



2194 EMORY STREET N.W. * P.O. BOX 1527
COVINGTON, GEORGIA 30015

Phone: (770) 385-2000
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Steve Horton , Mayor
Scott Andrews, City Manager

CITY OF COVINGTON
HISTORIC PRESERVATION COMMISSION
AGENDA

July 1, 2020
6:00 P.M.

Virtual Zoom Meeting

1. OPENING REMARKS/ROLL CALL
2. APPROVAL OF THE AGENDA
3. APPROVAL OF THE MINUTES – May 6, 2020 (Meeting Canceled, No Minutes)
4. OLD BUSINESS: (None)

5. NEW BUSINESS:

ITEMS – 2

ITEM 1: COA#PCA20-015 (2020) Construct a 10'X13' sunroom to an existing deck.

LOCATION: 2143 Conyers Street, SW

TAX PARCEL: C027 0004 005

OWNER: Hawnethia Williams

APPLICANT: Champion Window

ITEM 2: COA#PCA20-016 (2020) Construct a new residence on a 0.18 acre site.

LOCATION : 4103 Perry Aly

TAX PARCEL : C010 0009 005 A

OWNER: Andrew Bradford

APPLICANT: Andrew Bradford

6. ADJOURNMENT

HISTORIC PRESERVATION COMMISSION
CERTIFICATE OF APPROPRIATENESS
STAFF REPORT
July 1, 2020

CASE NUMBER: COA# - PCA20-0015
CURRENT ZONING: Neighborhood Residential-2 (NR-2)
LOCATION: 2143 Conyers Street, SW
PARCEL NUMBER: C027 0004 005
PROPERTY OWNER: Hawnethia Williams
APPLICANT: Champion Window

REQUEST SUMMARY: The applicant is requesting a Certificate of Appropriateness to construct the following:

1. A 10'X13' sunroom to an existing deck

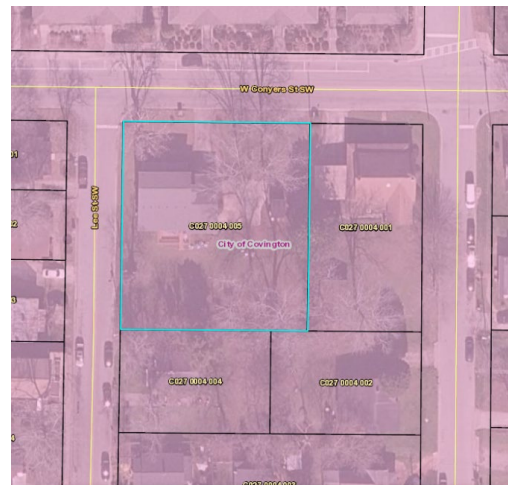
ATTACHMENTS: 1) Certificate of Appropriateness Application
2) Pictures of Proposed Changes
3) Environmental Health Department Letter

BACKGROUND INFORMATION & FINDINGS

HISTORY

The subject property is located at 2143 Conyers Street SW, and is zoned as Neighborhood Residential-2 (NR-2). The future land use is single-family residential.

The subject property was built in 1938 and is used as a single-family home. The home is legally Non-conforming to the current code of ordinances because the required front yard setback is 20 feet and the existing front yard setback is only 10 feet.



Parcel: CO27 0004 005
Zone: NR-2



2143 Conyers Street SW
Existing Residence
Built in 1938

STREET CLASSIFICATION AND FRONT YARD SETBACKS

2143 Conyers Street SW is located on the Southeast Corner of Conyers Street and Lee Street. Conyers St is classified as a downtown street while Lee Street is a minor street. Therefore, the proposed sunroom will be analyzed for traffic visibility, Per Chapter 16.32.070 Visibility is not impacted. Per Chapter 16.28.030- Streetscape Dimensions, the front yard setback for a building located on a downtown street is a minimum of 20'. The site plan provided by the applicant shows that the subject property's front yard setback is 10', however it is legal non-conforming (Please see attachment).

