

# City of Shelbyville

## Historic District Commission

315 Washington Street  
Shelbyville, KY 40065

### HDC Meeting Minutes

**November 11, 2025**

Call to Order: 5:32 p.m.

**Approval of Previous Minutes (October 14):**

**Motion:** Richardson **Second:** Henson **Approved:** Yes

<u>Members:</u>	<u>Present</u>	<u>Guests Present:</u>
Deborah Magan	X _____	
Matt Wade	X _____	Tom Heng, 1023 Main
Rachel Wells	X _____	Wayne Karem, 703 Henry Clay
Tom McGinnis (Chair)	X _____	
Jim Henson	X _____	
Michele Floyd Richardson	_____	
Julie Mulcahy	X _____	
Brian Cushing (HDC)	X _____	

**Old Business:**

While not subject to review because it is not visible from the street, Rich Lane reports that his workshop at 834 Henry Clay is coming along as he described, complete with wood siding and windows that he had custom made for a 19<sup>th</sup> Century church he once owned.

**New Business:**

COA Application by Debby and Kerry Magan, 1174 Main. Install Gemstone Light Residential Track Lighting just below roofline. These will not impact any historic material and will be entirely reversible, but as they are a semi-permanent installation, the plan has been brought before the commission for approval. While the Magans regularly feature light displays for various holidays, it is no longer feasible for Kerry to make regular trips up and down a ladder to put them up and take them back down. These will be continuously in place, not visible when not lit, and the colors can be controlled remotely. Motion to Approve: Commissioner Wells. Second: Commissioner Mulcahy. Abstaining: Commissioner Magan. All in Favor.

COA Application by Tom Heng, 1023 Main. Paint lower façade brick white to match neighboring building. Upper façade is Hardie Board, approved previously, in more of a beige color. Commissioner Mulcahy

asked Mr. Heng about painting the Hardie Board to match the brick. Mr. Heng would rather not due to cost.

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

COA Application by Wayne Karem for 703 Henry Clay St. Range of work on this ongoing major renovation (see application). Original industrial window from the front of the building has been restored and will be reinstalled. The proposed vinyl windows will be covered by wood, rendering the vinyl not visible; will also be in discreet locations. This will involve changes in the size and shape of the windows. A metal overhead garage door is proposed to replace the large wood front door on the front, which cars used to be driven in through; cars will still be able to enter. Windows will be painted back.

Commissioner Wells asked about the material for the proposed new back door; Karem stated that it is wood. Final use uncertain; may contain offices and/or be a bachelor pad. Karem has already rerouted drainage away from the building and City Engineer Jennifer Herrell said she will install a curb in the front.

Note: this is an old garage previously considered derelict; a COA was granted for demolition at the November, 2023 HDC meeting.

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

#### **Other Business:**

Cushing showed photos of paint color changes being made on doors and possibly trim at 927 Main Street without a COA in place. All agreed that the changes are an improvement, so Cushing will contact the owner and get them through the COA process to approve them.

Chairman McGinnis asked Cushing about the status of mailing the new HDC brochure to all building owners. City Hall Receptionist Linda Hamilton has helped him navigate some logistical challenges created by the size of the brochure, so now it is just a matter of getting it done.

Chairman McGinnis invited everyone to the Bell House for the December 9 meeting for a Christmas dinner and extended the invitation to significant others. Cushing will collect a head count and pass it along to Chairman McGinnis as soon as possible. We will meet there at 5:30pm.

**Adjourn: Motion:** Commissioner Wells **Seconded:** Commissioner Magan **Approved Time:** 5:56 p.m.