



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

September 2, 2020
6:00 P.M.

1. OPENING REMARKS/ROLL CALL
2. APPROVAL OF THE AGENDA
3. APPROVAL OF THE MINUTES – August 5, 2020 Minutes
4. OLD BUSINESS: (None)
5. Discussion Item:
6. NEW BUSINESS:

ITEM 1: COA#PCA20-0021 Remove overhang from the façade, expose and repaint original brick. Add new modern style awnings, and repair joints in brick.

LOCATION: 1143 & 1149 Washington Street
TAX PARCEL: C026 0018 005

OWNER: Binkman, LLC
APPLICANT: Binkman, LLC

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#PCA20-0022 – Request to Construct Fence in Rear Yard. – Remove from Agenda

LOCATION : 5130 Hillcrest Drive
TAX PARCEL : C023 0002 009

OWNER: Geoffroy Michael and Gerard & Tara McFarland
APPLICANT: Geoffroy Michael

7. ADJOURNMENT



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HISTORIC PRESERVATION COMMISSION
CERTIFICATE OF APPROPRIATENESS

STAFF REPORT
September 2, 2020

CASE NUMBER: COA# - PCA20-0021
CURRENT ZONING: Town Center Mixed Use (TCM)
LOCATION: 1143 & 1149 Monticello (Washington) Street
PARCEL NUMBER: C026 0017 005
PROPERTY OWNER: Binkman, LLC
APPLICANT: Binkman, LLC

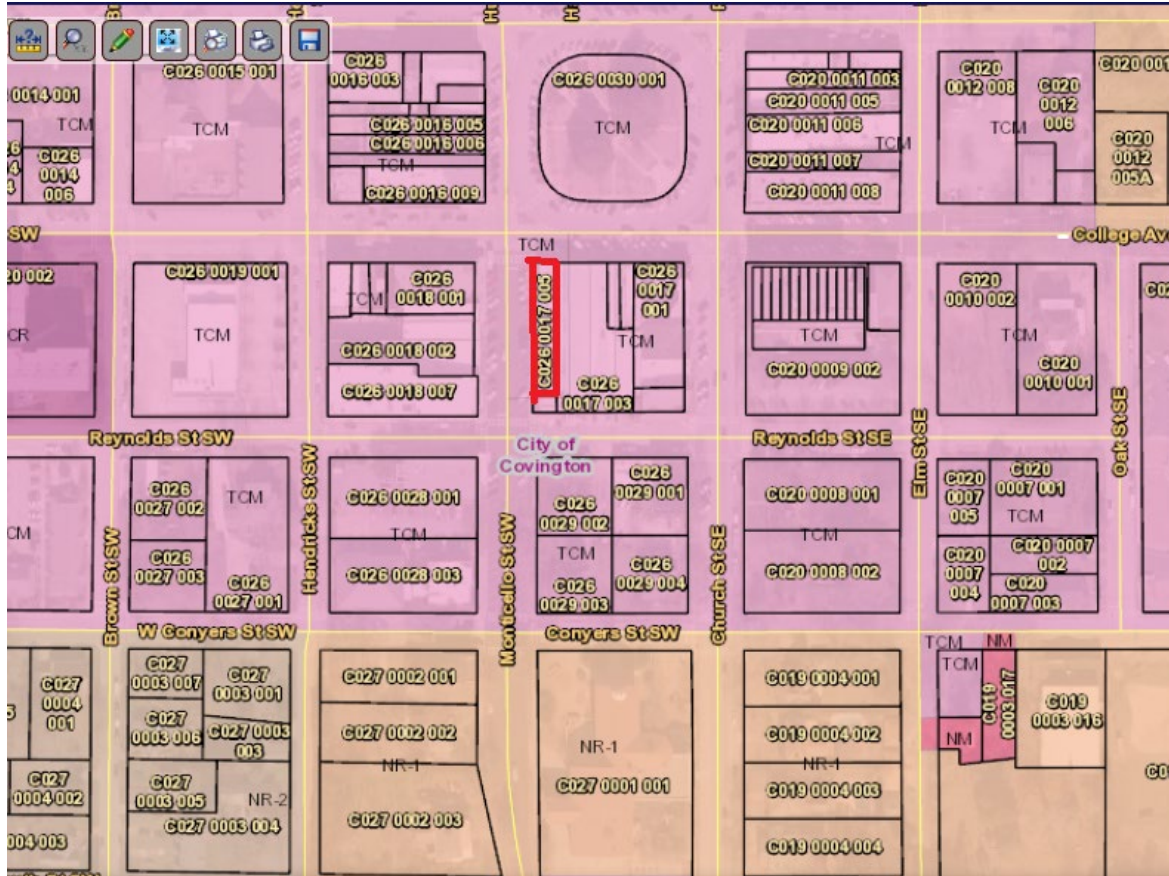
REQUEST SUMMARY: The applicant is requesting a Certificate of Appropriateness to remodel/renovate the following:

1. Remove overhang from the façade expose, and repaint original brick. Add new modern style awnings, and repair joints in brick.

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

**City of Covington Historic Preservation Commission
Staff Report**

Request for Certificate of Appropriateness
Historic Preservation Committee Meeting
1143 & 1149 Monticello (Washington) Street
September 2, 2020



Land Use Classification	Mixed Use Development
Current Zoning	TCM -Town Center Mixed Use District
Proposed Use	Commercial Structure
Parcel Size	0.15 +/-
Tax Map, Block and Lot No.	C026 0017 005
Citizen Notification	Legal Notice was run in August 1, 2020 edition of the Covington News for the Covington Historic Preservation Commission Public Hearing. A sign was placed on the proposed property illustrating the purpose, date and time of the meeting on (August 18, 2020).



Site location: _1143 & 1149 Monticello (Washington) Street

BACKGROUND INFORMATION & FINDINGS HISTORY

The subject is currently located at 1143 & 1149 Monticello Street and is zoned TCM - Town Center Mixed Use District. The property is located in the City of Covington South Historic District. The surrounding zoning to the north, south, east, & west are all zoned TCM, Town Center Mixed Use District. The future land use is Mixed Use Development.

PROJECT DESCRIPTION

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

1. Remove existing wood shake and replace with modern style awnings.
2. Paint the existing masonry brick from the original style to a neutral tone.
3. Repair masonry joints in bricks.

PROPOSAL:

The applicant Binkman, LLC is seeking approval to replace the existing wood shake shingles awnings over the window with a modern window awning, repair the brick joints, and paint the façade storefront with a neutral tone. In accordance with the Historic Preservation Guidelines for the City of Covington section Commercial Rehabilitation Material Masonry walls that have not been previously painted should remain unpainted. Masonry that is already painted should be maintained (page 70) Storefronts and facades shall retain and preserve the historic features and elements of the historic commercial downtown area.

Historically, awnings were common features on commercial buildings therefore the request is in compliance with the City of Covington Proposed Design Guidelines for Historic District.

STREET CLASSIFICATION AND FRONT YARD SETBACKS

1143 and 1149 Monticello Street is classified as a minor street. The proposed renovations will not be analyzed for traffic visibility. Per Chapter 16.28.030- Streetscape Dimensions, the front yard setback for a building located on a minor street is a minimum of 10'. The applicant is not proposing to relocate the structure; therefore staff did not analyze the front yard setback requirement.

LOT SIZE, SIDE, AND REAR YARD SETBACKS

The subject property is located on a lot that is .15 acres or 6,534 square feet. There are no yard requirements for TCM zoning districts. The lot dimensions are in compliance with Chapter 16.16.030: Space Dimensions.

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 7/22/2020 illustrating all proposed site construction. See Attachment.

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

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

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

On July 22, 2020, the applicant provided staff with the following proposed materials (See Attachment).

