ARCHITECTURAL REVIEW BOARD

August 7, 1984

MEMBERS PRESENT: Paul Cable
Norm Dooley
William Lynch
Jouett Sheetinger
Charlotte Stagner (5)

MEMBERS ABSENT: None (0)

There being a quorum, the meeting was called to order by Chairman Lynch.

Upon motion by Mr. Sheetinger and seconded by Mr. Cable, the minutes of the August 2, 1984 meeting were unanimously approved as submitted.

Under old business, Mr. Randy Shipp presented the Board with a sample of the brick to be used on the KEA Building, and it met with the Board's approval.

Ms. Stagner inquired about the sign at 106 Broadway. Mr. Shipp stated he was still trying to resolve the problem, with Mr. Sheetinger noting that the Board had established the fact that the sign could remain until otherwise a decision was made contrary to the fact.

Also under old business, Mr. Cable inquired about the sign on a building owned by Jim Morris. Mr. Shipp stated that Mr. Morris had been notified and that this item would be on the next agenda.

Before getting into the projects, Chairman Lynch welcomed Norm Dooley as a new member of the Board.

The first item of new business was a request from Michael A. Fields for approval to construct a 20' x 30' garage on a lot located between 314 and 322 East Third Street. Mr. Shipp read the staff report and stated that the applicant wished to construct a one-story garage with a gabled roof, covered with masonite siding. It will be built on a concrete slab. While the property fronts on East Third Street,

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the garage will be accessed off of Dixie Avenue. Chairman Lynch noted that the setback was not marked on the drawing. Mr. Shipp indicated that Mr. Fields would be willing to establish the setback as the Board saw fit.

After further discussion, motion was made by Mr. Dooley "to approve the project as it is, but to add that he uses Masonite horizontal siding on the sidewalls and Masonite vertical siding in the gables, and the setback would be 15 feet from Dixie Avenue." The motion was seconded by Mr. Cable and carried unanimously.

The second item of business was a request from the Franklin County Urban League for the installation of a window sign at 230 West Main Street. Mr. Shipp read the staff report, noting that there had been one change in the proposal. The window sign to be installed was to be painted onto the window, taking the form of the "Urban League" logo, with the words Urban League above it and Franklin County below it. The change is that Franklin County would not be added. It would simply state "Urban League". The maximum sign area would not exceed 10 square feet. Ms. Stagner made a motion to "issue a Certificate of Appropriateness for the sign for the property at 230 West Main Street as presented by the Urban League." Mr. Sheetinger seconded the motion and it was carried unanimously.

The next item of business was a request from Dr. Richard Bischoff, dentist, for the installation of a facia sign at 239 West Broadway. The applicant wishes to install the sign for the purpose of business identification at the above-referenced address. The proposed sign would take the form of a 1.5' x 16' sign that would be placed above the storefront. Painted on the sign board would be the words "Tru-Care Denture Center" in 8" letters. Mr. Cable noticed in the sketch that it has the dentists' names shown on the windows. Mr. Shipp informed him that that has been removed, but that the dentists would be allowed to place their names on the door in one-inch letters. Mr. Sheetinger made a motion to "issue a Certificate of Appropriateness for the proposed sign for the building located at 239 West Broadway." The motion was seconded by Mr. Cable and carried unanimously.

The fourth item of business presented by Mr. Shipp was a request from the Kentucky Attorney General's Office to install a window sign at 209 St. Clair Street for the

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purpose of business identification. The sign would take the form of individual letters painted on the center window surface. The sign, which would be no wider than 6', would consist of gold letters with black shadows. Mr. Cable made a motion to "issue a Certificate of Appropriateness for the sign at 209 St. Clair Street as proposed, with an apostrophe before the 'S' in General's." The motion was seconded by Ms. Stagner and carried unanimously.

The last item on the agenda was a request from Mr. C. H. McKinney for exterior rehabilitation and rear addition of property located at 116 East Main Street. Mr. Shipp noted there was a previous request for the same property in August of '83, which was denied by the Board. Mr. Shipp read the staff report, and the proposal is as follows:

The applicant wishes to take the vacant building at 116 E. Main Street and convert it into a multifamily dwelling (4 units). To accomplish this, the brick portion would be rehabilitated while a frame addition would be made to the rear. While the existing brick would be repointed and the windows reconstructed, one window in the front gable would be removed and a larger glass door would be installed to provide light and access. However, no stairs would be constructed to this new doorway. Also, a frame addition would be constructed to the rear. This addition would be placed on a cement block foundation, which would then be covered with skim-coat of stucco or similar material to lessen the impact of block. All windows to be used are to be 4' x 6' and open on a horizontal track. All exterior doors in the addition will be standard size, being of wood construction with glass panels making up the major material of the upper half. Due to the topography of the site, a carport will be constructed under the frame addition.

Questions were asked of Mr. McKinney concerning access to the carport. Mr. McKinney indicated his deed calls for an easement to the back of his house on the west side of the property. Mr. and Mrs. O'Rear were in attendance to discuss this request, being property owners at 114 East Main. Mrs. O'Rear presented the Board with a map showing the existence of a house at one time at 114 East Main, which she had torn down. She explained to the Board that if there is an easement, it would only have been a set of limestone steps going down in between the houses, which Mr. McKinney dug up last year.

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Questions were also raised as to off-street parking. Mr. Shipp explained that off-street parking shall not be required on individual sites, that it could be provided elsewhere. He further stated that even if the Board approved the rehabilitation, before any Certificate of Occupancy or any building permit would be issued, the Board would have to have proof of existing parking.

The Board had a difficult time understanding the drawings as presented by Mr. McKinney. The Board also expressed their concern for retaining as much as possible on the front facade of this building to preserve the historical value of the building.

Many other questions were raised by the Board and discussed with Mr. McKinney. Following this, a motion was made by Mr. Sheetinger to request the applicant, Mr. McKinney, to do the following items prior to further review by the Board:

1. To provide a documented proposal that parking requirements be met either by using the existing property or by other acceptable means;

2. To retain and rehabilitate the existing south, east and west facade; and,

3. To provide a clear and more understandable detailed drawing of the proposed addition in keeping with the applicable sections of the Code.

The motion was seconded by Mr. Cable and carried unanimously.

Mr. Shipp informed the Board that his office is in the process of re-allocating some budgeted funds and that xeroxing is one of the more expensive items. He requested the Board members to bring with them to the meetings their copies of staff reports and all other documentation they receive in the mail.

Ms. Stagner asked Mr. Shipp if Mr. Norrell had done anything about the glass over his door. Mr. Shipp reported to the Board that they did cite Mr. Norrell to court concerning both the sign and compliance with the glass, and the Circuit Court Judge dismissed the case.

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Mr. Sheetinger suggested that this Board be more severe in the future in giving decisions. He asked Mr. Shipp to get a copy of the Judge's decision on this and furnish it to them at the next meeting.

A motion was made by Mr. Dooley to adjourn. The motion was seconded by Mr. Sheetinger and carried unanimously.

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CHAIRMAN

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