



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

Phone: (770) 385-2000
Fax: (770) 385-2060

Steve Horton, Mayor
Scott Andrews, City Manager

HISTORIC PRESERVATION COMMITTEE BOARD

Item 1



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

Phone: (770) 385-2000
Fax: (770) 385-2060

Steve Horton , Mayor
Scott Andrews, City Manager

HISTORIC PRESERVATION COMMISSION
CERTIFICATE OF APPROPRIATENESS

STAFF REPORT

March 30, 2020

CASE NUMBER: COA# - PCA20-003
CURRENT ZONING: NR-1
LOCATION: 3121 Monticello Street
PARCEL NUMBER: C018 0002 026B
PROPERTY OWNER: Jerry and Kathy Silvio
APPLICANT: Jerry Silvio

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

1. Construct a 14'x 32' In-ground pool with an approximately 5' wide concrete deck on 3 sides and 10' on one side
2. Erect approximately two 3' stepped brick retaining walls.
3. Erect an approximately 6' aluminum fence with approximately 4' gates.
4. Erect an approximately 6' Chesterfield Arctic Blend Spindle Accent fencing enclosing the pool with approximately 4' gates.
5. Add all new landscaping.

The proposed size of the pool is not in compliance with section 16.16.030-Space Dimensions Impervious Surface. However, the applicant has also applied for a variance to increase the percentage of impervious surface from 45% to 51%. The variance will be heard at the 4/21/2020 Board of Adjustments and Appeals (BOAA) meeting.

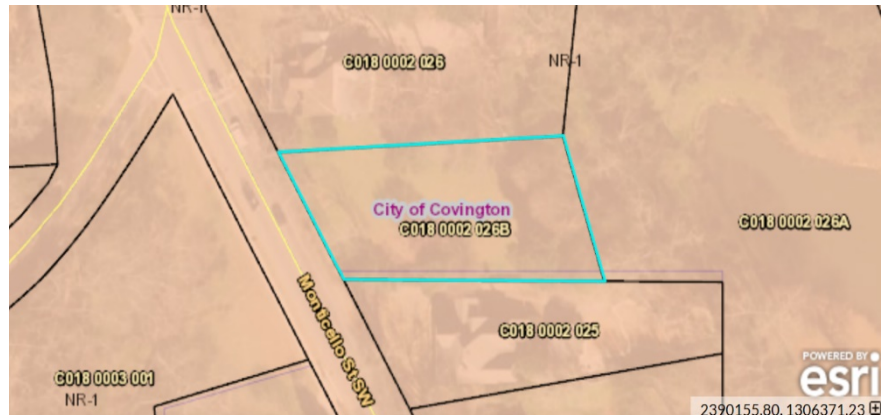
ATTACHMENTS: 1) Certificate of Appropriateness Application
2) Pictures of Proposed Changes
3) Environmental Health Department Letter

BACKGROUND INFORMATION & FINDINGS

HISTORY

The subject property is located at 3121 Monticello Street, which is located in Covington's Historic District Boundaries. Currently, the subject property is zoned as Neighborhood Residential-1 (NR-1), and the future land use is identified as single-family residential.

The subject property was built in 2019 and is used as a single-family home. The home is legally conforming to the current code of ordinances.



Parcel: C018 002 026B
Zone: NR-1



3121 Monticello Street
Existing Residence

STREET CLASSIFICATION AND FRONT YARD SETBACKS

3121 Monticello Street is located on a major thoroughfare. However, the property is not a corner lot. Therefore, the proposed retaining wall and fence will not be analyzed for traffic visibility. Per Chapter 16.28.030- Streetscape Dimensions, the front yard setback for a building located on a major thoroughfare is a minimum of 20'. The site plan provided by the applicant shows that the subject property's front yard setback is 25'.

LOT SIZE, SIDE, AND REAR YARD SETBACKS

The subject property is located on a lot that is .45 acres or 19,062 square feet. The width of the lot is 98.17 square feet, and the rear yard setback is 20', and the side yard setback is 10'.

Table 1: Required Lot Size and Yards Requirements in Comparison to 3121 Monticello Street Measurements

	NR-1 Requirements	3121 Monticello Street Measurements
Chapter 16.16.030-Space Dimensions		
Lot Size (minimum)	12,000 square feet	19,062 square feet
Lot Width (minimum)	75'	98.17' feet
Side Yard Setback (minimum)	10'	10' feet
Rear Yard Setback (minimum)	20'	20' feet
Chapter 16.28.030- Streetscape Dimensions		
Front Yard Setback of property located on a major thoroughfare	20'	25' 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

	Parcel Number	Zoning	Existing Land Use	Future Land Use
North	C018 0002 026	NR-1 (Neighborhood Residential)	Residential	Single Family Residential (SFR)
South	C019 0002 025	NR-1 (Neighborhood Residential)	Residential	Single Family Residential (SFR)
East	C018 0003 001	NR-1 (Neighborhood Residential)	Residential	Single Family Residential (SFR)
West	C018 0002 026A	NR-1 (Neighborhood Residential)	Newton County Recreation (Bakers Field)	Single Family Residential (SFR)

Note: Qpublic.net, Covington Zoning Map, Covington Future Landuse Map.

PROJECT DESCRIPTION

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

1. Construct a 14'x 32' In-ground pool with an approximately 5' wide concrete deck on 3 sides and 10' on one side
2. Erect approximately two 3' stepped brick retaining walls.
3. Erect an approximately 6' aluminum fence with approximately 4' gates.
4. Erect an approximately 6' Chesterfield Arctic Blend Spindle Accent fencing enclosing the pool with approximately 4' gates.
5. Add all new landscaping.

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 February 12, 2020, illustrating all proposed site improvements.

- 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 the existing structure and proposed changes. The applicant also provided a site plan.

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

On February 12, 2020, the applicant provided staff with the following proposed materials.

- Fiber glass for inground-pool
- Black Aluminum for fence under walkway
- Chesterfield Arctic Blend Spindle Accent fencing
- Brick for retaining walls
- Concrete for deck

- 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 pool, fence, retaining wall, and landscaping are visually compatible with the building in 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 14'x 32' in-ground pool with an approximately 5' wide concrete deck on 3 sides and 10' on one side, and two approximately 3' stepped retaining walls. The applicant also proposes to erect an approximately 6' aluminum fence with approximately 4' gates, an approximately 6' chesterfield artich blend spindle accent fencing enclosing the pool, and all new landscaping. However, 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 only analyze the following:

1. The site plan of the pool (includes concrete deck).
2. The height, location, and material of the proposed fences.
3. The proposed landscape.

The erection of the retaining walls is not in the purview of the Certificate of Appropriateness (*The Proposed Design Guidelines for Historic Districts of Covington, Georgia*, page 16). However, it is important to note that the proposed retaining wall does meet Chapter 16.32.220- Walls and Fences, and a building permit may be required to construct the retaining walls. Therefore, based on the proposed changes that are within the purview of the Certificate of appropriateness, the following was found:

1. The site plan of the pool.

The proposed size of the pool will increase the impervious surface to 51%, which is 6% over the maximum allowed impervious surface (45%) for NR-1.

