painted masonry features that are not appropriate to the historic character of the building and district.
Protecting adjacent materials when cleaning or removing paint from masonry features.		Failing to protect adjacent materials when cleaning or removing paint from masonry features.
Evaluating the overall condition of the masonry to determine whether more than protection and maintenance, such as repairs to masonry features, will be necessary.		Failing to undertake adequate measures to ensure the protection of masonry features.
<b>Repairing</b> masonry by patching, splicing, consolidating, or otherwise reinforcing the masonry using recognized preservation methods. Repair may include the limited replacement in kind or with a compatible substitute material of those extensively deteriorated or missing parts of masonry features when there are surviving prototypes, such as terra-cotta brackets or stone balusters.		Removing masonry that could be stabilized, repaired, and conserved, or using untested consolidants and unskilled personnel, potentially causing further damage to historic materials.  Replacing an entire masonry feature, such as a cornice or balustrade, when repair of the masonry and limited replacement of deteriorated or missing components are feasible.

**MASONRY: STONE, BRICK, TERRA COTTA, CONCRETE, ADOBE, STUCCO, AND MORTAR****RECOMMENDED****NOT RECOMMENDED**

Repairing masonry walls and other masonry features by repointing the mortar joints where there is evidence of deterioration, such as disintegrating mortar, cracks in mortar joints, loose bricks, or damaged plaster on the interior.	Removing non-deteriorated mortar from sound joints and then repointing the entire building to achieve a more uniform appearance.
Removing deteriorated lime mortar carefully by hand raking the joints to avoid damaging the masonry.	
Using power tools only on horizontal joints on brick masonry in conjunction with hand chiseling to remove hard mortar that is deteriorated or that is a non-historic material which is causing damage to the masonry units. Mechanical tools should be used only by skilled masons in limited circumstances and generally not on short, vertical joints in brick masonry.	Allowing unskilled workers to use masonry saws or mechanical tools to remove deteriorated mortar from joints prior to repointing.
Duplicating historic mortar joints in strength, composition, color, and texture when repointing is necessary. In some cases, a lime-based mortar may also be considered when repointing Portland cement mortar because it is more flexible.	Repointing masonry units with mortar of high Portland cement content (unless it is the content of the historic mortar).  Using "surface grouting" or a "scrub" coating technique, such as a "sack rub" or "mortar washing," to repoint exterior masonry units instead of traditional repointing methods.  Repointing masonry units (other than concrete) with a synthetic caulking compound instead of mortar.
Duplicating historic mortar joints in width and joint profile when repointing is necessary.	Changing the width or joint profile when repointing.
Repairing stucco by removing the damaged material and patching with new stucco that duplicates the old in strength, composition, color, and texture.	Removing sound stucco or repairing with new stucco that is different in composition from the historic stucco.  Patching stucco or concrete without removing the source of deterioration.  Replacing deteriorated stucco with synthetic stucco, an exterior finish and insulation system (EFIS), or other non-traditional materials.



# CERTIFICATE OF APPROPRIATENESS



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



## THIS DOCUMENT TO BE POSTED AT ALL TIMES

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

PREMISES: The "W" Event Center      OWNER: Anthony L. Watkins

ADDRESS: 168 North McDonough Street      TYPE: Enclosure of existing carport


HISTORIC PRESERVATION MEETING DATE: **NOVEMBER 18, 2019**

### Work Approved:

Approval of enclosure of carport as submitted. Match brick style and color and window style as much as possible. ~~Match brick style and color and window style as much as possible. Match brick style and color and window style as much as possible. Match brick style and color and window style as much as possible.~~ Close off the paving and drive directly in front of the proposed carport enclosure and provide landscaping.

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

**Signed:**

  
Applicant

**Approved:**

  
Chairman, Betsy Wester  
Historic Preservation Commission

**Approved:**

  
Zoning Administrator, David D. Allen  
City of Jonesboro

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



## MEMORANDUM

**To:** Anthony L. Watkins  
163 North Avenue  
Jonesboro, Ga. 30236

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

**Date:** June 9, 2022

**Re:** Notification of Request for Historic Preservation Commission – Carport  
Enclosure; 168 North McDonough Street, Parcel No. 13241B C001

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Dear Sir,

This letter is to serve as notification that the City of Jonesboro, Historic Preservation Commission, has accepted your request for a review of a carport enclosure (renewal of a Certificate of Appropriateness) at a property located at 168 North McDonough Street, Jonesboro, Georgia 30236.