LOT SIZE, SIDE, AND REAR YARD SETBACKS

The subject property is located on a lot that is .41 acres or 17,859.6 square feet. The side yard setback is 7' and the rear yard setback is 20'. The lot dimensions are in compliance with Chapter 16.16.030.

Table 1: Required Lot Size and Yards Requirements in Comparison to 2143 Conyers Street SW Measurements

	NR-2 Requirements	2143 Conyers Street SW Measurements
Chapter 16.16.030-Space Dimensions		
Lot Size (minimum)	5,000 square feet	17,859.6 square feet
Lot Width (minimum)	50'	Front: 129'
Side Yard Setback (minimum)	7'	7' ½ Depth: 5'
Rear Yard Setback (minimum)	20'	20' feet
Chapter 16.28.030- Streetscape Dimensions		
Front Yard Setback of property located on downtown street	20'	10' feet

SURROUNDING ZONING AND CURRENT/FUTURE LAND USE

Table 2 shows the existing and future land uses of the neighboring properties, as well as the parcel numbers of the surrounding properties.

Table 2: Surrounding Zoning and Future Land Use

	Zoning	Existing Land Use	Future Land Use
North	NR-2 (Neighborhood Residential)	Single-Family Residential	Single Family Residential (SFR)
South	NR-2 (Neighborhood Residential)	Single-Family Residential	Single Family Residential (SFR)
East	NR-2 (Neighborhood Residential)	Single-Family Residential	Single Family Residential (SFR)
West	NR-2 (Neighborhood Residential)	Single-Family Residential	Single Family Residential (SFR)

Note: Qpublic.net, Officially Adopted 2017 Covington Zoning Map, Covington Officially Adopted Future Land Use Map.

PROJECT DESCRIPTION

The applicant proposes to renovate the existing house by making the following changes:

1. Construct a 10'X13' sunroom to an existing deck.

CERTIFICATE OF APPROPRIATENESS ANALYSIS

The analysis of the application is made based upon the standards and criteria for Certificate of Appropriateness as set forth in Chapters 16.52.250 and 16.52.280 of the City of Covington's Municipal Code.

SECTION 16.52.250 SUBMISSION OF PLANS

- 1. One Boundary survey of the entire property and site plan showing the location of all site improvements (i.e., buildings, parking area, pools, etc.).**

The application was received on May 11, 2020, illustrating all proposed site improvements. See Attachment.

- 2. One elevation drawing, or picture, of the existing structure and one elevation drawing, or picture of the proposed changes.**

The applicant provided pictures of proposed changes and a site plan. See Attachment.

- 3. A list of finished materials proposed for the project.**

On May 11, 2020, the applicant provided staff with the following proposed materials (See Attachment).

- Nominal 4-inch Fascia Trim
- Tempered Glass
- Nominal Foam Panels
- Fully-Adjustable Screens
- Indoor/Outdoor Handles
- Interlocking Doors and Windows
- Stainless Steel Components

- 4. If the exterior lighting is proposed, please provide a photo and description of the lighting direction.**

The applicant is not proposing any new lighting.

- 5. If the request is for the relocation of a building, structure, site, or object(s), please provide photographs and a narrative explaining how the criteria of Section 16.52.280 (c) are met.**

The applicant is not proposing the relocation of a building, structure, site, or object(s).

- 6. If the request is for a demolition permit, please provide photographs and a detailed narrative explaining how the criteria of Section 16.52.280 (D) are met. Also, include a narrative description and supporting documents of the proposed use for the site after demolition.**

The applicant is not proposing any demolition.

- 7. If the request is for new construction, please provide photographs as to how the criteria of Section 16.52.280 (E) are met.**

The proposed sunroom is visually compatible with the existing house, and the immediate neighborhood.

Section 16.52.280 Commission action on applications for Certificate of Appropriateness

- 1. The Commission may approve, reject or modify an application for issuance of a Certificate of Appropriateness.**
- 2. The Commission shall issue a Certificate of Appropriateness for proposed changes in appearance if such changes conform in design, scale, building material, setback and site features to the United States Secretary of the Interior's Published Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings or such other guidelines as may from time to time be adopted pursuant to Section 16.52.070 of this Chapter.**

The applicant is proposing to construct a 10'X13' sunroom to an existing deck. Based on *The United States Secretary of Interior's Guidelines of Rehabilitating Historic Buildings*, *The Proposed Design Guidelines for Historic Districts of Covington, Georgia*, and Covington's Municipal Code Chapter 16.52.070, the Historic preservation Commission may analyze the following:

1. The site plan of the sunroom.
2. The height, location, and material(s) of the proposed sunroom.

- 1. The site plan of the sunroom.**

The size of the proposed sunroom is consistent with Chapter 16.16.030 impervious surface requirements.

In addition, Chapter 16.20.020 L- Accessory Uses, states that sunrooms must:

- a. Be located a minimum of 10' from any property line.

2. The height, location, and material of the proposed sunroom.

The applicant proposes to erect a 10'X13' sunroom to an existing deck. Per the *Proposed Guidelines for Historic Districts in Covington*, the material is consistent with *The Proposed guidelines for Covington's Historic Districts*.

The height and location of the sunroom is consistent with Covington's Municipal Code.

3. A decision by the Commission approving or denying an application for a Certificate of Appropriateness for the relocation of a building, structure, site or object shall be guided by:

1. The historic character and aesthetic interest of such property's contribution to its present setting;
2. Whether there are definite plans for the area to be vacated and what effect of those plans will have on the character of the surrounding area;
3. Whether the building, structure or object can be moved without significant damage to its physical integrity; and
4. Whether the proposed relocation area is compatible with the historical and architectural character of the property.

The proposed sunroom does not damage or diminish the compatibility of the historical and architectural character of the subject property or the surrounding property.

D. A decision by the Commission approving or denying an application for a Certificate of Appropriateness for the demolition of a building, structure, site, object or landscape feature shall be guided by:

1. Its historic, scenic or architectural significance;
2. Its importance to the ambiance of a historic property or district;
3. The difficulty or the impossibility of reproducing such property because of its design, texture, material, detail or unique location;
4. Whether the property is one of the last remaining examples of its kind in the neighborhood or city;
5. Whether there are definite plans for use of the property if the proposed demolition is carried out, and what effect such use would have on the character of the surrounding area;
6. Whether reasonable measures can be taken to save the property from collapse; and
7. Whether the property is capable of earning a reasonable economic return on its value.

The proposed sunroom does not affect the historic, scenic or architectural significance, nor does it affect the importance of the ambiance of a historic property or district, because the sunroom is consistent with material recommended in the *Proposed guidelines for Historic Districts in Covington*. Therefore, the guided decision by the Commission to deny the Certificate of Appropriateness is not applicable.

E. A decision by the Commission approving or denying an application for a certificate of appropriateness for proposed new construction shall be guided by:

1. The relationship of the proposed construction to the existing and historic character of the public streetscape;
2. Visual compatibility with existing buildings in the immediate neighborhood;
3. Adherence to vernacular building traditions of Covington; and
4. Whether the property is a site as defined in this Chapter.

The proposed sunroom is consistent with the visual compatibility of the immediate neighborhood.

STAFF RECOMMENDATIONS & CONDITIONAL REQUIREMENTS

Based on the Historic Preservation Commissioners policies, decision making criteria, and standards outlined in the City of Covington's municipal code and the *Proposed Design Guidelines for Historic Districts of Covington, Georgia*, staff recommends **Approval** of the Certificate of Appropriateness.

Although the residence is legally non-conforming, the applicant is not expanding or changing the existing residence. The addition of the pool is an accessory use, and accessory structures can be constructed although the property may be a legally non-conforming structure.



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HISTORIC PRESERVATION COMMISSION
CERTIFICATE OF APPROPRIATENESS

STAFF REPORT

July 1, 2020

CASE NUMBER: COA# - PCA20-0016
CURRENT ZONING: Neighborhood Residential-2 (NR-2)
LOCATION: 4103 Perry Aly
PARCEL NUMBER: C010 0009 005 A
PROPERTY OWNER: Andrew Bradford
APPLICANT: Andrew Bradford

REQUEST SUMMARY: The applicant is requesting a Certificate of Appropriateness to construct the following:

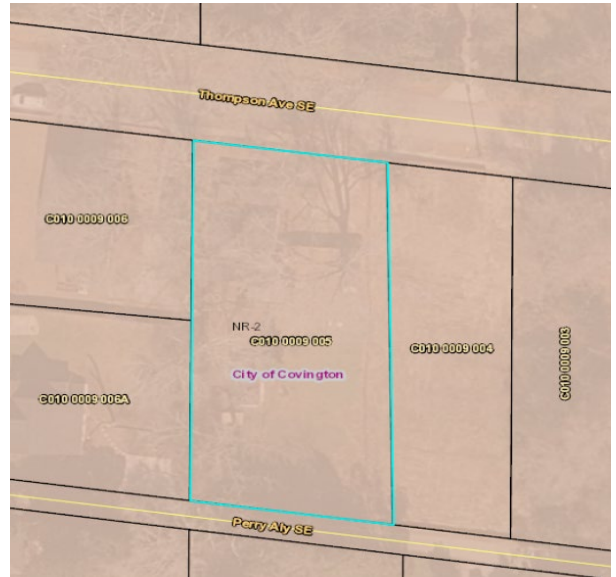
1. A new residence on a 0.18 acre site.

ATTACHMENTS: 1) Certificate of Appropriateness Application
2) Pictures of Proposed Changes
3) Environmental Health Department Letter

Request for Certificate of Appropriateness
Historic Preservation Committee Meeting
4103 Perry Aly
July 1, 2020

BACKGROUND INFORMATION & FINDINGS
HISTORY

The subject property is located at 4103 Perry Aly, and is zoned as Neighborhood Residential-2 (NR-2). The future land use is Single-Family Residential.



4103 Perry Aly
House Plan

STREET CLASSIFICATION AND FRONT YARD SETBACKS

4103 Perry Aly is located on Perry Aly SE. Perry Aly is classified as a minor street. The proposed new residence will be analyzed for traffic visibility. Per Chapter 16.28.030- Streetscape Dimensions, the front yard setback for a building located on a minor street is a minimum of 10'. The site plan provided by the applicant shows that the subject property's front yard setback is 10' (Please see attachment).

LOT SIZE, SIDE, AND REAR YARD SETBACKS

The subject property is located on a lot that is .18 acres or 7,840.8 square feet. The side yard setback is 7' and the rear yard setback is 20'. The lot dimensions are in compliance with Chapter 16.16.030.

Table 1: Required Lot Size and Yards Requirements in Comparison to 4103 Perry Aly Measurements

	NR-2 Requirements	4103 Perry Aly Measurements
Chapter 16.16.030-Space Dimensions		
Lot Size (minimum)	5,000 square feet	7,840.8 square feet
Lot Width (minimum)	50'	80'
Side Yard Setback (minimum)	7'	7'
Rear Yard Setback (minimum)	20'	20'
Chapter 16.28.030- Streetscape Dimensions		
Front Yard Setback of property located on minor street	10'	10'

SURROUNDING ZONING AND CURRENT/FUTURE LAND USE

Table 2 shows the existing and future land uses of the neighboring properties, as well as the parcel numbers of the surrounding properties.

