February 8, 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, February 15, 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: January 18, 2022

NEW BUSINESS:

1. Chairperson report and administrative approvals.
2. In accordance with Articles 4 and 17 of the City of Frankfort Zoning Ordinance, Jen Williamson, on behalf of Will Crumbaugh, is requesting a Certificate of Appropriateness to demolished the single-family residence at 725 Woodland Avenue. She is also requesting a second Certificate of Appropriateness to subdivide the lots into two parcels and construct two single-family townhomes on the front parcel and a duplex on the rear parcel. The property is more particularly identified as PVA Map No. 062-14-07-023.00. (PULLED BY APPLICANT).
3. In accordance with Articles 4, 16, and 17 of the City of Frankfort Zoning Ordinance, Joseph E. Dunn of Inspirational Grounds, LLC requests a Certificate of Appropriateness to construct a wrought iron access gate with a building downspout feature at the walkway behind the building located at 316 Wapping Street. The property is more particularly identified as PVA Map No. 061-24-11-015.01.
4. Citizen Comments

ADJOURN
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) 352-2097 or (502) 892-8970 during business hours, Monday-Friday, 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 February 15, 2022.
ARCHITECTURAL REVIEW BOARD

January 18, 2022
5:00 PM

NICOLE KONKOL/JENNIFER OBERLIN, PRESIDING
Members Present:

Nicole Konkol
Brittany Sams
Tom Midkiff
Patti Cross
Kevin Breeck
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 November 16, 2021 meeting. Mr. Breeck made a motion to approve the minutes. The motion was seconded by Ms. Sams and all were in favor.

Ms. Konkol read the Chairs Report.

Mr. Miller read the administrative approvals for the period covering November 9, 2021 to January 10, 2022.

ELECTION OF OFFICERS:

Mr. Breeck made a motion to nominate Jennifer Oberlin as Chair. The motion was seconded by Ms. Cross and passed unanimously.

Ms. Konkol made a motion to nominate Kevin Breeck as Vice-Chair. The motion was seconded by Mr. Midkiff and passed unanimously.

Ms. Sams made a motion to adopt the 2022 Architectural Review Board meeting calendar. 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, 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.

Jordan Miller, City of Frankfort Senior Planner was present and mentioned that this is a Certificate of Appropriateness for modifications to the property.

Mr. Miller explained that applicant is proposing some modifications to the exterior of the building in conjunction with preparing for a new use as a 13-room hotel with a 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 as they develop the proposed work on the property. The proposed modifications includes the restoration of the masonry, decorative metal elements, windows, doors, shutter, 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 amendable to working with staff on details. Tax credit projects must meet federal preservation standards. (The Secretary 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.

Mr. Miller stated 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 tax credit, it will be re-evaluated by staff to see if it needs to come back to the ARB.

Mr. Miller explained that the following proposed work requires ARB approval:

1. Modification of the rear brick wall opening along Long Lane.
2. 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, as 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.
3. Installation of a new door opening to access the private deck.
4. Installation of new HVAC units adjacent to the private deck.
5. Installation of a patio where grass currently exists in front of the building.
Mr. Miller went over the property description and significance that were included in the staff report.

Mr. Miller read the Staff Analysis on pages four and five of the staff report and mentioned that they recommend the six Findings of Fact on page five of the staff reports and suggest four Conditions on page five of the staff report should the Board approve the request.

Mr. Miller read a letter in support of the project from a citizen and stated that the only other comment was a citizen concerned about the parking for the restaurant.

The applicants Tyler Bromagen, Rebecca Burnworth, Amber Lagru, and Tim Deschler were present and stated that they agreed with the staff report and conditions within when asked by Ms. Oberlin.

Based on the Findings of Fact, Ms. Cross made a motion in accordance with Articles 4, 16, 17, and 19 of the City of Frankfort Zoning Ordinance to approve the request from Washington Hospitality Group LLC for 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 a new adjacent HVAC equipment; and install a patio where grass currently exists in front of the building for the property located at 300 Washington Street 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.

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

Concerning the Conditional Use Permit, Mr. Miller explained that the applicants are proposing to operate a 13-room boutique hotel with restaurant/bar in the existing 2-story building. Hotels and restaurants are conditional uses within the "SH" zoning district.

Mr. Miller mentioned that in September of 2019 the Architectural Review Board approved two separate conditional uses to operate a restaurant and a hotel on this property.

Mr. Miller read the staff analysis on page three of the staff report and stated that staff finds the request is partially compatible in concept with the requirements of the Zoning Ordinance sections 4.06.34.
Mr. Miller read the Findings of Fact on page three of the staff report as well as the suggested conditions on pages three and four of the staff report.

The applicants responded that they had seen the staff report and agreed with the conditions within when asked by Ms. Oberlin.

Based on the Findings of Fact, Ms. Cross made a motion to approve the request from Washington Hospitality Group LLC for a Conditional Use Permit to operate a 13-room hotel and small bar/restaurant for the property located at 300 Washington Street with the following conditions:

1. A building permit shall be obtained for 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” in 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 Frankfort/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 the Conditional Use Permit for a “hotel” use at this location is reviewed and granted by the Architectural Review Board.

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

2022 WORK SESSION DISCUSSION

Vicki Birenberg, City of Frankfort Historic Preservation Officer was present and suggested several dates for the 2022 Work Session.

Ms. Birenberg read a draft for the agenda for the 2022 Work Session.

The Board decided that this meeting should be a virtual meeting. Mr. Logan clarified that this is to be a work session and there will be no public comment.

Mr. Breeck made a motion to adopt the Work Session Meeting for February 9, 2022 at 5:00 p.m. The motion was seconded by Ms. Konkol and passed unanimously.

There being no other business, Ms. Sams made a motion to adjourn. The motion was seconded by Mr. Midkiff and all were in favor. The meeting adjourned at 5:52 p.m.
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS - STAFF REPORT

Case No. ARB 2022-02

Applicant: Joseph E. Dunn, Inspirational Grounds LLC

Plans Prepared by: Jeffrey B. Raine, Jeff Raine Architect

316 Wapping Street

Special Historic Zone

Request

In accordance with Articles 4, 16, and 17 of the City of Frankfort Zoning Ordinance, Joseph E. Dunn of Inspirational Grounds, LLC requests a Certificate of Appropriateness to construct a wrought iron and steel access gate with a building downspout feature at the walkway located the rear of the building located at 316 Wapping Street. The property is more particularly identified as 061-24-11-015.01.

Scope of Work

The applicant is proposing to construct an access gate to span the rear (north) walkway behind the building. The walkway is 7 feet wide. The gate will sit back from the building edge approximately 3 feet and will consist of a hollow steel frame (two posts and a lintel) supporting a wrought iron gate within and a decorative lunette on top. The gate will be 5 feet, 5 inches wide, and the hollow frame will be 9.5 inches on each side of the gate (7 feet total width). The entire assembly, including the decorative lunette, will be 12 feet, 4 inches in height. An aluminum downspout leading from the existing scupper on the school building will pass inside the hollow-frame lintel and right-hand post and extend at grade to discharge onto Catfish Alley, a distance of approximately 33 feet.

Property Description

Built in 1922 as a school associated with the Good Shepherd Church, the monumental yellow brick structure has a symmetrical design associated with Neoclassical architecture. It is two stories built on a raised basement. The building also exhibits architectural features from other styles that were popular at that time period, including early 20th Century Collegiate Gothic - there are buttresses flanking each side of the main entrance, and a castellation detail on each side of the center pediment on the parapet wall. The exterior walls feature decorative brick detailing and stonework, including belt courses of limestone at the cornice, under the first floor windows, and at the level of the first floor. There is an arched transom over the main entrance doors. The windows have been replaced, but otherwise the historic fabric is largely intact.
Significance

This building housed the parochial school associated with Good Shepherd Catholic Church, built in 1850 and one of Frankfort’s most significant ecclesiastical buildings. It was originally listed, along with the Church, as a contributing structure to Frankfort’s first National Register Historic District, Corner in Celebrities, which is listed with National Significance. It was also listed as a contributor to the Central Frankfort National Register district, listed in 2009 with state significance. As noted by the survey form completed by architectural historian David Taylor, “many notable Frankfort and statewide business and community leaders are counted among the school’s alumni.” The school no longer operates in the building, and it is now used as a location for youth programming and as an art studio.

APPLICABLE SECTIONS OF GUIDELINES and DESCRIPTION OF PROJECT

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STAFF ANALYSIS

An analysis of current conditions indicates that water management may be an ongoing issue for this building given its overall size and square footage on the existing lot. The building comes very close to taking up all the available space, making it difficult to direct water away from the building. The PVA Map shows the rear property line at the back wall of the building, but the applicant maintains that the 7-foot rear walkway is included with the lot owned by Inspirational Grounds, LLC.

The existing zoning ordinance (Article 6.063) for the City states that the maximum height for fences and walls shall be “designed in accordance with plan” for the Special Historic Zoning District. In the adjacent Central Business zone, fences and walls are limited to an 8 foot
maximum height. This gate/downspout is technically neither a wall or a fence, making the determination of appropriate height a bit more open to interpretation. This gate will exist to secure a walkway behind the building and is not otherwise associated with an existing fence on the property.

The use of black painted wrought iron for the gate is appropriate, given the extensive use of cast and wrought iron in the districts. The design guidelines recommend that fences be compatible with the scale and materials of what exists in the district. The downspout idea is creative, and will hopefully result in keeping water away from the building and its foundation. Water management is very important to the preservation of all buildings. The neighboring building to the east already has downspouts that empty into Catfish Alley.

The extension sitting on top of pavement is not an ideal situation given the historic character of the building and its surroundings. It is also not completely clear whether this extension will be aluminum like the downspout or made of PVC or some other material, which is the condition at the front of the building on the west side. However in this instance, given its location, staff feels this request may be acceptable as long as the extension is the same color as the pavement. There are already other visual intrusions at this location in the form of utility poles and equipment.

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 gate and downspout are only visible from Catfish Alley.
2. The gate, downspout, and extension are a reversible condition.
3. The existing water management on the west side of the building utilizes a downspout extension, and is in a much more visible location.

Staff Suggestion

If the Architectural Review Board elects to issue the Certificate of Appropriateness, staff recommends that the following conditions be applied:

1. The downspout extension will be the same color as the pavement.
2. A zoning permit will be obtained to reflect approval of the work 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 is issued.
PVA Map showing 316 Wapping Street

316 Wapping - Front Elevation
West side of building (above) and cornerstone with construction date (below)
Existing downspout extension at front of building
Rear alcove with entrance and paved area
View of rear walkway showing existing scupper and downspout
View from Catfish Alley showing utilities
Neighboring Courthouse Building downspouts at Catfish Alley

Wapping Street views looking northeast
316 Wapping Street

Wapping Street views looking northwest

Street view looking southwest
Directly across the street from 316 Wapping

View looking southeast
INSPIRATIONAL GROUNDS, FRANKFORT, KY

PROPOSED GATE, OLD GOOD SHEPHERD SCHOOL

SCALE: 3/16" = 1'-0"
PROPOSED GATE, OLD GOOD SHEPHERD SCHOOL

SCALE: 1/4" = 1'-0"
TO THE BOARD:

INSPIRATIONAL GROUNDS PROPOSES TO CONSTRUCT AN ACCESS GATE TO SPAN THE REAR (NORTH) WALKWAY OF THE FORMER GOOD SHEPHERD SCHOOL BUILDING. THE GATE WILL BE CONTAINED WITHIN THE 7'-0" WIDE WALKWAY OWNED BY INSPIRATIONAL GROUNDS AND WILL NOT IMPINGE ON THE 6'-3" WALKWAY AND CHAIN LINK FENCE OWNED BY FIRST UNITED METHODIST CHURCH.


THANK YOU FOR YOUR CONSIDERATION OF THIS PROPOSAL AND WE HOPE IT WILL MEET WITH YOUR APPROVAL.

JOSEPH DUNN

PROPOSED GATE, OLD GOOD SHEPHERD SCHOOL

SCALE: 3/16" = 1'-0"
VICKI: PER YOUR QUESTIONS LAST FRIDAY:

THE ACCESS GATE WILL BE SET BACK APPROXIMATELY 3'-0" FROM THE FACE OF THE EXISTING BUILDING TO ALIGN WITH THE EXISTING SCUPPER AND DOWNSPOUT.

THE FACE OF THE BUILDING IS APPROXIMATELY 30'-0" FROM THE EDGE OF THE PAVEMENT AT CATFISH ALLEY. THE DOWNSPOUT WILL SIT ON TOP OF THE PAVEMENT AND WILL EXTEND THE FULL 33'-0" TO THE ALLEY.

THE EXISTING DOWNSPOUT BELOW THE SCUPPER ON THE NORTH SIDE OF THE BUILDING IS A TRADITIONAL CORROGATED RECTANGULAR PROFILE. WE MAY OPT FOR THE LARGEST SIZE OF SIMILAR SHAPE. THE NEW DOWNSPOUT WILL BE ALUMINUM WITH A WHITE FACTORY FINISH.

THE STEEL FRAME ENCLOSING THE DOWNSPOUT AT THE GATE WILL BE OPEN ON THE BACK SIDE TO ALLOW ACCESS TO THE DOWNSPOUT FOR MAINTENANCE. THE OPEN FRAME AND EXPOSED DOWNSPOUT WILL NOT BE VISIBLE FROM THE ALLEY.

I AM ENCLOSING AN ADDITIONAL DRAWING WHICH SHOWS THE DIMENSIONS OF THE ACCESS GATE WHICH ARE BASED ON THE SIZE AND PROPORTIONS OF THE ADJACENT DOOR OPENING.