A hearing has been scheduled for Tuesday, June 21, 2022 at 5:30 pm at City Hall before the Historic Preservation Commission to consider the request as described above. Your presence is recommended.

Sincerely,

David D. Allen  
Community Development Director / Zoning Administrator





CITY OF JONESBORO, GEORGIA COUNCIL  
**Agenda Item Summary**

Agenda Item #

5.2

- 2

COUNCIL MEETING DATE  
June 21, 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 – 224 North McDonough Street; Parcel No. 13240D A017; Change of exterior color in Historic District.

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

Article IX Supplemental Regulations; Sec. 86-103. H-2 Historic District

**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 – None;** There has been a residence at 224 North McDonough Street for many years. The applicant got a new fence and awning and door modifications approved several months ago. The property is zoned H-2 (Historic District), thus requiring review by the Design Review Commission and Historic Preservation Commission.

**The applicant is now proposing to paint the awnings and door a “Gloaming Green,” Valspar 6001-6A. She is also proposing to paint the bottom of the concrete block around the foundation of the house a “Cool Green,” Valspar 6001-6B.**

*c. Building color.*

1. Recommended color shades shall draw from the range of existing color shades and complement the color schemes that already exist in the district. Reference materials on appropriate color palettes will be available for review at the office downtown development at city hall. **There are no predominantly green colors being used on adjacent properties.**

2. Neon colors are prohibited. **No neon colors are being used.**

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

4. Color patterns shall be consistent with the architectural style of the structure and with the overall historic character of the district. **There are no predominantly green colors being used on adjacent properties.**

*d. Foundations.*

1. The original design and materials of the foundation, open pier foundation and the porch pier foundation shall be maintained. **This would not change, only the color.**
2. Unpainted historic masonry foundations shall not be painted. **While this house is in the Historic District, staff doesn't know if the house would be considered historic. The concrete block looks to have a thin coat of grey paint on it.**
3. Concrete block shall not be used as a foundation material. **Already used years ago.**

**Note: the awnings were proposed to be removed several months ago.**

**Design Review recommendation, 6.1.22: Approval of exterior color changes as specified – Front door shall be**

**FOLLOW-UP APPROVAL ACTION (City Clerk)**

Typed Name and Title

Ricky L. Clark, City Manager

Date

June, 21, 2022

Signature

City Clerk's Office

**Gloaming Green, Valspar 6001-6A. Awnings shall remain white and be cleaned. Foundation shall be Grace Green, Valspar 6001-6C and shall have landscaping in the form of low shrubbery.**

