



2194 EMORY STREET N.W. \* P.O. Box 1527  
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Steve Horton, Mayor  
Scott Andrews, City Manager

**City of Covington**  
**HISTORIC PRESERVATION COMMITTEE BOARD**

**Virtual Zoom Public Meeting Summary**

January 5<sup>th</sup>, 2022 | 6:00 p.m.

Zoom Link: <https://us06web.zoom.us/j/81755697966>

Dial in 1-646-558-8656 – Meeting ID: 817 5569 7966

**MEMBERS PRESENT:**

Ray Lustenburger (Chair)  
Jim Maxwell  
Janet Goodman (zoom)  
Rosie Crawford (zoom)  
Monique Snow

**STAFF PRESENT:**

Tres Thomas (P&D Director)  
Renee Criswell (P&D Planner)  
Marc Beechuk (P&D Mgr)

**MEMBERS ABSENT:**

Eric Threets  
John Conklin  
Heather King

**I. CALL TO ORDER/OPENING REMARKS:**

Chair called the meeting to order at 6:12 PM. Meeting statement read as follows: "This HPC meeting is being held recorded Zoom for the official record. All participants are urged to conduct themselves according. Please keep your microphone muted unless you are called upon by the chair to speak. Planning staff reserves the right to mute participants and if repeated outbursts occur, can remove a participant from the meeting.

**II. DETERMINATION OF QUORUM:**

Quorum was present.

**III. APPROVAL OF THE AGENDA:**

Agenda approved by board.

**IV. OLD BUSINESS:**

A. Approval of the December 1<sup>st</sup>, 2021 meeting minutes. No hearing held February 2<sup>nd</sup>, 2022.

**V. NEW BUSINESS:**

A. **COA# - PMOD21-0003**  
**Request: Detached Carport Addition**  
Location: 2111 Church Street  
TMP#: **C019 0004 004**  
Property Owner(s)/Applicant(s): Mark Mallard

**Staff report:**

Staff presented to board the applicant was requesting to construct a new carport addition in the rear of yard utilizing wood post, framing, open sides and a standing seam metal roof.

Staff continued to report the building was constructed in 1896, according to the Newton County tax records, and appears on the 1916 Sanborn fire maps. The single-family residence fronts on Church St, but also has an alley to the south (South St.) and Elm St. to the rear. The site included mature landscaping and an existing sidewalk on Church St.

Further, the current structure was within Covington's South Historic District and was a contributing historical structure. The proposed carport was proposed to sit in the rear and was purposely being designed with a low profile to maintain view of adjacent properties, including the cemetery. Some traffic would be able to see the structure; however, there is limited access or need for general drivers to use South or Elm St. The property was located approximately 3 blocks south of the Covington Town Square.

**Staff recommendation:**

Staff concluded that the addition proposed was small-scale, to be kept in the rear and utilize common materials to the historic district. Architecturally, it was proposed to be minimalist and unimposing on the surrounding properties. Carports became a common addition to historical properties after the spread of automobiles and can be seen in many styles, including the open "pavilion" type proposed with this request. Also, adding an addition to the property allowed the main historical structure to not be altered. **Staff recommended Approval.**

**Applicant's presentation:**

Applicant/owner, Mark Mallard, presented to board that they needed additional space to park and for covered family functions.

**Public comments.**

Chair opened floor to public comment. No one presented. Chair closed floor.

**Deliberation and motion:**

Board did not have any questions for the applicant.

Janet Goodman motioned to approve request for a rear carport addition. Jim Maxwell seconded. Motion carried unanimously.

B. **COA# - PMOD21-0004**

**Request: Exterior remodel**

Location: 5191 Emory St., NW

TMP#: **C023 0004 002**

Property Owner(s)/Applicant(s): UAC Remodeling, Inc. / Augustine Uche & Joyce Gardner

**Staff report:**

Staff presented to board that the applicant was requesting to renovate a condemned, single-family structure to the North of Covington's Historic District. The applicant was looking to replace the front door with similar sized ones, but also wanted to add side lights. The proposal included removing the rear deck and one of the two doors, replacing siding to match as well as any other deteriorating siding on structure.

Staff continued to report to board that the home was constructed in 1948 with a mass that was closest to the Gabled Ell style. That design was common in the North Covington Historic district and could be seen in numerous neighboring properties to this request. The home was determined to be an unfit structure in 2020, was initially boarded up until newer windows were installed to secure the property. It had access off Emory via a curb cut and a smattering of gravel for a parking area. The parcel did not have dual frontage on Emory St and West St, it sits just south of the I-20 overpass. The parcel to the north was a small business, but all other surrounding properties were residential.

