

ARCHITECTURAL REVIEW BOARD

March 15, 2022

5:00 PM

JENNIFER OBERLIN , PRESIDING

Members Present:

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

Also Present:

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

The first item of business was the approval of the minutes of the February 9, 2022 and February 15, 2022 meetings. Mr. Breeck made a motion to approve the minutes for the February 9, 2022 meeting. The motion was seconded by Ms. Sams and all were in favor. Ms. Konkol made a motion to approve the minutes from the February 15, 2022 meeting. The motion was seconded by Ms. Johnson and passed unanimously.

Ms. Oberlin gave the Chairs Report.

Mr. Miller read the administrative approvals for the period covering February 9, 2022 to March 8, 2022.

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

In accordance with Articles 4 , 16, and 17 of the City of Frankfort Zoning Ordinance , John Sower of John Sower Properties LLC requests a Certificate of Appropriateness to install a new aluminum storefront entrance; remove existing window openings and construct new stair tower addition with lobbies for existing elevator tower and a 3rd floor porch; modify the number, location, and size of openings at the rear of the first floor and construct a rear entry porch at the property located at 219 St. Clair Street. The property is more particularly identified as PVA Map No. 061-24-14 -008.00

Vicki Birenberg, City of Frankfort Historic Preservation Officer was present mentioned that the scope of includes:

1. Aluminum Storefront Entrance: The storefront entrance will be expanded by about 6-inches on each side.
2. Saint Clair Windows: The original windows on the second floor will be rehabilitated. The sashes of the third-floor windows have been replaced with

- vinyl. Those inserts will be removed and new wood sashes will be fabricated to match the original second floor wood sashes.
3. Rear Building Addition: A new stair tower that will be made with concrete masonry units that will be coated so that it will be a flat finish. An aluminum window will be installed on the east side of tower. The addition will also include lobbies for the existing elevator tower and a third-floor porch.
 4. Rear Building Addition: They want to rearrange some of the opening on the rear first floor. There are some existing windows that have been uncovered and they plan to rehab and reuse them but not necessarily in the current locations. They also want to add three door entrances with transom windows above and construct a porch over the openings which will help shelter it from the weather.

Ms. Birenberg stated that the plans as submitted are compatible with the design guidelines and that staff is recommending approval based on the Findings of Fact and conditions located on page four of the staff report.

John Sower and the Architect, Bruce Rogers were present and stated that they have read the staff report and agreed with the conditions. Mr. Rogers added that they are submitting the plans to SHIPPO in order to get that approval started.

Based on the Findings of Fact, Ms. Sams made a motion in accordance with Articles 4, 16, and 17 of the City of Frankfort Zoning Ordinance, to approve the request from John Sower of John Sower Properties LLC for a Certificate of Appropriateness to install a new aluminum storefront entrance; remove existing window openings and construct new stair tower addition with lobbies for existing elevator tower and a 3rd floor porch; modify the number, location, and size of openings at the rear of the first floor and construct a rear entry porch at the property located at 219 St. Clair Street with the following conditions:

1. The open building permit will be amended to reflect approval of the work in this request.
2. Final details on the materials and design for the rear doors and materials for the porch will be administratively approved by staff.
3. 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.

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

In accordance with Articles 4, 16, and 17 of the City of Frankfort Zoning Ordinance, Jen Williamson on behalf of Will Crumbaugh of Anchor Properties Group LLC, is requesting Certificate of Appropriateness to remove an existing window, modify an existing window opening to accommodate a door and construct a new stairway, and add a new entrance opening and door at the rear of the property located at 220 W. Main Street. The property is more particularly identified as PVA Map No. 061-24-13.010.00

Vicki Birenberg, City of Frankfort Historic Preservation Officer was present explained that the applicant is proposing to keep commercial space on the ground floor and do short-term rentals on the second floor and rear wing.

Ms. Birenberg stated that they plan to create two new entrances on the rear. The applicant is proposing to create one new opening with a door and to modify an existing historic window opening to allow the installation of a door. Additionally new stairs will be constructed to reach the entry door created from the former window. One small window is proposed to be removed as part of the project.

Ms. Birenberg stated that the project is compatible with the Design Guidelines and pointed out the Findings of Fact and conditions on page four of the staff report.

Jennifer Williamson was present on behalf of the applicant and replied that she had read the staff report and agreed with the conditions when asked by Ms. Oberlin.

Based on the Findings of Fact, Ms. Konkol made a motion in accordance with Articles 4, 16, and 17 of the City of Frankfort Zoning Ordinance, to approve the request from Jen Williamson on behalf of Will Crumbaugh of Anchor Properties Group LLC, for a Certificate of Appropriateness to remove an existing window, modify an existing window opening to accommodate a door and construct a new stairway, and add a new entrance opening and door at the rear of the property located at 220 W. Main Street with the following conditions:

1. The open building permit will be amended to reflect approval of the work in this request.
2. The rear opening where sashes will be removed will retain the existing arch and sill and will be infilled with recessed brick.
3. Final details on the materials and design for the proposed door and stairs will be administratively approved by staff.
4. 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. Cross and passed unanimously.

The next item of business was Adoption of the 2022 Work Plan and Staff Updates.

Ms. Birenberg, City of Frankfort Historic Preservation Officer was present and mentioned that the work plan was submitted by Staff in the February work session for the Board to review.

Ms Birenberg went over the 2022 Work Plan that includes the following items.

1. Participate in the update of the Special Capital Design Guidelines
2. Seek Memorandum of Agreement, subscription, or other way to obtain all Frankfort's Historic and Architectural Survey Forms, as well as GIS Shape

- files for National Register listings/districts, from the Kentucky Heritage Council.
3. Participate in the update of the Frankfort/Franklin County Comprehensive Plan.
 4. Promote awareness of the African American Historic Context report and recommend National Register nominations as appropriate.
 5. Participate in Preservation Month and Heritage Week, May 8-14, 2022.
 6. Partner with Preservation Kentucky and Kentucky Trust to host real estate historic preservation training.

Ms. Sams made a motion to adopt the 2022 Work Plan. The motion was seconded by Ms. Cross and passed unanimously.

There being no other business, Ms. Cross made a motion to adjourn. The motion was seconded by Ms. Johnson and all were in favor. The meeting adjourned at 5:48 p.m.