

Minutes
Historical & Architectural Review Commission
Commissioners Chambers – 2nd Floor
Regular Meeting
May 8, 2017
4:30 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 April 10, 2017, be waived and that the minutes of said meeting, prepared by the secretary, be approved as written.

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

OLD BUSINESS:

David Edwards – Public Hearing – Certificate of Appropriateness – 303 Madison Street.

Member Jones offered the following Motion:

I move that this Commission remove from the table application #170410-2 for property located at 303 Madison Street.

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

Member Jones offered the following Motion:

I move that this Commission find as fact that the proposed alterations and improvements at 303 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. Apply white vinyl siding to the fascia of the porches.**
- 2. Install white vinyl siding to the ceilings of the porches.**

The Motion was seconded by Member Worak. Yea Votes (2) and Nay Votes (3).

Member Jones offered the following Motion to find as fact that the covering of the porch ceilings in vinyl at 303 Madison Street be denied for the following:

I move that this Commission find as fact that the covering of the porch ceilings in vinyl at 303 Madison Street be denied for the following:

Item

- 1. Pursuant to the Lower Town Design Guidelines, porch ceilings should be wood or cement fiberboard.**
- 2. Secretary Standard #5 states: Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a property shall be preserved.**
- 3. Secretary Standard #6 states: Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence.**

The Motion was seconded by Member Worak and Adopted Yea (3 – Member Coltharp, Member Jones, and Member Worak) Nay (2 – Member Petraitis and Chairman King).

NEW BUSINESS – H-1 Zone:

NEW BUSINESS – H-2 Zone:

Darla Marshall – Public Hearing – Certificate of Appropriateness – 616 North 6th Street.

Member Worak offered the following Motion:

I move that this Commission find as fact that the proposed alterations and improvements at 616 North 6th 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 to construct a metal carport in the rear yard, clad in Pressure treated wood or Marine Board (Azek) on Exposed Columns, Eaves and Facia.**

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

Thomas Laurino – Public Hearing – Certificate of Appropriateness – 721 Harrison Street.

Vice-Chair Coltharp offered the following Motion:

I move that this Commission find as fact that the proposed alterations and improvements at 721 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. **Replace wood siding with “Pine Ridge” hardi-plank siding in the same reveal.**
2. **Add a wheelchair ramp on the east side of the home. The ramp will be made of wood and have square balusters, painted white. The landing will have the same square balusters.**
3. **Remove Aluminum Porch Enclosure.**
4. **Add two windows on the front porch on the home with stained glass windows behind glass on the interior.**
5. **Replace the front door with a fiberglass door with rectangular glazing.**
6. **Replace the side entry doors with fiberglass doors with 9 lites.**
7. **Construct an approximate 27 square foot covered porch on the west side of the home on the existing landing. Said porch will have two wooden posts painted white extending down to the landing and will have the same roof pitch and shingles to match the home.**
8. **Install a wooden dog-eared fence around the back yard that is 6’ tall.**

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

NEW BUSINESS – NSZ Zone:

FORM, Inc. – Public Hearing – Certificate of Zoning Compliance – 411 Harahan Boulevard.

Member Petraitis offered the following Motion:

I move that this Commission find as fact that the proposed improvements and alterations at 411 Harahan Boulevard 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. **Widen the poured concrete steps to four feet.**
2. **Replace the south porch column with a brick/wooden column. The brick will match the split-faced block on the porch and the column will be wooden.**
3. **Remove the porch railing and other non-historic columns.**
4. **Install Handrail at new concrete Steps.**

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

Urban Renewal & Community Development Agency – Public Hearing – Certificate of Zoning Compliance – 336 North 16th Street.

Member Jones offered the following Motion:

I move that this Commission find as fact that the proposed improvements and alterations at 336 North 16th Street 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. **Remove slate roof and replace with black onyx shingles**
2. **Remove existing rolled roofing from the front porch and replace with black 60 mil. EPDM rubber roofing**
3. **Remove deteriorated concealed box gutter framing and replace with white beaded vinyl soffits and white Azek fascia boards over wood 2x “toe-boards”**
4. **Install 6” white seamless aluminum gutters and downspouts**
5. **Tuck point the house, repair deteriorated corners and all failing wall sections**
6. **Demolish the rear porch addition**
7. **Remove brick from the original rear entry and reclaim the opening**
8. **Frame and install a new fiberglass door in the opening**

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

Urban Renewal & Community Development Agency – Public Hearing – Certificate of Zoning Compliance – 508 Harahan Boulevard.

Member Worak offered the following Motion:

I move that this Commission find as fact that the proposed improvements and alterations at 508 Harahan Boulevard 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. **Remove the existing asphalt shingles from the side of the structure**
2. **Once the asphalt shingles have been removed, the owner will assess the condition of the original siding and have to decide whether to repair the original siding or to remove and replace with hardi-board siding using the same exposure as the original**
3. **Repair front porch beaded ceiling with matching new wood beaded ceiling and paint “Blissful Blue”**
4. **Rebuild dilapidated chimney to appropriate height**
5. **Replace existing front door**
6. **Replace the north and south porch entry doors with one-over-one double hung windows to match the exact size of the existing original windows**

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

Urban Renewal & Community Development Agency – Public Hearing – Certificate of Zoning Compliance – 520 Harahan Boulevard.

Vice-Chair Coltharp offered the following Motion:

I move that this Commission find as fact that the proposed improvements and alterations at 520 Harahan Boulevard 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. **Remove and replace the existing asphalt shingle roof with 30 year dimensional black onyx shingles**
2. **Remove front porch roof and replace with granulated self-adhering bituminous roofing**

3. **Remove existing front porch ceiling fan**
4. **Remove existing front porch decking and replace with Certain Teed composite decking (gray)**
5. **Remove existing failing front porch ceiling and replace with wood beaded ceiling boards painted Sherwin Williams “Blissful Blue”**

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

Urban Renewal & Community Development Agency – Public Hearing – Certificate of Zoning Compliance – 505 Fountain Avenue.

Member Petraitis offered the following Motion:

I move that this Commission find as fact that the proposed improvements and alterations at 505 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. Raised foundation with brick veneer
2. House will be brick with a soldier run between 1st and 2nd story
3. Gables will be hardi-plank shakes
4. Garage door will be located on the rear of the structure and not on the side as shown
5. A one-over-one window will replace the garage door on the side
6. Roof will be 8/12 pitch with black onyx dimensional shingles
7. All windows one over one white vinyl with brick mold trim
8. Soffits will be white vented bead board (vinyl)
9. Fascia, frieze, rake, fly-rafters and band-boards will be wrapped in white metal
10. White vinyl porch rails and spindles, both floors
11. Porch columns will be Azek or wood

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

OTHER:

Goals & Objectives and/or work plan for Federal fiscal year (CLG objectives)

DISCUSSION: