

**HISTORIC ZONING COMMISSION
MEETING
2nd Floor Board Room
January 6, 2026
5:30 p.m.**



THE COVINGTON HISTORIC ZONING COMMISSION AGENDA
Regular Meeting January 6, 2026 @ 5:30 PM
Covington City Hall - 2nd Floor Board Room

- I. Call to Order
- II. Public Comment – Reserved to provide the public with the opportunity to comment on matters that are germane to the items on the agenda for the meeting.
- III. Consent Agenda – All matters listed under the Consent Agenda are considered routine and will generally be enacted by one motion. Except for any items that are removed from the Consent Agenda, there will be no separate discussion of these items at this time.
 - a. Minutes - Regular Meeting – December 2, 2025 Exhibit A
 - b. Lee Anderson – 634 Roper Drive - Exterior Alteration or Repair Exhibit B
(includes painting). Maintenance, replace siding, close as possible light grey. Approved via staff.
- IV. Unfinished Business
 - a. On going discussion of the Demolition by Neglect regarding 206/208 W. Pleasant Ave.
 - b. On going discussion of the Demolition by Neglect regarding 126 W. Liberty Ave.
 - c. Property maintenance update regarding 502 S. Main St.
 - d. Design Guidelines Proposed Revision Review
- V. New Business
 - a. Addy Reynolds/The Vintage Vanity – 120 W. Liberty Ave. --
 - i. Exterior Alteration or Repair (includes painting). Paint building face Historic SW 2829, Classical White, and sign on building above door, 4'x 10' black lettering with scissors Historic SW2831 Classical Gold. See attached.
- VI. Old Business
 - a. CEDC/Covington Main Street – Court Square, E. Liberty Ave., and W. Pleasant Ave.
 - i. Additional information required for confirmation of plant type to be used.
 - b. CEDC/Covington Main Street – 116-122 S. Munford St.—Paint mural on north wall facing W. Liberty Ave.
 - i. Revised mural submitted. See attached
- VII. Adjournment

Next Meeting – February 3, 2026

The Historic Zoning Commission met on December 2, 2025 at 5:30 p.m. with the following members present: Amber Shaw, Erik Krull, Lee Anderson, and Emily Smith. Also present were Building Official Lessie Fisher, Code Compliance Technician Phyllis Mayfield, David Gwinn, Stephanie Pugh, and Wendy McDivitt.

The meeting was called to order and quorum established by Amber Shaw.

Public Comment – None

Consent Agenda – Exhibits A, B, and C – Erik Krull made a motion to approve the consent agenda. Emily Smith seconded the motion. Motion passed.

Unfinished Business:

Update on the Demolition by Neglect regarding 206/208 W. Pleasant Ave.
No update on Director Fisher & Attorney Simmons trying to contact an heir.

Update on the Demolition by Neglect regarding 126 W. Liberty Ave.
Attorney Simmons informed Director Fisher that she is following up with Ms. Raynor’s attorney.

Update on property maintenance regarding 502 S. Main St., Property will continue to be monitored.

Design Guidelines Proposed Revision Review. Amber Shaw tabled until entire Commission is present.

New Business:

CEDC/Covington Main Street – 116-122 S. Munford Ave. – Presented mural layout. After discussion, Amber Shaw made a motion to table pending confirmation of color of light grey to paint entire wall, size of wall, size of mural, and revise concept to simplify colors and appearance. Erik Krull seconded. Motion passed.

Old Business:

CEDC/Covington Main Street – Court Square, Liberty Ave., and Pleasant Ave.- Still reviewing plants for the new planters.

Amber Shaw made a motion to adjourn. Emily Smith seconded the motion. Motion passed.
The meeting adjourned at 6:10 p.m.

Amber Shaw - Chair

Lessie Fisher, Building Official

COVINGTON HISTORIC ZONING COMMISSION

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

I (we) the undersigned do hereby make application for a certificate of Appropriateness for the following plans and proposals to be undertaken within the boundaries of the Historic Zoning District pursuant to Historic Zoning Code.

1. LOCATION OF PROPERTY: 634 Roper Drive

2. NAME OF APPLICANT: Lee Anderson

Address: 429 S. Maple

Day Phone: 476.3269 Email: rltdr@aol.com

Relationship to Owner: (Check)

Self Lessee Contractor Architect Other

3. NAME OF OWNER: same

Address: _____

Day Phone: _____ Email: _____

4. TYPE OF WORK: (Check)

a. Exterior Alteration or Repair (includes painting)

b. New Construction:

i. Primary Structure

ii. Garage

iii. Addition

iv. Other

C. Demolition

1) Whole Structure

2) Part of Structure

D. Relocation of Structure

E. Lot Alteration (Parking, Paving, Sidewalks, Patios, Landscaping, including Mature Tree Removal).

5. DESCRIPTION OF WORK: (See page 2 of this application for additional information to be submitted with this application. Copies of all information submitted with an application must be retained by the Historic Zoning Commission).

6. SIGNATURE OF APPLICANT: [Signature]

Date: 12.11.25

7. RETURN APPLICATION TO: Covington Historic Zoning Commission

200 West Washington Ave

Covington, TN 38019 (901) 476-7191 Ext 146

The Historic Zoning Commission meets on the 1st Tuesday of each month at 5:30 p.m. in the City Hall Lower Level Conference Room. Please allow at least 14 days for processing the application prior to the meeting.

NOTE: This project may be subject to the current Accessibility Code as enacted by the State of Tennessee. A building permit will only be issued after approval of the Historic Zoning Commission. This document is only good for six months.

ADDITIONAL INFORMATION TO BE SUBMITTED WITH APPLICATION

Attach the following information for each category of work proposed.

1. EXTERIOR ALTERATIONS OR REPAIR

A. Check each work item for which approval is requested.

Architectural Feature ___ (decorative ornamentation)	Mechanical System Unit ___
Awning or Canopy ___	Retaining Wall ___
Curb Cut ___	Roof ___ ****
Deck ___	Satellite Dish ___
Door ___	Security Grills ___
Fence ___	Shutters ___
Guttering ___	Sidewalks ___
Light Fixture ___	Siding ___
Masonry Cleaning, <i>Shade of pre-painted gray</i>	Signs ___
Tuck-point, Painting <i>could be a bit lighter</i>	Solar Collectors ___
Parking Lot ___ *	Storm Windows/Doors ___
Porch ___ **	Windows/Skylights ___
Material Changes <i>X</i> *** <i>Replace cedar siding with hardie board siding - near identical</i>	Other ___

*paving, entrance drives, landscaping **columns, cornices, trim, railings, flooring, trelliswork, steps, ornamentation ***wood, brick, metal, etc. ****change in shape, material, etc.

B. List and describe in detail all work to be done for each item checked. Include the following materials where appropriate:

1. Sketches, photographs, specifications, manufacturer's illustrations or other description of proposed changes to the building's exterior. Detailed drawings will be required for major changes in design for such items as roofs, facades, porches, or prominent architectural features.
2. If application is for a fence, patio, sidewalk or other landscaping alterations, include a site plan in addition to the information in item A.
3. If material changes are proposed, include samples.

2. NEW CONSTRUCTION

A. Describe the nature of the proposed project. Include the following materials where appropriate:

1. Site plan with measured distances.
2. Elevation drawings of each façade and specifications, which clearly show the exterior appearance of the project.
3. Samples or description of materials to be used.
4. Drawings or other description of site improvements such as fences, sidewalks, lighting, pavement, decks, etc.

3. DEMOLITION OF STRUCTURE

- A. Describe the structure's condition and reason for demolition.
- B. Describe the proposed reuse of the site; include drawings of any proposed new structures or landscaping.
- C. If economic hardship is claimed, include evidence that hardship exists.

