

Minutes

Historical & Architectural Review Commission

Date: February 8, 2016
Time: 5:30 p.m.
Place: Commissioner's Chambers
Meeting: Regular

Attendees: Chairman King, Vice-Chair Coltharp, Jones, Petraitis,

Absent: Worak

APPROVAL OF MINUTES:

Chairman King offered the following Motion:

I move that the reading of the minutes for January 11, 2016 be waived and that the minutes of said meetings, prepared by the secretary, be approved as written.

The Motion was seconded by Member Petraitis and adopted (4).

OLD BUSINESS:

NEW BUSINESS – H-1 Zone:

Paducah Preservation – Adoption of findings of fact – 100-116 Broadway.

Member Petraitis offered the following Motion:

I move that this Commission adopt the following findings of fact regarding the denial of Composit windows at 100-116 Broadway.

Item:

- The windows are currently wood windows.
- The replacement windows are proposed to be constructed of Composit material, which is not historic.
- A building permit was not obtained by Ms. Clark or her contractor prior to installation.
- Approximately 15 windows had been replaced before work was discontinued and an application was made to the HARC.
- The Secretary Standards for Rehabilitation are applied to decision making in the H-1 Historical-Commercial Zone pursuant to Section 126-115 of the Paducah Zoning Ordinance.
- The Secretary Standards recommend repair of windows by patching, splicing, consolidating, reinforcing or replacement in kind.

- The Secretary Standards does not recommend replacing an entire window when repair of materials and limited replacement of deteriorated or missing parts are appropriate.
- The Secretary Standards does not recommend using substitute material for the replacement part that does not convey the visual appearance of the surviving parts of the window or that is physically or chemically incompatible.
The HARC does not wish to start a precedent of allowing windows made of non-historic materials in the H-1 Historic Commercial Zone, which is against the recommendations of the Secretary Standards.

The Motion was seconded by Member Jones and adopted (4).

NOTE:

Sue Clark and her son and her daughter came to the HARC Meeting. (2-2-16)

- Under discussion I informed the HARC what we talked about today and showed them the pictures I took of the Maiden Alley side.
- Mr. Clark, Mrs. Clark's spoke, as well as, provided HARC with photographs of the windows in question.
- Mr. Clark also read from a letter received from Jen Spangler-Williamson, at the Kentucky Heritage Council, concluding that they would consider a smaller application of the Compozit windows.
- The Clarks asked the HARC to consider financial hardship and that they were confident that their contractor could produce the same profile for the windows.
- After a great amount of discussion, the HARC asked for two things:
 1. Better shop drawings of the windows
 2. A sample of the glass.

Mr. Clark stated he could get both items. The Clarks and the HARC agreed that the windows could be placed on the next agenda (March 14th).

NEW BUSINESS – H-2 Zone:

Phyllis Jones – Public Hearing – Certificate of Appropriateness – 617 North 5th Street.

Vice Chair Coltharp offered the following Motion:

I move that this Commission find as fact that the proposed demolition at 617 North 5th Street is in the manner consistent with the application and exhibits of the landowner filed herein, which conforms with the standard of historical integrity set forth in Section 126-115 of the Paducah Zoning Ordinance and that this Commission specifically find as fact that;

The proposed action is in harmony with the wording and intent of the Ordinance; and

The proposed action is in conformity and complies with a majority of the guidelines for exterior features and the “Standards of Rehabilitation”.

I further move that the requested approval for the Certificate of Appropriateness be given to the following:

Item:

- The demolition of the structure.

The Motion was seconded by Member Petraitis and adopted (4).

NEW BUSINESS – NSZ Zone:

Shawn and Amanda Johnson – Public Hearing – Certificate of Zoning Compliance – 315 Harahan Boulevard.

Member Jones offered the following Motion:

I move that this Commission find as fact that the proposed improvements and alterations at 315 Harahan Blvd complies with the intent of the Neighborhood Services Zone (NSZ); and are in a manner consistent with the application and exhibits filed herein.

That the proposed exterior changes are in harmony with the NSZ Design Guidelines; and

That the requested approval for the Certificate of Zoning Compliance be given to the following:

Item

- Replace the current garage doors with black carriage style doors.
- ~~Paint the home Classic French Gray~~

The Motion was seconded by Vice Chair Coltharp and adopted (4).

Member Jones offered the Motion to table painting until the next scheduled HARC Meeting.

The Motion to table painting until the next scheduled HARC meeting was seconded by Member Petraitis and adopted (4).

OTHER:

DISCUSSION: