



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

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Fleeta Baggett - Mayor  
E.F. (Tres) Thomas, III - City Manager

**Historic Preservation Commission**

**SPECIAL CALLED MEETING**

**March 13th, 2024 @ 6 PM**

**City Hall Council Chambers, 2116 Stallings Street, Covington, GA**

**Agenda**

1. Call to Order
2. Opening Remarks/ Roll Call
3. Discussion and Approval of the *February 7<sup>th</sup>, 2024 minutes.*
4. Old Business - None
5. New Business

**A. COA# - PMOD24-0002**

**Request: Approval of the new, unauthorized renovations as listed below**

- Raised back gabled Ell 4 feet at rear and 8 feet a front of Ell to accommodate the headroom needed to access the second floor
- Second floor attic now consists of 2 bedrooms, laundry room , full bath and existing family room
- Square footage of the house increased from 1,292 to 2,015. An approximate 723 sf.
- Front porch steps were widened from 4 feet to 8 feet using 6x6 posts and secured with concrete
- Porch's 4x4 posts were replaced with 10 feet wide columns
- Railing was replaced and pickets were added to make railing height 36 inches
- Replaced rear deck with a 10x14 wood deck with railings, 2x2 pickets at a finished height of 42 inches with 2 stairs. Deck footings include 3 6x6 posts, submerged 24 inches into ground secured by poured concrete
- The 483 square foot garage has been framed out to include a bathroom, bedroom and living room.

**Items approved with conditions at the January 5<sup>th</sup>, 2022 HPC**

- Replace all windows with wood windows in either 2 over 2, 6 over 6 or 9 over 9 patterns (No use of glass block windows)
- Remove rear porch
- Replace front door with more modern design adding sidelights
- Replace siding maintaining the drop profile with lap siding

Location: 5191 Emory St. NW

TMP# C023 0004 002

Owner/Applicant: UAC Remodeling, Inc.

- B. **COA# - PMAJ23-0026, PMAJ23-0027, PMAJ23-0028, PMAJ23-0029, PMAJ23-0030, PMAJ23-0031 & PMAJ23-0032**  
**Request: Proposed architectural plan, *The Cadwell*, to be built on Lot #s 1, 5, 9, 23, 27, 31 & 44 within the Dorchester Place Community**  
Locations: 5150, 5174, 5196, 5372, 5394, 5389 & 5309 King St.  
TMP#s: #C011A 001, #C011A 005 , #C011A 009, #C011A 023 & #C011A 027 , #C011A 031 & #C011A 044&  
Owner/Applicant: Q Dorchester Holdings, LLC / Rivermoore Partners, LLC
- C. **COA# - PMAJ23-0034, PMAJ23-0035, PMAJ23-0081, PMAJ23-0022 PMAJ23-0037, PMAJ23-0038 & PMAJ23-0039.**  
**Request: Proposed architectural plan, *The Dustin*, to be built on Lot #s 13, 19, 24, 28, 35, 43, 49 within the Dorchester Place Community**  
Locations: 5212, 5342, 5378, 5371, 5313, 5277 King St., & 4113 Pemberton Dr.  
TMP#s: #C011A 006 , #C011A 013 , #C011A 019 , #C011A 024 & #C011A 030 , #C011A 035, #C011A 043, #C011A 049 & #C011A 054  
Owner/Applicant: Q Dorchester Holdings, LLC / Rivermoore Partners, LLC
- D. **COA# - PMAJ23-0060, PMAJ23-0061, PMAJ23-0019, PMAJ23-0062, PMAJ23-0063 & PMAJ23-0064**  
**Request: Proposed architectural plan, *The Silverstone*, to be built on Lot #s 4, 11, 20, 26, 32 & 45 within the Dorchester Place Community**  
Locations: 5168, 5204, 5352, 5390, 5385 & 5303 King St.  
TMP#s: #C011A 004 , #C011A 011, #C011A 020 , #C011A 026 & #C011A 032, #C011A & #C011A 045  
Owner/Applicant: Q Dorchester Holdings, LLC / Rivermoore Partners, LLC

6. General Public Comments
7. Planning Manager Report
8. Discussion from Board
9. Adjournment

ADA Compliance: Individuals with disabilities who require certain accommodations to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities are required to contact the City Clerk at 770-385-2010 promptly to allow the City to make reasonable accommodations for those persons.