

ARCHITECTURAL REVIEW BOARD

May 17, 2022

5:00 PM

JENNIFER OBERLIN , PRESIDING

Members Present:

Nicole Konkol
Patti Cross
Irma Johnson
Jennifer Oberlin

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 April 19, 2022 meeting. Ms. Cross made a motion to approve the minutes. The motion was seconded by Ms. Konkol and passed unanimously.

Ms. Oberlin gave the Chairs Report.

Ms. Birenberg read the administrative approvals for the period covering April 13, 2022 to May 10, 2022. Ms. Oberlin moved to accept the report.

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

In accordance with Articles 4 and 17 of the City of Frankfort Zoning Ordinance , Janice Collins is requesting a Certificate of Appropriateness to replace three historic wood windows with vinyl replacement windows on the front elevation of her residence at 320 W. Campbell Street. The property is more particular ly identified as PVA Map No. 062-13 -15.008.00.

Vicki Birenberg, City of Frankfort Historic Preservation Officer was present and stated that this property is in the Special Capital zoning district and is a contributing structure to the South Frankfort Neighborhood District.

Ms. Birenberg stated that the proposal is to remove three wood two-over-two **windows on the front façade and replace them with three one-over-one** vinyl windows which does not meet the guidelines.

Ms. Birenberg stated that the applicant began work before obtaining a permit and two of the three windows have already had their sashes removed and replaced, however the wood sashes remain on-site.

Ms. Birenberg showed pictures of the original wood windows verses the vinyl replacement windows. Ms. Birenberg stated that the original siding has been covered

with vinyl siding and that looking down the side of the house you can see that those windows have been replaced with vinyl windows.

Ms. Birenberg stated that staff does not recommend approval of the application as submitted because it diminishes the integrity of this historic building. However, staff understands that the loss of all the other historic windows and other aspects of integrity that have been compromised, the replacement windows may be appropriate if they can meet design guidelines. The replacement windows should duplicate the existing design and dimensions of the original windows.

Ms. Birenberg stated that staff does not recommend approval based on the findings of fact on page three of the staff report.

Ms. Birenberg stated that the applicant has met with staff several times and the applicant has reached out to the window company and they are able to provide materials that can be placed on the front windows to mimic the muntins two-over-two design.

Ms. Birenberg stated that staff requests that they keep the wood windows on site should a future owner decide to restore them.

Ms. Birenberg stated that should the Board approve the request staff suggests adding the conditions on page four of the report.

The applicant Janice Collins was present and clarified that she would have to purchase new sashes with the muntins from the window contractor.

Ms. Collins stated that she has seen the staff report but that she had a few comments. She mentioned that one of her greatest joys is opening her windows every morning and letting the fresh air in.

Ms. Collins stated that the windows are 80-inches long and too heavy for her to open. She stated that what staff is recommending would be expensive and cost her three times more than the windows she went with. Ms. Collins explained that other features on her house such as the siding and shutters are vinyl.

Ms. Collins stated that she conducted her own survey of the neighborhood and told the Board how many houses on each street had vinyl replacement windows.

Ms. Collins stated that she is willing to purchase new sashes with muntins and asked the Board to approve her request.

Ms. Oberlin asked if she got a quote to repair the existing windows and Ms. Collins replied that she did not because they would still be drafty and require storm windows which she can no longer operate.

There were no public comments related to this item.

Ms. Johnson made a motion in accordance with Articles 4 and 17 of the City of Frankfort Zoning Ordinance, to approve the request from Janice Collins for a Certificate of Appropriateness to replace three historic wood windows with vinyl replacement windows on the front elevation of her residence at 320 W. Campbell Street with the following conditions:

1. The applicant will obtain replacement windows with raised muntins on the exterior. This will give the impression of divided lights and will attempt to retain the original design configuration of the historic windows, which were two-over-two designs originally.
2. Original historic window sashes will remain with the house as a future owner may wish to restore them to their original openings.
3. A zoning permit will be obtained from the Planning Department to reflect the work approved in this request.
4. Any additional projects requiring a zoning or building permit shall require review and approval by the Architectural Review Board unless a Certificate of No Exterior Effect (staff approval) is issued.

The motion was seconded by Ms. Konkol and passed with Ms. Cross, Ms. Konkol and Ms. Johnson voting in favor, Ms. Oberlin was opposed.

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 5:39 p.m.