

ARCHITECTURAL REVIEW BOARD

August 30, 2018

5:00 PM

PATTI CROSS, PRESIDING

Members Present:

Irma Johnson
Jennifer Oberlin
Patti Cross
Ann Wright
Eric Whisman

Also Present:

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

The first item of business was the approval of the minutes of the August 2, 2018 meeting. Ms. Oberlin requested that the spelling of her last name in the first paragraph be corrected to Oberlin. Ms. Oberlin made a motion to approve the minutes as amended. The motion was seconded by Mr. Whisman and passed unanimously.

The secretary introduced the next item:

In accordance with Articles 4 and 17 of the City of Frankfort Zoning Ordinance, St. Peters Anglican church is requesting a setback determination and approval of a minor subdivision & consolidation plat for the property located at 121-127 East Todd Street. The properties are more particularly identified as PVA ma number 062-32-04-005.00 & 062-32-04-006.00.

Jordan Miller, City of Frankfort Staff Planner was present for the staff report and explained that currently there are three lots here. The applicant proposes to consolidate two lots and subdivide the other lot, creating two lots. The proposed setbacks conform to the surrounding neighborhood. Staff recommended approval with conditions.

Philip Kring was present on behalf of the applicant and stated that they wanted to keep the garden between the church and the building on the corner. They plan to sell the lot with the store on it to someone who will appreciate it and use the lot. Mr. Kring agreed with the conditions for approval.

Kevin Newman who lives across the street was present and asked what the property was zoned. Mr. Miller replied that it is zoned Special Capital.

Ms. Johnson made a motion in accordance with Articles 4 and 17 of the City of Frankfort Zoning Ordinance, to approve the request from St. Peters Anglican church for a setback determination and approval of a minor subdivision & consolidation plat for the property located at 121-127 East Todd Street with the following condition:

1. The final plat shall be provided to the Planning Department for final signatures with a copy of the recorded plat provided to the City.

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

The Secretary introduced the next item.

In accordance with Articles 4, 16, and 17 of the City of Frankfort Zoning Ordinance, James M. Terry is requesting a Certificate of Appropriateness (ARB 2018-13) in order to partially replace a metal roof with rubber roofing material and to install a ridge vent

system for the property located at 309 Wilkinson Street. The property is more particularly identified as PVA map number 061-24-04-012.00.

Jordan Miller, City of Frankfort Staff Planner was present for the staff report and explained that the applicant is proposing to replace the existing metal roof with a rubber roofing material and install a ridge vent system. Additionally the applicant will be doing some painting and the half round gutters will stay. There is a slight pitch to the roof and asphalt shingle won't shed water. Staff recommended approval with conditions.

Mr. Whisman asked if he applicant was having problems with water. Mr. Miller replied yes, it is leaking.

The applicant James Terry was present and stated that this is just one of his projects. He stated that the aluminum roof is deteriorating and he wants to replace it with a rubber roofing material like the house located at 307 Wilkinson Street.

Mr. Whisman asked if he had looked into any other options. Mr. Terry replied that the contractor he was working with recommended a rubber roof. There was some discussion on other options and the applicant agreed with the staff report and conditions within.

Mr. Whisman made a motion in accordance with Articles 4, 16, and 17 of the City of Frankfort Zoning Ordinance, to approve the request from James M. Terry for a Certificate of Appropriateness in order to partially replace a metal roof with rubber roofing material or elastomeric coating (if he so chooses) and to install a ridge vent system for the property located at 309 Wilkinson Street with the following conditions:

1. A building permit shall be obtained before work commencing on the project.
2. Any additional projects requiring a 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 and passed unanimously.

The Secretary introduced the next item:

In accordance with Articles 4 and 17 of the City of Frankfort Zoning Ordinance, Murray Cleveland is requesting a Certificate of Appropriateness (ARB 2018-16) in order to replace wood windows with vinyl windows (after-the-fact) for the property located at 800 Shelby Street. The property is more particularly described as PVA map number 062-10-03-006.00.

Jordan Miller, City of Frankfort Staff Planner was present for the staff report and mentioned that staff was notified that work was going on. When staff visited the site he talked with the applicant who said other properties in the area have vinyl windows. Mr. Miller showed a slideshow of other properties in the area with vinyl windows however only one of which received a permit.

Ms. Oberlin mentioned that she thought that zone district had been extended to protect these properties and their special features. Staff agreed that the zone had possibly been extended into this area.

The applicant Murray Cleveland was present and stated that he bought this property as a rental and didn't know he had to have a permit to replace the windows. He claimed that the old wood windows were junk and broken, and that new windows are more energy efficient and that they also block the sound of traffic in the area. Mr. Whisman asked if he could prove the shape of the wood windows. Mr. Cleveland said he could not and that the wood windows had been taken to

the dump. Mr. Cleveland sited the cost of wood windows versus vinyl window being much more expensive.

Mr. Whisman stressed the importance of maintaining the original materials whenever possible.

Robert Bullock who lives near this property was present and stated that he supports the applicants request and thinks they will look better. He asked if it was about appearance and if it was then what difference did it make if there appeared to be no difference. Mr. Bullock was told that it was not about the appearance but rather the importance maintaining original materials whenever possible.

Mr. Whisman stated that this Board is tasked with keeping the integrity of the building and neighborhood. He also stressed that it is important, especially in this zone district to keep and repair with original materials whenever possible. Mr. Whisman made a motion to deny the request. The motion was seconded by Ms. Oberlin and passed unanimously.

There being no other business, Mr. Whisman made a motion to adjourn the meeting. The motion was seconded by Ms. Oberlin and all were in favor. The meeting adjourned at 6:07 pm.