

Minutes
Historical & Architectural Review Commission
Commissioner's Chambers
Regular Meeting
November 14, 2016
5:30 p.m.

Attendees: Chairman King, Vice-Chair Coltharp, (Came in Later to Meeting), Jones, Petraitis, Worak

Absent:

APPROVAL OF MINUTES:

Chairman King offered the following Motion:

I move that the reading of the minutes for October 31, 2016 be waived, and that the minutes of said meeting, prepared by the secretary, be approved as written.

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

OLD BUSINESS:

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

Member Worak offered the following Motion:

I move that this Commission remove from the table application #160314-2 for property located at 305 North 7th Street.

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

Member Worak offered the following Motion:

I move that this Commission find as fact that the proposed alterations and improvements at 305 North 7th 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. **Replace the stone retaining wall with a brick retaining wall with a limestone cap.**
2. **Replace the metal roof with a black shingle roof.**

The motion was seconded by Member Jones and adopted (2- Yea; Worak and King) (1 – Nay – Jones).

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

Member Jones offered the following Motion:

I move that this Commission remove from the table application #160912-3 for property located at 415 Fountain Avenue.

Member Worak seconded the Motion and adopted (3).

Member Jones 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 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. **Install two stained-glass windows on the front of the home**
2. **Replace the wooden shakes in the gables and dormers with hardi-plank shakes to match existing shakes in the gables**
3. **Construct a carport with the following features. Said carport shall be constructed in accordance with all applicable building code requirements.**
 - **Roof pitch and shingles (Atlantic Blue) to match the home**

- **Treated wooden posts**
- **Hardi – plank shingles**
- **32' X 14'**
- **Window in the gable to match the windows in the attic**

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

NEW BUSINESS – H-1 Zone:

NEW BUSINESS – H-2 Zone:

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

Member Worak 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 items be approved as follows:

Item:

Certificate of Appropriateness:

Construct a three car garage with an apartment utilizing the following features:

- **Metal person door with a half-light**
- **Pressure treated wood stairs**
- **Gray hardi-plank to match the home**
- **Black shingles to match the home**
- **Roof pitch to match the home.**
- **Vinyl soffit**

- Aluminum fascia
- Glazing Or Carriage Style
- Vinyl one-over-one window

Variance:

I further move that this Commission receive and file the application of Katherine Knotts for approval of a 10 foot rear yard variance request for a garage with an apartment to be constructed 15 feet from the rear property line at 717 Harrison Street. Said garage/apartment shall meet all required building code requirements as applicable.

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; and
- (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.

Waiver of Multiple Principal Structures:

1. Approval of a waiver of multiple principal structures for a garage with an apartment above it to be constructed on the same lot as a single-family home in the H-2 Zone at 717 Harrison Street.

I further move that the waiver of multiple principal structures be approved.

The Motions were seconded by Member Jones and adopted (3).

NEW BUSINESS – NSZ Zone:

Christa DuBrock & Trey Griffin – Public Hearing – Certificate of Zoning Compliance – 427 Harahan Blvd.

Member Jones offered the following Motion:

I move that this Commission find as fact that the proposed improvements and alterations at 427 Harahan Blvd complies with the intent of the Neighborhood Services Zone 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. **Install 4 wooden front porch columns, painted white**
2. **Install wooden balustrade**

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

Louis & Syretha Moore – Public Hearing – Certificate of Zoning Compliance – 311 Harahan Blvd.

Member Worak offered the following Motion:

I move that this Commission find as fact that the proposed improvements and alterations at 311 Harahan Blvd complies with the intent of the Neighborhood Services Zone 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. **Replace the flat front porch roof with a gabled roof**
2. **Black shingles to match the home**
3. **Gray vinyl siding in the gable to match the home**
4. **Gray fascia**
5. **Vinyl soffit**
6. **Paint the brick on the home Olive Orchard Green-(Tabled).**

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

OTHER:

Melinda Winchester – Public Hearing – Nomination to the National Register of Historic Places – Paducah City Hall.

Member Jones offered the following Motion:

I move that a Resolution entitled “A RESOLUTION CONSTITUTING THE FINAL REPORT OF THE PADUCAH HISTORICAL AND ARCHITECTURAL REVIEW

COMMISSION ON THE PROPOSED NOMINATION OF THE PADUCAH CITY HALL TO THE NATIONAL REGISTER OF HISTORIC PLACES.” be adopted.

The Motion was seconded by Worak and adopted (4) – Member Coltharp had joined the Meeting at this time.

DISCUSSION:

Glass in doors