

Jonesboro Historic Preservation Commission **1859 CITY CENTER WAY** November 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**
 - 1. Historic Preservation Commission to consider a Certificate of Appropriateness for 145 North Main Street; Parcel No. 13241B B015; Exterior color change (brick) in Historic District.

V. **NEW BUSINESS - ACTION ITEMS**

- 1. Historic Preservation Commission to Consider a Certificate of Appropriateness for Residence 0 King Street; Parcel No. 12016A D004; New Residence for Property in Historic Residential Overlay.
- 2. Historic Preservation Commission to consider a Certificate of Appropriateness for Residence 108 Pine Circle; Parcel No. 13240D D002; Clarification of allowability of lime washing brick in Historic Residential Overlay.
- 3. Historic Preservation Commission to consider a Certificate of Appropriateness for Commercial Addition 211 North Main Street; Parcel No. 13240D D010; New addition to existing business in Historic District.

- 4. Historic Preservation Commission to consider a Certificate of Appropriateness for First Baptist Church Jonesboro - 142 College Street; Parcel No. 13241C C014; Revised ground sign panel for church in Historic Residential Overlay.
- 5. Historic Preservation Commission to consider a Certificate of Appropriateness for Residence 222 Lee Street; Parcel No. 13240D D021; Change of exterior for accessory building in Historic Residential Overlay.
- 6. Historic Preservation Commission to consider waiving waiting period for proposed demolition of existing building in Historic District at 217 South Main Street; Parcel No. 05241D A001.

VI. **ADJOURNMENT**





CITY OF JONESBORO, GEORGIA COUNCIL Agenda Item Summary

Agenda Item #

COUNCIL MEETING DATE November 20, 2023

Requesting Agency (Initiator)

Sponsor(s)

Office of the City Manager

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 145 North Main Street; Parcel No. 13241B B015; Exterior color change (brick) in Historic District.

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

City Code Section 86-102 Historic District Standards

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

Yes

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

Summary & Background

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

Recently, the exterior of the former office building at 145 North Main Street was observed to have been mostly painted over the course of a weekend, several weeks ago. The original color was a standard brick-red and the current color is white, with black shutters and trim. There are a couple of other office buildings nearby with a similar brick-red color. The building was approved for residential condos over a year ago.

This building is in the Historic District, which regulates brick as follows:

- c. Building materials.
- 1. Historic building materials shall be maintained.
- 2. Unpainted brick facades shall remain unpainted.
- 3. Damaged exterior materials shall be treated with materials that will not cause further deterioration, including the use of a historic mortar mix of an appropriate color when repointing brick.

The brick appears to have been previously unpainted. At first glance, this needs to be restored to its original color by sandblasting. However, the Design Review Commission at their October 4th meeting actually recommended the new white color for approval and brought up some valid points:

- 1. The code section cited deals mainly with preserving historic building materials. Though this building is in the Historic District, it is not actually a historic building, being only built in 1986 with modern brick.
- 2. The white color is neutral and not neon or some drastically dark color. The contrast with dark shutters and trim is aesthetically pleasing. The immediate area is very monotone with the same color brick. The staircase on the north side, coupled with the new color, giving off a "villa" feel.
- 3. The new color distinguishes the new use (residential) of the building from the office use of the adjacent brick buildings.
- 4. Several other buildings in the historic downtown were approved for significant color changes on their existing brick, including Fig Tree Café and the Mexican
- 5. The new owner of the building did not knowingly violate code standards.

Tabled from October meeting.

Main reasons for approval of recent brick color change:

Not historic material, being built in 1986.

	FOLLOW-UP APPROVAL A	CTION (City Clerk)	
Typed Name and Title Melissa Brooks, Interim City Clerk	Date November, 20, 2023		
Signature	City Clerk's Office		
		<u> </u>	Packet Pg. 3

Not in the heart of the "dow district buildings.	vntown" historic district, or within direct sight of the downtown historic	4.1
3. In the midst of other comm	ercial buildings in an office park, and the other buildings will not be	
negatively affected by the c	color change. color, not a neon or bright color.	
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Fiscal Impact		
Private Owner	(Include projected cost, approved budget amount and account number, source of funds, and any future funding requirements.)	
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`	mber exhibits consecutively, and label all exhibits in the upper right corner.)	
 Original 		
 New Color 		
 Building Info 		
Acceptance Letter - Nove	ember 2023 HPC	
Staff Recommendation (Type Nam	ne, Title, Agency and Phone)	
Approval		



Image capture: Mar 2022

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Packet Pg. 5

Attachment: Original (3618: 145 North Main Street Exterior)

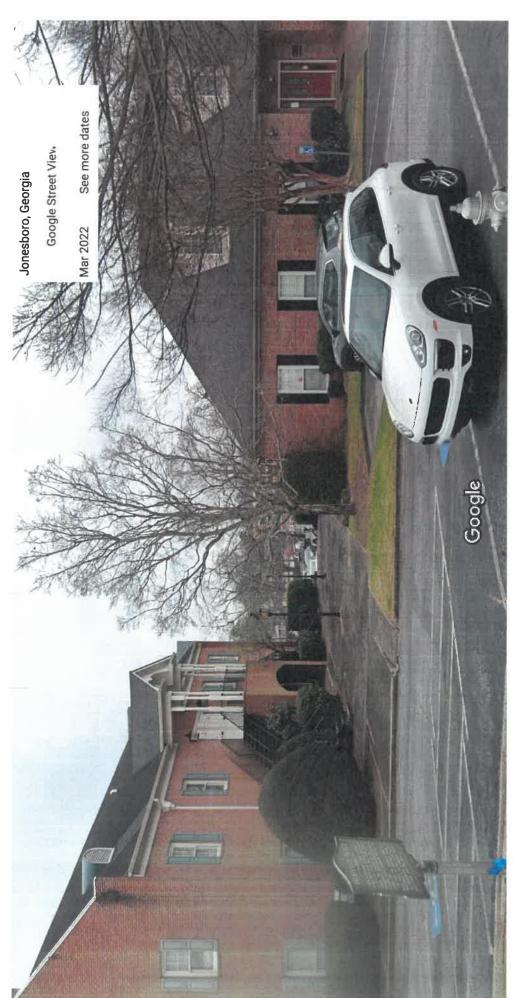


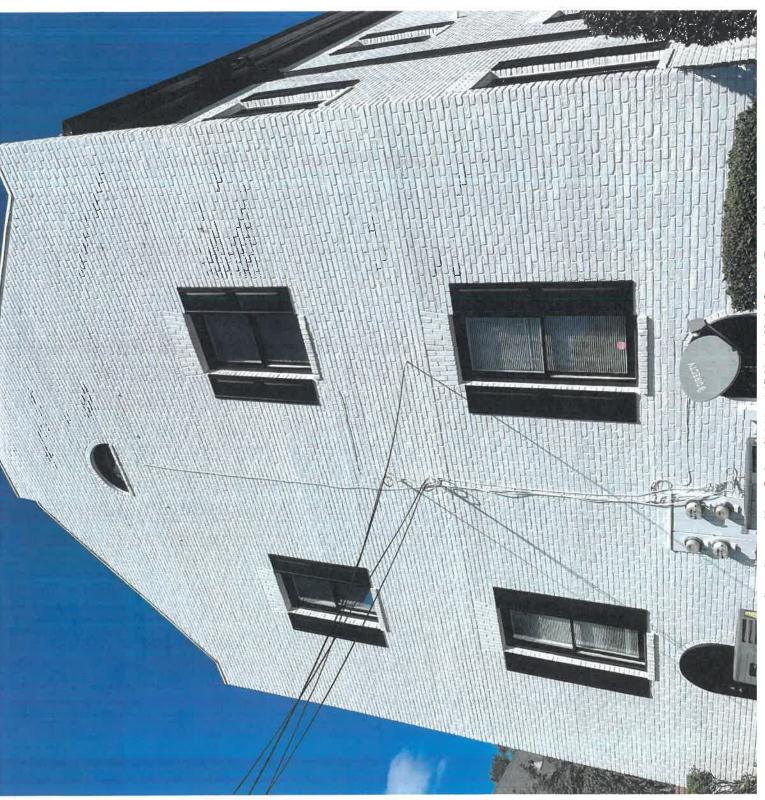
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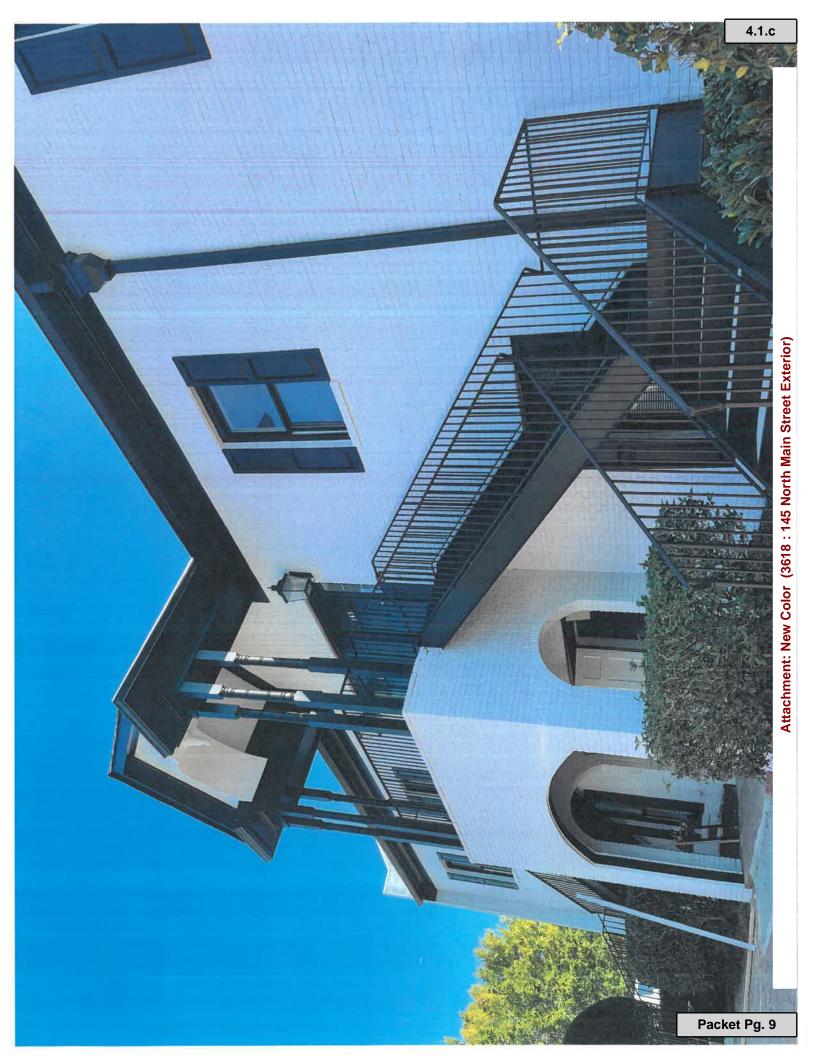
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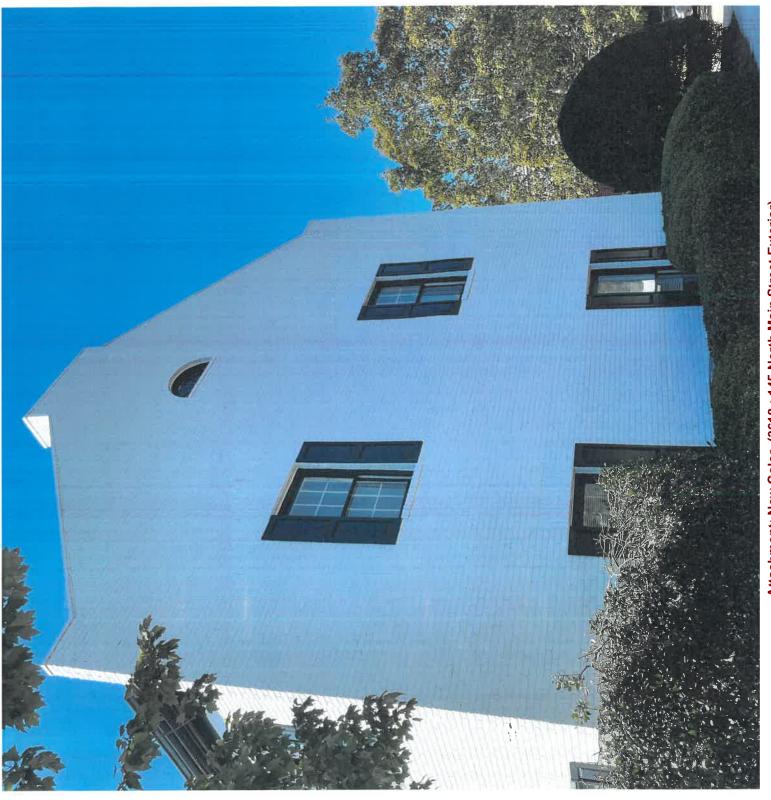
Packet Pg. 6

Attachment: Original (3618: 145 North Main Street Exterior)









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Real Property Search

Advanced Search

Sales Search

Personal Property / Mobile Home Search

NBHD: JB

Map Search

TAX COMMISSIONER

Tax Commissioner Summary

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TAX ASSESSOR

Tax Assessor Summary

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PARID: 13241B B015 GREAT HANDS CAPITALS LLC

Commercial Profile

Year Built Effective Year Built

Improvement Name

Units

Card

Other Improvements
Other Imp Value

Square Footage Building Value 4,336 325,490

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1986

CLAYTON HEALTHCARE

145 N MAIN ST

Return to Search Results

Year: 2023 ♥

1 of 1

Actions

Printable Summary

Printable Version

Reports

Attribute Export Mailing List Sales Residential PRC (New)

Residential PRC (Old) Tax Bill Mobile Home Bill Commercial PRC

Commercial Pi Sketch Print

TAX COMMISSIONER

Clayton County Administration Annex 3, 2nd Floor 121 South McDonough Street Jonesboro, GA 30236

Property Tax: (770) 477-3311 Motor Vehicle: (770) 477-3331

8:00 A.M. to 5:00 P.M. Monday-Friday



TAX ASSESSOR

P.K Dixon Annex 2, 2nd Floor 121 South McDonough Street Jonesboro, GA 30236

Phone: (770) 477-3285 Fax: (770) 477-4566

8:00 A.M. to 5:00 P.M. Monday-Friday



MEMORANDUM

To: Jacob Nehikhuere

2022 Pine Forest Court Jonesboro, Ga. 30236

From: David D. Allen

City of Jonesboro 1859 City Center Way Jonesboro, GA 30236

Date: November 15, 2023

Re: Notification of Request for Historic Preservation Commission – Exterior Brick

Color; 145 North Main Street; Tax Map Parcel No. 13241B B015

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 change in exterior brick color for the property located at 145 North Main Street, Jonesboro, Georgia.

This was tabled from the October meeting. A second hearing has been scheduled for Monday, November 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





CITY OF JONESBORO, GEORGIA COUNCIL Agenda Item Summary

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Sponsor(s)

Office of the City Manager

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 – 0 King Street; Parcel No. 12016A D004; New Residence for Property in Historic Residential Overlay.

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

Section 86-98 R-4 District Purpose and Standards; 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 exterior house design**; Recently, the applicant purchased a vacant lot on the north side of King Street, between two developed lots, one with an active residence and the other with a dilapidated residence. (The dilapidated residence was approved last month for a rehabilitation.) The new house will be over 1700 square feet and two-story. It will have to be a narrow, deep design due to the existing lot configuration.

The lot is within the Historic Residential Overlay.

- (b) Development standards. Unless otherwise provided in this chapter, uses permitted in the R-4 district shall conform to the following development standards:
- (1) Minimum lot area: 10,480 square feet (1/4-acre) 8400 sq. feet Grandfathered lot
- (2) Minimum lot width: 75 feet 60 feet Grandfathered lot
- (3) Minimum front yard: 25 feet Will Comply
- (4) Minimum side yard: 12 feet Will Comply
- (5) Minimum rear yard: 25 feet Will Comply
- (6) Minimum floor area per dwelling unit: 1,600 square feet (heated) Complies
- (7) Maximum building height: Two stories and 35 feet Complies
- (8) Maximum lot coverage: 35 percent Complies

Sec. 86-111 Historic Residential Overlay

(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

	FOLLOW-UP APPROVAL A	CTION (City Clerk)	
Typed Name and Title Melissa Brooks, Interim City Clerk	Date November, 20, 2023		
Signature	City Clerk's Office		
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- 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. The new houses will not depart significantly from the form or size of the existing houses on the street.
- 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. The average heated floor area for all the houses on the street is 1077 square feet. The new house would be approximately 166% larger than the existing houses.
- 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. All houses on the street are one-story. This house would be two-story but would still comply with the code maximum of 35 feet.
- 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 Hardiplank will be superior to the vinyl and wood siding on the existing houses on the street.
- 2. The use of brick is encouraged for chimneys. No chimneys are 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. Hardiplank will be used in place of vinyl.
- 4. Brick and paint colors shall be compatible with the style of the structure and with surrounding historic structures. Earth tone colors will be used either a light or dark green pastel.
- 5. Neon colors are prohibited. None proposed.
- 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. Will comply.
- 2. Blank wall facades are discouraged.

All houses already on the street are one-story and mostly wood or vinyl siding. A few of them have brick. The predominant exterior material on the new house will be Hardiplank siding. (Vinyl siding is not allowed.)

The Board must consider whether a 27-foot tall, two-story house is appropriate on a street with one-story houses. The size is also a little bigger than 150% maximum stated above.

Design Review recommendation, 11.1.23: Approval of presented design; Two-story house sets good precedent; olive green exterior color acceptable.

