Licking Riverside

--Information for Covington Beautification Award

225 E 2nd Street, Covington, Kentucky  Historic Licking Riverside]

Kathleen Comisar, Owner

Carol Horn, Nominator   Kathleen Comisar, Recipient

Owner- Kathy Comisar,  I am a Realtor with Comey and Shepherd and have lived many places in Cincinnati and NKY.  I originally moved to NKY as I was Director of Sales for Corporex and sold 52 condos pre sale at the Ascent in 2005.  I fell in love with the Historic Licking Riverside and was soon to buy a home there.  I lived at the Ascent for 6 years and completed a 360 degree turn around when I moved from my totally contemporary condo to an 1865 Townhouse.  I have tried to capture and enhance the level of restoration in my neighborhood by choosing projects for my house that reflect our historic journey.

I purchased 225 E 2nd Street in 2015. It was built in 1865 and is a duplex with two residences attached with common wall.  In 2013, I sold the right side, 223 E 2nd to my client ( I am a Realtor) and was surprised to see 225 E 2nd for sale.  As I was already living in the area, I was aware of the total renovation by David Herriman in 2008.  He lived in the neighborhood and could not tolerate the condition of 223/225 as it was very deteriorated. So he purchased it just to renovate it and save it.    David had to deal with a  sistern buried in the back yard and other surprises and he personally told me that his costs were way over what he could sell the homes for.  I am thankful that he saved this home. The building was totally gutted at that time and renovated.  When I purchased the home there were still some items that needed attention and other “wish“ items for the future.

Projects that have been completed since I bought my home

1.      Deconstructed east wall of home and both chimneys, rebuilt the wall and chimneys consistent with the Federal design of the building.

2.      Side yard and back courtyard- removed falling down fence, built retaining walls along east side of house, removed Allen block wall in courtyard and replaced with natural stone.  Gardens designed by Tracey Meade installed with irrigation.

3.      Front landscaping - Gardens designed by Tracey Meade , installed with irrigation.

4.      Front – redesigned area between sidewalk and street to include more landscaping beds, added 4 Cherry Trees to match existing Cherry Trees on the street.  Neighbor Bob and Joann Smith also participated in front design and construction and application.  We worked together to elevate the ambiance of the front of our homes and overall street scape.  Larry Mosteller also participated by “adopting” two cherry trees that were not in the budget in order to make the project work.  The cost of the project also included removing the dead diseased trees and removing concrete to install new trees.  We removed two large concrete pad areas and added landscape area to front sidewalk.  Redesigned concrete sections that allow person to get to their car.  Installed ground cover in landscape area.  TEPE Landscaping helped make this all happen.

5.      Installed black wrought iron fence along side of home with functional gate.

6.      Installed lighting in courtyard.

I love living in Covington.  The investment that I have made  in my home is proof!