

ON TUESDAY JULY 10, 2018 THE BOARD OF ARCHITECTURAL REVIEW HELD A MEETING IN THE 2ND FLOOR MEETING ROOM OF THE WOODFORD COUNTY COURTHOUSE AT 6:30 P.M.

MEMBERS PRESENT: J.D. Woods, Peter Fisher, Phil Keppler, Mike Hall, Matt Myers

MINUTES: A motion was made by Mr. Hall, as seconded by Mr. Woods to approve the June 5, 2018 minutes as amended. The motion carried with five (5) aye votes.

OLD BUSINESS

Case #06-003-2018 – Certificate of Appropriateness: Naser Alamdari – 140 E. Main St (207 N. Gratz St) – OHB-2 District – Article VII, Section 720 – Applicant is seeking a review to amend a prior approval on railings on a proposed deck to change material glass panels on railing to 2”x2” wood spindles for safety reasons.

Chairman Fisher noted that this application was tabled at the June 5, 2018 meeting and that the applicant is seeking a review to amend a prior approval on railings on a proposed deck to change material glass panels on railing to 2”x2” wood spindles for safety reasons. Chairman Fisher reviewed the reason for the change from glass to spindles. Chairman Fisher noted that there was concern about the residential style of the proposed railing by Board members and the elevations were not clear. There was concern about the growing visibility of the back of the building and if the residential railing was congruous with the historic nature of the district. Mr. Alamdari provided a drawing of the railing with spindles. Mr. Hall asked for clarification regarding the approval of the railing with glass infill. Mr. Alamdari noted that the 4x4 post were closer using the glass. Mr. Hall questioned when the deck was previously approved was the bottom and top rail identical to what was proposed and was not sure if all they were acting on were the spindles. Chairman Fisher noted that they were to review amending a prior approval on railings on a proposed deck to change material glass panels on railing to 2”x2” wood spindles for safety reasons. Mr. Woods asked if the Board had previously looked at the entire structure. Mrs. Wilson noted that they did look at the entire structure and doors and windows. Mr. Hall took some time and reviewed the previous approval for glass panels. Mr. Alamdari reviewed the reasons for requesting glass panels. Mr. Alamdari noted how he planned to construct the deck using the spindles. Mr. Hall noted that there were two things going on; the view of the historic building being compromised and the aesthetic of the handrail being added to the historic structure. Mr. Alamdari noted that the Board did not know what the traffic count was on N. Gratz Street. Mr. Hall noted that the Board’s charge is what was visible from the road, not the traffic count. Chairman Fisher noted that the building was significant to downtown Midway and not only the Main Street façade but the N. Gratz Street/Martin Street façade because that is the direction that downtown Midway is growing. Mr. Alamdari noted that it was not visible to Martin Street and there were no facts on the view of the building through the Board, there is no traffic count. Mr. Hall noted that the rules and guidelines prove why it was important to construct properly. Mr. Alamdari noted again that the building had very little visibility on Martin Street, the Board disagreed. Chairman Fisher noted that it was visible coming from the Brown Barrel or the Robin Nest building. Mrs. Wilson noted that it should have been Dudley Street. Mr. Hall noted that the handrail detail that was provided at the meeting by Mr. Alamdari was not something that he could approve but if the Board was supposed to act on using 1 3/8” spindle to replace glass, and then the Board’s hands are tied.

There was discussion regarding the use of spindles and changing the handrail/railing system; the Board needed to see how the top and bottom rail would fit. Mr. Alamdari noted that he researched for a historic railing and has not been successful. Mr. Myers suggested sandwiching the top and bottom spindles instead of having one side exposed. Chairman Fisher noted that the Board could grant the

request, grant it with an amendment, deny it or table it. Mr. Woods noted the problem is with the assembly of the rail system. Mr. Woods suggested approving with an amendment. There was discussion using caps on handrail. Mr. Keppler made several suggestions on the handrail using caps on top and shared a drawing with Mr. Alamdari. Mr. Hall noted that it was his understanding that a different railing was previously approved and not just a different spindle. Mr. Alamdari disagreed. Chairman Fisher noted that the Board of Architectural Review in 2013 approved a railing with a glass infill but that railing is not safe per engineers. Mr. Hall noted that he would like to see details brought back to Mrs. Wilson showing the suggested sandwiching of the spindles and the caps being used on the posts. Mrs. Wilson suggested adding a 2x4 board on exterior at top of spindles. There was discussion regarding the handrail.

With there being no further questions for Mr. Alamdari, Chairman Fisher closed the public portion of the hearing.

Chairman Fisher summarized the discussion and noted concern about the deck appearing to be residential; some suggestions of providing sandwiching on top rail; extending the main posts and adding caps on them as possible amendments to railing as proposed at the meeting. Chairman Fisher asked if there was any further discussion. Mr. Myers noted that they needed to make sure the sandwiching was for the top and bottom.

Chairman Fisher asked for a motion.

A motion was made by Mr. Woods, as seconded by Mr. Keppler to approve Case #06-003-2018 – Certificate of Appropriateness: Naser Alamdari – 140 E. Main St (207 N. Gratz St) – OHB-2 District – Article VII, Section 720 – Applicant is seeking a review to amend a prior approval on railings on a proposed deck to change material glass panels on railing to 2”x2” wood spindles with the following amendments: 4” posts going through railing with cap at end points, install 2”x2” spindles on inside with 2”x4” on exterior at top and bottom and/or sandwich with 1”x4” and provide detail or photo to Mrs. Wilson. The motion carried with four (4) aye votes and one (1) nay vote (Hall).

NEW BUSINESS

Case #07-006-2018 – Certificate of Appropriateness: Versailles Property Group – 161-175 North Main St – OHB-2 District – Article VII, Section 720 – Applicant is seeking a Certificate of Appropriateness to modify the façade of 161-175 North Main Street.

Chairman Fisher opened the hearing and called upon the applicant for comments. Kyle Fannin, Tristan Ferrell, Lori Garkovich and Jennifer Powell were present. Mr. Fannin noted that they are putting a restaurant in and have to work with the state on the project and there are certain things that the state requires them to do, which was mostly the doors. Mr. Fannin noted that they wanted it to look like it did years ago and have exposed the transoms that bring in a lot of light. They would like to replace the doors, add an awning, and add a sign and lighting. Chairman Fisher asked for clarification of storefront and the wood surround of the door. Mrs. Powell noted that the storefront door would be wood framed and they would use a Cementous type board panel (Hardie board) to cover the sides and top around the door. The door would be aluminum; the doors are 6’0” by 7’0”. Chairman Fisher questioned the lighting. Mrs. Powell noted that the lights would be under the awning on each side of the door. Mr. Woods asked if there was a sample of the type of light. Mr. Ferrell shared a photo of an option that was suggested by the lighting company and that it was 4” off the brick. The awning is not backlit. Mr. Hall noted that the awning should be at least 7’ above the sidewalk. Chairman Fisher noted that the

rectangle brick frame above the awning should not be interrupted and the awning should sit just below it. Mr. Myers suggested that they explore other gooseneck type lighting. Mr. Keppler questioned the type of doors that are being proposed and that according to the guidelines they should match historical content of the building in size, style and material; should have same number of panes, jams, sills and heads. There was discussion regarding the reason they chose aluminum over wood. Mrs. Powell noted that there were other aluminum commercial doors in the downtown area. Mrs. Wilson asked what material the sign was made of. Mr. Ferrell was not sure but knew it wasn't glass; Mr. Hall noted that it was described as cut aluminum with plexiglass backing not to exceed 24 square feet per side. Mrs. Wilson noted that if they use a sign that is similar to one in the downtown area then she can approve it administratively.

Chairman Fisher closed the public portion of the hearing and summarized the discussion.

Chairman Fisher asked for a motion.

A motion was made by Mr. Keppler, as seconded by Mr. Myers to approve Case #07-006-2018 – Certificate of Appropriateness: Versailles Property Group – 161-175 North Main St – OHB-2 District – Article VII, Section 720 – Applicant is seeking a Certificate of Appropriateness to modify the façade of 161-175 North Main Street as presented and as amended to include awning to be minimum 7' above sidewalk and not to extend above brick panel, sign detail over awning to be presented to Mrs. Wilson for review. The motion carried with five (5) aye votes.

A motion was made by Mr. Woods, as seconded by Mr. Keppler to adjourn at 7:59 p.m. Motion carried with five (5) aye votes.

Peter Fisher, Chair

PF/ko