

ARCHITECTURAL REVIEW BOARD

January 19 , 2021

5:00 PM

PATTI CROSS /NICOLE KONKOL , PRESIDING

Members Present:

Irma Johnson
Jennifer Oberlin
Patti Cross
Brittany Sams
Kevin Breeck
Nicole Konkol

Also Present:

Edwin Logan, Attorney
Jordan Miller, City of Frankfort Senior Planner

The first item of business was the approval of the minutes of the December 15, 2020 meeting. Ms. Oberlin made a motion to approve the minutes. The motion was seconded by Ms. Johnson and all were in favor.

The next item of business was election of officers.

Ms. Sams made a motion to nominate Nicole Konkol as Chair.

The motion was seconded by Mr. Breeck and passed unanimously.

Ms. Sams made a motion to nominate Kevin Breeck as Vice Chair.

The motion was seconded by Ms. Oberlin and passed unanimously.

Jordan Miller, City of Frankfort Senior Planner was present and mentioned that he had sent the 2021 ARB meeting schedule to everyone.

Mr. Miller mentioned an annual report that that is required to be shared with the Board and said he would be sending that out to the Board members in a few weeks.

Mr. Miller stated that City has hired Vicki Birenberg as the new Historic Preservation Officer and mentioned that the Board will be seeing more of Vickie in the coming months.

Mr. Miller thanked Patti Cross for her service to the Architectural Review Board who has been the Chair for the last five years.

Chair Konkol asked the Secretary to introduce the next item of business.

In accordance with Articles 4 and 17 of the City of Frankfort Zoning Ordinance, Brent Sweger & Ellen Collins are requesting a Certificate of Appropriateness to remove a chimney for the property located at 108 West Todd Street. The property is more particularly identified as PVA Map No. 062-32-01-013.00.

Jordan Miller, City of Frankfort Senior Planner was present and explained that the request is to remove the smaller chimney flu that is approximately 18" x 18". The chimney is non-functioning and the foundation in the interior is taking up space in the home.

Mr. Miller explained that he included nine suggested findings of fact in the staff report.

Mr. Miller stated that staff is recommending approval of the request. Mr. Miller also mentioned that a larger and more visible chimney will remain.

Mr. Miller stated that they had received one comment in support of the request.

Ms. Sams asked if the chimney was in state of disrepair. Mr. Miller replied not that he was aware of.

The applicant Brent Sweger was present and stated that they had received the staff report and they agreed with the staff report.

Mr. Miller asked that condition number one be amended to say "A building permit shall be applied for and approved prior to any work regarding this request". Mr. Sweger stated that he took the original condition to have that same meaning.

Mr. Logan asked about the condition of the chimney. Mr. Sweger replied that it is 18" x 18" and does not connect with any fire places inside the home. He stated that the chimney is not in terrible shape.

Based of the nine findings of fact provided by staff in the staff report, Ms. Cross made a motion in accordance with Articles 4 and 17 of the City of Frankfort Zoning Ordinance, to approve the request from Brent Sweger & Ellen Collins for a Certificate of Appropriateness to remove a chimney for the property located at 108 West Todd Street with the following conditions:

1. A building permit shall be applied for and approved prior to any work regarding this request.
2. Any additional projects requiring a building permit shall require review and approval by the Architectural Review Board unless a Certificate of No Exterior Effect is issued.

The motion was seconded by Ms. Johnson.

Ms. Sams mentioned the design guidelines say that visible chimneys shall be retained and she was concerned that allowing the removal of this chimney would set a precedent. Mr. Breeck stated that he had the same concern.

Ms. Oberlin made a motion to table the motion for further discussion.

The motion was seconded by Ms. Sams and passed unanimously.

Ms. Konkol asked the applicants if they could redesign the space in an effort to keep the chimney. Mr. Sweger replied that they had hired an architect to help with the design. Mr. Sweger stated that they addressed the chimney early on and there really wasn't a way to come up with a new design and that it would cost them considerably to come up with a new design.

Ms. Oberlin made a motion to remove the item from the table and vote on the original motion as proposed.

The motion was seconded by Ms. Johnson and passed unanimously.

The secretary called the roll for the original motion and the motion failed with Ms. Cross, Ms. Johnson and Ms. Oberlin voting in favor. Mr. Breeck, Ms. Sams and Ms. Konkol were opposed.

There being no other business, Mr. Breeck made a motion to adjourn. The motion was seconded by Ms. Oberlin and all were in favor. The meeting adjourned at 5:30 pm.