

BOARD DOCUMENT NO. \_\_\_\_\_

ORDINANCE NO. \_\_\_\_\_

**CITY OF MCDONOUGH**

**HISTORIC DISTRICT DESIGNATION ORDINANCE**

**AN ORDINANCE TO DESIGNATE A LOCAL HISTORIC DISTRICT WITHIN THE CITY OF MCDONOUGH TO PRESCRIBE THE BOUNDARIES OF SUCH HISTORIC DISTRICT, TO LIST EACH PROPERTY IN THE HISTORIC DISTRICT; TO REQUIRE A CERTIFICATE OF APPROPRIATENESS FROM THE CITY HISTORIC PRESERVATION COMMISSION PRIOR TO ANY MATERIAL CHANGE IN APPEARANCE WITHIN THE HISTORIC DISTRICT BE SHOWN ON THE OFFICIAL ZONING MAP OF THE CITY OF MCDONOUGH AND FOR OTHER PURPOSES.**

The Mayor and Council have established the City of McDonough Historic Preservation Commission in and for the city by its Ordinance of 18 October 1993.

NOW, THEREFORE, the Mayor and Council of the City of McDonough hereby ordain that:

Section I: In support and furtherance of its findings and determination that the historical, cultural and aesthetic heritage of the city is among its most valued and important assets and that the preservation of this heritage is essential to the promotion of the health, prosperity and general welfare of the people; and,

In accordance with the ordinance to establish a Historic Preservation Commission in the city; to provide for the designation of historic properties of historic districts; to provide for issuance of certificates of appropriateness; to provide for an appeals procedure; to repeal conflicting ordinances; and for other purposes (McDonough Code, Chapter 15.44—Historic Preservation);

The Mayor and Council hereby declares it to be the purpose and intent of this ordinance to designate a historic district in a geographically definable area containing buildings, structures, sites, objects, landscape features and works of art or a combination thereof which have special historic and aesthetic value or interest in representing one or more periods, styles or types of architecture typical of one or more eras in the history of the City of McDonough, Henry County, Georgia;

The McDonough Historic District is significant in the area of architecture because the commercial and residential buildings are representative of architectural styles and types built in Georgia cities from the end of the 19<sup>th</sup> century through the middle of the 20<sup>th</sup> century. The historic district is significant in the areas of commerce because it represents the city's importance as a regional center of commerce from the late 19<sup>th</sup> to the middle of the 20<sup>th</sup> century. The district is significant in the area of community planning and development because its streets are organized according to the Washington plan in which

streets intersects the corners of the courthouse square. The McDonough Historic District is also significant in the area of politics and government because McDonough was the center of political and governmental activity in the Henry County as represented by the Henry County Courthouse.

Section II: There is hereby created and designated in and for the City of McDonough the City of McDonough Historic District with boundaries as follows:

The City of McDonough Historic District will encompass areas of the downtown and surrounding areas, including properties located along Macon, Griffin, Hampton, Jonesboro, Atlanta, Carmichael, Lawrenceville, Key's Ferry, Turner, Sloan, North Cedar, South Cedar, Cleveland, College, Rogers, Church & Sims Streets, as well as the entirety of Brown Avenue. Landmarks to be included within district boundaries include the McDonough Public Square and the McDonough Memorial Cemetery.

District boundaries will necessarily follow a mixture of street right-of-ways and legal property boundaries, as denoted on preliminary parcel map obtained from *Mapping Division, Atlanta Regional Commission*, as follows:

Commencing at the northeast corner of Lowe and Carmichael Streets; thence north to northern property boundary of the westernmost property listed on Carmichael Street; thence east along the northern property boundaries of all properties located on Carmichael Street; thence south along the western property boundaries of all properties located on Atlanta Street; thence west along the northern property boundaries of all properties located on Jonesboro Street to the intersection of Jonesboro Street and Lowe Street; thence in a southerly direction along western property boundaries of all properties located along the right-of-way of Hampton Street to the intersection of Hampton Street and the CSX Railroad property; thence southeasterly across the right-of-way of Hampton Street; thence northeasterly to the intersection of property lines demarking property boundaries between Hampton Street and Brown Avenue; thence South-southeasterly along the southwestern property boundaries of properties located on Brown Avenue; thence south along western property boundaries of properties located on southbound Griffin Street; thence east to the right-of-way boundary of Griffin Street; thence south to the intersection of Griffin Street and Simpson Street; thence northeast along Simpson Street; thence south along the western right-of-way of Macon Street; thence east and north along the boundaries of the McDonough Memorial Cemetery; thence north along the eastern boundaries of properties located on Rogers Street; thence east and north along southern property boundaries of properties located on College Street to the intersection of College Street and the western boundary of South Cedar Street; thence north along the western right-of-way of South Cedar Street to the intersection of South Cedar Street and Key's Ferry Street; thence east along the southern, then eastern, then northern boundaries of those grounds traditionally associated with the Old McDonough High School; thence northerly along the eastern boundaries of

properties located on North Cedar Street; thence west across North Cedar Street and southerly along street to first property boundary numbered on the western right-of-way of North Cedar Street; thence south along the western boundaries of properties located on North Cedar Street; thence west along property boundaries associated with Turner Street; thence south to an intersection with John Frank Boulevard; thence west along John Frank Boulevard (a.k.a. Old Covington Road), to the southeast property boundary of the Henry County Government Annex Building (a.k.a; The Old McDonough Post Office); thence north and west, crossing Lawrenceville Street and encompassing properties owned by Henry County (a.k.a., Old Henry County Courthouse and Annex), thence north along easterly boundaries of properties located on the east side of Atlanta Street; thence west to Atlanta Street; thence to the intersection of Atlanta and Carmichael Streets; thence westerly along the northern boundaries of properties located on the northern side of Carmichael Street to point of beginning.

Section III: The attached lists of properties are located within the City of McDonough Historic District as created in Section I hereof and the owner thereof is set forth beside the name of each property:

Atlanta, GA 30334

102 Carmichael Street, McDonough, GA 30253  
 Owner: Helen M. Polk  
 Owner Address: Same

146 Atlanta Street, McDonough, GA 30253  
 Owner: Johnnie W. Lovett  
 Owner Address: Same

68 Carmichael Street, McDonough, GA 30253  
 Owner: Wm. R. Burch  
 Owner Address: Same

127 Atlanta Street, McDonough, GA 30253  
 Owner: GA DOT  
 Owner Address: 2 Capital Square  
 Atlanta, GA 30301

60 Carmichael Street, McDonough, GA 30253  
 Owner: T.P. & P.R. Stewart  
 Owner Address: 60 Little Deer Trail  
 McDonough, GA 30253

115 Atlanta Street, McDonough, GA 30253  
 Owner: Judith Day  
 Owner Address: Same

52 Carmichael Street, McDonough, GA 30253  
 Owner: William J. Owen  
 Owner Address: 1538 Hwy 81 West  
 McDonough, GA 30253

108 Atlanta Street, McDonough, GA 30253  
 Owner: Edwin C. Kelley, Jr.  
 Owner Address: 205 Andrews Court  
 McDonough, GA 30253

44 Carmichael Street, McDonough, GA 30253  
 Owner: T.A. & G.M. Pauls  
 Owner Address: Same

102 Atlanta Street, McDonough, GA 30253  
 Owner: Ricardo Akstein  
 Owner Address: 135 Lanlouse Lane  
 Atlanta, GA 30103

65 Carmichael Street, McDonough, GA 30253  
 Owner: Ann Taber  
 Owner Address: Same

92 Atlanta Street, McDonough, GA 30253  
 Owner: R.N. & N.R. Burch  
 Owner Address: Same

27 Carmichael Street, McDonough, GA 30253  
 Owner: June & Roger Debatin  
 Owner Address: Same

78 Atlanta Street, McDonough, GA 30253  
 Owner: Daniel Wright & H.M. Thompson  
 Owner Address: Same

124 Atlanta Street, McDonough, GA 30253  
 Owner: William P. Tanner  
 Owner Address: 850 Mt. Bethel Rd.  
 McDonough, GA 30253

64 Atlanta Street, McDonough, GA 30253  
 Owner: P.S. Phillips & Virginia Cates  
 Owner Address: Same

134 Atlanta Street, McDonough, GA 30253  
 Owner: Ray Lambert  
 Owner Address: 389 Blackland Rd.

56 Atlanta Street, McDonough, GA 30253  
 Owner: Frances C. Smith  
 Owner Address: 90 Harris Street  
 McDonough, GA 30253

48 Atlanta Street, McDonough, GA 30253  
Owner: L.S. & C.D. Crumbley  
Owner Address: Same

87 Atlanta Street, McDonough, GA 30253  
Owner: K.M. & K.R. Smith  
Owner Address: 500 Katherine's Cove  
McDonough, GA 30253

77 Atlanta Street, McDonough, GA 30253  
Owner: Frank C. Bush  
Owner Address: 56 Lawrenceville Street  
McDonough, GA 30253

27 Atlanta Street, McDonough, GA 30253  
Owner: Collins Motor Company  
Owner Address: Same

18 Atlanta Street, McDonough, GA 30253  
Owner: John D. Rucker  
Owner Address: P.O. Box 153  
McDonough, GA 30253

00 Jonesboro Street, McDonough, GA 30253  
Owner: McDonough Presbyterian Church  
Owner Address: P.O. Box 871  
McDonough, GA 30253

15 Jonesboro Street, McDonough, GA 30253  
Owner: R.J. Rucker  
Owner Address: P.O. Box 153  
McDonough, GA 30253

146 Jonesboro Street, McDonough, GA 30253  
Owner: R.J. Rucker  
Owner Address: P.O. Box 153  
McDonough, GA 30253

45 Jonesboro Street, McDonough, GA 30253  
Owner: Margaret Dickson  
Owner Address: Same

55 Jonesboro Street, McDonough, GA 30253  
Owner: Jo Ann Rape  
Owner Address: Same

67 Jonesboro Street, McDonough, GA 30253  
Owner: Mark & Melissa Stanton  
Owner Address: Same

77 Jonesboro Street, McDonough, GA 30253  
Owner: Wes Echols  
Owner Address: P.O. Box 1548  
McDonough, GA 30253

89 Jonesboro Street, McDonough, GA 30253  
Owner: J.H. & E.F. Maples  
Owner Address: P.O. Box 445  
McDonough, GA 30253

105 Jonesboro Street, McDonough, GA 30253  
Owner: James J. Hall III  
Owner Address: Same

133 Jonesboro Street, McDonough, GA 30253  
Owner: Debra J. McMickle  
Owner Address: Same

41 Doris Street, McDonough, GA 30253  
Owner: H.D. Wiley  
Owner Address: Same

114 Jonesboro Street, McDonough, GA 30253  
Owner: W.C. & S.B. Arnold  
Owner Address: Same

100 Jonesboro Street, McDonough, GA 30253  
Owner: Douglas H. Burch  
Owner Address: 140 Ben Horton Drive  
McDonough, GA 30253

90 Jonesboro Street, McDonough, GA 30253  
Owner: Cynthia R. Burch  
Owner Address: 140 Ben Horton Drive  
McDonough, GA 30253

82 Jonesboro Street, McDonough, GA 30253  
Owner: H.A. Rape & A.D. Brannan  
Owner Address: 170 Coan Drive  
McDonough, GA 30253

70 Jonesboro Street, McDonough, GA 30253  
Owner: Mary E. Ray  
Owner Address: Same

60 Jonesboro Street, McDonough, GA 30253  
Owner: Thompson B. Standard  
Owner Address: Same

50 Jonesboro Street, McDonough, GA 30253  
Owner: M.F. Thompson & T.H. Howell  
Owner Address: 50 Hampton Street  
McDonough, GA 30253

40 Jonesboro Street, McDonough, GA 30253  
Owner: Stephen P. Harrison  
Owner Address: P.O. Box 989  
McDonough, GA 30253

32 Jonesboro Street, McDonough, GA 30253  
Owner: Marilyn Gramm  
Owner Address: 117 E. Atlanta Road  
Stockbridge, GA

20-24 Jonesboro Street, McDonough, GA 30253  
Owner: John Davis & George S. Standard  
Owner Address: 1679 Conyers Street  
McDonough, GA 30253

5 Griffin Street, McDonough, GA 30253  
Owner: Herbert W. Craig  
Owner Address: Same

15 Griffin Street, McDonough, GA 30253  
Owner: Dorothy S. Chafin  
Owner Address: 269 Chafin Drive  
McDonough, GA 30253

19 Griffin Street, McDonough, GA 30253  
Owner: G. Emory Hamilton  
Owner Address: 52 Russell Road  
McDonough, GA 30253

13 Hampton Street, McDonough, GA 30253  
Owner: Thomas C. Martin  
Owner Address: 220 Darwish Drive

Owner: Mary Jane Owen  
 Owner Address: Same

61 North Cedar Street, McDonough, GA 30253  
 Owner: Fred Kimball  
 Owner Address: Same

75 North Cedar Street, McDonough, GA 30253  
 Owner: D.B. & C.L. Tillman  
 Owner Address: 180 Cloud Street  
 Jonesboro, GA

