

**Architectural Review Board  
Special Meeting  
March 21, 2016  
4:30 PM**

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

**Members Absent:** None

**Others Present:** Candace Dowdy, Robert Jeffries, Josh Young, Deana Wright, and John Wright.

Chairman Stan Henley called the meeting to order and asked for a roll call. Robert Jeffries called role. All board members were present.

The first item on the agenda was a request for a Certificate of Appropriateness to perform exterior work on the house located at 103 North 6<sup>th</sup> Street, owned by Josh and Ashley Young.

Ms. Candace Dowdy made the presentation. She stated that Josh and Ashley Young have purchased the house at 103 North 6<sup>th</sup> Street known to most of us as the old Murray Art Guild building. She stated that the house is within the B-3 Zoning District and part of the Historic Overlay District. They plan to reside in the home and Ms. Young plans to run a small business from the home as well. This use is in-line with the B-3 Zoning District. The house was built around the 1900's and is on the National Registry of Historic Places. Interior and exterior renovations will be performed on the property. Ms. Dowdy noted that the scope of work to be done on the property was included in the board's packet and that Mr. Young would further explain the details in his PowerPoint presentation.

Chairman Henley opened the floor and invited Mr. Josh Young to come forward and be sworn in. He stated that his current address is 416 Washington Drive, Almo, KY 42020. Mr. Young thanked the Board for the opportunity to talk through the dreams and aspirations that he and his wife have in remodeling the Will Lynn House. Mr. Young displayed pictures of the home in its current state and informed the Board of the exterior renovations they plan to do to the home. The exterior renovations include:

- Remove and refinish the exterior windows. Salvageable windows will be using the method outlined in the Secretary of Interior Design Guidelines.
- If window is beyond repair, it will be replaced with a period specific window.
- Window facing South of the home (towards Main Street) located in the Kitchen may be reduced to a smaller window to make room for cabinets.
- Wood siding will be repaired using a scraping method to remove the peeling paint, Valspar paint chosen from the National Historic Trust will be used on the home.
- Asphalt shingling in charcoal black will be used on the Roof.
- Skylights are proposed on the rear pitch of the roof (westward facing), located in the kitchen and dining room.

- Decorative trim and fascia board will be repainted using the scraping method. Areas where there is substantial damage will be replaced with a wood product, close to the natural material.
- The cedar shakes are in good shape and are planned on being kept.
- Concrete retaining wall and steps to be professionally re-poured.
- Re-tuckpoint the mortar on brick foundation. Composition of original mortar to be matched as close as possible.
- Ensuring that there's exterior wall vents for proper ventilation under the home.
- All new aluminum gutters and downspouts to be installed on the home, painted white to match trim and fascia boards.
- Powder coated aluminum fencing and gate located east of the home facing 6<sup>th</sup> Street.
- Entry doors will be restored using the scraping paint method and a period specific paint color from the Valspar collection.
- Side entry door to be installed along the south side of home, door will match two existing entry doors with a period specific door.
- Repair to columns on front porch. One (1) column may need to be replaced.
- Tung and grove ceiling on front porch will be replaced.
- Salvage flooring on front porch.
- Exterior lighting on front of building will be provided.
- Attach railing to match the original porch railing as shown in picture provided.
- Rear of the home repaired, Masonite siding to be removed.
- Window removed on the addition to match the rest of the home.
- Proposed garage in southwest corner of property to face 6<sup>th</sup> Street. The color and exterior will match home.

Mr. Young stated that all repairs will be made in conjunction with the city ordinances and zoning regulations and the Secretary of Interior Design Guidelines.

Chairman Henley then opened the floor for more public comments. Eric Penniston, 1286 Robertson Road South, owner of the adjoining property located at 600 Main Street came forward. Mr. Penniston made comments concerning the retaining wall adjoining their properties, the trees along the south side of Mr. Young's property, and the storage building currently located in the area where the proposed garage will be located.

Chairman Henley opened the floor to Murray Main Street regarding the property. Deana Wright, 201 South 4<sup>th</sup> Street, came forward. She praised Mr. Young on his presentation and all the thought and effort they put into the project.

Dr. Duane Bolin made comments about the home and how he was impressed with the presentation. He also made statements concerning the history of the home.

Comments and discussion where made concerning the trees bordering the Edward Jones property and the condition of the property bordering the neighbor towards the west.

John Resig made comments concerning the concrete steps and the possibility of making the steps wider when they are reinstalled.

**John Resig made a motion to approve the Certificate of Appropriateness application for the exterior rehab for 103 North 6<sup>th</sup> Street. Duane Bolin seconded the motion and it passed with a unanimous voice vote.**

**Joe Pat Hutson motioned to adjourn the meeting and it was seconded by Duane Bolin. The motion passed with a unanimous voice vote.**

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Chairman, Stan Henley

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Recording Secretary, Robert Jeffries