

ON TUESDAY JUNE 5, 2018 THE BOARD OF ARCHITECTURAL REVIEW HELD A MEETING IN THE 2ND FLOOR COURTROOM OF THE WOODFORD COUNTY COURTHOUSE AT 6:30 P.M.

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

MINUTES: Mr. Woods noted that a correction needed to be made to whom the motion was made by, should have been Mr. Myers and seconded by Mr. Keppler. A motion was made by Mr. Woods, as seconded by Mr. Keppler to approve the April 9, 2018 minutes as amended. The motion carried with five (5) aye votes.

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 opened the hearing and called upon the applicant for a description of what they were requesting. Mr. Alamdari was present and noted that he could not deliver his promise and had two different engineers tell him that they would not approve the glass panels on the deck due to the height of the deck and he was asking for approval to install 2" spindles on the proposed deck. Chairman Fisher noted that he was on the Board in 2013 when the glass panels were approved and noted that he had reviewed the minutes and concluded that the spindles would create a problem for view of the structure. Mr. Alamdari shared a sketch of what the glass panels would have looked like. Mr. Hall asked for clarification as to the location of the deck and material requesting to be used. Mrs. Wilson noted that it was totally visible from N. Gratz Street. Mr. Alamdari provided detail. Mr. Myers asked if there were problems at the previous meeting to allow wood spindles. Mr. Wilson noted that Mr. Alamdari showed them in his drawings but at the meeting he said he had purchased the glass and that is what he wanted to use and the Board liked that because it provided transparency to see the brick facade. Mrs. Wilson noted that the lower deck was replaced without permitting and she has spoken to Mr. Alamdari about that. Mr. Alamdari stated that it was not replaced just rebuilt with same material. Mr. Keppler noted that it was visible coming up the hill from the park. Chairman Fisher questioned if the 2x2 spindle was appropriate. Mr. Alamdari noted that he could make the spindles 1- 3/8" or 2". Mr. Myers noted that he did not have a preference between the two and noted that the 2x2 was standard and questioned if the Board had a standard. Mr. Keppler noted that the proposed deck was not the same footprint of what was removed and Mr. Alamdari disputed that comment. Chairman Fisher noted that it was important that this be reviewed because it was visible from the street and was a significant building. Chairman Fisher noted that the task of the Board was to determine if the 2x2 spindle was appropriate. Mr. Myers asked if the 2x2 was nominal or standard. Mr. Alamdari noted that he could make it any size but the 1-3/8" was better for sight distance. Chairman Fisher asked Mr. Alamdari if had considered any other type of material that might be more historic. Mr. Alamdari noted that he had looked at iron but one engineer and the architect said no because too much weight. Mr. Alamdari noted that he wanted to do what was best for the City and community. Mr. Hall asked for a review on the language in the guidelines for decks. Chairman Fisher reviewed the guidelines. Mr. Hall noted that the Board was to determine if the rail was appropriate as submitted and he was concerned that the deck was going to look less than the picture and will look like a residential deck. Mr. Alamdari noted that the railing would stay the same and will only be changing the baluster. Mr. Hall questioned the railing detail. Mrs. Wilson questioned what the upstairs interior of the building was being used for; is it residential. Mr. Alamdari noted that he would be living there for some time. Mr. Woods noted that the question was if the 2x2 spindles could be used. Chairman Fisher noted that there was concern and disagreement about the

prominence of the view and it was a growing area of downtown Midway with lots of businesses popping up. There was discussion of other materials being more acceptable and clarification of the size of spindles. Mr. Myers noted that he preferred the 2x2 heftier spindles. A detail of the handrail was needed. Mr. Alamdari noted that the 4"x4" posts had been moved to every 32" which allows more view of the building.

With there being no further discussion, Chairman Fisher closed the public portion of the hearing.

Chairman Fisher noted that the Board was focusing on the spindles in lieu of the glass that had been previously approved in 2013; concern about the prominence of the view; other materials being considered for the spindles and wood is what was being requested; there was discussion on the size of the spindles; it was noted that the post would be less frequent when using the 2x2 wood spindle and they are about 3-1/2" apart face to face. Mr. Woods noted that with the absence of the detail of the railing it was hard to make a decision on the proposed spindles. There was substantial discussion regarding other material that could be used for the spindles. Mr. Myers requested more detail on the space underneath and the sandwich piece dimensions were not noted. Mr. Keppler questioned the liability of constructing a deck that may not hold up well. It was noted that the plans had been stamped by a professional and they were the ones liable. Mr. Hall noted that it was appropriate to consider the other options of the handrail within the historical context of the building. Mr. Hall noted that he felt limited with the Board's charge because it was previously approved.

Chairman Fisher asked for a motion.

A motion was made by Mr. Myers, as seconded by Mr. Hall to table 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 more information from applicant regarding more detail on proposed 2"x2" spindles and how they will be attached and include railing detail and provide other options for spindles with samples. The motion carried with four (4) aye votes and one (1) nay vote (Keppler).

Case #06-004-2018 – Certificate of Appropriateness: Brent and Rheba Patrick – 131 Maple St – OHR-2 District – Article VII, Section 720 – Owners are seeking a review of modification of roof to add a dormer and to add stone accents at front street steps and portico.