Table 2: Surrounding Zoning and Future Land Use

	Zoning	Existing Land Use	Future Land Use
North	NR-2 (Neighborhood Residential)	Single-Family Residential	Single Family Residential (SFR)
South	NR-2 (Neighborhood Residential)	Single-Family Residential	Single Family Residential (SFR)
East	NR-2 (Neighborhood Residential)	Single-Family Residential	Single Family Residential (SFR)
West	NR-2 (Neighborhood Residential)	Single-Family Residential	Single Family Residential (SFR)

Note: Qpublic.net, Officially Adopted 2017 Covington Zoning Map, Covington Officially Adopted 2018 Future Land Use Map.

PROJECT DESCRIPTION

The applicant proposes to renovate the existing house by making the following changes:

1. Construct a new residence on a 0.18 acre site.

CERTIFICATE OF APPROPRIATENESS ANALYSIS

The analysis of the application is made based upon the standards and criteria for Certificate of Appropriateness as set forth in Chapters 16.52.250 and 16.52.280 of the City of Covington’s Municipal Code.

SECTION 16.52.250 SUBMISSION OF PLANS

1. **One Boundary survey of the entire property and site plan showing the location of all site improvements (i.e., buildings, parking area, pools, etc.).**

The application was received on May 19, 2020, illustrating all proposed site construction. See Attachment.

2. **One elevation drawing, or picture, of the existing structure and one elevation drawing, or picture of the proposed changes.**

The applicant provided pictures of proposed construction and a site plan. See Attachment.

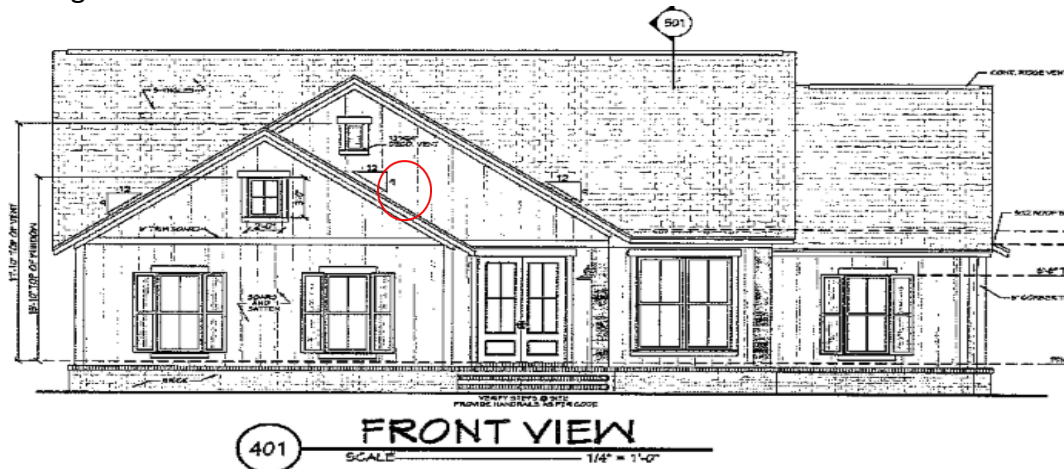
3. **A list of finished materials proposed for the project.**

On May 19, 2020, the applicant provided staff with the following proposed materials (See Attachment).

- Board and Batten siding
- Lap Hardy Plank siding
- Brick Foundation
- Black Architectural shingles
- Historic style windows

4. **If the exterior lighting is proposed, please provide a photo and description of the lighting direction.**

The applicant is placing lights on the front porch of the residence, as well as, standard flood lights on the four corners of the structure.



- 5. If the request is for the relocation of a building, structure, site, or object(s), please provide photographs and a narrative explaining how the criteria of Section 16.52.280 (c) are met.**

The applicant is not proposing the relocation of a building, structure, site, or object(s).

- 6. If the request is for a demolition permit, please provide photographs and a detailed narrative explaining how the criteria of Section 16.52.280 (D) are met. Also, include a narrative description and supporting documents of the proposed use for the site after demolition.**

The applicant is not proposing any demolition.

