



Jonesboro Historic Preservation Commission
1859 CITY CENTER WAY
June 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) 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 Residence at 203 West Mill Street; Parcel No. 13241C B002; New house for vacant lot in Historic Residential Overlay.

VI. ADJOURNMENT



CITY OF JONESBORO, GEORGIA COUNCIL
Agenda Item Summary

Agenda Item #

5.1

- 1

COUNCIL MEETING DATE
June 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 at 203 West Mill Street; Parcel No. 13241C B002; New house for vacant lot 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 – **Approval of house exterior design**; Last summer, a new home at 207 West Mill Street was approved by the Design Review Commission and Historic Preservation Commission. Now, the same builder would like to build a similar home at the adjacent vacant lot – 203 West Mill Street.

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.*

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.*
- 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.*

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title

Melissa Brooks, Interim City Clerk

Date

June, 20, 2023

Signature

City Clerk's Office

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 design is nearly identical to the house approved on the adjacent lot in 2022.

- **8-foot-deep porches**
- **Millwork around front windows (decorative headers)**
- **Metal roof on porch**
- **More color balance in front**
- **Color palette provided**
- **All vertical siding now provided and shake shingles provided also**

Design Review recommendation, 6.7.23: Approval of general design - good to keep the same design elements as 207, but have some slightly different colors (but complimentary) for the base and trim.

Will this house be offset a little bit in the front from the 207 house to not make it look like row housing? Verify there will be foundation landscaping and some trees like 207.

Fiscal Impact

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

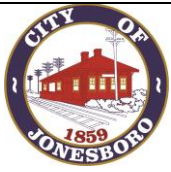
Private Owner

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

- Agenda Cover Sheet - New House 203 West Mill Street HPC
- Property Picture
- House Design
- Acceptance Letter

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

Approval



CITY OF JONESBORO DESIGN REVIEW COMMITTEE

Agenda Item Summary

Agenda Item 5.1.a

COUNCIL MEETING DATE

Requesting Agency
Community Development (Carlos Soler, applicant)

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

Review of new home exterior

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 ☐ No

Summary & Background

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(continued page 2)

Fiscal Impact / Funding Source

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

Private Homeowner

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

Existing residence pictures, proposed floor plans and elevations

FOLLOW-UP APPROVAL ACTION (City Manager)		City Manager's Office
Typed Name and Title	Phone	
Signature	Date	

Revised 03/12/09 (Previous versions are obsolete)

Staff Recommendation**Approval**

David Allen, Community Development Director, 770.570.2977

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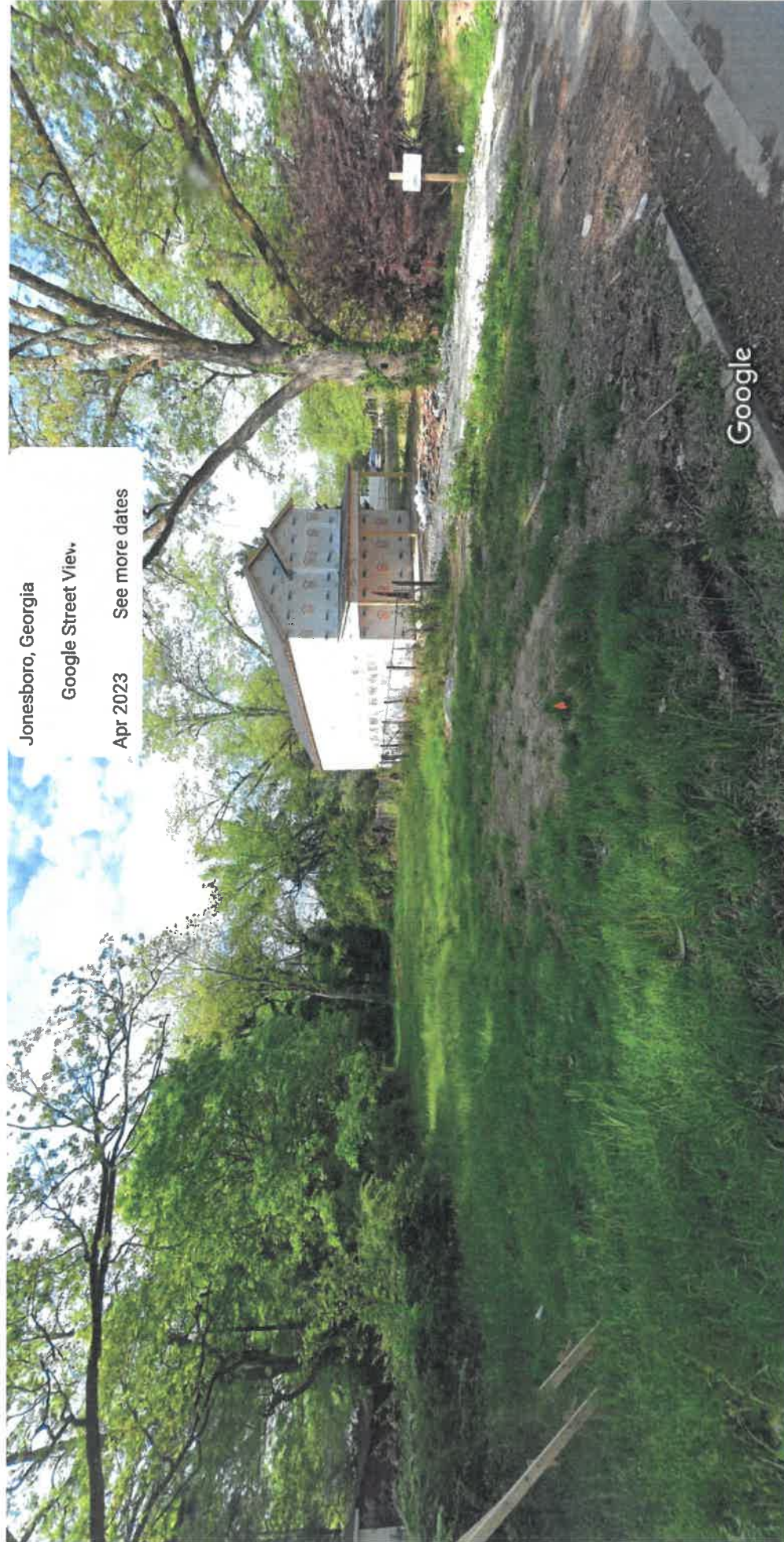
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Google Maps 203 W Mill St



