

**Downtown Design Review Board  
July 18, 2007  
4:00 p.m.  
Small Assembly Room**

**Agenda**

- Welcome, Agenda Review, and Introductions –Madeleine Weil  
Madeleine Weil, called the meeting to order and asked each member to introduce themselves.

**Present:**

Anne Wallace  
Amy Haynes  
John Sanders  
Finbarr Saunders  
Joe Petre  
Kim Henry  
Madeleine Weil  
Dan Tiller  
David Dewhirst  
Bob Alcorn  
Michele Hummel  
Steve King  
Gregg White  
Bob Whetsel  
Mark Donaldson  
Roger Byrd  
Jeffery Nash  
Charlotte West

**Organization:**

MPC  
Resident  
AIA  
Historic Zoning Commission  
Conversion Properties  
Planner  
City  
KCDC  
Dewhirst Properties  
Fletcher Architects, Inc.  
CBID  
City Engineering  
GWE, LLC  
City Service Dept.  
MPC  
KFD  
Applicant, Courtland Group  
MPC

Anne Wallace stated that MPC approved the Administrative Rules for the Downtown Design Review Board at their last meeting. A change was made to the Rules to enable members to pass an agenda item even if there is someone who cannot vote because of recusing or abstaining.

**A MOTION WAS MADE BY KIM HENRY AND SECONDED BY FINBARR SAUNDERS TO APPROVE THE CHANGE TO THE ADMINISTRATIVE RULES. THE MOTION CARRIED UNANIMOUSLY.**

**A MOTION WAS MADE BY FINBARR SAUNDERS AND SECONDED BY MADELINE WEIL TO APPROVE THE APPLICATION FEES. THE MOTION CARRIED UNANIMOUSLY.**

**A MOTION WAS MADE BY KIM HENRY AND SECONDED BY AMY HAYNES TO APPROVE THE REMAINING DATES FOR THE MONTHLY MEETINGS. THE MOTION CARRIED UNANIMOUSLY.**

Kim Henry recommended Amy Haynes to serve as Chair. Joe Petre volunteered to be Vice Chair.

**A MOTION WAS MADE BY KIM HENRY AND SECONDED BY FINBARR SAUNDERS THAT THE CHAIR AND VICE CHAIR SERVE A ONE-YEAR TERM. THE MOTION CARRIED UNANIMOUSLY.**

**A MOTION WAS MADE BY KIM HENRY AND SECONDED BY FINBARR SAUNDERS TO APPROVE AMY HAYNES AS CHAIR AND JOE PETRE AS VICE CHAIR. THE MOTION CARRIED UNANIMOUSLY.**

Amy Haynes took over as Chair.

- Introduction of Ex Officio Members and Visitors  
Dan Tiller, Mark Donaldson, Steve King, Bob Whetsell, Michelle Hummel and Roger Byrd introduced themselves.
- Approval of Meeting Minutes

**A MOTION WAS MADE BY FINBARR SAUNDERS AND SECONDED BY KIM HENRY TO APPROVE THE JUNE 6 MINUTES. THE MOTION CARRIED UNANIMOUSLY.**

- Certificates of Appropriateness

Anne Wallace stated the only application this month is to review a façade to create an old English pub. Jeffery Nash is willing to keep the existing cornice board. The sign and lighting are in keeping with the design guidelines. The windows will be accordion doors on the right side of the building that fold back to allow for an indoor/outdoor experience in warm weather.

**Properties:**

*123 & 125 S. Central Street* – The Olde Central Tavern (Jeffery Nash, Applicant; The Courtland Group LLC, Owner) – Certificate No. 7-DT-07-R

**Description of Work**

This plan combines the first floors of 123 & 125 Central Street to create an open floor plan to accommodate an English style pub. The proposal includes re-working the existing façades to create one harmonious façade. Entries will be recessed. Window wall on the right hand side will be retractable within the building for summer use. Proposed sign board and overhanging lighting appear to be consistent with the guidelines. Additionally,

the proposed window signs appear consistent with the guidelines. In the process of renovation it appears that an inappropriate addition of a wrought iron balcony will be removed. Staff supports this removal. The upper floors will have minor façade alterations, including the removal of the Oriental Rug Gallery sign and removal of plywood over the second story windows.

### **Staff Recommendation**

APPROVE Certificate No. 7-DT-07-R. Proposed work is consistent with the adopted design guidelines. An inappropriate addition of a balcony will be removed and the cornice board will be preserved as part of the historic character of this building.

### **Additional Comments**

Confirm with the applicant that the proposed “storefront” windows will be transparent at the pedestrian level.

Jeffery Nash, who is the applicant, stated that the windows will be transparent except for the windows above which will be etched glass for signs. This building was a pub at one time. There is a pub in London with the same façade. Bob Alcorn asked what type of wood would be used, and Mr. Nash stated it would be solid wood. Mr. Alcorn asked if the accordion doors will serve as an egress, and Mr. Nash responded there will be three egresses.

Kim Henry asked about screening of the dumpster. Mr. Nash stated that the dumpster will be moved outside the screening and will be emptied at 3:30 a.m. then moved back inside the screen after it is emptied.

John Sanders stated that he wanted it to be known that Dryvit/EIFS will not be allowed.

**A MOTION WAS MADE BY FINBARR SAUNDERS AND SECONDED BY KIM HENRY TO APPROVE THE STAFF RECOMMENDATION, NOTING MR. SANDER’S COMMENTS. THE MOTION CARRIED UNANIMOUSLY.**

Mark Donaldson stated that at the last meeting John Sanders asked to be able to see three dimensional pictures of an application. He thinks the technology will be available soon.

There being no further business, the meeting was adjourned.