Therefore, the proposed site plan of the pool is not consistent with Covington's municipal code. However, it is important to note that the applicant has applied for a variance for this issue, and is scheduled to go in front of the BOAA on April 21, 2020.

In addition, Chapter 16.20.020 L- Accessory Uses, states that swimming pools having a depth of two feet or more at any point:

1. Shall be permitted only upon written approval of the city health department to indicate compliance with applicable health department swimming pool regulations.
2. Shall be located a minimum of 10' from any property line.

The applicant has provided written documentation from The Newton County Environmental Health Department, which states that the health department does not review pools that are on a sanitary sewer (attachment 3). The health department only reviews pools that use a septic sewer system. The applicant is on a sanitary sewer system.

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

The applicant proposes to erect an approximately 5' aluminum fence with approximately 4' gates and an approximately 5' chesterfield arctic blend spindle accent fence enclosing the pool. Although the applicant meets the height requirements for security fences and gates around residential pools, the material of the fences is not consistent with *The Proposed Design Guidelines for Historic Districts of Covington, Georgia*. The proposed guidelines state that traditionally, wood and iron fences were used in Covington (page 62). However, *The United States Secretary of Interior's Guidelines of Rehabilitating Historic Buildings* states that aluminum is a permissible material for fences. Therefore, the material is consistent with *The United States Secretary of Interior's Guidelines of Rehabilitating Historic Buildings*.

3. The proposed landscape.

The applicant proposes the following landscape:

- Low growing flowering vegetation and small bushes with mulching.
- The balance of the property to the rear property line will be natural (maintained) with existing small and some mature oaks.

The proposed landscaping is consistent with *The Proposed Design Guidelines for Historic Districts of Covington, Georgia*

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 changes do 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. It's 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.

Based on the nature of the proposed changes to the existing single-family house, the applicant's proposed landscape features do not affect its historic, scenic or architectural significance, nor does it affect the importance of the ambiance of a historic property or district. 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 construction 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 with Conditions** of the Certificate of Appropriateness

Staff recommends the following condition:

1. Receive variance for the increased impervious surface (51% increase) from the Board of Appeals and Adjustments



City of Covington.

CERTIFICATE OF APPROPRIATENESS APPLICATION

IV. PROPERTY INFORMATION:

Property Address:	3121 Montecello St	
Parcel Number(s):		Parcel Size: .445
Description:	Please describe, in detail, what you intend to do, how you plan on doing it and what materials will be used. Attach another sheet(s), photos and drawings if necessary. New in ground pool, concrete deck, small bridge, landscape wall and new landscaping	

V. AUTHORIZATION FOR REPRESENTATION: (If the owner/applicant is requesting to be represented)

I, Jerry Silvio + Kathy Silvio, the owner of the subject property identified in this application, do hereby authorize Mike Lane to act on my behalf in all matters pertaining to the processing and approval of this application, including modifying the project accordingly to the terms and conditions set forth by the City of Covington. I agree to be bound by all representatives and agreements made by my designated representative.

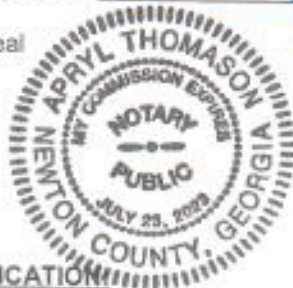
Signature of owner/applicant: Kathy Silvio Date: 2-12-2020

Signature of Representative: Mike Lane Date: 2-12-2020

Sworn to and subscribed to me this 12 day of February, 20 20

Notary Signature: [Signature]

Notary Seal



VI. CERTIFICATION

I, Jerry Silvio + Kathy Silvio, the owner or authorized representative of the owner(s), read and understand the contents of this application. I certify that the information contained herein, including attachments and all other supporting information is complete and true to the best of my knowledge and belief. I further certify that I understand that an approval of a COA in no way constitutes approval of an application for a building permit. A request for a permit to build requires a separate application, review and approval process.

Signature of owner/applicant or representative: [Signature]
Date: 2-12-2020



City of Covington.

CERTIFICATE OF APPROPRIATENESS APPLICATION

IF A CERTIFICATE OF APPROPRIATENESS IS APPROVED AND CONSTRUCTION HAS NOT
BEGUN WITH SIX (6) MONTHS THE CERTIFICATE EXPIRES

**** FOR OFFICIAL USE ONLY ****

EXEMPTION OR ADMINISTRATIVE APPROVAL

The building official may issue a Certificate of Appropriateness exemption for the erection, alteration, restoration, or removal of any accessory structures, fences, walls, steps and pavements or in cases where the building official finds that no material change in appearance is involved.

Reason(s) for exemption or administrative approval: _____

Planning & Zoning Director

Date

HISTORIC PRESERVATION

Approved ☐ Denied ☐ Approved with remarks ☐

Signature Zoning Administrator: _____



City of Covington.

CERTIFICATE OF APPROPRIATENESS APPLICATION

3755 - \$ 150

PLEASE COMPLETE THE BELOW INFORMATION. INCOMPLETE APPLICATIONS
WILL BE RETURNED.

Date Received: 2-12-20

Received By: [Signature]

COA: PCA 20-0003

Process No.: _____

I. REQUIREMENTS:

☒ Certificate of appropriateness report including a cover sheet, table of contents, and the components listed below;

- ☒ One boundary survey of the entire property and site plan showing the location of all site improvements (buildings, parking areas, pools, etc.)
- ☒ One elevation drawing, or picture, of the existing structure and one elevation drawing, or picture, of the proposed changes.
- ☐ One set of digital plans
- ☐ List of finished materials being proposed for the project
- ☐ If exterior lighting is proposed please provide a photograph and description of the lighting direction
- ☐ 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) of the municipal code are met
- ☐ If the request is for a demolition permit please provide photographs and a detail narrative explaining how the criteria of Section 16.52.280 (D) of the municipal code are met, also include a narrative description and supporting documents of the proposed use for the site after demolition
- ☐ If the request is for new construction, provide photographs and an explanation as to how the criteria of Section 16.52.280 (E) of the municipal code are met

☐ Application fee of \$150.00 accepted in cash, check, or money order payable to the City of Covington

II. APPLICANT:

Name: Jerry Silva	
Mailing Address: 3121 Mayhew St	
Telephone: 404-312-2040	Email: J.Silva@SilvaDevelopment.com

III. CURRENT PROPERTY OWNER: (If different from the applicant)

Name:	
Mailing Address:	
Telephone:	Email:

ATTACHMENT

1

15.44'

T31

T30

Masonry Retain Walls,
stepped from 3' to 8"

Fence/gate

10' B/L

PROPOSED
1.5 STORY HOUSE

DS1 DS2
DS3 DS4

SCREENED
PORCH

DECK

TRACT 6

DS1 DS2
DS3 DS4

T28

IPF

S 18°18'11"E 103.97'

