

CITY OF COVINGTON  
**HISTORIC PRESERVATION COMMITTEE BOARD**  
**MEETING MINUTES**

August 2<sup>nd</sup>, 2023

6:00 p.m.

**MEMBERS PRESENT:**

Ray Lustenburger  
Jim Maxwell  
Rosie Crawford  
Monique Snow  
Janet Goodman  
Barbara Schmitt

**STAFF PRESENT:**

Ralph Moore, Director  
Marc Studevan (Intern)

**MEMBERS ABSENT:**

Heather King  
John Conklin

**STAFF ABSENT:**

Renee Criswell, City Planner

**1. OPENING REMARKS/ROLL CALL**

Chair called the meeting to order at 6:12 PM.

**2. DETERMINATION OF A QUORUM**

Chair stated a quorum was present.

**3. APPROVAL OF THE AGENDA**

Janet Goodman made the motion to approve the agenda as posted.  
Jim Maxwell seconded the motion. Motion carried unanimously.

**4. OLD BUSINESS:**

**A.** Approval of June 7<sup>th</sup>, 2023 and July 5<sup>th</sup>, 2023 minutes. No hearing held September 2023.  
Rosie Crawford made a motion to approve meeting minutes. Barbara Schmitt seconded.  
Motion carried unanimously.

**5. NEW BUSINESS:**

**A. COA# - PMOD23-0010**

**Request: Refurbish building with new windows, doors, new roof membrane, possible repaint or soda-blast and replace cedar shakes.**

**Location:** 1150 Church St.

**TMP#:** C020 0011 001

**Owner/Applicant:** Levie Maddox

**STAFF PRESENTATION:**

Director Moore presented to board parcel and zoning information along with applicant's request to allow for refurbishing/Modernize/Upgrade the building with new windows, doors, roof membrane and possibly paint or soda-blast the exterior walls and replace the cedar shakes.

**STAFF OBSERVATIONS:**

Director Moore explained the existing, two structure was one of Covington's contributing historical buildings within Covington's South Historic Town Center District. The historic brick structure was built in 1866 having approximately 2100 square feet with brick-on-brick exterior, tar and gravel flat roofing, with cedar shake awnings. Since the 80's, this

structure was most known for storefront retail and operated as Covington’s “Little Store”.

The structure encompasses 19<sup>th</sup> century style masonry as well as arched, wide warehouse single and eight over eight, recessed style windows with a wrapped building awning.

**STAFF RECOMMENDATION:**

The existing structure was one of Covington’s “mom and pop” storefronts as well as a 19<sup>th</sup> century commercial charmer, staff agreed that rehabilitation and renovations of these historic gems were crucial in keeping the historic commercial aspect and elements of the past present along with bringing new uses to those structures and allowing the history to remain and thrive. However, staff felt the proposed doors and windows were too modern to keep in-line with those historic traits.

Given those concerns, **Staff recommended approval with the conditions below:**

**Conditions:**

1. **Windows should be more period correct and in keeping with the appropriate style as the existing, to include windows should fill the entire openings.**
2. **Should applicant confirm the use of soda-blasting, a contractor with historic building experience is required and would need to have credentials presented to P&D/HPC and approved, prior to performing work.**
3. **Should applicant confirm to repaint, the window frames should be of contrasting color, preferably black.**
4. **Should HPC approve, additional required permits must be obtained before any work commences (i.e., building, etc.)**

**PUBLIC COMMENTS:**

Chair asked for public comments in favor or opposition of the proposed project. None presented.

**HPC BOARD MEMBERS QUESTIONS & COMMENTS:**

Questions were presented to applicant. Applicant satisfied the questions of the board.

**DELIBERATION AND MOTION:**

Jim Maxwell motioned to approve request with staff conditions. Monique Snow seconded. Motion carried unanimously.

6. **ADJOURNMENT**

Janet Goodman motioned to adjourn. Barabra Schmitt seconded. Motion carried unanimously.

Respectfully submitted by,

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Ray Lustenburger, Chair

October 4<sup>th</sup>, 2023  
Date

\_\_\_\_\_  
Director Moore, P&D Director

October 4<sup>th</sup>, 2023  
Date