

**Architectural Review Board
Regular Meeting
March 17, 2016
4:30 PM**

Members Present: Joe Pat Hutson, Stan Henley, Duane Bolin, and John Resig

Members Absent: None

Others Present: Jason Pittman, Jayson Roberts, and Tony Nolcox.

Chairman Stan Henley called the meeting to order and asked for a roll call. Dr. Duane Bolin was not present. The first item on the agenda were the minutes from the last meeting (November 16, 2015) **John Resig moved to approve the minutes as submitted. Joe Pat Hutson seconded the motion. The motion passed with a unanimous voice vote.**

Chairman Henley stated that the next item was a request for Certificate of Appropriateness to perform exterior work on the building at 103 Maple Street by Greenspace Properties.

Ms. Dowdy made the presentation. The request is for a certificate of appropriateness to perform work on the exterior of the building at 301 Maple Street, located in a B-3 Zoning District and falls within the Historical Overlay District which is the reason for the review. She explained that anytime a property owner is going to perform any kind of work on the exterior of the building, in the view of the general public, it has to be reviewed by the Architecture Review Board. Images were displayed depicting the building, location, Maple Street, and surrounding properties. Ms. Dowdy explained the intent to provide residential units as a secondary means and use for the building. The application explained the exterior work which will take place: replacing the windows, repair existing balcony, exterior painting, replace damaged rails on the porch, mounting air conditioning units for each apartment, and the replacement of exterior doors. More pictures were shown displaying the current state and existing damage of the building. Historic images of the building were also shown, these photos were supplied by Greenspace Properties.

Chairman Henly opened the floor for discussion and invited the representative from Greenspace Properties to brief the Board Members and public audience on the extent of the construction. Tony Nolcox 1306 South 12th Street, Murray, KY was sworn in. He explained that he and his partner, Jayson Roberts, are in the process of renovating inside and outside of the building located at 301 Maple. He stated that it will be an extensive amount of work and explained the pictures displaying the current. Mr. Nolcox read through the application presented to the Board Members and elaborated each item listed on the application concerning the exterior work. The desired work will make the building more efficient and bring it up to current building code. The building will include high-end apartments and professional offices. Shutters will be changed in several locations, no wires will be located on the outside of the building. Wires and meter bases will be located to the far back corner located closest to the church. Mr. Nolcox explained that the railing to the front of the building will be replaced with something more to date, possibly rod iron. There could be additional balconies needed to be installed in more apartments, information on this will be worked out through the Fire Marshall and Building Inspector. The Board

Members asked Mr. Nolcox about certain architectural details of the building and whether or not they were original to the building. He then asked the Board if they had any questions. Mr. John Resig asked a question concerning the building being on the National Register of Historic Places. Ms. Dowdy did not believe it was on the National Register. She explained that it is considered to be a contributing structure within the Historical Overlay guidelines and because it's over 50 years old. Mr. Nolcox stated that there were five (5) rental units and one (1) professional office and Greenspace Properties offices will be moving in the building. The Greenspace offices will be located on the front-side of the building, the professional office will be on the bottom floor with an entrance to a lobby area off of 3rd Street.

Chairman Henly stated that the original application was not submitted with the additional balconies, which he believes the fire code will require the installations of, he recommended that the Board amend the application to include an approval for the balconies if so needed. Mr. Resig asked a question concerning the location of the six (6) mounted air conditioning units. Mr. Nolcox answered stating they would have to be as close to the apartments as possible. The upper ones would be mounted on the wall, they preferred to not put the units on the street side but they would have to put them where "*they tell us*" to be most economical. Mr. Nolcox stated that the roof was excellent and was told by their builder to keep everything off the roof, they do not want to cause any damage to the roof.

Chairman Henly asked if there were any additional questions or comments. Mr. Resig made a statement that he was glad to see the slanted roof going away. Other comments were made concerning the timeframe of the building and their completion date. Mr. Joe Pat Hutson asked about the doors, Mr. Nolcox stated that the doors will be updated with steel painted doors.

Duane Bolin made a motion to approve the Certificate of Appropriateness with an amendment that the balconies and fire escapes be included. Joe Pat Hutson seconded, the motion passed with a unanimous voice vote.

Chairman Henly made a comment concerning the investment to this building and how it was an asset to the City. **John Resig motioned to adjourn the meeting and it was seconded by Duane Bolin. The motion passed with a unanimous voice vote.**

Chairman, Stan Henley

Recording Secretary, Robert Jeffries