- 7. If the request is for new construction, please provide photographs as to how the criteria of Section 16.52.280 (E) are met.**

The proposed residence is visually compatible with the immediate neighborhood.

Section 16.52.280 Commission action on applications for Certificate of Appropriateness

- 1. The Commission may approve, reject or modify an application for issuance of a Certificate of Appropriateness.**
- 2. The Commission shall issue a Certificate of Appropriateness for proposed changes in appearance if such changes conform in design, scale, building material, setback and site features to the United States Secretary of the Interior's Published Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings or such other guidelines as may from time to time be adopted pursuant to Section 16.52.070 of this Chapter.**

The applicant is proposing to construct a new residence. Based on *The United States Secretary of Interior's Guidelines of Rehabilitating Historic Buildings, The Proposed Design Guidelines for Historic Districts of Covington, Georgia*, and Covington's Municipal Code Chapter 16.52.070, the Historic preservation Commission may analyze the following:

1. The site plan of the residence.
2. The height, location, and material(s) of the proposed residence.

- 1. The site plan of the sunroom.**

The size of the proposed residence is consistent with Chapter 16.16.030 impervious surface requirements.

In addition, Chapter 16.20.020 L- Accessory Uses, states that a residence must:

- a. Be located a minimum of 10' from any property line.

2. The height, location, and material of the proposed sunroom.

The applicant proposes to erect a new residence. Per the *Proposed Guidelines for Historic Districts in Covington*, the material is consistent with *The Proposed guidelines for Covington's Historic Districts*.

The height and location of the residence is consistent with Covington's Municipal Code.

3. A decision by the Commission approving or denying an application for a Certificate of Appropriateness for the relocation of a building, structure, site or object shall be guided by:

1. The historic character and aesthetic interest of such property's contribution to its present setting;
2. Whether there are definite plans for the area to be vacated and what effect of those plans will have on the character of the surrounding area;
3. Whether the building, structure or object can be moved without significant damage to its physical integrity; and
4. Whether the proposed relocation area is compatible with the historical and architectural character of the property.

The proposed residence does not damage or diminish the compatibility of the historical and architectural character of the subject property or the surrounding property.

D. A decision by the Commission approving or denying an application for a Certificate of Appropriateness for the demolition of a building, structure, site, object or landscape feature shall be guided by:

1. Its historic, scenic or architectural significance;
2. Its importance to the ambiance of a historic property or district;
3. The difficulty or the impossibility of reproducing such property because of its design, texture, material, detail or unique location;
4. Whether the property is one of the last remaining examples of its kind in the neighborhood or city;

5. Whether there are definite plans for use of the property if the proposed demolition is carried out, and what effect such use would have on the character of the surrounding area;
6. Whether reasonable measures can be taken to save the property from collapse; and
7. Whether the property is capable of earning a reasonable economic return on its value.

The proposed residence does not affect the historic, scenic or architectural significance, nor does it affect the importance of the ambiance of a historic property or district, because the residence is consistent with material recommended in the *Proposed guidelines for Historic Districts in Covington*. Therefore, the guided decision by the Commission to deny the Certificate of Appropriateness is not applicable.

E. A decision by the Commission approving or denying an application for a certificate of appropriateness for proposed new construction shall be guided by:

1. The relationship of the proposed construction to the existing and historic character of the public streetscape;
2. Visual compatibility with existing buildings in the immediate neighborhood;
3. Adherence to vernacular building traditions of Covington; and
4. Whether the property is a site as defined in this Chapter.

The proposed residence is consistent with the visual compatibility of the immediate neighborhood.

STAFF RECOMMENDATIONS & CONDITIONAL REQUIREMENTS

Based on the Historic Preservation Commissioners policies, decision making criteria, and standards outlined in the City of Covington's municipal code and the *Proposed Design Guidelines for Historic Districts of Covington, Georgia*, staff recommends **Approval** of the Certificate of Appropriateness.