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
- Design
- Construction Plans

Olive
 Acceptance Letter - HPC

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

Attachment: Property Pictures (3612: 0 King Street Residence)

11/30/22, 2:35 PM



Image capture: Jan 2022 @ 2022 Google

204 King St

A

Street View & 360°

Packet Pg. 16

Attachment: Property Pictures (3612: 0 King Street Residence)

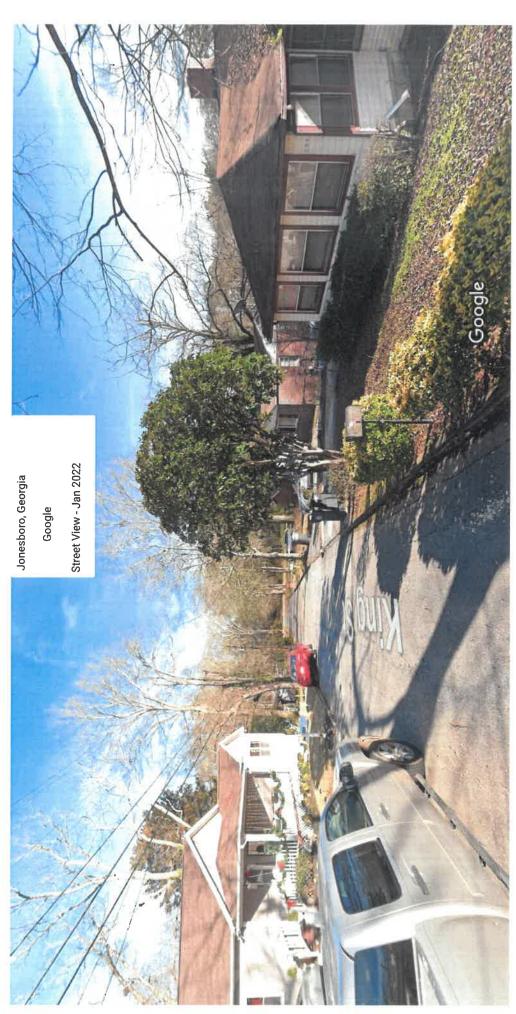


Image capture: Jan 2022 @ 2022 Google

204 King St

Street View & 360°

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11/30/22, 2:36 PM



Attachment: Property Pictures (3612: 0 King Street Residence)

Packet Pg. 18

Street View & 360°

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204 King St



Questions? 1-800-528-8070

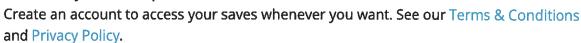






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Don't lose your saved plans!



Email address

SUBMIT



Home > Style > Traditional Home Plans

KEY SPECS

Modify Plan Cost to Build

Get Help

House Plan Design - Traditional Floor Plan - Main Floor Plan #48-510

Floor Plan - Upper Floor

Reverse

House Plan Design - Traditional Floor Plan - Upper Floor Plan #48-510

FULL SPECS & FEATURES

DIMENSION	Depth : 51' Height : 27' 11" Width : 31'
AREA	First Floor: 831 sq/ft Garage: 384 sq/ft Second Floor: 959 sq/ft
	* Total Square Footage typically only includes conditioned space and does not include garages, porches, bonus rooms, or decks.
CEILING	Main Ceiling : 9'
ROOF	Primary Pitch : 9:12 Roof Framing : Truss

	0.1.5
EXTERIOR WALL FRAMING	Exterior Wall Finish : Shingle/Siding Framing : 2"x6"
BEDROOM FEATURES	Upstairs Bedrooms Upstairs Master Bedrooms Walk In Closet
KITCHEN FEATURES	Breakfast Nook
ADDITIONAL ROOM FEATURES	Den Office Study Computer Great Room Living Room Main Floor Laundry
GARAGE FEATURES	Front Entry Garage
LOT CHARACTERISTICS	Suited For Narrow Lot
ROOMS	Bedroom 3: 119 sq/ft width 10' 10" x depth 11' Dining Room: 125 sq/ft width 12' 6" x depth 10' Garage: 360 sq/ft width 18' x depth 20' Great Room: 196 sq/ft width 14' x depth 14'

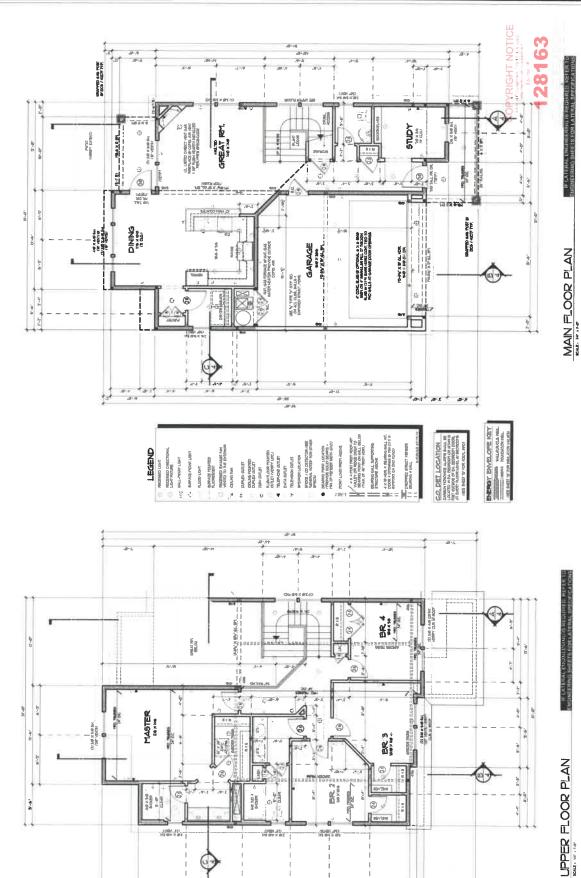
WHAT'S INCLUDED IN THIS PLAN SET

See a sample plan set

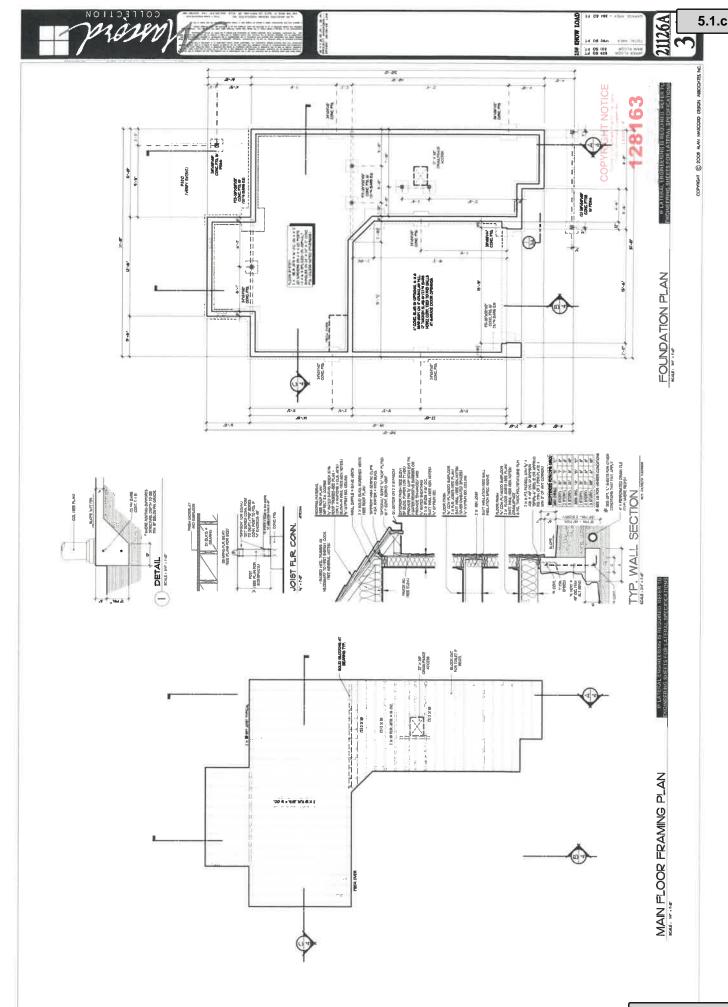
- Exterior Elevations
 In addition to the front exterior, your drawing set will include drawings of the rear and sides
 of your house as well. These drawings give notes on exterior materials and finishes. Particular
 attention is given to cornice detail, brick and stone accents, or other finish items that make
 your home unique.
- Foundation Plan

