



Jonesboro Historic Preservation Commission
1859 CITY CENTER WAY
September 18, 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 a residence at 204 Lee Street; Parcel No. 13240D D026; Accessory building for existing residence in Historic Residential Overlay.
2. Historic Preservation Commission to consider a Certificate of Appropriateness for a townhome development – 217 South Main Street; Parcel No. 05241D A001; New exteriors for new townhome development in Historic District.

VI. ADJOURNMENT



CITY OF JONESBORO, GEORGIA COUNCIL
Agenda Item Summary

Agenda Item #

5.1

- 1

COUNCIL MEETING DATE
September 18, 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 a residence at 204 Lee Street; Parcel No. 13240D D026; Accessory building for existing residence in Historic Residential Overlay.

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

Sec. 86-97. R-2 Single Family Residential Regulations; Sec. 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, 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 accessory building exterior, with conditions;** In March 2021, the following Certificate of Appropriateness was approved for the house renovation at 204 Lee Street:

Interior renovation and rear addition (enclosed room and porches) for an existing house, with replacement roof and exterior siding material, per the current architectural plans provided by Joel Aviles Architects, dated February 8, 2021. Existing roof materials shall be replaced with the same type of historic material or with materials that closely resembles the existing material. Front porch shall remain and continue to be open but shall be enlarged and enhanced. New addition shall match the new exterior of the rest of the house. Proposed exterior brick color is Cherokee Bricks, Shadowstone. Fiber cement siding and trim shall be Sherwin Williams SW7014, Eider White. No replacement vinyl siding allowed.

In December 2021, permission was given to make the primary exterior material of the house brick. The owner has now requested to put an accessory building in back of the renovated house, which still serve as a garage for parking vehicles and also have an outdoor patio / sitting area. Per the owner, it will not have a living quarters. The primary exterior building material is shown as brick, like the house.

The house is in the Historic Residential Overlay, and the standards for new accessory buildings in that district are as follows:

e. Accessory structures.

- 1. Historic accessory structures, or outbuildings, shall be maintained in accordance with guidelines for dwellings in the overlay.*
- 2. New accessory structures, including, but not limited to carports, garages and storage sheds, shall be located behind the facade line of the dwelling. **Complies***
- 3. The design, scale, placement and materials of new accessory structures within public view shall be compatible with those of the principal dwelling. **Complies, same main exterior material (brick).***

Other standards:

Sec. 86-270. - Accessory buildings.

No accessory building shall exceed the height of the principal dwelling in any residential district, nor shall the combined total area of all accessory buildings on a lot exceed the larger of 800 square feet in area or 25 percent of the floor area of the principal dwelling. Calculation of floor area shall not include basement areas. All accessory buildings shall be set back a minimum of 100 percent of the front yard setback for the district; however no accessory building other than a

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title

Melissa Brooks, Interim City Clerk

Date

September, 18, 2023

Signature

City Clerk's Office

detached garage may be located between the principal dwelling and the public right-of-way. A minimum side yard and rear yard setback of five feet shall apply to accessory building located a distance greater than 20 feet from the principal dwelling; otherwise the building setbacks for the principal dwelling shall apply to the accessory building. All accessory structures established on the street side of a corner lot and located a distance equal to or less than the dimension of the required side yard for principal dwellings in the zoning district in which the lot is situated shall be screened through the installation of landscaping or stockade-type fence. Such screening shall comply with provisions of article XV of this chapter.

*The exterior finishes and color of all accessory structures shall be identical to the exterior finish and color of the principal dwelling on which the accessory structures are located. For brick construction, only the characteristics of the trim work shall apply to the accessory buildings. **Complies***

Two approval conditions:

1. Match brick color of house.
2. Driveway extension to garage must be concrete.

Design Review Commission, 9.5.23: Approval, with two listed conditions.

