



Jonesboro Historic Preservation Commission
1859 CITY CENTER WAY
March 20, 2023 – 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 Residence – 124 Spring Street; Parcel No. 13240D C024; Alteration to approved fence in Historic Residential Overlay.

V. NEW BUSINESS - ACTION ITEMS

1. Historic Preservation Commission to consider a Certificate of Appropriateness for Duplexes – Lots 3 and 4, New Dawn Court; Parcel Nos. 05241B B007 and 05241B B007A; New residences in Historic District.

VI. ADJOURNMENT



CITY OF JONESBORO, GEORGIA COUNCIL
Agenda Item Summary

Agenda Item #

4.1

- 1

COUNCIL MEETING DATE
March 20, 2023

Requesting Agency (Initiator)

Office of the City Manager

Sponsor(s)

Community Development Director Allen

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

Historic Preservation Commission to consider a Certificate of Appropriateness for Residence – 124 Spring Street; Parcel No. 13240D C024; Alteration to approved fence in Historic Residential Overlay.

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

City Code Section 86-111 – Historic Residential Overlay Standards

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

Yes

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

Summary & Background

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

Agency recommendation – **Approval of vinyl fence alteration**; Recently, a fence under construction was seen by Code Enforcement at 124 Spring Street. A stop work order was issued, and the property owner was informed that her property was in the Historic Residential overlay and that the partially constructed fence required Historic Preservation Commission review. The applicant filed for the COA on October 16th.

Sec. 86-111. - Historic residential overlay

(e) Required review of exterior changes. No exterior portion of any building or other structure visible from the public right-of-way (including stone walls, **fences**, light fixtures, steps and pavement, or other appurtenant features) shall be erected, altered, restored or moved within the overlay until an application for a certificate of appropriateness as to exterior architectural features has been submitted to and approved by the historic preservation commission. The commission shall not consider interior arrangement and shall take no action under this section except for the purpose of preventing the construction, reconstruction, alteration, restoration, or moving of buildings, structures, or appurtenant features in the overlay which would be incongruous with its historic aspects. All proposed changes requiring a certificate of appropriateness shall comply with the architectural design standards of subsection (g) below.

The fence proposed for the side and rear yard can be viewed from both Lee Street and Spring Street. The finished fence along the rear property line is six-foot tall, opaque, white vinyl, and the unfinished side fence is a 4-foot tall, white vinyl picket fence.

The Historic Residential Overlay District does have standards for fences:

j. Walls and fences.

1. Historic fencing and walls shall be maintained.

2. Materials and design of fencing and walls shall be appropriate to the dwelling and the overlay. Examples of appropriate materials are wood for fencing and stone for retaining walls. The use of chain link fencing is prohibited. **Chain link is the only prohibited fence material. Though the house siding is not vinyl, the white vinyl fence would still be complimentary. The vinyl would be easier to maintain than wood and not have the warping problem of wood. The picket style fence is appropriate to the character of the neighborhood. The fence will primarily be used to contain a pet dog.**

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title

Ricky L. Clark, City Manager

Date

March, 20, 2023

Signature

City Clerk's Office

COA approved October 2020. All 4-foot tall fence portions will become 6-foot tall solid fence portions. White vinyl.

