

**CITY OF COVINGTON**  
**HISTORIC PRESERVATION COMMISSION**  
**PUBLIC HEARING MINUTES**  
**AUGUST 3, 2011**

**7:00 PM**

**MEMBERS PRESENT:**

James Hughes, Chairman  
George Hutchinson, Vice Chairman  
Juanita Thompson  
Linda Shore  
Gloria Freeman  
Jonathan Paschal  
Lisa Hanson

**STAFF PRESENT:**

Scott Gaither, Senior Planner

**ABSENT:** Jennifer Long, Judy Hooten

**1. OPENING STATEMENT & INVOCATION:**

Mr. James Hughes called the meeting to order. He welcomed everyone in attendance and stated a quorum was present.

**2. APPROVAL OF AGENDA:**

Ms. Nita Thompson made a motion to approve the agenda. Mrs. Gloria Freeman seconded the motion and the motion passed unanimously.

**3. APPROVAL OF MINUTES:**

Mrs. Linda Shore made a motion to approve the minutes of the May 4, 2011 meeting. Ms. Thompson seconded the motion and the motion passed unanimously.

**4. CITY OF COVINGTON: OLD BUSINESS: NONE**

**5. CITY OF COVINGTON: NEW BUSINESS:**

**ITEM – 1**

**COA #7(2011)**

**A CERTIFICATE OF APPROPRIATENESS TO CONSTRUCT  
AND ACCESSORY STRUCTURE AND WOODEN DECK.**

**APPLICANT:**

Joe Waters  
2196 Conyers Street  
Covington, GA 30014

**LOCATION:**

2196 Conyers Street

**TAX PARCEL(S):**

C019-3-5

**PRESENTATION:**

Scott Gaither introduced the item and gave a brief explanation of the applicant's proposal as detailed in the application submitted by Mr. Waters as well as the information provided in the staff report. Mr. Gaither explained that while applicant's property is historic in age it is not historically significant to the overall Covington Historic District. Other properties in the same vicinity have constructed accessory structures of similar size and material within the last ten years and the applicant's request would be in keeping with the Historic District therefore staff recommends **APPROVAL** of the request as requested.

**APPLICANT PRESENTATION:**

Mr. Joe Waters stated that Mr. Gaither explained everything in detail and does not have any further information to provide but is able to answer any questions the Commission may have.

Mr. Jonathan Paschal asked if the accessory building is going to be taller than the house. Mr. Waters stated it may be a little taller but not by much.

Ms. Thompson asked if it will be offset from the back of the house as indicated on the submitted drawing.

Mr. Waters stated yes

Mr. Hughes asked if the material used will be clapboard or hardiplank, as indicated in the scope of work.

Mr. Waters stated hardiplank.

Mr. Hughes asked if it will be wood grain or smooth finish.

Mr. Waters stated he hadn't given the finish any consideration but would do what's necessary and required.

Mr. Hughes and Mr. Paschal stated the smooth finish would be more consistent with the original construction of the house and look much better. Mr. Paschal invited Mr. Waters to look at his accessory building finished with smooth hardiplank.

**SUPPORT/OPPOSITION:** No one was present in support or opposition of this item.

**DISCUSSION:** Brief discussion of the request was held among the members.

**MOTION:**

Ms. Thompson made the motion to approve the Certificate of Appropriateness as requested by Mr. Waters. Mr. Jonathan Paschal seconded the motion and the motion passed unanimously.

**ITEM – 2**

**COA #8(2011)**

**A CERTIFICATE OF APPROPRIATENESS TO, 1) CONSTRUCT A CONCRETE PARKING PAD, CONCRETE DRIVE AND A 12'x24' CARPORT ON THE NORTH SIDE OF THE HOUSE, 2) TO REMOVE THE 15'x18' CARPORT ON THE SOUTH SIDE OF THE HOUSE AND REPLACE WITH A NEW 17'x25' CARPORT, AND 3) TO REMOVE THE WROUGHT IRON POST AND HANDRAILS ON THE FRONT PORCH AND REPLACE WITH 6"x6" TURNED PORCH POSTS.**

APPLICANT: Daniel Smith  
3170 Butler Avenue  
Covington, GA 30014  
AGENT: Mike Smith  
LOCATION: 3170 Butler Avenue  
TAX PARCEL(S): C010-7-3

**PRESENTATION:**

Scott Gaither introduced the item and gave a brief explanation of the applicant's proposal as detailed in the application submitted by Mr. Smith as well as the information provided in the staff report. Mr. Gaither explained that while applicant's property is historic in age it is not historically significant to the overall Covington Historic District. While there are not many new car ports in the immediate vicinity of the request, the Historic District is not completely

void of them. The request to replace the wrought iron post and hand rail and replace with wooden posts would be returning the structure back to what could have been original material when the house was constructed in or around 1915. Staff recommends **APPROVAL** as requested.

**APPLICANT PRESENTATION:**

Mr. Mike Smith gave a brief history of the property, the reason for the requested COA and explained he consulted with Mr. Randy Vinson on the design of the car ports and front porch.

Mrs. Lisa Hanson asked if Mr. Smith intend to replace the wrought iron hand rail or just remove.

Mr. Smith stated his initial thought was to replace with a 2"x4" rail and 1"x4" pickets but it was suggested to him to just replace the post and remove the hand rail altogether.

Mrs. Hanson asked if he would be opposed to replacing as a handrail provides security for those on the porch.

Mr. Smith stated he did not have a problem constructing a handrail.

Mr. Hughes stated he had a concern with not having a detailed drawing of the hip style roof car port on the south side of the house as he thinks it would look too squatty and difficult to tie in.

Mr. Smith stated the existing car port is hipped and he would be replacing it with a little larger car port that is constructed more securely.

