

Architectural Review Board
Regular Meeting
July 9, 2013
4:30 PM

Members Present: Chris Clark, John Hart, Stan Henley, Greg Mayes, and John Resig

Members Absent: None

Others Present: Candace Dowdy, Justin Crice, Jennifer Tolley, Deana Wright, David Parker, Bill Adams, Larry Herndon, and Edward Marlowe.

Chairman Stan Henley called the meeting to order and asked for a roll call. All members were present. Chairman Henley asked for approval of the minutes from the March 7, 2013 regular meeting. Chairman Henley noted a correction and then asked for approval. Chris Clark made a motion to approve the minutes as corrected. John Resig seconded the motion and the motion carried unanimously.

Chairman Henley stated the next item on the agenda was a public hearing to review a Certificate of Appropriateness application for exterior renovations at 607 Main Street by Parker Ford. Candace Dowdy identified the property with pictures and aerial photography with a PowerPoint Presentation. She stated this property lies within the Historic Overlay District and is zoned B-3 Central Business. Ms. Dowdy continued on that the structure in question was built in the 1970's and is a non-contributing structure to the Historic District. Ms. Dowdy said that the owners are proposing a small addition on the north side and renovating the exterior to match their main showroom.

Chairman Henley opened the public hearing called for input from Murray Main Street. Deana Wright, 704 Elm Street was sworn in. Ms. Wright confirmed that the building at 607 Main Street is not a contributing structure. Ms. Wright said she believed there was a house at that location before and that the existing structure was built in the 1970's. She continued that it needed approval from the Board to move with forward.

Chairman Henley asked if anyone else wished to speak. David Parker, 1305 Oakhill Court Murray, KY was sworn in. Mr. Parker said that they are looking to update the building and trying to help it look more uniform. He stated that contractor Bill Adams had all the details with the building plans and if Mr. Adams could speak on Parker Ford's behalf it would be greatly appreciated.

Chairman Henley asked Mr. Bill Adams to come forward. Bill Adams, 1506 Hermitage, Murray KY was sworn in. Mr. Adams handed out the proposed exterior renovations design to the Board members. Mr. Adams stated the property was purchased in 1972 and the existing building was constructed in 1974. Mr. Adams stated the property was used as a doctor's office prior to the Parker Brothers purchasing it. Mr. Adams stated the existing building is 1600 sq. ft. and was designed with plaster and rock aggregate on the front of it. Mr. Adams then explained the changes they were going to make to the building. Mr. Adams said this building is a sales facility and has not been used for three years. He continued on that the goal is to meet customer needs in

this building and maintain the new design similar to the main dealership style. Exterior material would be synthetic plaster and an entry tower in the renovation. He doesn't think it would hinder the historical value of the neighborhood and stated it would enhance the economic viability of the community. John Resig asked what kind of communication they would have between the buildings. Mr. Adams said telecommunications systems would run between their sales facilities.

Chairman Henley asked if there was anyone else who wished to speak in regards to this application. Seeing none, Chairman Henley closed the public hearing and asked for any Board discussion.

Chris Clark stated that this is a non-contributing structure and that even with this being a mandate from Ford Motor Company for the building update, it will tie in better than the building that exists now.

Chris Clark made a motion to approve the Certificate of Appropriateness application for Parker Ford at 607 Main Street as presented. John Hart seconded the motion and the motion carried unanimously.

Chairman Henley stated the next item on the agenda was a public hearing to review a Certificate of Appropriateness application for exterior renovations at 111 Poplar Street from Mr. Larry Herndon. Candace Dowdy used a Power Point presentation to identify the property and building at 111 Poplar Street. Ms. Dowdy stated this property is often referred to as the Landolt Building and was re-zoned to B-3 Central Business and is located within the Historic Overlay District. Ms. Dowdy stated Mr. Herndon is looking to open an indoor flea market similar to Trends and Treasures at this location. Ms. Dowdy clarified that Mr. Herndon has revised his plans and would like to request some additional exterior renovations in addition to the original application. Ms. Dowdy showed pictures and then explained that Mr. Herndon would like to make the following exterior renovations;

- Install bi-fold wood doors on the 2nd floor for the west fire escape door opening.
- Remove the block wall that comprises the added-on boiler room in the east side pull-through.
- Install ADA compliant wood ramp as a temporary solution without modifying the existing front stairs and add a standing seam metal roof awning placed high enough to clear the windows.
- Un-brick the opening of the pull-through on the east side of the building and install two 4-foot doors of a style that closely resembles the existing tri-fold doors on the lower level of the structure.

Ms. Dowdy noted that since Mr. Herndon has decided to move the ADA accessibility ramp to the front of the building. He will not be using the opening on the east side of the building as a second means of egress. Mr. Herndon has spoken to Dickie Walls, Fire Marshal about using the door on the 2nd floor of the west side of the building as a second means of egress. Ms. Dowdy noted that at this time the interior renovations to the building will only go back as far as the existing elevator shaft where they will be required to put up a fire rated wall to separate the

remainder of the building. Any renovations beyond this point will require plans to be submitted by an engineer. Ms. Dowdy then explained some of the design guidelines regarding awnings.

Chairman Henley opened the public hearing and called for input from Murray Main Street Manager, Deanna Wright.

Deana Wright, 704 Elm Street came forward to speak. Ms. Wright stated that she did not have the official date the property was built but said it was a contributing piece of property because it was a tobacco warehouse from WG Schwann Tobacco Company. She said it was an important piece of history for Murray. Ms. Wright said she cannot okay it as far as Main Street or the historical aspect of it because she has just heard of the revised changes. She continued that some of the important things to her with this building that should be maintained are the front doors, the windows, and maintaining the front of the building. Ms. Wright said the ARB's Design Guidelines do not cover awnings for industrial type buildings which typically would not have canvas awnings. Ms. Wright continued on to say her main concern is to consider how to maintain the historical exterior of the building.

Chairman Henley then asked Mr. Larry Herndon to come forward and give his presentation regarding the application. Larry Herndon, 108 South 10th Street was sworn in. Mr. Herndon indicated the immediate problem is the handicap ramp on the front of the building and the exit door on the west side. Mr. Herndon explained he has to increase the width of the exit door to a bi-fold door because of the fire code. Mr. Herndon explained that the building had a bi-fold door on the west exit and because of deterioration he took it out and replaced it with a single door. He said he has requested to replace the door as he had found it in the building when he first purchased it. Mr. Herndon also stated his plans for having occupants on the third floor, fire codes will require there to be an exit door on the second floor. Mr. Herndon explained his plans for the handicap ramp on the front of the building.

Chris Clark asked Mr. Herndon if the ramp will have an intermediate landing. Mr. Herndon confirmed this. Chris Clark asked what the building was being used for right now. Mr. Herndon said it is used for storage and that he works out of the building. Chris Clark asked about the bi-fold and tri-fold door meeting the State of Kentucky Building Code for means of egress and whether he had an architect or engineer for the building. Mr. Herndon said the bi-fold and tri-fold doors were okay in preliminary discussions with the Fire Marshal's office. Mr. Herndon stated he did not have an architect currently but he had an architect draw some renderings when he first bought the building in 1992. Mr. Herndon stated he would like the proposed awning on the front of the building to cover up the handicap ramp. Mr. Herndon indicated that the awning on the building done by an architect was standing seam metal and was typical on one of these types of buildings. Chris Clark also asked if Mr. Herndon had already replaced some windows on this building. John Resig remarked he'd like to see the windows in likeness as to what was there originally. Mr. Herndon stated that the third floor of the building did not have windows originally and that he had not replaced any windows on the front of the building. He stated he had replaced some windows on the east side of the building with wood and vinyl that were deteriorated.

Chris Clark asked what Mr. Herndon's plans with the boiler area were. Mr. Herndon indicated this building was an old snuff tobacco factory and when the boiler room was put in, the drive-thru entry was eliminated and a boiler room was installed. Mr. Herndon stated the building is 56,000 square feet and the portion he is proposing to use is 6,000 square feet. He went on to say that eventually he would like to put the drive-thru back but the boiler room stops you from driving through the old drive-thru. John Hart asked if Mr. Herndon intended on leaving the chimney stack standing or taking it down. Mr. Herndon said he has no objections to the chimney because it blends right in even though it's not original to the building. Greg Mayes asked if the handicap ramp construction would be brick. Mr. Herndon answered by stating it would be wood primarily because it's a temporary structure and will be removed once the entrance on the east side is fixed. Mr. Herndon briefly discussed some history of the building from his experiences. Chris Clark asked if the building was structurally sound and inquired about the roof. Mr. Herndon indicated it is structurally sound but the roof does leak. He said he has owned the building since 1992 and keeps patching the roof when he can. Chris Clark also asked what the existing roof was. Mr. Herndon stated it had many shingles on it with some replacement over the years. John Resig asked if the building had an elevator in it. Mr. Herndon said he uses a freight elevator every day.

Mr. Herndon said he wanted to change the use of the building so the building actually has some value. Chris Clark stated that the Board was trying to get a historical significance of the building with their questions and that the interior renovations would be addressed through the building code and fire code process. Some conversation was held on the proposed awning on the front of the building and the placement of it. Candace Dowdy confirmed with Mr. Herndon that the proposed door on the east side would be of the same material (wood) that the existing tri-fold doors are. Chris Clark asked what Mr. Herndon meant by a tri-fold door. Mr. Herndon answered that it's a bi-fold door with a single door that opens on its own and stated he needed to have 48 inches of opening.

Chairman Henley at that time identified the changes Mr. Herndon was requesting to make. Chairman Henley stated that the issue in front of the board is whether to approve the proposed changes or not. Chairman Henley stated he realizes some of the questions from the Board are out of concern but at the same time the Board is not allowed to address those concerns. Chris Clark asked Mr. Herndon if he wanted to make these additional changes when he had sent in the Certificate of Appropriateness. Chairman Henley said he was briefed of these changes before the meeting. Mr. Herndon said he had requested it of Ms. Dowdy to include these additions. Mr. Herndon said it was conveyed that he should have also requested to replace the windows at this time, but stated he would have to come back and make a new application for that. Mr. Herndon stated he was still in the market for windows that were not vinyl. Mr. Herndon did explain the problems he foresees and the cost in replicating the windows, particularly the steel windows. Chairman Henley suggested Mr. Herndon might ask Ms. Deana Wright with Main Street for help in replacement on the state level.

Mr. Resig stated that this building is old enough to be on the National Register of Historic Places and that he would like to see the building preserved to look like it did in yester year. Mr. Resig further remarked that Mr. Herndon give some thought to those buildings so that the building is a compliment to Murray. Mr. Herndon asked if any Board member was an architect. Greg Mayes

confirmed that he was. Mr. Herndon then asked if he would put four sizes of windows on one floor of a building. Greg Mayes said he might if it was historically significant. Greg Mayes went on to say the windows had a purpose for ventilating and light. Greg Mayes continued saying that what might be more historically accurate would be to put some kind of a wooden shutter on the third floor. Mr. Herndon asked if he would want someone living up there with no windows. Greg Mayes answered by saying he would not if someone was living up there but that had not been mentioned in these discussions. Greg Mayes reiterated what Chairman Henley has previously stated on funding for historical buildings but at this meeting discussing the windows is beyond the point.

Mr. Herndon stated that if he had enough money to replace those windows, he would not be here or replacing windows either. Greg Mayes asked if Mr. Herndon could consider building an interior stairwell inside the building that would open on the outside to get rid of these fire escapes. Mr. Herndon briefly explained the layout of the building and problems in putting in a interior stairwell. Mr. Herndon said he does not like the fire escape or the fact that it blocks about 12 windows. Mr. Herndon said because of the old fire escape he's had to board some windows up and make them totally useless for security purposes. Mr. Herndon said he has resisted putting in an interior stairwell because it's a fairly expensive process.

Chairman Henley asked if Mr. Herndon did not find a way to use this building that either makes money or helps keep this building in operation, what he would do with the building. Mr. Herndon said he might give it back to the bank. Mr. Herndon said if it wasn't in the Historic Overlay District, he would tear it down because of the steel and brick. Chairman Henley reminded the Board of the provision in the by-laws with the economic feasibility of maintaining a building and stated as with any Board, they have to adopt balance. Mr. Herndon stated that for the first several years of the building he was warehousing this building and unfortunately that was all gone. Candace Dowdy reminded Mr. Herndon he could not use it as industrial warehousing anymore because it has been rezoned. Mr. Herndon said he had plans to use the top floor for residential for years but did not have enough money to pull that off. Mr. Herndon said finding an energy efficient window to match the design of the existing windows has so far been a real problem. John Hart said the proposed improvements are either required by law or are genuine attempts to improve the building, and he appreciates that.

Chris Clark further inquired about the wall that was caving in along the boiler room. Mr. Herndon gave a description of the area being in disrepair and not being salvageable. Chairman Henley then proceeded to close the public hearing. Greg Mayes wanted confirmation that the handicap ramp would be temporary. Chairman Henley said that was his understanding and because most of the alterations could be reversed it was an acceptable solution.

John Hart made a motion to approve the Certificate of Appropriateness application # HPOPL13B for the following work on the contributing structure at 111 Poplar Street:

1. Install bi-fold wood doors in the 2nd floor west fire escape door opening. These doors are too closely approximate the style of the existing trifold doors on the lower level of the structure.

- 2. Remove the block wall that comprises the added-on boiler room in the east side pull-through.**
- 3. Install ADA compliant wood ramp as a temporary solution without modifying the existing front stairs and add a standing seam metal roof awning placed high enough to clear the windows.**
- 4. Un-brick the opening of the pull-through on the east side of the building and install two 4-foot doors of a style that closely approximates the existing tri-fold doors on the lower level of the structure.**

All work will be executed to ensure compliance with applicable state and city regulations. Greg Mayes seconded the motion and the motion carried unanimously by voice vote.

Chairman Henley stated the next item on the agenda was an amendment to Section I, Article III of the Architectural Review Board Bylaws regarding compensation for attendance for meetings. Ms. Dowdy stated that the recent City Council resolution would compensate Board Members \$50.00 for their attendance of meetings. Some conversation was held on accepting the compensation. Chris Clark reflected on his time on the Board stating he will be leaving when his term expires in August of 2013 and stated he couldn't see accepting payment for this Board. Chairman Henley stated he would like to donate his money to Murray Main Street and felt this was a worthy cause. **Chris Clark made a motion to amend the bylaws in Section I, Article III to reflect the compensation of \$50.00 per meeting attended. John Resig seconded the motion and the motion carried unanimously by voice vote.**

Questions & Comments: John Hart inquired about some of the properties in the Historic Overlay District and see what the status on them were. Ms. Dowdy and Ms. Wright answered in response to these inquiries and gave the current status. **Chris Clark made a motion to adjourn. John Hart seconded the motion and the motion carried unanimously by voice vote. *The meeting adjourned at approximately 6:12 p.m.***

Chairman, Stan Henley

Recording Secretary, Candace Dowdy