4.1

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.)*

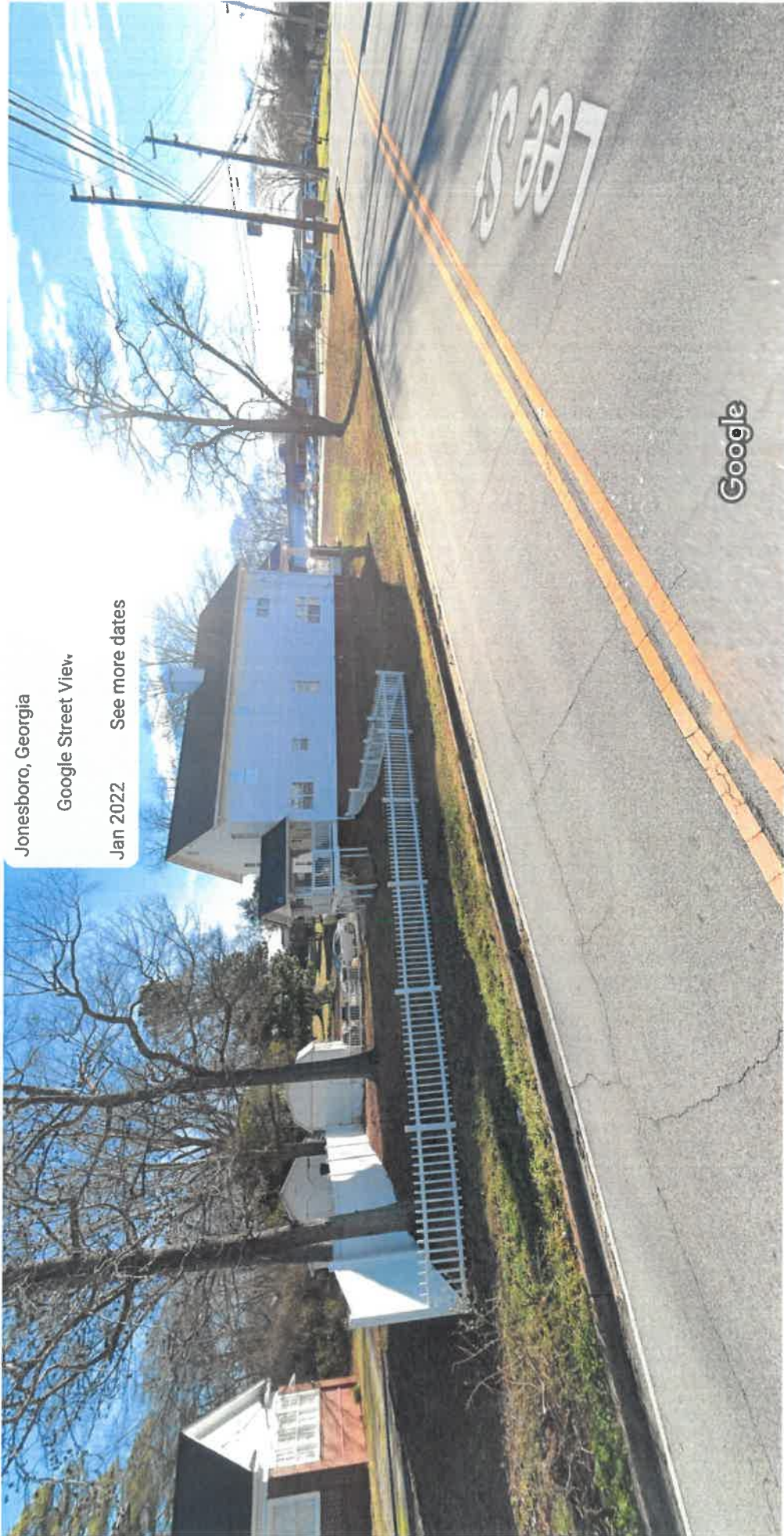
- Fence Pictures 2023
- Certificate of Appropriateness - 124 Spring Street Fence
- Acceptance Letter

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

Approval



Google Maps 155 Lee St



Jonesboro, Georgia
Google Street View
Jan 2022 See more dates

Image capture: Jan 2022 © 2023 Google

← 124 Spring St

Latest

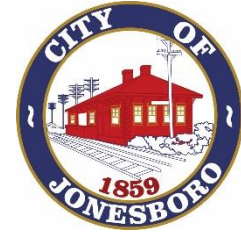
Street View & 360°

All

CERTIFICATE OF APPROPRIATENESS



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



THIS DOCUMENT TO BE POSTED AT ALL TIMES

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

PREMISES: Residence

OWNER: Rheba K. and Don Dixon

ADDRESS: 124 Spring Street

TYPE: Fence

HISTORIC PRESERVATION MEETING DATE: **OCTOBER 19, 2020**

Work Approved:

6-foot tall white vinyl fence along rear yard of residence, as defined by Code. 4-foot tall white vinyl fence along side yard of residence, as defined by Code. Fence installed per applicable City Code regulations.

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

Signed: _____
Applicant

Approved: _____
Chairperson, Betsy Wester
Historic Preservation Commission

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

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



MEMORANDUM

To: Don Dixon
124 Spring Street
Jonesboro, Ga. 30236

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

Date: March 17, 2023

Re: Notification of Request for Historic Preservation Commission – Fence Alteration;
124 Spring Street – Parcel No. 13240D C024

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 fence alteration located at 124 Spring Street, Jonesboro, Georgia 30236.

A hearing has been scheduled for Monday, March 20, 2023 at 5:30 pm before the Historic Preservation Commission at 1859 City Center Way, Jonesboro to consider the request as described above. You are invited to attend if you wish. If you are unable to be a part of the meeting, then you will be informed of the recommendation on the following day.

Sincerely,

David D. Allen
Community Development Director / Zoning Administrator

Attachment: Acceptance Letter (3345 : 124 Spring Street)



CITY OF JONESBORO, GEORGIA COUNCIL
Agenda Item Summary

Agenda Item #

5.1

- 1

COUNCIL MEETING DATE
March 20, 2023

Requesting Agency (Initiator)

Office of the City Manager

Sponsor(s)

Community Development Director Allen

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

Historic Preservation Commission to consider a Certificate of Appropriateness for Duplexes – Lots 3 and 4, New Dawn Court; Parcel Nos. 05241B B007 and 05241B B007A; New residences in Historic District.

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

City Code Section 86-103 – H-2 Zoning 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 duplex exterior design**; Recently, the applicant submitted plans for two new duplexes on lots 3 and 4 of her multiple properties on New Dawn Court. The applicant will seek zoning approval for these structures in April but would like to get opinions on the exterior designs before that time. The properties along New Dawn Court are zoned H-2 Historic District.

There are two duplexes and the two-story House of Dawn already on New Dawn Court. The two new duplexes are proposed for the lots at the end of the cul-de-sac. The rear of the duplex on lot 3 will face the rear of existing houses on Chestnut Street. The rear of the duplex on lot 4 will face the rear of existing houses on Cloud Street. There is a significant tree line along the rear property lines of both lots.

Both duplexes will be staggered, with a “cottage style” look. The main exterior material will be Hardiplank siding. (Vinyl siding is not allowed in the Historic District as a main siding material.) The roofs will be wood asphalt shingles. The gables will be vertical board and batten. Front porches will have wood columns and railings.

Main colors used will be white, black, and light grays.

The new duplexes are superior to the nearby duplexes on New Dawn Court and do not directly face any other streets or houses. These existing duplexes are hardly “historic” in nature.

(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. **Complies.**
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.

Complies

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. **Complies**

b. *Materials and color.*

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

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title

Ricky L. Clark, City Manager

Date

March, 20, 2023

Signature

City Clerk's Office

2. The use of brick is encouraged for chimneys. **No chimneys**
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. **None used.**
4. Brick and paint colors shall be compatible with the style of the structure and with surrounding historic structures. **Complies**
5. Neon colors are prohibited. **None used.**
6. Primary colors may be acceptable for trim or accents pending review and approval by the director of downtown development. **None used.**
- c. *Doors and windows.*
 1. Window and door placement, shape, and dimensions shall be compatible with the pattern on nearby historic structures. **Complies**
 2. Blank wall facades are discouraged. **There are windows on every side.**

Design Review Commission, recommendation, 3.1.23: Approval as is.

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 Pictures
- Existing Duplexes
- Site Plan
- Duplex Designs
- Acceptance Letter

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

Approval

Google Maps New Dawn Ct

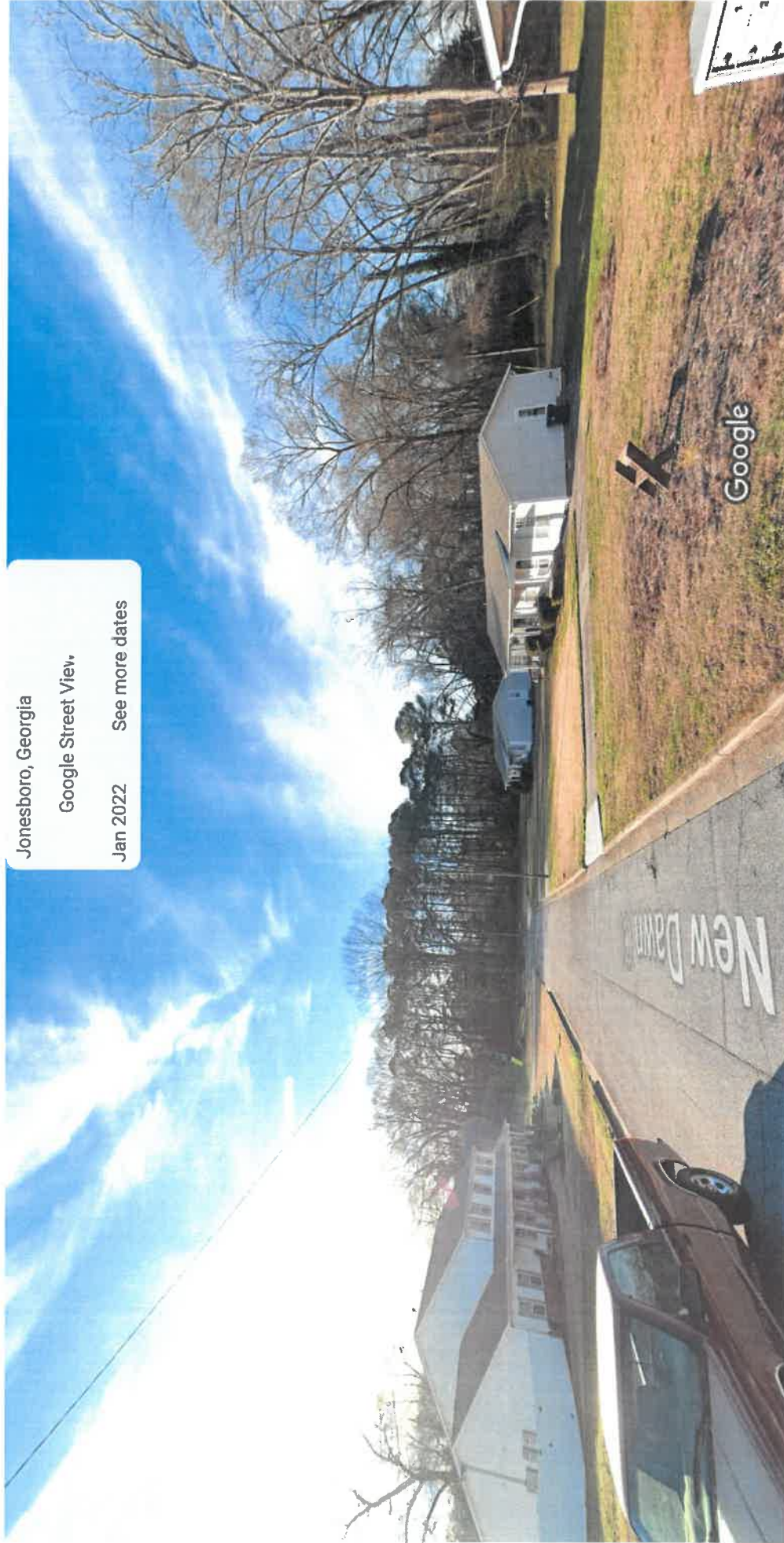


Image capture: Jan 2022 © 2023 Google

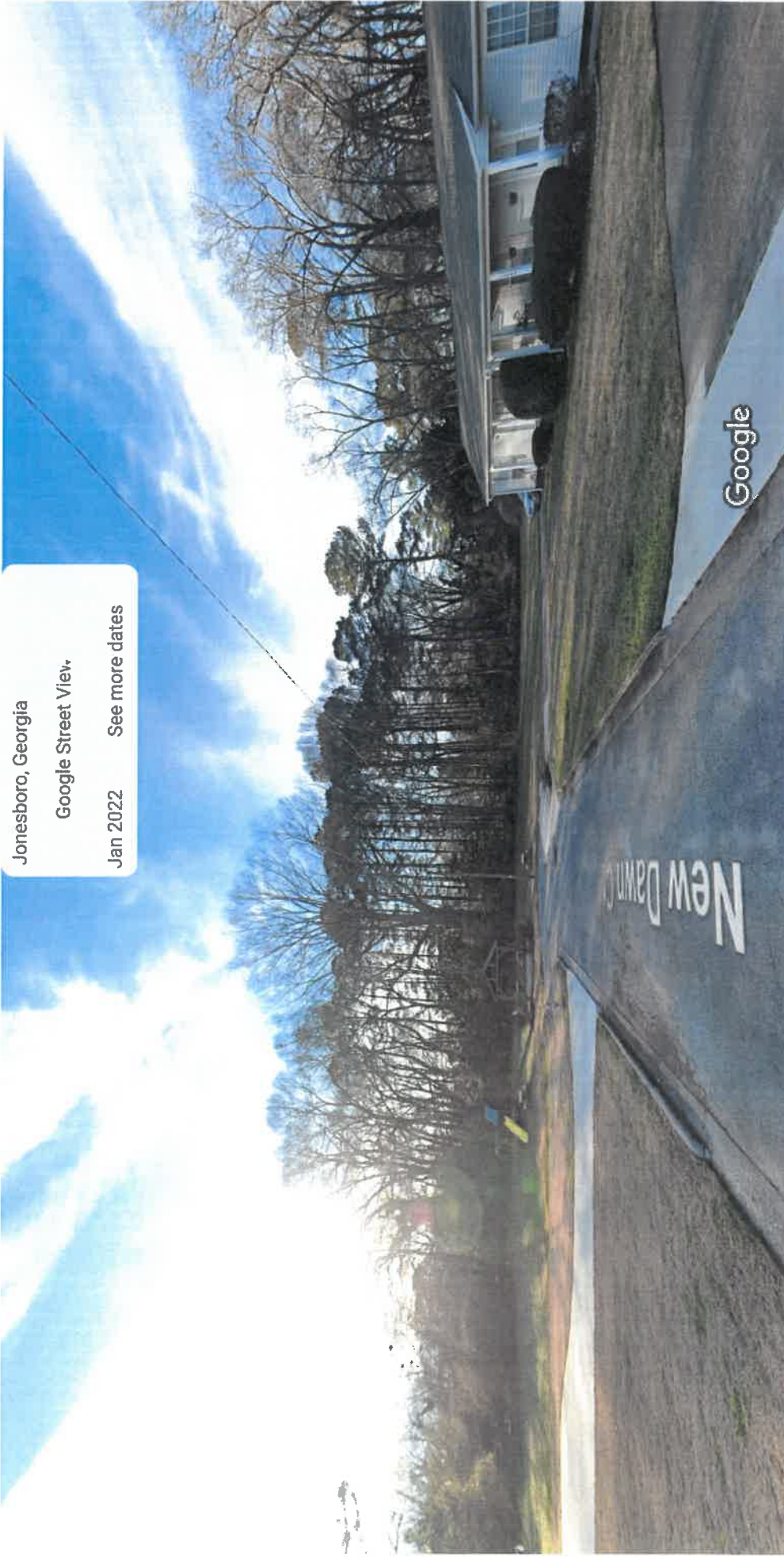


170 S Main St

All

Street View & 360°

Google Maps New Dawn Ct



Jonesboro, Georgia
Google Street View
Jan 2022 See more dates

