January 11, 2022

To: Architectural Review Board

From: Vicki Birenberg, Historic Preservation Officer
      Jordan Miller, Senior Planner

Re: Upcoming Architectural Review Board meeting

The Frankfort Architectural Review Board will hold a public meeting at 5:00 P.M. on Tuesday, January 18, 2022 via teleconference in accordance with SB150 and the requirements of KRS 61.823. ARB Board members, Planning Staff, and the Historic Preservation Officer will participate in the meeting using teleconferencing and the meeting will be live streamed in accordance with the statutory requirements on the City’s Facebook page: https://www.facebook.com/CityofFrankfortKY/. The following items are on the agenda for consideration:

ROLL CALL

APPROVAL OF MINUTES: November 16, 2021

NEW BUSINESS:
1. Chairperson report and administrative approvals.
2. Election of Officers
3. Adoption of the 2022 Architectural Review Board meeting calendar
4. In accordance with Articles 4, 16, 17 and 19 of the City of Frankfort Zoning Ordinance, Washington Hospitality Group LLC is requesting a Conditional Use Permit to operate a 13-room hotel and small bar/restaurant for the property located at 300 Washington Street. They also request a Certificate of Appropriateness to modify the opening of a historic brick wall at the rear of the property; install a private rooftop deck of approximately 10 X 12 on the portion of the building connecting the main historic structure to the rear historic structure; install a railing and new door opening for deck and new adjacent HVAC equipment; and install a patio where grass currently exists in front of the building. The property is more particularly identified as PVA Map No. 061-24-07-006.00.
5. Citizen Comments

6. 2022 Work Session

Staff reports for these items may be available seven (7) days prior to the meeting at http://www.frankfort.ky.gov/AgendaCenter. Additional information may also be obtained by calling (502) 892-2097 or (502)892-8970 during business hours, Mondays-Fridays 8:00 A.M. – 4:30 P.M. Anyone wishing to submit comments on the agenda may do so by email to jmiller@frankfort.ky.gov or vbirenberg@frankfort.ky.gov before 12:00 p.m. on January 18, 2022.
ARCHITECTURAL REVIEW BOARD

November 16, 2021
5:00 PM

NICOLE KONKOL, PRESIDING
Members Present:

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

Also Present:

Edwin Logan, Attorney
Vicki Birenberg, Historic Preservation Officer

The first item of business was the approval of the minutes of the October 19, 2021 meeting. Ms. Johnson made a motion to approve the minutes. The motion was seconded by Mr. Breeck and all were in favor.

Ms. Konkol read the Chairs Report.

Ms. Birenberg read the administrative approvals for the period covering October 19, 2021 to November 8, 2021

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 Philip Lee of Built By Lee requests a Certificate of Appropriateness to change the size of window openings and replace original windows on two elevations; install new window openings on the rear elevation; remove a historic window and non-historic door and alter those openings to install French doors on the rear elevation; and install a covering over the basement entrance at the property located at 417 Logan Street. The property is more particularly identified as PVA Map No. 062-31-16-010.00.

Vicki Birenberg, City of Frankfort Historic Preservation Officer was present and mentioned that this property is located in the South Frankfort National Registry District. Ms. Birenberg stated that this was previously a duplex and they propose returning it to a single family home. Ms. Birenberg stated that the proposal is partially compatible with the guidelines.

Ms. Birenberg stated that the front windows are sitting right on the floor on the interior of the structure. The applicant is proposing to raise those windows about 18-
inches from the floor creating a smaller window that will be vinyl-clad wood with raised muntins on the exterior. The exterior wall will be filled in with brick on the outside with matching brick that is on the property.

Ms. Birenberg stated that they have the same situation on the south elevation with the windows on the floor. The new window will be about 18-inches smaller and they will cover the remaining exterior wall with siding.

Ms. Birenberg stated that on the rear elevation near the center is evidence of a makeshift window that the applicant wants to remove then install a single fixed window 16" H X 48" W, which will contain a single light of translucent (smoky or frosted) glass, which is already in possession. Additionally on the rear someone installed a door right next to a window, they are proposing to take out the window and install French doors.

Ms. Birenberg mentioned that they are also proposing a shed roof over the basement door.

Ms. Birenberg read the Findings of Fact and the recommended conditions on page five of the staff report.

Ms. Konkol asked if the property would remain on the registry once the changes are made. Ms. Birenberg stated that she believes it will not affect the historic integrity and it will remain on the National Registry.

The applicant Phillip Lee was present and responded that he had read the staff report and agreed with the conditions when asked by Ms. Konkol.

Mr. Lee added that there was an existing roof over the basement when he bought the property but he removed it because it was unsafe.

Ms. Cross made a motion to adopt the Findings of Fact in the staff report. The motion was seconded by Ms. Johnson and passed unanimously.

Ms. Oberlin made a motion in accordance with Articles 4 and 17 of the City of Frankfort Zoning Ordinance to approve the request from Philip Lee of Built By Lee for a Certificate of Appropriateness to change the size of window openings and replace original windows on two elevations; install new window openings on the rear elevation; remove a historic window and non-historic door and alter those openings to install French doors on the rear elevation; and install a covering over the basement entrance at the property located at 417 Logan Street with the following conditions:

1. The metal roof on the basement entrance shall be flat paneled (not ribbed or corrugated) standing seam metal.
2. The wood posts supporting the shed roof canopy and other associated wood on the structure be painted and not stained.
3. The existing open building permit shall be amended to reflect the work approved in this request.
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 (staff approval) is issued.

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

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, Jen Williamson, on behalf of Melody Stephenson, is requesting a Certificate of Appropriateness to construct a 320 square foot covered rear porch and expand the existing parking area at the property located at 514 Shelby Street. The property is more particularly identified as PVA Map No. 062-14-04-011.00.

Vicki Birenberg, City of Frankfort Historic Preservation Officer was present and mentioned that this property has a combined address and the applicant has been doing an extensive rehabilitation. The property was previously multi-family units and the proposal is to return it to a single family residence. Ms. Birenberg stated that the proposed plan is partially compatible with the guidelines.

Ms. Birenberg explained that they are proposing to construct a covered porch on the back of the house and create a new parking space. The porch will be constructed of wood and will have a hipped, lean-to roof with asphalt shingles. They are also proposing to construct a 2,000 sq. ft. parking area in the rear of the house.

Ms. Birenberg stated that staff had no issues with the covered porch but were concerned that the parking was not in compliance and recommended that they reduce the parking area size.

Ms. Birenberg read the Findings of Fact and recommended conditions on page three of the staff report.

The applicants Jen Williamson and Melody Stevenson were present and stated that they have read the staff report and agreed with the conditions and are willing to reduce the parking to three spots (two for the residence and one for the renter).

Ms. Williamson stated that the configuration of the back yard creates a situation where they have to back out onto the street. Ms. Stevenson stated that she believes the reduced parking area would be enough and she liked the idea of grass in the area.

Based on the Findings of Fact in the staff report, 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 Melody Stephenson, for a Certificate of Appropriateness to construct a 320 square foot covered rear porch and expand the existing parking area at the property located at 514 Shelby Street with the following conditions:
1. The parking lot will be reduced in size by the equivalent of approximately one parking space (as delineated on the drawing). Final dimensions will be approved by staff.

2. The existing open building permit shall be amended to reflect the work approved in this request.

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 (staff approved) is issued.

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

Chair Konkol 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 Thomas Fisher, is requesting a Certificate of Appropriateness to reconstruct the front entrance stairs and landing, replace an existing rear door with a new design, and construct a new rear covered porch and stairway for the property located at 302 Wilkinson Street. The property is more particularly identified as PVA Map No. 061-24-01-017.00.

Vicki Birenberg, City of Frankfort Historic Preservation Officer was present and stated that this is a contributing structure to the Central Frankfort National Registry District.

Ms. Birenberg mentioned that this property has gone through some changes over the year and was most recently office space. They are proposing to convert it back to a single family residence. Ms. Birenberg stated that the proposal is in compliance with the guidelines.

Ms. Birenberg explained that they are proposing to reconstruct entry with stairs and a new handrail to meet the building code. On the rear they are proposing a shed roof with asphalt shingles. Additionally they want to change the back door which is not historic and they propose installing a large door with large light. Ms. Birenberg stated that staff feels it is contemporary but compatible.

Ms. Birenberg read the Findings of Fact and recommended conditions on page three of the staff report.

Jen Williamson was present on behalf of the applicant and stated that they have read the staff report and agreed with the conditions when asked by Ms. Konkol.

Based on the Findings of Fact in the staff report, Ms. Johnson 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 Thomas Fisher, for a Certificate of Appropriateness to reconstruct the front entrance stairs and landing, replace an existing rear door with a new design, and construct a new rear covered porch and stairway for the property located at 302 Wilkinson Street with the following conditions:
1. The existing building permit shall be amended to reflect the work approved in this request.
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 introduce the next item of business.

In accordance with Articles 4, 16, and 17 of the City of Frankfort Zoning Ordinance, Jen Williamson is requesting a Certificate of Appropriateness to construct painted steel handrail at the front entry of the property located at 407 Wapping Street. The property is more particularly identified as PVA Map No. 061-24-09-006.00.

Vicki Birenberg, City of Frankfort Historic Preservation Officer was present and stated that this property is a contributing structure to the Corner in Celebrities National Registry District and the Frankfort National Registry District. The applicant is proposing to install a handrail to the front entrance. Ms. Birenberg stated that the proposal is compatible with the Design Guidelines.

Ms. Birenberg went over a slideshow detailing the property and style of the proposed handrail. She included in the slideshow pictures of other homes in the area with the same style handrail.

Ms. Birenberg read the Findings of Fact on page two of the staff report as well as the recommended conditions on page three of the staff report.

The applicant Jen Williamson was present and replied that she had read the staff report and agreed with the conditions when asked by Ms. Konkol.

Ms. Williamson added for clarification that they are proposing to add a handrail on both sides of the steps so it will be symmetrical. Ms. Birenberg stated that she had assumed that was the case but did not specify it in the staff report.

Based on the Findings of Fact in the staff report, Ms. Johnson 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 for a Certificate of Appropriateness to construct two painted steel handrails at the front entry of the property located at 407 Wapping Street with the following conditions:

1. A zoning 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. Cross and all were in favor. The meeting adjourned at 6:33 p.m.
### BZA-2022

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APPLICATION FOR A CONDITIONAL USE PERMIT - STAFF REPORT

Case No. CUP 2022-01

Applicant: Washington Hospitality Group, LLC

Plans Prepared by: Rebecca Burnworth, RA, CID

300 Washington Street

Special Historic Zone

Request

In accordance with Articles 4, 16, 17 and 19 of the City of Frankfort Zoning Ordinance, Washington Hospitality Group LLC is requesting a Conditional Use Permit to operate a 13-room hotel and small bar/restaurant for the property located at 300 Washington Street. The property is more particularly identified as PVA Map Nc. 061-24-07-006.00.

Scope of Work

The subject property is a 15,000 sq. ft. lot located at the northern intersection of West Main Street and Washington Street. The property also has frontage along Long Lane at the west property line. Located one block away from the downtown central business center, the property is surrounded by a mixture of uses from commercial and offices to residential and mixed-use properties. Currently vacant, the property was last used as offices for the Kentucky Heritage Council.

The applicants acquired the property in 2021 and are proposing to operate a 13-room boutique hotel with a restaurant/bar in the existing 2-story building. Hotels and restaurants are both conditional uses within the "SH" zoning district.

In September 2019, the Architectural Review Board approved two separate conditional uses to operate a restaurant and a hotel at this property. That proposal was slightly different from this proposed use for two reasons. One, the request was from two different ownerships – one for the hotel use and one for the restaurant use – and two different conditional uses were granted. Two, the restaurant and the hotel were proposed to be physically split/separated from the other and would have met building code requirements as two separate units. This proposal will not physically separate the uses and the ownership for both the restaurant and the hotel will be under the same entity.

Property Description

This house is a large building (2+ stories) with over 8,000 square feet on the first two floors. It was originally designed as a residence, built in the Federal style around 1815, with an entrance on W. Main St. Later, in the 1840s, it was remodeled into the Greek
Revival Style and expanded in size. You can see the outline of the original federal house by looking at the portion of the foundation that is limestone on W. Main St.