Sol-S

PROPOSED
1 STORY
GARAGE

Fence/gate

T19
T20

T21

T22

T23

T24

T25

T26

T27

T28

T29

T30

T31

T32

T33

T34

T35

T36

T37

T38

T39

T40

T41

T42

T43

T44

T45

T46

T47

T48

T49

T50

T51

T52

T53

T54

T55

T56

T57

T58

T59

T60

T61

T62

T63

T64

T65

T66

T67

T68

T69

T70

T71

T72

T73

T74

T75

T76

T77

T78

T79

T80

T81

T82

T83

T84

T85

T86

T87

T88

T89

T90

T91

T92

T93

T94

T95

T96

T97

T98

T99

T100

T101

T102

T103

T104

T105

T106

T107

T108

T109

T110

T111

T112

T113

T114

T115

T116

T117

T118

T119

T120

T121

T122

T123

T124

T125

T126

T127

T128

T129

T130

T131

T132

T133

T134

T135

T136

T137

T138

T139

T140

T141

T142

T143

T144

T145

T146

T147

T148

T149

T150

T151

T152

T153

T154

T155

T156

T157

T158

T159

T160

T161

T162

T163

T164

T165

T166

T167

T168

T169

T170

T171

T172

T173

T174

T175

T176

T177

T178

T179

T180

T181

T182

T183

T184

T185

T186

T187

T188

T189

T190

T191

T192

T193

T194

T195

T196

T197

T198

T199

T200

T201

T202

T203

T204

T205

T206

T207

T208

T209

T210

T211

T212

T213

T214

T215

T216

T217

T218

T219

T220

T221

T222

T223

T224

T225

T226

T227

T228

T229

T230

T231

T232

T233

T234

T235

T236

T237

T238

T239

T240

T241

T242

T243

T244

T245

T246

T247

T248

T249

T250

T251

T252

T253

T254

T255

T256

T257

T258

T259

T260

T261

T262

T263

T264

T265

T266

T267

T268

T269

T270

T271

T272

T273

T274

T275

T276

T277

T278

T279

T280

T281

T282

T283

T284

T285

T286

T287

T288

T289

T290

T291

T292

T293

T294

T295

T296

T297

T298

T299

T300

T301

T302

T303

T304

T305

T306

T307

T308

T309

T310

T311

T312

T313

T314

T315

T316

T317

T318

T319

T320

T321

T322

T323

T324

T325

T326

T327

T328

T329

T330

T331

T332

T333

T334

T335

T336

T337

T338

T339

T340

T341

T342

T343

T344

T345

ATTACHMENT

2

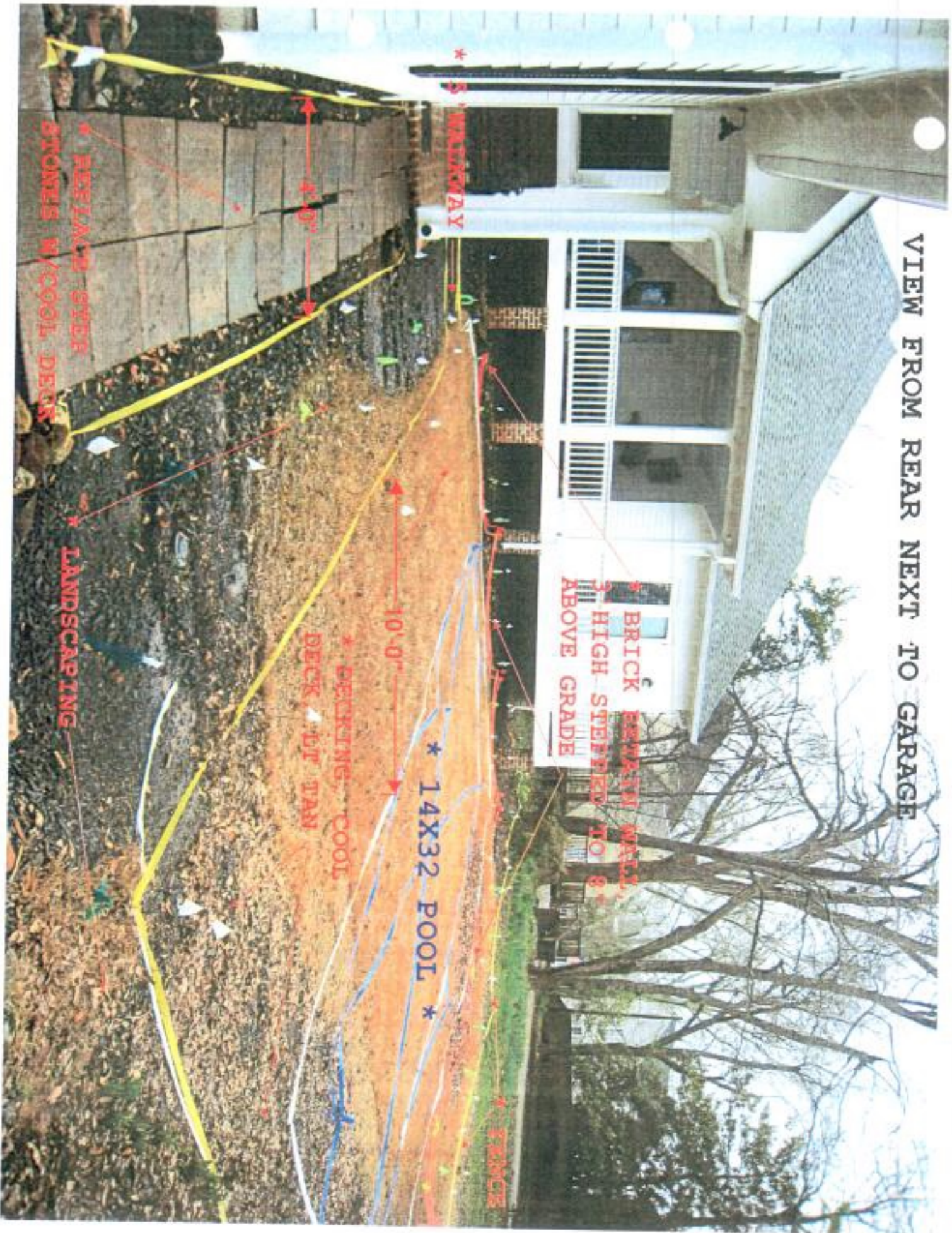


* LANDSCAPING BRICK RETAIN WALL
3' HIGH, STEPPED TO 1' HIGH

* DECKING, COOL DECK
LIGHT TAN



VIEW FROM REAR NEXT TO GARAGE



* 5' WALKWAY

4'-0"

10'-0"

* 14X32 POOL *

* DECKING, COOL DECK, LT TAN

* LANDSCAPING

* RETAIN WALL
STONE W/ COOL DECK

* BRICK RETAIN WALL
3' HIGH STEPPED TO 8"
ABOVE GRADE

* FENCE





ATTACHMENT

3



Newton Environmental Health Services

1113 Usher Street - Suite 303

Covington, GA 30014

Phone: 770.784.2121

Fax: 770.784.2129

www.gnrhealth.com

Audrey Arona, M.D., District Health Director

March 26, 2020

Monica Sagastizado
Planner, City of Covington

Re: 3121 Monticello Street
Covington, GA 30014

Ms. Sagastizado,

In regards to the above referenced address, Newton Environmental Health will have no involvement with a residential pool built in conjunction with a property that is on sanitary sewer.

If you have any questions, please feel free to contact me.

Sincerely,

David Hornsby REHS
County Manager



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

Phone: (770) 385-2000
Fax: (770) 385-2060

Steve Horton, Mayor
Scott Andrews, City Manager

HISTORIC PRESERVATION COMMITTEE BOARD

Item 2



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

Phone: (770) 385-2000
Fax: (770) 385-2060

Steve Horton , Mayor
Scott Andrews, City Manager

HISTORIC PRESERVATION COMMISSION
CERTIFICATE OF APPROPRIATENESS

STAFF REPORT
March 30, 2020

CASE NUMBER: COA# PCA20-0004
CURRENT ZONING: NR-1
LOCATION: 4118 Middlebrooks Street
PARCEL NUMBER: C009 0012 008
PROPERTY OWNER: Rhiannon Townley
APPLICANT: Rhiannon Long (maiden name)

REQUEST SUMMARY: The applicant is requesting a Certificate of Appropriateness to replace the existing hog wire fence with a 42" wooden white fence, and replace the rear yard fence with a 8' wooden fence

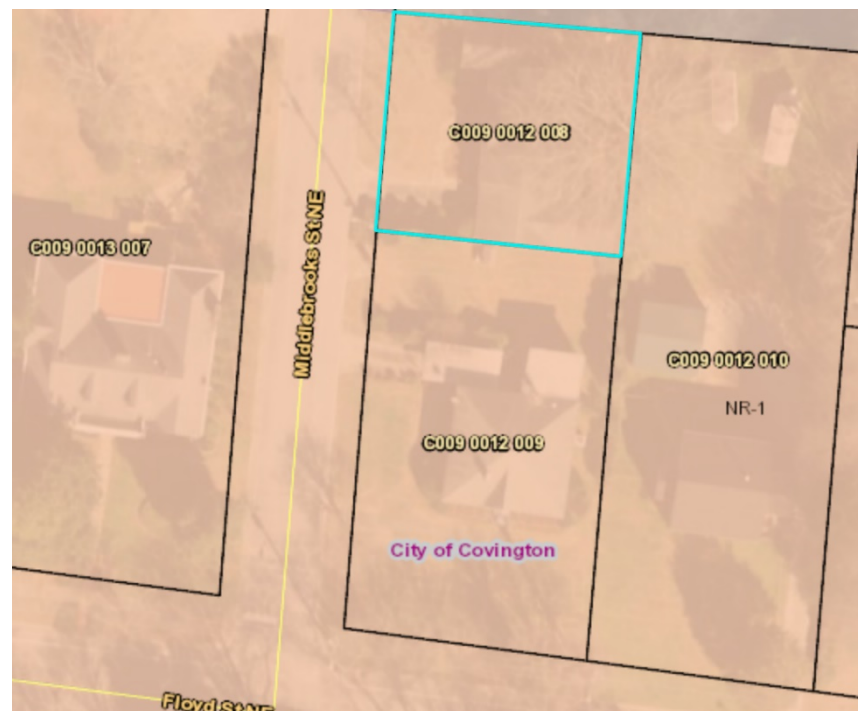
ATTACHMENTS: 1) Certificate of Appropriateness Application
2) Pictures of Proposed Changes

BACKGROUND INFORMATION & FINDINGS

HISTORY

The subject property is located at 4118 Middlebrooks Street, which is within the Covington's Historic District Boundaries. Currently, the subject property is zoned as Neighborhood Residential-1 (NR-1), and the future land use is identified as single-family residential.

The subject property was built in 1940 and is used as a single-family home.



4118 Middlebrooks Street
Parcel Number: C009 0012 008



Front View
4118 Middlebrooks Street
Existing Residence



Left Side View
4118 Middlebrooks Street
Existing Residence

STREET CLASSIFICATION AND FRONT YARD SETBACKS

4118 Middlebrooks Street is located on a minor street. The front yard setback requirements for buildings on minor streets is 10', and the existing residence meets these requirements. Since the subject property is not a corner lot, the proposed fence does not need to meet Chapter 16.32.070 A- Fence and Hedges.

LOT AREA, SIDE, AND REAR YARD SETBACKS

The subject property's required lot area is a minimum of 12,000 feet, the required side yard, and rear yard setbacks are 10' and 20', respectively. Upon review, the existing residence is encroaching on the rear yard setbacks, and does not meet the lot area, side, and rear yard setbacks. Therefore, the subject property is legally nonconforming.

Table 1: Required Lot Size, Side, and Rear Yard Setbacks in Comparison to 4118 Middlebrooks Street Measurements

	NR-1 Requirements	4118 Middlebrooks Street Measurements
Chapter 16.16.030- Space Dimensions		
Lot Area (minimum)	12,000 square feet	5,625
Lot Width (minimum)	75 feet	75 feet
Side Yard Setback (minimum)	10 feet	10 feet
Rear Yard Setback (minimum)	20 feet	Less than 20 feet
Chapter 16.28.030- Streetscape Dimensions		
Front Yard Setback	Minor Street: 10 feet	10 feet

SURROUNDING ZONING AND CURRENT/FUTURE LAND USE

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

Table 2: Surrounding Zoning and Future Land Use

	Parcel Number	Zoning	Existing Land Use	Future Land Use
North	C009 0012 007	NR-2 (Neighborhood Residential 2)	Residential	Single Family Residential (SFR)
South	C009 0012 009	NR-1 (Neighborhood Residential 1)	Residential	Single Family Residential (SFR)
East	C009 0012 010	NR-1 (Neighborhood Residential 1)	Residential	Single Family Residential (SFR)
West	C009 0013 007	NR-1 (Neighborhood Residential 1)	Residential	Single Family Residential (SFR)

Note: Qpublic.net, Covington Zoning Map, Covington Future Landuse Map.

PROJECT DESCRIPTION

The applicant proposes the following changes:

1. Replace the existing hog wire fence with 42" wooden fence.
2. Replace the existing rear yard fence with an 8' wooden fence.

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 February 12, 2020, illustrating all proposed site improvements and updated her application on February 18, 2020.

- 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 the existing and proposed changes, as well as a site plan.

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

On February 18, 2020, the applicant provided staff with the following proposed materials.

Pressure-treated pine dog ear wood for both fences.

- 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 proposing replacing the existing hog wire fence with a 42'' wooden fence on the left front side of the property and replacing the existing rear yard fence with an 8' wood fence. The replacement of the fences does not cause any significant damage to its physical integrity; the erection of the new fence is compatible with the historical and architectural character of the property.

In addition, per the Covington Municipal Zoning Ordinance 16.32.220- Walls and Fences, the erection of a front side fence in the NR-1 district is allowed to be a maximum of 42'', and rear yard fence is allowed to be a maximum of 8'.

- 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 applicant is proposing to construct a new fence in the subject property's front side and rear yard. The proposed wooden white fence is compatible with the historic character of the surrounding neighborhood.

Section 16.52.280 Commission action on applications for certificate of appropriateness

- A. The Commission may approve, reject or modify an application for issuance of a Certificate of Appropriateness.**
- B. 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 renovating the following changes:

- Replace the existing hog wire fence with a 42'' wood fence

- Replace the existing rear yard fence with an 8' wood fence.

Per the City of Covington's, *Proposed Design Guidelines for Historic Districts*, appropriate material, and design considerations must be made when deciding on the construction of a fence. Traditionally, wood and iron fences were used in Covington. In addition, fences must be no taller than 8 feet rear yard and 42" in the front yard, as required by Covington Municipal Zoning Ordinance 16.32.220. Therefore, replacing the existing hog wire and rear yard fence is consistent with the *Proposed Design Guidelines for Historic Districts of Covington, Georgia* and Covington's Municipal Code.

C. 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.

Based on the nature of the proposed changes, the replacement of the hog wire fence and rear yard fence 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. It's historic, scenic or architectural significance;
2. Its importance to the ambiance of an 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 reasonable economic return on its value.

Based on the nature of the proposed changes to the existing single-family house, the applicant is not changing the landscape features of the property. 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 changes are visually compatible with 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 subject property is nonconforming, the erection of a fence is permitted on nonconforming lots because the existing building is not being altered. The proposed changes are consistent with *The Proposed Design Guidelines for Historic Districts of Covington, Georgia*. The new fences also meet the fence requirements per the Covington Municipal Zoning Ordinance 16.32.220: Walls and Fences. In addition, the proposed material (wood) for the fences is consistent with *The Proposed Design Guidelines for Historic Districts of Covington, Georgia*.



City of Covington

CERTIFICATE OF APPROPRIATENESS APPLICATION

#3750 - \$150

Date Received: 2/13/20

Received By: [Signature]

COA: CA-20-1004

PLEASE COMPLETE THE FOLLOWING:

I. APPLICANT:

Name: Rhannon Tawley
Mailing Address: 4118 Middlebrooks Street NE, Covington, GA 30014
Telephone: 770-851-5942
Email: Rhannon839@gmail.com

II. CURRENT PROPERTY OWNER: (If different from the applicant)

Name: Rhannon Long - Maiden Name
Mailing Address:
Telephone: 770-851-5942
Email: rhannon839@gmail.com

III. PROPERTY INFORMATION:

Property Address: 4118 Middlebrooks Street NE, Covington, GA 30014	
Parcel Number(s): C009 0012 008	
Parcel Size: 0.13 acres	
Description:	Please describe, in detail, what you intend to do, how you plan on doing it and what materials will be used. Attach another sheet(s), photos and drawings if necessary.
Replacing existing privacy fence with new fence. Adding a fence along back of property.	

IV. PLEASE SUBMIT THE FOLLOWING:

A Certificate of Appropriateness Report must accompany the Application. Refer to the submittal procedures for further detail.

V. AUTHORIZATION FOR REPRESENTATION: (If the owner/applicant is requesting to be represented)

I, _____, the owner of the subject property identified in this application, do hereby authorize _____ to act on my behalf in all matters pertaining to the processing and approval of this application, including modifying the project accordingly to the terms and conditions set forth by the City of Covington. I agree to be bound by all representatives and agreements made by my designated representative.

Signature of owner/applicant: _____ Date: _____

Signature of Representative: _____ Date: _____

VI. CERTIFICATION:

I, Rhannon L. Tawley, the owner or authorized representative of the owner(s), read and understand the contents of this application. I certify that the information contained herein, including attachments and all other supporting information is complete and true to the best of my knowledge and belief. I further certify that I understand that an approval of a COA in no way constitutes approval of an application for a building permit. A request for a permit to build requires a separate application, review and approval process.

Signature of owner/applicant or representative: Rhannon L. Tawley
Date: 2-10-2020



City of Covington

CERTIFICATE OF APPROPRIATENESS APPLICATION

**** FOR OFFICIAL USE ONLY ****

EXEMPTION OR ADMINISTRATIVE APPROVAL

The building official may issue a Certificate of Appropriateness exemption for the erection, alteration, restoration, or removal of any accessory structures, fences, walls, steps and pavements or in cases where the building official finds that no material change in appearance is involved.

Reason(s) for exemption or administrative approval: _____

Planning & Zoning Director

Date

HISTORIC PRESERVATION

Approved ☐ Denied ☐ Approved with remarks ☐

Signature Zoning Administrator: _____

Certificate of Appropriateness

4118 Middlebrooks St. NE
Covington, GA 30014

Fence Replacement

FEBRUARY 12,, 2020

—
Cameron & Rhiannon Long Townley
4118 Middlebrooks Street NE
Covington, GA 30014
770-851-5942
rhiannon839@gmail.com

Table of Contents

1. Letter of Intent
2. Build material list
3. Boundaries/ Site Plan
4. Existing Fence at Left of Home
 - a. Proposed Replacement of Fence
5. Existing Fence Behind Home
 - a. Proposed Replacement Fence
6. Legal Description
 - a. Aerial map

Certificate of Appropriateness

4118 Middlebrooks St. NE
Covington, GA 30014

Cameron & Rhiannon Townley
4118 Middlebrooks Street NE
Covington, GA 30014
770-851-5942
rhiannon839@gmail.com

FEBRUARY 5, 2020

City of Covington

Planning, Zoning, & Engineering Department
2116 Stallings Street NW
Covington, GA 3001

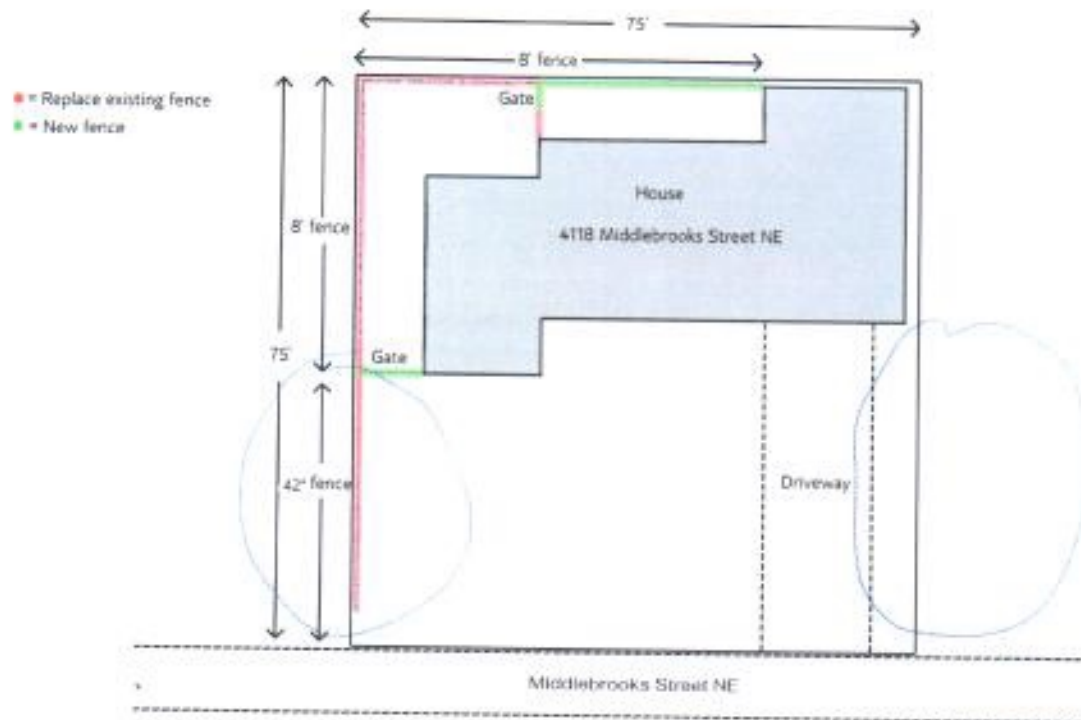
To whom it may concern,

We are submitting this application as a Certificate of Appropriateness to the City of Covington Planning & Zoning department in regards to replacing two existing fences along the sides of our property. We are completing this upgrade to enhance the value of our home, and provide privacy between our property and the rental property next door. The current fence is currently constructed with 6 foot high posts and hog wire in between.

Sincerely,

Cameron & Rhiannon Townley

Boundaries/ Site Plan :



Existing Fence at Left of Home- 6 foot posts & hog wire



Proposed Replacement Fence at Left of Home- 42" P/Wood Fence to edge of house, 8ft after reaching side of house. setback 2 ft from curb



Existing Fence Behind Home- 4 & 5 foot wood posts & hog wire



Proposed Replacement- 8 foot wood fence



BK: 3305 PG: 230

EXHIBIT "A"

All that tract or parcel of land, situated, lying and being in Town District, Newton County, Georgia. One house and lot lying and being in the City of Covington, Newton County, Georgia and being more particularly described as follows: Beginning at a point on the North side of property owned by Mrs. C.W. Cox and running North seventy-five (75) feet along Middlebrooks Street; thence East seventy-five (75) feet, thence South seventy-five (75) feet, thence West seventy-five (75) feet to the beginning point. Bounded on the North by property now or formerly of Everett Pratt; on the South by property now or formerly of Mrs. C.W. Cox; on the East by property now or formerly of S.A. Ginn, and on the West by Middlebrooks Street. This being the same lot, with five-room house thereon, which is recorded in Clerks Office Newton Superior Court in Book 25, page 260, February 9, 1939.





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

Phone: (770) 385-2000
Fax: (770) 385-2060

Steve Horton, Mayor
Scott Andrews, City Manager

HISTORIC PRESERVATION COMMITTEE BOARD

Item 3



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

Phone: (770) 385-2000
Fax: (770) 385-2060

Steve Horton , Mayor
Scott Andrews, City Manager

HISTORIC PRESERVATION COMMISSION
CERTIFICATE OF APPROPRIATENESS

STAFF REPORT
March 30, 2020

CASE NUMBER: COA# PCA20-0007
CURRENT ZONING: TCM
LOCATION: 1116 Clark Street
PARCEL NUMBER: C026 0001 003
PROPERTY OWNER: Angela Beszborn
APPLICANT: Angela Beszborn

REQUEST SUMMARY: The applicant is requesting a Certificate of Appropriateness to change the exterior of the basement (Gift Shop) by adding 1'x1' boards for a three-dimensional effect, paint the exterior dark green, and paint a sign above the gift shop (The Alley), as well as replace the existing awnings with similar awnings.

ATTACHMENTS: 1) Certificate of Appropriateness Application
2) Pictures of Proposed Changes

BACKGROUND INFORMATION & FINDINGS

HISTORY

The subject property is located at 1116 Clark Street, which is located in Covington's Historic District Boundaries. Currently, the subject property is zoned as Town Center Mixed-Use (TCM), and the future land use is identified as mixed-use downtown.

The subject property is used as a restaurant.



Parcel: C026 0001 003
Zone: TCM

Request for Certificate of Appropriateness
Historic Preservation Committee Meeting
1116 Clark Street
April 15, 2020



1116 Clark Street
Existing Building
Side View



1116 Clark Street
Existing Building
Basement View

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 number of the surrounding properties.

Table 2: Surrounding Zoning and Future Land Use

	Parcel Number	Zoning	Existing Land Use	Future Land Use
North	C026 0001 001	TCM (Town Center Mixed-Use)	Government Office	Mixed-Use Downtown (MXD)
South	C026 00300 001	TCM (Town Center Mixed-Use)	Government Owned	Mixed-Use Downtown (MXD)
East	C026 0001 002	TCM (Town Center Mixed-Use)	Commercial	Mixed-Use Downtown (MXD)
West	C026 0001 004	TCM (Town Center Mixed-Use)	Government Owned	Mixed-Use Downtown (MXD)

Note: Qpublic.net, Covington Zoning Map, Covington Future Landuse Map.

PROJECT DESCRIPTION

The applicant proposes to make the following changes:

1. Paint the exterior dark green.
2. Replace the existing awnings with similar colored awnings.
3. Add a painted or stenciled sign (The Alley) above the awnings.
4. Add 1'x1' boards to the front façade for a three-dimensional effect.

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 February 28, 2020, illustrating all proposed site improvements.

- 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 the existing structure and proposed changes.

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

On February 28, 2020, the applicant provided staff with the following proposed materials.

1. Lumber for 1' x 1' boards
2. Tan awnings
3. Green paint

- 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 changes are to paint the exterior dark green, add a painted sign above the door, replace the awnings with similar colored awnings, and add 1'x1' boards to the front façade to create a three-dimensional effect are 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.**

Based on *The Proposed Design Guidelines for Historic Districts of Covington, Georgia*, the historic preservation can only review the following changes:

1. Add 1'x1" boards to the front façade to create a three-dimensional effect
2. Paint a sign (The Alley) above the door.
3. Replace the existing awnings with similar colored awnings

Changing the exterior paint color dark green is not within the scope of Historic Preservation. Therefore, based on the proposed changes that are within the purview of the Certificate of Appropriateness the proposed changes for numbers 1,2, and 3 are consistent with the 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.

- 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 applicant is not proposing to relocate the building, structure, site or object. Therefore, the guided decision by the Commission to deny the Certificate of Appropriateness is not applicable.

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. It's 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 changes to the existing building do not affect its landscape features, historic, scenic, or architectural significance, nor does it affect the importance of the ambiance of a historic property or district. 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 changes which are to add 1'x1' boards to the front façade to create a three-dimensional effect, replace the existing awnings with similar colored awnings, and add a

Request for Certificate of Appropriateness
Historic Preservation Committee Meeting
1116 Clark Street
April 15, 2020

painted sign (The Alley) above the door is visually compatible with the immediate neighborhood. Therefore, the proposed changes are consistent with *The Proposed Design Guidelines of Covington, Georgia*.

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 because the proposed changes are consistent with The Proposed Design Guidelines of Covington, Georgia, and are compatible with the City of Covington's Municipal Code.



City of Covington

CERTIFICATE OF APPROPRIATENESS APPLICATION

PCA 20-0007
II 3786 - \$150

Date Received: 2-28-20

Received By: [Signature]

COA: _____

PLEASE COMPLETE THE FOLLOWING:

I. APPLICANT:

Name:	<u>Angela Beszbar</u>		
Mailing Address:	<u>90 Melody Dr. Covington GA 30014</u>		
Telephone:	<u>532 514 6000</u>	Email:	<u>abeszbarne@yahoo.com</u>

II. CURRENT PROPERTY OWNER: (If different from the applicant)

Name:	<u>Same as above</u>		
Mailing Address:			
Telephone:		Email:	

III. PROPERTY INFORMATION:

Property Address:	<u>1114 Clark St. Covington GA 30014</u>		
Parcel Number(s):	<u>C026 0001 003</u>	Parcel Size:	
Description:	Please describe, in detail, what you intend to do, how you plan on doing it and what materials will be used. Attach another sheet(s), photos and drawings if necessary. <u>skinning front (facade) with 1x1 boards for 3 dimensional effect (green or black paint)</u>		

IV. PLEASE SUBMIT THE FOLLOWING:

A Certificate of Appropriateness Report must accompany the Application. Refer to the submittal procedures for further detail.

V. AUTHORIZATION FOR REPRESENTATION: (If the owner/applicant is requesting to be represented)

I, Angela Beszbar, the owner of the subject property identified in this application, do hereby authorize _____ to act on my behalf in all matters pertaining to the processing and approval of this application, including modifying the project accordingly to the terms and conditions set forth by the City of Covington. I agree to be bound by all representatives and agreements made by my designated representative.

Signature of owner/applicant: Angela Beszbar Date: _____

Signature of Representative: _____ Date: _____

VI. CERTIFICATION:

Angela Beszbar the owner or authorized representative of the owner(s), read and understand the contents of this application. I certify that the information contained herein, including attachments and all other supporting information is complete and true to the best of my knowledge and belief. I further certify that I understand that an approval of a COA in no way constitutes approval of an application for a building permit. A request for a permit to build requires a separate application, review and approval process.

Signature of owner/applicant or representative: Angela Beszbar
Date: 2-28-20



City of Covington

CERTIFICATE OF APPROPRIATENESS APPLICATION

**** FOR OFFICIAL USE ONLY ****

EXEMPTION OR ADMINISTRATIVE APPROVAL

The building official may issue a Certificate of Appropriateness exemption for the erection, alteration, restoration, or removal of any accessory structures, fences, walls, steps and pavements or in cases where the building official finds that no material change in appearance is involved.

Reason(s) for exemption or administrative approval: _____

Planning & Zoning Director

Date

HISTORIC PRESERVATION

Approved ☐ Denied ☐ Approved with remarks ☐

Signature Zoning Administrator: _____



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

Phone: (770) 385-2000
Fax: (770) 385-2060

Steve Horton, Mayor
Scott Andrews, City Manager

HISTORIC PRESERVATION COMMITTEE BOARD

Item 4

HISTORIC PRESERVATION COMMISSION
CERTIFICATE OF APPROPRIATENESS

STAFF REPORT
March 30, 2020

CASE NUMBER: COA# - PCA20-0008
CURRENT ZONING: NR-1
LOCATION: 4269 Brookhaven Drive
PARCEL NUMBER: C011A 083
PROPERTY OWNER: Crawford Creek Homebuilders, LLC
APPLICANT: Crawford Creek Homebuilders, LLC

REQUEST SUMMARY: The applicant proposes to construct a new single-family dwelling with 4 bedrooms, 3.5 baths, and a rear entry garage.

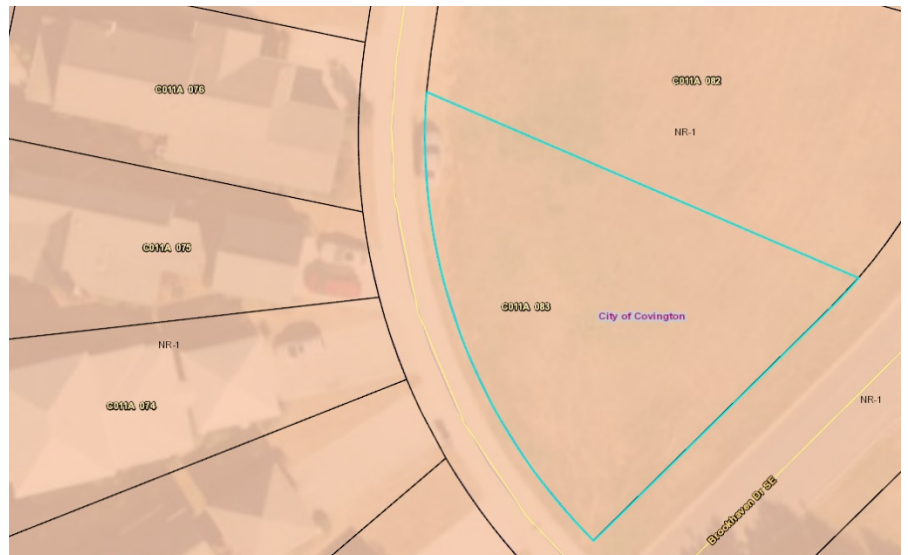
ATTACHMENTS: 1) Certificate of Appropriateness Application

BACKGROUND INFORMATION & FINDINGS

HISTORY

The subject property is located at 4269 Brookhaven Drive, which is located in Covington's Historic District Boundaries. Currently, the subject property is zoned as Neighborhood Residential-1 (NR-1), and the future land use is identified as single-family residential.

The existing subject property is a vacant lot. However, the applicant proposes to construct a new single-family dwelling



Parcel: C011A 083
Zone: NR-1



4269 Brookhaven Drive
Existing Undeveloped Lot



Proposed Single-Family Dwelling

LOT SIZE, SETBACKS, LOT COVERAGE

The subject property is located in Dorchester Place on lot 83. Dorchester Place has regulations for lot size, front, side, and rear yard setbacks. Per the Dorchester Revised Final Recorded Plat, lots located in section T4 (lots 51-55 and 72-128) must have 12' front yard setbacks, 5' rear yard setbacks, and a minimum distance between structures of 10'. The proposed building meets the setback requirements.

The lot size for Lot 83 is 8,886 square feet, and the maximum allowed coverage is 75%. Per the site plan, the proposed building coverage is 3,058 square feet, which equals 34% ($3058/8886=34\%$) total coverage. Therefore, the proposed building meets the maximum allowed coverage.

The table below shows the required measurements in comparison to the subject property

Table 1: Revised Recorded Plat Requirements per “Plan Book” in Comparison to 4269 Brookhaven Drive

	T4 Requirments	4269 Brookhaven Drive Measurements
Maximum allowed lot coverage for lots in section T4	75%	34%
Front Yard Setback (minimum)	12	12 feet
Rear Yard Setback (minimum)	20'	5 feet
Minimum Distance between structure	10'	More than 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 number of the surrounding properties.

Table 2: Surrounding Zoning and Future Land Use

	Parcel Number	Zoning	Existing Land Use	Future Land Use
North	C011A 077	NR-1 (Neighborhood Residential)	Residential	Single Family Residential (SFR)
South	C011A 084	NR-1 (Neighborhood Residential)	Residential	Single Family Residential (SFR)
East	C011A 082	NR-1 (Neighborhood Residential)	Empty lot	Single Family Residential (SFR)
West	C011A 074	NR-1 (Neighborhood Residential)	Residential	Single Family Residential (SFR)

Note: Qpublic.net, Covington Zoning Map, Covington Future Landuse Map.

PROJECT DESCRIPTION

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

1. Construct a new single-family dwelling with 4 bedrooms.
2. Construct 3.5 baths.
3. Construct a rear entry garage.

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 March 4, 2020, illustrating all proposed site improvements.

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 the existing structure and proposed changes.

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

On February 4, 2020, the applicant provided staff with the following proposed materials:

- Hardi Siding (cement board)
- Asphalt 30 years shingles for roof
- Lumber

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 applicant provided pictures of what the proposed house will look like on March 4, 2020.

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's proposed building is consistent with the design, scale, building material, setback, and site features to the United States Secretary of Interior's Published Standards and section 16.52.070 of 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 changes are not a relocation of a building, structure, site, or object. Therefore, the guided decision by the Commission to deny the Certificate of Appropriateness is not applicable.

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. It's 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.

Based on the nature of the proposed changes, the applicant's proposed landscape features do not affect its historic, scenic or architectural significance, nor does it affect the importance of the ambiance of a historic property or district. 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 changes are visually compatible with 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



City of Covington

CERTIFICATE OF APPROPRIATENESS APPLICATION

3800- \$150 PCA20-0008

Date Received 3-4-20

Received By [Signature]

COA: 4/1/2020

PLEASE COMPLETE THE FOLLOWING:

I. APPLICANT:

Name	Crawford Creek Homebuilders, LLC
Mailing Address	Po Box 679 / 207 Asa Way Evans, GA 30809
Telephone	706-210-9981
Email	canderson.cchb@gmail.com

II. CURRENT PROPERTY OWNER: (If different from the applicant)

Name	Crawford Creek Homebuilders, LLC
Mailing Address	Po Box 679 / 207 Asa Way Evans, GA 30809
Telephone	706-210-9981
Email	canderson.cchb@gmail.com

III. PROPERTY INFORMATION:

Property Address: Lot 83: 4269 Brookhaven Dr., Covington, GA	
Parcel Number(s):	1011A 053
Parcel Size:	1.2 Acres
Description:	Please describe, in detail, what you intend to do, how you plan on doing it and what materials will be used. Attach another sheet(s), photos and drawings if necessary.
Taylor Plan - 4 Bedrooms 3.5 baths Rear Entry Garage	
Hardi Siding w/ Clear Windows, Architectural Shingles, See rendering attached	

IV. PLEASE SUBMIT THE FOLLOWING:

A Certificate of Appropriateness Report must accompany the Application. Refer to the submittal procedures for further detail.

V. AUTHORIZATION FOR REPRESENTATION: (If the owner/applicant is requesting to be represented)

I, Dean A. Conn, the owner of the subject property identified in this application, do hereby authorize Brian Capps to act on my behalf in all matters pertaining to the processing and approval of this application, including modifying the project accordingly to the terms and conditions set forth by the City of Covington. I agree to be bound by all representatives and agreements made by my designated representative.

Signature of owner/applicant: [Signature] Date 2/27/20

Signature of Representative: _____ Date _____

VI. CERTIFICATION:

I, Dean A. Conn, the owner or authorized representative of the owner(s), read and understand the contents of this application. I certify that the information contained herein, including attachments and all other supporting information is complete and true to the best of my knowledge and belief. I further certify that I understand that an approval of a COA in no way constitutes approval of an application for a building permit. A request for a permit to build requires a separate application, review and approval process.

Signature of owner/applicant or representative: [Signature]
Date: 2/27/20



City of Covington

CERTIFICATE OF APPROPRIATENESS APPLICATION

**** FOR OFFICIAL USE ONLY ****

EXEMPTION OR ADMINISTRATIVE APPROVAL

The building official may issue a Certificate of Appropriateness exemption for the erection, alteration, restoration, or removal of any accessory structures, fences, walls, steps and pavements or in cases where the building official finds that no material change in appearance is involved.

Reason(s) for exemption or administrative approval _____

Planning & Zoning Director

Date

HISTORIC PRESERVATION

Approved ☐ Denied ☐ Approved with remarks ☐

Signature Zoning Administrator _____

CITY OF COVINGTON
2194 EMORY STREET NW
COVINGTON, GA 30014

Received From:
CRAWFORD CREEK HOMEBUILDERS LLC
5610 GLENRIDGE DR # 316
ATLANTA GA 30342

Date: 03/04/2020 Time: 1:33:22 PM
Receipt: 11781
Cashier: dsmith
Workstation: Drawer: 1

PCA20-0008

ITEM REFERENCE	AMOUNT
BDINV Building Dept. Invoice	
00003806	\$150.00
TOTAL	\$150.00
CASH CASH	\$150.00
Total Tendered:	\$150.00
Change:	\$0.00



Taylor

4 BEDROOMS
3.5 BATHS

2674 SQFT



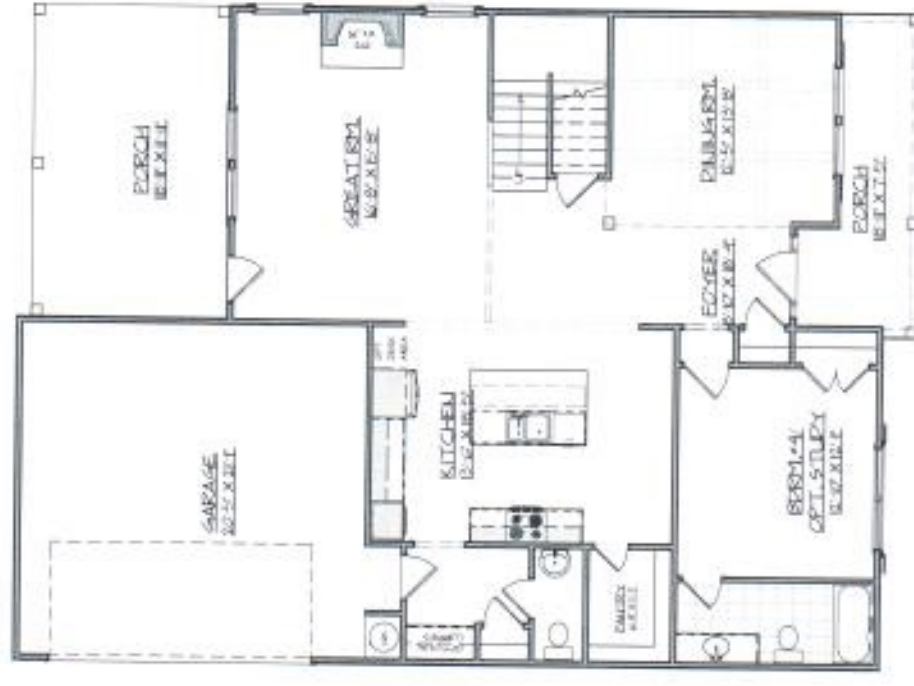
CRAWFORD CREEK
HOMEBUILDERS

Crawford Creek HomeBuilders



"Taylor"

SECOND FLOORPLAN



"Taylor"

FIRST FLOORPLAN

All Renderings include some options and all plans are subject to change