

**ARCHITECTURAL REVIEW BOARD
MEETING
TUESDAY, December 7, 2021
4:00 P.M.**

The Architectural Review Board met on Tuesday, December 7, 2021 at 4:00 p.m. at City Hall located at 500 Main Street.

Board Members Present: Joe Pat Hutson, Bonnie Higginson, Stan Henley and David Pizzo

Board Members Absent: Duane Bolin

Also Present: Dannetta Clayton, Carol Downey, Brandon Thurmond, Jacob Caddas

Chairman Hutson called the meeting to order and welcomed everyone. Roll call was taken.

Chairman Hutson asked for a motion to approve the minutes from the May 11, 2021 meeting.

A motion was made by David Pizzo to approve the minutes from the May 11, 2021 Architectural Review Board meeting and seconded by Bonnie Higginson. The motion carried unanimously.

Chairman Hutson stated a Certificate of Appropriateness application has been presented by Brandon Thurmond, the applicant, for exterior work.

Carol Downey, Planner with City of Murray, stated the address of the property is 603 Maple Street. Brandon Thurmond is the applicant with Jacob Caddas being the owner of the property. The property is a contributing property located within the Historic Overlay District. The project proposed will involve exterior work to include replacement of all windows and man doors. The proposed window and door materials are aluminum storefronts with black frames with the doors having black tinted glass. Also proposed is the replacement of gutters and downspouts with new black materials. The exterior work will include painting and water-proofing of the exterior brick with a grey paint. Additional repairs to the roof as well as interior improvements to consist of an office build-out are planned for the building. Mrs. Downey presented pictures of 603 Maple Street as well as the surrounding properties. A picture of an example of the front door was included in the presentation for the board as well. The staff analysis reflected the property is located within the Historic Overlay District and is a contributing property.

Chairman Hutson opened the public hearing for discussion. Chairman Hutson invited Mr. Thurmond or Mr. Caddas to come forward to give description of plans to accompany the presentation. Mr. Thurmond came forward.

Mr. Thurmond stated the building has been used mainly for storage by the previous owner. The windows are leaking and the roof needs repairs as well as the exterior façade. There are some water issues. The plan is to paint the outside using a waterproofing product pigmented with color to protect and change the appearance. They want to keep the look of the building with the exception of changing the color. The current windows are outdated. They are commercial style windows, as is the one, man door on the front. They propose to replace with commercial products that are black to go with the grey paint. The outside repairs will include roof repair, paint, windows and doors. The interior work will be on the bottom of the building to create an

office. Partitions and firewalls will be constructed and they will meet with the building inspector regarding these additions. Office build-out will include drywall walls and acoustical ceilings. On the inside there is the old brick which is exposed and the owner would like to keep as is. Mr. Caddas stated there is an old advertisement on the wall. Chairman Hutson asked if there is an opening in the wall between the two buildings. Mr. Thurmond verified no, when the building was built it was added to the adjacent building. Mr. Caddas added it is the old Murray Auto parts garage. They intend to preserve the sign inside that remains painted on the brick wall. Mr. Thurmond stated the aforementioned entails most of the repairs.

Chairman Hutson asked about painting the exterior brick. Mr. Thurmond confirmed the exterior brick will be painted with a grey paint. Mr. Caddas indicated they will touch up the garage door or put up a different garage door. Chairman Hutson also asked if the roof is a flat roof. Mr. Caddas verified it is a flat roof. David Pizzo asked if the paint will be water sealant. Mr. Thurmond verified they were given two options: to change the appearance, or to change the appearance and fix the water infiltration problem. They elect to paint with a substance to correct the water infiltration problem.

Dr. Higginson asked if the garage will be functional. Mr. Caddas verified, yes, his plan is to park in the garage and not interfere with the street parking for his clients. Mr. Thurmond verified the office space will be half of the lower right and not touching the garage space. Mr. Thurmond added potentially down the road the interior may change more than the current plan. Chairman Hutson thanked them for sharing. Mr. Caddas shared that they may change out the garage door, if the project permits but if not, they will paint the door.

Chairman Hutson asked if they plan to replace the gutters. Mr. Thurmond and Mr. Caddas verified the gutters will be replaced. Chairman Hutson asked if they planned to redo the electric service or leave where it is at this time. Mr. Caddas stated he would like to consider solar power in the future, but he's not planning to move the electric box at this time.

Chairman Hutson asked if anyone else had any questions. Chairman Hutson closed the public hearing and asked for discussion.

David Pizzo moved to approve the Certificate of Appropriateness submitted by Brandon Thurmond property located at 603 Maple Street as long as the building permit application is submitted to the City of Murray, seconded by Bonnie Higginson. The motion carried unanimously.

Chair Hutson stated next item on the agenda is the election of officers for 2022. Carol Downey advised if the current officers remain, one motion is needed otherwise, if the officers change then two motions will be needed.

A motion was made by David Pizzo for the roster of officers to remain as they are currently (Chair Joe Pat Hutson, Vice-Chairman Bonnie Higginson). Chair Hutson restated the motion to keep the slate of officers for 2022 the same as 2021. Chair Hutson asked for other nominations from the floor. No other nominations were presented. Stan Henley seconded the motion. The motion carried unanimously.

Chair Hutson asked if there were any other points of discussion that needed to be covered at this time. There were none.

A motion to adjourn was made by David Pizzo and seconded by Stan Henley. *The meeting adjourned at approximately 4:30 p.m.*

Chairman, Joe Pat Hutson

Recording Secretary, Carol Downey