

**Minutes**  
**Historical & Architectural Review Commission**  
Commissioner's Chambers  
Regular Meeting  
September 12, 2016  
5:30 p.m.

**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 August 8, 2016 be waived, and that the minutes of said meetings, prepared by the secretary, be approved as written.

The Motion was seconded by Member Jones and adopted (3).

**OLD BUSINESS:**

**Joseph C. Wilson – Public Hearing – Certificate of Appropriateness – 305 North 7<sup>th</sup> Street.**

The Agenda Item was left Tabled.

**Revision to Advisory Design Guidelines for Fountain Avenue (Muntins).**

Vice-Chair Coltharp offered the following Motion:

I move that this Commission remove from the table the proposed design guideline amendment for muntins.

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

Vice-Chair Coltharp offered the following Motion:

I move that the Fountain Avenue Design Guidelines be amended to read as follows:

**Renovations & Alterations to Existing Structures (Including Additions):**

From:

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, they shall be present on the exterior

pane of the window and on the interior of the window at the owner's discretion. Between the glass light dividers are not acceptable. If a new opening, closing in of an opening or a different window style is proposed, then HARC approval must be obtained.

To:

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. Changes to glazing that affect the exterior appearance must be approved by the HARC. Grilles between the glass (GBG) are not acceptable. Simulated divided lites (SDL's) are acceptable with an exterior grille and spacer bar between the glass. Grilles may be placed on the interior side of the inside pane of the window at the owner's discretion. If a new opening, closing in of an opening or a different window style is proposed, then HARC approval must be obtained.

**New Construction:**

From:

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 lite 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, they shall be present on the exterior pane of the window and on the interior side of the window at the owner's discretion. Lite dividers that are between the glass panes are not acceptable.

To:

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 lite over one lite 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. Grilles between the glass (GBG) are not acceptable. Simulated divided lites (SDL's) are acceptable with an exterior grille and spacer bar between the glass. Grilles may be placed on the interior side of the inside pane of the window at the owner's discretion.

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

**NEW BUSINESS – H-2 Zone:**

**Fallon Hundhammer – Public Hearing – Certificate of Appropriateness – 503 North 7<sup>th</sup> Street.**

Member Worak offered the following Motion:

I move that this Commission find as fact that the proposed alterations and improvements at 503 North 7<sup>th</sup> 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. **Install an 11.90 square foot sign made of aluminum and wood on existing pillars. A second sign on house can be approved by Administrative Approval.**

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

**NEW BUSINESS – NSZ Zone:**

**James & Sue Reed – Public Hearing – Certificate of Zoning Compliance – 1616 Madison Street.**

Member Jones offered the following Motion:

I move that this Commission find as fact that the proposed improvements and alterations at 1616 Madison 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. Installation of a 12’ X 16’ accessory structure with the following features:

## Item

1. 12/7 roof pitch to match the home
2. Blue vinyl to match the home
3. Vinyl windows
4. Vinyl soffit
5. Metal fascia
6. Six panel steel door

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

## John & Beverly Burris – Public Hearing – Certificate of Zoning Compliance – 415 Fountain Avenue.

Member Petraitis offered the following Motion:

I move that this Commission find as fact that the proposed improvements and alterations at 415 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 rehabilitation of the structure and as follows:

## Item

Home:

- Remove south door and replace with a window to match the other windows
- Replace all windows with vinyl one-over-one windows
- Atlantic Blue shingles
- White hardi-plank on the body of the home
- ~~Replace the shakes with vinyl fish scale shakes in the front gables~~
- Remove sidewalk on south side of home
- Remove the chimney
- Return the front façade of the home to one door and replace the south door
- Vinyl fascia
- Vinyl soffit
- Coat cinderblock front porch with concrete mortar
- Coat cinderblock retaining wall in concrete mortar to match the front porch
- Vinyl or wood dog-eared 8' fence to the south
- 4' white picket fence around the front yard, either vinyl or wood
- Removal of a hackberry tree in the back yard to create a smoother yard because the roots are causing obstructions

- Replace existing wrought iron columns with original style columns as seen in PVA Listing.
- I further move that the stained glass window and carport be tabled.

**TABLED**

**Carport:**

- Roof pitch and shingles (Atlantic Blue) to match the home.
- Treated wooden posts
- Same fish scales in the gables as in the home, however made of vinyl.
- Stained Glass Window

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

Finding of Fact:

Member Petraitis offered the following Motion:

I move that the replacement of the shakes on the home with vinyl fish scales shakes be denied.

For the Following:

- Current Shakes are in good shape and can be sanded and painted.

The Motion was seconded by Member Worak ; denied by Nay Votes (5 – Members, Chairman King, Vice-Chair Coltharp, Jones, Petraitis and Worak.

**Magnolia Grove, LLC – Public Hearing – Certificate of Zoning Compliance – 1624 Madison Street.**

Vice Chair Coltharp offered the following Motion:

I move that this Commission find as fact that the proposed improvements and alterations at 1624 Madison 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 accessory structure as follows:

**Item**

1. **Metal accessory structure may remain “as-is”; provided it is removed at the end of October 2016.**

**2. Any new accessory structures shall otherwise comply with the Fountain Avenue Design Guidelines.**

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

**Glenn Ross – Public Hearing Variance and Certificate of Zoning Compliance - 403 Harahan Blvd.**

**VARIANCE**

Member Jones offered the following Motion:

I move that this Commission receive and file the application of Glenn Ross for approval of a 2' side yard setback variance request for an addition to the accessory structure to be constructed 4' from the property line at 403 Harahan Boulevard.

I further move that:

- (a) The requested variance arises from special circumstances which do not generally apply to land in the general vicinity or in the same zone;
- (b) The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant; and
- (c) The circumstances are not the result of actions of the applicant taken subsequent to the adoption of the zoning regulation from which relief is sought.

I further move that the variance be approved.

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

**CERTIFICATE OF ZONING COMPLIANCE**

Member Worak offered the following Motion:

I move that this Commission find as fact that the proposed improvements and alterations at 403 Harahan Boulevard 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 accessory structure addition as follows:

**Item**

- 1. Same brick and mortar as the existing brick structure.**
- 2. Extended roof with the same pitch and shingles to match the home**
- 3. A carriage-style vehicle door**

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

**FORM, Inc. – Public Hearing – Certificate of Zoning Compliance – 428 Harahan Blvd.**

Member Petraitis offered the following Motion:

I move that this Commission find as fact that the proposed improvements and alterations at 428 Harahan Boulevard 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 basement windows and accessory structure as follows:

**Item**

- 1. 8/12 roof pitch**
- 2. Shingles will match the home**
- 3. Hardi-plank siding painted to match the home**
- 4. Steel 6 panel person door**
- 5. Carriage style vehicle doors**
- 6. White aluminum fascia**
- 7. White vinyl one-over-one window**
- 8. White vinyl soffit**
- 9. White one-over-one aluminum or vinyl clad windows in the basement of the home as replacement windows.**
- 10. Greek returns at ends to match features on House.**

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

**OTHER:**

Potential new home design for discussion. I-5 Design/ Pat Lynch

**OTHER:**

**DISCUSSION:**