



HISTORIC PRESERVATION BOARD MEETING SUMMARY MINUTES April 28, 2011

ATTENDANCE:

Board Members

Sandy McAllister
Eric Reed
Emily Sharp
Shawn Sinclair
Donna Wolbe

Absent

Todd Shomo
Rick Voakes

Staff Members / Others

Miranda Clements, HP Planner
Rachel Hetzler, Recording Secretary
Steve Hunter, CCPC Director
Attorney Hamp Moore
Elise Talmage Lieb
Brian Forbes
John Tidball
Derek Smith
Brian Jarvis
Mike Henson

I. CALL TO ORDER

Chairman Eric Reed called the Historic Preservation Board meeting to order at 5:00 pm.

II. DETERMINATION OF QUORUM

Roll call was taken and a quorum was determined with five (5) members in attendance at the time of roll call.

III. APPROVAL OF MINUTES

Chairman Reed asked the Board Members if there were questions, comments or any corrections to the Summary Minutes of the March 24, 2011 Board Meeting. Being none, he asked for a motion for approval.

ACTION: A motion to approve the Summary Minutes of the March 24, 2011 Historic Preservation Board Meeting was made by Shawn Sinclair and seconded by Donna Wolbe. With a vote of five (5) yeas and zero (0) nays, the Summary Minutes were APPROVED.

IV. CERTIFICATES OF APPROPRIATENESS

Miranda Clements presents the staff reports to the Board with the aid of a power point presentation for visual reference.

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- COA CASE #2011-06 1253 Chestnut Street
Owner: Elise Talmage Lieb
Contractor: Brian Forbes
For the construction of an addition onto the rear of house.

Miranda Clements presents the staff report including maps, photos, drawings and the Historic Preservation Guidelines as outlined and provided to the Board. Mrs. Clements' recommendation to the Board is for approval of the proposed addition as it appears to meet the design guidelines.

Mrs. Clements asked the Board for questions and/or comments.

There was a question about the addition being brick or siding. Owner Elise Talmage Lieb verifies that the rear is already siding and the new addition will also be siding. Another question was about painting the concrete block foundation as noted in Section 4.9.7 of the guidelines; it was recommended not to paint the foundation and to install some planting to disguise the transition of the existing limestone foundation and the new concrete block foundation. Ms. Lieb states that there is already some concrete block foundation on the rear of the house.

Chairman Reed asked the Board for further questions or a motion.

ACTION: A motion was made by Donna Wolbe and seconded by Emily Sharp to approve the application for a Certificate of Appropriateness (COA) as the applicant complies with the Design Guidelines for residential property. The motion is based on the findings of fact as presented in the Staff Report and testimony presented in this public hearing and because the proposed work agrees with the adopted Design Guidelines and the proposed work will not negatively affect the structure or other properties within the Local Historic District. With a unanimous vote, the motion PASSED.

- COA CASE #2011-07 522 Morris Alley
Owners: Brian Jarvis and John Tidball
Contractor: Derek Smith
For the construction of a custom 10' x 20' deck on the Chestnut Street side of the building.

Mrs. Clements states that this property is not in a Historic District but is listed individually as a local historic landmark site. She continues by presenting the staff report to the Board as outlined.

Mrs. Clements asked the Board for questions and/or comments.

There was a question of with the addition of the deck, will the property meet the setback requirements; Ms. Clements answered that it was discussed with the zoning staff and the setback

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requirements are met. A question of landscaping around the deck was asked; it was determined that a landscaping requirement would not be applicable to this project.

Chairman Reed asked the Board for further questions or a motion.

ACTION: A motion was made by Emily Sharp and seconded by Sandy McAllistor to approve the application for a Certificate of Appropriateness (COA). The motion is based on the finding of fact as presented in the Staff Report and testimony presented in this public hearing and because the proposed work is in agreement with the adopted Design Guidelines and the proposed work will not negatively affect the structure or other properties within the Local Historic District. With a vote of five (5) yeas and zero (0) nays, the motion PASSED.

- COA CASE #2011-08 1324 Chestnut Street
Owner: Todd Dyer, Trumpet Residential Holdings, LLC
Contractor: Mike Henson, Henson Contracting
For the construction of a second story apartment above the existing garage.

Ms. Clements states that this property is in the National Register as well as in the Local District. She continues by presenting the staff report to the Board as provided and going over the maps, photos, drawings and the Historic Preservation Guidelines as outlined. Ms. Clements states that the construction is visible from an alley behind Chestnut Street and is marginally visible from Chestnut Street. Mrs. Clements' recommendation to the Board is for approval of the proposed construction as it appears to meet the design guidelines. She continues by stating that the contractor has gone the extra mile to meet the design guidelines by adding extra windows and corner boards.

Mrs. Clements asked the Board for questions and/or comments regarding this case.

There was a question about the exterior of the existing garage being cement block and if it were going to be re-painted or be covered with hardy board to match the second story addition; Mike Henson answered saying that it would be painted to match the existing color.

After some discussion regarding setbacks and parking requirements, Chairman Reed asked for a motion.

ACTION: A motion was made by Shawn Sinclair and seconded by Donna Wolbe to approve the application for a Certificate of Appropriateness (COA). The motion is based on the finding of fact as presented in the Staff Report and testimony presented in this public hearing and because the proposed work is in agreement with the adopted Design Guidelines and the proposed work will not negatively affect the structure or other properties within the

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College Hill Local Historic District. With a vote of five (5) yeas and zero (0) nays, the motion PASSED.

VI. HISTORIC PRESERVATION PLANNER BOARD REPORT

(a copy of the April 2011 report was given to the Board Members prior to the meeting)

Miranda Clements reports on:

- Preservation Kentucky Annual Meeting, April 29, 2011 at L&N Depot, 5:00 – 7:00 pm *(an informational flyer was handed out to the Board).*
- Sidewalk Saturday, May 14, 2011 from 9:00am till 3:00pm; HPB will have an informational booth.
- Board of Realtors HPB Presentation, May 4, 2011 at noon.
- Presentation to Codes Enforcement Board May 24, 2011 at 5:00 pm.
- Neighborhood Action Network's Neighborhood Rally, April 28, 2011 at 6:00 pm; HPB informational packet available to hand out.
- Landmark Association Annual Meeting, May 19, 2011; awards program and dinner.
- She and Eric Reed attended the Preservation through Innovation Symposium in Lexington on March 31st and April 1st; she reports that it was a very informative meeting.
- May is Historic Preservation Month; it was suggested to contact the Daily News and WBKO to advertise and to write an article about Historic Preservation.

Mrs. Clements asks the Board to review the report and to let her know if they have any questions.

VII. NEW BUSINESS

None at this time.

VII. ADJOURN

Chairman Reed asked for further questions and/or comments; being none, he declared the meeting adjourned at 5:55 pm.