

**Architectural Review Board
Regular Meeting
February 5, 2015
4:30 PM**

Members Present: Duane Bolin, John Hart, Stan Henley, Barry Morris, and John Resig

Members Absent: None

Others Present: Deanna Wright, Hawkins Teaque, and Sue McCoart-Herndon.

Chairman Stan Henley called the meeting to order and asked for a roll call. All members were present. Candace Dowdy introduced Robert Jeffries as the new Planner I and noted to this was Barry Morris's first meeting since his appointment to the board. Chairman Henley asked if there were any additions, deletions or corrections to the minutes from the October 3, 2013 regular meeting before approval. **John Resig moved to approve the minutes and John Hart seconded the motion. The motion passed with a unanimous voice vote.**

Chairman Henley stated that the next item on the agenda was a proposed amendment to the bylaws. Ms. Dowdy stated that the current Architectural Review Board Ordinance and the current bylaws state that the Board will meet the first Thursday of every month and that we have found out that it is not necessary to meet on a monthly basis unless there is something on the agenda for the board to review. The proposed amendment would read, "*The Architecture Review Board shall conduct meetings at the call of the chairman (or his designee) who shall give written or oral notice to all members of the board at least seven (7) days prior to the meeting, and the subject or subjects which will be discussed. All meetings will be held on the first Thursday of the month unless otherwise notified at 4:30 p.m. at Murray City Hall located at 104 N. 5th Street, Murray, KY.*" Ms. Dowdy asked if there were any questions from the board. Mr. John Resig stated that it makes common sense to amend the bylaws as presented. No further discussion was made, the Chairman asked for a motion. **John Hart made a motion to approve the amendment to the bylaws and it was seconded by Duane Bolin. The motion passed with a unanimous voice vote.**

The next item on the agenda was a report from Deanna Wright, Murray Main Street Manager on the Economic Impact of the Downtown Disasters in 2014. Ms. Wright updated the board on the impact from the disasters that happened and how many buildings were lost due to that. She stated that each building lost was documented on a Certificate of Appropriateness form with the work that was done. The disasters happened in three events – the Gatlin building collapse, the partial roof collapse at 117 S. 4th Street, and the Court Square fire. Ms. Wright explained that at one time there were 173 jobs displaced for varied amounts of time. She explained that there was one particular business that did not reopen after the disaster, and other hardships that caused businesses to be closed for periods of time. At one time the entire city block was shut down. There were four (4) businesses lost their homes and will not return to downtown. Mr. Resig asked if the cause of the building collapse was ever determined. Ms. Wright stated that she believed the insurance company gave a cause and she believed the insurance stated that it was due to wind damage. She explained that many years before when the facade work was being

done on the building that the Structural Engineers said that they needed to look underneath the panels that were located on the outside, they didn't do it. Some work was done to the bottom of the building, which she then pointed out in the image on the presentation. A grant was obtained from the National Trust to save the building and help pay for the engineering work, but it was determined that the building had to come down. The money was given back to the National Trust, because it was preservation money. There was a beam connecting the building to the neighboring building and caused both buildings to come down at the time of demolition.

Ms. Wright summarized the effects of the fire that happen in July, by the time it was founded the fire was out of control. The buildings were built in the 1920's and all three buildings shared one basement. Due to the fire, a total of five (5) buildings were demolished. It is being discussed today because there are now empty lots on the court square and property owners would have to come to the board for approval to build. The board will decide what is buildable for these locations, and will be considered further down the road. She then asked if there were any questions. Mr. Duane Bolin asked if there were any plans for the interior wall (located on the corner 4th and Main). Ms. Wright explained that the owner has had some work done on it and that it has been sealed and acts as an exterior wall now. The owner was not able to get insurance to take care of it and had to pay for it out of pocket. Ms. Wright does not know of any plans to paint the wall. John Hart asked Ms. Wright if there has been any interest in rebuilding. Ms. Wright only knew of rumors because the property owners called and asked her concerning some of the rumors. The Chairman then asked if there has been anyone who has researched the National Trust Fund or any funding to alleviate the hazard. Ms. Wright then clarified, are you talking about something that would help our people work on their buildings – she then stated that there are very limited funds out there. They are looking at other avenues and have been in talks with the Mayor about going to Frankfort and talking to our federal representatives because the National Trust does not have money. They are trying to find funds to not only build new buildings, but to also help building owners evaluate their properties and move forward with a program. One being a Certified Local Government Designation, an application that has been sent to the state and there is a small amount of grant funds that are there and might be a start to what they are trying to do. After the first building collapsed there were 11 property owners doing work on their buildings and evaluating their properties. Ms. Wright feels that they are moving in the right direction. She also stated that in 2015 we just have to look at the positive and move forward and hopefully there will be some investors willing to invest in the downtown.

Duane Bolin asked about the bank building (old Regions Bank) and if there was any plan for that building. Ms. Wright said the bank still owns it and there has been some activity in trying to sell the building, but nothing concrete. There could be plans, but she's unaware of any at the moment. Barry Morris made a comment concerning the interior wall now exposed from the building collapsing on the corner of 4th and Main Street. He stated that he really liked the wall that shows the theater finishes and would love to see that preserved. He then spoke about possible greenspace and wouldn't mind if there was never a building there, he understands that greenspace isn't necessarily a tax generator or income producer. Ms. Wright had concerns with the amount of traffic that flows through that area and the noise generated in the area due to being on the corner of two state highways and does not feel it is the best location for greenspace. John Hart asked a question concerning the amount of business that the court square has lost due to the disasters. Ms. Wright explained that there were 13 businesses that were lost last year, but have

gained five (5) businesses with the possibility of two (2) more opening soon. Mr. Resig commented on the restoration of downtown and how the reconstruction of the demolished buildings could be built in “like-kind” to match the old facades, but built with modern materials.

Chairman Henley asked if there were any other comments from the board. He thanked Ms. Wright for the update. Being no further questions he asked for a motion to adjourn. **John Resig made a motion to adjourn the meeting and it was seconded by John Hart. The motion passed with a unanimous voice vote.**

Chairman, Stan Henley

Recording Secretary, Robert Jeffries