

**CITY OF COVINGTON
HISTORIC PRESERVATION COMMISSION
PUBLIC HEARING MINUTES
SEPTEMBER 7, 2011**

7:00 PM

MEMBERS PRESENT:

Jennifer Long
Judy Hooten
Gloria Freeman
Jonathan Paschal

STAFF PRESENT:

Scott Gaither, Senior Planner

ABSENT:

James Hughes, Chairman
George Hutchinson, Vice Chairman
Lisa Hanson
Juanita Thompson
Linda Shore

1. OPENING STATEMENT & INVOCATION:

Scott Gaither called the meeting to order. He welcomed everyone in attendance and stated the ordinance requires action within 45 days of application submittal or the request is approved. The 45th day will be Monday, September 12, 2011.

2. APPROVAL OF AGENDA:

Mrs. Judy Hooten made a motion to approve the agenda. Mrs. Gloria Freeman seconded the motion and the motion passed unanimously.

3. APPROVAL OF MINUTES:

Mr. Jonathan Paschal made a motion to approve the minutes of the August 3, 2011 meeting. Mrs. Freeman seconded the motion and the motion passed unanimously.

4. CITY OF COVINGTON: OLD BUSINESS: NONE

5. CITY OF COVINGTON: NEW BUSINESS:

ITEM – 1

COA #10(2011)

A CERTIFICATE OF APPROPRIATENESS TO CONSTRUCT THE FOLLOWING; 1) THREE DORMERS TO THE FRONT OF THE HOUSE, 2) A 660 SQ.FT. ACCESSORY DWELLING UNIT ON THE REAR OF THE PROPERTY, 3) TO CONSTRUCT A SWIMMING POOL IN THE LEFT SIDE YARD AND 4) ERECT TWO DRIVE-THRU GATES FROM SMITH STREET.

APPLICANT:

Shane Spencer
3141 Conyers Street
Covington, GA 30014

AGENT:

Mike Smith
Service Complete
P.O. Box 2127
Covington, GA 30015

LOCATION:

3141 Conyers Street

TAX PARCEL(S):

C019-6-3

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 the addition of the dormers would be in keeping with the colonial style house of that time period and the accessory dwelling unit, while newly constructed, would reflect what was commonplace when the original house was built. The applicant's request would be in keeping with the Covington Historic District therefore staff recommends **APPROVAL** of the request with the following conditions:

1. All fiber cement lap siding shall be of a smooth finish, no textured or wood-grain.
2. The three dormer windows may be the high-quality simulated divided light window as presented by the applicant's agent and further should the applicant later seek permission to replace the existing single pane, true divided light windows on the remainder of the house the Planning and Zoning staff may administratively approve the request so as long as the same high-quality simulated divided light window is used.
3. The front posts on the accessory dwelling unit shall be columned to match the front posts on the principal structure.
4. The windows of the accessory dwelling unit may be the same high-quality simulated divided light window that was presented by the applicant's agent.
5. The drive-thru gates accessing from Smith Street shall be of similar style, height and material as the existing pickets and columns. Should a mechanical opener be used, such device(s) shall be approved through the City of Covington Fire Marshal prior to installation.

APPLICANT PRESENTATION:

Mr. Mike Smith stated he had no other information to add as Mr. Gaither's presentation, staff report and the supporting documents that he submitted explained in detail what the property owner is requesting and if the Commission has any questions he would be happy to answer them.

Mrs. Hooten asked why the door on the accessory dwelling unit is not center.

Mr. Smith stated it has to be offset to match the interior floor plan of such a small space.

Mr. Ray Sikes with Service Complete added that by offsetting the door it would allow room for a rocking chair.

Mrs. Hooten asked if the location of the pool will impact the large trees on the lot.

Mr. Smith stated a small cherry will have to be removed as well as the pecan tree that sits near the existing accessory building.

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

DISCUSSION: Brief discussion of the request was held among the members and all agreed this would turn out to be a great improvement should it be constructed as presented.

MOTION:

Mrs. Judy Hooten made the motion to approve the Certificate of Appropriateness as presented. Mr. Jonathan Paschal seconded the motion and the motion passed unanimously.

6. REPORTS:

Mr. Gaither reminded those in attendance that time is still available to register for the September 29, 2011 HPC training in Rome, GA. So far those who will be registered are: Lisa Hanson, Jonathan Paschal and Mr. Gaither.

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

No one present to speak.

8. ADJOURN:

Mr. Gaither stated with no other business the meeting is adjourned.

These minutes of the September 7, 2011 public hearing are approved.

Chairman

Recorder

Date

Date