Fiscal Impact

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

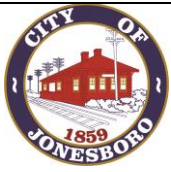
Private Owner

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

- Agenda Cover Sheet - Accessory Building HPC
- House
- Rendering
- Construction Plans
- 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 (Albert Solano, applicant)

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

New accessory building in rear yard

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

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



No

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 accessory building exterior, with conditions;** In March 2021, the following Certificate of Appropriateness was approved for the house renovation at 204 Lee Street:

Interior renovation and rear addition (enclosed room and porches) for an existing house, with replacement roof and exterior siding material, per the current architectural plans provided by Joel Aviles Architects, dated February 8, 2021. Existing roof materials shall be replaced with the same type of historic material or with materials that closely resembles the existing material. Front porch shall remain and continue to be open but shall be enlarged and enhanced. New addition shall match the new exterior of the rest of the house. Proposed exterior brick color is Cherokee Bricks, Shadowstone. Fiber cement siding and trim shall be Sherwin Williams SW7014, Eider White. No replacement vinyl siding allowed.

In December 2021, permission was given to make the primary exterior material of the house brick.

The owner has now requested to put an accessory building in back of the renovated house, which still serve as garage for parking vehicles and also have an outdoor patio / sitting area. Per the owner, it will not have a living quarters. The primary exterior building material is shown as brick, like the house.

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.)

Residence pictures, Construction plans

Staff Recommendation

Approval, with conditions

David Allen, Community Development Director, 770.570.2977

FOLLOW-UP APPROVAL ACTION (City Manager)

Typed Name and Title		Phone	City Manager's Office
Signature		Date	

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

The house is in the Historic Residential Overlay, and the standards for new accessory buildings in that district are as follows:

e. Accessory structures.

1. *Historic accessory structures, or outbuildings, shall be maintained in accordance with guidelines for dwellings in the overlay.*
2. *New accessory structures, including, but not limited to carports, garages and storage sheds, shall be located behind the facade line of the dwelling. **Complies***
3. *The design, scale, placement and materials of new accessory structures within public view shall be compatible with those of the principal dwelling. **Complies, same main exterior material (brick).***

Other standards:

Sec. 86-270. - Accessory buildings.

No accessory building shall exceed the height of the principal dwelling in any residential district, nor shall the combined total area of all accessory buildings on a lot exceed the larger of 800 square feet in area or 25 percent of the floor area of the principal dwelling. Calculation of floor area shall not include basement areas. All accessory buildings shall be set back a minimum of 100 percent of the front yard setback for the district; however no accessory building other than a detached garage may be located between the principal dwelling and the public right-of-way. A minimum side yard and rear yard setback of five feet shall apply to accessory building located a distance greater than 20 feet from the principal dwelling; otherwise the building setbacks for the principal dwelling shall apply to the accessory building.

All accessory structures established on the street side of a corner lot and located a distance equal to or less than the dimension of the required side yard for principal dwellings in the zoning district in which the lot is situated shall be screened through the installation of landscaping or stockade-type fence. Such screening shall comply with provisions of article XV of this chapter.

*The exterior finishes and color of all accessory structures shall be identical to the exterior finish and color of the principal dwelling on which the accessory structures are located. For brick construction, only the characteristics of the trim work shall apply to the accessory buildings. **Complies***

Two approval conditions:

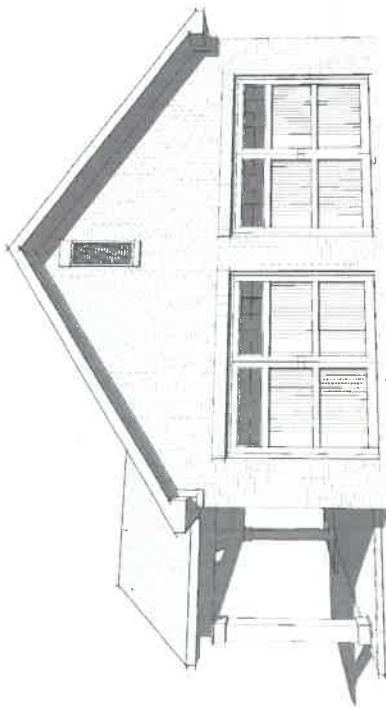
1. **Match brick color of house.**
2. **Driveway extension to garage must be concrete.**

Design Review Commission, 9.5.23: Approval, with two listed conditions.

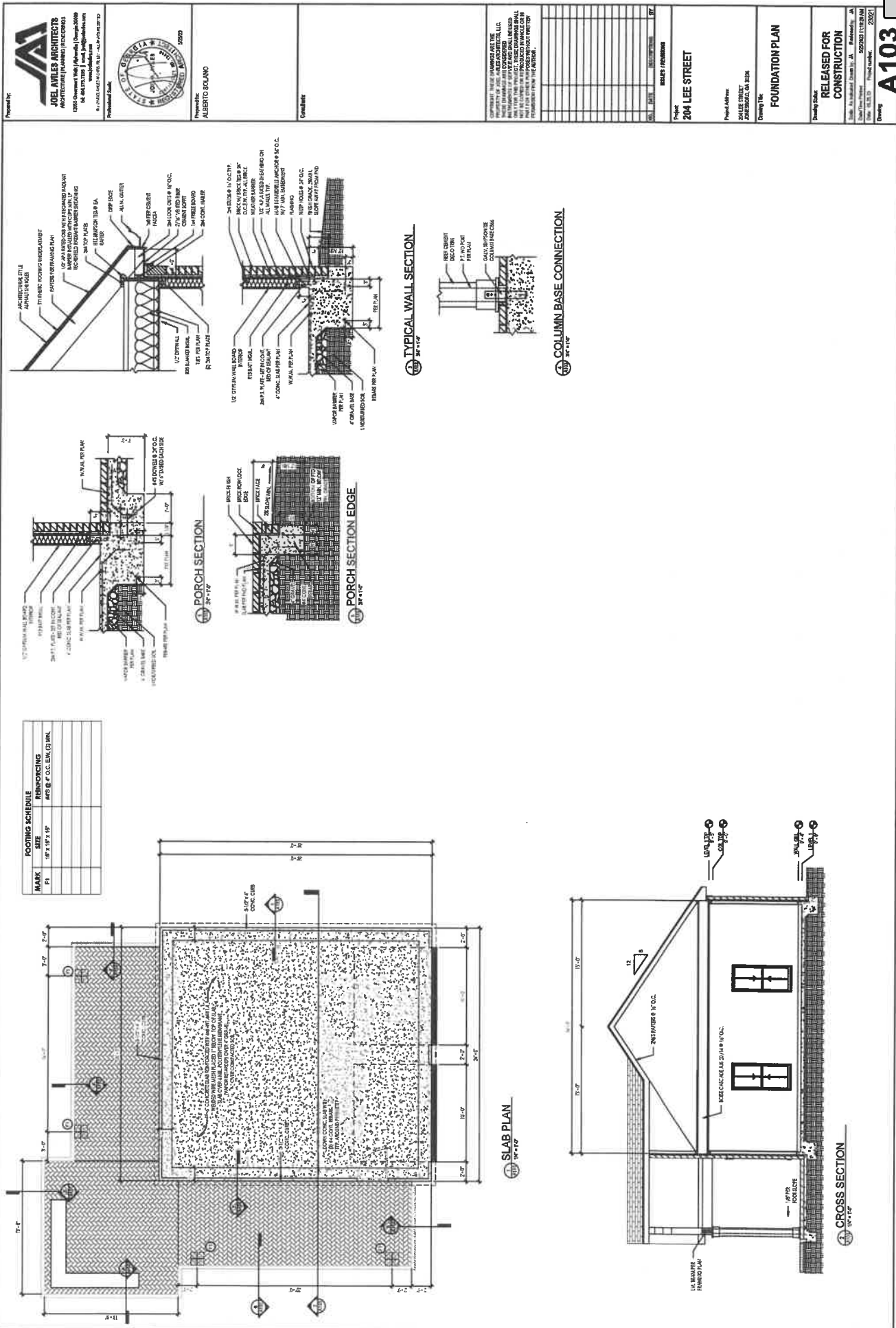


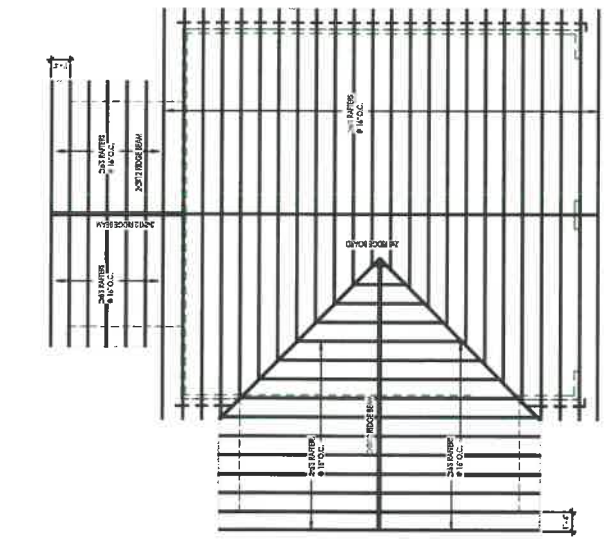
Attachment: House (3533 : 204 Lee Street - Accessory Building)

204 LEE STREET
JONESBORO, GA 30236

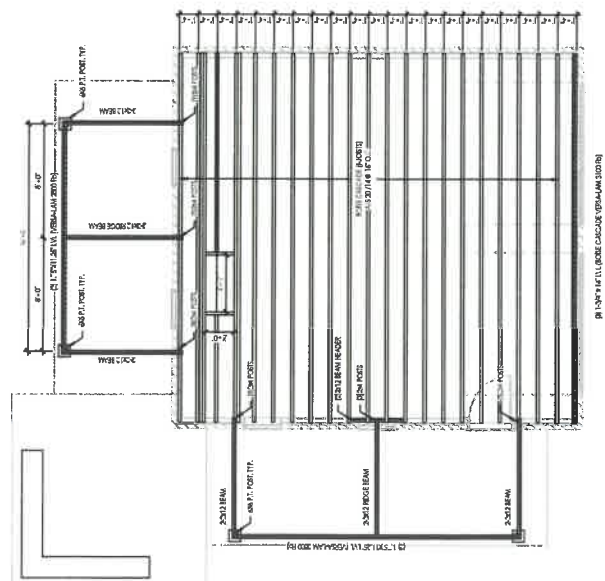
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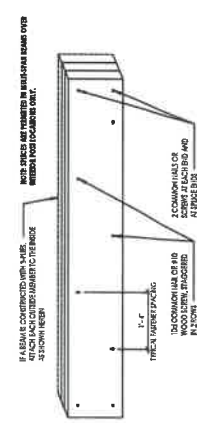


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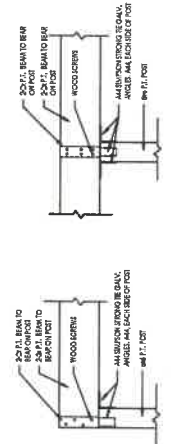
2
13.10
ROOF FRAMING PLAN
WF = 1'-0"



① **CEILING FRAMING PLAN**
1/2" = 1'-0"



BEAM ASSEMBLY DETAIL



BEAMS OVER POST



MEMORANDUM

To: Albert Solano
204 Lee Street
Jonesboro, Ga. 30236

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

Date: September 14, 2023

Re: Notification of Request for Historic Preservation Commission – Accessory
Building 204 Lee Street; Tax Map Parcel No. 13240D D026

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 accessory building for the property located at 204 Lee Street, Jonesboro, Georgia.

A hearing has been scheduled for Monday, September 18, 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

Attachment: Acceptance Letter (3533 : 204 Lee Street - Accessory Building)



CITY OF JONESBORO, GEORGIA COUNCIL

Agenda Item Summary

Agenda Item #

5.2

- 2

COUNCIL MEETING DATE
September 18, 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 a townhome development – 217 South Main Street; Parcel No. 05241D A001; New exteriors for new townhome development in Historic District.

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

City Code Section 86-103 – H-2 Zoning Purpose and Standards; 86-100 R-A Development Standards (Revised)

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 exteriors**; Recently, a new townhome development with certain developmental variances was approved for the property at 217 South Main Street. Construction should start around the first of the new year. The property is within the Historic District (H2).

The townhomes will be 2 to 3 story, with a mix of Hardiplank siding and brick, and architectural shingles.

The standards for new construction in H-2 zoning is as follows:

(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.* **Not applicable. Size approved by City Council**

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.*

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.*

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.*

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**

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.* **Complies – no vinyl**

4. *Brick and paint colors shall be compatible with the style of the structure and with surrounding historic structures.* **None nearby**

5. *Neon colors are prohibited.* **Complies**

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title

Melissa Brooks, Interim City Clerk

Date

September, 18, 2023

Signature

City Clerk's Office

6. Primary colors may be acceptable for trim or accents pending review and approval by the director of downtown development. **Complies**
- c. Doors and windows.
1. Window and door placement, shape, and dimensions shall be compatible with the pattern on nearby historic structures. **None nearby**
 2. Blank wall facades are discouraged. **Complies**

The following standards also apply to new townhomes:

(c) Design standards. Unless otherwise provided in this chapter, uses permitted in an R-A district shall conform to the following design standards:

(4) Minimum width of each townhouse unit shall be 24 feet. **Widths already approved by Council.**

(5) A minimum of three different exterior elevations shall be provided for a townhouse development that exceeds two acres. **Complies**

(6) Townhouse building facades shall visually differentiate individual units through the use of architectural materials; a minimum of 50 percent of the front elevation shall consist of brick or stone. Brick, stone, and/or cementitious siding (which may be board, shingle, or lap siding.) variations may be approved by the Community Development Director and/or Design Review Commission and Historic Preservation Commission. Split faced-concrete block, stucco, or granite block shall only be used in an accent capacity for any building elevation. **Brick is at least 50% of front elevation, sometimes more, depending on the unit. No vinyl used.**

(7) All townhouse units shall be designed to have rear entry via rear alleys. If permitted, front-loaded driveways shall be scored or finished with decorative treatment, subject to approval by the Design Review Commission, and, if applicable, the Historic Preservation Commission. **Variance for this already approved by Council.**

Notes from 9.5.23 Design Review meeting:

- Recommended to move forward with what was presented.
- January to February 2024 start.
- More traditional design (Charleston flavor)
- Three-bedroom units
- Different contractors may do a certain number of lots, so the designs may change some from what is now presented. If so, the exteriors will be reviewed again. The materials and designs are still bound by the R-A standards.

Fiscal Impact

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

Private developer

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

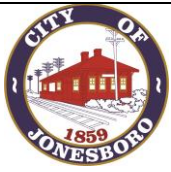
- Agenda Cover Sheet - 217 South Main Street, Townhomes HPC
- Property Pictures
- Site Plan

- Exteriors
- Floor Plans
- Acceptance Letter - HPC

5.2

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

Approval



CITY OF JONESBORO DESIGN REVIEW COMMITTEE

Agenda Item Summary

Agenda Item 5.2.a

COUNCIL MEETING DATE

Requesting Agency

Community Development (Templar Development / Jay Knight, applicant)

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

Exteriors for new townhome development

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

City Code Section 86-103 – H-2 zoning purpose and standards; 86-100 R-A development standards (revised)

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

☐ Yes ☒ No

Summary & Background

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

Agency recommendation – **Approval of exteriors**; Recently, a new townhome development with certain developmental variances was approved for the property at 217 South Main Street. Construction should start around the first of the new year. The property is within the Historic District (H2).

The townhomes will be 2 to 3 story, with a mix of Hardiplank siding and brick, and architectural shingles.

The standards for new construction in H-2 zoning is as follows:

(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. Not applicable. Size approved by City Council

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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.

Fiscal Impact / Funding Source

(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, Floor plans, Building 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

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***
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. **Complies – no vinyl***
4. *Brick and paint colors shall be compatible with the style of the structure and with surrounding historic structures. **None nearby***
5. *Neon colors are prohibited. **Complies***
6. *Primary colors may be acceptable for trim or accents pending review and approval by the director of downtown development. **Complies***

c. Doors and windows.

1. *Window and door placement, shape, and dimensions shall be compatible with the pattern on nearby historic structures. **None nearby***
2. *Blank wall facades are discouraged. **Complies***

The following standards also apply to new townhomes:

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*(4) Minimum width of each townhouse unit shall be 24 feet. **Widths already approved by Council.***

*(5) A minimum of three different exterior elevations shall be provided for a townhouse development that exceeds two acres. **Complies***

*(6) Townhouse building facades shall visually differentiate individual units through the use of architectural materials; a minimum of 50 percent of the front elevation shall consist of brick or stone. Brick, stone, and/or cementitious siding (which may be board, shingle, or lap siding.) variations may be approved by the Community Development Director and/or Design Review Commission and Historic Preservation Commission. Split faced-concrete block, stucco, or granite block shall only be used in an accent capacity for any building elevation. **Brick is at least 50% of front elevation, sometimes more, depending on the unit. No vinyl used.***

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Notes from 9.5.23 Design Review meeting:

- **Recommended to move forward with what was presented.**
- **January to February 2024 start.**
- **More traditional design (Charleston flavor)**
- **Three-bedroom units**
- **Different contractors may do a certain number of lots, so the designs may change some from what is now presented. If so, the exteriors will be reviewed again. The materials and designs are still bound by the R-A standards.**



Imagery ©2023 CNES / Airbus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEQ, Map data ©2023 100 ft



Attachment: Property Pictures (3534 : 217 South Main Street Townhomes)



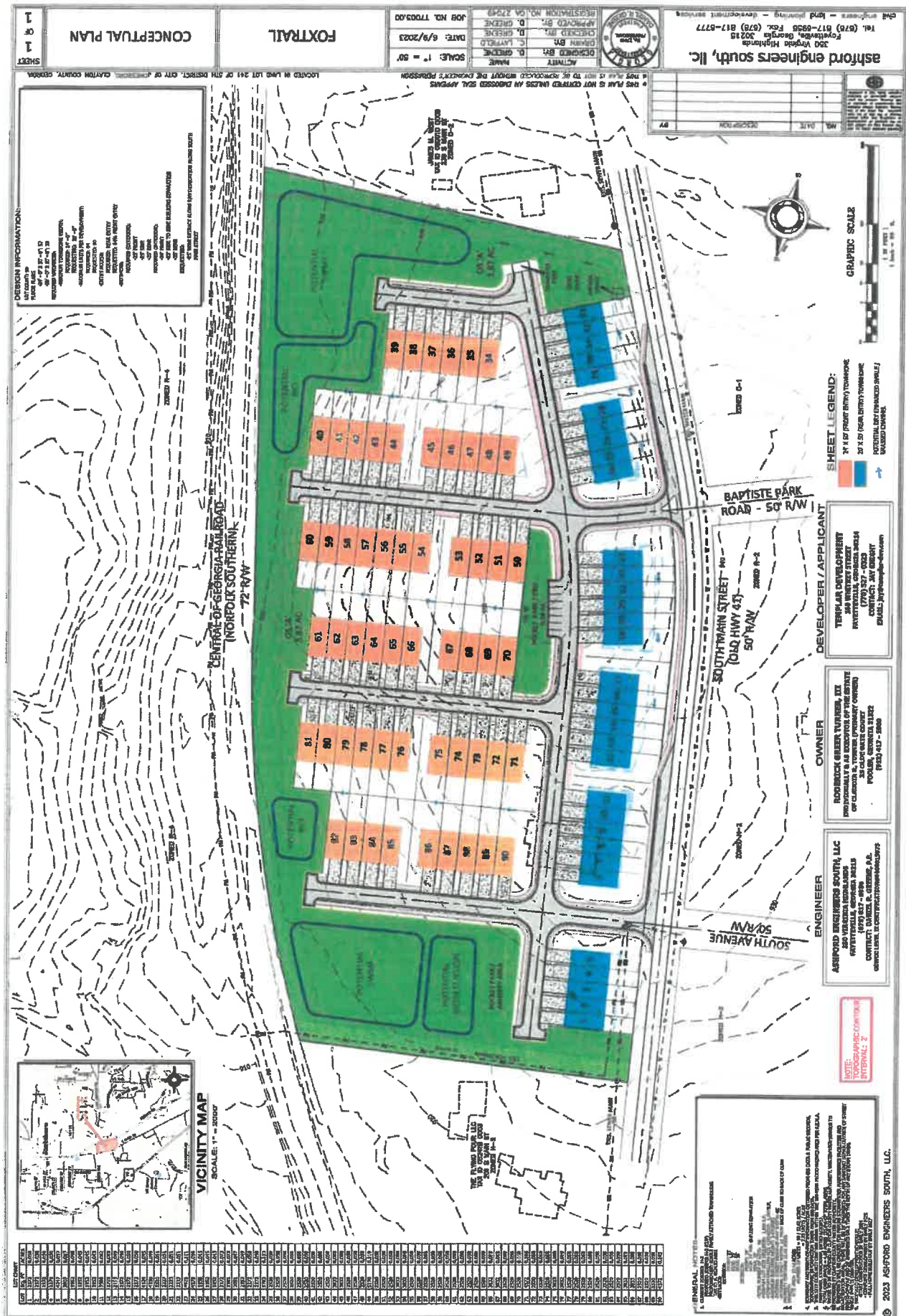
Attachment: Property Pictures (3534 : 217 South Main Street Townhomes)



