

City of Shelbyville Historic District Commission

315 Washington Street
Shelbyville, KY 40065

HDC Meeting Minutes

August 12, 2025

Call to Order: 5:30 p.m.

Approval of Previous Minutes (July 8):

Motion: Wells **Second:** Wade **Approved:** Yes

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

Old Business:

Mark Osborne, our attorney in the 516 3rd St. lawsuit, will take Melvin Terry Nethery's deposition on Tuesday, August 19 at Noon at City Hall. Osborne has requested the Brian Cushing be present.

New Business:

COA Applications by Matt Delker, 401 6th Street.

Courtyard revitalization: C1.7 See COA. Approved on the condition that the gate be able to open for access to the alley.

Motion to approve: Commissioner Magan. Second: Commissioner Mulcahy. All in favor.

Sign: See COA. Interior lit sign option denied based on S1.19 and S1.21. Painted sign design approved.

Motion to approve: Commissioner Magan. Second: Commissioner Henson. All in favor.

Transom/door window proposal (honeycomb stained glass pattern): C1.3, C2.0. Commissioners reviewed multiple historic photos of the building submitted by Mr. Delker and noted the repeated and severe alterations that have occurred on this façade over the years. Cushing reported that the transom windows are currently filled with painted plywood, and the door window is plexiglass. He also reported that Mr. Delker assured him that the honeycomb pattern would be completely reversible. After some discussion, this plan was approved as the original windows are not intact and this plan would not impact the remaining window structure. Condition of approval was that it must be fully reversible. Some

commissioners made the suggestion that the colors be arranged more symmetrically but others liked it the way it was presented (neither are conditions of approval). Cushing will communicate this to Delker. Motion to approve: Commissioner Henson. Second: Commissioner Wells. All in favor.

Façade grants. Cushing advised the commissioners to approve the applications asking for a match under \$10,000.00 as they would only total \$27,255.00 of the \$70,000.00 available.

Motion to approve: Commissioner Wells. Second: Commissioner Magan. All in favor.

There are three larger applications (well over \$10,000.00 in matches each) as well as collectively \$100,000.00 (estimates from Jeff Waldrige) worth of work that needs to be done on Cardwell House (1809-1822) and Stanley-Casey House (1818, 1830s) (two of our earliest and most significant structures). Cushing would like to take time to speak with Fred Rogers and Mayor Ethington about if there may be a path to increasing the amount in the matching grant fund to assist with these projects and the other large applications. If this is not possible, the national Paul Bruhn grant has just opened up and Helen McKinney, Executive Director of the Shelby County Historical Society, has offered to help with the application if we decide to go that route. McKinney has proven herself as a skilled grant writer. This restoration grant would be for the city to be a prime grantee and distribute the money based on applications and successful completion to owners of buildings of a pre-determined category as subgrantees. Our category would be pre-Civil War buildings within the historic district, which would also open the possibility of help for Science Hill/Wakefield-Scarce.

Other Business:

One of the historic photos of 401 6th St. clearly shows a painted advertising mural on the North wall (facing Washinton St.). The commissioners asked Cushing to explore the possibility of restoring it.

Chairman McGinnis asked Cushing if he had made progress on mailing the new Historic District brochure to all of the property owners in the district. Cushing was thrown by the logistics of mailing it based on its odd size and had not mailed them; he will work with City Hall Receptionist Linda Hamilton to find a solution.

Cushing reported that more reallors are getting in touch with him preliminarily when they list a property in the Historic District. Hopefully a sign that efforts in that area have been paying off.

Adjourn: Motion: Commissioner Magan **Seconded:** Commissioner Wells **Approved Time:** 6:02 p.m.