5.2

**Fiscal Impact**

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

Private Owner

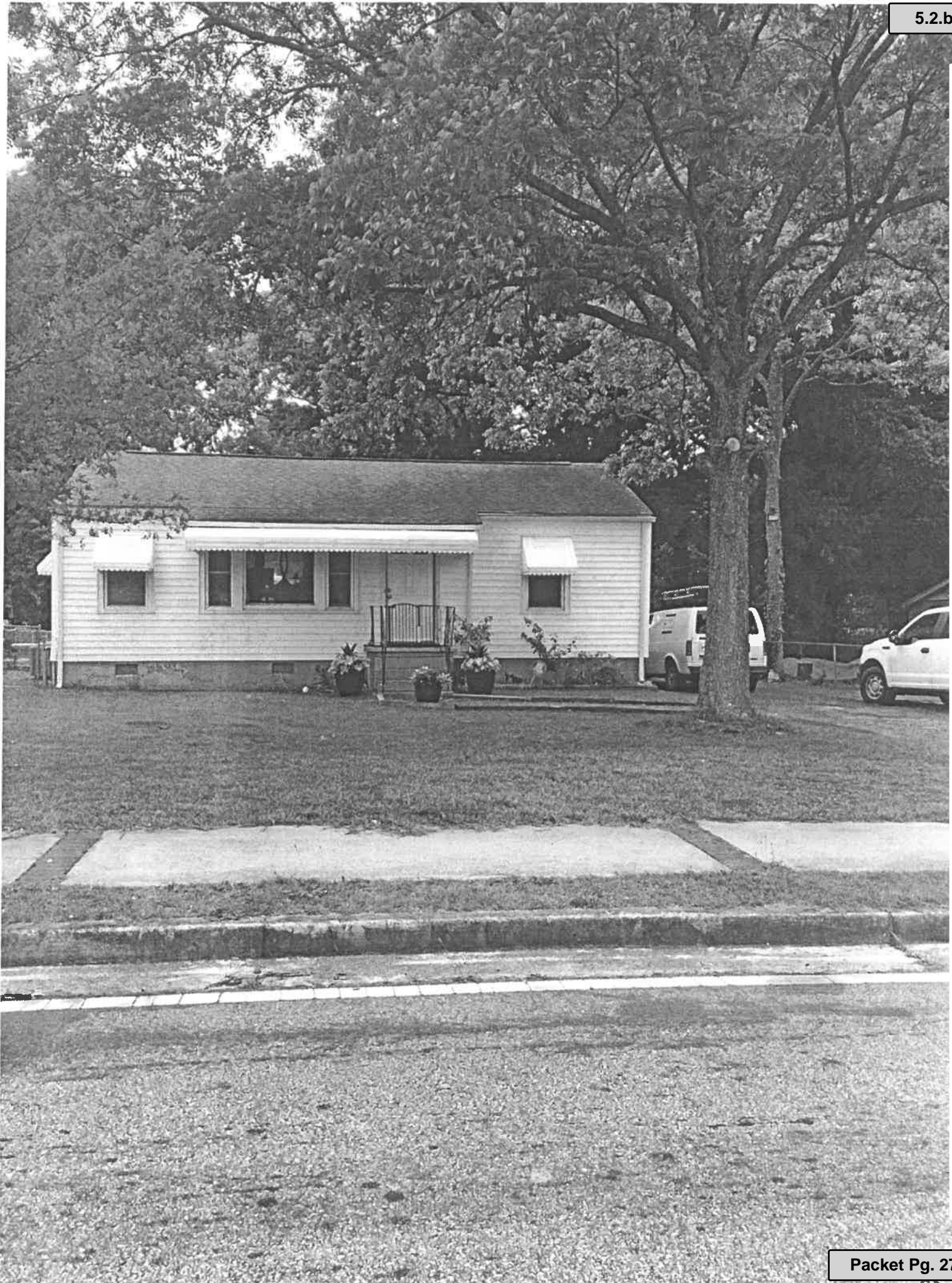
**Exhibits Attached** *(Provide copies of originals, number exhibits consecutively, and label all exhibits in the upper right corner.)*

- House Picture
- Proposed colors
- Acceptance Letter

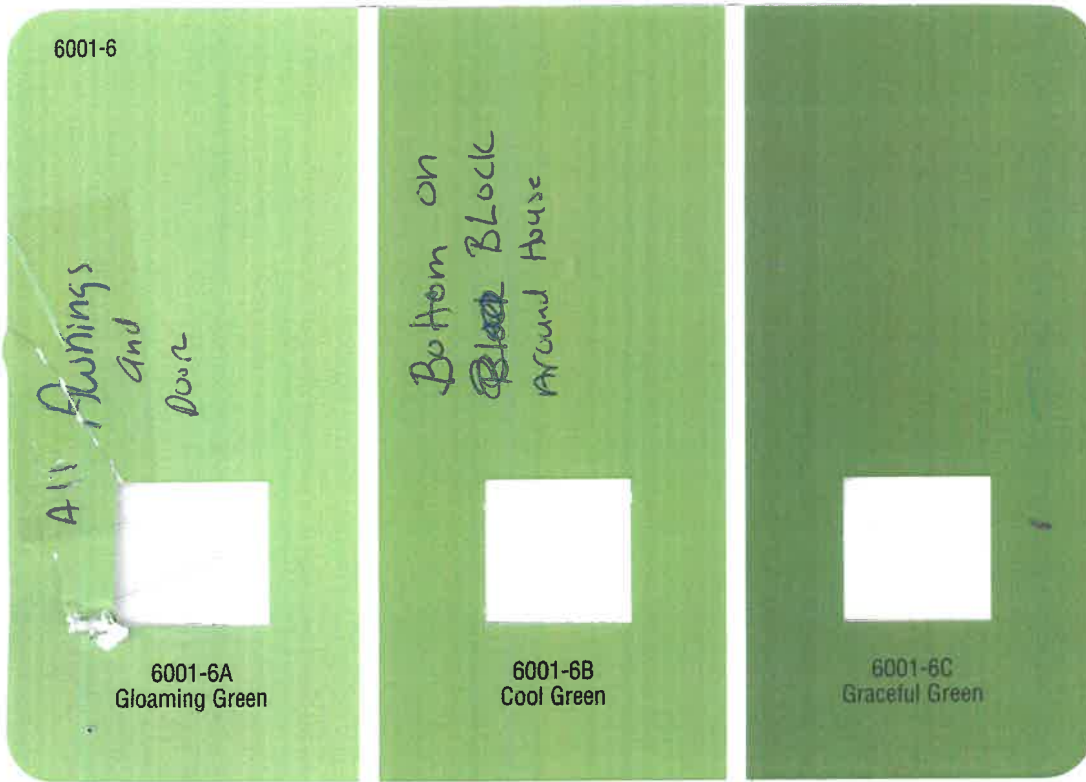
**Staff Recommendation** *(Type Name, Title, Agency and Phone)*

