



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

CITY OF COVINGTON  
**VIRTUAL HISTORIC PRESERVATION COMMISSION AGENDA**

August 5, 2020  
6:00 P.M.

1. OPENING REMARKS/ROLL CALL
2. APPROVAL OF THE AGENDA
3. APPROVAL OF THE MINUTES – July 1, 2020 Minutes
4. OLD BUSINESS: (None)
5. NEW BUSINESS: **ITEMS – 3**

**ITEM 1: COA#PCA20-016 (2020) Replace siding on house, and replace porch and trim and paint roof.**

LOCATION: 2225 Emory Street  
TAX PARCEL: C027 0006 004

OWNER: Jacqueline Towne  
APPLICANT: Jacqueline Towne

**ITEM 2: COA#PCA20-017 (2020) Construct a new house.**

LOCATION : 5112 Floyd Street  
TAX PARCEL : C010 0001 004 A

OWNER: Zapata Construction  
APPLICANT: Zapata Construction

**ITEM 3: COA#PCA20-018 (2020) Construct a fence.**

LOCATION : 6255 Odum Circle  
TAX PARCEL : C062 A 027

OWNER: Jessica Nunn and Dioyne Williams  
APPLICANT: Jessica Nunn and Dioyne Williams

6. ADJOURNMENT



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**HISTORIC PRESERVATION COMMISSION**  
CERTIFICATE OF APPROPRIATENESS

**STAFF REPORT**

**July 27, 2020**

CASE NUMBER: COA# - PCA20-0019  
CURRENT ZONING: Neighborhood Residential-2 (NR-2)  
LOCATION: 2225 Emory St SW  
PARCEL NUMBER: C027 0006 004  
PROPERTY OWNER: Jacqueline Towne  
APPLICANT: Jacqueline Towne

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

1. Replace rotted siding on the residence with new siding.
2. Paint the existing roof.
3. Paint existing residence.
4. Paint existing trim.
5. Paint existing porch.

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

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Request for Certificate of Appropriateness  
Historic Preservation Committee Meeting  
2225 Emory St  
August 5, 2020

**BACKGROUND INFORMATION &  
FINDINGS HISTORY**

The subject property is located at 2225 Emory St, and is zoned as Neighborhood Residential-2 (NR-2). The future land use is Single-Family Residential.

The subject property was built in 1924 and is used as a single-family home.



2225 Emory St  
Existing Residence  
Built in 1924

Request for Certificate of Appropriateness  
 Historic Preservation Committee Meeting  
 2225 Emory St  
 August 5, 2020

**STREET CLASSIFICATION AND FRONT YARD SETBACKS**

2225 Emory St is located on the S Emory St SW. Emory St is classified as a subdivision street. Therefore, the proposed changes 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 subdivision street is a minimum of 25'. The site plan provided by the applicant shows that the subject property's front yard setback is 25' (Please see attachment).

**LOT SIZE, SIDE, AND REAR YARD SETBACKS**

The subject property is located on a lot that is .13 acres or 5,662.8square feet. The side yard setback is approximately 7' and the rear yard setback is approximately 20'. The lot dimensions are in compliance with Chapter 16.16.030.

**Table 1: Required Lot Size and Yards Requirements in Comparison to 2225 Emory St Measurements**

	<b>NR-2 Requirements</b>	<b>2225 Emory St Measurements</b>
<b>Chapter 16.16.030-Space Dimensions</b>		
<b>Lot Size (minimum)</b>	5,000 square feet	5,662.8 square feet
<b>Lot Width (minimum)</b>	50'	Front: 55'
<b>Side Yard Setback (minimum)</b>	7'	7'
<b>Rear Yard Setback (minimum)</b>	20'	20' feet
<b>Chapter 16.28.030- Streetscape Dimensions</b>		
<b>Front Yard Setback of property located on subdivison street</b>	25'	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**

	<b>Zoning</b>	<b>Existing Land Use</b>	<b>Future Land Use</b>
<b>North</b>	NR-2 (Neighborhood Residential)	Single-Family Residential	Single Family Residential (SFR)
<b>South</b>	NR-2 (Neighborhood Residential)	Single-Family Residential	Single Family Residential (SFR)
<b>East</b>	NR-2 (Neighborhood Residential)	Single-Family Residential	Single Family Residential (SFR)
<b>West</b>	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. Replace rotted siding on the residence with new siding.
2. Paint the existing roof.
3. Paint existing residence.
4. Paint existing trim.
5. Paint existing porch.

**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 June 18, 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 has provided pictures of proposed changes and a site plan. See Attachment.

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

On June 18, the applicant provided staff with the following proposed materials (See Attachment).

- Paint honoring historic colors

- 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.

