

ARCHITECTURAL REVIEW BOARD

April 20 , 2021

5:00 PM

NICOLE KONKOL , PRESIDING

Members Present:

Jennifer Oberlin
Patti Cross
Brittany Sams
Kevin Breeck
Nicole Konkol

Also Present:

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

The first item of business was the approval of the minutes of the March 16, 2021 meeting. Ms. Sams made a motion to approve the minutes. The motion was seconded by Mr. Breeck 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, Larry Arnett is requesting a Certificate of Appropriateness to replace the existing half-round gutters on both side and rear elevations with k-style aluminum gutters for the property located at 309 Capital Avenue. The property is more particularly identified as PVA Map No. 062-31-09-008.00.

Vicki Birenberg, City of Frankfort Historic Preservation Officer was present and explained that the applicant is proposing to replace the half-round gutters and downspouts, that are deteriorated and leaking in some locations.

Ms. Birenberg explained that they want to replace the existing half-round gutters with k-style gutters to match the existing k-style gutters on the front and east elevations. Only the half-rounds are proposed to be replaced.

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

Ms. Birenberg stated that based on the application, design review and findings of fact within the staff report that staff is recommending approval of the request.

Ms. Birenberg stated that staff did receive one comment from an adjoining property owner and read the comment into the record.

The applicant Larry Arnett was present and answered that he agreed with the staff report and conditions within when asked by Ms. Konkol.

Mr. Arnett added that he has taken great care of this property because of its location and this is another step in improving the property.

Ms. Oberlin made a motion in accordance with Articles 4 and 17 of the City of Frankfort Zoning Ordinance, to approve the request from Larry Arnett for a Certificate of Appropriateness to replace the existing half-round gutters on both side and rear elevations with k-style aluminum gutters for the property located at 309 Capital Avenue 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 Ms. Cross and passed unanimously.

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

In accordance with Articles 4, 17, 18, and 19 of the City of Frankfort Zoning Ordinance, Franklin County Women & Family Shelter Inc . is requesting a Certificate of Appropriateness for the addition of an exterior wood stair and landing, storm windows, and miscellaneous functional exterior elements; the property owner is also requesting a Conditional Use Permit to allow a multi/family charitable indigent limited care facility for the property located at 300 Murray Street. The property is more particularly identified as PVA Map No. 062-31-19-005.00.

Vicki Birenberg, City of Frankfort Historic Preservation Officer was present and started with the Conditional Use Permit request. Ms. Birenberg explained that the applicant is applying for a Conditional Use Permit for the property on Murray Street. She explained that the property is currently vacant and is a two-story building located across the street from two other properties which the Board previously approved Conditional Use Permits for in the past.

Ms. Birenberg stated that staff is recommending approval with the conditions that are outlined in the staff report.

Janet Gates, Executive Director for the Franklin County Women and Family Shelter was present on behalf of the applicant. She stated that she agreed with the staff report and conditions when asked by Ms. Konkol.

Ms. Oberlin mentioned that she noticed that an office is being proposed for this site and asked about the existing office. Ms. Gates stated that once the renovation is

done for this property, the office will be relocated to this building and the existing office space will be converted to a bed area.

Based on the staff report and findings within, Ms. Cross made a motion in accordance with Articles 4, 17, 18, and 19 of the City of Frankfort Zoning Ordinance, to approve the request from the Franklin County Women & Family Shelter Inc. for a Conditional Use Permit to allow a multi/family charitable indigent limited care facility for the property located at 300 Murray Street with the following conditions:

1. A building permit shall be obtained for a change of use.
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.
3. The total number of individuals occupying the building overnight shall not exceed 10 persons.
4. The conditional use is permitted only at 300 Murray Street.
5. No full-time living quarters are to be provided to staff or individuals.

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

Ms. Birenberg continued on with the Certificate of Appropriateness portion of the request, stating that the applicant has a number of small projects.

Ms. Birenberg stated that the applicants are proposing to:

1. Remove two of three concrete slabs and install a sloped concrete walkway, the slope will be 5% and will not require a handrail.
2. Construct an exterior wood stair and landing to provide egress.
3. Add storm windows on the second floor. The storms will have extruded aluminum frames with baked enamel and powder coat or Kynar finish. The storms will be one-over one sashes with the meeting rail aligned with existing windows.
4. Electronic door locksets will be added to all exterior doors except the front door.
5. Two HVAC units will be installed beneath the new wood stair on the west elevation.
6. A new 16" x 24" louvered vent will be installed to replace the missing vent in the gable on the west elevation and will be painted to match the wood trim.
7. The existing metal downspouts at the southwest corner of the building will be relocated to the west corner of the south to avoid conflict with the new wood stair.
8. Low profile LED wall-mounted downlights will be installed on the underside of the roof overhang above the new stair landing and above the entry door on the south.

Based on the application, design review, staff report and findings of fact Ms. Birenberg stated that staff is recommending approval with the conditions outlined in the staff report.

Ms. Konkol asked if the wood windows were in good condition. Mr. Jeffers replied that they were in good shape and that they had been restored when the property was owned by the Trust.

Ms. Konkol asked if the screens would have a negative effect on the wood windows. Ms. Birenberg replied no.

Ms. Konkol asked if the applicant agreed with the staff report and conditions for approval. Ms. Gates replied yes.

Mr. Jeffers clarified that the storm windows will not match the trim but the paint on the existing windows matches the trim.

Ms. Sams made a motion in accordance with Articles 4, 17, 18, and 19 of the City of Frankfort Zoning Ordinance, to approve the request from Franklin County Women & Family Shelter Inc. for a Certificate of Appropriateness for the addition of an exterior wood stair and landing, storm windows, and miscellaneous functional exterior elements for the property located at 300 Murray 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.

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

In accordance with Articles 4, 16, and 17 of the City of Frankfort Zoning Ordinance, Moira Wingate is requesting a Certificate of Appropriateness to construct a screened-in porch on the back of the home for the property located at 212 Washington Street. The property is more particularly identified as PVA Map No. 061-24-08-004.00.

Jordan Miller, City of Frankfort Senior Planner was present and explained that the applicant is proposing a new screened in porch on the rear of the property. The porch dimensions are 23 feet, 8 inches and a depth of 11 feet. The porch will be framed in wood and inset on each side of the building and will not be visible from Washington Street. The porch floor will be approximately 4 feet, 7 inches from the ground. The porch will cover the existing rear door, transom window, and six-over-six double hung window closet on the south elevation. The porch will have a standing-seam metal roof which is the type of roof on the main structure. It will be supported by piers veneered in stone and the drawings show a half-round gutter on the west elevation porch.

Based on the application, staff report and findings of fact Mr. Miller stated that staff is recommending approval of the request.

The applicant Moira Wingate was present and replied yes when asked if she had read the staff report by Ms. Konkol and yes she agreed with the conditions when asked by Mr. Logan.

Ms. Oberlin made a motion in accordance with Articles 4, 16, and 17 of the City of Frankfort Zoning Ordinance, to approve the request from Moira Wingate for a Certificate of Appropriateness to construct a screened-in porch on the back of the home for the property located at 212 Washington Street with the following conditions:

1. A building permit shall be obtained prior to work commencing on the project.
2. The stone veneer for the piers will match the existing limestone foundation as much as possible.
3. The applicant will submit more detail for the porch entrance, including the style of porch entry door, to staff for final approval.
4. Any downspout installed will be round to match the existing.
5. 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.

There being no other business, Mr. Breeck made a motion to adjourn. The motion was seconded by Ms. Cross and all were in favor. The meeting adjourned at 5:45 p.m.