60 North Cedar Street, McDonough, GA 30253  
 Owner: J.R. Brawner, Jr. & J.E. Kimball  
 Owner Address: Same

72 North Cedar Street, McDonough, GA 30253  
 Owner: Ellen B. Nail  
 Owner Address: Same

84 North Cedar Street, McDonough, GA 30253  
 Owner: Mrs. Nellie H. Childs  
 Owner Address: Same

98 North Cedar Street, McDonough, GA 30253  
 Owner: Travis & Miriam White  
 Owner Address: Same

200 John Frank Boulevard, McDonough, GA 30253  
 Owner: Lois Mitchell  
 Owner Address: Same

196 John Frank Boulevard, McDonough, GA 30253  
 Owner: Helen V. Collum, et al  
 Owner Address: Same

184 John Frank Boulevard, McDonough, GA 30253  
 Owner: John F. Ward, Jr.  
 Owner Address: 80 Gentry Drive  
 McDonough, GA 30253

48 John Frank Boulevard, McDonough, GA 30253  
 Owner: Ben H. Oglesby, Jr.  
 Owner Address: P.O. Box 1200  
 McDonough, GA 30253

44 John Frank Boulevard, McDonough, GA 30253  
 Owner: Ben H. Oglesby, Jr.  
 Owner Address: P.O. Box 1200  
 McDonough, GA 30253

20 Macon Street, McDonough, GA 30253  
 Owner: U.F. & I.S. Roberts  
 Owner Address: 19 Key's Ferry Street  
 McDonough, GA 30253

18 Macon Street, McDonough, GA 30253  
 Owner: Kim Elliot, c/o Kim's Flowers  
 Owner Address: 999 Elliot Road  
 McDonough, GA 30253

16 Macon Street, McDonough, GA 30253  
 Owner: Marjorie F. Mitchell  
 Owner Address: 1998 Mt. Carmel Road  
 Hampton, GA

10-14 Macon Street, McDonough, GA 30253  
 Owner: L.L. & E.M. Copeland, III  
 Owner Address: 2605 NW 77<sup>th</sup> Road  
 Gainesville, FL

8 Macon Street, McDonough, GA 30253  
 Owner: J.R. & F.T. Barr  
 Owner Address: 199 Thomas Drive  
 Eatonton, GA

2 Macon Street, McDonough, GA 30253  
 Owner: U.F. & D.F. Roberts  
 Owner Address: 19 Key's Ferry Street  
 McDonough, GA 30253

34 Lawrenceville Street, McDonough, GA 30253  
 Owner: Henry County  
 Owner Address: 20 Lawrenceville Street  
 McDonough, GA 30253

20 Lawrenceville Street, McDonough, GA 30253  
 Old Henry County Jail  
 Owner: Henry County  
 Owner Address: Same

20 Lawrenceville Street, McDonough, GA 30253  
 Old Henry County Courthouse  
 Owner: Henry County  
 Owner Address: Same

**Section IV:** Upon designation the City of McDonough Historic District shall be shown on the Official Zoning Map of the city and kept as a public record to provide notice of such designation.

**Section V:** Certificate of Appropriateness—Upon the effective date of this Ordinance no material change in the appearance of any structure, site, object, or work of art within the designated City of McDonough Historic District shall be made or be permitted to be made by the owner of occupant thereof, unless or until the application for a Certificate of Appropriateness has been submitted to and approved by the City of McDonough Historic Preservation Commission.

Section VI: This Ordinance shall become effective upon a first reading, publication and second reading, which shall be certified by the Clerk of the City of McDonough, Henry County, Georgia.

Section VII: Property owners within the City of McDonough Historic District shall be notified by United States mail upon approval of said district by the Mayor and City Council of the City of McDonough.

Section VIII: Upon Designation City of McDonough officials and agencies shall be notified of the designation of the City of McDonough Historic District.

So ordained this day of \_\_\_\_\_, 2006.

Date of Implentation: \_\_\_\_\_ day of \_\_\_\_\_, 2006.

**APPROVED:**

**CITY COUNCIL**

**BY:** \_\_\_\_\_

**Mayor, City of McDonough**