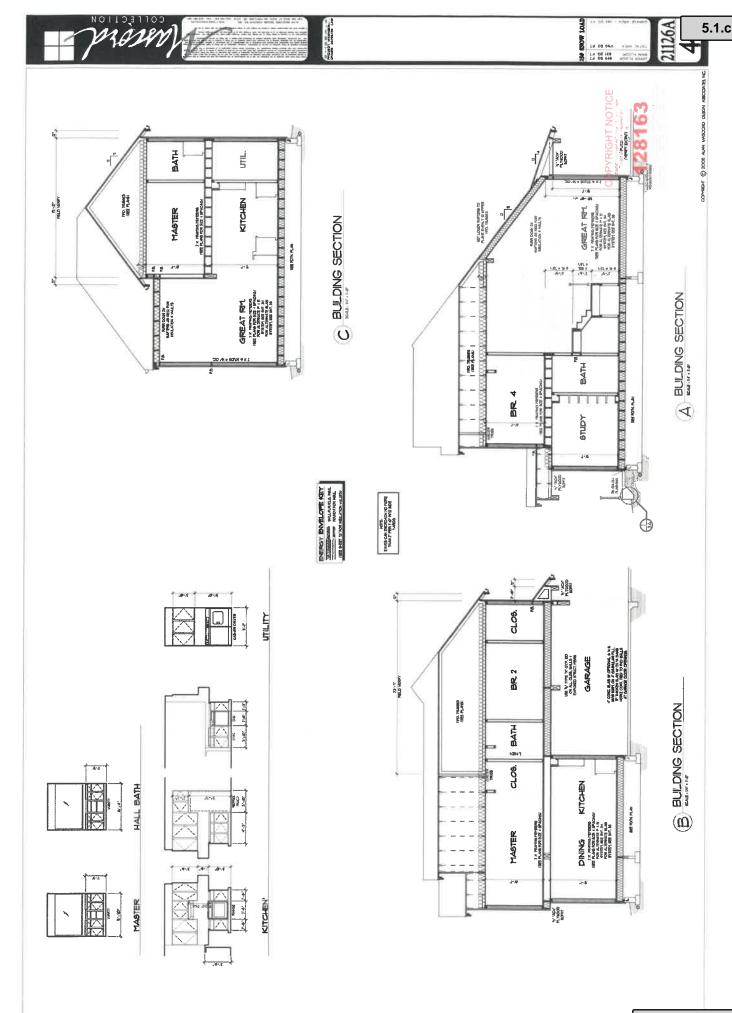
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Attachment: Construction Plans (3612: 0 King Street Residence)

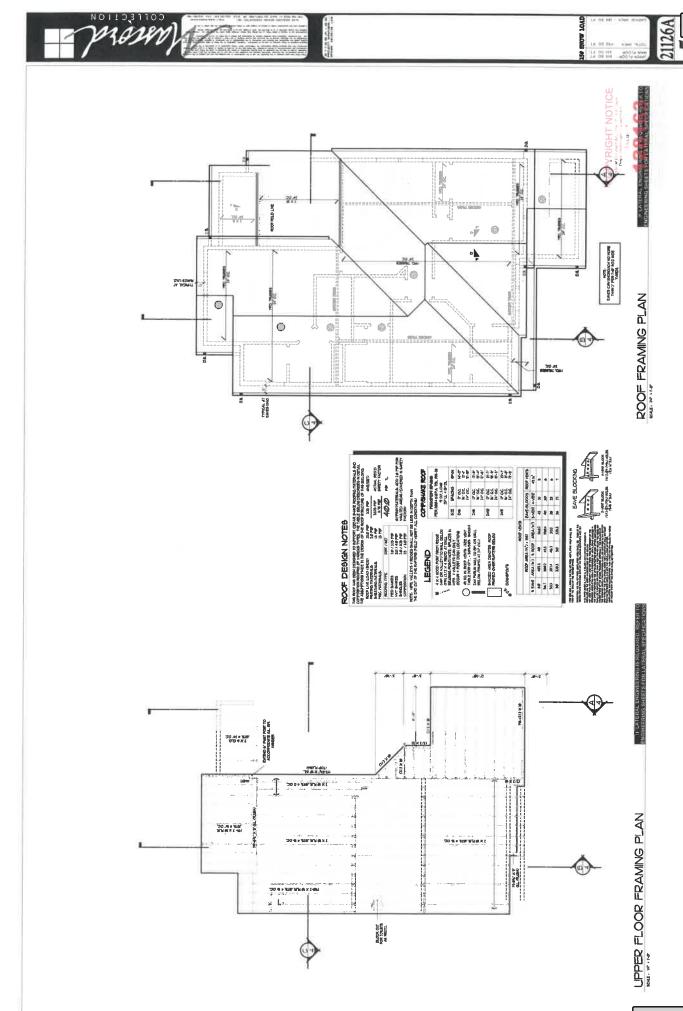


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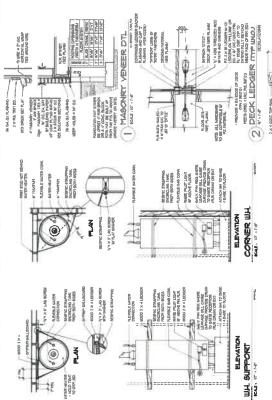
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F25 ME-29

Attachment: Construction Plans (3612: 0 King Street Residence)

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Attachment: Construction Plans (3612: 0 King Street Residence)

Packet Pg. 28





MEMORANDUM

To:

Patrick Jackson

Jackson Executive Consultants

From:

David D. Allen

City of Jonesboro 1859 City Center Way Jonesboro, GA 30236

Date:

November 14, 2023

Re:

Notification of Request for Historic Preservation Commission – New House, 0

King St, Parcel No. 12016A D004

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 new house design located at 0 King Street, Jonesboro, Georgia 30236.

A hearing has been scheduled for Monday, November 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





CITY OF JONESBORO, GEORGIA COUNCIL Agenda Item Summary

Agenda Item #

November 20, 2023

Requesting Agency (Initiator)

Sponsor(s)

Office of the City Manager

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 – 108 Pine Circle; Parcel No. 13240D D002; Clarification of allowability of lime washing brick in Historic Residential Overlay.

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

Section 86-98 R-4 District Purpose and Standards; 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 – **Denial**; Recently, the applicant purchased the existing residence at 108 Pine Circle. A few months ago, he informed me about doing some minor renovations to the residence, including painting the exterior brick. I informed him that this was not allowed in the Historic Residential Overlay. **Later, he came back with a counter proposal of "lime washing" the exterior brick.**

- (g) Architectural design standards. The following standards shall control renovation, new construction and development in the historic residential overlay:
- (1) Rehabilitation. Careful maintenance of the existing historic design, materials and details of structures in the overlay is encouraged. Rehabilitative efforts shall include the use of materials compatible with the architectural style of the historic structure (see article VII, Architectural style and scale for guidance on specific historic styles and building materials traditionally found in Jonesboro).
- b. Building materials.
- 1. Historic building materials shall be maintained.
- 2. Unpainted brick facades shall remain unpainted.
- 3. Damaged exterior materials shall be treated with materials that will not cause further deterioration, including the use of an historic mortar mix of an appropriate color when repointing brick.
- 4. Maintenance of all building materials shall adhere to the secretary of interior's standards for rehabilitation and other resources on file with the office of downtown development.

Limewash is a type of whitewash made from crushed limestone and water. Color pigments are often added to limewash. Limewash is painted on the brick with brushes and, like paint, is capable of slowing the deterioration of the brick.

FOLLOW-UP APPROVAL ACTION (City Clerk)						
Typed Name and Title Melissa Brooks, Interim City Clerk	Date November, 20, 2023					
Signature	City Clerk's Office					



The Design Review Commission must address two issues:

- 1. Do they consider lime washing the same as painting?
- 2. If not, what are the pros and cons of lime washing?

Pros and Cons

Pros

- Non-toxic
- Inexpensive
- Breathable
- Bacteria- and mold-resistant
- Will not peel or chip

Cons

- Difficult to clean
- Limited color range
- Scuffs off
- Cannot be washed
- Inconsistent

In terms of overall aesthetics, the cons seem to outweigh the pros.

Design Review Commission recommendation, 11.1.23: Lime wash acceptable; not considered paint; Will you paint the rest (non-brick) of the house? Grey or white; Navy blue elements?

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 Pictures

Lime Wash
 Acceptance Letter HPC

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

Denial

5.2



Google Maps 109 Pine Cir



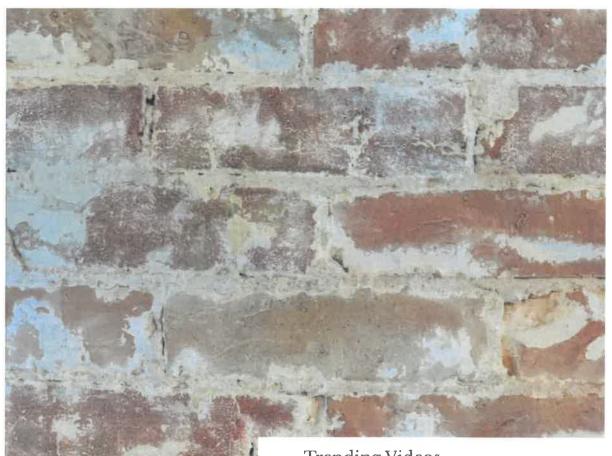
Image capture: Jan 2022 © 2023 Google

Dixon St SluttyVegan

HOME IMPROVEMENT > PAINTING > EXTERIOR PAINTING

Limewashed Brick: Everything You Need to Know

By LEE WALLENDER Updated on 07/27/23 Reviewed by JOHNATHAN BREWER



Ronda Kimbrow Photography / Getty Images

Trending Videos

IN THIS ARTICLE

What Is Limewashed Brick?

Appearance

SKIP TO CONTENT

wash Paint

so cook them in recipes with lots of other strong ingredients."

Emilie Berner, Institute of Culinary Education

Packet Pg. 36

Pros and Cons

Application Methods

How to Limewash Brick

Tips for Limewashing Brick

FAQs

Limewashed brick is distinctive and instantly recognizable for its textured patina that lets brick look like brick, instead of like painted brick. Limewash's semi-transparent consistency can improve brick that has a monotonous appearance by giving it a rich look akin to historical buildings.

Limewashing brick is an alternative to painting brick with <u>latex paint</u>, which negates much of brick's rich feel and is often viewed as an irreversible step. When limewash is made from raw ingredients, it's also a cost-saver over paint.

What Is Limewashed Brick?

Limewash is a type of whitewash made from crushed limestone and water. Color pigments are often the brick with brush the deterioration of the brick.

Latex house paint forms a colcan also trap moisture inside. breathable, as it allows the portrapped moisture is one reason.

SKIP TO CONTENT

Limewash is an option for anyone who wants the look of whitewashed brick but is hesitant to use paint polymers on the brick since true limewash is always 100-percent mineral-based.

Appearance

With a flat and chalky finish, limewash is semi-transparent with one coat and becomes more opaque with added coats or thicker batches.

Much of the color of brick will show through one coat of limewash. Two or more coats of limewash produce a color closer to that of <u>exterior house paint</u>, though some brick color will show through in places.

With multi-colored brick, the darker bricks will show through the limewash for a variegated appearance.

Tip

One reason limewash gives brick an older, historic look is that limewash was widely used on buildings in Europe and the Mediterranean as a low-cost and effective way to slow deterioration, reduce heat gain and to repel insects

Trending Videos

Buying Limewash

Purchasing pre-mixed limewas a convenient way to limewash

The limewash paint may also ly neutral or ear

SKIP TO CONTENT

Whitewash can be made with highly diluted latex house paint, but only limewash is made specifically from limestone and other minerals. Whitewash made from latex paint tends to sit on the surface of the brick more than limewash, which more easily soaks into the brick's pores.

Paint-based whitewash may be a better choice, though, if you want more color choices since paint's palette of colors runs into the thousands.

Pros and Cons

Pros

- Non-toxic
- Inexpensive
- Breathable
- Bacteria- and mold-resistant
- Will not peel or chip

Cons

- Difficult to clean
- Limited color range
- Scuffs off
- Cannot be washed
- Inconsistent

Trending Videos

SKIP TO CONTENT

How long does limewashing brick last?

Limewashed brick generally will last from five to seven years before it needs to be reapplied.

Does limewash change the color of brick?

Limewash will change the color of the brick. Thin limewash can be mixed so that the brick's color is only minimally changed, with much of the brick color showing through. Thicker limewash can be mixed or more coats applied for a more uniform color consistency, much like house paint.

Is limewash expensive?

Limewash that you mix yourself from hydrated lime and water is inexpensive. Fifty pounds of hydrated lime costs \$20 to \$30. Premixed limewash paint costs about the same as latex exterior house paint or about \$50 to \$60 per gallon. One gallon of limewash paint will cover about 250 square feet of brick.

READ NEXT: How to Remove Paint From Brick With Paint Stripper

Article Sources V

Trending Videos

More fro



MEMORANDUM

To: Vin Kelty

108 Pine Circle

Jonesboro, Ga. 30236

From: David D. Allen

City of Jonesboro 1859 City Center Way Jonesboro, GA 30236

Date: November 14, 2023

Re: Notification of Request for Historic Preservation Commission – Exterior Change.

108 Pine Circle, Parcel No. 13240D D002

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 an exterior change located at 108 Pine Circle, Jonesboro, Georgia 30236.

A hearing has been scheduled for Monday, November 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





CITY OF JONESBORO, GEORGIA COUNCIL Agenda Item Summary

Agenda Item #

COUNCIL MEETING DATE November 20, 2023

Requesting Agency (Initiator)

Sponsor(s)

Office of the City Manager

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 Commercial Addition – 211 North Main Street; Parcel No. 13240D D010; New addition to existing business in Historic District.

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

City Code Section 86-102 H-1 Historic District Standards

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

Yes

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

Summary & Background

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

Agency recommendation – Approval of exterior design of addition; 211 North Main Street has been a functioning gas station for many years and is one of the more modern looking buildings in the Historic District. Recently, the owner has proposed an addition to the south side of the building for a future ice cream shop, requiring Design Review Commission and Historic Preservation Commission review. The gas station has always been a block / stucco structure, and the addition will continue the same materials and color scheme (blue/white) as the existing store.

Though unsightly in terms of historic design standards, it is best if the addition does not depart significantly in appearance from the rest of the existing building. The addition will have more glass than the older portion of the building.

Design Review Commission recommendation, 11.1.23: Revise and bring back; Distinguish visually the new business addition from the convenience store / gas station; Add parapet, sign cabinet area, awning, slight color change from convenience store, and outdoor patio seating area; provide planters or landscaping where possible; dual entry – outside of convenience store and inside also.

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
- Addition Original
- Acceptance Letter

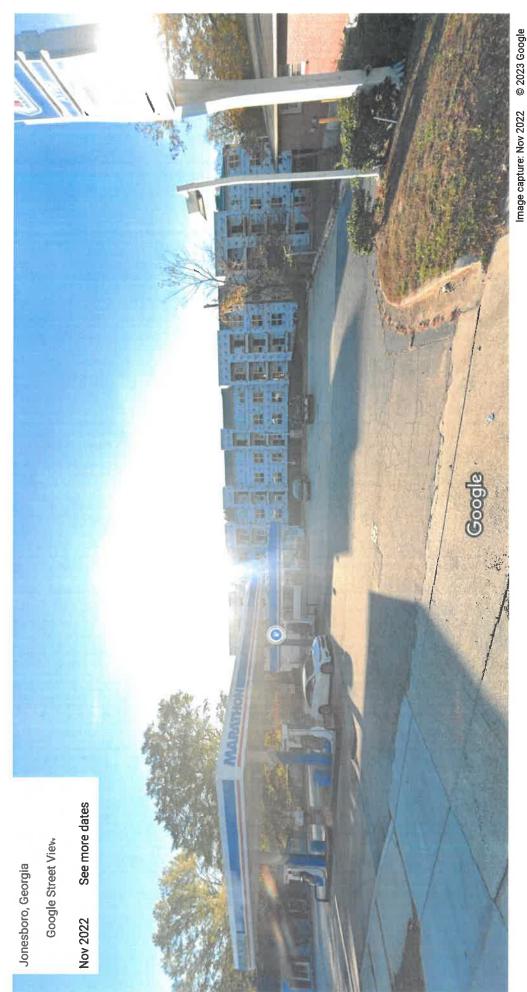
Staff Recommendation (Type Name, Title, Agency and Phone)

Denial

FOLLOW-UP APPROVAL ACTION (City Clerk)			
Typed Name and Title	Date		
Melissa Brooks, Interim City Clerk	November, 20, 2023		
Signature	City Clerk's Office		
			Packet Pg. 42

Attachment: Property Pictures (3614: 211 North Main Street Addition)

Google Maps 213 N Main St



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Packet Pg. 43

Attachment: Property Pictures (3614: 211 North Main Street Addition)

Google Maps 213 N Main St



Image capture: Nov 2022 @ 2023 Google

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Packet Pg. 44



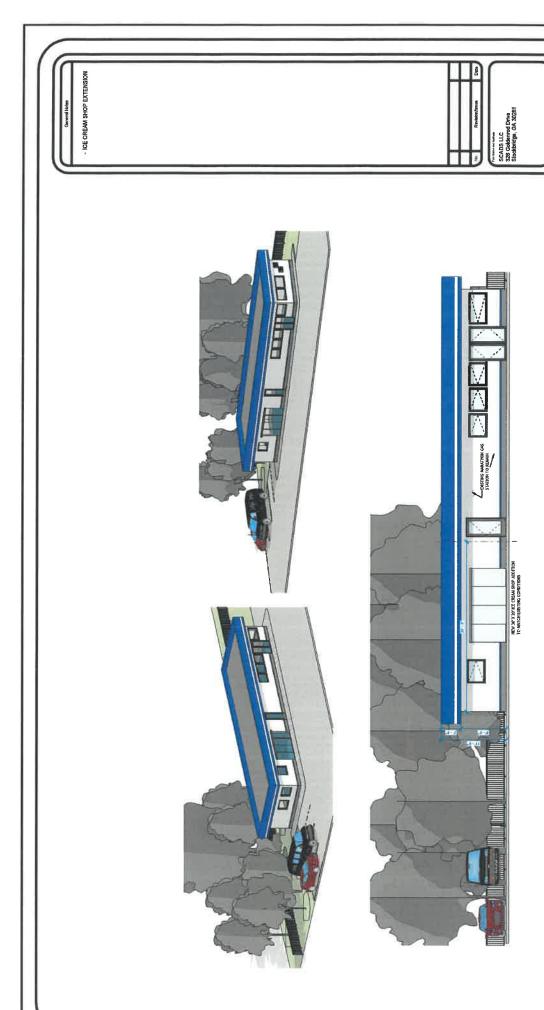
Attachment: Property Pictures (3614: 211 North Main Street Addition)

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MEMORANDUM

To: Stephen Clinkscale

211 North Main Street Jonesboro, Ga 30236

From: David D. Allen

City of Jonesboro 1859 City Center Way Jonesboro, GA 30236

Date: November 14, 2023

Re: Notification of Request for Historic Preservation Commission – Building

Addition, 211 North Main Street, Parcel No. 13240D D010

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 building addition located at 211 North Main Street, Jonesboro, Georgia 30236.

