

City of Shelbyville Historic District Commission

315 Washington Street
Shelbyville, KY 40065

HDC Meeting Minutes

January 9, 2024

Call to Order: 5:30 p.m.

Approval of Previous Minutes:

Motion: Richardson

Second: Wells **Approved:** Yes

<u>Members:</u>	<u>Present</u>	<u>Guests Present:</u>
Deborah Magan	X _____	
Stephen Collins	_____	
Rachel Wells	X _____	
Tom McGinnis (Chair)	X _____	
Jim Henson	X _____	Rich Lane
Michele Floyd Richardson	X _____	
Julie Mulcahy	X _____	
Brian Cushing (HDC)	X _____	

Old Business:

Brian Cushing staff approved a COA application for Shelby County Community Theater to have the corbels on their building replaced with copies made by Jeff Waldrige. They all have heavy water damage with some being rotted so far through that there is nothing left to save. There was a delay in receiving this application due to the online form still being directed to Trace Kirkwood's email, which had to be recovered.

New Business:

COA application for 726 Main St. to replace roof, remove and rebuild porch, and repaint the exterior brick. Roof and porch approved; paint tabled until color choice is available. Motion by Commissioner Magan; second by Commissioner Mulcahy; all in favor. The commissioners prefer to use caution on approval of paint at this time due to some recent unsatisfactory jobs within the district. Commissioner Mulcahy wants to ensure that a stark white color is not used although she and Commissioner Magan remember this house being painted white at one time so a more muted white may be appropriate. Commissioner McGinnis would prefer that it be repainted the same color it has been most recently (yellow).

COA application for 412 S 6th St. to add vinyl "Shelby Vintage" sign to the front door for the new business occupant. Cushing stated that the area it would cover is well below the maximum allowable. Motion to approve by Commissioner Magan; second by Commissioner Wells; all in favor.

COA application for 834 Henry Clay St. to add new accessory building in the rear of the house. Cushing summarized the factors that keep this proposal in compliance with both historic district guidelines and planning and zoning regulations. Rich Lane, property owner, was present and elaborated on the project. Commissioner Magan questioned whether Historic District approval was necessary since the structure will not impact the street scape; Cushing stated that Planning and Zoning had asked for a COA before giving their approval. Commissioner McGinnis urged caution when approving metal buildings due to a troubled history of historic buildings being removed and replaced with metal structures; he would like to see more historically appropriate cladding; Mr. Lane stated that such cladding may be possible in the future and he would be open to it. Commissioner Magan asked Mr. Lane about his decision not to install electric and HVAC in the structure at this time; Mr. Lane explained his temporary measures. Motion to approve by Commissioner Magan; second by Commissioner Wells; all in favor.

Other Business:

There was an inappropriate door installed at 320 Main St. but Cushing is working with property owner Dillon Boone on correcting it and having a COA application in front of the commission as soon as possible.

Cushing and Tom Wright (Public Works) have been consulting with several contractors to perform needed maintenance on the exterior of the historic portion of the police station and on the exterior of the Manse House.

Brandon Quire, owner of 535 Main St., has been informed that the last of the work that may be done on this façade under his existing COA is to repaint the brick since it was found to be stained when the metal cladding was removed. He is to have the color approved by the commission. He was informed that further modification to the façade will require a COA from the Historic District Commission.

Cushing reminded the commissioners of the materials he would need from them in order to complete the annual CLG recertification paperwork.

Discussion of improved and proactive public relations. There is a need to get information about the mission, boundaries, requirements, benefits, etc. out into the community. Trace Kirkwood worked with James Mulcahy to get an informative brochure made but the contact info is now outdated; Commissioner Mulcahy pointed out that James could make a sticker to correct that information. A summarized guideline booklet may also be helpful. Planning and Zoning have a map of the Historic District boundaries that is easier to understand than what is on our website; Cushing will request a file of the original. Commissioner Magan suggested that temporary signs be made to place at properties where restoration work was partially funded by Historic District matching grants. At one point, a quarterly newsletter was discussed. We could also do periodic write ups for the opinion section of the Sentinel News to spread awareness.

A past discussion was touched upon regarding the possibility of bringing Brown Ave. and Magnolia Ave. into the Historic District.

There are several messy yards- Cushing will touch base with Code Enforcement.

Adjourn: Motion: Wells Seconded: Mulcahy Approved Time: 6:17 p.m.