The Greek Revival Style was a dominant style in the 19th century and reflected our country’s democratic ideals. It was used for both civic buildings and residences. The orientation of the house changed with a new front entrance on Washington Street. The “newer” historic front facade has a symmetrical fenestration and is five bays wide. The brick was painted white at some point (common for GR buildings). The windows are primarily double-hung sashes with 6-over-6 lights and flat lintels above the openings. The portico has a decorated cornice and square columns. The main body of the structure has a wide delineated brick cornice with horizontal window openings that allow light to enter the 3rd floor. The rear historic brick building is a story shorter than the main building. As previously mentioned, the buildings are connected with wood framing that appears to have been open to the rear yard on the 1890 Sanborn map. There are also associated frame porches on both levels at the rear facing the yard. They were enclosed at some point. Like many residential properties in this neighborhood, the rear of the property is partially enclosed by a historic brick wall, and there is an area that has been converted to a parking lot, with permeable paving. The house was primarily used in its history for residential purposes. It became the offices of the Kentucky Heritage Council in the late 20th Century and housed that agency for approximately 25 years, until 2017.

Significance

This house is located in and is a contributing property to the Corner in Celebrities National Register Historic District, which was listed in 1971 with national significance. It was also listed as a contributing property to the Central Frankfort National Register District in 2009. It is known as the Brown-Swigert-Taylor was built around by Dr. Preston Brown, brother to Senator John Brown of Liberty Hall. Twenty-five or so years later, prominent local attorney Jacob Swigert oversaw the Greek Revival makeover of the house. After Swigert’s death the house was purchased by E. H. Taylor, who occupied the home until about 1874 when he built the Thistleton estate on Louisville Road. Taylor sold the home to Judge W.P.D. Bush. In 1891, Union Army Major William Edward Bradley purchased the home and it stayed in the family until the 1930’s.

APPLICABLE SECTIONS OF GUIDELINES and DESCRIPTION OF PROJECT

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**STAFF ANALYSIS**

The proposed use is permissible in the Special Historic Zoning District, provided the stipulations in Article 4.06.34 are met. The applicant has requested a Waiver from the Planning Commission regarding Sections (E) and (F) of Article 4.06.34 to allow the restaurant/bar to serve customers that are not guests of the hotel as well as guests of the hotel. The Planning Commission will hear the request at their January 13, 2022 meeting.

Based on the information contained in the application and staff’s evaluation:

A. The request for a Conditional Use Permit by the applicant is *compatible* in concept with the requirements of the *Zoning Regulations* sections 4.403, 12.012, and 19.01, and the following suggested facts:

   1. The proposed use complies with the purpose and intent of the Special Historic district.
   2. The proposed use is consistent with the goals and policies of the Downtown Mixed Use District as identified and described in the Frankfort/Franklin County Comprehensive Plan.
   3. The proposal will reuse an existing historic structure that will be contained to the existing footprint of the building.
   4. The open space and parking requirements are met.
   5. The Planning Commission traffic engineer has reviewed the request and has no traffic concerns with the proposal.

B. The request for a Conditional Use Permit by the applicant is *partially compatible* in concept with the requirements of the *Zoning Regulations* sections 4.06.34.

**Staff Suggestion**

If the Architectural Review Board elects to issue a Conditional Use Permit for this request, staff recommends that the following conditions be applied:

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 Conditional Use is permitted only at 300 Washington Street.

4. Any signs for the office that conform to the standards contained in Article 4 and 13 of the Frankfort Zoning Ordinance may be approved administratively.

5. This conditional use, whose land use is codified as "Hotel" is only applicable to this permit issued to this property owner and is not transferable.

6. The service of food and alcohol sales to customers who are not guests of the hotel is contingent upon the issuance of a Waiver from the Franfort/Franklin County Planning Commission of Sections 4.06.34 (E) and (F) of the Zoning Ordinance.

7. If the property changes ownership, the Waiver is transferable, so long as a Conditional Use Permit for a "hotel" use at this location is reviewed and granted by the Architectural Review Board.
1890 Sanborn Map

300 Washington Street
300 Washington Street

Front entrance of building along Washington Street
Corner of West Main & Washington
West Main façade
300 Washington Street

Rear addition at West Main façade
Rear Entrance at Long Lane
Rear elevation and parking area
Rear parking area
Courtyard at north elevation
300 Washington Street
Example of proposed railing
Location of rooftop deck
Existing fence/railing
1. **NAME OF RESOURCE** (how determined)
   5/Traditional name: Brown-Swignet-Taylor House

2. **ADDRESS/LOCATION**
   300 Washington Street
   Frankfort, KY

3. **UTM REFERENCE:**
   Quad Name: Frankfort West
   Date: 1997 / Zone: 16 / Method: C
   Easting: 685682
   Northing: 4229852

4. **OWNER/ADDRESS:**
   Mary H. Bradley Estate, c/o Mrs. Clyde Reeves
   100 United Drive, Suite S-A, Versailles, KY 40383

5. **FIELD RECORDER/AFFILIATION:**

6. **DATE RECORDED:** August 2008

7. **SPONSOR:** City of Frankfort and Downtown Frankfort, Inc.

8. **INITIATION:** 4/NR

9. **OTHER DOCUMENTATION/RECOGNITION:**
   - Survey
   - HABS/HAER
   - KY Land
   - Local Land
   - NR
   - NHL

10. **REPORT REFERENCE:**
    Central Frankfort Historic District Nomination (2009)

11. **ORIGINAL PRIMARY FUNCTION:**
    01A/single dwelling

12. **CURRENT PRIMARY FUNCTION:**
    04E/government office

13. **CONSTRUCTION DATE:**
    8/1800-1824
c. 1815 (Hatter)

14. **DATE OF MAJOR MODIFICATIONS:**
    7/1825-1849
    major addition
    0/undetermined
    conversion to office use

15. **CONSTRUCTION METHOD/MATERIAL**
    80/brick

16. **DIMENSIONS:**
    Height C/2 story
    Width 5 bays
    Depth 12 bays
    Acreage <1 acre

17. **PLAN:**
    central passage, single pile

18. **STYLISTIC INFLUENCE**
    2/1/Federal
    3/1/Greek Revival

19. **FOUNDATION TYPE:**
    TYPE: 2/continuous
    MATERIAL: 5/stone

20. **PRIMARY WALL MATERIAL:**
    E/brick, common bond
    0/undetermined

21. **ROOF CONFIGURATION/Covering**
    CONFIGURATION: I/hip
    COVERING: 0/undetermined

22. **CONDITION:**
    E/excellent-fully utilized

23. **MODIFICATION:**
    1/little or no alteration, historic fabric largely intact

24. **ARCHITECT/BUILDER**
    unidentified

25. **PHOTOGRAPH FILE #**
    FRFC21_08

**COMMENTS/HISTORICAL INFORMATION:**
Substantial originally Federal-style building located on a prominent corner lot, with a centered entrance on the Washington Street elevation. Fenestration is flat-topped, with multi-light sash and exterior operable shutters. Each elevation contains a profusion of windows on both the first and second story. Shallow-pitched roof with box gutters and under the eaves are a series of eyebrow windows. Original portion was built in 1815 by Preston Brown, oriented to Main Street. In the 1840's, Jacob Swignet acquired the property and made major additions at that time, re-orienting the building to Washington Street and altering its present character to primarily Greek Revival. A kitchen wing on the rear had upstairs rooms for slaves. Swignet and his family were deeply involved in community issues including education, railroads, banking, transportation, and manufacturing. The building presently houses the Kentucky Heritage Council, the state historic preservation office.
Address: 300 Washington Street, Frankfort
Resource No. FRFC-21
Address: 300 Washington Street, Frankfort
Resource No. FRFC-21

Detail of rear elevation

Detail of rear elevation, showing a previously-detached outbuilding at right, which served as a kitchen and slaves' quarters, and was later joined to the main building
Address: 300 Washington Street, Frankfort
Resource No. FRFC-21

Washington Street facade

West Main Street facade
Address: 300 Washington Street, Frankfort
Resource No. FRFC-21

Detail of West Main Street elevation
Swigert-Taylor-Bradley House
300 Washington Street
Frankfort, Kentucky

Situated in Frankfort's Corner-in-Celebrities Historic District, the Swigert-Taylor-Bradley house is an elegant structure reflecting the Greek Revival influences of its major construction phase. The original Federal style house on this site, dating from ca. 1815 and facing on Main Street, consisted of four rooms, two on the first story and two on the second. Dr. Preston Brown, brother to senator John Brown who constructed nearby Liberty Hall, was the first owner and resident.

Between 1843 and 1845, Jacob Swigert, a prominent local attorney, added the major portion of the house in the Greek Revival style, reorienting the main entrance onto Washington Street and giving rise to the nickname "house within a house". After Swigert's death, the house was purchased by Colonel E.H. Taylor, Jr. (of the "Old Taylor" distillery), who occupied it until about 1874 when he sold it to Judge W.P.D. Bush.

In 1891, Union Army Major William Edward Bradley moved to Frankfort to manage family distillery interests, purchased the property and occupied it until his death in 1905. Bradley and his brother Edson are credited with perfecting the blends of Old Crow and Old Hermitage whiskeys. Two sons—William Edward, Jr. and Udolpho T. Bradley—were reared in the house and William Sr.'s wife resided here until her death in 1930. The Bradley home was visited by many notable guests including Woodrow Wilson prior to his presidency. It was during the Bradleys' occupancy that many of the late Victorian embellishments were added.

After 1930, the property was leased to the P.T. Manning family, whose members continued to make their home for the next forty years; in 1970 Misses Catherine and Louise Negus occupied the property and undertook a major restoration. The property was listed on the National Register of Historic Places in 1971.

The house, also known as the "Queen of the Corner" for its elegance and prominence in the Corner-in-Celebrities District, recently underwent additional restoration by the present owner Mrs. H. Clyde (Emerin Bradley) Reeves. The Kentucky Heritage Council (the state historic preservation office) occupied the property in the Spring of 1992.
Traffic question hotel/restaurant 300 Washington Street
3 messages

Jordan Miller <jmiller@frankfort.ky.gov>  
To: Brad Johnson <bcjohnson@hmbpe.com>  

Wed, Jan 5, 2022 at 8:36 AM

Brad,

Planning Commission will be reviewing a Waiver next week. The request is for a 13-room hotel and restaurant for property located at 300 Washington Street. The restaurant/bar seating area will be less than 2,000 sq ft on the first floor. Restaurant seating capacity will not exceed 100. Floor plans show a max of 93 with porch seating; without porch 81 capacity.

There will be off street parking on site. Room for approximately 10-15 vehicles.

Curious if you had any comments on the traffic impacts of this proposal on the area. Property is located one block from downtown CBD. Plans attached.

Thanks.

Jordan

---

20220105082028998.pdf  
1779K

Brad Johnson <bcjohnson@hmbpe.com>  
To: Jordan Miller <jmiller@frankfort.ky.gov>  

Wed, Jan 5, 2022 at 12:09 PM

Jordan, I don’t have any traffic concerns with it as long as it meets your parking requirements. Restaurant probably generates less than 20 vehicular trips, but given the location, would assume some of those could be converted to pedestrian trips.

Thanks, Brad

[Quoted text hidden]

---

Jordan Miller <jmiller@frankfort.ky.gov>  
To: Brad Johnson <bcjohnson@hmbpe.com>, Eric Cockley <ecockley@frankfort.ky.gov>  

Wed, Jan 5, 2022 at 3:35 PM

Thanks Brad
January 3, 2022

To: Adjoining Property Owner

From: Jordan Miller, Senior Planner
Department of Planning & Community Development

Re: Upcoming Architectural Review Board meeting

You have been identified as an adjacent property owner whose land adjoins property affected by the following request that will be heard before the Architectural Review Board:

In accordance with Articles 4, 16, 17 and 19 of the City of Frankfort Zoning Ordinance, Washington Hospitality Group LLC is requesting a Conditional Use Permit to operate a 13-room hotel and small bar/restaurant for the property located at 300 Washington Street. They also request a Certificate of Appropriateness to modify the opening of a historic brick wall at the rear of the property; install a private rooftop deck of approximately 10 X 12 on the portion of the building connecting the main historic structure to the rear historic structure; install a railing and new door opening for deck and new adjacent HVAC equipment; and install a patio where grass currently exists in front of the building. The property is more particularly identified as PVA Map No. 061-24-07-006.00.

The Frankfort Architectural Review Board will hold a public meeting at 5:00 P.M. on Tuesday, January 18, 2022 via teleconference in accordance with SB150 and the requirements of KRS 61.823. ARB Board members, Planning Staff, and the Historic Preservation Officer will participate in the meeting using teleconferencing and the meeting will be live streamed in accordance with the statutory requirements on the City’s Facebook page: https://www.facebook.com/CityofFrankfortKY/

Staff reports for these items may be available seven (7) days prior to the meeting on the City’s webpage at www.frankfort.ky.gov/agendacenter and at City Hall. Additional information may also be obtained by calling 875-8500 during business hours, Mondays through Fridays, 8:00 a.m. to 4:30 p.m. Anyone wishing to submit comments on any of the items on the agenda may submit comments via e-mail to jmiller@frankfort.ky.gov.

Sincerely,

Jordan Miller, Senior Planner
Department of Planning & Community Development
FIRST PRESBYTERIAN CHURCH
416 W MAIN ST
FRANKFORT, KY 40601

WILKERSON MLAYNE & NATALIE
510 ANN ST
FRANKFORT, KY 40601

JOHNSON WILLIAM E
326 W MAIN ST
FRANKFORT, KY 40601

JOHNSON WILLIAM E
519 LEAWOOD DR
FRANKFORT, KY 40601

BAUGHMAN JOHN B-ET AL-
401 W MAIN ST
FRANKFORT, KY 40601

LIEBMAN HERBERT D-ESTATE-
403 W MAIN ST
FRANKFORT, KY 40601

HIHENBERG VICKI
407 W MAIN ST
FRANKFORT, KY 40601

HINES LLC
1603 LOUISVILLE RD
FRANKFORT, KY 40601

RAMSEY TAMMY J
306 LONG LN
FRANKFORT, KY 40601-
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS - STAFF REPORT

Case No. ARB 2022-01

Applicant: Washington Hospitality Group, LLC

Plans Prepared by: Rebecca Burnworth, RA, CID

300 Washington Street

Special Historic Zone

Request

In accordance with Articles 4, 16, and 17 of the City of Frankfort Zoning Ordinance, Jen Williamson is requesting a Certificate of Appropriateness to modify the opening of a historic brick wall at the rear of the property; install a private rooftop deck of approximately 10 X 12 on the portion of the building that connects the main historic structure to the rear historic structure, install a railing and new door opening for deck and new adjacent HVAC equipment; and install a patio where grass currently exists in front of the building. The property is more particularly identified as PVA Map No. 061-24-07-006.00.

Scope of Work

The applicant is proposing some modifications to the exterior of the building in conjunction with preparing for a new use as a 13-room hotel and small restaurant/bar. The project is utilizing the state and federal historic preservation tax credit incentive program and has been coordinating with the State Historic Preservation Office (Kentucky Heritage Council) as they develop the proposed work on the property. Most of the work proposed at this juncture, which includes restoration of the masonry, decorative metal elements, windows, doors, shutters, and entry portico, as well as replacement of membrane roofs, repair and potential replacement of gutters, installation of lighting, and the installation of a paved rear courtyard (not visible from the public right of way) can be administratively approved. The applicant is very amenable to working with staff on details. As you are aware, tax credit projects must meet federal preservation standards (The Secretary of the Interior’s Standards for Rehabilitation, found on page 7 of the Special Historic Zoning District Design Guidelines), which are the basis for the guidelines developed in the Special Historic Zone. As such, much of the work is already consistent with the recommended design treatments. The applicant has previously replaced the existing membrane roof on the rear brick historic structure connected to the main house and rebuilt the two brick chimneys on that portion of the building. This work met the SH design guidelines and was administratively approved.

There are only a few things in the proposal that require ARB approval, and they are being proposed in coordination/consultation with the tax credit reviewers in order not to
jeopardize the historic preservation incentives. If a proposed treatment is approved by the ARB but requires a change to receive the credit, it will be re-evaluated by staff to see if it needs to come back to the ARB. This is a summary of the proposed work that requires approval:

Modification of the rear brick wall opening along Long Lane - the applicant proposes to widen the opening slightly, by approximately 6 feet. Long Lane is narrow, and the existing opening will not allow access by larger vehicles and trucks. The Kentucky Heritage Council has given preliminary approval for this modification. The opening will be finished at each side appropriately using the appropriate mortar and techniques for historic masonry.

Installation of a small rooftop deck on the portion of building connecting the main historic structure to the rear historic structure - the applicant proposes to install a deck of approximately 10 ft X 12 ft on the section of the roof that connects the main brick structure to the secondary brick structure behind it. This "connection" is historic, and is shown on the 1890 Sanborn map, along with the rear porches. It is framed, rather than masonry construction like the main buildings, and appears to have been open to the interior yard at that time. The proposed deck will be installed as a private amenity for one of the hotel rooms. It will be located at the interior side of the framed connector, overlooking the interior yard. It will not be visible from Main Street or any other public right of way. It will require a new railing to be installed to meet the building code at the northern edge. The applicant proposes to work with staff to find a contemporary but compatible design that is most appropriate to the situation and will meet tax credit requirements. The new railing will be black metal to complement the existing historic railings. Staff is recommending a simplification of the historic design for the new railing, such as simple vertical balusters.

Installation of a new door opening to access the private deck - the existing doors opening to the roof will be fixed in place to make them inoperable. A new door opening in the masonry is proposed adjacent to the existing chimney (on the north side). This will allow access to the private deck. The door opening dimensions will be compatible with existing historic openings and the door and will be custom made to coordinate with existing historic doors. Final details on the door design and trim will be approved in consultation with staff.

Installation of new HVAC units adjacent to the private deck - the applicant plans to install new HVAC units adjacent to the private deck, but closer to the Main Street side of the flat roof. The applicant has agreed to work with staff to mitigate any potential visibility with a screen or buffer of potted plants or other vegetation.

Installation of a patio where grass currently exists in front of the building - the applicant proposes to install patio pavers behind the existing concrete retaining wall and decorative ironwork fence. This will create a small area on either side of the portico for sets of tables and chairs, to be used by hotel guides and restaurant/bar patrons. All
furniture will be moveable. The existing landscape bed at the building face will be retained and improved with new boxwood plants and seasonal flowers.

Property Description

This house is a large building (2+ stories) with over 8,000 square feet on the first two floors. It was originally designed as a residence, built in the Federal style around 1815, with an entrance on W. Main St. Later, in the 1840s, it was remodeled into the Greek Revival Style and expanded in size. You can see the outline of the original federal house by looking at the portion of the foundation that is limestone on W. Main St.

The Greek Revival Style was a dominant style in the 19th century and reflected our country’s democratic ideals. It was used for both civic buildings and residences. The orientation of the house changed with a new front entrance on Washington Street. The “newer” historic front facade has a symmetrical fenestration and is five bays wide. The brick was painted white at some point (common for GR buildings). The windows are primarily double-hung sashes with 6-over-6 lights and flat lintels above the openings. The portico has a decorated cornice and square columns. The main body of the structure has a wide delineated brick cornice with horizontal window openings that allow light to enter the 3rd floor. The rear historic brick building is a story shorter than the main building. As previously mentioned, the buildings are connected with wood framing that appears to have been open to the rear yard on the 1890 Sanborn map. There are also associated frame porches on both levels at the rear facing the yard. They were enclosed at some point. Like many residential properties in this neighborhood, the rear of the property is partially enclosed by a historic brick wall, and there is an area that has been converted to a parking lot, with permeable paving. The house was primarily used in its history for residential purposes. It became the offices of the Kentucky Heritage Council in the late 20th Century and housed that agency for approximately 25 years, until 2017.

Significance

This house is located in and is a contributing property to the Corner in Celebrities National Register Historic District, which was listed in 1971 with national significance. It was also listed as a contributing property to the Central Frankfort National Register District in 2009. It is known as the Brown-Swigert-Taylor was built around by Dr. Preston Brown, brother to Senator John Brown of Liberty Hall. Twenty-five or so years later, prominent local attorney Jacob Swigert oversaw the Greek Revival makeover of the house. After Swigert’s death the house was purchased by E. H. Taylor, who occupied the home until about 1874 when he built the Thistleton estate on Louisville Road. Taylor sold the home to Judge W.P.D. Bush. In 1891, Union Army Major William Edward Bradley purchased the home and it stayed in the family until the 1930’s.
APPLICABLE SECTIONS OF GUIDELINES and DESCRIPTION OF PROJECT

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<thead>
<tr>
<th>Sections</th>
<th>Topic</th>
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<tr>
<td>Article 4.408</td>
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<td>SHZD Design Guidelines pg.45</td>
<td>Universal Guidelines</td>
<td>Best Practices to comply with SOI Standards for Rehab</td>
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<td>SHZD Design Guidelines pg. 49-51</td>
<td>Masonry</td>
<td>Appropriate Treatments</td>
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<td>SHZD Design Guidelines pg. 60, Section 4.5.6</td>
<td>Roofs and Related Features</td>
<td>Rooftop Additions/Equip</td>
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<td>SHZD Design Guidelines pg.70-71</td>
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<td>SHZD Design Guidelines</td>
<td>Landscape/Hardscape</td>
<td>Appropriate Treatments</td>
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STAFF ANALYSIS

Staff finds that the applicant's requests are reasonable, as they are proposed to be carried out in a way that meets the SH Design Guidelines and will have a minimal visual impact on the historic building from a public right of way. The most visible impact is the enlargement of the wall opening at the Long Lane entrance to the parking area, but it is a reasonable request under the SOI Rehabilitation Standard, which is different from a preservation or restoration standard. The SOI Rehabilitation Standards are regulatory to receive historic preservation tax credits, and they are the basis for the SH Design Guidelines. The enlargement of the opening will allow for better access for parking and deliveries, and per the applicant, it has the preliminary approval of the Kentucky Heritage Council.

The rooftop deck is small, only accessible to one of the hotel rooms, and won't be visible from a public right of way. It is also a fairly easy alteration to reverse in the future. The door opening is less reversible, but the location is not visible, and the applicant proposes to meet the high design standard of using custom-built materials to ensure a compatible match for both the door and the railing.

The HVAC units will be screened to reduce their visibility and will be set back from the Main Street side of the building.
The pavers at the front of the building proposed to replace the existing grass are likewise, a reversible condition. The existing grass sits up high because of the retaining wall and is less visible than a traditional lawn. But the existing character of the Corner in Celebrities neighborhood includes a variety of approaches regarding front landscaping. There are adjacent buildings designed for residential use all around 300 Washington that have extensive hardscaping very close to the front entrance, including sidewalks. Staff does not find this change to be out of character with the district.

Based on the information contained in the application and staff’s evaluation:

A. The plans as submitted are compatible in concept with the requirements of the Zoning Regulations sections 4.408 and with the Special Historic Zoning District Design Guidelines and the following suggested facts:

1. The deck, patio, and HVAC installations are all reversible.
2. The HVAC units will be screened.
3. The deck is not visible from the sidewalk, rear alley, or streets.
4. The area between the neighboring private parking lot and the rear yard of the applicant’s property will have vegetative screening.
5. Several surrounding houses on the street and in the Corner in Celebrities National Register have hardscaping/paving as a primary condition close to the front entrance.
6. The project plans to utilize federal and state historic tax incentives and is coordinating their design development with the tax credit review process.

Staff Suggestion

Staff suggests that the Architectural Review Board approve the application for a Certificate of Appropriateness with the following conditions:

1. Final details on design selection for the private deck railing and door opening will be approved by staff.
2. Patio paver selection will be finalized with staff approval.
3. Existing open zoning permits will be amended to reflect approval of the work in this request, and any required additional permits will be obtained.
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.
Front entrance of building along Washington Street
West Main façade
Rear addition at West Main façade
300 Washington Street
Rear Entrance at Long Lane
Rear elevation and parking area
Rear parking area
Courtyard at north elevation
300 Washington Street
Example of proposed railing
Location of rooftop deck
300 Washington Street

Existing fence/railing
### Door Schedules

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### Room Schedules

- **BURNWORTH DESIGN**
- **EH TAYLOR HOUSE**
- **303 Washington St., Frankfort, KY 40601**

### Second Floor Room Schedule

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DETAILED DESCRIPTION OF REQUEST:

Washington Hospitality Group, LLC requests the following alterations to the 300 Washington St. building, as part of a Level 2 renovation to convert the existing 3-story vacant building into a 13-room hotel and limited-service bar/restaurant. This project is utilizing the state and federal historic tax credit incentive program, and has been coordinating with the SHPO to establish a proposed work plan for the property. The Part 1 information has been submitted, and the Part 2 will be submitted in December 2021. Each category of exterior alteration, subject to ARB approval, is described below.

**Masonry Restoration & Painting**

All facades of the building are multi-wythe painted brick walls, in need of minor repairs and tuckpointing. Exterior brick will be cleaned and repointed according to the Secretary of Interior’s standards for rehabilitation, using the gentlest means of cleaning possible, and matching the color and mortar type of existing material. Any brick replacement will match the color, size, and texture of historic bricks. Exterior brick walls will be repainted in "NEED COLOR SELECTION FROM AMBER">. Areas of visible rough-cut stone foundation at the first level (on the Main Street façade) will also be cleaned, repointed as needed, and remain unpainted. Concrete retaining walls at the Washington Street side will be repaired as needed and remain unpainted. The brick wall enclosing the rear yard of the property will be cleaned and repointed according to the Secretary of Interior’s standards for rehabilitation, and repainted to match the brick field color of the building. The wall will only be painted at the street-facing side, and will remain unpainted at the interior courtyard-facing side. Metal coping atop the wall will be retained and repainted as needed.

**Exterior Railings, Windows, Doors, Shutters & Other Decorative Elements**

Original iron railings atop the concrete retaining wall at the Washington Street side will be retained, repaired as necessary, and repainted to match their original color. The ironwork "crown" that adorned the Washington Street entry canopy will be repaired, repainted, and reinstalled in its original location and configuration. Decorative plaster laurels on the entry canopy will be repaired as needed and repainted in a contrasting color to the brick facades. Iron grates at lower-level windows will be retained and repainted. Cornice elements at the entry canopy and roofline will be repaired as needed and repainted to match the brick field color. The existing double doors at the Washington St. entry (the main hotel entrance) will be retained with their existing hardware and repaired as needed. Non-original storm doors will be removed. Wood shutters will be retained at all window openings where existing, repaired as needed, and repainted in a contrasting color to the brick facades. Decorative wood lintels and sills at windows will be repainted to match the brick field color. The entry canopy will be repainted to match the brick field color, and new decorative address numbers will be added onto one of the columns. Decorative ironwork railings at either side of the entry canopy will be retained and repainted to match other ironwork. At the W Main St. façade, an existing exterior door will be
Architectural Review Board Application – 300 Washington St.
Property Owner/Applicant: Washington Hospitality Group, LLC
Parcel Number: 061-24-07-006.00

retained and will become the main entrance for the first-floor restaurant/bar. The non-original storm door will be removed. Decorative ironwork will be repaired and repainted a contrasting color to the brick field. Wood trim work accenting the door will be repainted to match the brick field color. Original wood windows will be retained, repaired as needed (matching existing profiles), and repainted. Storm windows will be retained.

Roofs and Gutters/Downspouts
Existing membrane roofs (hidden behind cornices at all street facades) will be replaced with new membrane roofs. Gutters/downspouts will be repaired as needed, and if elements need to be replaced, they will be replaced with matching materials.

New Restaurant Patio at Washington Street
A new patio will be created in the raised front yard space on Washington Street, behind the existing concrete retaining wall and decorative ironwork fence. Brick or concrete pavers will be installed in place of existing grass, to create a small area on either side of the entry canopy for several sets of tables and chairs, to be used by hotel guests and restaurant/bar patrons. All furniture will be moveable. The existing landscape bed at the building façade will be retained and improved with new boxwood plants and seasonal flowers.

Exterior Lighting
The front (Washington Street) façade of the building will be lit with outdoor uplights, installed in the small landscaping bed between the building and the concrete retaining wall. Existing sconce lighting at the entry canopy/front door will be retained and repaired as needed. Existing sconces at the W Main St. door (which will become the main restaurant entrance) will be retained and repaired as needed.

Rear Courtyard Patio/Landscaping & Parking Area
An existing grass/landscaping area at the rear of the building will be converted into a concrete paver patio to be used for outdoor dining, lounge seating, and private events. This area is currently not visible from any public right-of-way (it is obstructed by the building and brick site wall from the east, south and west, and obstructed by a landscape buffer from the parking lot to the north). The landscape buffer surrounding this courtyard will be retained and improved, adding several tulip polar and arborvitae trees, and accenting with boxwood hedges to provide privacy for hotel guests and restaurant patrons. And existing permeable paver parking area adjacent to W Main St. and Long Ln. will be retained and minimally "cleaned up." The brick wall surrounding the parking area will be retained, as will permeable pavers. This parking area will be used exclusively for hotel guests and restaurant deliveries.
2. NAME OF RESOURCE (how determined)
   5/Traditional name: Brown-Swigert-Taylor House

2. ADDRESS/LOCATION
   300 Washington Street
   Frankfort, KY

3. UTM REFERENCE:
   Quad Name: Frankfort West
   Date: 1997 / Zone: 16 / Method: C
   Easting: 685687
   Northing: 4229852

4. OWNER/ADDRESS:
   Mary H. Bradley Estate, c/o Mrs. Clyde Reeves
   100 United Drive, Suite 5-A, Versailles, KY 40383

5. FIELD RECORDER/AFFILIATION:

6. DATE RECORDED: August 2008

7. SPONSOR: City of Frankfort and Downtown Frankfort, Inc.

8. INITIATION: 4/NR

9. OTHER DOCUMENTATION/RECOGNITION:
   ☑ Survey
   ☑ HABS/HAER
   ☑ KY Land
   ☑ Local Land
   ☑ NR
   ☑ NHL

10. REPORT REFERENCE:
    Central Frankfort Historic District Nomination (2009)

11. ORIGINAL PRIMARY FUNCTION:
    01A/single dwelling

12. CURRENT PRIMARY FUNCTION:
    04E/government office

13. CONSTRUCTION DATE:
    8/1800-1824
    c. 1815 (Hatter)

14. DATE OF MAJOR MODIFICATIONS:
    7/1825-1849
    major addition
    0/undetermined
    conversion to office use

15. CONSTRUCTION METHOD/MATERIAL
    80/brick
    original
    subsequent

16. DIMENSIONS:
    Height: 2/2 story
    Width: 5 bays
    Depth: 12 bays
    Acreage: < 1 acre

17. PLAN:
    ☑ central passage, single pile
    first
    second

18. STYLISTIC INFLUENCE
    2/1/Federal
    first
    second
    3/1/Greek Revival

19. FOUNDATION TYPE:
    TYPE:
    2/continuous

    MATERIAL:
    S/stone

20. PRIMARY WALL MATERIAL:
    E/brick, common bond

21. ROOF CONFIGURATION/COVERING
    CONFIGURATION:
    1/hip

    COVERING:
    0/undetermined

22. CONDITION:
    F/excellent-fully utilized

23. MODIFICATION:
    1/little or no alteration, historic fabric largely intact

24. ARCHITECT/BUILDER:
    unidentified

25. PHOTOGRAPH FILE # FRPC-21-01 thru 08

COMMENTS/HISTORICAL INFORMATION:
Substantial originally Federal-style building located on a prominent corner lot, with a
centered entrance on the Washington Street elevation. Fenestration is flat-topped,
with multi-light sash and exterior operable shutters. Each elevation contains a
profusion of windows on both the first and second story. Shallow-pitched roof with
box gutters and under the eaves are a series of eyebrow windows. Original portion was
built in 1815 by Preston Brown, oriented to Main Street. In the 1840's, Jacob Swigert
acquired the property and made major additions at that time, re-orienting the building
to Washington Street and altering its present character to primarily Greek Revival. A
kitchen wing on the rear had upstairs rooms for slaves. Swigert and his family were
deeply involved in community issues including education, railroads, banking,
transportation, and manufacturing. The building presently houses the Kentucky
Heritage Council, the state historic preservation office.
Address: 300 Washington Street, Frankfort
Resource No. FRFC-21

Detail of rear elevation

Detail of West Main Street elevation
Address: 300 Washington Street, Frankfort  
Resource No. FRFC-21

Detail of rear elevation

Detail of rear elevation, showing a previously-detached outbuilding at right, which served as a kitchen and slaves' quarters, and was later joined to the main building
KENTUCKY INDIVIDUAL BUILDINGS SURVEY FORM
(KHC 2007-1)

CONTINUATION SHEET

Address: 300 Washington Street, Frankfort
Resource No. FRFC-21

Washington Street facade

West Main Stret facade
Address: 300 Washington Street, Frankfort
Resource No. FRFC-21

Detail of West Main Street elevation
Swigert-Taylor-Bradley House
300 Washington Street
Frankfort, Kentucky

Situated in Frankfort’s Corner-in-Celebrities Historic District, the Swigert-Taylor-Bradley house is an elegant structure reflecting the Greek Revival influences of its major construction phase. The original Federal style house on this site, dating from ca. 1815 and facing on Main Street, consisted of four rooms, two on the first story and two on the second. Dr. Preston Brown, brother to senator John Brown who constructed nearby Liberty Hall, was the first owner and resident.

Between 1843 and 1845, Jacob Swigert, a prominent local attorney, added the major portion of the house in the Greek Revival style, reorienting the main entrance onto Washington Street and giving rise to the nickname “house within a house”. After Swigert’s death, the house was purchased by Colonel E.H. Taylor, Jr. (of the “Old Taylor” distillery), who occupied it until about 1874 when he sold it to Judge W.P.D. Bush.

In 1891, Union Army Major William Edward Bradley moved to Frankfort to manage family distillery interests, purchased the property and occupied it until his death in 1905. Bradley and his brother Edson are credited with perfecting the blends of Old Crow and Old Hermitage whiskies. Two sons—William Edward, Jr. and Udolpho T. Bradley—were reared in the house and William Sr.’s wife resided here until her death in 1930. The Bradley home was visited by many notable guests including Woodrow Wilson prior to his presidency. It was during the Bradleys’ occupancy that many of the late Victorian embellishments were added.

After 1930, the property was leased to the P.T. Manning family, whose members continued to make their home for the next forty years; in 1970 Misses Catherine and Louise Negus occupied the property and undertook a major restoration. The property was listed on the Nation Register of Historic Places in 1971.

The house, also known as the “Queen of the Corner” for its elegance and prominence in the Corner-in-Celebrities District, recently underwent additional restoration by the present owner Mrs. H. Clyde (Emerin Bradley) Reeves. The Kentucky Heritage Council (the state historic preservation office) occupied the property in the Spring of 1992.
January 3, 2022

To: Adjoining Property Owner

From: Jordan Miller, Senior Planner
Department of Planning & Community Development

Re: Upcoming Architectural Review Board meeting

You have been identified as an adjacent property owner whose land adjoins property affected by the following request that will be heard before the Architectural Review Board:

In accordance with Articles 4, 16, 17 and 19 of the City of Frankfort Zoning Ordinance, Washington Hospitality Group LLC is requesting a Conditional Use Permit to operate a 13-room hotel and small bar/restaurant for the property located at 300 Washington Street. They also request a Certificate of Appropriateness to modify the opening of a historic brick wall at the rear of the property; install a private rooftop deck of approximately 10 X 12 on the portion of the building connecting the main historic structure to the rear historic structure; install a railing and new door opening for deck and new adjacent HVAC equipment; and install a patio where grass currently exists in front of the building. The property is more particularly identified as PVA Map No. 061-24-07-006.00.

The Frankfort Architectural Review Board will hold a public meeting at 5:00 P.M. on Tuesday, January 18, 2022 via teleconference in accordance with SB150 and the requirements of KRS 61.823. ARB Board members, Planning Staff, and the Historic Preservation Officer will participate in the meeting using teleconferencing and the meeting will be live streamed in accordance with the statutory requirements on the City’s Facebook page: https://www.facebook.com/CityofFrankfortKY/

Staff reports for these items may be available seven (7) days prior to the meeting on the City’s webpage at www.frankfort.ky.gov/agendacenter and at City Hall. Additional information may also be obtained by calling 875-8500 during business hours, Mondays through Fridays, 8:00 a.m. to 4:30 p.m. Anyone wishing to submit comments on any of the items on the agenda may submit comments via e-mail to jmiller@frankfort.ky.gov.

Sincerely,

[Signature]
Jordan Miller, Senior Planner
Department of Planning & Community Development
FIRST PRESBYTERIAN CHURCH
416 W MAIN ST
FRANKFORT, KY 40601

WILKERSON M LAYNE & NATALIE
510 ANN ST
FRANKFORT, KY 40601

JOHNSON WILLIAM E
326 W MAIN ST
FRANKFORT, KY 40601

JOHNSON WILLIAM E
519 LEAWOOD DR
FRANKFORT, KY 40601

BAUGHMAN JOHN B - ET AL-
401 W MAIN ST
FRANKFORT, KY 40601

LIEBMAN HERBERT D - ESTATE-
403 W MAIN ST
FRANKFORT, KY 40601

BIRENBERG VICKI
407 W MAIN ST
FRANKFORT, KY 40601

HINES LLC
1603 LOUISVILLE RD
FRANKFORT, KY 40601

RAMSEY TAMMY J
306 LONG LN
FRANKFORT, KY 40601
For the period covering November 9, 2021 – January 10, 2022

Central Business District
1. 238 West Main Street – Exterior signage on building for “Sub Pub” business

Special Capital District
2. 736 Shelby Street – Free-standing sign 3.6 sq. ft. and 75.5” tall
3. 339-341 East 4th Street – Interior renovation and foundation repair
4. 510 Marshall Court – Rebuild 5’ rock wall/retaining wall in-kind with existing stone
5. 305 West 4th Street – Interior renovation and foundation repair
6. 308 Steele Street – 6’ wooden privacy fence
7. 417-419 Steele Street – Replacement of shingles on existing dormer with low slope, rubber cap and base system

Special Historic District
8. 103 Watson Court – Extending existing driveway; 40” retaining wall
9. 211 Wilkinson Street – Replacing storm door