Jonesboro, Georgia
Google Street View
Apr 2023 See more dates

Image capture: Apr 2023 © 2023 Google



203 W Mill St

All

Street View & 360°



203 W MILL ST

Single family residence

203 W MILL ST, JONESBORO GA 30236

OWNER:

MASANI CONSTRUCTION
2974 LOOKOUT PL NE SUITE 150
ATLANTA, GA 30305
(407) 666-7407

DESIGN:

MASANI STUDIO
2974 LOOKOUT PL NE SUITE 150
ATLANTA, GA 30305
(407) 666-7407

SCOPE OF WORK:

CONSTRUCTION OF A 2 STORY SINGLE
FAMILY RESIDENCE

Sqf 1st Floor: 1337.46 ft²
Sqf 2nd Floor: 995.21 ft²
Sqf total: 2332.67 ft²

CONSTRUCTION CODES

The following will be the State of Georgia's minimum Standard Construction Codes:
International Building Code,
2018 Edition, with Georgia Amendments (2018)
International Residential Code,
2018 Edition, with Georgia Amendments (2017)
International Fire Code,
2018 Edition, with Georgia Amendments (2014)
International Plumbing Code,
2018 Edition, with Georgia Amendments (2014)(2015)
International Mechanical Code,
2018 Edition, with Georgia Amendments (2015)
International Fuel Gas Code,
2018 Edition, with Georgia Amendments (2015)
National Electrical Code,
2020 Edition, with no Georgia Amendments
International Energy Code,
2018 Edition, with Georgia Supplements and Amendments (2012)
NFPA 101
Life Safety Code 2018 Edition with State Amendments (2013)
Life Safety Code 2012 Edition with State Amendments (2013)

Layout Page Table

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A-3	PROPOSED ELEVATIONS		
A-4	PROPOSED COLOR PALETTE		
A-5	LANDSCAPING PLAN		
S-1	FUNDATION LAYOUT		
S-2	CEILING FRAMING LAYOUT		
S-3	ROOF FRAMING LAYOUT		
S-4	WALL SECTION DETAIL		

SHEET TITLE:

COVERED
SHEET

PROJECT ADDRESS:

203 W MILL ST
JONESBORO GA 30236
MASANI
CONSTRUCTION

DRAWINGS PROVIDED BY:

MASANI CONSTRUCTION

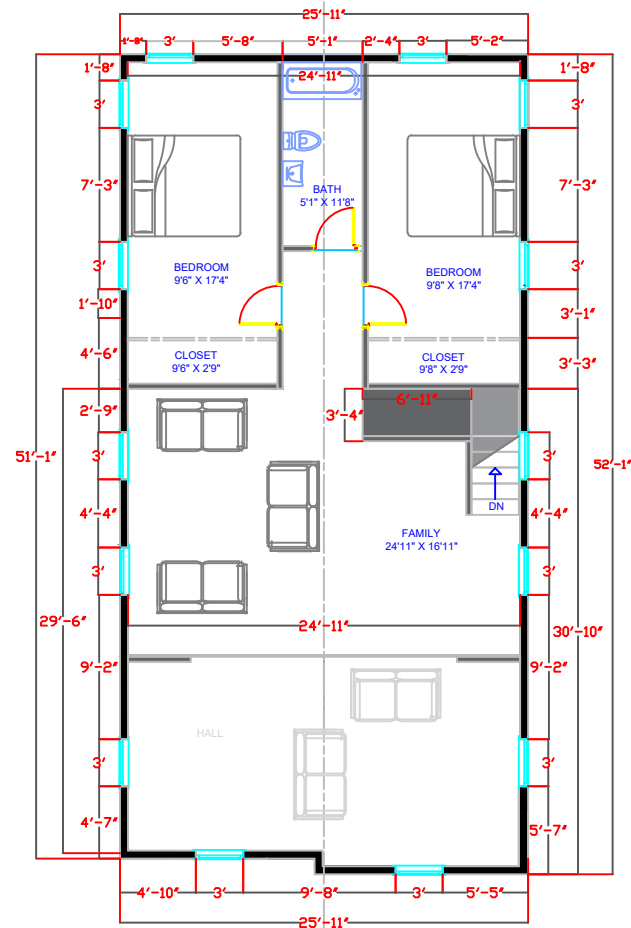
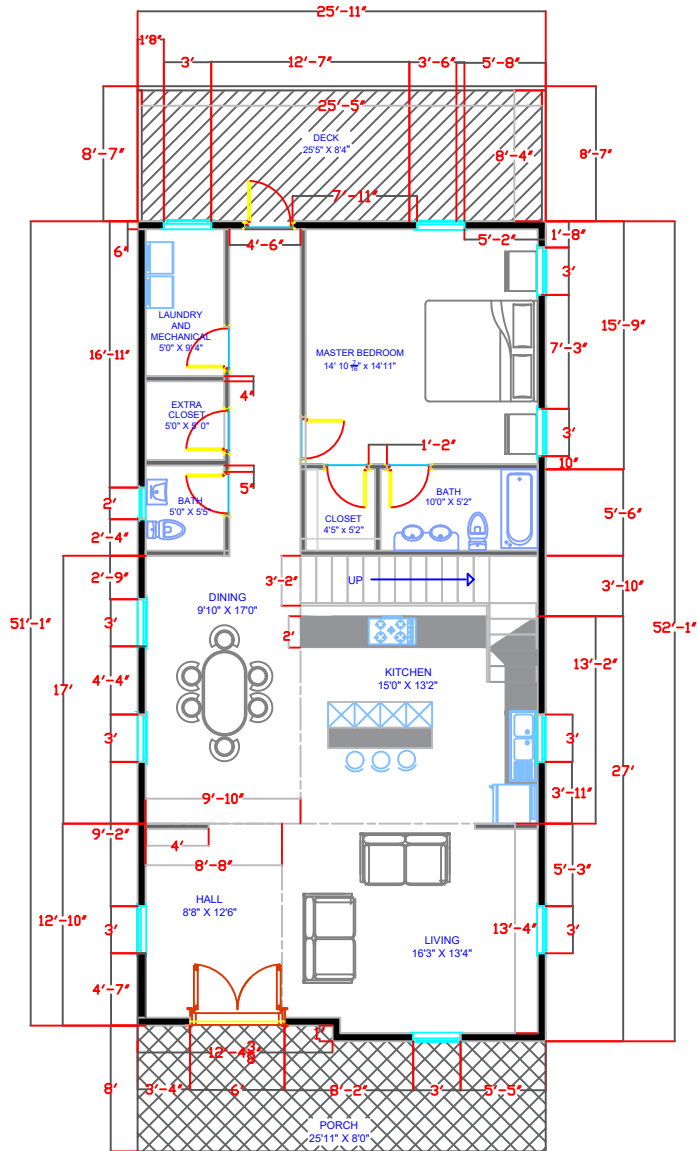
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SHEET:

A-1

Attachment: House Design (3427 : 203 West Mill Street Residence)



SHEET TITLE:

**PROPOSED
LAYOUT**

PROJECT ADDRESS:

207 W MILL ST
JONESBORO GA 30236
MASANI CONSTRUCTION

DRAWINGS PROVIDED BY:

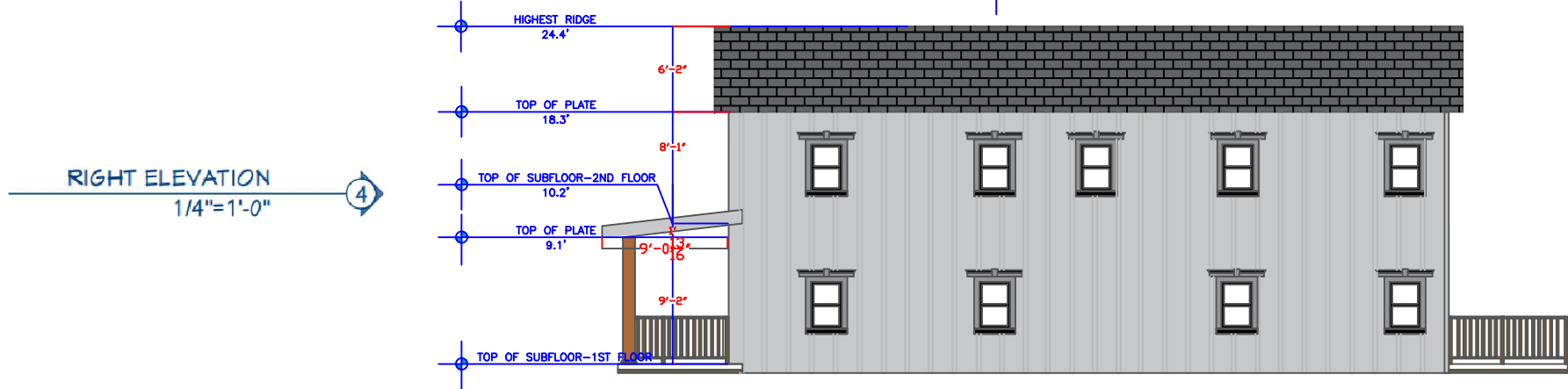
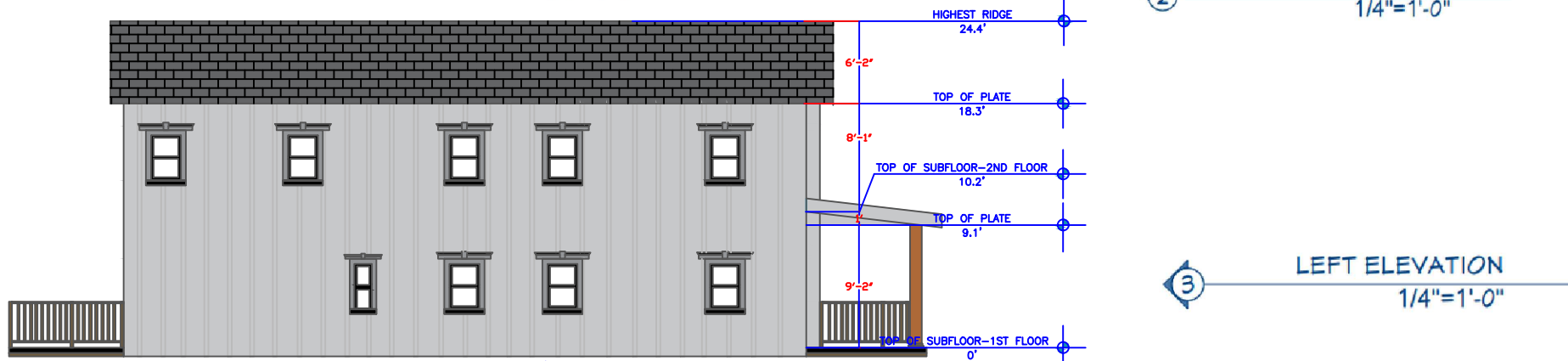
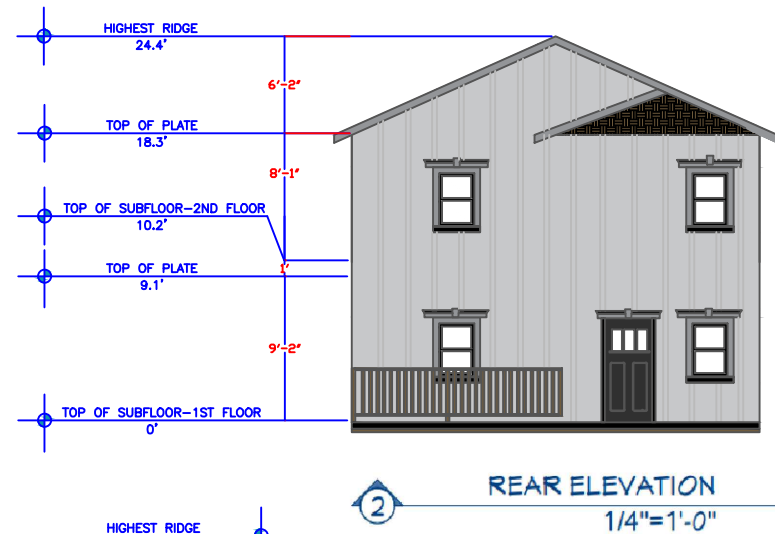
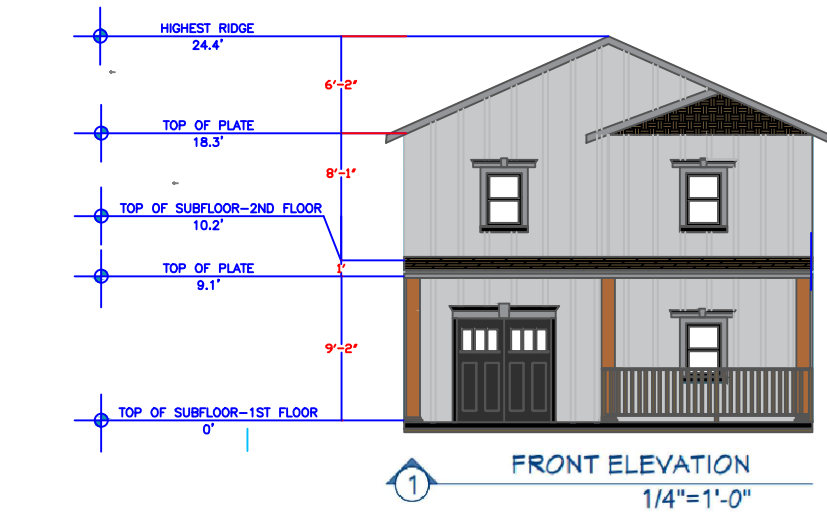
MASANI CONSTRUCTION

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SHEET:
A-2

Attachment: House Design (3427 : 203 West Mill Street Residence)



SHEET TITLE:

PROPOSED
ELEVATIONS

PROJECT ADDRESS:

207 W MILL ST
JONESBORO GA 30236
MASANI

DRAWINGS PROVIDED BY:

MASANI CONSTRUCTION

DATE:

SCALE:

SHEET:
A-3

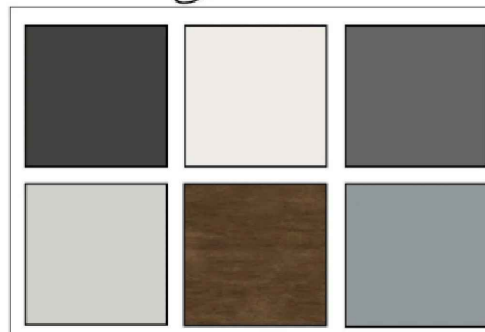
Attachment: House Design (3427 : 203 West Mill Street Residence)



SHERWIN WILLIAMS PAINT PALETTE
modern farmhouse



SHERWIN WILLIAMS PAINT PALETTE
modern farmhouse
EXTERIOR



SHEET TITLE:

PROPOSED
COLOR

PROJECT ADDRESS:

207 W MILL ST
JONESBORO GA 30236
MASANI CONSTRUCTION

DRAWINGS PROVIDED BY:

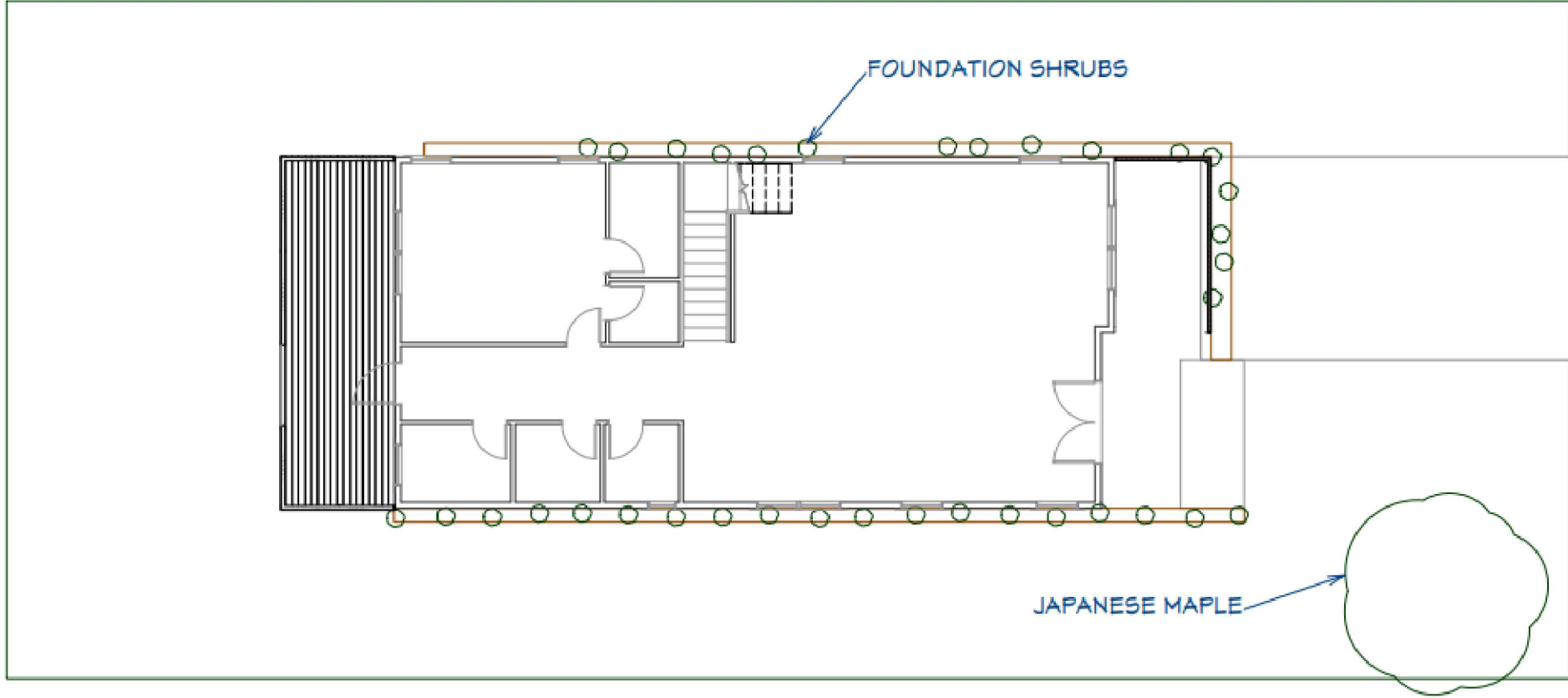
MASANI CONSTRUCTION

DATE:

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SHEET:
A-4

Attachment: House Design (3427 : 203 West Mill Street Residence)



① LANDSCAPING LAYOUT
1/4"=1'-0"

SHEET TITLE:

LANDSCAPING
LAYOUT

PROJECT ADDRESS:

207 W MILL ST
JONESBORO GA 30236
MASANI CONSTRUCTION

DRAWINGS PROVIDED BY:

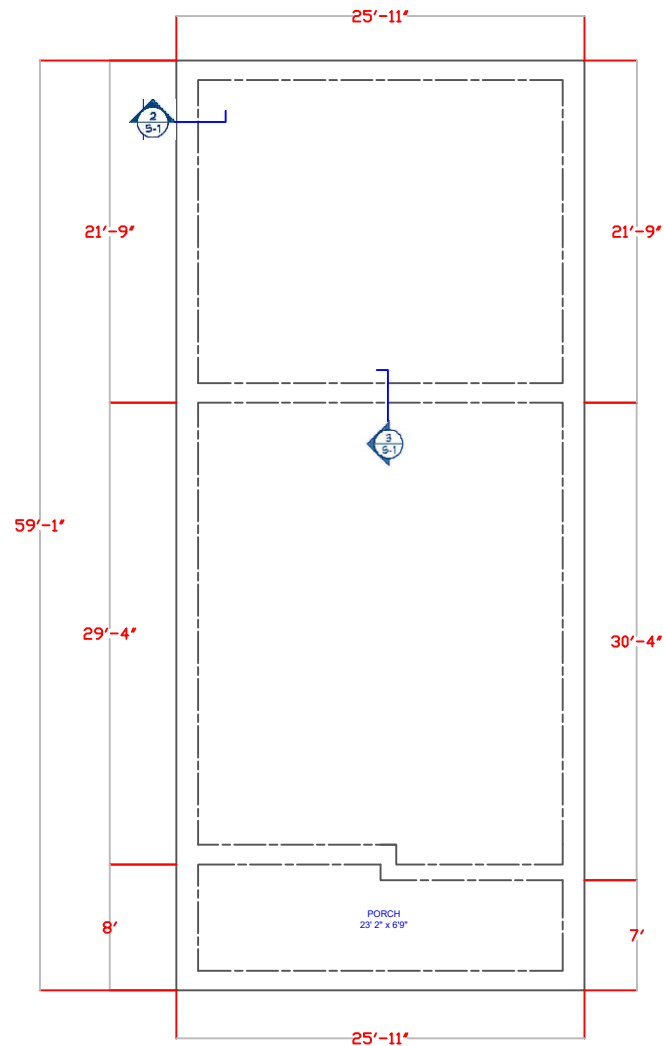
MASANI CONSTRUCTION

DATE:

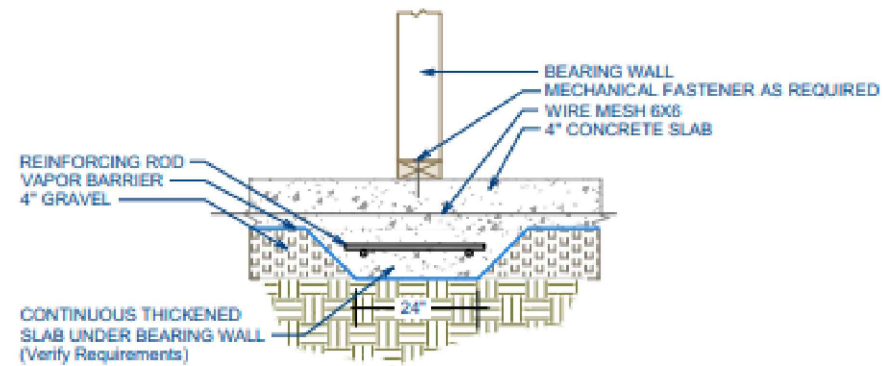
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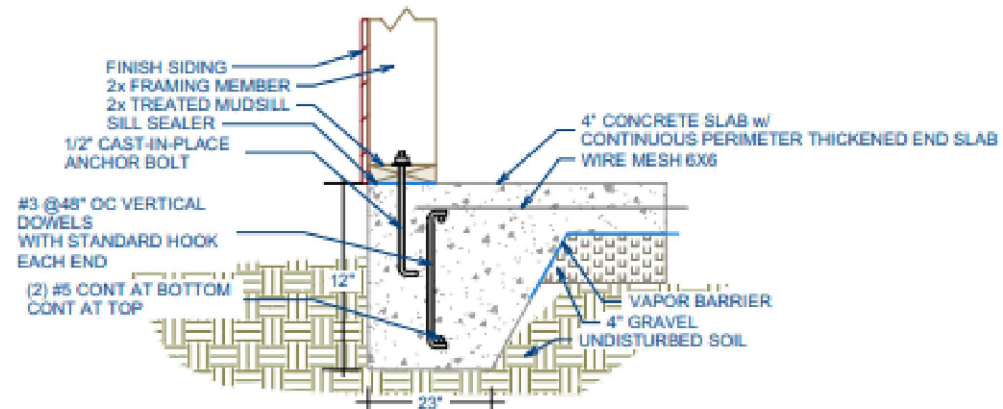
Attachment: House Design (3427 : 203 West Mill Street Residence)



1 FOUNDATION LAYOUT
1/4"=1'-0"



3 Concrete Thickened Slab Footing



2 Thickened End Slab

SHEET TITLE:

FOUNDATION
LAYOUT

PROJECT ADDRESS:

207 W MILL ST
JONESBORO GA 30236
MASANI CONSTRUCTION

DRAWINGS PROVIDED BY:

MASANI CONSTRUCTION

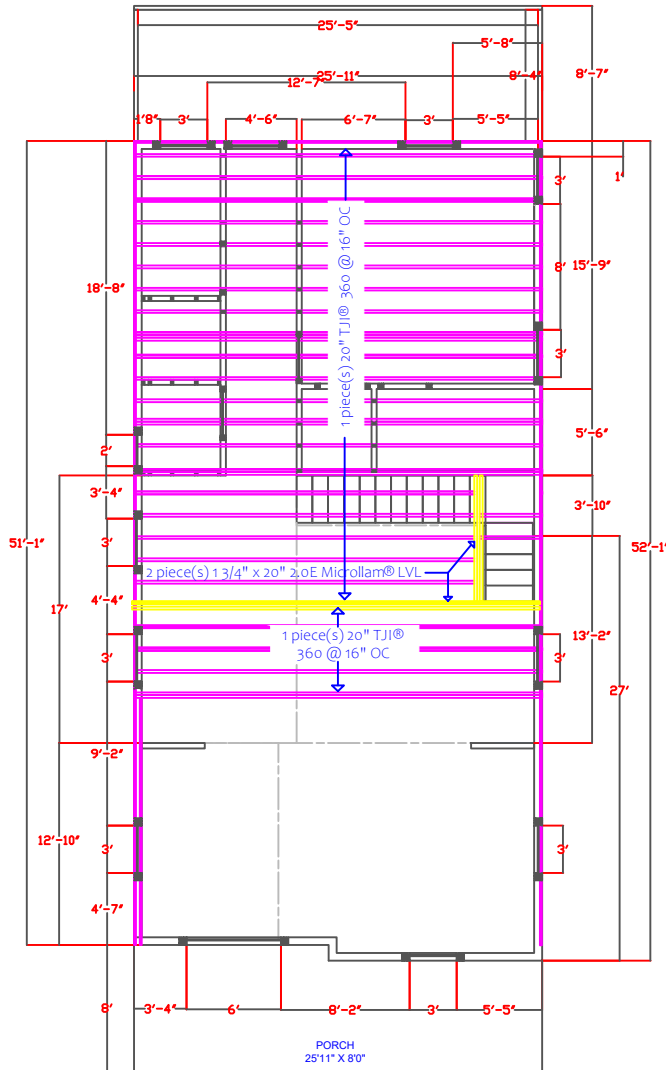
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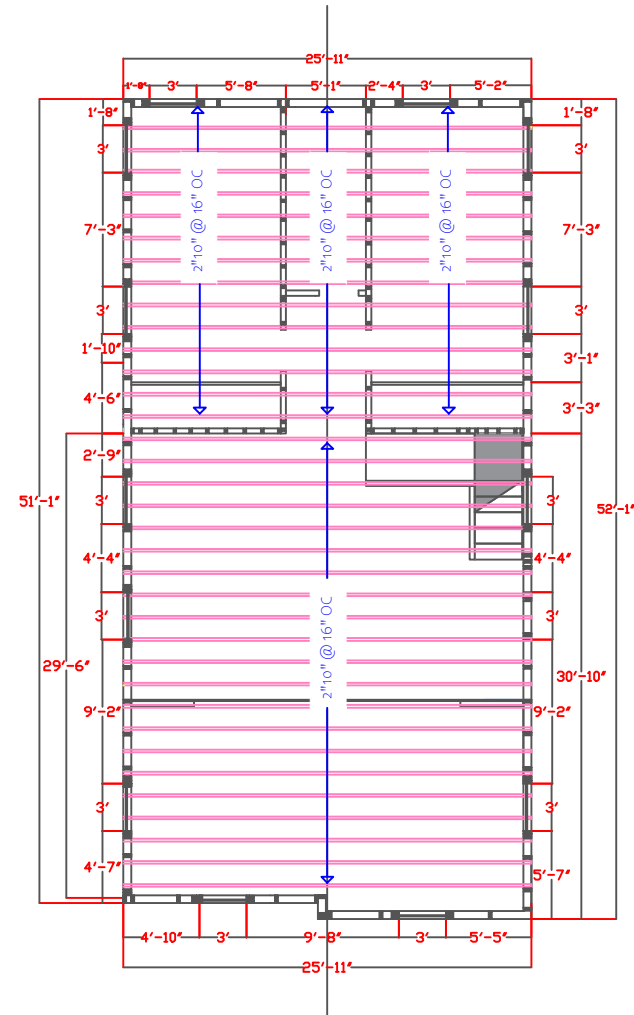
SHEET:

S-1

Attachment: House Design (3427 : 203 West Mill Street Residence)



① 2ND STORY FLOOR FRAMING LAYOUT
1/4"=1'-0"



① 2ND STORY FLOOR FRAMING LAYOUT
1/4"=1'-0"

CEILING FRAMING NOTES:

- UNINHABITABLE ATTICS WITHOUT STORAGE
- LIVE LOAD 10 PSF
- DEAD LOAD 5 PSF
- ALL WOOD SHALL BE SOUTHERN PINE #2 OR BETTER

SHEET TITLE:

FLOOR & CEILING
FRAMING LAYOUT

PROJECT ADDRESS:

207 W MILL ST
JONESBORO GA 30236
MASANI CONSTRUCTION

DRAWINGS PROVIDED BY:

MASANI CONSTRUCTION

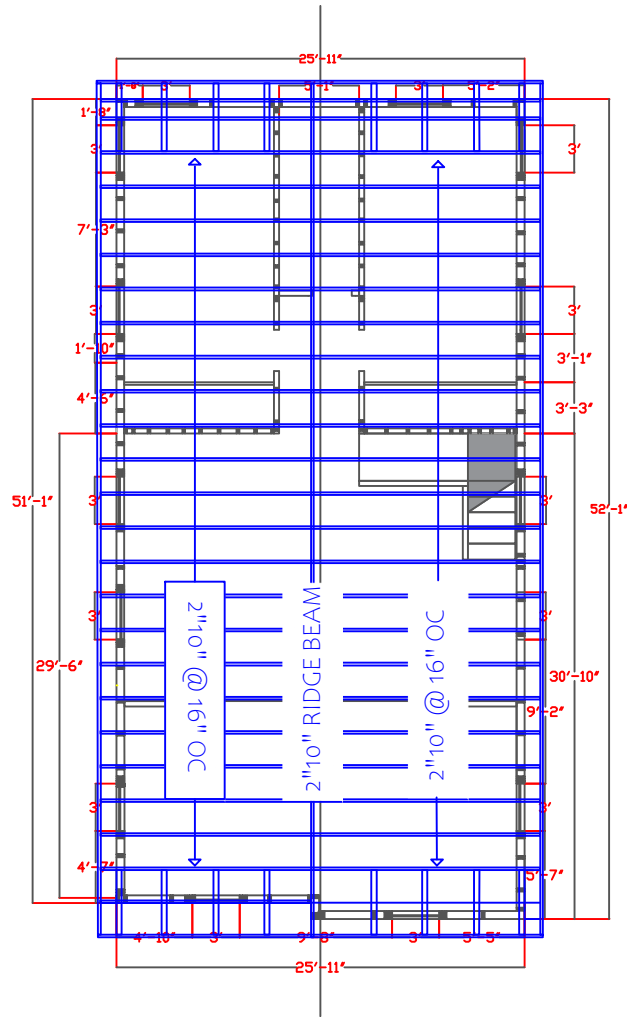
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SHEET:

S-2

Attachment: House Design (3427 : 203 West Mill Street Residence)



1 ROOF FRAMING LAYOUT
1/4"=1'-0"

ROOF FRAMING NOTES:

- CEILING NOT ATTACHED TO RAFTERS
- LIVE LOAD 30 PSF
- DEAD LOAD 20 PSF
- ALL WOOD SHALL BE SOUTHERN PINE #2 OR BETTER

SHEET TITLE:

ROOF FRAMING
LAYOUT

PROJECT ADDRESS:

207 W MILL ST
JONESBORO GA 30236
MASANI CONSTRUCTION

DRAWINGS PROVIDED BY:

MASANI CONSTRUCTION

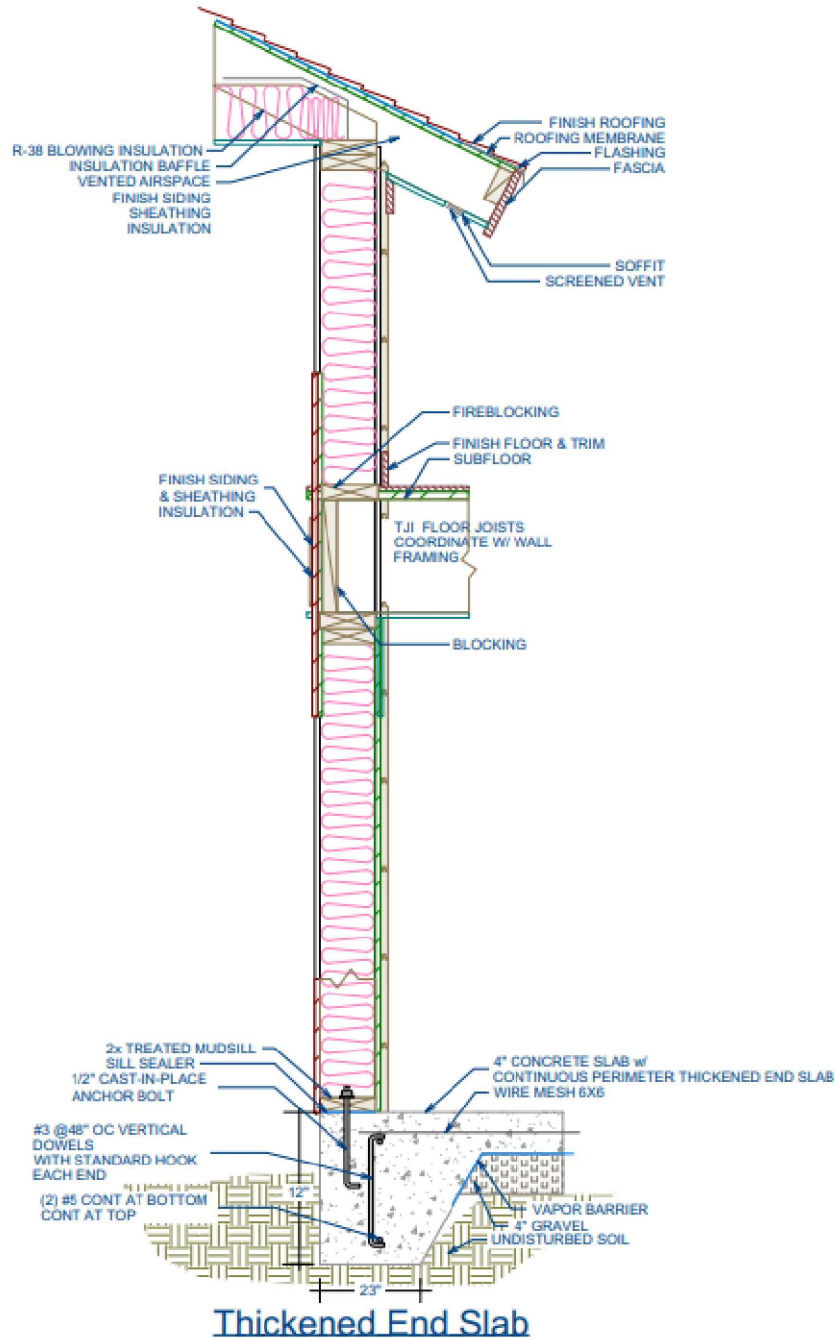
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SCALE:

SHEET:

S-3

Attachment: House Design (3427 : 203 West Mill Street Residence)



WALL SECTION DETAIL

SECTION: WALL SECTION DETAIL

DATE: 10/1/2023

PROJECT: 203 West Mill Street Residence

DESIGNER: MASANI CONSTRUCTION

CLIENT: JONESBORO GA 30236

ARCHITECT: MASANI CONSTRUCTION

ENGINEER: MASANI CONSTRUCTION

TABLE 1: MATERIALS

ITEM	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
1	CONCRETE	1.00	CU YD	120.00	120.00
2	WIRE MESH	1.00	100' ROLLS	10.00	10.00
3	GRAVEL	1.00	CU YD	10.00	10.00
4	UNDISTURBED SOIL	1.00	CU YD	10.00	10.00
5	VAPOR BARRIER	1.00	100' ROLLS	10.00	10.00
6	4" GRAVEL	1.00	CU YD	10.00	10.00
7	2x TREATED MUDSILL	1.00	10' L	10.00	10.00
8	SILL SEALER	1.00	10' L	10.00	10.00
9	1/2" CAST-IN-PLACE ANCHOR BOLT	1.00	10' L	10.00	10.00
10	#3 @48" OC VERTICAL DOWELS WITH STANDARD HOOK EACH END	1.00	10' L	10.00	10.00
11	(2) #5 CONT AT BOTTOM	1.00	10' L	10.00	10.00
12	(2) #5 CONT AT TOP	1.00	10' L	10.00	10.00

TABLE 2: LABOR

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DATE: 10/1/2023

PROJECT: 203 West Mill Street Residence

DESIGNER: MASANI CONSTRUCTION

CLIENT: JONESBORO GA 30236

ARCHITECT: MASANI CONSTRUCTION

ENGINEER: MASANI CONSTRUCTION

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SHEET TITLE:
WALL SECTION DETAIL

PROJECT ADDRESS:
203 West Mill Street
JONESBORO GA 30236
MASANI CONSTRUCTION

DRAWINGS PROVIDED BY:
MASANI CONSTRUCTION

DATE:

SCALE:

SHEET:
S-4



MEMORANDUM

To: Carlos Soler
Jonesboro, Ga. 30236

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

Date: June 12, 2023

Re: Notification of Request for Historic Preservation Commission – New Residence;
203 West Mill Street; Parcel No. 13241C B002

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 residence for the property located at 203 West Mill Street, Jonesboro, Georgia.

A hearing has been scheduled for Tuesday, June 20, 2023 at 5:30 pm before the Historic Preservation Commission at 1859 City Center Way to consider the request as described above. Your presence is recommended.

Sincerely,

David D. Allen
Community Development Director / Zoning Administrator