

ON TUESDAY, DECEMBER 6, 2011, THE BOARD OF ARCHITECTURAL REVIEW HELD THEIR SCHEDULED MEETING AT 5:00 P.M. IN THE 2ND FLOOR COURTROOM OF THE WOODFORD COUNTY COURTHOUSE.

MEMBERS PRESENT: Larry Leach, Kevin Locke, Jean Lawson, Debra Shockley, Erin Shoot.

MINUTES: A motion was made by Mr. Locke, as seconded by Mr. Leach, to approve the November 1, 2011 minutes with corrections as noted (change 16" steel to 16" gauge and Mrs. Shoot is Ms.). The motion carried with five aye votes.

Case# 12-001-2011- Certificate of Appropriateness – Wallace Station – 3854 Old Frankfort Pike OHB-1 Zoning District – Applicant is seeking approval to do a 920 square foot single story addition to extend the dining area and kitchen upgrade restrooms and kitchen, increasing dining capacity. Addition extension is within footprint of existing deck and all new materials and window details to match existing.

Chairman Shockley called upon the applicant to discuss the application. Quita and Chris Michaels were present in representation of the application as well as their developer, Holly Weideman. Mrs. Michaels stated that Wallace Station has had a real challenge over the past few years not having adequate kitchen and bath facilities to be appropriate to the number of people who come there. The major intent is to add two bathrooms to the establishment and remodel the kitchen. They also wish to move the staircase back inside to the original location. Currently the staircase is on the outside of the building and was moved there probably in 2000 to 2002 before they owned Wallace Station. The back area will be a three season room with casement windows, with the outdoor seating beyond that. The back deck area has to be rebuilt because the handicap ramp is not appropriate so there will be a new ramp on the side next to the existing side entrance. The main part of the building will not be altered, other than one wall in the current kitchen area that will be eliminated. The exterior will still be the same white hardi-board and the roof will be a standing seam metal Keeneland black/green roof. The building originally had a metal roof on it and the owner of the building would like to return to that rather than shingles. Mrs. Michaels stated that they would also like to clean up that back deck area. They are going to rebuild that so that the customers may enter by going out the back door rather than having to walk all the way around the building.

Mr. Noel questioned if they will be removing any trees? Mrs. Michaels stated that they have no plans to take trees down. Mrs. Michaels stated that it provides a lot of shade. Mrs. Michaels stated there are also a lot of pines back there as well. The intent is to keep everything the same as much as possible because they have 500 to 700 people there in the summer and they do not want the atmosphere to change. This is a good problem to have but they need to upgrade the facility in order to handle the customers and make sure they feel more comfortable. Mr. Noel stated that the Board does not deal with the internal changes in the building. Mrs. Michaels stated that for the external there would be the addition, some windows, the handicap ramp and the walk-in gets turned which is also a change. Currently the walk-in is a problem because of trash and debris and it is unattractive. By turning it, it will go directly into the kitchen.

Ms. Shoot stated that she believes the ADA access update alone is necessary. Mrs. Michaels agreed.

Mrs. Lawson questioned if the windows to the all season room are casement windows? Mrs. Michaels stated that they are and are made by a Kentucky company and are all wood windows. Mrs. Lawson questioned if the windows up above open? Mrs. Michaels stated that they do not open and are there for the light.

Chairman Shockley stated that they are lengthening the building. Mrs. Michaels pointed out that from the area of the existing bathroom on back will all be new construction.

Mr. Locke questioned if beneath the hardi plank if that will be exposed concrete block foundation walls? Mr. Locke questioned what is beneath the existing walls now? Ms. Wiedeman stated that it is exposed concrete block. Mr. Locke stated that sometimes they have had issues with concrete block, but if there is some already existing he did not see a problem continuing that.

Mrs. Michaels stated that with these improvements they do not want it to feel as if anything has changed other than making it better.

Mrs. Lawson stated that in the list of materials it refers to divided lights on windows. She questioned what windows this is referring to? Mrs. Michaels stated that they do not have any divided lights. All the new windows will be single pane. The two front windows at Wallace Station are original to the building. There will be no windows that have individual panes or inserts in them at all.

Mr. Locke questioned if the upstairs is used as a residence? Mr. Michaels stated that the upstairs was once a residence but they now use it as an office. Mr. Locke stated that the purpose of his comment was that the stairs are being moved to the inside and he thought that would be inconvenient if it were still residential. Mr. Michaels stated that the upstairs windows are double hung and were probably replaced in 2001. Mrs. Michaels agreed and stated that they will be leaving those as they are. The only new windows will be on the single story addition.

Mrs. Lawson questioned on the single storey addition if they are talking about the three on the back and the ones in the all weather room? Mrs. Michaels stated that is correct and the windows are all made by the same person. The windows are all wood windows but are not divided. Mrs. Lawson stated that the windows in the front and the ones on the side will be a different dimension. Mrs. Michaels stated that looks like what has happened on the second story and they did not want to repeat that.

Mrs. Shockley questioned if the whole thing is getting new siding? Mr. Michaels stated that they are not putting new siding on the old part, just the new addition. Mrs. Shockley questioned if the handicap ramp will be wood? Mrs. Wiedeman stated that it is poured concrete. Mr. Leach questioned what type of railing it will have? Mrs. Michaels stated that they specified metal.

Ms. Shockley questioned if the standing seam roof is a part of this? Mrs. Michaels stated that the roof presently is shingles, but that is not original. The standing seam metal roof will go over the existing and the new portion of the building and it will be a dark green.

Mrs. Shockley stated that the deck will be all new. Mrs. Michaels stated that they wanted the deck to be more of a lounging place. When you come out of the three season room, you will step down on a deck that is very close to the ground and then step out into an area with picnic tables and more of a green space. Right now the deck is very elevated and is convoluted. They want to make it flow better with the landscaping. A lot of families like to be out there and the children like to play in the green area.

Mrs. Shockley questioned what the plans are for the walk in? Mrs. Michaels stated that they intend to side the walk in with the same hardi plank to keep it looking like the other part of the building even though it will not completely hide it but will improve the appearance. Mr. Michaels stated that they might do some landscaping in front of it as well. Mrs. Shockley stated that it must be inconvenient to have the walk in outside. Mrs. Michaels stated they have the same situation at Holly Hill. Mr. Noel pointed out that a lot of older homes that have been turned into restaurants have the same situation.

Mrs. Lawson questioned if the signs will change? Mrs. Michaels stated that they will not change as far as the look, but they are fading and need to be revamped. Mrs. Lawson stated that she just did not want

them to have to come back to the board for approval. Mr. Noel stated that they will have to get permits if they replace them, but if they are basically the same it can be administrative.

Mrs. Michaels stated that she and her husband are very excited and think the changes are going to be wonderful. Mr. Noel questioned if the floodplain issues have been met? Mrs. Wiedeman stated that is all going through the process. Mr. Noel questioned if they will allow them to build as shown? Mrs. Wiedeman stated that it is 18" above the floodplain and they had an engineer come out and shoot the elevations for them. Mrs. Michaels stated that they are going to do some cleanup in the back because there are old tires and other debris back there. They plan to plant some grasses and things in that area.

There was discussion regarding the creek location and the old railroad beds located throughout areas of Midway that went to Lawrenceburg.

Chairman Shockley closed the hearing and called for a motion.

A motion was made by Mr. Locke, as seconded by Ms. Shoot, to approve Case #12-001-2011 for the application for improvements to Wallace Station – 3854 Old Frankfort Pike, as presented. The motion carried with five aye votes.

Case # 12-002-2011 – Certificate of Appropriateness: Ken & Amanda Glass – Railroad Drug – 115 E. Main St. – Midway – OHB-2 District – Applicant is seeking approval to add “Railroad Drug” in letters on front of building and to add graphics to both awnings.

Chairman Shockley telephoned the applicant to see if they could come to the meeting otherwise, the Board has a policy not to hear the application if the applicant is not present. The Board members agreed that they should not break policy. Mrs. Lawson questioned if the applicants are notified? Mr. Noel stated that they are notified the same time the Board members are. The applicant indicated that they would have someone come right away.

Chairman Shockley explained to Mr. Glass’s assistant, Chris, that first they do a question and answer period. She explained that the policy was set because if they starting hearing cases without someone present, no one would ever show up.

Mr. Noel stated that the awnings are existing. Chairman Shockley stated that is correct and they got approval for those previously. Mr. Noel stated that they are adding the mortar and pestle symbol to the awning and some lettering. He originally talked about replacing the round sign, but after telling him he can have two forms of identification signs he decided to add the wording at the top and keep the round sign. Mrs. Lawson stated that it is located as the ordinance specifies it should be.

Chairman Shockley questioned what type of letters they will be? Chris indicated that they are 3D with the old porcelain look.

Mrs. Lawson questioned if there will be any more lighting? Mr. Noel stated that none has been proposed.

Chairman Shockley closed the hearing.

A motion was made by Mrs. Lawson, as seconded by Ms. Shoot, to approve Application#12-002-2011 for Railroad Drug at 115 E. Main St. – Midway, as submitted. The motion carried with five aye votes.

Board of Architectural Review

December 6, 2011

Page 4

**A motion was made by Mr. Locke, as seconded by Mr. Leach, to adjourn the meeting at 6:00 p.m.
The motion carried with five aye votes.**

Debra Shockley, Chairman

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