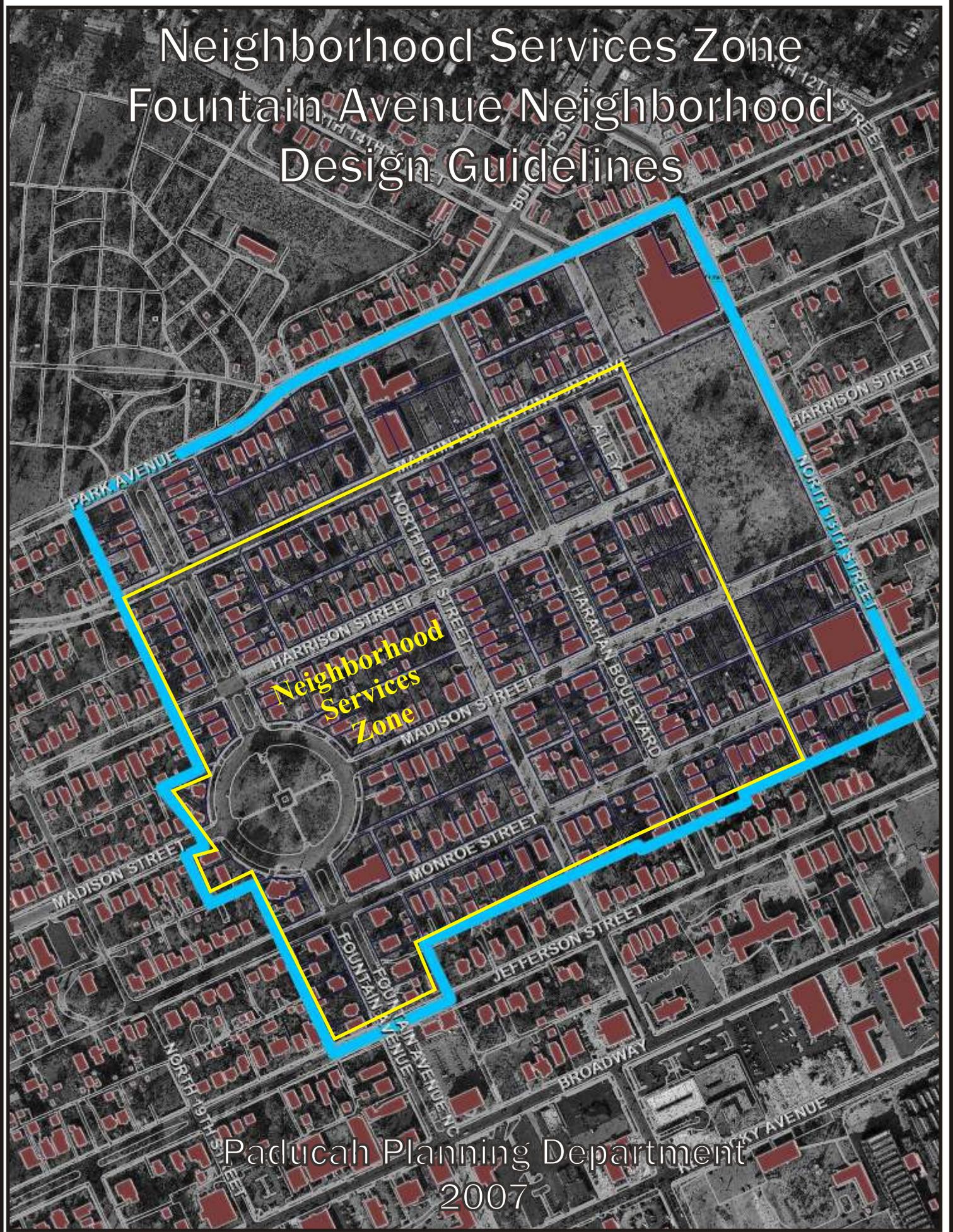


Neighborhood Services Zone Fountain Avenue Neighborhood Design Guidelines



**Neighborhood
Services
Zone**

Paducah Planning Department
2007

Fountain Avenue Neighborhood Services Zone Design Guidelines

This document was written in order to provide a guide for residents and developers in Paducah's Fountain Avenue Neighborhood Services Zone. The intent is to provide a better understanding of the unique character of the neighborhood and how to incorporate that understanding into designs for alterations, additions, and new infill development. Before any exterior work is done on any structure in the Neighborhood Services Zone, a document called a Certificate of Zoning Compliance is required. A Certificate of Zoning Compliance can be obtained by either making an application for staff approval or appearing before the Historic and Architectural Review Commission. The process for specific approvals is outlined in this document. For more information on this process call the Planning Department at (270) 444-8690.

This policy was originally reviewed and adopted in April of 2007 by the Paducah Historical and Architectural Review Commission, and are periodically revised.

Paducah Historical and Architectural Review Commission

May 2007

Mike McDowell, Chairman

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Fountain Avenue Neighborhood Services Zone Design Guidelines

Table of Contents

Procedures	1
General Design Standards Overview	1
Renovations & Alterations to Existing Structures (Including Additions)	2
Roofline Pitch & Contours	3
Gutters & Downspouts	3
Doors	3
Windows	3
Siding/Exterior Surfaces & Features	3
Garages	4
New Construction	6
Scale	6
Height & Width	6
Setbacks	6
Roofline Countour	6
Doors	7
Windows	7
Foundations	7
Solar & Other Utility Systems	7
Paints & Color	7

Design guidelines for existing and new structures.

Fountain Avenue Neighborhood Services Zone Design Guidelines

Garages	7
Fences	9
Fence Design Standards	9
Accepted Building Materials for Neighborhood Services Zone	11
Glossary	12

Fountain Avenue Neighborhood Services Zone Design Guidelines

Procedures

An application for approval must first be completed and submitted. A building permit cannot be issued until approvals are obtained through the Planning Department. The length of time for the approval process varies depending on the types of proposed uses and whether the application is for work on an existing structure or is new infill construction. Staff can administratively approve any changes to an existing or proposed structure as outlined in these design standards. Please contact the Planning Department at (270) 444-8690 about your application.

Applications/plans must be submitted to the Planning Department for staff approval before a building permit can be obtained. HARC will meet at 5:30 PM on the second Monday of every month to hear appeals, conditional uses, variances, and other requests allowed by Kentucky Revised Statutes Chapter 100. Applications that must go before the Board of Adjustment are presented as public hearings. Adjacent property owners are notified of the hearing, and a notice is published in the Paducah Sun. The deadline for HARC meetings is 10 days prior to the meeting date on a Friday before 12:00 PM except for holidays. Late applications can not be accepted.

General Design Standards Overview

These Design Guidelines serve as the HARC Board's policy, and are intended to protect the character of the Fountain Avenue Neighborhood. The first step in this process is to analyze the unique characteristics of the individual property before making decisions about rehabilitation, alterations, or the design of new construction. The Board and planning staff will take into account the significance of the property, its condition, location, and the intended use of it. Because each individual project, lot, and structure are unique, every application is considered on its own merit. However, staff and the Board will be applying these general design concepts:

- The removal or alteration of distinctive historic stylistic features is to be avoided.
- Wherever possible, repairs or replacements should mimic the original features as closely as possible.
- Original design features should be maintained, or if replaced, reconstructed to mimic the original design when the building is constructed.
- New additions, construction, or infill should be compatible with the existing buildings, its neighbors, and the overall character of its immediate surroundings including mass, scale, architectural features, etc.
- Adaptive reuse of a structure (i.e. changing its originally intended use) is acceptable. Changes to an original structure required by the new use should have a minimal effect on street-facing facades.
- Use architectural styles, construction materials, and paint colors appropriate to the time period in which the original structure was built, or in the case of infill, to the time period in which the neighboring structures were built.

Fountain Avenue Neighborhood Services Zone Design Guidelines

- Maintain the height, shape, and proportions represented by existing structures, as well as the existing skyline created by rooflines.
- Front yard setbacks are to be based on those of the structures on the same side of the block. Side and rear yard setbacks are outlined in the Zoning Ordinance.

Renovations & Alterations to Existing Structures (Including Additions)

The following guidelines apply to existing structures and existing accessory structures in the Neighborhood Services Zone:

- New features introduced to a structure should be compatible with the materials and features on the original structure.
- Only approved materials should be used for replacement or new construction. A list of approved materials can be found on page 11. Building materials not on the list are not allowed.
- Existing architectural design of elements that give buildings their character, such as rooflines, porches, entryways, decorative piers, columns, brackets, cornices, metal work, and decorative masonry should be maintained. If a change of design is proposed, then the applicant must gain approval from the HARC Board at a public hearing.
- Where an architectural feature is missing or a new feature is proposed, the applicant must gain approval from planning staff before the feature can be installed. Pictorial evidence is the best indicator of missing features.
- Additions to existing structures are treated as part of the original structure and should be reflected in the overall design including window sizes, roof pitch, siding material, and architectural elements.
- Additions should be designed and constructed so that the character-defining features of the historic building are not radically changed, obscured, damaged, or destroyed in the process of rehabilitation. New design should complement the original historic building.
- An addition to an existing structure may be designed and constructed to blend seamlessly with the structure.
- When an existing building is enlarged, extended, or decreased in size or space, the building should retain its original architectural style, rooflines, window & door proportions, and exterior finishes.
- Whenever possible, additions should be located on the rear elevation and should not overwhelm the original structure.
- The scale, massing, materials, and window spacing should be respected.

Fountain Avenue Neighborhood Services Zone Design Guidelines

- Additions should be visually compatible with surrounding buildings.

Roofline Pitch & Contours

The buildings in the Fountain Avenue neighborhood core have a variety of roof designs. The original roofline and shape of structures should be maintained including parapets, roof slopes, and details. Changing the original roof shape or using a building material not listed, is not allowed. Additions to existing structures must have the same roof pitch as the original structure. HARC Board approval is required for additions.

Decorative details such as dormers, cupolas, cornices, brackets, chimneys, etc. should be maintained. New features not original to the roof such as satellite dishes should be located in a manner where they are not visible from a roadway.

Gutters & Downspouts

Modern aluminum and vinyl hanging gutters are allowed. The shape of the gutters should try to mimic existing trim style and the downspouts should be positioned on non-street facing facades. Downspouts should be similar in shape, size, and location as the original. In the cases where modern hanging gutters are replacing old box gutters, the old box gutter system should be removed and/or repaired as part of the roof system to prevent any future damage to the historic structure. No approvals are required for gutters.

Doors

Whenever possible, a structure's original door, trim details, and overall look should be retained. Door openings should not be reduced, enlarged, or filled in unless necessary or required as part of a change of use. Replacement doors are allowed and must comply with the accepted building materials list. Staff approval is required if no change in size or design is proposed. If a design change or size change is proposed, then Board approval is required.

Windows

Replacement windows are allowed but they must be the same size, shape, and design configuration as the original window openings. If this is the case, then staff approval is acceptable. If simulated divided lights are proposed, then they must be permanently fixed on both sides of the window and built in as part of the window. If a new opening, closing in of an opening, or a different window style is proposed, then HARC approval must be obtained.

Siding/Exterior Surfaces & Features

Masonry – Masonry surfaces and decorative elements must be maintained and not covered. Replacement of masonry features (brick, patches, etc.) should be matched as closely as possible to the existing surfaces. Tuck-pointing historic brick should be done with a soft mortar, simulating the old lime and sand mortars in appearance/color and composition. Tuck-pointing of brick does not require any approvals.

Wood – Replacement of wood clapboard siding must match the existing siding and run in the same direction as the original material. Replacement of wood features with wood does not

Fountain Avenue Neighborhood Services Zone Design Guidelines

require approval. If a different siding material is proposed, then staff approval must be obtained.

Synthetic Siding – Vinyl, aluminum, and cement fiberboard siding are allowed. The configuration of the siding, trim, and decorative details must match the original wood siding configuration and must be installed according to the neighborhood enhanced building standards.

If a change in the configuration, size, or details is proposed, then Board approval must be obtained.

Porches & Decks – Original porch styles should be maintained including the number of columns, size, scale, and details of the porch elements. An element of a porch may be repaired or replaced without approvals if an appropriate building material is used and the exact style is maintained. Staff approvals are required if the porch is altered or replaced based on provided pictorial evidence. If a porch is to be removed and not replaced, a new porch is desired where no porch existed, or the porch is to be replaced by a new design, then HARC Board approval must be obtained. Decks cannot be located on a street facing façade.

Paint Color – Staff approval must be obtained for paint colors. Every paint manufacturer has a historic paint series. A color scheme from one of these series is recommended. It is encouraged that historically unpainted surfaces, such as masonry, be left unpainted and maintained in its original state.

Fences/Arbors – Staff approval is allowed if the fence meets the fence guidelines found in third section. Arbors, trellises, and other such features must be complimentary in style and material to the proposed fence. If a stand-alone feature is desired, then staff approvals are required.

Trees/Landscaping – Removal of trees over 12 inches in diameter measured at 12 inches above the ground can only be removed with permission from the city arborist. Replacement trees may be required. The new species planted shall be in consultation with the city arborist. Other landscaping is generally not regulated. Large structures such as gazebos and other roofed structures must be located in a non-street facing yard.

Sidewalks – Sidewalks must be constructed of masonry including concrete, brick, or a stamped concrete. Other proposed materials must have staff approval.

Garages

Garages should be designed to match the siding, roof form and details of the houses for which they are to be built. The historic garage had windows to provide ventilation and light. One window on each wall was typical and the stock sash units used on houses were common. The key element in garage design is the garage door. The first garage doors were similar to barns, with big strap hinges, and doors that swung outward. Many of the new overhead roll up doors don't have the correct period look, and are often constructed of inappropriate fiberglass and other lightweight materials. Typical early garage doors were often paneled,

Fountain Avenue Neighborhood Services Zone Design Guidelines

with the top third glazed. Period style swinging doors can be constructed as one door, and be activated with a garage door opener, retaining a historic look while providing convenience. Garages that are designed with the same details as the existing house including roof pitch, siding, and colors can be approved by staff. Doors must be a carriage style door and other key elements as listed in this section (windows, doors, hardware) must be incorporated. Otherwise the application must be approved by the HARC Board.

Fountain Avenue Neighborhood Services Zone Design Guidelines

New Construction

All new construction must have prior approval from the Historical & Architectural Review Commission before a building permit can be issued. The purpose of these design standards is not to discourage new construction, but to encourage new buildings to be compatible and contextual with the visual characteristics of the area. New construction includes in-fill structures and related accessory structures. New buildings must be designed so that they respect the character of neighboring buildings and the zone.

When undertaking the design of a new or replacement structure, elements deemed important to the overall building appearance should be considered, in order to assure reasonable conformity to the context of adjacent structures. Such considerations include, but are not limited to overall building height, width proportions, chimney construction, windows, doors, roof pitch, and roof materials. Overly simplified or bland new buildings with no details should be avoided. By the same token, an overly ornate structure may not mesh with the surroundings as well.

Scale

The size and proportion of new structures should maintain the same scale and rhythm as the existing buildings. Accessory buildings visible from the roadway should be of the same architectural style and of the same or similar exterior material as the main building. Overall building mass must consider the depth of a building in relation to both adjoining buildings and the lot upon which the building is intended. Facades should be varied in style, but be similar in size, height, width, and depth as the surrounding structures.

Height & Width

The overall height of the new construction should relate to that of adjacent structures. As a general rule, new buildings should be approximately same height as the average height of existing buildings within the immediate vicinity.

Setbacks

The historic lines of streetscapes should be maintained with the basic premise being to protect the visibility of adjoining properties and to maintain the rhythm of facades. This is accomplished by locating front walls of new buildings in the same plane as the facades of adjacent buildings. The new building should not be placed in front of or behind the historic façade line. Side yard and rear yard setbacks are found in the Zoning Ordinances.

Roofline Contour

The roof forms of the new buildings should relate to those found within the district. Replication of the existing or traditional roof shapes, pitches, and materials on new construction is encouraged. Roofing materials should be of the same style and form of original structures and be listed on the approved materials list. Design of the new structure should begin with a minimum 6/12 roof pitch.

Fountain Avenue Neighborhood Services Zone Design Guidelines

Doors

The main entry of a building should face the street. When on a corner lot, the main entry can face at an angle. Recessed entryways are acceptable. Transoms above the door and sidelights are acceptable and should match the overall style of the entryway.

Windows

The window design of new construction should be comparable to existing historic structures within the area. The size and shape of individual window units must be considered. The most common style of window in the Fountain Avenue area is a double hung one light over one light configuration. A window should not be less than 66 inches tall. Exceptions to this are considered when the window is in a stair well, bathroom, kitchen, or other area of the house where smaller windows are common. If simulated divided lights are proposed, then they must be permanently fixed on both sides of the window and built in as part of the window.