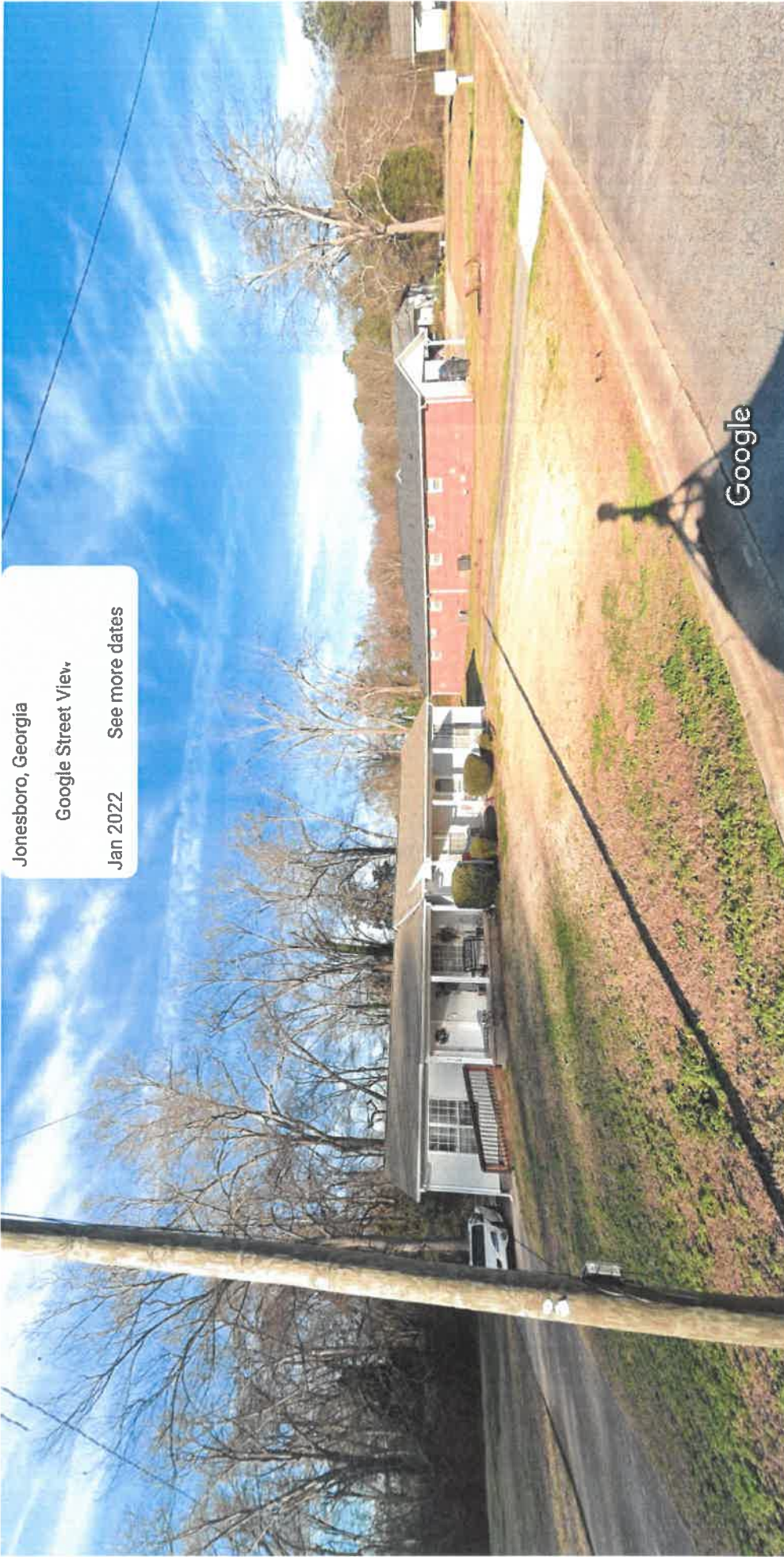
Image capture: Jan 2022 © 2023 Google

← 170 S Main St

Street View & 360°

All

Google Maps New Dawn Ct



Jonesboro, Georgia
Google Street View
Jan 2022 See more dates

Image capture: Jan 2022 © 2023 Google

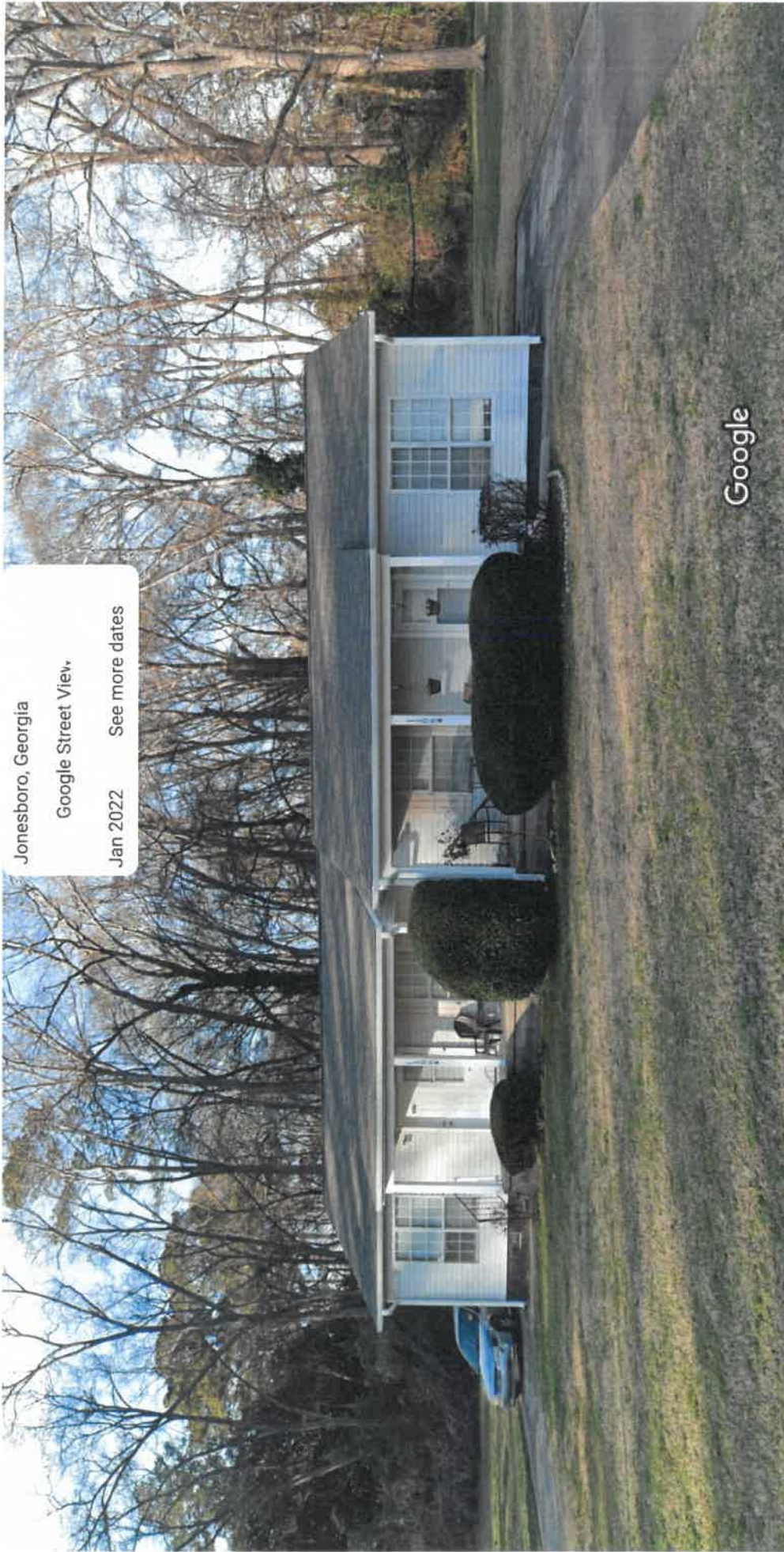


170 S Main St

All

Street View & 360°

Google Maps New Dawn Ct



Jonesboro, Georgia
Google Street View.
Jan 2022 See more dates

Image capture: Jan 2022 © 2023 Google



170 S Main St

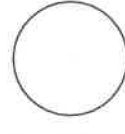
All

Street View & 360°



KANON Architects Inc
45 W Crowsville Rd, Suite 511A
Roswell, GA 30075
www.kanoninc.com // 478-412-3225

HOUSE OF DAWN
LOT 4 / 5 ON NEW DAWN COURT,
LAND LOT 241

[illegible]

Overner
1071 • 11 De Haver Boulevard • Lewisport, KY 40341

Site Plan

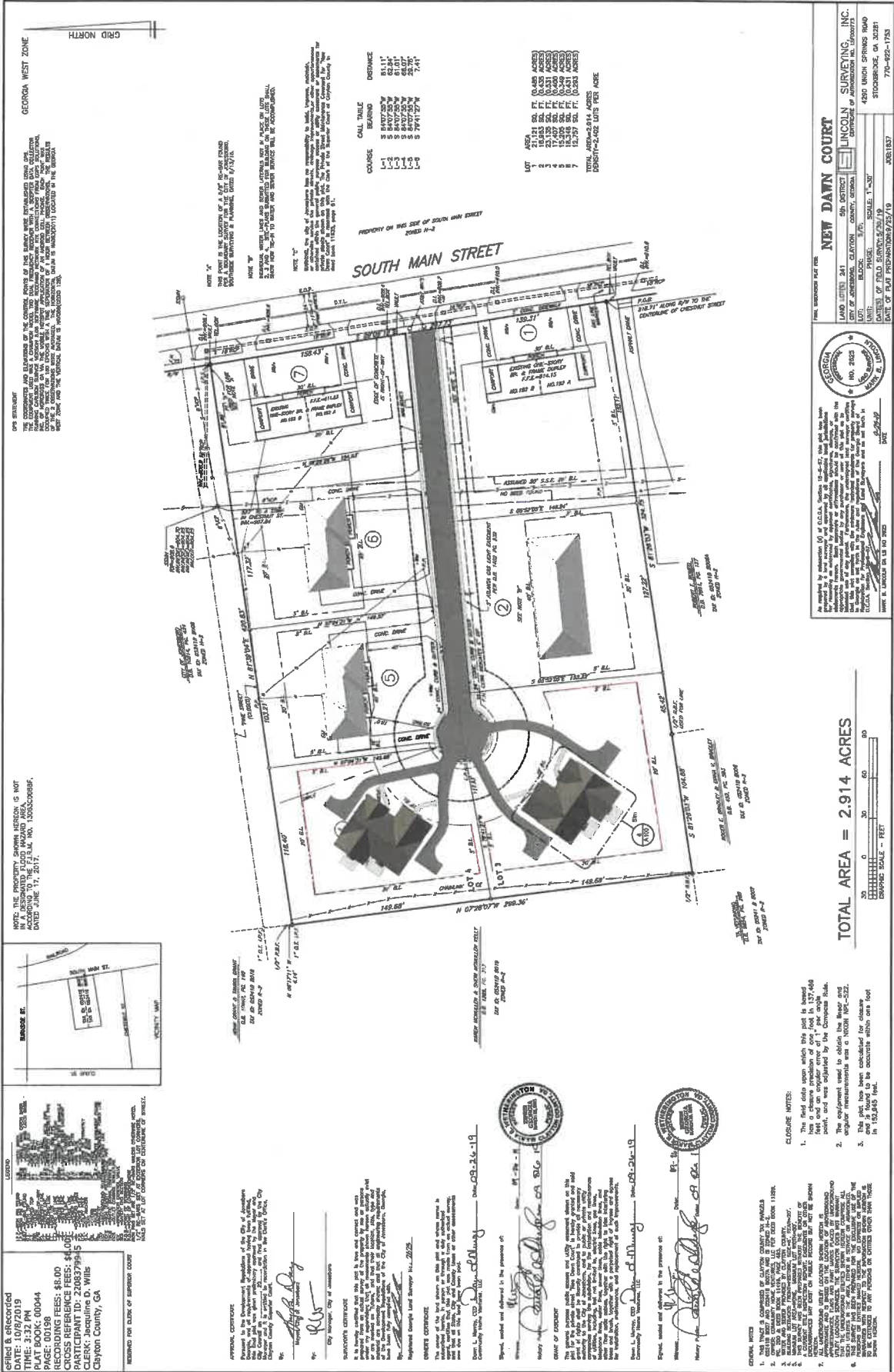
GOO2

1071 • 11 De Haver Boulevard • Lewisport, KY 40341

G002

2/12/2004 2/12/2004

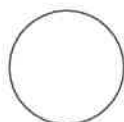
① Side Plan
1/32" = 1'-0"





