

ITY OF COVINGTON
HISTORIC PRESERVATION COMMITTEE BOARD
MEETING MINUTES

October 4, 2023

6:00 p.m.

MEMBERS PRESENT:

Ray Lustenburger
Jim Maxwell
Rosie Crawford
Monique Snow
Barbara Schmitt
Heather King
John Conklin

STAFF PRESENT:

Renee Criswell, Interim Director
Tracy Hernandez, City Planner

MEMBERS ABSENT:

Janet Goodman

STAFF ABSENT:

1. OPENING REMARKS/ROLL CALL

Chair called the meeting to order at 6:15 PM.

2. DETERMINATION OF A QUORUM

Chair stated a quorum was present.

3. OLD BUSINESS:

A. Approval of August 2, 2023 minutes. No hearing held September 2023.

Jim Maxwell made a motion to approve meeting minutes. Monique Snow seconded. Motion carried unanimously.

4. NEW BUSINESS:

A. COA# - PMOD23-0011 – Home Additions – Applicant requested to withdraw

Request: Addition and home renovations

Location: 3140 Academy Springs Circle

TMP#: C018 0001 001

Owner/Applicant: Nick & Michelle Snyder

B. COA# - PMAJ23-0006

Request: Demo existing structures on site (warehouse, block shop, metal shed, Parking area) and replace with a proposed 3-story, climate-controlled, self-storage.

Location: 4112 Guinn St.

TMP#: C024 0007 002

Owner/Applicant: Kent Campbell dba Campbell Lumber Company

STAFF PRESENTATION:

Renee Criswell presented to board parcel and zoning information along with applicant's request to allow for the demolition of the existing structures on site and construct a 3-story, climate-controlled, self-storage building.

STAFF OBSERVATIONS:

Renee Criswell explained the subject property is located within the North Covington Historic District just south of the CSX rail line and is a non-contributing structure due primarily to its dilapidated state. Nearby historic properties include the train station and cotton warehouse.

Plans submitted by the applicant indicate a three-story building of redbrick with pilasters creating a five-bay façade on Emory Street and seven bay facades on both north and south sides of the building. Incorporated in the design are numerous “blind windows” that provide interest and help to, along with the pilasters, break up the long wall. It is difficult to determine whether window sills or hoods/caps are to be used.

Staff feels that construction of this building will help to revitalize this area.

STAFF RECOMMENDATION:

Upon consideration of the above, staff finds that the proposed plans are compatible with the district. Staff recommends approval to the HPC for all proposed under COA cases PMAJ23-0006 with the following conditions:

1. All brick on Emory Street façade
2. Utilize brick windowsills and a brick soldier course above windows
3. Re-use or recycle as much original material as possible.

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:

Rosie Crawford motioned to approve request with staff conditions. Heather King seconded. Motion carried unanimously.

C. COA# - PMAJ23-0012 – Vera Architectural Plan

Request: Approval and placement of architectural house design/plan, per submitted and requested lot matrix, for build out completion of the Dorchester Place Subdivision.

Location: Individual Lots as Presented on Lot Matrix

TMP#: Various

Owner: Q. Dorchester Holdings, LLC c/o Quintasen Property Development, LLC.

Applicant: Jason Gillis w/ Rivermoore Partners, LLC

STAFF PRESENTATION:

Renee Criswell presented to board parcel and zoning information along with applicant’s request to allow two (2) new exterior residential designs titled “Vera” and “Waterbrook” to be built within the Dorchester Place Community on the building lots associated and notated on the applicant’s submitted lot matrix, shown within this report at Exhibit “B”, as well as lots allocations listed below:

1. Vera:
Proposed placement on Lot’s 80, 104, 112, 116, 119, 124 & 128

2. Waterbrook

Proposed placement on Lot's 81, 108, 111, 114, 117 & 122

STAFF OBSERVATIONS:

Renee Criswell explained plans submitted by the applicant suggest a vernacular interpretation of primary facades of late 19th and early 20th century middle-class housing. When comparing these house plans to the historic residences of the district, it is easy to see that there are differences and many similarities.

STAFF RECOMMENDATION:

Staff and consultant findings are that the presented plans for the Vera are compatible with the district. Staff's recommendation to the HPC is to approve the COA for the Vera plans, on the proposed lots submitted, with the following conditions:

Vera:

1. All windows and doors shall have caps/hoods and windowsills
2. All windows shall be three over one with exterior grids (may be snap grids)
3. Board and batten shall side entire house.
4. Water table shall surround entire house

PUBLIC COMMENTS:

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

Opposition:

Lee Knight – 4212 Brookhaven Dr

Terri Digby – 3144 Academy Springs Circle

Cindy Samagalsky – 4207 Dorchester Dr

HPC BOARD MEMBERS QUESTIONS & COMMENTS:

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

DELIBERATION AND MOTION:

Monique Snow made a motioned to approve the Vera with staff conditions on lots 81, 104, 112, 116 and 124. Heather King seconded. Motion carried 5-1.

D. COA# - PMAJ23-0013 – Waterbrook Architectural Plan

Request: Approval and placement of architectural house design/plan, per submitted and requested lot matrix, for build out completion of the Dorchester Place Subdivision.

Location: Individual Lots as Presented on Lot Matrix

TMP#: Various

Owner: Q. Dorchester Holdings, LLC c/o Quintasen Property Development, LLC.

Applicant: Jason Gillis w/ Rivermoore Partners, LLC

STAFF PRESENTATION:

Renee Criswell presented to board parcel and zoning information along with applicant's request to allow two (2) new exterior residential designs titled "Vera" and "Waterbrook" to be built within the Dorchester Place Community on the building lots associated and notated on the applicant's submitted lot matrix, shown within this report at Exhibit "B", as well as lots allocations listed below:

1. Vera:

Proposed placement on Lot's 80, 104, 112, 116, 119, 124 & 128

2. Waterbrook

Proposed placement on Lot's 81, 108, 111, 114, 117 & 122

STAFF OBSERVATIONS:

Renee Criswell explained plans submitted by the applicant suggest a vernacular interpretation of primary facades of late 19th and early 20th century middle-class housing. When comparing these house plans to the historic residences of the district, it is easy to see that there are differences and many similarities.

STAFF RECOMMENDATION:

Staff and consultant findings are that the presented plans for the Waterbrook are compatible with the district. Staff's recommendation to the HPC is to approve the COA for the Waterbrook plans, on the proposed lots submitted, with the following conditions:

Waterbrook:

1. All windows and doors shall have caps/hoods and windowsill
2. Entire house shall be with clad with board and batten

PUBLIC COMMENTS:

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

Opposition:

Lee Knight – 4212 Brookhaven Dr

Terri Digby – 3144 Academy Springs Circle

Mark Sanders – 3188 Conyers St

HPC BOARD MEMBERS QUESTIONS & COMMENTS:

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

DELIBERATION AND MOTION:

Barbara Schmit made a motion to deny. Rosie Crawford seconded. Motion failed.

John Conklin made a motion to approve the Waterbrook with staff conditions on lots 88, 108, 114, 117 and 122. Jim Maxwell seconded. Motion carried 5-1.

E. COA# - PMAJ23-0007 –

Request: Major reconstruction to allow for a facility large enough to serve the substantially growing congregation, which would include below:

- Demo existing, original structure in order to reconstruct a church building to the same architectural historical standards and design of the original sanctuary as well as Meet the historic districts required historic guidelines

Location: 1139 Usher St

TMP#: C020 0014 004

Owner: First Baptist Church

Applicant: Brandon Bowen

STAFF PRESENTATION:

Renee Criswell presented to the board the applicant's request is to allow for a major re-construction of the church, in order to expand and accommodate the vastly growing congregation. Proposal presented would include:

1. Demolition of existing structure in order to;

2. Replace existing church building with a proposed designed to serve the First Baptist Church of Covington's exiting needs with a design in-line with original sanctuary.

STAFF OBSERVATIONS:

The subject property is located in the Covington Historic District at the corner of Elm and Floyd Streets. First Baptist Church has been a part of the community for 200 years this October, having occupied the current building since circa 1911. There have been many additions and changes including an education annex, sanctuary remodel, removal of a dome and painting of the brick and other masonry.

STAFF RECOMMENDATION:

Staff/Consultant Recommendations

Part I – Demolition:

In consideration of the above, staff and consultant do not find a compelling reason or necessity to demolish the building at this time. The building is not dilapidated or by the applicant's own admission, in imminent danger or threat.

Staff and consultant recommend that the HPC deny the application for demolition.

Part II – Proposed New Construction:

If the HPC approves the demolition permit, staff and consultant recommend approval of the COA for new construction with the following conditions:

1. **Salvage and re-use as much historic material as possible in the new building**
2. **Offer remaining demolition materials for recycling or reclamation.**
3. **Redesign windows for better pedestrian scale**
4. **Maintain existing building setback on Elm Street**

PUBLIC COMMENTS:

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

In favor:

Allen Freeman –

Cody McNabb – 4164 Town Branch Ct

HPC BOARD MEMBERS QUESTIONS & COMMENTS:

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

DELIBERATION AND MOTION:

Heather King made a motion to deny, based off reasons notated below, the demolition of the existing church. Jim Maxwell seconded. Motion passed 4-2.

Frank Turner, City Attorney, spoke up for the need to have a motion on the construction of the new building. Heather King made a motion to deny the construction of the new building. Monique Snow seconded. Motion passed 4-1-1. Rosie Crawford denied. Barbara Schmidt abstained.

Reasons for Denial:

1. City ordinances under *Chapter 16.52* Historic Preservation, *Sections 16.52.280.D(1-7)* and *16.52.280.E(1-4)*, regarding the commission's approval or denial for a Certificate of Appropriateness for the demolition of a building, structure, site, object or landscape and/or for proposed new construction;
2. Responsibility of the HPC is to protect historic structures;
3. Proposed architectural elevations appear too modern as well as proposed tower height being too high;
4. Demolition of contributing, historic structures shouldn't be allowed if:
 - a. It sets an unwanted precedence within the historic district;
 - b. The only purpose is to suite the needs of owners; and
 - c. Reasoning notates there are neighboring historic structures, similar in architectural design.
 - d. Proposed goes against The Secretary of the Interior's Standards for the Treatment of Historic Properties, which requires preservation of historic resources and expressly prohibits new construction that creates a false sense of history (i.e., building a new building to look like the existing, historic building).

6. **ADJOURNMENT**

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

Respectfully submitted by,

Ray Lustenburger, Chair

November 1st, 2023
Date

Tracy Hernandez, City Planner

November 1st, 2023
Date