4. RELOCATION OF STRUCTURE

- A. Explain what will be moved, where, why and proposed changes.
- B. If a building will be moved in the district from outside, include photographs.
- C. Include a site plan showing the proposed new location.
- D. Describe any site features that will be altered or may be disturbed, including foundation, walls, vegetation, etc.

Hi to all....

634 Roper Drive original cedar/shingle siding needs to be replaced. The original material is no longer available, but there is a shingle hardie board siding available that is almost identical. It comes pre-painted in several standard colors and I will try to match as close as possible to existing color...may be a bit lighter gray. The urgency with approval is the installer has contacted us and he can start next week! Siding will be removed, and new cedar/shingle look siding will be installed.

Attached, below, is my application...

Many thanks & Merry Christmas!!

Lee Anderson

COVINGTON HISTORIC ZONING COMMISSION

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

I (we) the undersigned do hereby make application for a certificate of Appropriateness for the following plans and proposals to be undertaken within the boundaries of the Historic Zoning District pursuant to Historic Zoning Code

1. LOCATION OF PROPERTY: 120 W. Pleasant Ave.

2. NAME OF APPLICANT: Addy Reynolds

Address: 217 Gloom Ave Covington TN 38019

Day Phone: 901-484-9261 Email: addyreynolds1@gmail.com

Relationship to Owner: (Check)

Self Lessee Contractor Architect Other

3. NAME OF OWNER: Mack Kidwell

Address: 707 W Liberty Ave

Day Phone: _____ Email: _____

4. TYPE OF WORK: (Check)

a. Exterior Alteration or Repair (includes painting)

b. New Construction:

i. Primary Structure

ii. Garage

iii. Addition

iv. Other

c. Demolition

1) Whole Structure

2) Part of Structure

d. Relocation of Structure

e. Lot Alteration (Parking, Paving, Sidewalks, Patios, Landscaping, including Mature Tree Removal).

5. DESCRIPTION OF WORK: (See page 2 of this application for additional information to be submitted with this application. Copies of all information submitted with an application must be retained by the Historic Zoning Commission).

6. SIGNATURE OF APPLICANT: Addy Reynolds

Date: 11-11-25

7. RETURN APPLICATION TO: Covington Historic Zoning Commission
200 West Washington Ave
Covington, TN 38019 (901) 476-7191 Ext 1046

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Awning or Canopy _____	Retaining Wall _____
Curb Cut _____	Roof _____ ****
Deck _____	Satellite Dish _____
Door _____	Security Grills _____
Fence _____	Shutters _____ Lyn Jones - contractor
Guttering _____	Sidewalks _____ 4'x10'
Light Fixture _____	Siding _____
Masonry Cleaning _____	Signs <input checked="" type="checkbox"/> painted on building black lettering
Tuck-point, Painting _____	Solar Collectors _____ w/ scissors
Parking Lot _____ *	Storm Windows/Doors _____ SW2831 Classical Gold
Porch _____ **	Windows/Skylights _____
Material Changes _____ ***	Other _____ paint building face SW2829 Classical White

*paving, entrance drives, landscaping **columns, cornices, trim, railings, flooring, trelliswork, steps, ornamentation ***wood, brick, metal, etc. ****change in shape, material, etc.

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- D. Describe any site features that will be altered or may be disturbed, including foundation, walls, vegetation, etc.



THE VINTAGE VANITY

HAIR SALON



From: Stephanie Pugh <spugh@covingtontn.com>

Sent: Tuesday, December 23, 2025 12:52 PM

To: Lessie Fisher <lfisher@covingtontn.com>; Amber Shaw <ashaw@harriss Shelton.com>; e.krull@roseconstruction.com

Subject: Fwd: Mural Revised

Here is the revised mural based on your recommendations. Maddie is available for a TEAMS/ZOOM meeting if you have questions. The foliage will be dialed back some, so that the building is more visible when painted on the actual wall. Measurements to follow.

Thank you.