© 1997 American Psychological Association 0893-3200/97/\$12.00 DOI: 10.1037/0893-3200.11.4.565

#	Rev	Date



Our next

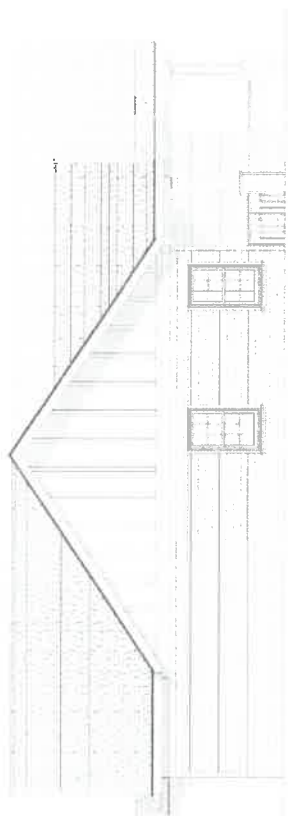
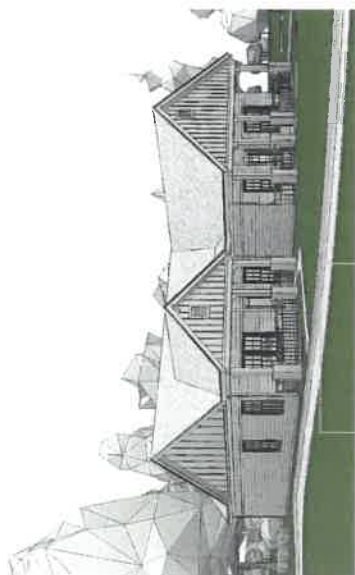
Concept Plans and Elevations

A100

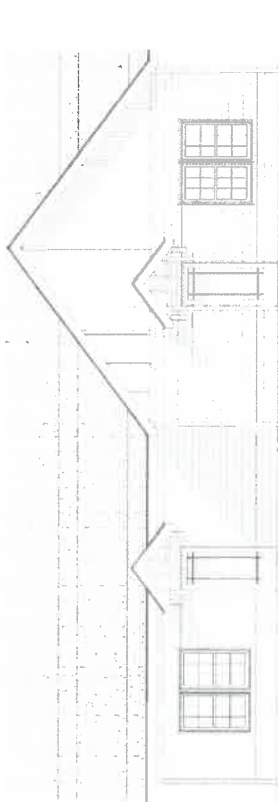
157

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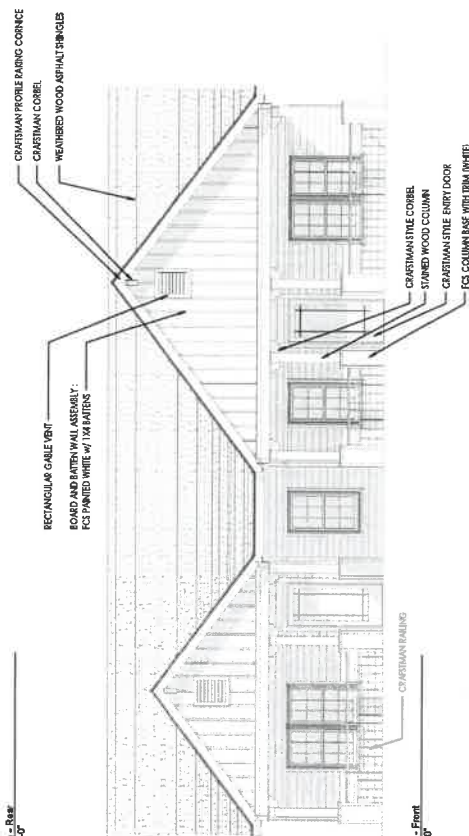
5.1.d



③ Elevation - Side
1/4" = 1'-0"



② Elevation - Rear
1/4" = 1'-0"



① Elevation - Front
 $1/4" = 1'-0"$





MEMORANDUM

To: Dawn L. Murray
House of Dawn
Jonesboro, Ga. 30236

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

Date: March 2, 2023

Re: Notification of Request for Historic Preservation Commission – Duplexes; New Dawn Court – Parcel Nos. 05241B B007 and 05241B B007A;

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 duplexes located on lots 3 and 4, New Dawn Court, Jonesboro, Georgia 30236.

A hearing has been scheduled for Monday, March 20, 2023 at 5:30 pm before the Historic Preservation Commission at 1859 City Center Way, Jonesboro to consider the request as described above. You are invited to attend if you wish. If you are unable to be a part of the meeting, then you will be informed of the recommendation on the following day.

Sincerely,

David D. Allen
Community Development Director / Zoning Administrator

Attachment: Acceptance Letter (3337 : New Dawn Court Duplexes)