

CITY OF COVINGTON
HISTORIC PRESERVATION COMMITTEE BOARD
MEETING MINUTES

April 5th, 2023

6:00 p.m.

MEMBERS PRESENT:

Ray Lustenberger
Jim Maxwell
Rosie Crawford
Monique Snow
Janet Goodman
Heather King
John Conklin
Barbara Schmitt

STAFF PRESENT:

Marc Beechuk, Director
Renee Criswell, City Planner

1. OPENING REMARKS/ROLL CALL

Chair called the meeting to order at (time)? welcomed all in attendance.

2. DETERMINATION OF A QUORUM

Chair stated a quorum was present.

3. APPROVAL OF THE AGENDA

Heather King made the motion to approve the agenda as posted.
Barbara Schmitt seconded the motion. Motion carried unanimously.

4. OLD BUSINESS:

- A. Approval of December 7th 2022 minutes. No hearings held January or February 2023.
Jim Maxwell made a motion to approve meeting minutes. Heather King seconded. Motion carried unanimously.

5. NEW BUSINESS:

A COA# - PMOD23-0003

Request:

- Extend existing primary, rear roof line to add a 4' canopy area
- Addition of 112sqft to existing garage
- Demolish existing 250 sqft shed and replace with a 276 sqft shed with covered grilling area
- Convert existing Koi Pond to a smaller pond with water feature

Location: **3117 Floyd St.**

TMP#: **C020 0001016**

STAFF PRESENTATION:

Interim Director Criswell presented to the board that the applicant's below proposals:

- An interior office space remodel that would include: converting two offices into a single living area with double-French doors accessing the backyard incorporating larger windows having no changes to heated living space footprint. With these interior changes applicant also requested to extend the rear roof line by adding a 4-foot canopy of the rear living space, extending existing stone paving to abut the rear of the house.
- An additional 112sq.ft. rear expansion to the existing detached garage that would encompass a rear entry door with exterior being of lapboard siding to match that of the existing structure.
- Demolition of an existing, dilapidated 250sq.ft. shed and replace with a new 276sf. accessory structure with grilling area. All siding and colors similar to that of the existing, with no heated living space.

- Conversion of an existing koi-pond to a smaller pond with water features.

Staff continued the presentation to report to the board that the 1940 built home, having approximately 2100 +/- heated square footage and +/- 500 square feet of unfinished space was that of masonry and wood with a masonry foundation and asphalt shingled roofing. Applicant purchased the property in 2004. In the course of their ownership, the applicants were approved for three different COAs. One for remodeling the house and construction of detached garage with a rear addition to primary residence, another for removal of the dormers from the east and west elevations of the house in order to resolve an ongoing water damage issue and most recently an administratively approved COA for replacement of twenty-six, double-hung windows that were in need of repair/replacement, with similar windows that were consistent with historic guidelines and having no material change in appearance (§16.52.250).

Additional adding, the proposed were within the rear of the home and not visible from street view and would be in-line and designed in a manner that would be compatible and keeping with the historic style of the existing structures embracing the historic aspects of the district. The proposed rear canopy extension that will require extending the original roofline, will not distract from the existing roofline having design support.

Staff continued that all materials proposed integrated with the existing home and would include:

- Lapboard and painted lapboard siding with all trim to match existing and keep within historic guidelines;
- Asphalt shingles to match existing and keep within historic guidelines;
- Paving and stonework to match existing and keep within historic guidelines;
- Brick veneer infill to match existing bricks and mortar, as used in 2004 COA remodel/repairs, and keep within historic guidelines
- Any additional windows and doors that may be replaced will match those of the existing and previously submitted with administrative approval as well as in keeping within historic guidelines.

STAFF RECOMMENDATION:

Staff recommended approval for all proposed with the following conditions:

- Ensure roof pitch remains similar in both style and pitch as existing;
- Application of lapboard siding to match existing structures that are being replaced;
- Asphalt roofing shingles to match that of the existing and garage;
- Any and all proposed landscape stonework to keep in-kind with that of existing landscape as well as any and all proposed paving should match that of the existing paved patio, etc.;
- All proposed renovations and additions should be applied and erected as said plans presented to the City of Covington Historic Preservation Committee and Planning and Development offices. Any deviation from those plans should be presented back to the HPC for approval; otherwise, changes without said approval can result in possible citations and/or removal of any and all structures in violation.
- Prior to any land disturbing or construction activities, any and all required permits must be pulled and approved
- Applicants are required to contact the City of Covington's engineering and stormwater department to ensure all land disturbance requirements, if any, are followed as it pertains to the proposed pond and water features.

APPLICANT PRESENTATION:

Applicants Kim and Maurice Carter, provided a brief overview of the proposed project with additional PowerPoint to present.

PUBLIC COMMENTS:

Chair opened floor for public comment to anyone in favor or opposition of the proposed project. None given. Floor closed for comment

HPC BOARD MEMBERS QUESTIONS & COMMENTS:

None

DELIBERATION AND MOTION:

Jim Maxwell made the motion to approve e with conditions. Monique Snow seconded. Motion carried unanimously.

6. Board / Staff Discussion;

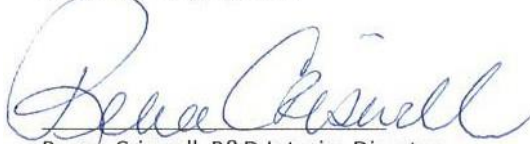
None

7. ADJOURNMENT

Monique Snow motioned to adjourn . Barbara Schmitt seconded. Motion carried unanimously.

Respectfully submit ed by,

Ray Lustenburger, Chair


Renee Criswell, P&D Interim Director

Date


Date