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Steve Horton, Mayor  
Scott Andrews, City Manager

City of Covington  
**HISTORIC PRESERVATION COMMITTEE BOARD**

**Virtual Zoom Public Meeting Summary**

March 2<sup>nd</sup>, 2022 | 6:00 p.m.

Zoom Link: <https://us06web.zoom.us/j/3374447881>

Dial in 1-646-558-8656 – Meeting ID: 337 444 7881

**MEMBERS PRESENT:**

Ray Lustenburger (Chair)  
Tim Maxwell  
Janet Goodman (zoom)  
Rosie Crawford (zoom)  
Monique Snow  
Heather King  
John Conklin

**STAFF PRESENT:**

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

**MEMBERS ABSENT:**

Eric Threets

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

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

**II. DETERMINATION OF QUORUM:**

Quorum was present.

**III. APPROVAL OF THE AGENDA:**

Agenda approved by board.

**IV. OLD BUSINESS:**

- A. Approval of the January 11<sup>th</sup>, 2022 minutes.  
Tim Maxwell motioned to approved. Heather King seconded. Motioned carried unanimously.  
No meeting held February 2<sup>nd</sup>, 2022; therefore, no minutes for approval.

**V. NEW BUSINESS:**

- A. **COA# - PMOD22-0001**  
**Request: Addition**  
Location: 4158 Middlebrooks St.,  
TMP#: C009 0012 002  
Property Owner(s)/Applicant(s): Jacalyn Murray

**Staff report:**

Staff presented to board the applicant was requesting to demo an existing 22x7 rear utility room to be replaced by an addition running the entire length of the rear façade and measuring 36x7.

Staff continued to report that the residence dated back to 1946 and had 1,094 heated square feet. The house was pyramidal form with a front entry gable and rear bump out that may have been an addition in the past. The surrounding homes were all ranch style with most being under 1400 square feet.

Staff gave property location as being within Covington's South Historic District and having an historical form that is seen throughout Covington. The rear demolition and addition will be consistent with other upgrades throughout the neighborhood. The change in roof pitch was fairly common and could be seen by adjacent properties. The property was surrounded by a lawn and also included a rear, chain-link fence.

**Staff recommendation:**

Staff explained that restoration and renovation of historic buildings was encouraged, as long as all efforts were made to ensure replacement and/or new materials were similar to composition, size, shape, design and texture of the original/existing.

Applicant's proposed alterations are simple, consistent and would not be affecting major architectural elements of the structure. The proposed demolition would be an upgrade that maintained existing form and planes on the home. They would extend across the rear of the home filling out the underlying form that was currently in place. The applicant proposed to use matching siding, but a metal roof, due to the lower slope of the addition. Staff concluded that the owner or future owner should pull a permit to install a proper curb cut and driveway; however, those remarks were not a part of the case review. Staff recommended **Approval with conditions.**

Conditions:

- Wood or wood composite rear door
- Window lights to match existing (6 over 6)

**Applicant's presentation:**

Applicant, Jacalyn Murray, joined in via zoom. She explained that the house was currently under contract by Randy Mosley, who would also be doing proposed addition. She then turned the remaining floor time over to Randy.

Randy Mosley approached the board and stated that he had no issues with staff's recommended conditions, other than the door. He did not feel the door needed to be wood or wood composite as there were other doors that would fit into the historic fit and those similar in the area.

**Public comments.**

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

**Deliberation and motion:**

With no public comments, chair closed the floor for public comment and open up board discussion/questions.

Conklin stated he had no issue with a different door, as long as it kept within historical guidelines. Mosley stated it would be a 6-panel door.

No further questions, chair closed deliberation and prompted for a motion on the floor.

Janet Goodman motioned to approve the proposed addition with the condition window lights match existing 6 over 6 with 6-paneled doors. Heather King seconded. Motion carried unanimously.

VI. **DISCUSSION**

Beechuk updated staff that prior to next hearing, staff would be send out the HPC guidelines draft for board review and input. Once review complete, would add to agenda for board approval with adoption to follow.

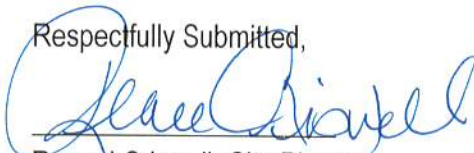
V. **ADJOURNMENT**

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

VI. **CITIZENS PRESENT**

Randy Mosley  
Jacalyn Murray (zoom)

Respectfully Submitted,



Renee Criswell, City Planner  
Planning & Development

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Presiding Chair  
Historic Preservation Commission (HPC) Board