Foundations

Foundation material and the height of the exposed area between the ground and the bottom of the walls should be consistent with other historic buildings in a neighborhood. A four foot foundation height is required.

Solar & Other Utility Systems

As with additions and alterations to historic buildings, solar panels, satellite dishes, and other external utility systems on infill development in historic neighborhoods should be installed to the rear or side of a building where they will not be visible from the street.

Paints & Color

Paint colors must have planning staff approval. Every paint manufacturer has a historic paint series. A color scheme from one of these series is recommended.

Garages

Garages should be designed to match the siding, roof form and details of the houses for which they were built. Gabled roofs were typical, but flat, shed, gambrel, and hipped roofs were also common. Garage floors were usually poured concrete, but some were gravel, or simply board or dirt.



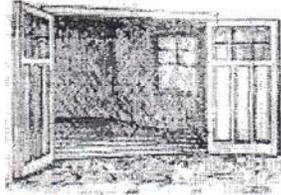
shed roof



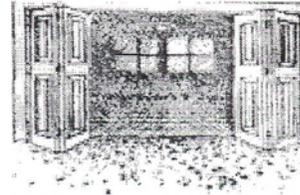
hipped roof

Fountain Avenue Neighborhood Services Zone Design Guidelines

The historic garage had windows to provide ventilation and light. One window on each wall was typical and the stock sash units used on houses were common. The first garage doors were similar to barns, with big strap hinges, and doors that swung outward. New door types were soon invented, with sliding doors, divided into vertical sections, sliding along the interior wall of the garage. Bi-fold and accordion doors were also common. The sectional roll-up door, the most popular today, appeared early in the 20th century. The idea was developed from the roll top desk.



three-panel swinging doors



paneled bi-fold doors

Alleys were used as secondary roads for small garages and parking the automobile, along with garbage pick up, in many neighborhoods. As the automobile grew in size, so did the garages, sometimes with a two foot shed extension to accommodate the hoods of the 1930s and 1940s behemoths. If you're rebuilding a historic garage or building a new one, echo the shape, pitch, and material of your house's roof. Early garages often had exposed rafter tails. More stylish garages had eaves that were finished in the same manner as the house. Whatever paint color is most appropriate to the style and age of your house also applies to the garage. The panels on the garage door were usually painted the body color of the building, while the stiles and braces were painted in the complementary trim color.

The key element in garage design is the garage door. This door will help define the date of the structure. Many of the new overhead roll up doors don't have the correct period look, and are often constructed of inappropriate fiberglass and other lightweight materials. Typical early garage doors were often paneled, with the top third glazed. Period style swinging doors can be constructed as one door, and be activated with a garage door opener, retaining a historic look while providing convenience.

Fountain Avenue Neighborhood Services Zone Design Guidelines

Fences

Fences are a very important part of any streetscape and can either enhance or detract from the appearance and value of residential development. Fence design, scale, and presentation on any property frontage are very important and worthy of careful consideration.

A fence in the Fountain Avenue Neighborhood should be carefully designed to achieve a scale, style and appearance compatible with the building and the streetscape. The fence should allow the building to contribute to the interest and amenity of the streetscape and not impair the view shed of the historic property.

Fences, which obscure the view shed from the public right of way, may not be constructed in the front yard. The front yard is defined as the front part of the yard from the front corners of the structure to the front property line. On corner lots, the structure will be considered to have two front yards. The sides of the structure define the side yard. The rear yard is from the rear corners of the structure to the back property line. A Certificate of Zoning Compliance is required and a building permit must be obtained before construction of a fence can proceed. Applicants must submit an accurate depiction of the fence style, color, materials, and finishes with each application. If an application for a fence meets the standards in this section, administrative approval can be given.

Fence Design Standards

Fence Height The heights of the approved fences are subject to the Paducah Code of Ordinances regulated heights (Section 126-72). At the time of the authoring of this document, those heights are as follows:

- Front yard – 4 feet
- Side yard – 6 feet
- Rear yard – 8 feet

Fence Design Design approval is subject to approval and requires a Certificate of Zoning Compliance and a building permit.

Front yard(s) – Fence design must permit 50% visibility between individual components. Vertical/horizontal and diagonal components may not be wider than four inches across and may not be spaced closer than the width of the vertical component. Fence design that combines solid wall and open fence construction may include a solid base up to 18 inches high.

Side and Rear Yards – There are no view-shed requirements, but the fence design must be compatible in style and materials as described herein. Certificate of Zoning Compliance and building permit are still required.

Pilasters Elements wider than four inches across are considered pilasters. Pilasters may be no wider than 16 inches across and may be no closer than six feet on

Fountain Avenue Neighborhood Services Zone Design Guidelines

center, except for pilasters supporting a four-foot wide maximum entry gate. Pilasters may be as high as the maximum fence height allowed.

Fence Materials Materials may be wood, wrought iron, tubular steel, cast aluminum, brick, or vinyl. Chain link, barbed wire, and livestock fencing are examples of materials that are not allowed.

Landscape Landscape planter enclosures in the front yard may not exceed 18 Planter inches in height. A landscape planter is defined as a wall used to Enclosures enclose, divide, or protect an area designed to be filled with plants.

Fountain Avenue Neighborhood Services Zone Design Guidelines

Accepted Building Materials for Neighborhood Services Zone

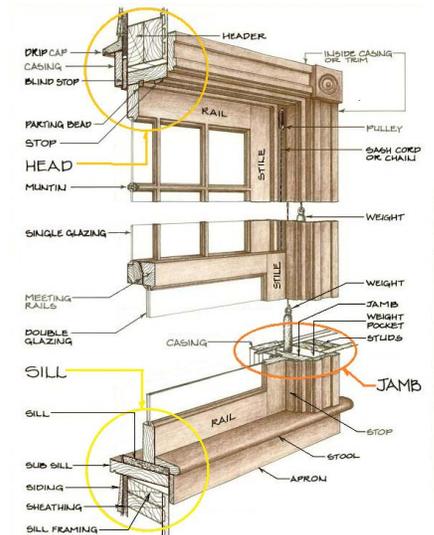
The following is a list of materials that have been deemed appropriate to use for construction or rehabilitation in the Fountain Avenue Neighborhood Zone. No faux wood grain siding or trim is allowed. All simulated wood products must be smooth-faced. A Certificate of Appropriateness and building permit is still required before these materials can be used or applied.

Roofs - slate, composite shingles, wood shakes, or standing seam metal

Soffits, fascia & trim - wood, cement fiberboard (hardi-plank; must be smooth faced), high-density polymer (permacast, fypon or other similar brand), smooth faced vinyl or aluminum siding

Exterior Siding & Details - wood, cement fiberboard (must be smooth faced), traditional brick veneer with true mortar joints, appropriate stone (no concrete block) or smooth faced vinyl or aluminum

Windows – windows must be approximately the same size as the original window opening (within 2 inches) and resemble the original window construction including light dividers (muntins), sash, jamb, and trim sizes. Windows may be constructed of wood, wood clad, vinyl, or fiberglass.



Doors – wood, fiberglass, or steel doors; style either a 6 panel or a combination of panels. The original opening size must be maintained. This can be accomplished by a door with a combination of transom and/or sidelights.

Porches - Columns - wood, traditional brick, concrete, fiberglass, or high-density polymer

Floors - wood, concrete, composite, or traditional brick

Ceilings – wood, cement fiberboard, or smooth faced vinyl

Trim & Details - wood, cement fiberboard, high-density polymer, or smooth faced vinyl or aluminum

Foundations - traditional brick veneer, lap siding, split-faced block, or appropriate stone (no concrete block), cherokee block or quick brick

Fountain Avenue Neighborhood Services Zone Design Guidelines

Glossary

Arch. A construction technique and structural member, usually curved and made of masonry. Composed of individual wedge-shaped members that span an opening and support the weight above by resolving vertical pressure into horizontal or diagonal thrust.

Architrave. The lowest part of an entablature, or the molded frame above a door or window opening.

Balcony. A platform projecting from the wall or window of a building, usually enclosed by a railing.

Baluster. Any of the small posts that support the upper rail of a railing, as in a staircase.

Balustrade. An entire railing system including a top rail and its balusters, and sometimes a bottom rail.

Bay window. A projecting bay with windows that form an extension to the interior floor space. On the outside, the bay should extend to ground level, in contrast to an oriel window, which projects from the wall plane above ground level.

Board-and-batten siding. Vertical siding made up of alternating wide and thin boards where the thin boards cover the joints between the wide boards.

Bracket. A small projection, usually carved or decorated, that supports or appears to support a projecting eave or lintel.

Capital. The topmost member, usually decorated, of a column or pilaster.

Casement window. A window that is hinged on the side and opens in or out.

Chimney pot. A decorative masonry element placed at the top of a chimney, common on Queen Anne buildings.

Cladding or Clad Window. A solid wood window wrapped in another material, most commonly vinyl or aluminum.

Clapboards. Narrow, horizontal, overlapping wooden boards that form the outer skin of the walls of many wood-frame houses.

Column. A vertical shaft or pillar usually circular in section that supports, or appears to support, a capital, load beam or architrave.

Corbel. A projection from a masonry wall, sometimes supporting a load and sometimes for decorative effect.

Corbeled cap. The termination of a brick chimney that projects outward in one or more courses.

Fountain Avenue Neighborhood Services Zone Design Guidelines

Corner board. A board which is used as trim on the external corner of a wood-frame structure and against which the ends of the siding are fitted.

Cornice. The exterior trim of a structure at the meeting of the roof and wall; usually consists of bed molding, soffit, fascia, and crown molding.

Course. In masonry, a layer of bricks or stones running horizontally in a wall.

Cresting. Decorative grillework or trim applied to the ridge crest of a roof. Common on Queen Anne style buildings.

Cross gable. A gable that is perpendicular to the main axis or ridge of a roof.

Cupola. A small, sometimes domed structure surmounting a roof. Found mainly on Italianate and Colonial Revival buildings.

Dentil molding. A molding composed of small rectangular blocks run in a row.

Dormer. A structure containing a vertical window (or windows) that projects through a pitched roof.

Double-hung sash window. A window with two or more sashes; it can be opened by sliding the bottom portion up or the top portion down, and is usually weighted within the frame to make lifting easier.

Eave. The part of the roof that overhangs the wall of a building.

Entablature. Above columns and pilasters, a three-part horizontal section of a classical order, consisting of the cornice at the top, the frieze in the middle, and the architrave on the bottom.

Facade. The face or front of a building.

Fanlight. A window, often semicircular, over a door, with radiating muntins suggesting a fan.

Fascia board. A flat board horizontally located at the top of an exterior wall, directly under the eaves.

French door. Two doors, composed of small panes of glass set within rectangularly arrayed muntins, mounted within the two individual frames. Usually such doors open onto an outside terrace or porch.

Frieze. The middle division of an entablature, below the cornice.

Gable. The vertical triangular portion of the end of a building having a double-sloping roof, usually with the base of the triangle sitting at the level of the eaves, and the apex at the ridge of the roof. The term sometimes refers to the entire end wall.

Fountain Avenue Neighborhood Services Zone Design Guidelines

Gable roof. A roof form having an inverted "V"-shaped roof at one or both ends.

Gambrel roof. A roof having two pitches on each side, typical of Dutch Colonial and Colonial Revival architecture.

Gingerbread. Highly decorative woodwork with cut out ornament, made with a jigsaw or scroll saw, prominent in Gothic Revival architecture.

Half-timbering. In late medieval architecture, a type of construction in which the heavy timber framework is exposed, and the spaces between the timbers are filled with wattle-and daub, plaster, or brickwork. The effect of half timbering was imitated in the 19th and 20th centuries by the Queen Anne and Tudor Revival styles.

Hipped roof. A roof that slopes upward on all four sides.

Hood molding. A decorative molding over a window or doorframe, commonly found on Italianate style buildings.

Jerkinhead roof. A gable roof truncated or clipped at the apex - also called a clipped gable roof. Common in Bungalows, Tudor Revival, and Arts and Crafts style buildings.

Latticework. A wood or metal screen composed of interlaces or crossed thin strips.

Leaded glass. Small panes of glass, either clear or colored, that is held in place by strips of lead.

Lintel. A horizontal beam over an opening in a wall that carries the weight of the structure above.

Mansard roof. A roof with two slopes, the lower slope being nearly vertical, often concave or convex in profile. Common to the Italianate and Queen Anne styles.

Molding. A decorative band or strip with a constant profile or section generally used in cornices and as a trim around window and door openings. It provides a contoured transition

from one surface to another or produces a rectangular or curved profile to a flat surface.

Mullion. The vertical member of a window or door that divides and supports panes or panels in a series.

Muntin. One of the members, vertical or horizontal that divides and supports the panes of glass in a window.

Oriel window. A window bay that projects from the building beginning above the ground level.

Fountain Avenue Neighborhood Services Zone Design Guidelines

Palladian window. A window divided into three parts: a large arched central window, flanked by two smaller rectangular windows. These are found in Colonial Revival as well as Italianate buildings.

Parapet. A wall that extends above the roofline.

Pediment. A low triangular gable end, often found in classical architecture.

Pent roof. A small, sloping roof, the upper end of which butts against a wall of a house, usually above the first-floor windows.

Pilaster. An engaged pier or pillar, often with capital and base.

Pillar. A post or column-like support

Pitch. The degree of slope or inclination of a roof.

Pointed arch. Any arch with a point at its apex, common but not restricted to Gothic architecture. Tudor Revival buildings also frequently incorporate pointed arch motifs.

Portico. A porch or covered walkway consisting of a roof supported by columns.

Quoins. Cornerstones of a building, spanning the entire height of the wall, and distinguished from the main construction material by size, texture, or conspicuous joining. In masonry construction, they reinforce the comers; in wood construction, they do not bear any load, are made of wood, and imitate the effect of stone or brick.

Rafters. The sloping wooden roof-frame members that extend from the ridge to the eaves and establish the pitch of the roof. In Craftsman and Bungalow style buildings the ends of these, called "rafter tails" are often left exposed rather than boxed in by a soffit.

Ribbon window. A continuous horizontal row, or band, of windows separated only by mullions.

Round arch. A semicircular arch, often called a Roman arch.

Rustication. Masonry characterized by smooth or roughly textured block faces and strongly emphasized recessed joints.

Sash. Window framework that may be fixed or moveable. If moveable, it may slide, as in a double-hung window; or it may pivot, as in a casement window.

Shiplap siding. Wooden siding tapered along its upper edge where it is overlapped by the next higher courses of siding.

Side light. A framed window on either side of a door or window.

Fountain Avenue Neighborhood Services Zone Design Guidelines

Siding. The narrow horizontal or vertical wooden boards that form the outer face of the walls in a traditional wood-frame building. Horizontal wooden siding types include shiplap and clapboard/weatherboard, while board-and-batten is the primary type of vertical siding. Shingles, whether of wood or composite material, are another siding type.

Sill. The lowest horizontal member in a frame or opening of a window or door. Also, the lowest horizontal member in a framed wall or partition.

Skirting. Siding or latticework applied below the water table molding on a building.

Soffit. The underside of the eaves on a building, particularly the boards enclosing the eaves and covering rafter tails.

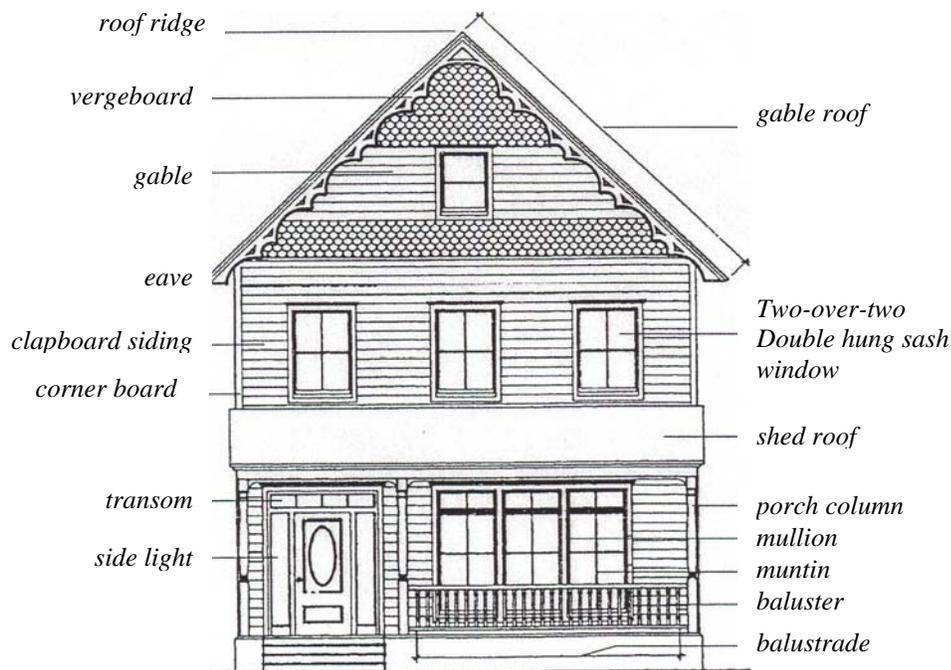
Stucco. A material, usually composed of cement, sand, and lime, applied to a surface to form a hard, uniform covering that may be either smooth or textured. Also, a fine plaster used in decoration and ornamentation of interior walls.

Surround. The molded trim around a door or window.

Swan's neck pediment. A pediment with an open apex; each side terminates in curves resembling a swan's neck.

Terra cotta. A red-brown fired but unglazed clay used for roof tiles and decorative wall covering. Glazed terra cotta was frequently used for exterior decoration on commercial buildings of the early 20th Century.

Transom. Horizontal window opening above a door or window.



ORDINANCE 2006-4-7104

(c) Enhanced Standards for Fountain Avenue Revitalization Project. In addition to the International Property Maintenance Code, 2006 edition, and property maintenance ordinances currently adopted by the City of Paducah, the following additional Enhanced Standards are adopted to supplement the aforementioned regulations in order to bolster the Fountain Avenue Revitalization Project.

(1) Physical Boundaries of the Fountain Avenue Revitalization Project. These Enhanced Standards shall apply to all structures encompassing the following geographic district located within the City of Paducah:

Beginning at a point in the centerline of North 13th Street in line with an alley between Jefferson Street and Monroe Street, going in a westerly direction to a point in a public alley intersection at a point between Jefferson Street and Monroe Street, one half block east of Fountain Avenue, then in a southerly direction to the north right of way line with Jefferson Street, then west with the north right of way line of Jefferson Street to the intersection of an alley one half block west of Fountain Avenue, then in a northerly direction one half block west of Fountain Avenue to a point at the intersection of an alley half block west of Fountain Avenue and Park Avenue, including the lots west of the circular area of Fountain Avenue, then in an easterly direction down Park Avenue to a point in the center line of 13th Street, then in a southerly direction down the centerline of 13th Street to the point of beginning.

(2) Application of Enhanced Standards. The following items determine the circumstances in which the Enhanced Standards shall apply to all structures located within the geographic district described in Section 42-46(c)(1) above.

- a. All rehab work, additions, or repairs with a combined value of work and materials of more than Ten Thousand Dollars (\$10,000.00) shall require the structure to come under compliance with the new regulations set forth in this Section 42-46(c). If the combined value of work and materials as described above is less than Ten Thousand Dollars (\$10,000.00), then only the work permitted must come into compliance with these standards.
- b. The code enforcement officials of the City of Paducah shall administer the enhanced standards set forth in this Section 42-46(c).

The interpretation and enforcement of any and all portions of these enhanced standards enumerated in this Section 42-46(c) shall remain within the sound discretion of the code enforcement officials of the City of Paducah. Further, the code enforcement officials of the City of Paducah shall have original jurisdiction to resolve any disputes related to or arising under this Section 42-46(c).

- c. Lack of progress towards compliance with these enhanced standards shall constitute a valid cause for penalty under this Section 42-46(c). Lack of progress shall be defined as progress less than that which a two-person crew could reasonably be expected to achieve while working a minimum of 144 work hours per month.

(3) The Enhanced Standards for the Fountain Avenue Revitalization Project. The following enhanced standards shall apply to all structures located within the geographic district described in Section 42-46(c)(1) above.

- a. Any work commenced in order to comply with these enhanced standards shall be performed in a professional, highly skilled, and workman-like manner and comply with any applicable manufacturer's instructions and methods.
- b. The foundation of all structures shall be level, plumb, and have adequate footings to carry the weight of the structure, and such footings shall be constructed with approved methods and materials.
- c. Wooden joists, beams, columns, piers, posts, sills, and any other load-bearing or framing component member shall be free of rot, infestation, previous damage, or otherwise weakened or compromised wood. Any such compromised material must be removed and replaced. All load-bearing members shall be of adequate size and dimension. Treated lumber shall be used in all replacement framing where required by the building code of the City of Paducah.
- d. All masonry surfaces shall be tight, dust free, and spall free. Mortar joints shall be strong and properly adhered to surrounding surfaces. Brick lines shall be string line straight and wall lines shall be plumb. The requirements of this subsection shall apply both to exterior and interior foundation walls. An inspection and approval of the sub-surface material shall be required prior to the installation of any foundation covering or obscuring material such as mortar, wood, metal, or any other similar material.
- e. Piers shall have adequate-sized footings and all bearing surfaces shall be flat and tight and have a properly installed termite shield. Piers shall be adequately spaced and the material used shall be approved for use in that location.
- f. All materials in contact with the ground shall be listed for ground contact.
- g. Yard surface finished grades around foundations shall be graded to direct water away from the structure, but not to any adjacent

property. The crawlspace grade shall not be lower than the exterior landscaped grade.

