

ARCHITECTURAL REVIEW BOARD

May 18, 2021

5:00 PM

NICOLE KONKOL, PRESIDING

Members Present:

Jennifer Oberlin
Patti Cross
Kevin Breeck
Nicole Konkol
Irma Johnson

Also Present:

Edwin Logan, Attorney
Jordan Miller, City of Frankfort, Senior Planner
Vicki Birenberg, Historic Preservation Officer

Ms. Konkol did an introduction to Historic Preservation Month and Frankfort Heritage Week then asked the Board members to introduce themselves and give some insight about the role they play on the Board.

Ms. Konkol read the Architectural Review Board's mission to the audience.

The next item of business was the approval of the minutes of the April 20, 2021 meeting. Ms. Johnson made a motion to approve the minutes. The motion was seconded by Ms. Oberlin and all were in favor.

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, John & Robyn McKaig are requesting a Certificate of Appropriateness to construct a room addition, a covered patio, and a portico/porte cochere at the rear of the existing structure for the property located at 420 Steele Street. The property is more particularly identified as PVA Map No. 062-13-15-003.00.

Vicki Birenberg, City of Frankfort Historic Preservation Officer was present and explained that the applicant is proposing to construct a room addition on the rear of the building in an area that currently houses a laundry room. The applicants want to expand this enclosed area to the south by twelve feet and extend the room to the rear by a little more than twelve feet. The front to rear depth will total 28'8", not including the roof overhang. As part of the request the applicants are proposing to construct a rear covered patio/porch with a concrete slab floor, which will step down to the side driveway on the north elevation. The patio/porch roof will extend twelve feet beyond the north

elevation, and allow vehicles to pass through to the rear of the property. The roof of the patio/porch and cochere will be supported by columns with a fiberglass exterior. The columns on the driveway side will sit on limestone piers to match the foundation of the house. The proposed standing seam metal roof is appropriate for the 2:12 slope on the addition.

The applicants are proposing to detail the exterior of the addition with what is found on the original Victorian projection on the south elevation. The proposed windows for the addition will be single-light sashes composed of aluminum-clad wood, and will be as close to the same dimensions as the original windows as possible (43" x 88").

The applicants wish to alter the dimensions of an existing first-floor window opening on the same elevation to accommodate a door with a dimension of 3' x 7'. The proposed will be wood or steel with a $\frac{3}{4}$ glass (no muntins) and single panel at the bottom. There is a smaller window located between the proposed door opening and the proposed addition. The applicants want to remove this window altogether, and they plan to fill the opening and cover with asbestos tile to match the existing siding. Ms. Birenberg stated that the Special Capital Design Guidelines require the retention of the outline of original openings. However, neither the existing window nor outline of the existing window will be visible from Campbell Street, where it is currently visible, after the proposed addition is completed.

Ms. Birenberg reminded the Board that the property had previously been consolidated with an adjacent lot and that the ARB has previously approved the addition of a gravel drive and the construction of the new garage at the rear of the property.

Ms. Birenberg outlined the findings of fact from page three of the staff report.

Based on the staff report, design review and findings of fact, staff recommended approval of the request with the conditions outlined in the staff report.

The applicant John & Robyn McKaig were present and stated that they had read the staff report and agreed with the conditions when asked by Ms. Konkol.

Ms. Johnson asked if the original back door was going to stay. Mr. McKaig replied that the larger window in the back will be altered to a door and that window will be used to repair another window that is in bad shape.

Ms. Johnson made a motion in accordance with Articles 4 and 17 of the City of Frankfort Zoning Ordinance, to approve the request from John & Robyn McKaig for a Certificate of Appropriateness to construct a room addition, a covered patio, and a portico/porte cochere at the rear of the existing structure for the property located at 420 Steele Street with the following conditions:

1. A building permit shall be obtained prior to work commencing on the project.

2. Any additional projects requiring a building permit shall require the review and approval by the Architectural Review Board unless a Certificate of No Exterior Effect is issued.

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

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

In accordance with Articles 4 and 17 of the City of Frankfort Zoning Ordinance, Jen Williamson on behalf of Anthony Sholar is requesting a Certificate of Appropriateness to remove an existing service porch and deck and construct an attached screened-in porch on the rear of the existing structure for the property located at 319 Ewing Street. The property is more particularly identified as PVA Map No. 062-13-07-027.00.

Vicki Birenberg, City of Frankfort Historic Preservation Officer was present and explained that the applicant proposes to remove an existing wooden deck and service porch and construct a three-season porch with window openings that will include a combination of glazing and screens. The porch will be clad with cement board siding and will sit on a split-faced concrete block foundation. The proposed porch will be 18 feet deep and 21 feet, 3 inches wide for a total of 385 sq. ft., and the north and south walls will be centered under the existing shed-roofed dormer on the rear elevation. It will have a membrane roof appropriate for the 2:12 slope. The porch entrance will be located on the south elevation with adjacent window openings. The rear (east) elevation will have window glazing/screens all across, and the north elevation will contain one window opening. The new porch will not be mechanically conditioned or part of the interior living space. Its north wall is not likely to be visible or only minimally visible from Ewing Street. The existing deck is visible from Ewing Street, but the new porch will be inset from the north wall of the house. New concrete steps to the edge of the lot will be installed on the south elevation to replace the existing, and a concrete walkway and stairs will be added, leading to the porch entrance.

Ms. Birenberg stated that this house is a contributing structure to the South Frankfort Neighborhood National Register District.

Ms. Birenberg reminded the Board that they had previously approved the replacement of the original wood windows, which happened sometime after the house was recorded in the Kentucky's statewide architectural survey.

Ms. Birenberg stated that the angle of the roof is steeply sloped over the porch, which impacts the available headroom inside. With lattice walls and pressure-treated lumber flooring, it makes a limited contribution to the existing character-defining features of the house, and it is not easily visible from a public right of way. For that reason, staff does not feel the historic integrity of this resource is significantly compromised by its removal.

Ms. Birenberg outlined the findings of fact on page three of the staff report.

Based on the staff report, design review and findings of fact, staff recommended approval of the request with conditions.

The applicant Jen Williamson was present and stated that she has seen the staff report and agreed with the conditions.

Ms. Oberlin made a motion in accordance with Articles 4 and 17 of the City of Frankfort Zoning Ordinance, to approve the request from Jen Williamson on behalf of Anthony Sholar is for a Certificate of Appropriateness to remove an existing service porch and deck and construct an attached screened-in porch on the rear of the existing structure for the property located at 319 Ewing Street with the following conditions:

1. A building permit shall be obtained prior to work commencing on the project.
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 Mr. Breeck and passed unanimously.

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 5:38 p.m.