- Remove existing wood shake and replace with modern style awnings
- Paint the existing masonry brick from the original style to a neutral tone

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

The applicant is not placing lights on the front porch of the structure.

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

The applicant is not proposing the relocation of a building, 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 building 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 remove existing wood shake and replace with modern style awnings; Paint the existing masonry brick from the original style to a neutral tone; and Repair masonry joints in bricks. 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 illustrations of the building.
2. The height, location, and material(s) of the proposed residence.

1. The site plan of the sunroom.

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

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

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

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

The applicant proposes to remove and replace building materials. 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 building does not damage or diminish the compatibility of the historical and architectural character of the subject property or the surrounding property.

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

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

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

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

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

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

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

PLANNING STAFF RECOMMENDATION & 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 Appropriateness submitted by Binkman, LLC to allow the existing storefront structure for renovation to remove wood roof shake and replace with modern awnings.

CONDITIONS:

- A. That the use and the development of this property shall conform to the regulations of TCM-Town Center Mix Use District.**
- B. That this property shall significantly conform to the attached Exhibit A which is attached hereto and incorporated herein.**

As of August 26, 2020, staff has received no letters of objection to this request.

ATTACHMENTS:

Pictures of Proposed Changes Exhibit A
Application



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HISTORIC PRESERVATION COMMISSION
CERTIFICATE OF APPROPRIATENESS

STAFF REPORT
September 2, 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

BACKGROUND:

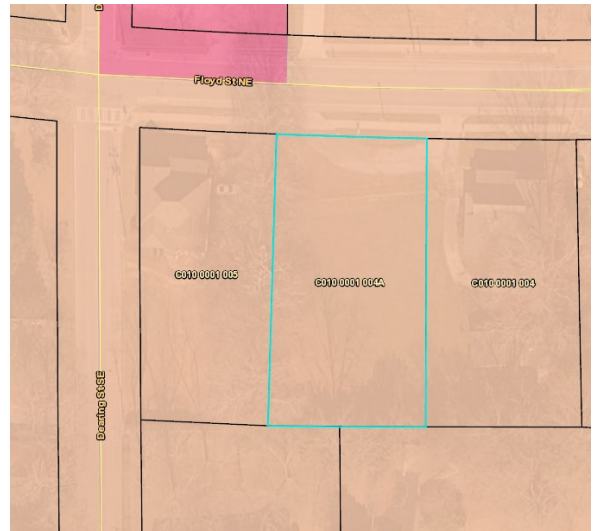
The applicant's request to construct a new residence was heard the HPC Board meeting on August 5, 2020. The Board voted to defer this request to the next regularly scheduled HPC meeting to allow the applicant time to redesign the layout of the proposed structure. The applicant was proposing the construction of a new garage that was facing toward the front of the property. Per the proposed guidelines, "new garages should be constructed toward the rear of a property, behind the principle structure, or in a manner that designates it as a secondary structure on the property." (Page 64). The HPC voted to defer the item to allow the applicant sufficient time to redesign the layout of the garage and represent the proposal at the next HPC meeting for consideration.

The applicant stated revised blue prints would be provided by August 26, 2020 to illustrate the redesign of the property, however, staff has not received the plans as of yet.

Request for Certificate of Appropriateness
Historic Preservation Committee Meeting
5112 Floyd St
September 2, 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

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

	Zoning	Existing Land Use	Future Land Use
North	NR-1 (Neighborhood Residential)	Single-Family Residential	Single Family Residential (SFR)
South	NR-1 (Neighborhood Residential)	Single-Family Residential	Single Family Residential (SFR)
East	NR-1 (Neighborhood Residential)	Single-Family Residential	Single Family Residential (SFR)
West	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**
- 3. 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.

- 4. 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
September 2, 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.

CONDITIONS:

- A. That the use and the development of this property shall conform to the regulations of NR-1, Neighborhood Residential 1 District.
- B. That the applicant submit a redesign showing the location of the garage to be rear yard facing.

ATTACHMENTS:

Site Plan Exhibit A
Application
Maps