DATE OF HEARING: June 24, 2021 **DOCKET NUMBER:** 2021-06-COA

LOCATION: 1327 State Street **HISTORIC DISTRICT:** College Hill

PVA PARCEL NUMBER: 040B-02-025 **CURRENT ZONING:** RM-3 (Townhouse/Multi-Family Residential)

HISTORIC RESOURCE SURVEY NUMBER: WA-B-0148 (a.k.a. John B. Gaines House)

APPLICANTS/OWNERS NAMES:
James & Jill Brown
3100 Matlock Old Union Road
Bowling Green, KY 42104

PROPERTY DESCIPTION: The structure located at 1327 State Street was built in 1889 in the Queen Anne style, but could also be considered a Princess Anne style. It has a truncated corner tower, decorative gable and porch trim, and Eastlake window and door surrounds.

The home was built for John B. Gaines, who established what is today the Bowling Green Daily News, as well as newspapers in Paducah and Jackson, Tenn. Gaines was once president of the Kentucky Press Association. Gaines also helped establish the Park City Building and Loan Association and the Bowling Green and Warren County Immigration Society.

In 2003, the owner at that time applied for a Renaissance Kentucky grant for various maintenance items to the façade. It is unclear in the historic survey file if the owner received the grant. There are two COAs on file for this property. In 2008, an applicant received a COA to replace the second floor balcony floor. In 2010, an applicant received a COA for repainting and minor repairs. In 2019 and 2020, the current owners/applicants received COAs for various work items, including replacing the siding, removing stairs that were located on the east side of the house, replacing an exterior stairwell door with a wood or vinyl-clad window, installing a door on the west side of the house, and constructing an addition to the rear of the house, among other work items.

PROPOSED SCOPE OF WORK:

1) Add a metal staircase to the west side of the house;
2) Add a fiberglass or wood door to the second story on the west side of the house for the proposed staircase; and
3) Install copper on the turret roof, gutters, downspouts, and window flashing, as well as a copper weathervane atop the turret roof.

PHOTOGRAPHS

1327 State Street, date unknown (maybe 1978)

1327 State Street, date unknown (maybe 2002)

1327 State Street, front and northeast façade, 2019

1327 State Street, front façade, 2019

1327 State Street, front and southwest façade, 2019

1327 State Street, southwest façade, 2019

PHOTOGRAPHS (Continued)

1327 State Street, front and northeast façade, 2020

1327 State Street, front façade, 2020

1327 State Street, front and southwest façade, 2020

1327 State Street, southwest façade, 2020

1327 State Street, front and southwest façade

1327 State Street, front façade

PHOTOGRAPHS (Continued)

1327 State Street, front and northeast façade

HISTORIC PRESERVATION DESIGN GUIDELINES, 2015

SECTION 5.02 RESIDENTIAL (EXISTING STRUCTURE)

M) STAIRCASES

1) Staircases that lead to upper floor entrances should be constructed on rear or secondary facades, not on primary facades or secondary facades readily visible from the street.

2) Exterior staircases constructed of wood are more appropriate than those of wrought iron or other metal.

NOTE: Several large residences in Bowling Green's historic neighborhoods have been subdivided into multi-family dwellings in recent decades. To access upper floor apartments and meet code requirements, it has been necessary to install exterior staircases.

N) WINDOWS

2) Original window openings should not be enclosed, reduced, expanded, or concealed.

4) Maintain and preserve original window detail.

NOTE: The location and size of original window openings are definitive features of a residence. Historic window openings generally emphasize the vertical with the height at least double the width. Window alterations on the rear façades are discouraged but may be allowed as long as these alterations are not readily visible.

R) GUTTERS & DOWNSPOUTS

5) Where hanging gutters and downspouts are required the half round type is appropriate.

PROPOSED SCOPE OF WORK

The applicants are proposing the following alterations on the property at 1327 State Street:

1) Add a metal staircase to the west side of the house (as shown in the rendering and information provided by the applicants);

2) Add a fiberglass or wood door to the second story on the west side of the house for the proposed staircase, measuring thirty-six (36) inches in width and eighty (80) inches in height (as shown in the information and rendering provided by the applicants); and

3) Install copper on the turret roof, gutters, downspouts, and window flashing, as well as a copper weathervane atop the turret roof (as shown in the rendering and information provided by the applicants).

STAFF ANALYSIS

The Planning Commission staff reviewed the proposed project with the above guidelines. The proposed work items may be in compliance with the Warren County Zoning Ordinance, the *2015 Bowling Green Historic Preservation Design Guidelines* and the *Secretary of the Interior's Standards for Rehabilitation & Illustrated Guidelines for Rehabilitating Historic Buildings*.

The board should determine if the items are appropriate for the structure and for the College Hill Historic District.

MOTIONS

Motion for Approval:

I make the motion to **approve** the following work item(s):

(choose all that apply)

1) Add a metal staircase to the west side of the house (as shown in the rendering and information provided by the applicants);

2) Add a fiberglass or wood door to the second story on the west side of the house for the proposed staircase measuring thirty-six (36) inches in width and eighty (80) inches in height (as shown in the information and rendering provided by the applicants); and

3) Install copper on the turret roof, gutters, downspouts, and window flashing, as well as a copper weathervane atop the turret roof (as shown in the rendering and information provided by the applicants).

My motion is based on the findings of fact as presented in the Staff Report and testimony presented in this public hearing. The proposed work is in agreement with the adopted Warren County Zoning Ordinance, *2015 Bowling Green Historic Preservation Design Guidelines* and the *Secretary of the Interior's Standards for Rehabilitation & Illustrated Guidelines for Rehabilitating Historic Buildings*, and the proposed work will not negatively affect the structure or other properties within the College Hill Local Historic District.

Motion for Denial:

I make the motion to **deny** the following work item(s):

(choose all that apply)

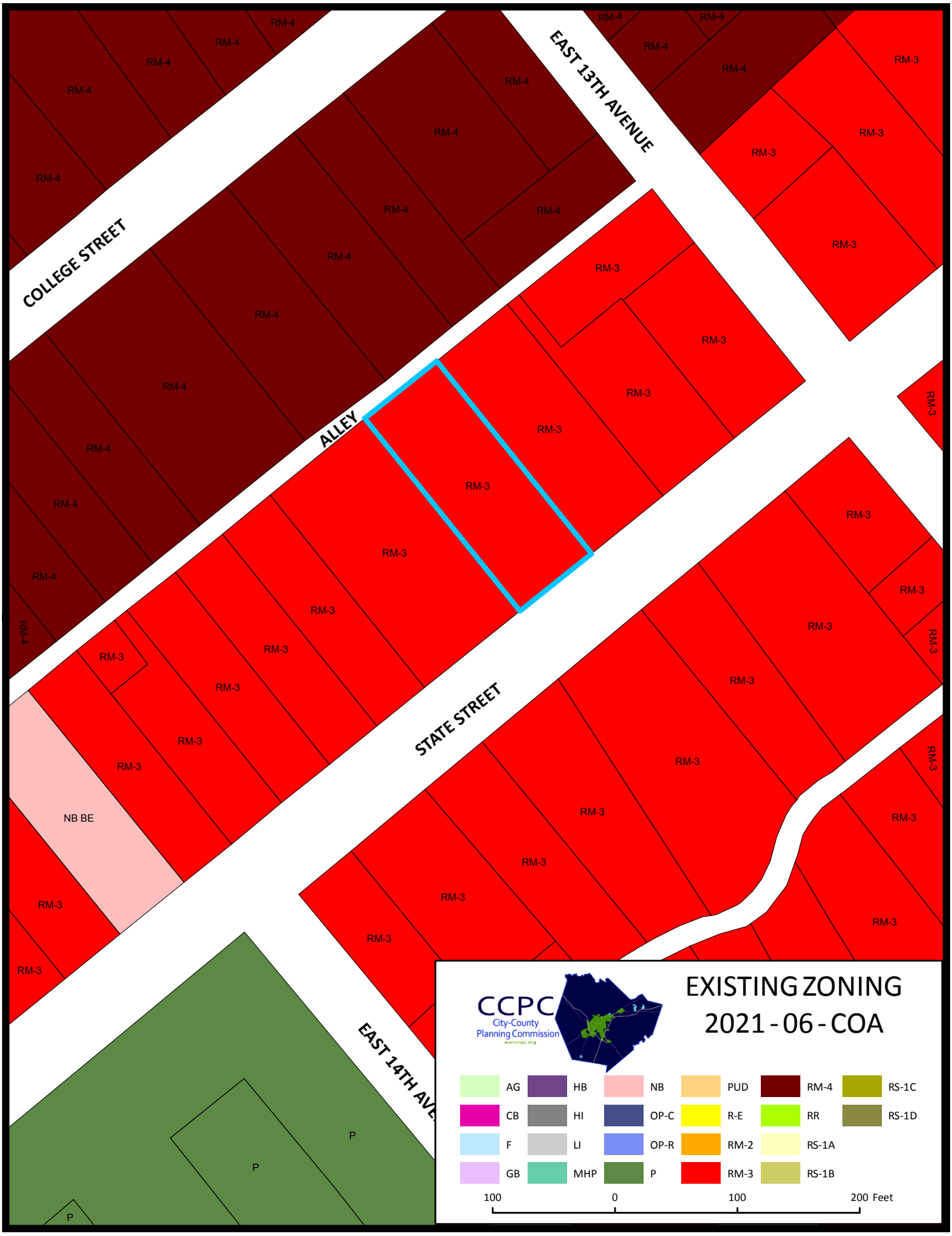
1) Add a metal staircase to the west side of the house (as shown in the rendering and information provided by the applicants);

2) Add a fiberglass or wood door to the second story on the west side of the house for the proposed staircase measuring thirty-six (36) inches in width and eighty (80) inches in height (as shown in the information and rendering provided by the applicants); and

3) Install copper on the turret roof, gutters, downspouts, and window flashing, as well as a copper weathervane atop the turret roof (as shown in the rendering and information provided by the applicants).

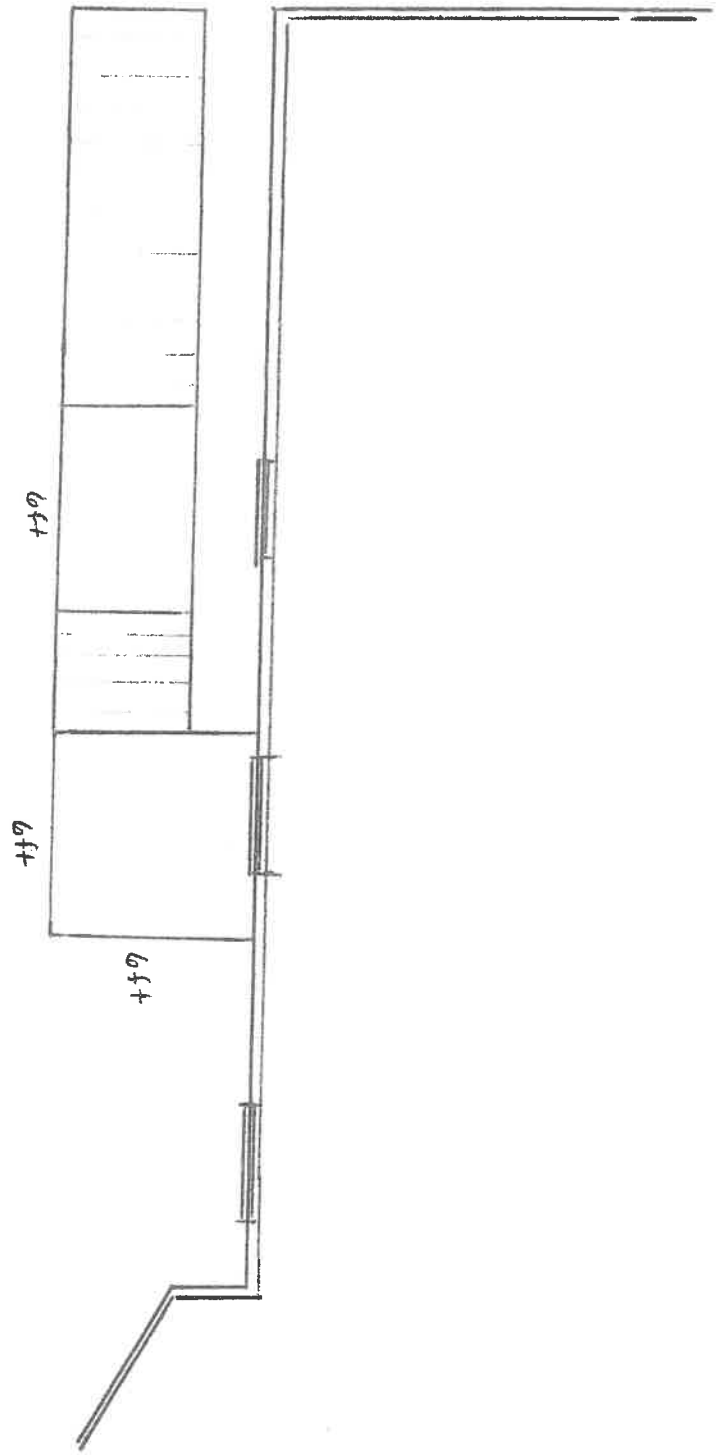
My motion is based on the findings of fact as presented in the Staff Report and testimony presented in this public hearing. The proposed work is not in agreement with the adopted Warren County Zoning Ordinance, *2015 Bowling Green Historic Preservation Design Guidelines* and the *Secretary of the Interior's Standards for Rehabilitation & Illustrated Guidelines for Rehabilitating Historic Buildings*, and the proposed work will negatively affect the structure or other properties within the College Hill Local Historic District.

ALLEY
STATE STREET
CCPC
City-County
Planning Commission
warrenpc.org
AERIAL
2021 - 06 - COA
15 0 15 30 Feet


COLLEGE STREET
EAST 13TH AVENUE
ALLEY
STATE STREET
EAST 14TH AVE
RM-4
RM-3
NB BE
P
CCPC
City-County
Planning Commission
warrenpc.org
EXISTING ZONING
2021 - 06 - COA
AG
CB
F
GB
HB
HI
LI
MHP
NB
OP-C
OP-R
P
PUD
R-E
RM-2
RM-3
RM-4
RR
RS-1A
RS-1B
RS-1C
RS-1D
100
0
100
200 Feet

EAST 13TH AVENUE
COLLEGE STREET
ALLEY
STATE STREET
EAST 14TH AVE
CCPC
City-County
Planning Commission
warrenpc.org
EXISTING LAND USE
2021 - 06 - COA
AGRICULTURAL
COMMERCIAL
INDUSTRIAL
PUBLIC
PUBLIC-INSTITUTIONAL
MULTI-FAMILY RESIDENTIAL
SINGLE-FAMILY RESIDENTIAL
VACANT
100
0
100
200 Feet

STONE FOUNDATION


6ft
6ft
6ft

copper weathervane

copper roof
- diamond shingle patter

- copper gutters

- copper downspouts

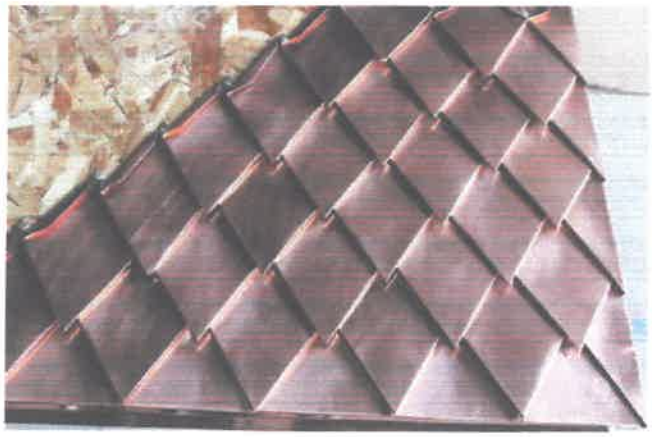
- copper window flashing

1327 State St - COA Application June 2021 - Copper

- A standing seam copper roof will be installed on the round porch roof on the front side of the house. This will not be visible from the street, but there will also be a radiused copper gutter along the edge that will be visible. Downspouts on each end of the gutter will also be copper.
- The triangle roof sections of the cupola, which is now shingled, will be changed to a copper diamond pattern. The top of the cupola has an existing weathervane which is rusted and has broken in two. This will be replaced with a copper weathervane.
- Chimney flashing will be replaced with copper.
- Decorative exterior window header (pediments) will be flashed with copper which will turn over the front edge of the pediment and approximately 1" of the will be visible along the front edge.

Radiused copper gutter example:

Copper diamond shingles for cupola example:



The cupola roof will look similar to the following examples:

Copper window flashing with 1" exposed on the front edge example:

Copper drawn on house photo:

1327 State St COA Application June 2021 - Exterior Metal Staircase Details:

The left, rear of the house (as viewed from the front), will have an exterior staircase added. It will be made of painted steel and will lead towards the rear of the house. There will be a 6 ft. by 6 ft. landing at the top, and another 6 ft landing on the staircase above the first-floor side door below it. The steps will end near the back edge of the house. A door will replace the second-floor window to create an entrance to the second floor. The stairs will have a metal handrail with finials on the newel posts.

The examples are from King's Architectural Metals. The staircase will either be all straight, solid metal, or we will mix in some decorative elements, dependent on cost and availability. Here are some examples of the possible decorative elements.

Railing panel & baluster choices:

Item # 13-33042-803 [AA] Forged Steel Panel. 8-7/16" Width, 33-7/8" Height.
https://www.kingmetals.com/Catalog/ItemContent.aspx?ItemNumber=23258

Item # 13-33024-072
[A] Forged Steel Panel. 4-15/16" Width, 32-5/16" Height.
https://www.kingmetals.com/Catalog/ItemContent.aspx?ItemNumber=1726

Item # 45-6528-S
16mm Ductile Iron Baluster, Triangle. 36" Height.
https://www.kingmetals.com/Catalog/ItemContent.aspx?ItemNumber=12382

Item # 13-148-2
Forged Tubular Baluster Center Boss. 35-7/16" Height.
https://www.kingmetals.com/Catalog/ItemContent.aspx?ItemNumber=1459

Item # 13-47372-214
[CT] Forged Tubular Baluster Double Bossings. 47-1/4" Height
https://www.kingmetals.com/Catalog/ItemContent.aspx?ItemNumber=16260

Item # 13-47383-627
[UT] Forged Steel Spindle-Baluster Center Ball. 47-1/4" H.
https://www.kingmetals.com/Catalog/ItemContent.aspx?ItemNumber=16268

Handrail:

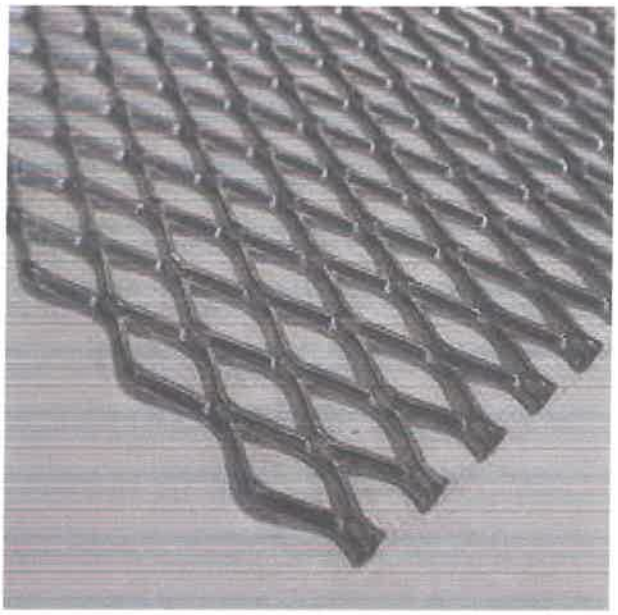
Item # 45-908-19
Steel Cover Rail 2-1/4" Wide19 Ft Long
https://www.kingmetals.com/Catalog/ItemContent.aspx?ItemNumber=5837

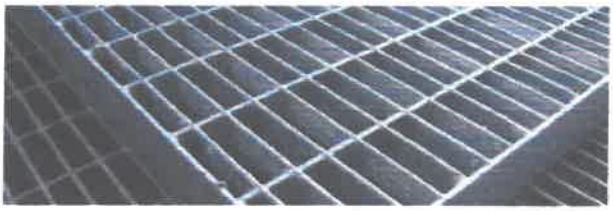
Item # 13-00301-403
Forged Steel Lambs Tongue. 2-1/4" Width
https://www.kingmetals.com/Catalog/ItemContent.aspx?ItemNumber=703

Item # 13-116-A23
Forged Steel Finial, 3-1/2" Height, 7/8" Solid Round Base
https://www.kingmetals.com/Catalog/ItemContent.aspx?ItemNumber=1288

Treads

We would like the treads to be decorative with a flower pattern, octagons, or circles, which have been difficult to locate. We may end up with an open rectangle pattern.





Staircase examples we would like to mimic.
Many of these examples have turns, but our stairs would be straight along the wall.

Example of mix of wider railing panels and balusters:

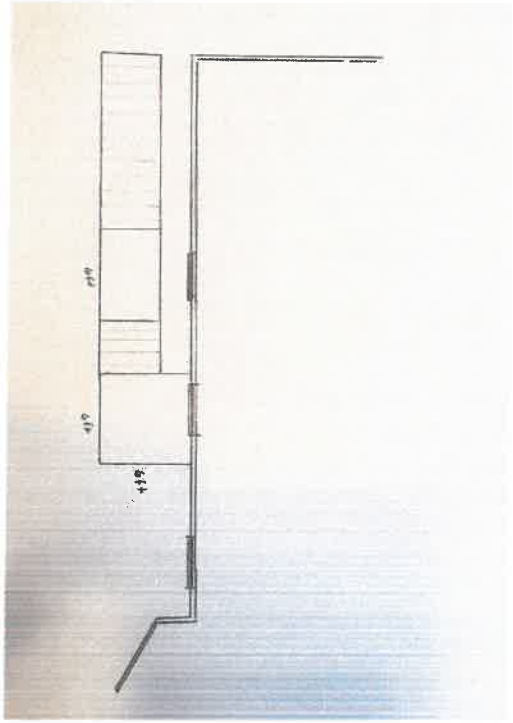
Example of mix of wider railing panels and balusters:

Example of straight, solid metal staircase:

Elevation Drawings:

1327 State St – view of left rear of house:

1327 State St – Overhead view of left rear of house:



Prairie Grilles Between Glass

Flat Grille Options

3/8" x 5/8" 3/8" x 7/8"	3/8" x 5/8"	3/8" x 7/8"
White Prairie Bar	Champagne Prairie Bar	Tan Prairie Bar

Contoured Grille Options

11/16" x 5/16"	11/16" x 5/16"	11/16" x 5/16"
White Prairie Bar	Champagne Prairie Bar	Tan Prairie Bar

Glass Textures

Clear

Privacy Rating:

1

Clear — Opaque

Low-E available

Available in Severe Weather glass. See page 135.

2236-CPIM/PIM 9L
0836-CPIM/PIM 6L

2248-CPIM/PIM 9L
0848-CPIM/PIM 6L

2264/2064-CPIM/PIM 9L
0764-CPIM/PIM 6L

2280/2080-PIM 9L
0880-PIM 6L