

ON TUESDAY FEBRUARY 5, 2019 THE BOARD OF ARCHITECTURAL REVIEW HELD A MEETING IN THE 2ND FLOOR COURTROOM OF THE WOODFORD COUNTY COURTHOUSE AT 6:30 P.M.

OATH OF OFFICE: Pattie Wilson, Planning Director, administered the Oath of Office to new member Debra Shockley.

MEMBERS PRESENT: J.D. Woods, Phil Keppler, Mike Hall, Matt Myers, Debra Shockley

ELECTION OF OFFICERS: A motion was made by Mr. Keppler, as seconded by Mr. Myers to nominate Mr. Hall as Chairman. Motion carried with four (4) aye votes. A motion was made by Mr. Keppler, as seconded by Mr. Myers to nominate Mr. Woods as Vice-Chairman. Motion carried with four (4) aye votes. A motion was made by Mr. Myers, as seconded by Mr. Woods to nominate Ms. Shockley as Secretary. Motion carried with four (4) aye votes.

MINUTES: A motion was made by Mr. Woods, as seconded by Mr. Myers to approve the July 10, 2018 minutes as submitted. The motion carried with five (5) aye votes with Ms. Shockley abstaining.

Case #02-001-2019- Certificate of Appropriateness: Gurjinderpal Singh, Sandeep Kaur and Ammdeep Burns – 216-218 Lexington Street – OH/B-2 District – Article VII, Section 720 – Owner is seeking a Certificate of Appropriateness to demolish the structure located on 216-218 Lexington Street.

Chairman Hall opened the hearing and called upon the applicant for a description of what they were requesting. Bill Moore, Attorney representing the property owners, noted that they were requesting to tear down the structure located on the property. The front part of the building is located in the Historic zone and back part is not and pursuant to the Board's Guidelines, the applicants tendered photographs, a structural evaluation by an engineer who pointed out that it would be too cost prohibitive to restore the property. They obtained an appraisal which concluded that the structure had no value to the property because it was in such poor condition. Mr. Moore noted that they would like to get the Board's permission to move forward with the demolition of the structure. Ms. Shockley questioned how the structure ended up half in the Historic zone and half not. Mrs. Wilson noted that she did not have a definitive answer other than they didn't have good aerial photographs when they created the Historic Districts throughout Versailles, Midway or Woodford County. Ms. Shockley asked if the property owners own adjacent property. Mr. Moore noted that they did. There was discussion regarding what would be placed on the property if the structure where to be demolished. Copies of the engineer's report was distributed at this time.

Chairman Hall noted that the Design Guidelines are to provide schematic design phase of the new construction to the Board of Architectural Review prior to a demolition permit being issued. Mrs. Wilson noted that she did discuss that with Mr. Moore and she did not think the applicants were to that point yet. Chairman Hall also noted that construction should commence within six months of demolition. Chairman Hall suggested that all of the criteria should be ready prior to approval from the Board. Mrs. Wilson made reference to another building that was demolished on Rose Hill Avenue. Mr. Moore noted that his request to demolish is very similar to Rose Hill property because it was due to neglect by the prior owner; it has been abandoned for two years and it is a nuisance and the owners are trying to remedy that by taking it down. Mr. Moore noted that by the reports which were submitted that the building needs to come down or it will be harmful to somebody. Chairman Hall noted that the structure that will be built back would need to follow historic guidelines and preserve the pieces of the building that can be saved and was concerned that no plan had been presented. Ms. Shockley was

concerned that it would become overflow parking. Mr. Woods noted that if it was a condemned structure then the Board would not have to take action. There was discussion regarding the value and description how to salvage the structure. Mr. Moore noted that based on the record as presented a finding could not be made to renovate. Mr. Moore noted that their position is that it has been condemned by neglect. Ms. Shockley noted that a cost analysis showing what it would take to renovate the structure would be helpful.

Chairman Hall noted that the structure is a contributing building architecturally to Lexington Road. Chairman Hall reviewed the guidelines for demolition to determine if it was appropriate. Mr. Myers questioned if a report would be presented by a historian architect; Mr. Moore noted not of this date. Chairman Hall noted that this may be a code enforcement issue. Mrs. Wilson noted that there was a property maintenance code that the City has in place and if they are so inclined to request Isaac Hughes to inspect the building, and then they can go through that process. Chairman Hall noted that the Board has the charge to preserve the history when appropriate. Mr. Moore requested that they continue the hearing until a later date to allow the applicants to present additional information for the Board to review to address some of the concerns. Mrs. Wilson asked Mr. Moore if he knew if the property was on the blighted property list. Mr. Moore noted that it was not and that this year that committee only considered abandoned property. Mrs. Wilson noted that the Board could make a site visit if the applicants thought it was safe to go into the building and she could try to organize that or they could go individually. It was discussed that Mr. Hughes needs to make a determination and that a report from a design professional of the historic nature of the structure. Mr. Keppler noted that he believed that the structure was sound. Mrs. Wilson noted that the Board would only review what is built in the front of the property that is in the Historic District. Mrs. Wilson noted that the Historic portion of the lot is 65' deep. Mr. Myers questioned if the wooden addition on the rear was considered inappropriate addition. Chairman Hall noted that it was on the 1891 Sanborn Map. There was discussion regarding the division of 216 and 218 and how that would be viewed when doing the code inspection.

Chairman Hall asked for a motion and asked if anyone had any further discussion.

A motion was made by Mr. Myers, as seconded by Ms. Shockley to keep the hearing open to allow the applicants to provide more information for Case #02-001-2019- Certificate of Appropriateness: Gurjinderpal Singh, Sandeep Kaur and Ammdeep Burns – 216-218 Lexington Street – OH/B-2 District – Article VII, Section 720 – Owner is seeking a Certificate of Appropriateness to demolish the structure located on 216-218 Lexington Street. The motion carried with five (5) aye votes.

A motion was made by Mr. Myers, as seconded by Mr. Keppler to adjourn at 7:12 p.m. Motion carried with five (5) aye votes.

Michael R. Hall, Chair

MH/ko