

ON TUESDAY, APRIL 5, 2022 THE BOARD OF ARCHITECTURAL REVIEW HELD A MEETING IN THE 2ND FLOOR COURTROOM OF THE WOODFORD COUNTY COURTHOUSE AT 6:30 P.M.

Chairman Hall called the meeting to order.

MEMBERS PRESENT: Debra Shockley, Mike Hall, Kevin Locke, J.D. Woods, Matt Myers.

MINUTES: A motion was made by Mr. Woods, as seconded by Mr. Myers to approve the February 1, 2022 minutes, as submitted. The motion carried with (4) four aye votes.

Case #04-002-2022 - Certificate of Appropriateness: Paul & Linda Barnes (Owners) – 261 Morgan Street - OHR-2 District – Article VII, Section 720 – Owners are requesting to construct a 20' x 24' sunroom on the northeast corner of their home.

Chairman Hall opened the hearing and called upon the applicant for comments. Paul and Linda Barnes were present and Mr. Barnes noted that he planned to build the sunroom that he had applied for. Mr. Woods questioned what type of windows were being proposed. Mr. Barnes noted that he had priced a couple of different windows and one is like what he has in his home now and the other quote was from Pella and that is the one he will probably go with; the windows in his home have been there for 32 years. He will put wood around the windows and will use wood for the balusters. Mr. Barnes proposed using metal or fiberglass doors. There was discussion on the slope of the roof. Mr. Barnes noted that it would be ½ inch per foot; Mr. Locke noted that ¼ per foot would look better. It would be sloped toward Bowmar Street with gutter all the way around. Chairman Hall reviewed the guidelines for windows. Mr. Woods noted that he would like to see the window that was proposed to use and would like to see a roof plan.

The Board discussed the type of windows and Chairman Hall noted that the house was a contributing house. There was not anyone in attendance from the public.

Chairman Hall closed the public portion of the hearing and asked for discussion and motion.

Motion was made by Mrs. Shockley, as seconded by Mr. Woods to approve with provisions Case #04-002-2022 - Certificate of Appropriateness: Paul & Linda Barnes (Owners) – 261 Morgan Street - OHR-2 District – Article VII, Section 720 – Owners are requesting to construct a 20' x 24' sunroom on the northeast corner of their home contingent on applicant submitting more detail on windows having exterior muntin/mullions and doors and detailed roof plan with updated section showing roof is level on all sides to staff. Motion carried with three (3) aye votes (Shockley, Woods, Myers) and two (2) nay votes (Hall, Locke).

Case #04-003-2022 – Certificate of Appropriateness: Jon Gay, The Downtown Co. (Owner) and Woodford County Tourism (Applicant) – 126 South Main Street - OHB-2 District – Article VII, Section 720 – Applicant is seeking to add a building name and a projecting sign to the façade of the building.

Chairman Hall opened the hearing and called upon the applicant for comments. Jon Gay, owner, and Emily Downey, Woodford County Tourism and Chamber of Commerce Director, were present. Chairman Hall noted that the owner and applicant were requesting approval for a blade sign and building sign. Mr. Locke questioned the height of the letters on the building. Mr. Gay noted that it would fit between the horizontal trim work; Woodford Business Center @ The Old Lyric. The Zoning Ordinance limits the size and projection of signs.

Motion was made by Mr. Locke, as seconded by Mr. Woods to approve Case #04-003-2022 – Certificate of Appropriateness: Jon Gay, The Downtown Co. (Owner) and Woodford County Tourism (Applicant) – 126 South Main Street - OHB-2 District – Article VII, Section 720 – Applicant is seeking to add a building name and a projecting sign to the façade of the building and that the vertical dimension of the wall lettering stay within the wood trim immediately below and above the sign location. Motion carried with five (5) aye votes.

Case #04-04-2022 – Certificate of Appropriateness: Viane Lizza (Owner) -4200 Old Frankfort Pike – OHA-1 District – Article VII, Section 720 – Owner is seeking demolish the existing accessory building on the north side of the property and then rebuild a new accessory building per plans.

Chairman Hall opened the hearing and called upon the applicant for comments. Ralph Martino was present on behalf of the owner/applicant. Mr. Martino provided the Board with a rendering by an architect of what the owner would like to build back because the current structure is of no use to the owner in its current condition. The current structure is 30 x 50 and they are proposing the new one to be 30 x 70. Mr. Locke questioned who made the determination that the current structure was no longer usable. Mr. Martino noted they had the architect look at the structure and you can see the outside from inside. Chairman Hall noted that the guidelines state if a building is to be demolished that it meets Design Guidelines in Appendix B (B. Demolition 1-3). It is important to have the report from an architect or engineer to approve demolition of the building. Mr. Martino asked if he needs to have a structural engineer look at the building. Mr. Woods noted that there will be more to it that will be discussed. Mr. Martino noted that they will have to go over the foundation and would like to keep the same steel roof, same vertical wood siding and would like to change the windows to allow more light in. Mr. Martino noted that they can't put anything of value or use the building in its current condition. Chairman Hall noted that more information is needed (pictures and report of what the structure is built with). Mr. Martino noted that the owner would like to make the structure 30x70, adding fireplace, adding cupolas, have glass doors on front but will have wood barn doors covering those, larger windows would be Kolbe (wood or metal with simulated divided light), complete half bath and would have wood vertical board and batten. Mr. Martino noted that the building would be used for personal collection and want to make the building structurally sound and secure. Mr. Locke noted that if that is the case then a new building would probably be needed and new foundation and if a structural engineer looks at it then it could be a costs savings if some of it is salvageable. Mr. Locke noted that he was not in favor of the cupolas on top and they were not part of the original building. Mr. Locke did note that the historical nature did go away when they moved the building. Mr. Martino noted that the owner would be willing to put the limestone back around the bottom. Mr. Woods noted that it was no longer a contributing structure because it was moved. Mr. Martino noted that they would do whatever the Board agreed too. The Board requested the owner obtain a letter from a structural engineer to see if the building is structurally sound and salvageable. Mr. Martino asked if the building is salvageable would they be able to expand the building size and the Board stated yes; change the windows but not the size; windows in the back can be any size. Mr. Martino noted that they wanted more natural light. The addition would be an opportunity for more light. Need to get closest size to current window. Will need to update elevations and need section detail on addition. There was discussion about the type of roof. Mr. Locke noted that the original windows are different than what is currently on the building. Mr. Martino asked for clarification if the building is not structurally sound then can he come back with plans to build whatever they want. Mr. Woods noted that was correct. Chairman Hall noted that Mr. Martino would need to come back to the May meeting with a stamped structural engineer letter stating whether or not the building is structurally sound.

Motion was made by Mrs. Shockley, seconded by Mr. Myers to adjourn at 8:09 p.m. Motion carried with five (5) aye votes.

**Mike Hall, Chair
MH/ko**