Attachment: Property Pictures (3534 : 217 South Main Street Townhomes)



Attachment: Property Pictures (3534 : 217 South Main Street Townhomes)



Front Elevation Samples

Rear Load 2-car Garage, 2-story Options



Front Load 2-car Garage



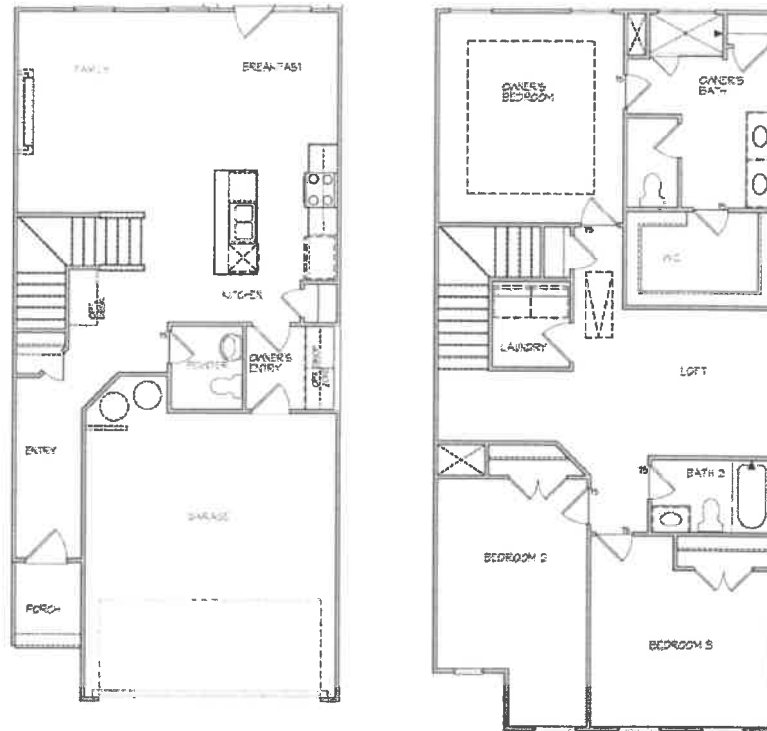
Rear Load 2-car Garage, 3-story Option



Building Materials

- Hardiplank Siding - Brick Accents - Vinyl Energy Efficient Windows
- Architectural Shingles - Sidewalks - Aluminum Garage Doors
- Sodded yards - Driveway length & width to accomodate 2 cars outside of garage

2 Story Floor Plans - Approx 1600-1850 Sq Ft



3 Story Floor Plans - Approx 1800-1900 Sq Ft





MEMORANDUM

To: Templar Development / Jay Knight
160 Whitney Street
Fayetteville, Ga. 30214

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

Date: September 14, 2023

Re: Notification of Request for Historic Preservation Commission – Townhome
Exteriors, 217 South Main Street; Tax Map Parcel No. 05241D A001

Dear Applicant,

This letter is to serve as notification that the City of Jonesboro, Historic Preservation Commission, has accepted your request for review of townhome exteriors for the property located at 217 South Main Street, Jonesboro, Georgia.

A hearing has been scheduled for Monday, September 18, 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,

A handwritten signature in black ink, appearing to be "D. Allen", with a long horizontal stroke extending to the right.

David D. Allen
Community Development Director / Zoning Administrator

Attachment: Acceptance Letter - HPC (3534 : 217 South Main Street Townhomes)