LET ME KNOW IF THERE IS ANY MORE I CAN DO FOR YOU: JEFF

PROPOSED GATE, OLD GOOD SHEPHERD SCHOOL SCALE: 3/16" = 1'-0"
February 7, 2022

To: Adjoining Property Owner

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

Re: Upcoming Architectural Review Board Meeting

You have been identified as a property owner whose land adjoins or is very near property affected by the following request that will be heard before the Architectural Review Board:

In accordance with Articles 4, 16, and 17 of the City of Frankfort Zoning Ordinance, Joseph E. Dunn of Inspirational Grounds, LLC requests a Certificate of Appropriateness to construct a wrought iron access gate with a building downspout feature at the walkway behind the rear of the building located at 316 Wapping Street. The property is more particularly identified as 061-24-11-015.01.

The Frankfort Architectural Review Board will host a special meeting at 5:00 p.m. on Tuesday, February 15, 2022 via teleconference in accordance with SB 150 and the requirements of KRS 61.823. ARB 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 statutory requirements. The meeting will be available for viewing by the public at the following link: https://www.facebook.com/CityofFrankfortKY/

Staff reports may be available seven (7) days prior to the meeting on the City of Frankfort webpage at www.frankfort.ky.gov/agendacenter. Additional information may also be obtained by calling 502-352-2097 or 502-892-8970 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 email to jmiller@frankfort.ky.gov or vbirenberg@frankfort.ky.gov anytime before 12:00 p.m. on February 15, 2022.

Sincerely,

Jordan Miller, Senior Planner
Department of Planning & Community Development
First United Methodist Church
207 Washington Street
Frankfort, KY 40601

Franklin County Public Library
District Board of Trustees
305 Wapping Street
Frankfort, KY 40601

First United Methodist Church
320 Wapping Street
Frankfort, KY 40601

Kentucky State University
400 E. Main Street
Frankfort, KY 40601

Franklin County
Kentucky Public Properties Corp.
315 W. Main Street
Frankfort, KY 40601
2. ADDRESS/LOCATION:
   316 Wapping Street
   Frankfort, KY

3. UTM REFERENCE:
   Quad Name: Frankfort West
   Date: 1997 / Zone: 16 / Method: C
   Easting: 685696
   Northing: 4229699

4. OWNER/ADDRESS:
   Rev. J. Kendrick Williams
   Post Office Box 12350, Lexington, KY 40582

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
   □ KY Land
   □ Local Land
   □ NR
   □ NHL

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

11. ORIGINAL PRIMARY FUNCTION:
    06C/church school

12. CURRENT PRIMARY FUNCTION:
    06C/church school

13. CONSTRUCTION DATE:
    4/1900-1924
    1922 (cornerstone)

14. DATE OF MAJOR MODIFICATIONS:

15. CONSTRUCTION METHOD/MATERIAL:
    80/brick

16. DIMENSIONS:
    Height: E/3 story Width: 3 bays Depth: 2 bays
    Acreage: <<1 acre

17. PLAN:
    first
    second

18. STYLISTIC INFLUENCE:
    6/2/Other (Collegiate Gothic—elements)
    first
    second

19. FOUNDATION TYPE:
    TYPE:
    2/continuous
    MATERIAL:
    S/stone

20. PRIMARY WALL MATERIAL:
    Q/other (brick, running bond)

21. ROOF CONFIGURATION/COVERING:
    CONFIGURATION:
    0/flat
    COVERING:
    0/undetermined

22. CONDITION:
    5/excellent—fully utilized

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

24. ARCHITECT/BUILDER: Robert E. Crowe (?)

25. PHOTOGRAPH FILE # FRFC96-01

† COMMENTS/HISTORICAL INFORMATION:
Two-story parochial school building built on a raised foundation, with stylized Collegiate Gothic-style features. Three-bay façade with the main entrance accessed by a series of steps and framed within a modest frontispiece. Most fenestration is flat-topped, some with transoms. A shallow pediment caps the roofline as part of a parapet gable. Reportedly the work of a Covington architect, a Mr. Crowe, it may be the work of Robert E. Crowe (1881-1944), a practitioner from Cincinnati who was associated with D. H. Burnham in Chicago and then with Samuel Hannaford in Cincinnati before striking out on his own in 1917. A Roman Catholic himself, he designed a number of religious buildings in Ohio and in Kentucky. From John Calvin Hovey, et. al., "Memories of the Miami Valley," (1920). This particular school building was dedicated in August, 1923 and serves as one of the school buildings associated with the Good Shepherd Roman Catholic Parish. Many notable Frankfort and statewide business and community leaders are counted among the school's alumni.
27. SITE PLAN (Complete if #26 was answered or if you are using sub-numbers).

28. MAP (Scan or attach copy of map showing exact location of resource)

Kentucky River