

Minutes

Historical & Architectural Review Commission

Date: May 9, 2016
Time: 5:30 p.m.
Place: Commissioner's Chambers
Meeting: Regular

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

Absent:

APPROVAL OF MINUTES:

Chairman King offered the following Motion:

I move that the reading of the minutes for May 2, 2016 be waived and that the minutes of said meetings, prepared by the secretary, be approved as written.

The Motion was seconded by Vice-Chair Coltharp and adopted (5).

OLD BUSINESS:

Joseph C. Wilson – Public Hearing – Certificate of Appropriateness – 305 North 7th Street.

The Agenda Item was remained on the table.

Steve & Carol Gabany – Public Hearing – Certificate of Appropriateness – 521 Madison Street.

Member Jones offered the following Motion:

I move that this Commission remove from the table application #160411-3 for property located at 521 Madison Street.

The Motion was seconded by Member Worak and adopted (5).

Member Jones offered the following Motion:

I move that this Commission find as fact that the proposed alterations and improvements at 521 Madison Street are 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 complementary to all conforming structures within the zone; and

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

The proposed new construction complies with the HARC Advisory Design Guidelines and a majority of the Secretary Standards of Rehabilitation.

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

Item:

1. The addition of permanent affixed exterior mutins to street side windows.

The Motion was seconded by Vice-Chair Coltharp and adopted (5).

Jason and Heather Coltharp – Public Hearing – Certificate of Zoning Compliance – 231 Fountain Avenue.

Member Worak offered the following Motion:

I move that this Commission remove from the table application #160502-3 for property located at 231 Fountain Avenue.

The Motion was seconded by Member Petraitis and adopted (3); Members Vice-Chair Coltharp and Member Jones requised themselves.

Member Worak offered the following Motion:

I move that this Commission find as fact that the proposed improvements and alterations at 231 Fountain Avenue 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

- **Install a brick retaining wall on the north and east sides of the property with a limestone cap.**
- **Install a wooden fence on top of the retaining wall along the pool area.**

The Motion was seconded by Member Petraitis and adopted (3); Members Vice-Chair Coltharp and Member Jones requested themselves.

NEW BUSINESS – H-1 Zone:

NEW BUSINESS – H-2 Zone:

Allan Rhodes – Public Hearing – Certificate of Appropriateness – 315 North 5th Street.

Chairman King offered the following Motion:

I move that this Commission find as fact that the proposed alterations and improvements at 315 North 5th Street are 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 complementary to all conforming structures within the zone; and

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

The proposed new construction complies with the HARC Advisory Design Guidelines and a majority of the Secretary Standards of Rehabilitation.

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

Item:

1. **Approval of Approximately 60’ linear feet of 6’ wooden dog-eared fence on the southwest corner of the lot, proposed to remain natural.**

The Motion was seconded by Member Jones and adopted (4). Vice-Chair Coltharp did not vote.

Katherine Knotts – Public Hearing – Certificate of Appropriateness – 717 Harrison Street.

Member Petraitis offered the following Motion:

I move that this Commission find as fact that the proposed alterations and improvements at 717 Harrison Street are 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 complementary to all conforming structures within the zone; and

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

The proposed new construction complies with the HARC Advisory Design Guidelines and a majority of the Secretary Standards of Rehabilitation.

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

Item:

1. The installation of wooden screen doors.

The Motion was seconded by Vice-Chair Coltharp and adopted (5).

NEW BUSINESS – NSZ Zone:

Clarissa McKinney – Public Hearing – Certificate of Zoning Compliance – 1616 Monroe Street.

Member Jones offered the following Motion:

I move that this Commission find as fact that the proposed improvements and alterations at 1616 Monroe Street 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

- **Install a 10 X 12 wooden shed with Rustic Brown shingles and painted green & white to match the home.**

The Motion was seconded by Vice-Chair Coltharp and adopted (5).

Jim Steele – Public Hearing – Certificate of Zoning Compliance – 324-326 North 16th Street.

Member Worak offered the following Motion:

I move that this Commission find as fact that the proposed improvements and alterations at 324-326 North 16th Street 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

- 1) **Remove all existing double hung windows and replace with double hung three over one vinyl windows of the same dimensions and configurations. Muntins will be permanently attached to the exterior in compliance with HARC guidelines.**
- 2) **Remove existing single windows on west side of both upper bedrooms, the living room windows (2 per side) that flank each fireplace and the basement windows and replace with vinyl windows. The muntins will match the original configuration and be permanently affixed to the exterior.**
- 3) **Change the triple double hung windows in front of each unit to a twin double hung window to reduce the threat of water damage to the new windows and to create symmetry to the front facade.**
- 4) **Remove the twin double hung windows in the rear “office/bedroom” of each unit and replace with a single vinyl double hung with a three over one configuration.**
- 5) **Remove existing exterior door leading to the basement of each unit and replace with new half-light exterior doors.**
- 6) **Remove the twin double hung windows in the rear laundry room of each unit and replace with a half-light exterior entry door.**
- 7) **Pour a code compliant raised concrete platform landing at each laundry room entrance with concrete steps leading down to the basement entry door of each unit.**
- 8) **Install black decorative metal porch rails and handrails on each landing and staircase.**
- 9) **Replace the two front entry doors with Craftsman style fiberglass insulated doors matching the original style including dental molding.**
- 10) **Remove existing transite siding, repair substrate as needed and install house-wrap.**

- 11) Remove the garage doors and replace with CMUs to match height and texture of the existing foundation.
- 12) Frame and install twin double hung windows per side to match size, configuration and dimensions of original windows on house.
- 13) Apply corner-boards to all interior and exterior corners with Azek 1 x 6 material.
- 14) Replace window and door trim with Azek 1 x 6 stock as needed to match original moldings.
- 15) Install vinyl louvered gable vent in main gable.
- 16) Install new hardi-plank siding to all exterior walls with 5" smooth exposure.
- 17) Install hardi-plank rectangular shakes in all gables.
- 18) Install decorative black metal porch rails and spindles to both front porches.
- 19) Scrape, prime and paint the underside of the roof decking and rafters white.
- 20) Attach 1 x 8 (minimum) nose-boards wrapped in white metal to existing rafter tails.
- 21) Install 6" seamless gutters and downspouts on all fascia boards.
- 22) Install a 4' white wood picket fence along property line on Monroe and running north along North 16th and eventually tie into the southwest corner of the structure per administrative approval.
- 23) Remove the driveway and retaining walls and fill in the space with dirt that will slope with the existing grade. South driveway to remain intact.
- 24) Paint main body of house gray with white trim, soffits, corner-boards and band-boards.

The Motion was seconded by Member Petraitis and adopted (5).

OTHER:

DISCUSSION: