

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

February 7th, 2024

6:00 p.m.

MEMBERS PRESENT:

Ray Lustenberger
Barbara Schmitt
Heather King
Rosie Crawford
Leigh Knight
LaKisha Clements

STAFF PRESENT:

Judy Johnson, Director
Renee Criswell, Planner

MEMBERS ABSENT:

John Conklin
Janet Goodman

STAFF ABSENT:

1. OPENING REMARKS/ROLL CALL

Chair then called the meeting to order at 6:10 PM.

2. DETERMINATION OF A QUORUM

Chair stated a quorum was present.

3. Approval of Minutes

Rosie Crawford motioned to approve the January 3rd, 2024 minutes. LaKisha Clements seconded. Motion carried unanimously.

4. NEW BUSINESS:

A. Executive Session

1. Monique Snow motioned to enter into Executive Session. Rosie Crawford seconded. Motion carried unanimously .
2. Executive Session ran from 6:13 PM to 7:01 PM
3. Rosie Crawford motion to open session. Monique Snow seconded. Motion carried unanimously (6-0)

B. COA# - PMOD24-0001

Request: To obtain reapproval of exterior modifications that include a change of the chain link fencing on Reynolds St. to ornamental steel fencing, install new LED lighting around the parking area, replace existing storefront (first floor) and glass block windows (floors 2-6) with new storefront in both locations, replace existing aluminum sliding windows with new vinyl windows & multiple renovations replacing existing materials with similar matching materials (parking, dumpster enclosure, masonry, EIFS, roof, PTAC's & entry canopy). Original approval was granted by the HPC on 1.5.22.

Location: 2101 Washington St.

TMP# C026 0020 002

Owner/Applicant: Covington Square Preservation, LP

STAFF PRESENTATION:

Renee Criswell presented to the board parcel and zoning information along with applicant's request to allow for the below referenced request:

1. On 1.5.22, HPC approved exterior renovations that included replacement of existing storefront locations with glass block windows, new vinyl windows, multiple renovations for existing materials to match with in-kind and renovations to dumpster enclosure, masonry, EIFS, roof, additional parking and entry canopy.
2. Due to some project hesitations, the approved COA expired. Hence the applicant resubmitting for reapproval of all originally approved renovations with the added requested change of the approved vinyl windows to aluminum.

STAFF RECOMMENDATION:

Staff and consultant find no issues with the board's reapproval of the requested exterior renovations to include the use of aluminum windows and recommended.

PUBLIC COMMENTS:

Chair asked for public comments in favor or opposition of the proposed project.

HPC BOARD MEMBERS QUESTIONS & COMMENTS:

Board had no questions or comments pertaining.

DELIBERATION AND MOTION:

Rosie Crawford motioned to accept the proposal as made by staff for reapproval of the originally approved 1.5.22 COA and addition of the use of aluminum windows. Leigh Knight seconded. Motion carried unanimously (6-0)

- C. **COA# - PMAJ23-0041, PMAJ23-0042, PMAJ23-0043 & PMAJ23-0044**
Request: To construct new residential homes with the proposed architectural plan, "The Kingston", to be built on Lot #s 7, 16, 38 & 52, within the Dorchester Place Community.

Locations: 5186, 5234, 5355 King St., & 4127 Pemberton Dr.

TMP#s: #C011A 007, #C011A 016, #C011A 038 & #C011A 052

Owner/Applicant: Q Dorchester Holdings, LLC / Rivermoore Partners, LLC

STAFF PRESENTATION:

Renee Criswell presented to the board parcel and zoning information, architectural plan elevation and changes, along with applicant's request to allow for below referenced request:

1. Approval of new residential construction within the Dorchester community for Lot #s 7, 16, 38, & 52 using architectural plan "The Kingston".

STAFF RECOMMENDATION:

Staff and consultant find no issues with the placement of proposed "The Kingston" plan on lots 7, 16, 38, & 52 and recommend approval of request to HPC.

PUBLIC COMMENTS:

Chair asked for public comments in favor or opposition of the proposed project.

1. John McCarthy – 3144 Academy Springs – question regarding siding

HPC BOARD MEMBERS QUESTIONS & COMMENTS:

Board had no questions or comments pertaining.

DELIBERATION AND MOTION:

Heather King motioned to approve the request for new single-family residential homes to be construction within the Dorchester community on Lot #s 7, 16, 38, & 52 using architectural plan “The Kingston” (5-0-1 with Leigh Knight recusing herself)

D. COA# - PMAJ23-0054, PMAJ23-0055, PMAJ23-0056, PMAJ23-0057, PMAJ23-0058 & PMAJ23-0059

Request: To construct new residential homes with the proposed architectural plan, “The Oakmont”, to be built on Lot #s 8, 17, 36, 39, 48 & 51, within the Dorchester Place Community.

Locations: 5192, 5244, 5363, 5349, 5281 King St. & 4135 Pemberton Dr.,

TMP#s: #C011A 008, #C011A 017, #C011A 036, #C011A 039, #C011A 048 & #C011A 051

Owner/Applicant: Q Dorchester Holdings, LLC / Rivermoore Partners, LLC

STAFF PRESENTATION:

Renee Criswell presented to the board parcel and zoning information, architectural plan elevation and changes, along with applicant’s request to allow for below referenced request:

2. Approval of new residential construction within the Dorchester community for Lot #s 8, 17, 36, 39, 48 & 51 using architectural plan “The Oakmont”.

STAFF RECOMMENDATION:

Staff and consultant find no issues with the placement of proposed “The Oakmont” plan on lots 8, 17, 36, 39, 48 & 51 and recommend approval of request to HPC.

PUBLIC COMMENTS:

Chair asked for public comments in favor or opposition of the proposed project.

1. Vicki Floyd – 4213 Dorchester Dr. – had concerns for plans looking similar and concerned with some of the lot placements.
2. John McCarthy – 3144 Academy Springs – Reiterated concerns for plans appearing similar.
3. John Thurman – 4122 Pemberton D. – Concerned plans are similar and going over the 5 plans as Council placed on some others.

Applicant return comment that the plans had differences and not similar in design.

HPC BOARD MEMBERS QUESTIONS & COMMENTS:

Board questioned the use of shared driveways. Applicant responded some will be shared and some will be side drives.

DELIBERATION AND MOTION:

Monique Snow motioned to approve the request for new single-family residential homes to be construction within the Dorchester community on Lot #s 8, 17, 36, 39, 48 & 51 using architectural plan “The Oakmont” . Rosie Crawford seconded. Motion carried unanimously (4-0-2 with LaKisha Clements against and Leigh Knight recusing herself)

E. COA# - PMAJ23-0065, PMAJ23-0066, PMAJ23-0067, PMAJ23-0068 & PMAJ23-0069

Request: To construct new residential homes with the proposed architectural plan, “The Somerset”, to be built on Lot #s 15, 18, 37, 41 & 50, within the Dorchester Place Community.

Locations: 5220, 5258, 5361, 5321 King St., and 4147 Pemberton Dr

TMP#s: #C011A 015, #C011A 018, #C011A 0037, #C011A 041 & #C011A 50

Owner/Applicant: Q Dorchester Holdings, LLC / Rivermoore Partners, LLC

STAFF PRESENTATION:

Renee Criswell presented to the board parcel and zoning information, architectural plan elevation and changes, along with applicant’s request to allow for below referenced request:

3. Approval of new residential construction within the Dorchester community for Lot #s 15, 18, 37, 41 & 50 using architectural plan “The Somerset”.

STAFF RECOMMENDATION:

Staff and consultant find no issues with the placement of proposed “The Somerset” plan on lots 15, 18, 37, 41 & 50 and recommend approval of request to HPC.

PUBLIC COMMENTS:

Chair asked for public comments in favor or opposition of the proposed project.

None given.

HPC BOARD MEMBERS QUESTIONS & COMMENTS:

Board had no questions or comments pertaining.

DELIBERATION AND MOTION:

Heather King motioned to approve the request for new single-family residential homes to be construction within the Dorchester community on Lot #s 15, 18, 37, 41 & 50 using architectural plan “The Somerset” . LaKisha Clements seconded. Motion carried unanimously (5-0-1 with Leigh Knight recusing herself)

F. COA# - PMAJ23-0045, PMAJ23-0046, PMAJ23-0047, PMAJ23-0048, PMAJ23-0049, PMAJ23-0050, PMAJ23-0051 & PMAJ23-0052, PMAJ23-0053.

Request: To construct new residential homes with the proposed architectural plan, “The Lakewood”, to be built on Lot #s 2, 12, 21, 25, 29, 33, 42, 47, 53, within the Dorchester Place Community.

Locations: 5156, 5208, 5360, 5384, 5397, 5381, 5315, 5289 King St., & 4119 Pemberton Dr.

TMP#s: #C011A 002, #C011A 012, #C011A 021, #C011A 025, #C011A 029,
#C011A 033, #C011A 042, #C011A 047 & #C011A 053
Owner/Applicant: Q Dorchester Holdings, LLC / Rivermoore Partners, LLC

STAFF PRESENTATION:

Renee Criswell presented to the board parcel and zoning information, architectural plan elevation and changes, along with applicant's request to allow for below referenced request:

4. Approval of new residential construction within the Dorchester community for Lot #s 2, 12, 21, 25, 29, 33, 42, 47, 53 using architectural plan "The Lakewood".

STAFF RECOMMENDATION:

Staff and consultant find no issues with the placement of proposed "The Somerset" plan on lots 2, 12, 21, 25, 29, 33, 42, 47, 53 and recommend approval of request to HPC.

PUBLIC COMMENTS:

Chair asked for public comments in favor or opposition of the proposed project.

1. Cindy Samagalsky – 4207 Dorchester Dr. - Question regarding the 15' depth of the porches.
2. John McCarthy – 3144 Academy Springs – Question regarding the city's driveway ordinances. Staff advised an Open Records Request could be submitted. McCarthy also had question pertaining to a separate COA case and a letter of opposition submitted by Steve Smallwood. Staff relayed there was one case regarding that was approved and one case regarding that was tabled for revisions, which were redesigned to met guidelines, resubmitted and approved.
3. Ashley Short – 4110 Pemberton Dr. – Commented on appreciation of changes made but wanted to urge consistency with community streetscape when in construction as there are not current front facing garages in Dorchester.

Applicant answered questions pertaining to porch depths.

HPC BOARD MEMBERS QUESTIONS & COMMENTS:

Board had no questions or comments pertaining.

DELIBERATION AND MOTION:

LaKisha Clements made a motion to modify the proposal for new single-family residential homes to be construction within the Dorchester community using architectural plan "The Lakewood" with builder choosing 5 lots from among the 9 for lot placement. Rosie Crawford seconded.

Motion carried unanimously (3-0-2 with ?? unsure who was against and Leigh Knight recusing herself)

4. **ANNOUNCEMENTS**
P&D Director Johnson went over community activities for Black History Month and Arbor Day.

5. **ADJOURNMENT**
Rosie Crawford motioned to adjourn. Monique Snow seconded. Motion carried unanimously.
(5-0)

Respectfully submitted by,

Ray Lustenburger, Chair

Date

Judy T. Johnson, Director

Date