**Approval**





Attachment: House Picture (3166 : 224 North McDonough Street - Exterior Colors)







## MEMORANDUM

**To:** Tracy Weiner  
P.O. Box 698  
Jonesboro, Ga. 30237

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

**Date:** June 9, 2022

**Re:** Notification of Request for Historic Preservation Commission – Exterior Paint;  
224 North McDonough Street; Parcel No. 13240D A017

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Dear Applicant,

This letter is to serve as notification that the City of Jonesboro, Historic Preservation Commission, has accepted your request for review of an exterior color modification for the property located at 224 North McDonough Street, Jonesboro, Georgia.

A hearing has been scheduled for Tuesday, June 21, 2022 at 5:30 pm before the Historic Preservation Commission at 124 North Avenue to consider the request as described above. Your presence is recommended.

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  
June 21, 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 B-Mari – 106/112 North McDonough Street; Parcel No. 13241B F009; New wall sign design for existing business in Historic District.

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

City Code Section 86-489, 86-490, and 86-495 – 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.)*

**Approval of design;** B'Mari Events and Studio has been located at 106 North McDonough Street (Historic District) for several years; Recently, the applicant proposed a new wall design to replace the white panel currently over the entrance door. The new sign lettering will mount directly on the wall above the entrance (no white background) and will be the same red and black coloring as before. No internal or external lighting is planned. Internal illumination is not allowed in the Historic District. Total sign area is 24 square feet (one-sided).

- 1. The design does not exceed the maximum 150 total square feet allowed for wall signs. (Only 24 square feet)**
- 2. The design does not exceed the maximum 10% wall coverage allowed for wall signs. (Only 4.3%)**
- 3. The proposed sign does not straddle any existing columns or panels on the building exterior.**

Potential issues: Does the red lettering blend in too much with the brick?

**Design Review recommendation, 6.1.22: Approval; may look into putting thin white background to distinguish lettering from brick.**

**Fiscal Impact**

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

Private Owner

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

- Existing Sign
- New Sign
- Acceptance Letter

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

Approval

**FOLLOW-UP APPROVAL ACTION (City Clerk)**

**Typed Name and Title**

Ricky L. Clark, City Manager

**Date**

June, 21, 2022

**Signature**

City Clerk's Office

Existing





PROJECT DESCRIPTION: (1) 108"w x 32"h raised white front facade letters

108"w



108"w



Attachment: New Sign (3167 : B'Mari Sign)





## MEMORANDUM

**To:** Tammary Dowdell  
106 North McDonough Street  
Jonesboro, Ga. 30236

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

**Date:** June 9, 2022

**Re:** Notification of Request for Historic Preservation Commission – Wall Sign; 106 North McDonough Street, Parcel No. 13241B F009

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Dear Applicant,

This letter is to serve as notification that the City of Jonesboro, Historic Preservation Commission, has accepted your request for a review of a wall sign at a property located at 106 North McDonough Street, Jonesboro, Georgia 30236.

A hearing has been scheduled for Tuesday, June 21, 2022 at 5:30 pm at City Hall before the Historic Preservation Commission to consider the request as described above. Your presence is recommended.

Sincerely,

David D. Allen  
Community Development Director / Zoning Administrator

Attachment: Acceptance Letter (3167 : B'Mari Sign)