Chairman Fisher opened the hearing and called upon the applicant for a description of what they were requesting. Brent and Rheba Patrick were present. Mrs. Wilson noted that Mr. Patrick distributed other photos of the building. Mr. Patrick noted that he has a ranch home with 12 and 13 foot ceilings; back hall has a staircase that goes to a room with tongue and groove flooring that had been used for storage and at the top of the stairs it has a four foot clearance and no means of egress. Mr. Patrick noted the other issues were the old concrete steps and sidewalk and railing. Mr. Patrick proposed to use the old stone caps which he obtained from the old Middle School on the brick columns that he was proposing to build at the bottom of the steps. Mr. Patrick noted that the brick fence would tie in with the post. Mr. Patrick noted that he plans to use material that was salvaged from the Middle School. Mr. Patrick noted that he met with Mike Radeke, Restoration Project Manager with the Kentucky Historic Preservation office in Frankfort to get him to review his proposal and he told him that it would not add historic value but was good with everything. Mrs. Wilson noted that the fence can be up to 42" without a permit. There was discussion regarding the dormer and it was determined that the dormer could not be seen from the street and did not need Board approval. The roof will be 18" metal with 1-3/4" standing seam

with concealed fasteners. Chairman Fisher asked about information on the windows. Mr. Patrick noted that the windows are not proper; they are double pane plastic grid and had been replaced. Mr. Patrick noted that he was trying to find a source to match up the windows to look appropriate and will be all wood double hung. Chairman Fisher decided that the windows did not need to be considered, as they were not visible. Mr. Patrick noted that he will be using Hardie Board around the windows. Discussion began regarding the porch on the north side of the resident. Mr. Patrick noted that the porch doesn't currently have steps. Detail of the patio includes the iron fencing. Mr. Patrick noted that he would like to have the columns 6' tall supported by bricks. Chairman Fisher asked for better clarification on the detail of the columns. Mr. Patrick noted that he will be using material from the old school including the stone steps; handrails will be attached from the top to the bottom. There was significant discussion regarding the elevation of the columns and the distance from the sidewalk. Mr. Myers asked Mrs. Wilson if there was any other columns in Versailles like it. Mrs. Wilson did not recall there being any. Mr. Hall asked what the elevation was from the sidewalk to the stoop of the house was. Mr. Patrick believed it was about 69". Mr. Patrick noted that he will be changing the steps at the top to stone to match the others.

Chairman Fisher asked if there were any further questions, hearing none, he closed the public hearing.

Chairman Fisher summarized the comments in the hearing. He noted that the dormer would not change the height of the roof from the street view and standing seam metal roof will be used with no exposed screws and concealed fasteners. The detail on the patio was clear and received some information on the stone caps on top of the columns and they would sit at an elevation of six feet above the sidewalk, which would make them about two feet above grade at the back end of the column. There were questions about the rail and scale of the brick and stone columns at the front of the house. Mr. Woods noted that there was no mention in the description in the proposed changes about the side porch and include roof material changes. Mrs. Wilson will research if the fence would have to go before BOA for approval. Mr. Woods noted that he was satisfied with all proposals but would like to have an elevation of the front view of the columns.

A motion was made by Mr. Hall, as seconded by Mr. Myers to approve Case #06-004-2018 – Certificate of Appropriateness: Brent and Rheba Patrick – 131 Maple St – OHR-2 District – Article VII, Section 720 – Owners are seeking a review of modification of roof to add a dormer and to add stone accents at front street steps and portico with amendments to include the roofing material be 18" standing seam metal with concealed fasteners, and amend the application to include side patio detail; the Board requested further detail/elevation and section of front stone/brick columns be brought back before the Board at a future meeting for action. The motion carried with five (5) aye votes.

Case #06-005-2018 – Certificate of Appropriateness: Lexington Sporthorse Properties, LLC, c/o Bryan Lynch – 128 E. Main St – OHB-2 District – Article VII, Section 720 – Applicant is seeking a review for two signs, one attached to the façade and the other hanging from the awning.

Chairman Fisher opened the hearing and called upon the applicant for a description of what they were requesting. Rachel Riley was present and shared a photo rendering of the signs that she was requesting. Ms. Riley noted that she was requesting some type of sign on the wall above the awning and one above the door. The hanging arm sign would be double sided and anchored into the mortar. The letters on the wall sign would be one foot in height. There was discussion among the Board members as to the location of the wall sign. The wall sign would be anchored into the mortar and centered between the windows above the awning.

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. Hall, as seconded by Mr. Woods to approve Case #06-005-2018 – Certificate of Appropriateness: Lexington Sporthorse Properties, LLC, c/o Bryan Lynch – 128 E. Main St – OHB-2 District – Article VII, Section 720 – for the placement of two signs, one bracket sign attached to the façade above the door and one wall sign above the awning between the windows at sill level and not to exceed 12” in height, all meeting ordinance regulations. The motion carried with five (5) aye votes.

Note: July meeting date was changed to July 10, 2018 due to holiday.

A motion was made by Mr. Myers, as seconded by Mr. Hall to adjourn at 8:48 p.m. Motion carried with five (5) aye votes.

Peter Fisher, Chair

PF/ko