**Staff recommendation:**

Staff concluded that the alterations proposed were mostly simple, consistent and not affecting major architectural elements of the structure. Replacement of windows, particularly those inserted recently to secure the structure, was a reasonable request. Staff agreed with the need to replace those with a historic material and design; staff was requesting wood windows and 2 over 2, 9 over 9 or 6 over 6 patterns, all were time appropriate and/or existing on the home. Staff does not support the use of glass block windows for any of the renovation work. Removal of the rear porch and one of the two doors would likely be a restoration to the original condition and was supported by staff. The proposed front door was of a more modern design and includes sidelights. The sidelights were not as common on modest Gabled Ell homes however they are an ornamental upgrade that was common for homes of that era. Siding replacement, where needed throughout, was last request of this project, staff supported such work, however required that the drop profile of the lap siding be maintained. **Staff recommended Approval with below**

**Conditions:**

**Conditions:**

- All replacement siding must maintain the drop profile currently existing on the structure
- All windows be wood and have a 2 over 2, 6 over 6 or 9 over 9 light patterns
- No use of glass block windows

**Applicant's presentation:**

Owner/Applicant, Augustine Uche and Joyce Gardner, presented to the board that they were trying to restore the house with recommendations by staff and would appreciate the board's support.

**Public comments.**

Chair opened floor to public comment. No one presented. Chair closed floor.

**Deliberation and motion:**

Board member Snow wanted confirmation on window recommendations. Staff confirmed windows were to be 2 over 2, 6 over 6 or 9 over 9 light patterns.

Jim Maxwell motioned to approve the request for exterior renovations. Rosie Crawford seconded. Motion carried unanimously.

C. **COA# - PMINOR21-0028**

**Request: Exterior Renovation**

Location: 2101 Washington Street

TMP#: **C023 0020 002**

Property Owner(s)/Applicant(s): Broadway Tower, Inc./ Gerald Eickhoff

**Staff report:**

Staff presented case to board and stated the applicant was requesting a chain link fence on Reynolds St. made of ornamental steel, LED lighting around the parking area, replace existing storefront (first floor) and glass block windows (floors 2-6) with new storefront in both locations and multiple renovations to replace existing materials and matching materials (parking, dumpster enclosure, masonry, EIFS, roofing, PTACS & entry canopy).

Staff concluded that the current structure was within Covington's South Historic District, but did not contribute as a historical structure. It was made mostly of modern materials and lacked distinctive architectural ornamentation. The property was located approximately 2 blocks from the Covington Town Square. The building utilized existing grade to sit, perched above a surface parking lot. The lot was landscaped along the periphery, contributing to the transition from downtown to residential uses South and West.

**Staff recommendation:**

Staff wrapped up report stating the proposed alterations were simple, consistent and would not affect major architectural elements of the structure. The biggest item being addressed was to swap out the storefront and glass block windows for new storefront. Those were common design elements for a multi-family residential renovation from the 1980's. The fence and lighting changes would be an improvement from the existing materials in terms of code compliance and modern equipment. All other changes would be to swap in kind materials or interior renovations not covered by this board. **Staff recommended Approval.**

**Applicant's presentation:**

The representative of Mansemar Development, LLC and PM overseeing project, Mark Kemp, approached the board and stated that there would be no intentions of changing housing and the structure would continue to a senior living facility. Updating the facility, for the benefit of the seniors and community, was the main goal of project.

**Public comments.**

Chair opened floor to public comment. No one presented. Chair closed floor

**Deliberation and motion:**

Board Chair, Lustenburger, commented that the building was built in 1985 and that his own mother was once a resident at the facility. He would love for the structure to always remain a low-income, single-family facility for seniors.

Janet Goodman motioned to approve the request for exterior renovations. Jim Maxwell seconded. Motion carried unanimously.

VI. **DISCUSSION**

None

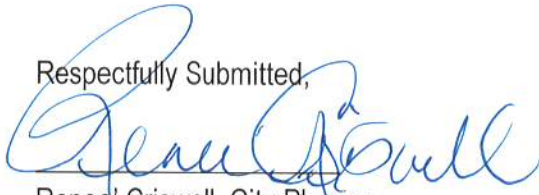
V. **ADJOURNMENT**

Janet Goodman motioned to adjourn. Jim Maxwell seconded. Motion carried unanimously.

VI. **CITIZENS PRESENT**

Applicants

Respectfully Submitted,



Renee Criswell, City Planner  
Planning & Development

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Presiding Chair

Historic Preservation Commission (HPC) Board