Request for Certificate of Appropriateness  
Historic Preservation Committee Meeting  
2225 Emory St  
August 5, 2020

- 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 visually compatible with the existing residence, 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.**

6. The applicant is proposing to replace rotted siding on the residence with new siding, paint the roof, paint residence, paint trim, paint porch to an existing 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 changes.
2. The height, location, and material(s) of the proposed changes.

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

The size of the proposed changes are consistent with Chapter 16.16.030 impervious surface requirements.

- 2. The height, location, and material of the proposed changes.**

The applicant proposes to replace rotted siding on the residence with new siding, paint the roof, paint residence, paint trim, paint porch to an existing 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 changes are 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 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. 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 changes do 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 changes 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;



Request for Certificate of Appropriateness  
Historic Preservation Committee Meeting  
2225 Emory St  
August 5, 2020

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 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.



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**HISTORIC PRESERVATION COMMISSION**  
CERTIFICATE OF APPROPRIATENESS

**STAFF REPORT**

**August 5, 2020**

CASE NUMBER: COA# - PCA20-0018  
CURRENT ZONING: Neighborhood Residential-1 (NR-1)  
LOCATION: 5112 Floyd St  
PARCEL NUMBER: C010 0001 004 A  
PROPERTY OWNER: Zapata Construction  
APPLICANT: Zapata Construction

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

1. A new residence on an existing lot.

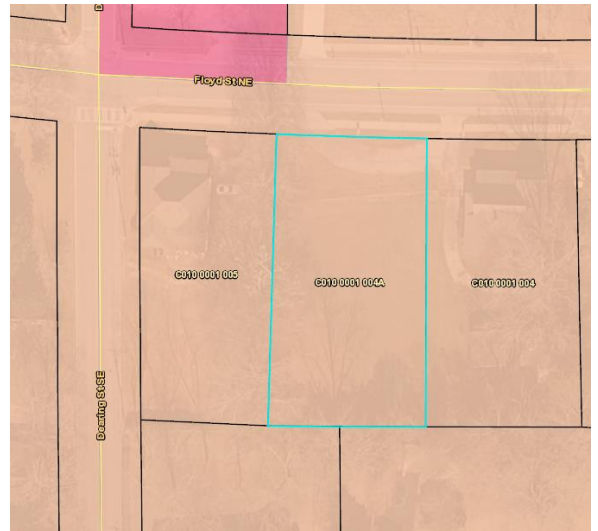
**ATTACHMENTS:** 1) Certificate of Appropriateness Application  
2) Pictures of Proposed Changes  
3) Environmental Health Department Letter

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Request for Certificate of Appropriateness  
Historic Preservation Committee Meeting  
5112 Floyd St  
August 5, 2020

**BACKGROUND INFORMATION & FINDINGS**  
**HISTORY**

The subject property is located at 5112 Floyd St, and is zoned as Neighborhood Residential-1 (NR-1). The future land use is Single-Family Residential.



5112 Floyd St  
Existing Plot

**STREET CLASSIFICATION AND FRONT YARD SETBACKS**

5112 Floyd St is located on the Corner of Floyd St and Dearing St. Both Floyd St and Dearing St are classified as arterials and collector streets. Therefore, the proposed residence 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 an arterials and collectors street is a minimum of 20'. The site plan provided by the applicant shows that the subject property's front yard setback is 20' (Please see attachment).

**LOT SIZE, SIDE, AND REAR YARD SETBACKS**

The subject property is located on a lot that is .375 acres or 16,335 square feet. The side yard setback is approximately 10' and the rear yard setback is approximately 20'. The lot dimensions are in compliance with Chapter 16.16.030.

**Table 1: Required Lot Size and Yards Requirements in Comparison to 5112 Floyd St Measurements**

	<b>NR-1 Requirements</b>	<b>5112 Floyd St Measurements</b>
<b>Chapter 16.16.030-Space Dimensions</b>		
<b>Lot Size (minimum)</b>	12,000 square feet	16,335 square feet
<b>Lot Width (minimum)</b>	75'	Front: 90'
<b>Side Yard Setback (minimum)</b>	10'	10'
<b>Rear Yard Setback (minimum)</b>	20'	20' feet
<b>Chapter 16.28.030- Streetscape Dimensions</b>		
<b>Front Yard Setback of property located on arterial street</b>	20'	20' 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**

	<b>Zoning</b>	<b>Existing Land Use</b>	<b>Future Land Use</b>
<b>North</b>	NR-1 (Neighborhood Residential)	Single-Family Residential	Single Family Residential (SFR)
<b>South</b>	NR-1 (Neighborhood Residential)	Single-Family Residential	Single Family Residential (SFR)
<b>East</b>	NR-1 (Neighborhood Residential)	Single-Family Residential	Single Family Residential (SFR)
<b>West</b>	NR-1 (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. A new residence on an existing lot.

### **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 June 23, 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 residence and a site plan. See Attachment.

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

On June 23, the applicant provided staff with the following proposed materials (See Attachment).

- Hardy Siding
- Rock Columns

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

The applicant's proposed lighting is in compliance with the ordinances.

- 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 changes.**

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

**2. The height, location, and material of the proposed residence.**

The applicant proposes to construct 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 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 changes are 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.



Request for Certificate of Appropriateness  
Historic Preservation Committee Meeting  
5112 Floyd St  
August 5, 2020

**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.



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**HISTORIC PRESERVATION COMMISSION**  
CERTIFICATE OF APPROPRIATENESS

**STAFF REPORT**

**July 27, 2020**

CASE NUMBER: COA# - PCA20-4027  
CURRENT ZONING: Neighborhood Residential-2 (NR-2)  
LOCATION: 6255 Odum Circle  
PARCEL NUMBER: C062A 027  
PROPERTY OWNER: Jessica Nunn and Dioyne Williams  
APPLICANT: Jessica Nunn and Dioyne Williams

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

1. A six (6) foot shadow box fence around the rear property

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

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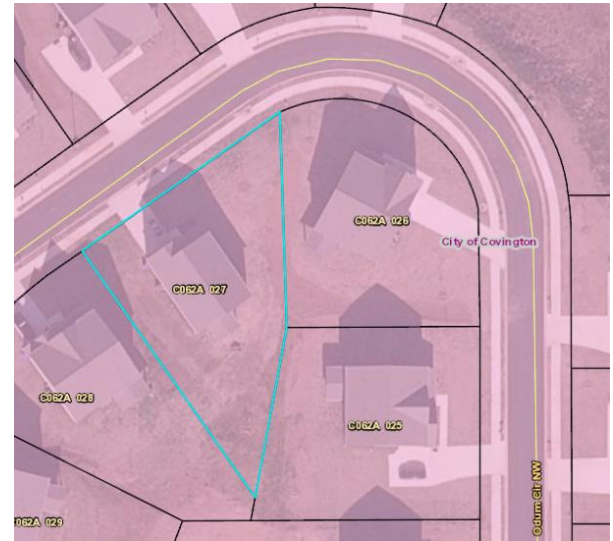
Request for Certificate of Appropriateness  
Historic Preservation Committee Meeting  
6255 Odum Circle  
August 11, 2020

**BACKGROUND INFORMATION & FINDINGS**

**HISTORY**

The subject property is located at 6255 Odum Circle, and is zoned as Neighborhood Residential-2 (NR-2). The future land use is Single-Family Residential.

The subject property was built in 2019 and is used as a single-family home.



6255 Odum Circle  
Existing Residence  
Built in 2019

**STREET CLASSIFICATION AND FRONT YARD SETBACKS**

6255 Odum Circle is located on Odum Circle NW. Odum Circle is classified as a minor street. 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 25' (Please see attachment).

**LOT SIZE, SIDE, AND REAR YARD SETBACKS**

The subject property is located on a lot that is .27 acres or 11,761.2 square feet. The side yard setback is 7' on the left side and 10' on the right side, 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 6255 Odum Circle Measurements**

	<b>NR-2 Requirements</b>	<b>6255 Odum Circle Measurements</b>
<b>Chapter 16.16.030-Space Dimensions</b>		
<b>Lot Size (minimum)</b>	5,000 square feet	11,761.2 square feet
<b>Lot Width (minimum)</b>	50'	Front: 741.3'
<b>Side Yard Setback (minimum)</b>	7'	7' 10'
<b>Rear Yard Setback (minimum)</b>	20'	20' feet
<b>Chapter 16.28.030- Streetscape Dimensions</b>		
<b>Front Yard Setback of property located on downtown street</b>	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**

	<b>Zoning</b>	<b>Existing Land Use</b>	<b>Future Land Use</b>
<b>North</b>	NR-2 (Neighborhood Residential)	Single-Family Residential	Single Family Residential (SFR)
<b>South</b>	NR-2 (Neighborhood Residential)	Single-Family Residential	Single Family Residential (SFR)
<b>East</b>	NR-2 (Neighborhood Residential)	Single-Family Residential	Single Family Residential (SFR)
<b>West</b>	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 six (6) foot shadow fence around the rear property

**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 June 17, 2020, the applicant provided staff with the following proposed materials (See Attachment).

- wood

**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 fence 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 6' wooden fence. 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 fence.
2. The height, location, and material(s) of the proposed fence.

**1. The site plan of the fence.**

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

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

The applicant proposes to erect a 6' wooden fence around the rear of the property. Due to the layout of the subject property, the proposed fence will be visible to multiple surrounding residents. Therefore, the proposed use is being reviewed and considered by the Covington Historic Planning Commission.

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 fence is consistent with The Proposed guidelines for Covington's Historic Districts.

**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 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. 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 fence 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 fence 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 fence 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.