Other discussion was had about this matter among the members

Mr. Hughes asked about the roof material of the car ports.

Mr. Smith stated he intended to match the shingles of the house but it was suggested to use a standard metal roof, similar to those car ports in the Clark's Grove subdivision.

Mr. Smith went on to state that he will not be replacing the lattice on the southern car port with more lattice but for privacy may use 2"x6" boards spaced an inch or two apart similar to those in the Clark's Grove subdivision.

**SUPPORT/OPPOSITION:** No one was present in support or opposition of this request.

**DISCUSSION:** Brief discussion of the request was held among the members.

**MOTION:**

Ms. Nita Thompson made a motion to approve the Certificate of Appropriateness as requested with or without the porch railing. Mr. George Hutchinson seconded the motion and the motion passed unanimously.

**ITEM – 3**  
**COA #9(2011)**

**A CERTIFICATE OF APPROPRIATENESS TO, 1) INSTALL STACK FIELDSTONE ON THE LEFT FRONT OF THE HOUSE AND ON THE GABLE POSTS, 2) ERECT A SIX FOOT (6') HIGH WOODEN PRIVACY FENCE ALONG THE RIGHT SIDE OF THE HOUSE AND ALONG THE DRIVEWAY AND 3) INSTALL CEDAR SHAKE SHINGLES IN THE GABLE OVER THE FRONT DOOR.**

APPLICANT: Ricky Smith

4171 Rebecca Street  
Covington, GA 30014  
AGENT: Ricky Smith  
LOCATION: 5134 Odum Street  
TAX PARCEL(S): C023-1-6

**PRESENTATION:**

Scott Gaither introduced the item and gave a brief explanation of the applicant's proposal as detailed in the application submitted by Mr. Smith as well as the information provided in the staff report. Mr. Gaither explained that while applicant's property is historic in age it is not historically significant to the overall North Covington Historic District. Mr. Gaither stated staff learned of the construction in progress from a neighbor and upon contact with Mr. Ricky Smith he was unaware that the house is within the North Covington Historic District and did not know a COA was required as he is new to the area. Mr. Smith ceased work on the exterior and immediately submitted the COA application.

Upon driving through the immediate area staff found a couple houses which have stack stone facades. The North Covington Historic District is made up of houses having facades of various materials; therefore staff does not believe the proposed renovations would have a detrimental impact on the overall health of the District and recommends **APPROVAL** of the request.

**APPLICANT PRESENTATION:**

Mr. Ricky Smith introduced himself and apologized for not realizing what steps were required before beginning to renovate the house. He stated he did not remove the asbestos siding as that would require expensive remediation but he did cover it with plywood in preparation for the installation of the stone. Mr. Smith stated he intends to only use stone on the bottom two foot of the columns and taper them up towards the top in a similar manner often seen on craftsman style houses. The cedar shake shingles will be authentic cedar stained and sealed similar to what is seen on a house off Conyers Street. The fence will be setback approximately four feet from the front of the house and will provide privacy in the back yard as eventually he wants to install a swimming pool. The fence along the driveway will provide him and his neighbor some privacy so as to keep from looking into one another's back yard.

Mrs. Linda Shore asked if he intends to replace the front door.

Mr. Smith stated in the future he would like to replace the door with one that had windows so as to provide more natural light into the living room but at this time it is not high on his priorities.

Mrs. Shore asked staff if that would require another COA.

Mr. Gaither stated technically it would but if the Commission would like to condition that when the applicant submits the application for a new door to email the Commission with the information so as to expedite the process.

Mrs. Shore stated she was also concerned that the use of cedar shake would be out of place.

**SUPPORT/OPPOSITION:** No one was present in support or opposition of the request.

**DISCUSSION:** Brief discussion of the request was held among the members.

**MOTION:**

Mrs. Linda Shore made a motion to approve the Certificate of Appropriateness as requested. Mrs. Gloria Freeman seconded the motion. Prior to a vote Ms. Nita Thompson asked to amend Mrs. Shore’s motion to state staff shall review the applicant’s COA for a new door and email details to the HPC members for approval. Mrs. Shore accepted the amendment and Mrs. Freeman seconded the motion and amendment. The motion and amendment passed unanimously.

**6. REPORTS:**

Mr. Gaither provided an update of the Stuart Hamilton COA on Reynolds Street and Mr. Wright’s house on Floyd Street that has been of concern to the HPC.

Mr. Gaither provided an update of the house at 5191 Emory Street. The house has recently been purchased and upon discussion with the owner, Lisa Reynolds, she wants to start rehabbing the house and will come in to discuss the COA process.

Mr. Gaither also stated he needs confirmation of those who will be able to attend the state HPC training session on September 29, 2011 in Rome, GA. So far those who would like to attend are: Judy Hooten, Lisa Hanson, Jonathan Paschal and James Hughes.

Mrs. Shore voiced her concern about the boarded up house across from 5191 Emory Street and asked staff to look into why it has not been torn down.

Ms. Nita Thompson asked about a partial fence with only the front component present as it is not connected to anything and appears to be more than four feet tall at the front of the house. This fence is at the fifth house on the left on Floyd Street coming in to town from the library. Ms. Thompson stated it appears the fence has been there for sometime but does not remember approving a COA for it.

**7. PUBLIC COMMENT (NOT REGARDING ITEMS ON THE AGENDA):**

No one present to speak.

**8. ADJOURN:**

Ms. Thompson made a motion to adjourn. Mrs. Gloria Freeman seconded the motion and the motion passed unanimously.

These minutes of the August 3, 2011 public hearing are approved.

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Chairman

\_\_\_\_\_  
Date

\_\_\_\_\_  
Recorder

\_\_\_\_\_  
Date