- h. Any siding used on structures shall be wood lap siding (no sheet material allowed), hardi board siding (smooth side only), vinyl, brick, or stone. Imitation, manufactured brick, or manufactured stone materials shall not be allowed for the siding of any structure. However, vinyl siding shall only be allowed in rehabilitation work for soffit, eaves, roof dormers or the like, or gable ends over brick walls, or where the existing material is removed down to the studs and new sheeting is installed. All trim shall be wood or handiplank (smooth side only) in nature.
- i. Existing finish siding shall be removed prior to the installation of any new siding. In no case shall there be more than one layer of existing finished exterior siding. All siding and trim shall be maintained in good condition free of any damage, separations, cracks, holes, warping or other deterioration of any kind. Existing vinyl siding and trim shall be maintained in a clean, neat and orderly condition without any noticeable build-up of mold, dirt, heavy dust layers or other unsightly material.
- j. All siding and trim shall be properly and securely fastened to structural elements with appropriate fasteners.
- k. All composition roof shingles shall match in color, grade, and profile. Composition shingles shall have tight, even grains, in which the shingle body is not visible. Composition shingles shall not have curling of any nature or degree. All flashing shall be generally rust-free and in good condition.
- l. Metal roofing shall not exhibit a dented appearance as a result of the installation process or for any other reason. All roofing installation shall be straight and maintain the appearance of a constant reveal, where applicable (i.e. not applicable to built-up roofs). All roofing materials shall be new or in like-new condition during the installation process.
- m. All roof edges shall be neatly trimmed and any metal flashing shall be rust-resistant and dent-free.
- n. Rehabilitation projects, where the expected total rehabilitation cost is anticipated to exceed Twenty Thousand Dollars (\$20,000.00), shall require the replacement of mechanical systems including HVAC, electrical, and plumbing, unless it can be shown that such systems have been replaced in their entirety within the previous five (5) years from the date of the permit application or other

satisfactory proof can be made that such mechanical systems are functioning efficiently and safely.

- o. Gutters and downspouts shall be properly maintained, properly attached to the structure, clear of debris, and shall not be allowed to discharge water that could potentially create a public or private nuisance. Severely dented gutters or downspouts shall be replaced immediately.
- p. All accessory structures shall be regulated by the same standards as the principal structures.
- q. All doors and windows shall be maintained in good condition, without dents, holes, or other damage. Glass used in any door or window shall not be cracked or broken. Double insulated glass units shall be in like-new condition with intact factory seals. Any glazing compound used shall be fresh and painted. All joints shall be tight.
- r. All exterior surfaces requiring paint as a protective coating shall be painted and any previously painted surfaces must be maintained in an aesthetically pleasing manner. Previously painted surfaces shall be cleaned, scraped, primed, and caulked prior to painting of any kind. Unpainted surfaces shall be primed and caulked prior to the occurrence of any painting on said surface. Exterior painted surfaces shall have a minimum of two coats of exterior grade finish paint.
- s. No chipping, peeling, or flaking paint shall be allowed. Painted surfaces that exhibit mold, spores, or other discolorations shall be treated to remove same or shall be replaced.
- t. All exterior physical improvements such as fences, sidewalks, retaining walls, fountains, garden ornamentation, planters, railings, and other similar decorative installations shall be maintained in a clean and neat manner free of any deterioration.
- u. Items such as missing fasteners, tilting or leaning fences, posts, rails, rust or discoloration of materials, heaving concrete, missing bricks, missing fence, wall, or deck components, and all such like items shall be replaced.

HARC Application Certificate of Zoning Compliance in the NSZ Zone

(Please Print or Type)

(Application Instructions on Page 3)

_____ Date

**Historical and Architectural Review
Commission
Paducah City Hall
P.O. Box 2267
Paducah, KY 42002-2267**

For Office Use Only	
Pre-App Conf _____	Application Received:
Public Hearing _____	
8 Required Copies <input type="checkbox"/>	
Fee _____ \$0.00	
Required Exhibits _____	

Application for Hearing

Name of Applicant _____

Mailing Address _____

City, State & Zip Code _____

Telephone Number _____

Location of Property (include street address) _____

Owner Leasee Tenant

General description of each modification _____

Do all drawings, materials and samples along with other items required by HARC guidelines accompany this application? (see directions on page 3) _____

If not, explain _____

Is there an application relevant to this property and the subject modifications or improvements pending or contemplated before the City Planning Commission or City Commission? _____

If so, specify _____

Is there any approval pending any other regulatory or administrative authority which may have a bearing on the modifications or improvements which are the subject of this application such as a correction notice from the Department of Inspection? _____

If so, specify _____

It is understood that notices of the public hearing hereon will be published in a daily newspaper as required by law, and that the cost of these notices shall be borne by the applicant. By signing and submitting the signed application, the applicant is granting permission for relevant city staff and the HARC Board permission to inspect the exterior of the structure and the surrounding property. Failing to provide the required elements listed in the application and on the application instructions may result in a delay of the hearing for all or part of your application. The Planning Department reserves the right to not process incomplete applications. If permission is granted by the HARC Board to make improvements, a building permit is still required from the Department of Inspection before any of the improvements take place.

Owner-Applicant

CERTIFICATE OF APPROPRIATENESS APPLICATION INSTRUCTIONS

The nature of the Application and exhibits which should be filed depends on whether the improvement is **MAJOR** or **MINOR**.

MAJOR improvements include:

1. Construction of new building or structure.
2. Construction of additions.
3. Change of structure's architectural style.
4. Alteration of roof line.
5. Anything which HARC staff determines to be major.

MINOR improvements shall include:

1. Addition or deletion of awnings, shutters, canopies, etc.
2. Addition of exterior material of a new type, color or texture.
3. Anything which HARC staff determines to be minor.

RECOMMENDED EXHIBITS

All applications must be signed by the applicant, and if applicant is leasing or renting the premises, co-signed by the owner of the property. It is recommended all Applications for both **MAJOR** and **MINOR** improvements be accompanied by the following:

1. Current photography of the property showing its present condition.
2. Physical samples of all materials, items or devices to be installed accurately showing color, texture and scale.

In addition, with respect to **MAJOR** improvements, the following exhibits are recommended:

1. Layout or site plan of the property showing all existing and proposed improvements.
2. Elevations drawn to scale of all sides showing complete architectural details and all exterior equipment, and appurtenances located on the roof, walls and ground. All existing and proposed materials and finishes shall be identified, noted on the elevation, and keyed to photographs.

HARC meets regularly on the second Monday of each month. The deadline for applications is 10 days prior on a Friday before noon.