

ITY OF COVINGTON
HISTORIC PRESERVATION COMMITTEE BOARD
MEETING MINUTES

NOVEMBER 1ST, 2023

6:00 p.m.

MEMBERS PRESENT:

Ray Lustenberger
Barbara Schmitt
Heather King
John Conklin
Janet Goodman

STAFF PRESENT:

Judy Johnson, Director
Renee Criswell, Planner
Tracy Hernandez, Planner

MEMBERS ABSENT:

Rosie Crawford
Monique Snow

STAFF ABSENT:

1. **OPENING REMARKS/ROLL CALL**

Prior to opening remarks and roll call, Chair Lustenberger took a moment of silence and prayer for the passing of HPC board member, Jim Maxwell.

Chair then 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 the October 4th, 2023 minutes. No hearing held September 2023.
John Conklin made a motion to approve meeting minutes. Monique Snow seconded.
Motion carried unanimously.

4. **NEW BUSINESS:**

A. **COA# - PMOD23-0011- Home additions**

Request: Addition and home renovations to include:

- Detached, rear garage addition
- Porch addition with adjustment of primary rear structure's roof line
- Fence addition
- Exterior renovations to apartment (stairs & doors), balcony (removal) with siding replaced and removal of four trees for project.
- Pool installation

Location: 3140 Academy Springs Cir.

TMP#: C018 0001 001

Owner/Applicant: Nick & Michelle Snyder

STAFF PRESENTATION:

Renee Criswell presented to board parcel and zoning information along with applicant's

request to allow for the above and below referenced requests:

1. Detached, rear garage addition
2. Porch addition with adjustment of primary rear structure's roof line
3. Fence addition

4. Replacement of non-historic doors and windows
5. Exterior renovations to apartment (stairs & doors), balcony(removal) with siding replaced and removal of four trees for project.
6. Pool installation

STAFF OBSERVATIONS:

Criswell reported that the subject property was just south of Conyers St., adjacent to Academy Springs Park and is a contributing structure with Covington's South Historic District stating that the home was an example of Dutch Colonial architecture with a Gambrel roof, two chimneys, lap siding, six over six window sashes, Greek Revival entrance portico, on a continuous brick foundation.

Current owners submitted that the original construction of the house dated back to circa 1846 having several additions and renovations during the life of the structure, which included division of the interior into four apartments. Subsequent additions have a combination of hipped, shed, and flat roofs and are clad with the same exterior siding but include a mixture of widow and door types. Further, staff reported that there were many nearby historic properties along Conyers Street and neighborhoods to the north and west.

Staff continued to explain that the plans submitted by the applicant indicated removal of certain windows, stairs, porches and doors that were now rotten, and to allow for the interior of the house to become a single-family residence once again, interior changes were required as well as an addition of the porch, replacement of non-historic doors and windows, and a rear garage as well as landscaping, pool and fence. The porch addition would necessitate a change in the roofline of the rear of the house, which will not distract from the existing roofline having design support. The proposed rear garage addition would not be visible from the road and with the primary structure being an approximate 5k square feet, the proposed garage's square footage would be compatible with the primary.

STAFF RECOMMENDATION:

After review of all proposed, staff feels that the proposed rear additions, being at the rear of the home and not visible from street view, are designed to be compatible and with that of the primary structure, as well as in keeping with the historic style and historic aspects of the district. The proposed window and door replacement along with exterior repairs to damage and deterioration of the home are keeping in line with the required ordinary maintenance and repairs for historic properties within the city.

Staff recommended approval of the COA for PMOD23-0011 with the conditions below:

Conditions:

1. Replacement windows to have six over six true divided light sashes
2. Fence shall be one of the recommended designs in the Covington Historic District Design Guidelines with required fencing permit submitted, prior to installation;
3. Eave and soffit and fascia on the new roofline at the rear of the house to match the rest of the house
4. Garage to be constructed as presented in the line drawings.
5. Pool permits, including land disturbance application, to be submitted and approved, prior to beginning any aspect of the project.

PUBLIC COMMENTS:

Chair asked for public comments in favor or opposition of the proposed project. Presented Terri Digby, 3144 Academy Springs Circle, stating that she was happy to have the Snyder's next door and that they have put a lot of hard work and love into the property and she was very much for them being able to move forward with their requests.

HPC BOARD MEMBERS QUESTIONS & COMMENTS:

Board member Goodman asked why being 5 years in the home the requests were now being made. Applicant satisfied the question by stating the resources and funds were now available for them to move forward. No further questions were presented by the board. Chair closed discussions and asked for a motion.

DELIBERATION AND MOTION:

John Conklin motioned to approve request with staff conditions. Heather King seconded. Motion carried unanimously (4-0)

6. **ADJOURNMENT**

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

Respectfully submitted by,

Ray Lustenburger, Chair

December 6th, 2023
Date

Renee Criswell, City Planner

December 6th, 2023
Date