A hearing has been scheduled for Monday, November 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





CITY OF JONESBORO, GEORGIA COUNCIL Agenda Item Summary

COUNCIL MEETING DATE November 20, 2023

Requesting Agency (Initiator)

Sponsor(s)

Office of the City Manager

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 First Baptist Church Jonesboro – 142 College Street; Parcel No. 13241C C014; Revised ground sign panel for church in Historic Residential Overlay.

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

City Code Section 86-111 H-1 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 replacement panel; First Baptist Church of Jonesboro has been in its location off of College Street for many decades. The large brick sign framework at the main entrance has had digital animated display for some time. Recently, the church asked about changing the digital sign to be a sign with a non-digitized panel in it. The size, height, location, and material (brick) of the sign would stay the same. The panels would be changed out per season – Easter, Christmas, etc.

The same color scheme of the church would apply. Historic areas are usually restricted from having digitized displays.

Design Review Commission recommendation, 11.1.23: Approval; Would like to see samples of each seasonal panel; Would they have to get approval for each new seasonal panel? Same logo and colors of church now?

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
- Existing Sign2
- Replacement Panel
- Acceptance Letter HPC

	FOLLOW-UP APPROVAL A	CTION (City Clerk)	
Typed Name and Title Melissa Brooks, Interim City Clerk	Date November, 20, 2023		
Signature	City Clerk's Office		
			Dacket Da 49

Approval

10/31/23, 4:20 PM

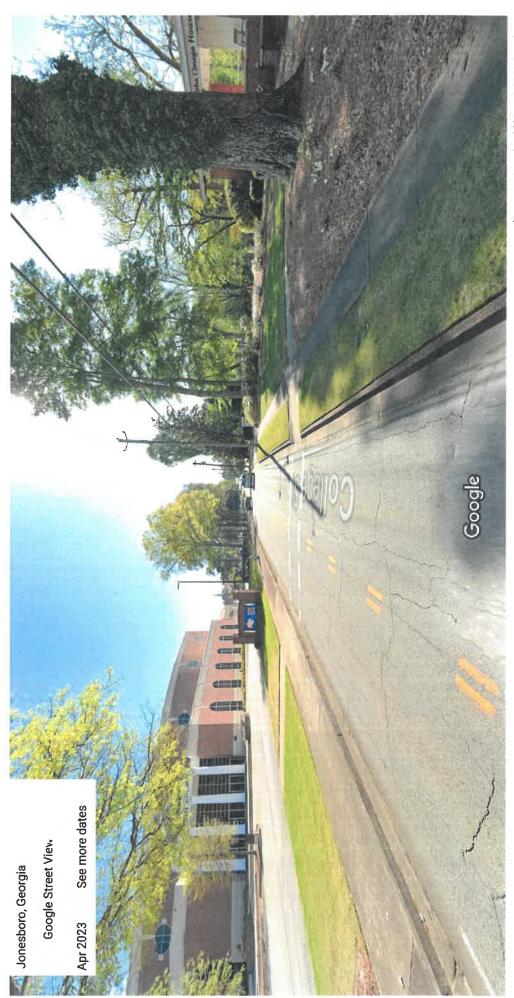
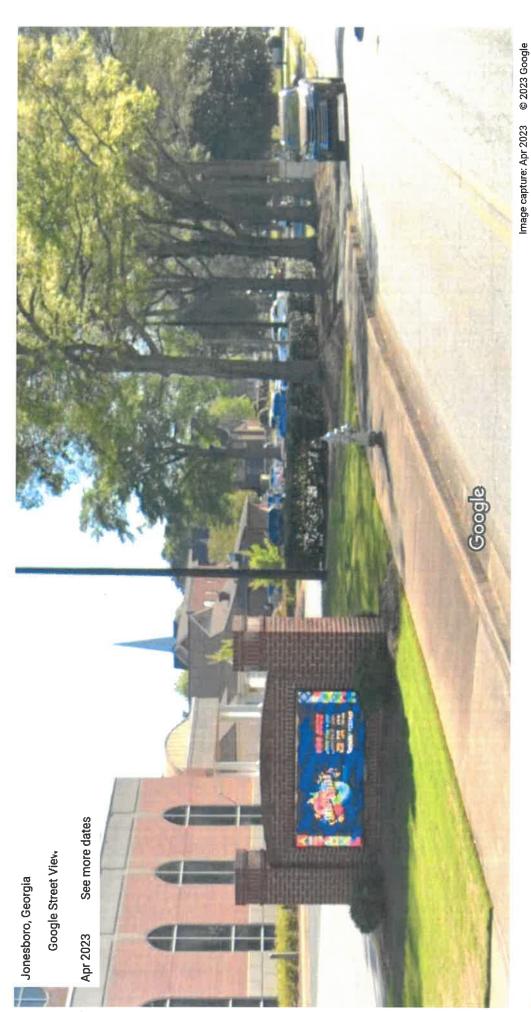


Image capture: Apr 2023 @ 2023 Google

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Attachment: Existing Sign (3615: 142 College Street Sign)

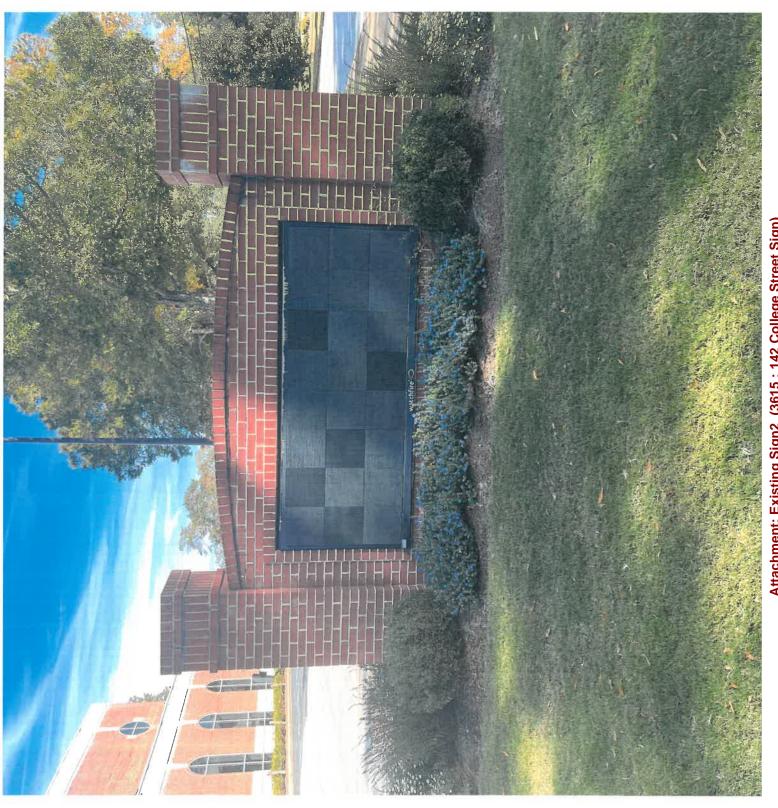
10/31/23, 4:20 PM



Packet Pg. 51

Attachment: Existing Sign (3615:142 College Street Sign)





David Allen

From: Gary Lewis <glewis@fbcjonesboro.com>
Sent: Monday, October 23, 2023 1:19 PM

To: David Allen

Subject:Sign change at FBC JonesboroAttachments:Mount Paran Outdoor Sign B.pdf

Hello Mr. Allen,

In light of your role as Interim City Manager, I was unaware if you were still my "go to" with regards to sign changes on our church campus.

If so, we want to change our digital sign located along College Street to be a sign with a non-digitized sign in it. If you look at the picture attached, you will see an example from Mt. Paran Church (2055 Mt Paran Rd NW, Atlanta, GA 30327) and what they did in replacing their digital sign which is very similar to what we want to do to our sign.

I look forward to hearing from you,

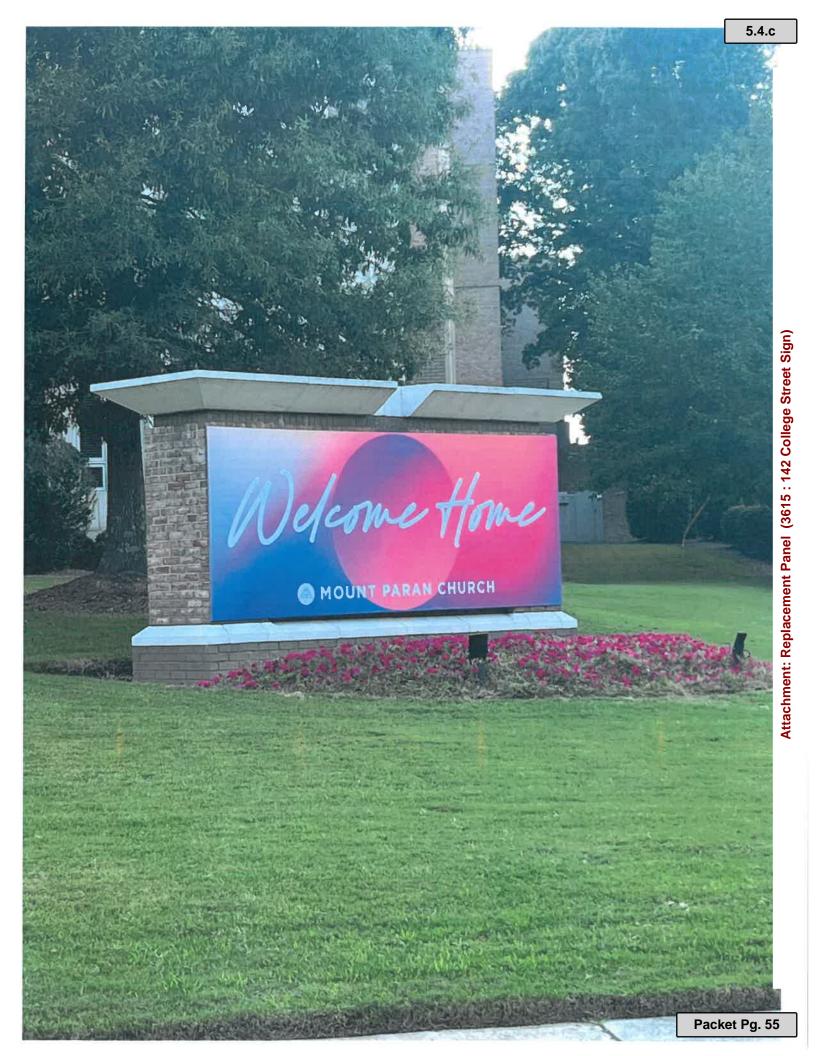
GARY LEWIS

Executive Pastor



Office Cell 770.478.6710 678.373.2103

Email glewis@fbcjonesboro.com





MEMORANDUM

To: Gary Lewis

First Baptist Church of Jonesboro

Jonesboro, Ga 30236

From: David D. Allen

City of Jonesboro 1859 City Center Way Jonesboro, GA 30236

Date: November 14, 2023

Re: Notification of Request for Historic Preservation Commission – Replacement

Sign Panel, 142 College Street, Parcel No. 13241C C014

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 sign panel located at 142 College Street, Jonesboro, Georgia 30236.

A hearing has been scheduled for Monday, November 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





CITY OF JONESBORO, GEORGIA COUNCIL Agenda Item Summary

Agenda Item # - 5

November 20, 2023

Requesting Agency (Initiator)

Sponsor(s)

Office of the City Manager

Board Member Sartor

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

Historic Preservation Commission to consider a Certificate of Appropriateness for Residence – 222 Lee Street; Parcel No. 13240D D021; Change of exterior for accessory building 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, 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 accessory building exterior**; Recently, the new property owner began taking off the existing wood siding on the accessory building just behind the house on the property. Per the applicant:

We are currently working on the residential property exterior garage located at 222 Lee Street. No changes will be made to the original structure. We are simply making minor renovations for safety and aesthetic purposes. Please let me know if you have any concerns regarding this. The cement coating will protect it from water and he told me he intends to put back similar colored siding on the side facing the street.

The size, location, and configuration of the doors and windows for the shed have remained the same. Most of the shed now display a new siding similar in color to the previous siding. The stone skirt at the bottom is earth tone in color and compliments the new driveway. The shed is definitely upgraded from its original state. However, when the owner was asked to stop work until the November Historic Preservation hearing, he still completed the project.

Other items on the property:

- The existing driveway and front sidewalk, which was deteriorated concrete, was recently replaced with nice stone pavers in the same location as before. Normally, the City does not require a permit for a replacement driveway in the same place as the original that does not require a new curb cut. The stone pavers give a more "historic" feel to the property.
- 2. The brick foundation skirt for the home was recently replaced by the owner, despite this not being communicated to the Community Development office nor approved by the Historic Preservation Commission. Although the stone coordinates well with the newly renovated shed and the driveway, Per Historic Residential Overlay standards:

d. Foundations.

- 1. The original design and materials of the foundation, open pier foundation and porch pier foundation shall be maintained.
- 2. Unpainted historic masonry foundations shall not be painted.
- 3. Concrete block is not permitted as a foundation material.

FOLLOW-UP APPROVAL ACTION (City Clerk)			
Typed Name and Title Melissa Brooks, Interim City	Date November, 20, 2023		
Clerk Signature	City Clerk's Office		
		Packet Pg. 57	<u>,</u> _

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J	

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 Exterior
- Renovated Exterior
- Acceptance Letter HPC

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

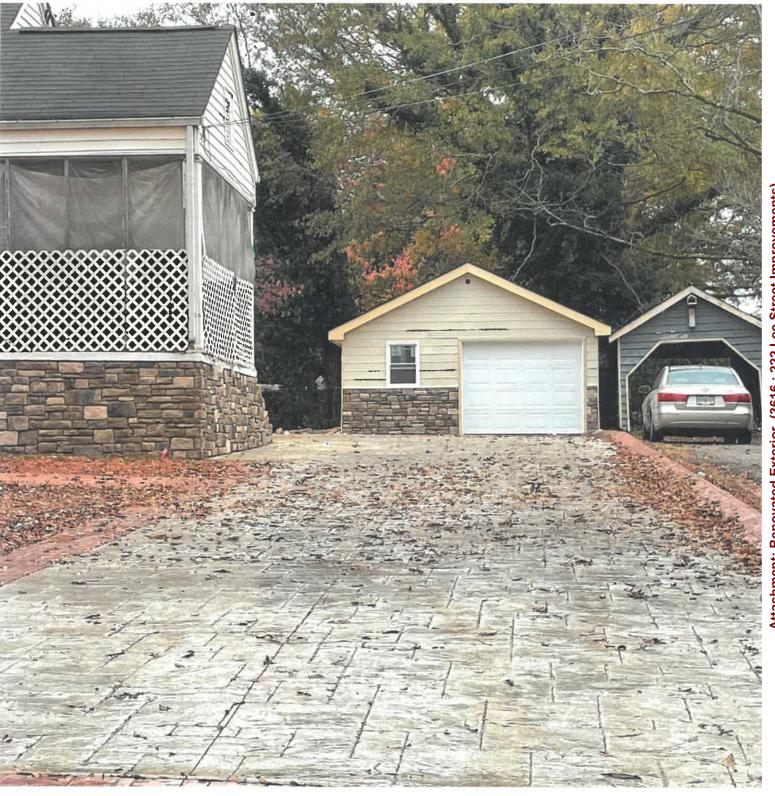
Approval of Accessory Building

Google Maps 218 Lee St



Image capture: Jan 2022 © 2023 Google







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: November 14, 2023

Re: Notification of Request for Historic Preservation Commission – Accessory

Building, 222 Lee Street, Parcel No. 13241C C014

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 an accessory building located at 222 Lee Street, Jonesboro, Georgia 30236.

A hearing has been scheduled for Monday, November 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





CITY OF JONESBORO, GEORGIA COUNCIL Agenda Item Summary

Agenda Item #

November 20, 2023

Requesting Agency (Initiator)

Sponsor(s)

Office of the City Manager

Community Development Director Allen

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

Historic Preservation Commission to consider waiving waiting period for proposed demolition of existing building in Historic District at 217 South Main Street; Parcel No. 05241D A001.

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

City Code Section 86-103 – H-2 Zoning Purpose and Standards

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

Yes

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 waiver of waiting period for demolition of existing house**; 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).

There is an existing house on the property, which has no relevance to the new development and is within the right-of-way of one of the new streets that will be required for the townhome development.

Per the section 86-103,

(g) Delay in demolition of historic buildings. From and after the designation of a historic district, no building or structure therein shall be demolished or otherwise removed until the owner thereof shall have given the historic preservation commission via the director of downtown development's office 120 days' written notice of his proposed action. Upon receiving written notice, the city shall erect a sign on the property to indicate that the building or structure is proposed for demolition. During such 120-day period the historic preservation commission may negotiate with the owner and with any other parties in an effort to find a means of preserving the building. Should the historic preservation commission find that the building involved has no particular historic significance or value toward maintaining the character of the district, it may waive all or part of such 90-day period and authorize earlier demolition or removal. In making a determination of a building's particular historic significance, the historic preservation commission shall refer to the most recent inventory of historic buildings kept on file at the office of downtown development.

The building does date to 1905 but is in bad shape and has not been lived in in several years. Staff recommends a full waiver from the demolition waiting period, as the preservation of the home will directly conflict with the approved development plans for the townhomes, and clearing and grading will start this winter.

Fiscal	Impact
--------	--------

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

Private Owner

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

FOLLOW-UP APPROVAL ACTION (City Clerk)			
Typed Name and Title Melissa Brooks, Interim City Clerk	Date November, 20, 2023		
Signature	City Clerk's Office		

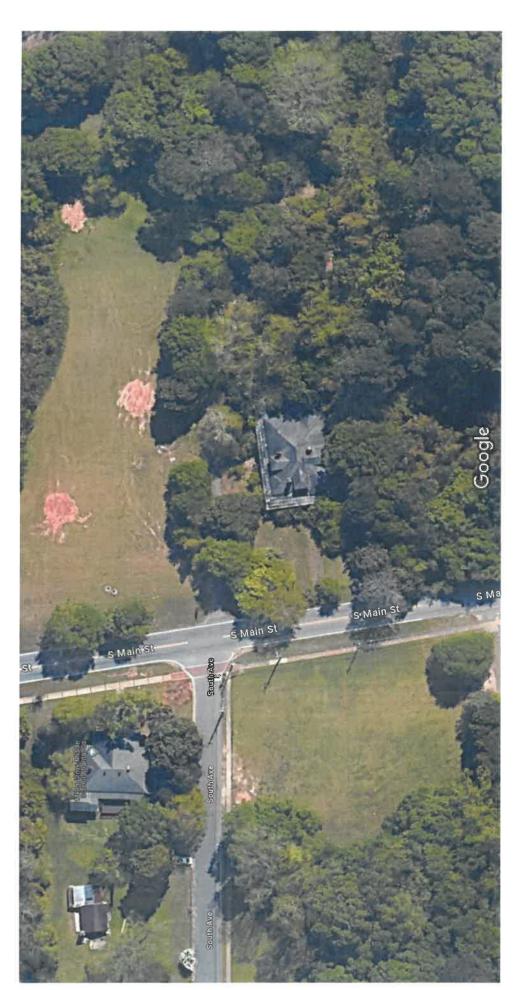
Property Info
 5.6

- Site Plan
- Foxtrail_HistoricalCommission_Waiver_Letter
- Acceptance Letter 217 South Main Street Home Demolition HPC

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

Approval

11/15/23, 10:47 AM



20 ft Imagery ©2023 Airbus, Maxar Technologies, Map data ©2023

11/15/23, 10:44 AM

Google Maps 209 S Main St



Image capture: Feb 2023 @ 2023 Google



Packet Pg. 65

Attachment: Property Info (3617: 217 South Main Street Demolition)

Searches Tax Assessor Tax Commissioner

Real Property Search

Advanced Search

Sales Search

Personal Property / Mobile Home Search **Map Search**

Actions

Reports

Printable Summary

Printable Version

Attribute Export

Commercial PRC Sketch Print

Residential PRC (New) Residential PRC (Old) Tax BIII Mobile Home Bill

Mailing List Sales

1 of 2

Return to Search Results

Year: 2023 ❤

TAX COMMISSIONER Tax Commissioner Summary Make A Payment Tax by Authority Payment History TAX ASSESSOR Tax Assessor Summary Commercial Residential Miscellaneous Structures Personal Property Sketch Values Value History Assessment Notices Pictometry Income & Expense Values Appeal Status Sales Land Map Permits

PARID: 05241D A001 TURNER PANITZ TERESA T AND T	URNER LISA		NBHD: 3300 217 S MAIN S
Residential Characteristics			
Year	2023		
Card #	1		
Stories	1		
Roof Type and Covering	-/-		
Exterior Walls	1 - FRAME		
Year Built	1905		
% Complete .	100%		
Effective Year Built	1905		
Living Area	3,266		
Total Rooms	8		
Bedrooms	3		
Full Baths	2		
Half Baths			
Foundation	1 - SLAB		
Total Basement Area			
Finished Basement Area			
Unfinished Basement Area			
Basement Rec Area			
Pre Fab Fireplace			
Masonary Fireplace			
Amenities			
Description		Number	Value
ADDITION POINTS		5.50	0
Values - Assessment			
	0000		
Year Land FMV	2023		
	77,000		
Improvement - FMV Total - FMV	122,900		
IO(a) + FIVIV	199,900		
Land - 40% Value	30,800		
Improvement - 40% Value	49,160		
Total - 40% Value	79,960		
TOTAL TO TO YOUNG	10,000		
Class	R3		
Return Value			
Ag/CUVA Value			
Appeal and Sales Information			
	N- VALUE CHANGE NOTICE SENT		
Appeal Type	N- VALUE CHA	ANGE NOTICE SENT	
Appeal Type	N- VALUE CHA	ANGE NOTICE SENT	
	N- VALUE CH/	ANGE NOTICE SENT	

TAX ASSESSOR

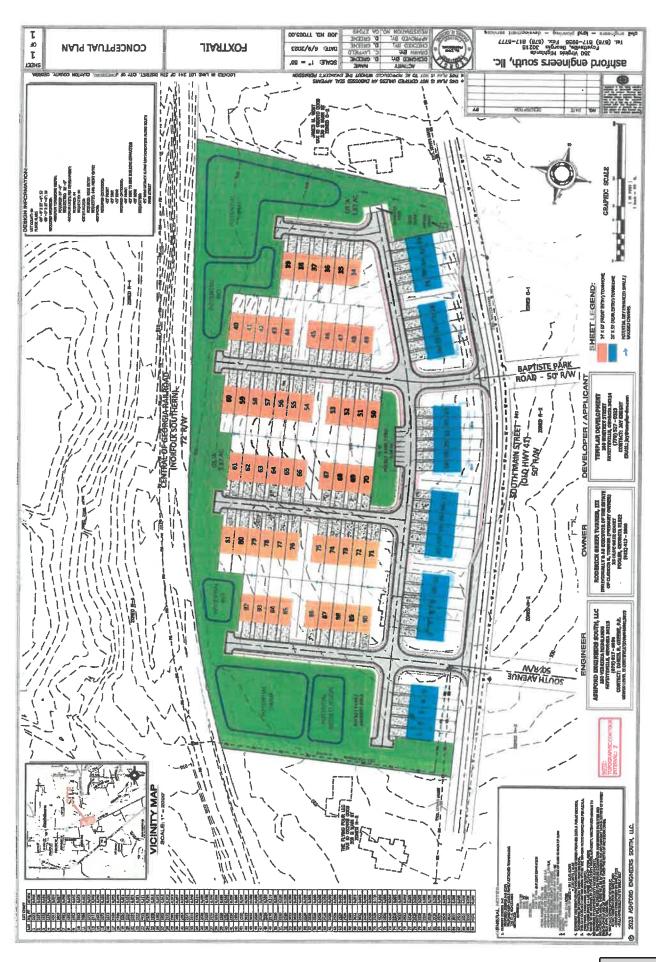
P.K Dixon Annex 2, 2nd Floor 121 South McDonough Street Jonesboro, GA 30236

Phone: (770) 477-3285

TAX COMMISSIONER

Clayton County Administration Annex 3, 2nd Floor 121 South McDonough Street Jonesboro, GA 30236

Property Tax: (770) 477-3311



ashford engineers south, LLC

350 Virginia Highlands Fayetteville, GA 30215 USA Tel 678.817.6956

November 13, 2023

Mr. David D. Allen, RLA
Community Development Director / Zoning Administrator / Interim City Manager
City of Jonesboro
Department of Planning & Zoning
1859 City Center Way
Jonesboro, Georgia 30236

RE: Foxtrail Subdivision: Historic Preservation Commission Request

217 South Main Street City of Jonesboro, Clayton County, Georgia Ashford Ref. No. 23-T7005

Dear Mr. Allen:

The purpose of this letter is to follow up our prior development requests for the subject property located at 217 South Main Street, within the limits of the City of Jonesboro. As you are aware Ashford Engineers South, LLC has been contracted by Templar Development to prepare development plans for their project. The proposed development is for a ninety (90) lot townhome development. To complete this development, the developer will need to demolish the existing structures on the site, which have been deemed historical. Please accept this letter as the official request to waive the Historical Commission's one hundred twenty (120) day study period, as the developer plans to move forward with development as soon as the development is properly permitted.

Please let me know if you have any questions or require further documentation. The owner or a designated representative shall attend the Commission's Hearing on November 20, 2023.

Very truly yours, ashford engineers south, LLC

Daniel R. Greene

Daniel R. Greene, P.E. President / Project Manager

Cc: Jay Knight, Templar Development

File



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:

November 15, 2023

Re:

Notification of Request for Historic Preservation Commission – Demolition of

Existing Home – Waiting Period Waiver, 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 a waiver of the waiting period for the demolition of an existing home for the property located at 217 South Main Street, Jonesboro, Georgia.

A hearing has been scheduled for Monday, November 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