

**HISTORIC PRESERVATION BOARD
SUMMARY MINUTES
February 23, 2017**

MEMBERS PRESENT:

**David Southard
Brian Lowder
Sandy McAllister
Virginia Siegel
Johnston Boyd**

STAFF PRESENT:

**Jessica Martin
Ben Peterson
Monica Spees**

MEMBERS ABSENT

None

I. CALL MEETING TO ORDER

Chairman Sandy McAllister called the meeting to order.

II. DETERMINATION OF QUORUM

Roll was called by Jessica Martin. At the time of roll call, all five (5) of the members were present, confirming a quorum.

III. APPROVAL OF MINUTES

Chairman McAllister stated everyone received a copy of the Summary Minutes of the Historic Preservation Board meeting on January 26, 2017. She asked if there were any comments or changes. Being no comments or questions, Chairman McAllister asked for a Motion.

ACTION: Mr. Brian Lowder moved to approve the Minutes of the January 26, 2017 Board Meeting as written. Mr. Johnston Boyd seconded the motion. The vote was five (5) yeas (Siegel, Boyd, Lowder, Southard & McAllister), so approved.

IV. CERTIFICATES OF APPROPRIATENESS

Chairman McAllister stated there was no new Certificate of Appropriateness on tonight's agenda.

V. OLD BUSINESS

Chairman McAllister called the case of "2017-01-COA: Newport Properties, LLC & The Jones Co of KY – 923 College Street – Repairs/Alterations". Ms. Monica Spees presented the staff report (available in the office with an open records request). Mr. Brian Lowder made it known that he has a conflict of interest and will not participate in this discussion and/or motion.

Mr. Matt McGill came forward as the attorney for the property owner. He went through slides explaining their plan for the property and exterior remodeling. Ms. Siegel brought up that the front façade and the guidelines 3 & 4 on the top of page 9 of the staff report. She felt that the double entry wasn't an original concept. Mr. Johnston Boyd pointed out the function of the double doors and mentioned that Gerald Taverns a couple doors down has the same entry way. Mr. Peterson explained the rear is the board's jurisdiction because it is readily visible from the roadway. Ms. Siegel explained it is problematic to have a front facing type façade in the rear of the building. Hon. Hamp Moore read section 3.14.5.D of the Zoning Ordinance. Mr. Kerry Jones came forward and explained the rear face is structurally supported and it will be more like the rear exhibit on page 30 of the staff report.

There was further discussion about materials and structure specific questions. Ms. Virginia Siegel asked for the motions to be separated for the front and back façade. Chairman McAllister asked for a motion on the front façade.

ACTION: Mr. Johnston Boyd made a motion, seconded by Mr. David Southard, to approve the application for changes to the front façade. My motion is based on the findings of fact as presented in the Staff Report and testimony presented in this public hearing. The proposed alteration is in agreement with the Warren County Zoning Ordinance, the adopted 2015 Bowling Green Historic Preservation Design Guidelines and The Secretary of the Interior's Standards for Rehabilitation & Illustrated Guidelines for Rehabilitating Historic Buildings and the proposed work will not negatively affect the structure or other properties within the Downtown Commercial Local Historic District. I further find that adapted reuse of the historic structure as an event venue requires the modifications on the front façade is approved as presented. The vote was four (4) yeas (Siegel, Boyd, Southard & McAllister) and one (1) abstained (Lowder), so approved.

Chairman McAllister asked for a motion on the rear façade.

ACTION: Mr. Johnston Boyd made a motion, seconded by Mr. David Southard, to approve the application for the changes to the rear façade. My motion is based on the findings of fact as presented in the Staff Report and testimony presented in this public hearing. The proposed alteration is in agreement with the Warren County Zoning Ordinance, the adopted 2015 Bowling Green Historic Preservation Design Guidelines and The Secretary of the Interior's Standards for Rehabilitation & Illustrated Guidelines for Rehabilitating Historic Buildings and the proposed work will not negatively affect the structure or other properties within the Downtown Commercial Local Historic District. I further find that changes to the rear of the property are on a non-character finding façade and a square transit light will be installed on the rear instead of the arched shown on the exhibit. The vote was four (4) yeas (Siegel, Boyd, Southard & McAllister) and one (1) abstained (Lowder), so approved.

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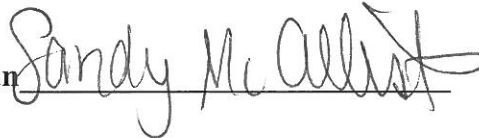
VI. NEW BUSINESS

Chairman McAllister asked if there were any new business. Ms. Monica Spees gave out the report of demolitions and staff approved COAs since last meeting. She stated she also sent out over 300 letters notifying property owners that they were in a Historic District and the process to get a COA for any exterior changes, repairs, alterations or demolitions. There was further discussion about vinyl windows and vinyl siding being allowed in the Historic District and if it should be a staff or board approval. There was further discussion about possibly updating our Design Guidelines.

VII. ADJOURN

With no further business, the meeting was adjourned.

Sandy McAllister, Chairman



Date:

