

Minutes
Historical & Architectural Review Commission

Date: February 9 2015
Time: 5:30 p.m.
Place: Commission Chambers Conference Room
Meeting: Regular Meeting

Attendees: Chairman King, Jones, Worak

Absent: Vice-Chair Coltharp, Lovera

APPROVAL OF MINUTES

Chairman King offered the following Motion:

I move that the reading of the minutes for January 12, 2014 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 (3).

OLD BUSINESS

NEW BUSINESS – H-1 Zone

NEW BUSINESS – H-2 Zone

Kelley & Teri Ray – Public Hearing – **Certificate of Appropriateness** & Variance – 515 North 8th Street.

Member Worak offered the following Motion:

I move that this Commission find as fact that the proposed alterations and improvements at 515 North 8th 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:

- **8/12 roof pitch**
- **Hardi-plank siding to match the house**
- **Shingles to match the house**
- **Vinyl clad one-over-one windows**
- **Steel doors**

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

Kelley & Teri Ray – Public Hearing – Certificate of Appropriateness & Variance – 515 North 8th Street.

Member Jones offered the following Motion:

I move that this Commission receive and file the application of Kelley and Teri Ray for approval of an 8' rear yard setback variance request for a garage/apartment to be constructed 17' from the property line.

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 Worak and adopted (3).

NEW BUSINESS – NSZ Zone

Mike Hayden – Public Hearing – Certificate of Zoning Compliance – 1414 Harrison Street.

Member Worak offered the following Motion:

I move that this Commission find as fact that the proposed improvements and alterations at 1414 Harrison 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: As listed and discussed.

Item

- **Return ginger bread brackets to the porch.**
- **Replace shingles with dimensional shingles.**
- **Install vinyl scalloped shakes in the front gable.**
- **Install turned porch columns to match the historical columns.**
- **Install a frieze board with period fretwork.**
- **Install a Victorian-style screen door on both doors.**
- **Restore the side porch awning.**
- **Restore the transom above the door and place the address on it.**
- **Install a 4' wood white picket fence around the front and side yards.**
- **Install ginger bread gable brackets to match one of the fretwork designs.**

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

OTHER

DISCUSSION