

REPORT TO THE HISTORIC DISTRICT COMMISSION

DATE: October 22, 2026

SUBJECT: Case #262531 - 78 N. Main Street - Certificate of Appropriateness (CofA) for exterior alterations (rear patio covering)

INTRODUCTION:

- The operators of Maeve's Tavern (DJ Naylor and Brad Allbritten) are requesting a Certificate of Appropriateness (CofA) for an exterior alteration to cover the attached rear patio (see Exhibit 3). The property is owned by Chad and Christy Kelsey.
- A CofA is required when an alteration is visible from a public right-of-way. Even though the patio is in the rear, it is visible from Washington Street.
- The property is outside of the National Historic District but within the Local Historic Overlay.
- The property is located on the east side of Town Square Park and is zoned CB: Central Business.

BACKGROUND:

- The building, now Maeve's Tavern, was originally two separate buildings on individual lots. The buildings were consolidated around 2016 when The Highlander restaurant moved into the space. A metal outbuilding was removed, and the patio was constructed in its place. There was also a minor alteration to the front parapet around this same time.
- The northern portion of the building was constructed in the 1960's as a replacement for an 1880's two-story building destroyed by fire. The southern portion was built in 1920, according to the Shelby County Assessor.
- The building retains most of its original character and may be eligible for listing on the National Register.

KEY POINTS:

1. The project will include removal of the existing patio, pouring concrete for a new patio and enclosing roughly 2/3 of the patio (see Exhibit 4).

- The patio, constructed around 2016, is currently 989 square feet. The project does not involve expanding the patio size.
- The new enclosure will be four-sided with glass tri-fold doors along the entire eastern wall. A new entry door and steps will be constructed along the eastern wall to provide access directly to the Washington Street parking lot.
- The enclosure will have an independent standing seam metal roof, and the walls will be anchored to the exterior wall of Maeve's Tavern as well as the historic building to the north. The metal roof will not be visible from the ground.
- The patio enclosure is considered semi-permanent and can be removed in the future with minimal damage to either building.
- The project will require a building permit and will be reviewed by the Fire Marshal. Fire suppression requirements will be evaluated with the building permit process.

2. The primary building material for the patio covering will be painted wood (see Exhibit 4).

- The applicants are proposing to use pine treated to reduce moisture absorption and increase

durability. The pine will have a factory applied coating in the color Delta Black. The color is similar to the building's window awning covers along Main Street.

- Wood is an appropriate primary building material per the Zoning Ordinance and Historic District guidelines.
- The HDC does not evaluate paint colors for wood.

3. The Historic District has guidelines for secondary elevations on commercial buildings facing a public alley or parking area. The secondary elevation becomes important to the district.

- The eastern elevation of the patio covering will have two (2) glass tri-fold doors, a window and a secondary entrance doorway generally mimicking the solid to void ratio of primary elevations in the District. The size and proportion of the window and doors are also similar to street facing facades of the surrounding buildings. Additional specifications of the doors and window should be provided to ensure the material complies with the Guidelines.
- The proposed eastern elevation shows a wall mounted sign. Any signs or awnings on the secondary elevation should be appropriate for the scale and style of the building. Detailed sign specifications and a sign permit will be required, if the sign is visible from Washington Street.
- The Guidelines suggest adding planters or a small planting area to enhance and highlight the secondary elevation. Maeve's Tavern currently has raised landscaping beds/planters along the patio. This landscaping should be retained or replaced with similar plantings once the patio covering is in place.
- Adequate lighting should be installed on the eastern facing elevation of the patio covering to enhance safety. The lighting should be of a design relating to the historic character of the building.

STAFF RECOMMENDATION: Approval of the CofA is recommended as the submitted plans are in compliance with the Historic District Guidelines, once the conditions of approval are met. The patio cover can be removed in the future without significant damage or alterations to the existing buildings.

ATTACHMENTS:

[Exhibit 1 - Vicinity Map and Contact Information 10-15-26](#)

[Exhibit 2 - Example Conditions of Approval 10-15-26](#)

[Exhibit 3 - Applicant's Coverletter 9-28-26](#)

[Exhibit 4 - Project Plans and Materials 9-28-26](#)

PROPOSED MOTION:

To approve a Certificate of Appropriateness for exterior alterations (Exhibits 3), subject to the example conditions of approval in Exhibit 2.